TOWN OF CORTLANDT
PLANNING BOARD

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

Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder
Karen Timko
Kellan Cantrell, *Alternate*

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

Planning Staff email:
chrisk@townofcortlandtny.gov

Town Supervisor
Richard H. Becker, MD

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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

https://us02web.zoom.us/j/87570894468?pwd=fHAgcOppV75gIrAlDVKlMLfRyLcM6B.1

WORK SESSION……..APRIL 7, 2026 6:00 PM

1. Discuss April 7, 2026 Regular Planning Board Meeting Agenda.

MEETING AGENDA…….……... PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
APRIL 7, 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 MARCH 3, 2026**
5. **CORRESPONDENCE**

PB 16-99 **a**. Letter dated February 23, 2026 from John Bevegna, P.E. transmitting the 2025 Hollowbrook Golf Club Annual Monitoring Report.

PB 2023-5 **b.** Letter dated March 22, 2026 from David Steinmetz, Esq. requesting the 9th, 90-day time extension of Final Plat Approval for the Evergreen Subdivision located at 2003 Crompond Road.

PB 2024-3 **c.** Letter dated March 22, 2026 from David Steinmetz, Esq. requesting the 1st, one-year time extension of Amended Site Plan approval for the 2,400 sq. ft storage building for Briga Enterprises & Bilotta Realty located at 2099 Albany Post Rd.

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

PB 2025-5 **a.** 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 revised November 20, 2025. ***(Public Hearing to be adjourned to the May 5, 2026 meeting at the applicant's request)***

7. PUBLIC HEARING (NEW)

PB 2026-4 **a.** Public Hearing: 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)

8. 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 revised March 25, 2026 (see prior PB 13-16)

PB 2026-3 **b.** Application of VS Construction for Site Development Plan approval and for Steep Slope and Tree Removal Permits for a proposed 9,600 sq. ft. commercial building located on future parcel 3 within the Medical Oriented District for property located at 2003 Crompond Rd. Drawings revised March 25, 2026.

PB 2024-8 **c.** Application of Mario & Wilson Alvarez, for Amended Site Plan approval and for a Special Permit for a Specialty Trade Electrical Contractor for property located at 1201 Oregon Rd. Drawings revised March 2026. (see prior PB 8-82)

PB 2025-16 **d.** Application of Steven J. Basini, R.A. for the property of Maric Family Limited Partnership and Maric 1903 LLC for Amended Site Plan approval for the conversion of a portion of the existing storage building into an autobody repair garage to include parking layout and interior modifications for property located at 23 Arlo Lane. Drawings revised March 23, 2026. (see prior PB 2020-19)

9. NEW BUSINESS

PB 2026-6 **a.** Application of Zarecki & Associates, LLC for the property of 2225 Crompond Rd., LLC for Amended Site Plan Approval and a Special Permit for proposed modifications to the existing gas station/convenience store and canopy located at 2225 Crompond Rd. (Route 202). Drawings dated March 18, 2026. (see prior PB 18-07)

PB 2026-7 **b.** Application of New York-Presbyterian/Hudson Valley Hospital Center for Amended Site Plan Approval for a proposed 1,877 sq. ft. addition to the existing Medical Office Building for a Linear Accelerator for property located at 1980 Crompond Rd. Drawings dated March 12, 2026 (see prior PB's 2019-9, 8-13, 23-04, 25-01, 23-01, 4-01)

10. ADJOURNMENT

Next Regular Meeting; TUESDAY, MAY 5, 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*

February 23, 2026

Via E-mail: [redacted]

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

RE: Hollow Brook Golf Club
2025 Annual Monitoring Report

Dear Mr. Preziosi:

WSP is submitting the following 2025 Annual Monitoring Report as part of the Hollow Brook Golf Club (HBGC) water quality monitoring program. The monitoring program has been in place since 2003 and is completed in accordance with the May 2002 Environmental Management Plan (EMP) and several modifications adopted by the Town over the following years.

The current monitoring program includes groundwater, surface-water and storm water sampling. Water samples are collected twice per year, in the summer and fall, from groundwater monitor wells GW-1R and GW-4, and from downstream surface water location DS-1 in the Hollow Brook. In addition, storm water samples are collected once per year from Hollow Brook location DS-1, if certain triggering conditions are met. Course samples are analyzed for pesticides and several inorganic parameters which are listed on Table 1. The EMP requires that all pesticides applied to the course in the previous 12 months be included in the analyses.

SAMPLE DATES, LOCATIONS AND METHODOLOGIES

The 2025 sampling events for groundwater and surface-water were completed on August 5th and November 13th. The groundwater and surface water samples were analyzed for the parameters listed on Table 1. A Site Plan showing sample locations is included as Figure 1.

Pesticides were analyzed by Columbia Laboratories of Portland, Oregon. A complete list of pesticides included in the analyses can be found attached to the lab reports in the Appendices. The remaining parameters were analyzed by York Analytical Laboratories (York) of Stratford, Connecticut or measured in the field.

The analytical results are compared to the New York State Surface Water and Groundwater Standards per 6 NYCRR Part 703 or, alternative Response Thresholds per table 5-5 of the EMP (Table 1). Any detected pesticides are evaluated for toxicological significance by comparison to 50-percent of compound specific, EPA Health Advisory Levels (HALs) for human health effects in groundwater and, 10-percent of Lethal Concentration 50 (LC50s) for the protection of aquatic life in surface water.

WSP USA
500 Summit Lake Drive, Suite 450
Valhalla, NY 10595

T +1-914-747-1120

wsp.com

A storm water sampling event is to be completed once per year, during the golf season, if certain triggering conditions are met. The current storm event triggering conditions were adopted by the Town Planning Board on October 1, 2024, in Resolution Number 11-24. Per the resolution, a triggering event will be considered one which is forecast to produce 2.8 inches or more of precipitation within a 24-hour period. This is considered a once-a-year storm event for Cortlandt Manor in accordance with the National Oceanic and Atmospheric Administration, Point Precipitation Frequency Estimates. When sampling is triggered in response to a forecasted triggering event, and a sample is collected, the storm event will be deemed to have met the annual stormwater testing requirement, if the total rainfall is more than 1.5 inches within a 24-hour period. This year a 2.8-inch or greater storm event was not forecasted in the area of the course and a storm water sample was not collected.

SAMPLING RESULTS

The 2025 sampling results for groundwater and surface water are discussed below and presented on Table 1. Historical results are included in previous Annual Monitoring Reports. The laboratory analytical reports are included in Appendices I (August) and II (November). All pesticides used on the course are registered for use in New York State and were reviewed for use at Hollow Brook by the Town's consulting agronomist, Dr. Martin Petrovic.

Summer Event: August 5, 2025

Groundwater

Laboratory results for this event show the detection of three pesticides in the groundwater sample collected from well GW-1R, and one pesticide in the sample from well GW-4 (Table 1, Figure 1). The detected pesticides included chlorantraniliprole, flutolanil and propiconazole and the detected concentrations ranged from 0.78 to 4.75 ug/l (micrograms per liter). As shown on Table 1, all of the detected pesticide concentrations were below applicable standards or response threshold criteria and as a result, no further action was taken. All other parameters were either not detected or were below applicable standards, guidance or response threshold criteria (Table 1).

Surface Water

As shown on Table 1, there were no pesticide detections in the downstream Hollow Brook surface water sample DS-1. All other parameters were either not detected or met applicable standards, guidance or response threshold criteria (Table 1).

Fall Event: November 13, 2025

Groundwater

Laboratory results for November show the detection of two pesticides in the sample from well GW-1R, flutolanil and propiconazole, both of which were also detected in the August sample from this well. The detected concentrations were 5.11 and 1.03 ug/l respectively and were below the applicable standards or response threshold criteria. However relative to August, the concentration of flutolanil increased from 0.92 ug/l to 5.11 ug/l while the concentration of propiconazole decreased (Table 1). Pesticides were not detected in the sample from GW-4. All other parameters were either not detected or met applicable standards, guidance or response threshold criteria.

Surface Water

As shown on Table 1, there were no pesticide detections in the downstream Hollow Brook surface water sample DS-1. All other parameters were either not detected, or met applicable standards, guidance or response threshold criteria.

DISCUSSION AND RESPONSES

The management response to pesticide detections in groundwater or surface-water samples is described in the EMP. If certain pesticides (specifically listed in the EMP) are detected twice in the same year, the indicated response is to suspend their use. However, based on historical data and because new pesticides are not specifically addressed in the EMP, the Town and HBGC have agreed that pesticides that are repeatedly detected in groundwater samples could continue to be used on the course under the following conditions:

- The pesticide detection is below the toxicologically significant criteria. For groundwater this is 50 percent of the respective EPA Health Advisory Levels (HALs).
- The pesticide is not detected in the Hollow Brook; and,
- Use of the pesticide would be restricted to spot applications until it is no longer detectable.

Three pesticides were detected in groundwater samples this year, chlorantraniliprole, flutolanil and propiconazole. All other analyzed parameters were either not detected or met applicable standards, guidance or response threshold criteria, showing no impact to water quality.

All of the detected pesticide concentrations were below their respective human health-based toxicological criteria and there were no detections in the Hollow Brook. However, flutolanil was detected in a sample from GW-1R during the November 2025 event meaning it has now been detected in the same well during three consecutive sampling events. Propiconazole was detected twice this year in the same well.

Based on the noted detections, the following responses are required in accordance with the protocol as described above.

Chlorantraniliprole: No Restrictions.

Chlorantraniliprole was detected this year in August and was not detected in November or during 2025. The detected concentration was below the human health-based toxicological criteria (Table 1) and was not detected in the Hollow Brook. In accordance with the protocol, no action is required.

Propiconazole: Restricted to Spot Treatment

Propiconazole was detected twice this year in the same well, GW-1R. The detected concentrations were below the human health-based toxicological criteria and showed a decrease between the August and November sampling events. In accordance with the protocol, propiconazole use has to be restricted to spot applications until it is no longer detectable in GW-1R. Alternatively, propiconazole can be substituted with another product approved for use on the course if available.

Flutolanil: Restricted to Spot Treatment

Flutolanil has been detected in three consecutive samples from the same well and in August was detected in both wells sampled as part of the monitoring program. The detected concentrations were below the human health-based toxicological criteria. However, because it was detected twice in the same year, its use has to be restricted to spot applications until it is no longer detectable in groundwater. Alternatively, flutolanil can be substituted with another product approved for use on the course if available.

In addition to the above, it would be prudent for the course to review its application procedures, particularly with respect to flutolanil in the area of the 6th Green, to try and mitigate these detections. We recommend the Town request confirmation from the course that the required restrictions will be implemented for the 2026 season as well as any other action they may take to mitigate these detections.

Kind regards,
WSP USA



John Benvegna, P.G.
Vice President

cc: Chris Kehoe, AICP, T/Cortlandt
David Rambo, C/Peekskill Water Dept.
Eugene Peterson, Hollow Brook

f:\reports\town of cortlandt\hollowbrook\annual reports\2021 annual report\hollow brook golf club 2021 annual monitoring report.docx

Chris Kehoe

From: Eugene Peterson <[redacted]com>
Sent: Tuesday, March 24, 2026 12:52 PM
To: Chris Kehoe
Cc: Michael Preziosi; Catherine Brosnan; Heather LaVarnway; Benvegna, John
Subject: RE: Hollow Brook Golf Club 2025 Monitoring Report

Chris,

Thank you for your note.

This letter serves as confirmation that Hollow Brook Golf Club will implement and adhere to the required restrictions outlined in the report for the 2026 season, as referenced in the final paragraph on page 4.

We appreciate your guidance on this matter and will ensure full compliance. Based on this confirmation, I understand attendance at the April 7th Planning Board meeting will not be necessary; however, please let me know if anything further is required.

Sincerely,
Eugene Peterson
Hollow Brook Golf Club

From: Chris Kehoe <[redacted]>
Sent: Monday, March 23, 2026 3:28 PM
To: Eugene Peterson <[redacted]>
Cc: Michael Preziosi <[redacted]>; Catherine Brosnan <[redacted]>; Heather LaVarnway <[redacted]>; Benvegna, John [redacted]>
Subject: FW: Hollow Brook Golf Club 2025 Monitoring Report

Eugene,

I know you received this report directly from John. As per the last paragraph on page 4 please provide me conformation, via letter, that you plan on implementing the required restrictions for the 2026 season. The Planning Board meeting is April 7th. Assuming I get the confirmation from you I don't see a need for you to attend the meeting.

Chris Kehoe, AICP
Town of Cortlandt
Director of Planning & Community Development
1 Heady Street
Cortlandt Manor, New York 10567
914-734-1081

https://wherelifeworkscortlandt.com/

From: Benvegna, John <[redacted]>
Sent: Monday, February 23, 2026 2:32 PM
To: Michael Preziosi [redacted]
Cc: 'Eugene Peterson' ([redacted]) <[redacted]; David Rambo ([redacted]) [redacted]>; Chris Kehoe <[redacted]>
Subject: Hollow Brook Golf Club 2025 Monitoring Report

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

Hi Michael,
Attached for your use is our 2025 groundwater and surface water monitoring report for the Hollow Brook Golf Club.

Please let me know if you have any questions.

Thank you

John Benvegna, PG (NY)
Vice President, Hydrogeologist
Earth & Environment Downstate NY

Direct: 914 461-2961
Office 914 747-1120

WSP
500 Summit Lake Drive, Ste 450
Valhalla, NY 10595

wsp.com

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

ZARIN & STEINMETZ LLP

Brian T. Sinsabaugh
bsinsabaugh@zarin-steinmetz.com

March 22, 2026

Via OpenGov (PBCK23-13)

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

Re: VS Construction Corp. (PB2023-5)
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

As you all know, our Firm represents VS Construction Corp. (the "Applicant" or "VS Construction"), owner of the above-referenced Property in connection with the Town's Medical Oriented District ("MOD").

We received Final Subdivision Plat approval from your Board in November 2023 (PB Resolution No. 15-23), and an extension of that approval was most recently granted by your Board in January 2026 (PB Resolution No. 1-26, attached). As that extension expires April 30, 2026, we hereby request a further extension of that approval. Our clients and engineering team are continuing to work with Town staff to finalize the utilities, including storm water and sewer design, and related details, such that the County can indeed sign off on the Plat Map. While this process is ongoing and not yet complete, we do expect it to be done shortly.

We look forward to appearing before your Board at your April 7th meeting. In the meantime, please do not hesitate to contact us with any questions

Respectfully,

ZARIN & STEINMETZ LLP

By:

David S. Steinmetz
Brian T. Sinsabaugh

Enclosure: PB Res. No. 1-26
PB Res. No. 15-23

Copy to:
Chris Kehoe, AICP, Planning Director
Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
VS Construction Corp.
DTS Provident Design Engineering LLP

TOWN OF CORTLANDT **RESOLUTION NO. 1-26**
PLANNING BOARD
PB 2023-5

WHEREAS, the application of VS Construction Corp. for Preliminary and Final 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 for a proposed 2-lot major subdivision of an approximately 28.6-acre parcel of property and for a Wetland Permit pursuant to Chapter 179, a Tree Removal pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code only for the proposed .958 acre road parcel as shown on a drawing entitled "Subdivision of Property prepared for V.S. Construction Corp." prepared by Daniel Merritts, P.L.S. latest revision dated October 23, 2023 and as shown on an 11 page set of improvement drawings entitled "2003 Crompond Road, Subdivision Application" prepared by Gerhard Schwalbe, P.E. latest revision dated November 1, 2023 was approved on November 8 , 2023 by PB Res. 15-23, and

WHEREAS, the subject properties are located on the south side of Crompond Road (Route 202) east of Lafayette Avenue and west of Tamarack Drive, are zoned MOD, Medical Oriented District and designated on the Town of Cortlandt Tax Maps as Section 33.12, Block 2, Lots 1, 7 & 8, and

WHEREAS, by Resolutions 4-24, 7-24, 12-24, 2-25, 10-25, 15-25 & 19-25 the Planning Board previously granted seven, 90-day time extensions of Final Plat approval, and

WHEREAS, by a letter dated December 23, 2025 David Steinmetz, Esq. requested the 8th, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 8th,

90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on April 30, 2026.

Chairman Kessler	Aye
Mr. Bianchi	Aye
Ms. Hildinger	Absent
Mr. Kobasa	Aye
Mr. McKinley	Aye
Mr. Rothfeder	Absent
Ms. Timko, Alternate	Aye
Mr. Cantrell, Alternate	Absent

Motion Carried 5-0

Adopted: January 6, 2026
Cortlandt Manor, New York



Chris Kehoe
Director, Dept. of Planning and Community Development
Clerk to the Planning Board

TOWN OF CORTLANDT
PLANNING BOARD
PB 2023-5

RESOLUTION NO. 15-23

WHEREAS, VS Construction Corp. submitted an application for Preliminary and Final 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 for a proposed 2-lot major subdivision of an approximately 28.6-acre parcel of property and for a Wetland Permit pursuant to Chapter 179, a Tree Removal pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code only for the proposed .958 acre road parcel as shown on a drawing entitled "Subdivision of Property prepared for V.S. Construction Corp." prepared by Daniel Merritts, P.L.S. latest revision dated October 23, 2023 and as shown on an 11 page set of improvement drawings entitled "2003 Crompond Road, Subdivision Application" prepared by Gerhard Schwalbe, P.E. latest revision dated November 1, 2023, and

WHEREAS, the subject properties are located on the south side of Crompond Road (Route 202) east of Lafayette Avenue and west of Tamarack Drive, are zoned MOD, Medical Oriented District and designated on the Town of Cortlandt Tax Maps as Section 33.12, Block 2, Lots 1, 7 & 8, and

WHEREAS, the development of the subject parcels, and additional parcels owned by Gyrodyne, LLC, and the creation of a new zoning district known as the Medical Oriented District (MOD) were the subject of an application to the Town Board and thoroughly analyzed by the Town Board as part of a coordinated review as required by the New York State Environmental Quality Review Act (SEQRA) process, and

WHEREAS, a Scope for a Draft Generic Environmental Impact Statement (DGEIS) was adopted by the Town Board on August 7, 2018 and a Notice of Completion on the Draft GEIS was adopted on

November 19, 2019 and public hearings were held on the DGEIS on November 19, 2019, January 14, 2020 and June 16, 2020, and

WHEREAS, a Notice of Completion for a Final Generic Environmental Impact Statement (FGEIS) was adopted on May 2, 2022 and public hearings on the FGEIS were held on May 2, 2022 and October 24, 2022, and

WHEREAS, on March 20, 2023 the Town Board adopted Findings on the MOD rezoning and the two development applications submitted by V.S. Construction Corp. and Gyrodyne, LLC consisting of a maximum of a 120 unit Assisted Living Facility, 99 residential townhome units, a 10,000 sq. ft. commercial lot and surface parking on the V.S. Construction/Evergreen Parcel and a 150,000 sq. ft. medical building with a maximum of 4,000 sq. ft. of commercial/restaurant use in the medical building and structured and surface parking on the Gyrodyne Parcel determining that the MOD Zoning and the proposed two development plans as described above and in the adopted Findings Statement should not have a significant adverse environmental impact, and

WHEREAS, the subject application from V.S. Construction Corp. is for a 2-lot major subdivision with proposed Lot 1 of 6.028 acres located on Crompond Road, Proposed Lot 2 of 21.372 aces, the remainder of the overall site, and a proposed right-of-way parcel of .958 acres that will become a road providing access into the site from Crompond Rd., across from Conklin Avenue, and

WHEREAS, the subject application for subdivision approval does not approve any development on either of the lots and the applicant shall be required to obtain further site development plan or subdivision approval, and all required environmental permits, from the Planning Board by additional formal applications to the Board for development on those parcels, and

WHEREAS, the subject application does propose impacts to Steep Slopes, Trees and Wetland &

Wetland buffers for the construction of the proposed entrance road, and

WHEREAS, the Town Board as detailed in the DEIS analyzed the impacts of the proposed road on wetlands, slopes and trees as per the requirements of Chapter 179 (Wetlands), Chapter 259 (Steep Slopes) and Chapter 283 (Trees) of the Town of Cortlandt Code, and

WHEREAS, the applicant is proposing to remove 179 regulated trees as per Chapter 283 (Trees) of the Town Code, and

WHEREAS, as per Chapter 283 the applicant is proposing to disturb 109,915 sq. ft for the construction of the road requiring the planting of 110 trees at the ratio of 1 tree required for each 1,000 sq. ft. of disturbance, and

WHEREAS, additionally as per section 283-3C (3) (d) (3) the planting of two trees for each tree to be removed on slopes greater than 25% is required, and as the applicant is proposing to remove 71 trees on slopes greater than 25%, a total of 142 trees are required to be planted for a total replanting requirement on site of 252 trees, and

WHEREAS, the subject improvement drawings show 55 street trees and additional trees adjacent to the bio-retention area to be planted, and

WHEREAS, therefore there is a deficient of 197 trees to be planted due to the tree removals required for the construction of the proposed road and infrastructure that must be planted or as required by Chapter 283 a payment of $150 per tree in lieu of planting shall be required, and

WHEREAS, the impacts to trees were evaluated as part of the SEQR review process for the V.S. Construction/Evergreen Manor project conducted by the Town Board and analyzed in the DGEIS & FGEIS and as described in the SEQR Findings Statement and the Planning Board has considered the size, health and species of all trees to be preserved and trees to be removed for the construction of the

proposed road as per Chapter 283 (Trees) of the Town of Cortlandt Code, and

WHEREAS, the road as designed is proposing to disturb approximately 1.3 acres, 55,000 sq. ft. of regulated slopes greater than 15% including .3 acres of slopes greater than 30%, and

WHEREAS, the impacts to steep slopes were evaluated as part of the SEQR review process for the V.S. Construction/Evergreen Manor project conducted by the Town Board and analyzed in the DGEIS & FGEIS and as described in the SEQR Findings Statement, and

WHEREAS, the details of the slope impact and steep slope mitigation will be further reviewed by the Department of Technical Services, Engineering Division, and

WHEREAS, the Planning Board has considered the proposed impacts to Steep Slopes and has analyzed the Standards for Approval as per Chapter 259-6-A-H (19), and

WHEREAS, the subject plat and improvement drawings show an existing 1.7-acre wetland located adjacent to Crompond Road, west of the intersection of Crompond Road and Conklin Avenue, and

WHEREAS, the impacts to this Town and Army Corps of Engineers regulated wetland as well as additional areas of the wetland on site were reviewed by the Town Board as part of the SEQR review process for the Medical Oriented District and the two (2) development projects, including the V.S. Construction/Evergreen project, and

WHEREAS, the U.S. Army Corps of Engineers issued a permit (NAN-2018-00378-WPI) for wetland disturbances for the entire V.S. Construction/Evergreen project on June 12, 2019, and

WHEREAS, the wetlands on site were delineated by Town Wetland Consultant Steven Coleman and found to show signs of extensive site disturbance and becoming dominated by invasive wetland species, and

WHEREAS, the construction of the proposed Evergreen Manor roadway, and its associated bio-

retention area will impact approximately 38,900 square feet (0.9 acres) of wetland buffer area, grading activities related to the construction of the bioretention area will result in approximately 3,000 square feet (0.1 acres) of wetland disturbance and approximately 152 sq. ft. of wetland disturbance is required near the intersection of the proposed roadway and Crompond Dr. to install the end section of a proposed stormwater pipe and associated stabilization measures, and

WHEREAS, mitigation for the proposed wetland buffer and wetland impact, for the impact associated with the lower wetland area near the intersection of Route 202 and the proposed road, will include the removal of existing invasive species located within the wetland area and the replacement with native wetland plantings as discussed in the Findings Statement for the MOD, adopted by the Town Board on March 20, 2023 (the "Findings Statement"), and

WHEREAS, it is anticipated that the enhancement and restoration of the wetland will provide mitigation for the proposed impacts as the bioretention area would treat runoff from the proposed Evergreen Manor roadway before it is discharged to the remaining wetland area and the proposed biorientation area will allow the continuation of the stormwater conveyance and flood attenuation functions of the site wetlands and the drainage patterns would not be significantly altered and therefore, the recharge/discharge capacity will not be altered, and

WHEREAS, the Planning Board has reviewed Town Code Section 179-6, "Criteria for approval, disapproval or approving with modifications" of the Town of Cortlandt Code to determine that the proposed impacts to the regulated wetland and wetland buffer, only for the construction of the proposed road and associated infrastructure improvements, are sufficiently mitigated as per the proposed on-site wetland mitigation, and

WHEREAS, Chapter 265-11 of the Town's Subdivision Regulations provides for land for recreation

purposes to be set aside or in lieu thereof payment of a recreation fee at the time of final approval, and

WHEREAS, present and reasonably anticipated future needs for park and recreational facilities in the Town have been considered and as documented in the Town of Cortlandt Master Plan dated March 2016, there is a need for additional recreation land and facilities, and

WHEREAS, it has been determined that appropriate publicly accessible recreation land is not available in this subdivision and that payment of a recreation fee is required to provide for additional needed recreational facilities within the Town, and

WHEREAS, a Public Hearing was held as required by Section 276 of the Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on October 3, 2023 adjourned to November 8, 2023, and

WHEREAS, the Public Hearing Notice was published in the "Gazette" and a "Notice of Public Hearing" sign was posted in front of the subject property, and

WHEREAS, pursuant to the Town of Cortlandt Subdivision Regulations (Chapter 265) the Public Hearing Notice was given by the applicant to adjoining property owners and those directly across the street from the subject property, and

WHEREAS, the requirements for Preliminary and Final Plat approval in Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code have been met by said subdivision application.

NOW THEREFORE BE IT RESOLVED, that the application of V.S. Construction Corp. for Preliminary and Final 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 for a proposed 2 lot major subdivision of an approximately 28.6-acre parcel of property as shown on a drawing entitled

"Subdivision of Property prepared for V.S. Construction Corp." prepared by Daniel Merritts, P.L.S. latest revision dated October 23, 2023 and as shown on an 11 page set of improvement drawings entitled "2003 Crompond Road, Subdivision Application" prepared Gerhard Schwalbe, P.E. latest revision dated November 1, 2023 and for a Wetland Permit pursuant to Chapter 179, a Tree Removal pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code only for the proposed .958 acre road parcel is **APPROVED,** subject to the modifications and conditions listed below, and the Chairperson of the Planning Board be authorized to endorse approval of a Final Plat upon compliance by the applicant with such conditions as listed below. However, if such conditions are not complied with within one hundred and eighty (180) days from the date of this Resolution, the Final Plat shall be deemed disapproved which period may be extended by the Planning Board for two additional periods of ninety (90) days each, and

FURTHER BE IT RESOLVED, in accordance with law, the approval or approval with conditions of any Final Plat shall expire within sixty-two (62) days of the date of the signature of the Chairperson of the Planning Board on the Final Plat if said Final Plat has not been filed in the Office of the County Clerk. Conditional approval of the Final Plat does not entitle the owner to file said Final Plat until the listed conditions are accomplished and the Chairman signs the Final Plat.

CONDITIONS AND MODIFICATIONS:

1. **Obtain the signatures of the Westchester County Health Department, Chairperson of the Planning Board, the Director of Planning & Community Development, the Town Consulting Engineer and the Director of Environmental Services on the plat and the signature of the Town's Consulting Engineer/Town Engineer on the improvement drawing set. After obtaining all required signatures on the drawings: (a) Submit a complete set of improvement**

drawings, the signed plat and four (4) paper prints of the subdivision plat and improvement drawings to the Planning Office prior to filing the final subdivision plat in the County Clerk's office (b) Submit an electronic AutoCAD file and .pdf of the final plat and improvement drawings.

2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid in compliance with the Town Code.

3. Acceptance of all construction improvement drawings, reports and studies required and outlined herein, by the Town's Directors of Environmental and Technical Services after review and recommendation by the PB Engineering Consultant, consistent with all local, state and federal ordinances and codes.

4. File an application through the Department of Technical Services for a sanitary sewer extension with all fees paid in accordance with the Town's adopted fee schedule. Upon acceptance by the Town, plans shall be submitted to agencies having approving jurisdiction (e.g. WCDOH, WCDEF, NYSDEC) with approvals provided to the Town of Cortlandt. Applicant is made aware that all sewer utilities shall meet the "Recommended Standards for Wastewater Facilities", latest edition and Town Standards and be offered for dedication upon approval and acceptance of completed works.

5. File an application through the Department of Technical Services for a water main extension with all fees paid in accordance with the Town's adopted fee schedule. Upon acceptance by the Town, plans shall be submitted to agencies having approving jurisdiction (e.g. WCDOH) with approvals provided to the Town of Cortlandt. Applicant is made aware that all sewer utilities shall meet the "Recommended Standards for Water Works", latest

edition and Town Standards and be offered for dedication upon approval and acceptance of completed works.

6. Applicant is aware that a local sanitary sewer district shall be prepared and accepted by the Town of Cortlandt in accordance with all state and local ordinances and code. An engineering map, plan and report, along with engineer's report shall be filed with the Town Clerk of the Town of Cortlandt upon approval and acceptance by the Town's Department of Technical Services and Legal Department.

7. Applicant is aware that a local drainage district shall be prepared and accepted by the Town of Cortlandt in accordance with all state and local ordinances and code. An engineering map, plan and report, along with engineer's report shall be filed with the Town Clerk of the Town of Cortlandt upon approval and acceptance by the Town's Department of Technical Services and Legal Department.

8. Applicant shall submit a complete Stormwater Pollution Prevention Plan for the proposed improvements designed in accordance with the procedures outlined in the NYSDEC Storm Water Design Manual, latest edition and as required by Town Code Ch. 262 Stormwater Management and Erosion and Sediment Control. Prior to the commencement of any onsite activity, a SPDES General Permit for Construction Activity shall be obtained from the NYSDEC.

9. The applicant shall either post a Performance Bond as required by Chapter 265-9 (Subdivision) of the Town Code in an amount to be determined by the Director of Technical Services and accepted by the Town Board guaranteeing the completion of the proposed road improvements as shown on the improvement drawings and final plat or in the alternative the

actual completion of construction, in a manner acceptable to the respective Town and/or other regulatory agencies (County, State), for all such improvements.

9. All wetlands shall be re-delineated in accordance with federal standards (e.g. Army Corp.) and requirements as outlined in Town Code Ch. 179 Freshwater Wetlands, Water Bodies and Watercourses.

10. Applicant shall file for all utility work permits for any work proposed within the NYSDOT right-of-way for temporary construction access, the permanent right-of-way and utility connections.

11. Applicant is made aware that demolition of existing structures shall be applied for through the Department of Technical Services.

12. No work shall occur onsite until all conditions of the PB approving resolution and Town Board Findings Statement for the creation of the Medical Oriented District have been met.

13. Applicant shall submit a Town 5% construction inspection fee for all proposed site work.

14. Prior to the Chairman signing the subject plat, the applicant shall post a landscape security in the amount of $10,000 dollars pursuant to Town Code Chapter 283-10 guaranteeing the planting of the 55 trees shown on the subject improvement drawings. In addition, the applicant shall pay $29,550 to the payment in-lieu environmental restoration fund for the short-fall of 197 trees.

15. The applicant shall fund a $2,500 escrow account for the Town to use to retain an Arborist to monitor the tree removals required for the construction of the road and to advise and comment on type, size and species of the proposed planting of the 55 trees along the

proposed road and adjacent to the bio-retention area.

16. The applicant shall fund a $5,000 escrow account for the Town to use to retain a wetland consultant to review the updated wetland delineation and to monitor the project's proposed impacts to wetland and wetland buffers during construction.

17. Prior to the Chairman signing the subdivision plat the applicant shall pay the required $6,000 recreation fee required by the creation of the new lot.

Adopted: November 8, 2023
Cortlandt Manor, New York

Filed in the Office of the Town Clerk and Planning Board this 13th day of November, 2023.

Chris Kehoe
Clerk to the Planning Board

DRAFT

TOWN OF CORTLANDT **RESOLUTION NO. 7-26**
PLANNING BOARD
PB 2023-5

WHEREAS, the application of VS Construction Corp. for Preliminary and Final 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 for a proposed 2-lot major subdivision of an approximately 28.6-acre parcel of property and for a Wetland Permit pursuant to Chapter 179, a Tree Removal pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code only for the proposed .958 acre road parcel as shown on a drawing entitled "Subdivision of Property prepared for V.S. Construction Corp." prepared by Daniel Merritts, P.L.S. latest revision dated October 23, 2023 and as shown on an 11 page set of improvement drawings entitled "2003 Crompond Road, Subdivision Application" prepared by Gerhard Schwalbe, P.E. latest revision dated November 1, 2023 was approved on November 8 , 2023 by PB Res. 15-23, and

WHEREAS, the subject properties are located on the south side of Crompond Road (Route 202) east of Lafayette Avenue and west of Tamarack Drive, are zoned MOD, Medical Oriented District and designated on the Town of Cortlandt Tax Maps as Section 33.12, Block 2, Lots 1, 7 & 8, and

WHEREAS, by Resolutions 4-24, 7-24, 12-24, 2-25, 10-25, 15-25, 19-25 & 1-26 the Planning Board previously granted eight, 90-day time extensions of Final Plat approval, and

WHEREAS, by a letter dated March 22, 2026 David Steinmetz, Esq. requested the 9th, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 9th,

90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on July 29, 2026.

TO BE CONSIDERED FOR ADOPTION: APRIL 7, 2026

ZARIN & STEINMETZ LLP

Brian T. Sinsabaugh
bsinsabaugh@zarin-steinmetz.com

March 22, 2026

Via OpenGov

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

Re: Briga Enterprises Inc. & Bilotta Realty of Westchester Inc. (PB2024-8)
2099 Albany Post Road (Section 55.09 Block 1 Lots 3)

Dear Chairman Kessler and Members of the Planning Board:

As you all know, our Firm represents Briga Enterprises Inc. and Bilotta Realty of Westchester Inc. (the "Applicant"), owners of the above-referenced Property, in connection with their application for amended site plan approval.

We received Amended Site Plan approval from your Board in April 2025 (PB Resolution No. 8-25, attached). As that extension is scheduled to expire April 1, 2026, we hereby request an extension of that approval. Our clients and engineering team are continuing to work with Town staff to finalize conditions of this approval, including associated permits. While this process is ongoing and not yet complete, we do expect it to be done shortly.

We look forward to appearing before your Board at your April 7th meeting. In the meantime, please do not hesitate to contact us with any questions

Respectfully,

ZARIN & STEINMETZ LLP

By:
David S. Steinmetz
Brian T. Sinsabaugh

Enclosure: PB Res. No. 8-25

Copy to:
Chris Kehoe, AICP, Planning Director
Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
Briga Enterprises Inc.
Bilotta Realty of Westchester Inc.

TOWN OF CORTLANDT
PLANNING BOARD
PB 2024-3

RESOLUTION NO. 8-25

WHEREAS, an application was submitted by Briga Enterprises Inc. & Bilotta Realty of Westchester Inc. for Amended Site Plan approval for a 2,400 sq. ft. storage building as shown on a 3-page set of drawings entitled "Dakota Supply Corp.- Tenant Change in Existing Building" dated February 18, 2025 prepared by Steven J. Basini, R.A. and on drawings entitled "Site Plan for 2099 Albany Post Rd.-Proposed 40' by 60' Metal Storage Building" latest revision dated February 28, 2025 and "Foundation Plan" dated December 18, 2023 both prepared by George Mottarella, P.E., and

WHEREAS, the entire subject property is approximately 9.7 acres is located at 2099 Albany Post Rd. and is split zoned with the front portion to a depth of approximately 200' zoned HC/9A and the remainder of the site zoned M-1, Light Industrial, and is designated on the Town of Cortlandt Tax Maps as Section 55.09, Block 1, Lot 3 and

WHEREAS, the Planning Board is considering this application a Type 2 action under 6 CRR NY 617.5 as construction of a nonresidential structure or facility involving less than 4,000 sq. ft. of gross floor area, and

WHEREAS, the subject of this Amended Site Plan application is the approval of the existing 2,400 sq. ft. storage building that is associated with the existing Dakota Masonry & Landscaping Supply wholesale operation located in the front, HC/9A portion of the property, and

WHEREAS, the subject 2,400 sq. ft. building was previously approved by motion by the Planning Board on February 6, 2024 and a building permit was issued and the building constructed but no Certificate of Occupancy has been issued, and

WHEREAS, the remainder of the site consisting of construction-related uses is not the subject of

this application and no portion of the remainder of the site is receiving any approvals via this resolution, and

WHEREAS, the 2,400 sq. ft. building and required associated site improvements including stormwater improvements, handicapped parking spaces, a garbage enclosure, etc. were reviewed by the Town Engineer and the Planning Board consulting engineer, and

WHEREAS, the subject drawings and application materials were referred to the Westchester County Planning Board, and

WHEREAS, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on October 1, 2024 adjourned to November 7, 2024 December 3, 2024, January 7, 2025, February 4, 2025 and March 4, 2025, and

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

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

WHEREAS, written and verbal comments made in response to the subject application were considered by the Planning Board.

NOW THEREFORE BE IT RESOLVED that the application of Briga Enterprises Inc. & Bilotta Realty of Westchester Inc. for Amended Site Plan approval for an existing 2,400 sq. ft. storage building as shown on a 3-page set of drawings entitled "Dakota Supply Corp.-Tenant Change in Existing Building" prepared by Steven J. Basini, R.A. latest revision dated February 18, 2025 and on drawings entitled "Site Plan for 2099 Albany Post Road – Proposed 40' by 60' Metal Storage

Building" latest revision dated February 28, 2025 and "Foundation Plan" dated December 18, 2023 both prepared by George Mottarella, P.E are hereby **approved**, and

FURTHER BE IT RESOLVED that the approved site plan with the Planning Board Chairperson's signature shall be valid for a period of twelve (12) months from the date of signing during which time the applicant shall receive a building permit. If there is no substantial change in the condition of the site and\or its environs, said approval may be extended by the Planning Board for one (1) additional period of one (1) year, upon timely application by this applicant and a written explanation of the reasons for the delay in obtaining the building permit which require the granting of a time extension.

CONDITIONS AND MODIFICATIONS:

1. Revise the drawing entitled "Site Plan for 2099 Albany Post Road – Proposed 40' by 60' Metal Storage Building" to a standard full sized drawing and (a) Add the current signature block to the cover page and (b) Obtain the required signatures from the Planning Director, the Planning Board Engineer, the Director of Environmental Services and the Planning Board Chairperson on the subject drawing(s) and (c) following the receipt of the required signatures submit four paper copies of said signed drawing set to the Planning Office (d) following all of the signatures e-mail a .pdf scan of the drawing set to the Planning office (e) submit an as-built survey in AutoCAD file in digital format at the completion of the project.

2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.

3. The subject drawing shall be clearly delineated via a "cloud/bubble" around the front portion of the site enclosing the wholesale operation to the satisfaction of the Department of

Technical Services/Planning Department/Legal Department and a note shall be added to the plan that states that "Only activities and materials associated with the masonry supply yard, as outlined on this plan, are approved as part of this application. Operations outside the area outlined are not under consideration or approved as part of this application".

4. Applicant shall revise the subject site plan to address the January 27, 2025 Department of Technical Services memorandum and the March 7, 2025 LaBella memorandum.

5. The subject drawing shall be revised to include an updated zoning table, clearly identify what is stored outside, demonstrate compliant parking requirements and the removal of material storage from the front yard and its relocation to the storage yard to a compliant location, and the moving of site parking to this area to the satisfaction of the Director of Technical Services and the Planning Department.

6. The Property Owner / Tenant / Contract Vendee shall file application to the Planning Board by the May 22nd deadline for presentation at the June 3, 2025 meeting for an amended site plan for the activities in the M1-A zone consistent with the previous 2005 site approval granted via correspondence as outlined within the October 17, 2005 letter prepared by George Mottarella, P.E. The Property Owner/Tenant/Contract Vendee shall be required to diligently process and obtain amended site plan approval for the activities in the M1-A zone. Consistent with all other applications, the Planning Board does not impose a time period by when the Applicant must obtain amended site plan approval.

7. Within 60-days of this approving resolution, Applicant shall complete and close out all requirements of Building Permit Application A-23-842.

8. This approval grants operational status of the masonry wholesale center as well as the resale of screened topsoil, meeting 6 NYCRR Part 360 only.

9. No onsite fuel storage other than those fuel storage tanks necessary to support the masonry building (e.g. propane) are permitted for storage in the HC-9A portion of the site.

10. Note on the subject site plan that the 1-story storage building shall be used for masonry supply and similar material storage. The storage of equipment in the building, ancillary to the wholesale operation, is also permitted as part of this application.

11. Prior to the signing of this plat, the Applicant shall file for a backflow prevention application with the Department of Technical Services, for the existing water service feeding the masonry yard and office.

12. Prior to the signing of this plat, the Applicant shall submit to the Department of Technical Services, that the existing onsite wastewater treatment system has been inspected by a licensed professional engineer and serviced by a licensed sanitary hauler.

13. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of $5,000. Said security to be in effect for a period of not less than two years from the date thereof. Prior to the release of the signed Site Development Plan by the Planning Division said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.

14. The applicant shall obtain all required building permits from the Department of Technical Services - Code Administration and Enforcement Division prior to beginning any site work within one-year of the date of this resolution.

Adopted: April 1, 2025
Cortlandt Manor, New York

Filed in the Office of the Town Clerk and Planning Board this 3rd day of April, 2025.

Chris Kehoe
Clerk to the Planning Board

DRAFT

TOWN OF CORTLANDT **RESOLUTION NO. 8-26**
PLANNING BOARD
PB 2024-3

WHEREAS, the application submitted by Briga Enterprises Inc. & Bilotta Realty of Westchester Inc. for Amended Site Plan approval for a 2,400 sq. ft. storage building as shown on a 3-page set of drawings entitled "Dakota Supply Corp.- Tenant Change in Existing Building" dated February 18, 2025 prepared by Steven J. Basini, R.A. and on drawings entitled "Site Plan for 2099 Albany Post Rd.-Proposed 40' by 60' Metal Storage Building" latest revision dated February 28, 2025 and "Foundation Plan" dated December 18, 2023 both prepared by George Mottarella, P.E., was approved by PB. Res. 8-25 adopted on April 1, 2025, and

WHEREAS, the entire subject property is approximately 9.7 acres is located at 2099 Albany Post Rd. and is split-zoned with the front portion to a depth of approximately 200' zoned HC/9A and the remainder of the site zoned M-1, Light Industrial, and is designated on the Town of Cortlandt Tax Maps as Section 55.09, Block 1, Lot 3, and

WHEREAS, by a letter dated March 22, 2026 David Steinmetz, Esq. requested the first, one-year time extension of Conditional Site Development Plan approval in order for the applicant to continue to meet thee conditions of approval.

NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the first one-year time extension of Conditional Site Development Plan approval is hereby approved, said extension to expire of April 1, 2027.

TO BE CONSIDERED FOR ADOPTION: APRIL 7, 2026

ZARIN & STEINMETZ LLP

Brad K. Schwartz
bschwartz@zarin-steinmetz.com

March 25, 2026

By E-mail and Hand Delivery

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

Re: 70 Roa Hook Realty LLC – Application for Site Plan Approval

Dear Chairman Kessler and Members of the Town Board:

We make this submission on behalf of 70 Roa Hook Realty LLC in advance of the April 7 meeting. Our client respectfully requests that the Board declare Lead Agency status under SEQRA and schedule a Public Hearing for the May meeting.

John Canning will be in attendance on April 7 to present his findings that the proposed parts sales and service/repair of Peterbilt trucks would generate much less traffic than the previously approved car wash. While this proposal would result in more on-site improvements as compared to the car wash to accommodate our client's operations, it would, on balance, be more beneficial to Roa Hook Road and the nearby community by reducing any potential off-site impacts.

Enclosed please find an updated set of site plan drawings reflecting comments raised by the Planning Board, Planning Department, and DOTS. Also enclosed are Memoranda responding to the written comments issued by the Planning Department and DOTS. While we believe we have addressed all Town comments, we acknowledge that our discussions with DOH and DOT are ongoing, and we will continue to keep the Planning Board and Staff updated on our progress.

Thank you for the Board's continued attention.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: Brad Schwartz
Brad Schwartz

cc: Michael J. Cunningham, Esq.
Chris Kehoe, AICP
Heather Lavarnway, CNU-A, AICP
Michael Preziosi, P.E.
Catherine E. Brosnan, P.E. ENVSP
John Schembari – Director of Code Enforcement
Chris Lapine, PE
Leal Peterbilt Team

Kimley»Horn
of New York, P.C.

MEMORANDUM

To:	Town of Cortlandt Planning Board Attn: Mr Chris Kehoe, AICP
From:	Kimley-Horn Engineering and Landscape Architecture of New York P.C. (John Canning, P.E)  and John J. Gilchrist Architect PC
Date:	March 25, 2026
Subject:	Response to Planning Comments from Review Memorandum on Leal Peterbilt Development at 70 Roa Hook Road

---

Kimley-Horn Engineering and Landscape Architecture of New York P.C. and John J. Gilchrist Architect PC have reviewed the comments made by the Town of Cortlandt Planning Department, dated February 18, 2026, regarding PB Case 2025-18, the proposed Leal Peterbilt of Westchester development at 70 Roa Hook Road, Cortlandt Manor, NY 10567.

The following describes the applicant's responses to the Planning Department's comments:

Comment 1: Clarification about what types/sizes of trucks are expected to be on-site

Response: The vast majority of vehicles accessing the site will be Single-Unit (i.e. no trailers) vehicles, 24 feet or less in length. They may include dump trucks, concrete mixer trucks, garbage trucks, oil and fuel trucks, roll off trucks, box trucks (including for delivery of parts), conventional sleeper tractors, and day cab tractors. None of these vehicles will be longer than 30 feet. To provide conservative analysis and to be able to accommodate a larger vehicle, if it was ever needed, the site has been designed to accommodate 30.65-foot-long tractor cabs.

Comment 2: Clarification about whether any trucks will be parked/stored outside of the building.

Response: There will be no materials or non-vehicular equipment stored outside of the building. Employee's personal vehicles and some trucks are expected to be parked on the property. Truck repair service will be by appointment only. There may be instances where a truck is scheduled to be repaired/serviced and, when it arrives, for whatever reason, work has not been completed in the bay it was scheduled to be repaired in. Further, when the repair/service work is completed, the truck will be removed from the service bay to await pick up. In both of these instances, the trucks will be temporarily parked on site. Spaces to park 4, 30-foot trucks have been provided along the back of the site.

In addition, the operator may sometime accept a truck for repair and sale. In such instances, the repaired (and cleaned-up) truck would be temporarily parked and displayed in front of the repair shop so that potential customers can see it from the street.

Comment 3: An updated Zoning Schedule should be provided on the plans to include Minimum Landscape Coverage (existing and proposed)

Response: An updated Zoning Schedule has been provided on Drawing 1 of the plans. It includes Minimum Landscape Coverage (existing and proposed). The proposed landscape coverage is the same as the most-recently approved landscape coverage for the car wash (11.3% - this was by a variance, which runs with the land).

Comment 4: A truck circulation plans.

Response: Truck circulation plans showing how the expected oversized vehicles will maneuver through the site, including the largest anticipated type of Peterbilt truck, garbage truck, delivery truck and the largest anticipated fire apparatus that would service the site, have been provided. Details of the specific vehicle specs used for the circulation plan are included on each plan.

Comment 5: Provide a lighting photometric plan.

Response: A lighting photometric plan and fixture specifications in conformance with the Town's Outdoor Lighting Standards (see §307-12.3) is nearing completion.

Comment 6: Provide a parking table clearly showing the required and proposed number of spaces.

Response: A parking table clearly showing the required and proposed number of spaces has been provided on Drawing 1 of the plans (the Town Code for AWE-zoned property suggests limiting the number of parking spaces to what is actually required which is what is proposed). A breakdown of the building square footage to be used for parts storage and truck repair activities is shown on Drawing 4.

Comment 7: Provide a complete planting schedule.

Response: A complete planting schedule, including the quantity of each type of plant material proposed, with the inclusion of native/indigenous plant materials where possible, has been provided on Drawing 3 of the plans.

Comment 8: Provide a signage schedule.

Response: A free-standing sign detail is provided on Drawing 1 and a building-mounted sign detail is provided on Drawing 5 of the plans. The proposed wall mounted sign on the south elevation is shown on Drawing 5 of the plans.

Comment 9: Notarized authorization from Camp Smith.

Response: The Applicant is working with the NYSDOT to determine if any restoration work is required on the adjacent property owned by Camp Smith, or if the drainage that was already constructed is acceptable. If restoration work is needed, the applicant shall supply notarized authorization from Camp Smith granting the applicant permission to access their property to perform the work.

Comment 10: The Engineering Department will provide a separate review memo covering engineering issues.

Response: Comment noted. A separate Response Memo is enclosed addressing those comments.

Comment 11: There will be reduced landscaping in front of the building, trucks will access some of the repair bays from the south side of the building, and the parcel is proposed to be almost entirely covered in impervious surfaces. Are the size of the building additions, the number of service bays, and the altered direction of access to the bays appropriate for the subject 0.64-acre parcel?

Response: The site layout has been reconfigured so that the bays are accessed from the same locations as was approved. The circulation has been modified so that there is almost no reduction in landscaping in front of the building (there will now be no front yard parking area close to Route 9). The impervious coverage is now the same as was approved for the car wash.

Therefore, it is the Applicant's opinion that the size of the building additions, the number of service bays, and the direction of access to the bays is appropriate for the subject 0.64-acre parcel (particularly because there will be a significant reduction in traffic and parking activity for Leal Peterbilt on the site, as compared to the prior car wash operation, which will also significantly reduce the potential for any impacts along Roa Hook Road).

Comment 12: Evaluate Truck Circulation Pinch Points

Response: The truck circulation plan has been revised to ensure that all trucks visiting the site will be able to circulate adequately. The vast majority of vehicles accessing the site will be Single-Unit (i.e. no trailers) vehicles, 24 feet or less in length. To provide conservative analysis, the site has been designed to accommodate vehicles as large as 30.65-foot-long tractor cabs and outdoor parking has been appropriately accounted for.

Comment 13: Outdoor Truck Parking

Response: The proposed parking has been shown on the site plan, and has been taken into consideration in the truck circulation plan. As previously discussed, truck parking will be temporary and will not interfere with the site's operation. Any truck display parking will occur entirely on-site and will not interfere with truck circulation.

Comment 14: Truck Delivery

Response: Truck repair and service will be by reservation only. All trucks will be required to be driven to and from the site. The Operator will not accept trucks towed to or from the site. Truck owners requesting repair services for a non-operable truck will be directed to one of the operator's other facilities.

Comment 15: Truck Delivery

Response: The five parking spaces shown on the easterly property line have been designed so that they will not result in encroachment onto the adjacent parcel. The spaces they are nine feet wide and will mostly be used by employees or other single-occupant-vehicles, where the driver will exit the vehicle on the opposite side of the property line. No buffer will be necessary.

Comment 16: Driveway Configuration

Response: The site access has been designed to better accommodate truck access and the truck circulation plans demonstrate that the design is sufficient for this use involving oversized, heavy-duty trucks regularly accessing the site.

Comment 17: Dumpster Area

Response: Dumpsters and fencing are shown in the "dumpster and recycling area" labeled in the north corner of the plan. Sufficiently-sized dumpsters, which will be rolled out for emptying, are shown on either side of the bollards and the dumpsters will be rolled out for emptying in a safe manner by a garbage truck. The garbage truck movements are shown on the circulation plan.

Comment 18: Accessible Parking Space

Response: A single accessible space is proposed on the east side of the property.

Comment 18: Off-site Landscaping

Response: The Landscaping Plan, on Drawing 3 of the plans, has been modified to clearly distinguish between plant materials located off-site, on the surrounding Camp Smith property (which were part of mitigation associated with the previously approved car wash, for trees that were removed from the adjacent Camp Smith

property without authorization), from on-site landscaping associated with the current proposal.

Comment 19: On-site Landscaping

Response: The plans show how the landscaping requirement in §307-96.1-E (8) is satisfied, including but not limited to the required front yard lawn/landscaping and required plantings adjacent to the building.

Comment 20: On-site Landscaping

Response: The plans show how the landscaping requirement in §307-96.1-E (8) is satisfied, including but not limited to the required front yard lawn/landscaping and required plantings adjacent to the building.

Comment 21: Impervious Coverage

Response: The applicant has successfully increased the amount of landscaping on the site, reducing the impervious coverage to the same amount as the previously approved car wash plan.

Comment 22: Referral to the Conservation Advisory Council

Response: The plans, including the Landscaping Plan, will be referred to the Conservation Advisory Council for their review and comment as requested. Landscaping is per the approved car wash plan with additional arborvitae along the east side of the building, subject to review by the Conservation Advisory Council.

Comment 23: Rear Storage

Response: The rear storage bays will be utilized by the operator, primarily for pre or post business hours deliveries.

Comment 24: Access to the bays at the west of the Site

Response: The bays at the western portion of the larger building addition will have garage doors at the front only. The rear of these bays will be used for customary tools, equipment and materials storage.

Comment 25: Color Renderings

Response: The applicant has provided color renderings of the proposed buildings on Drawing 5 to clearly illustrate the proposed design and materials.

Comment 26: Fire Protection

Response: The subject drawings will be referred to the Continental Village Fire District for their review and comment, as directed.

Comment 26: 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 and the Planning Board has declared their Intent to be Lead Agent (with a coordinated review and referral to interested and involved agencies).

Response: Comment Noted

Kimley»Horn
of New York, P.C.

MEMORANDUM

To: Town of Cortlandt Planning Board

From:

Kimley-Horn Engineering and Landscape Architecture of New York P.C. (John Canning, P.E)



and

John J. Gilchrist Architect PC

Date: March 25, 2026

Subject: Response to Engineering Comments from Review Memorandum on Leal Peterbilt Development at 70 Roa Hook Road

---

Kimley-Horn Engineering and Landscape Architecture of New York P.C. and John J. Gilchrist Architect PC have reviewed the engineering comments made by the Town of Cortlandt Department of Technical Services, dated February 19, 2026, regarding PB Case 2025-18, the proposed Leal Peterbilt of Westchester development at 70 Roa Hook Road, Cortlandt Manor, NY 10567.

This following describes the response to DOTS comments:

Comment 1a (i): The Applicant should provide an update on the completed works for the onsite wastewater treatment system and well.

Response: The wastewater treatment system and well were installed but final closeout of the WCDOH permit never occurred. As detailed below, the Applicant has re-engaged with WCDOH relative to the wastewater treatment system and the well.

Comment 1a (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.

Response: The Applicant has reengaged with WCDOH relative to the wastewater treatment system and the well. The DOH has indicated that a new permit will be required. Once the Planning Board provides its feedback on the latest Site Plan layout that responds to Town planning and engineering comments, the necessary paperwork and plans will be submitted to the DOH.

Comment 1a (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.

Response: As stated above, the Applicant has re-engaged with WCDOH relative to the wastewater treatment system and the well. The status of the well will be reviewed by DOH as part of this permit application. We will keep the Town updated on our submissions and progress with DOH.

Comment 1b: The Applicant should provide correspondence by DMNA outlining Camp Smith restoration requirements to be incorporated into a revised plan set.

Response: The Applicant has met at the site with representatives of Camp Smith. As discussed below, details of restoration requirements will be subject to the outcome of discussions with the NYSDOT.

Comment 1c (i): Include NYSDOT right of way on drawings.

Response: The NYSDOT right of way has been included on the revised drawings.

Comment 1c (ii): It is recommended that the Planning Board refer the proposed site application to the NYSDOT Region 8 Permit Engineer for comment.

Response: The Applicant has been in contact with NYSDOT. A new permit will be required for the prosed driveway changes and to address issues unresolved from the last permit that was issued, including restoration, as may be required, on Camp Smith property.

Comment 1c (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.

Response: The Applicant will 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, depending on the outcome of the pending permit review discussed above.

Comment 2: The 2025 Application shall be revised to reflect the following, as required:

a. All existing offsite drainage improvements constructed on Camp Smith's Property other than a 24" corrugated plastic pipe. Existing topography (2-ft intervals) and spot elevations.

b. Existing building first floor elevation.

c. Rims and inverts of existing drainage.

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

e. Flood plain data, revised to reflect the current effective FEMA FIRM with the preliminary FIRM evaluated and designed to the more stringent standard.

f. The referenced a 2017 property survey.

Response: The Site Plan reflects the above, as required:

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

Response: A dimensional bulk zone table is on page 1 of the plans.

Comment 4a: 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.

Response: Larger vehicles are anticipated to be brought to the site but only as permitted by standard vehicle and traffic flow. See discussion below regarding vehicle size.

Comment 4b: 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.

Response: It is a mezzanine and the size has been reduced, as compared to what was approved.

Comment 5a: The proposed site developments require further refinement relative to the location of onsite wastewater treatment system and WCDOH approval log.

Response: Location of the onsite wastewater treatment system and WCDOH approval log will be included following discussions with WCDOH, as detailed above. The Septic Design Plan in the submission plan set is information only. This is still subject to DOH approval.

Comment 5b: The proposed site developments require further refinement relative to the location, size, rims and inverts of all existing storm water bet management practices and oil water separator.

Response: Location size, rims and inverts of all existing storm water bet management practices and oil water separator have been noted on the plans, including drainage size and material type.

Comment 5c: The proposed site developments require further refinement relative to which manholes are to remain and which are to be removed.

Response: The plans note which manholes are to remain and which are to be removed (see Drawing 2, Site Plan.

Comment 5d: The proposed site developments require further refinement relative to waste oil/fuel tanks, above-ground storage tanks, utilities, sanitary and miscellaneous equipment.

Response: The plans show and note waste oil/fuel tanks, above-ground storage tanks, utilities, sanitary and miscellaneous equipment, as directed (see Drawing 2, Site Plan. There will be no new tanks, utilities, sanitary or miscellaneous equipment

Comment 5e: Compliance with Fire Apparatus Requirements in accordance with the NYS Uniform Fire Prevention Building Code.

Response: The applicable sections of the NYS Uniform Fire Prevention Building Code are: 503.1.1, 503.1.3, 503.2.1, 503.2.2, 503.2.3, 503.2.4, 503.2.5., 503.2.7, 503.2.8, 503.3, and 503.4. The current plan complies with all specific provisions of the Code, and the Applicant will submit to modifications required by the Fire Code Official, in compliance with sections 503.2.2.

Specifically, unless the building is sprinklered throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Code, the basic code requirement is that a 20-foot-wide Fire Access Road should extend to within 150 feet of all portions of the facility and all portions of the exterior walls as measured by an approved route around the exterior of the building or facility. In the subject instance, the property is accessed by a 20-foot-wide fire access road from which all portions of the exterior walls can be accessed within 130 feet.

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

Response: There is no requirement for storm water detention. The existing storm water drainage system will remain as is. There is no increase in impervious surface. The existing drainage flows through an existing oil water separator that shall remain, and shall be maintained by the applicant.

Comment 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.

Response: Internal controls will be installed per NYS Plumbing Code for automotive fluids and waste oil to capture any discharge.

Comment 7a: 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.

Response: The vast majority of vehicle accessing the site will be Single-Unit (i.e. no trailers) vehicles, 24 feet or less in length. To provide conservative analysis and to be able to accommodate a larger vehicle, if it was ever needed, the site has been designed to accommodate 30.65-foot-long tractor cabs. Circulation for most other vehicles follows the same paths as shown on the turning drawings but with much greater ease.

Comment 7b: Diagrams were provided for a 30.65-ft Lowboy tractor which necessitates all vehicles 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.

Response: The facility layout has been modified to eliminate the need for even a 30.65 tractor cab to make any 3-point turns. The plans show that, if such a vehicle were ever brought to the site for service, it could be accommodated. Circulation for most vehicles visiting the site will be significantly easier, as described above.

Comment 7c: 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.

Response: The Applicant is willing to accept a condition that a strict policy be placed on the facility that no towed vehicles will be accepted. All vehicles seeking service and repair must be driven to the facility. All other or disabled vehicles will be directed to one of the Applicant's other facilities.

Comment 7d: 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?

Response: All deliveries will be made by 30-foot or smaller trucks which will enter the site, drive around the back of the building, deposit the delivery and then drive out of the site, as shown on the SU-30 truck turning drawings.

Comment 8: On- and Off-site Landscaping

Response: Landscaping has been provided to meet the minimum interior requirements of the zoning code. Off-site plantings are 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 are not credited towards required onsite planting.

Comment 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.

Response: The plan has been revised so that trucks do not have to drive over parking spaces.

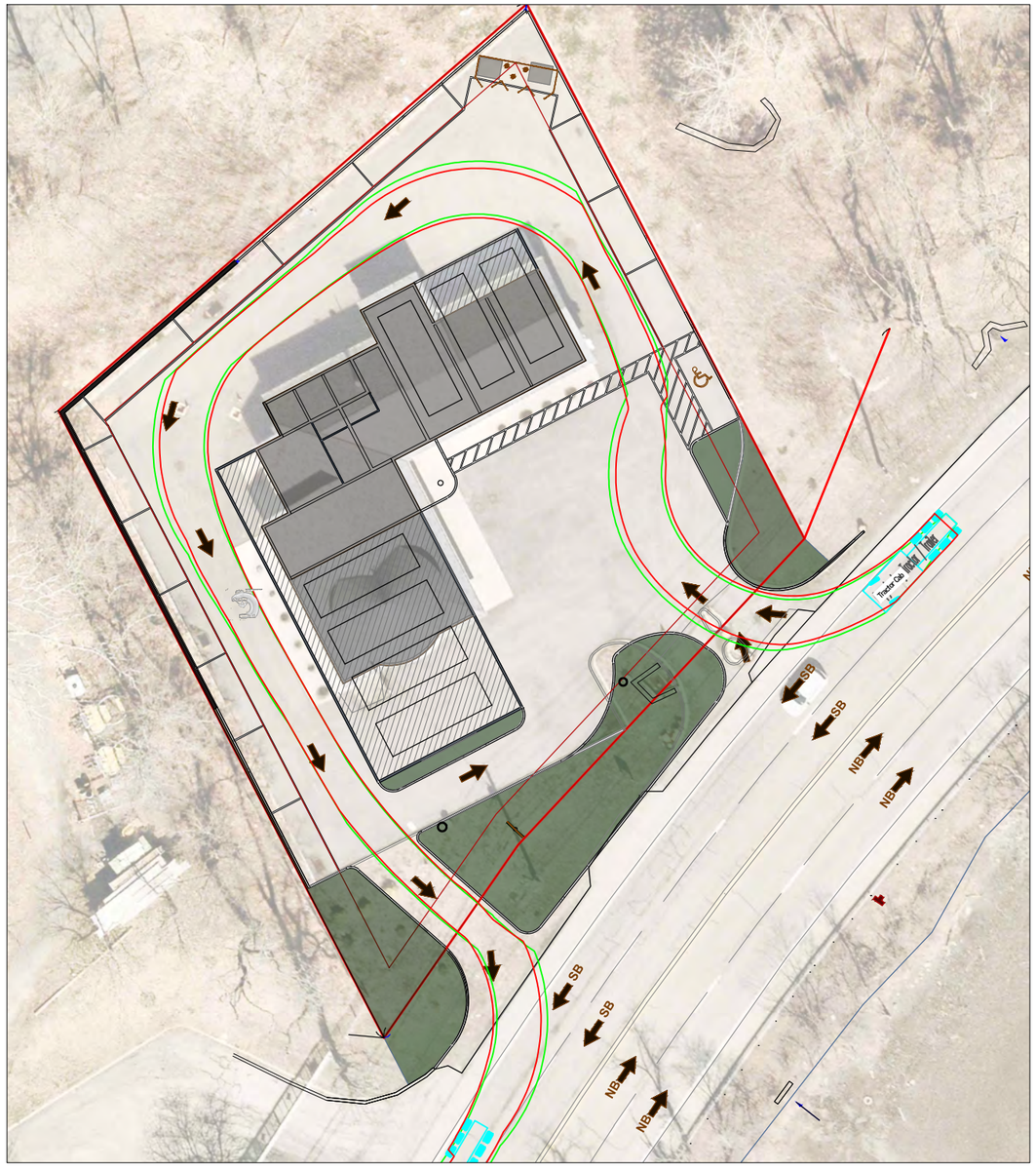
Comment 10: WCDOH, NYSODT and DMNA are all agencies having approval jurisdiction. Prior to the approval of this site plan, it is recommended that written comment, permitting and mitigation requirements be captured in the resolution and reflected on the site plans.

Response: The applicant agrees that an approval shall include a requirement to obtain all outside agency approvals and to comply with the requirements of those

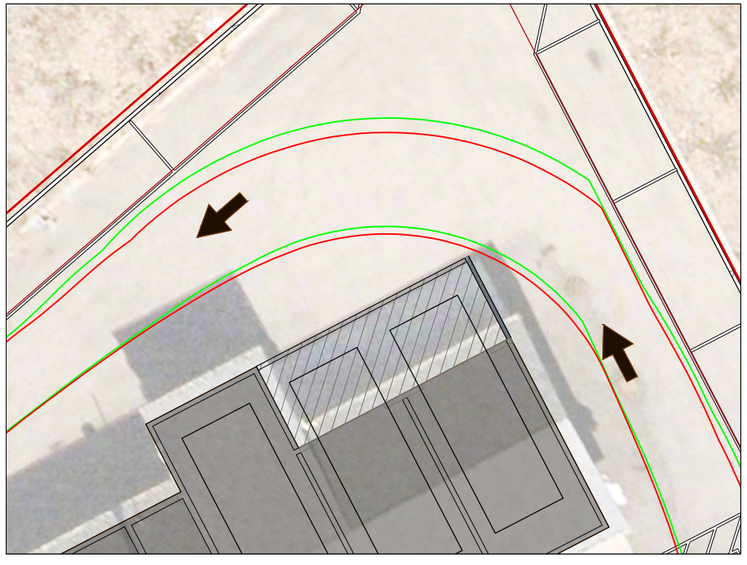
agencies. We will continue to keep the Town informed of progress with those agencies.

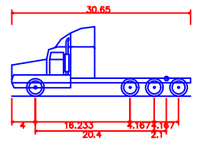
Comment 11: Additional comments related to standard details and construction improvement drawings will be made upon subsequent submittals.

Response: Comment noted.









Tractor Cab	
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 20 40 80

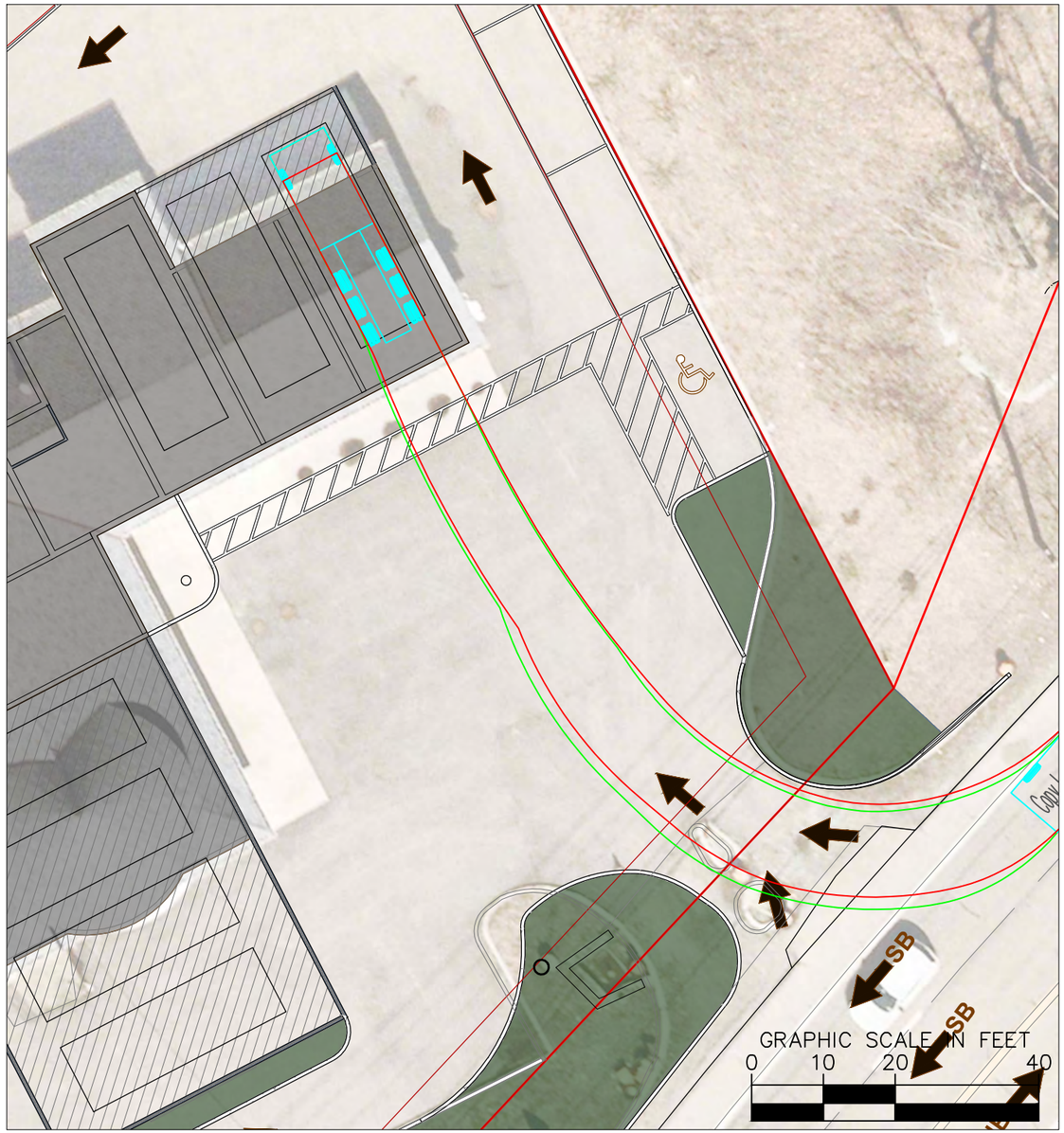
FULL SITE

Figure 1

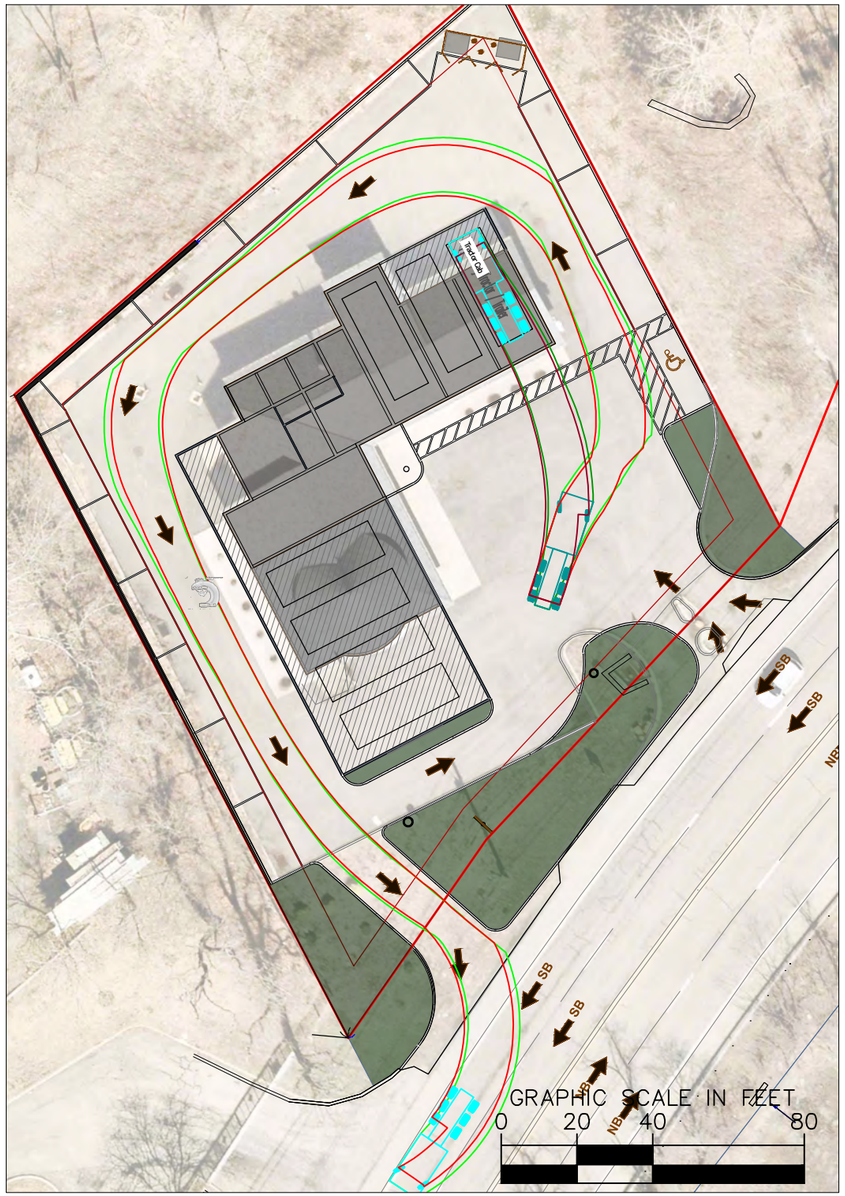
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

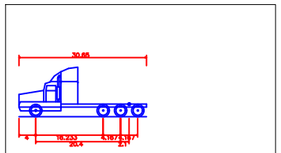
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



1 NE BAY IN



1 NE BAY OUT



Tractor Cab	
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

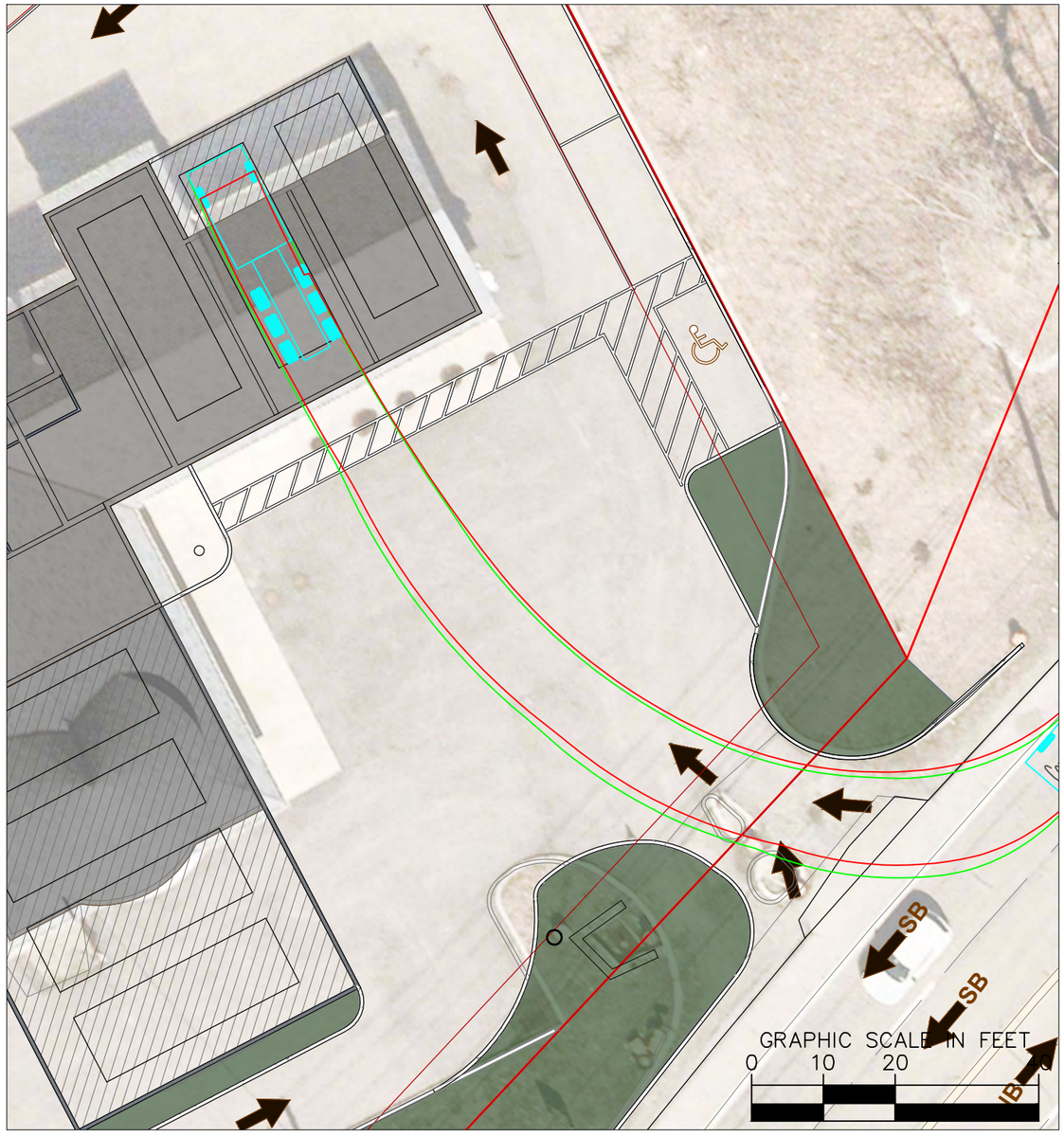
1 NE BAY

Figure 2

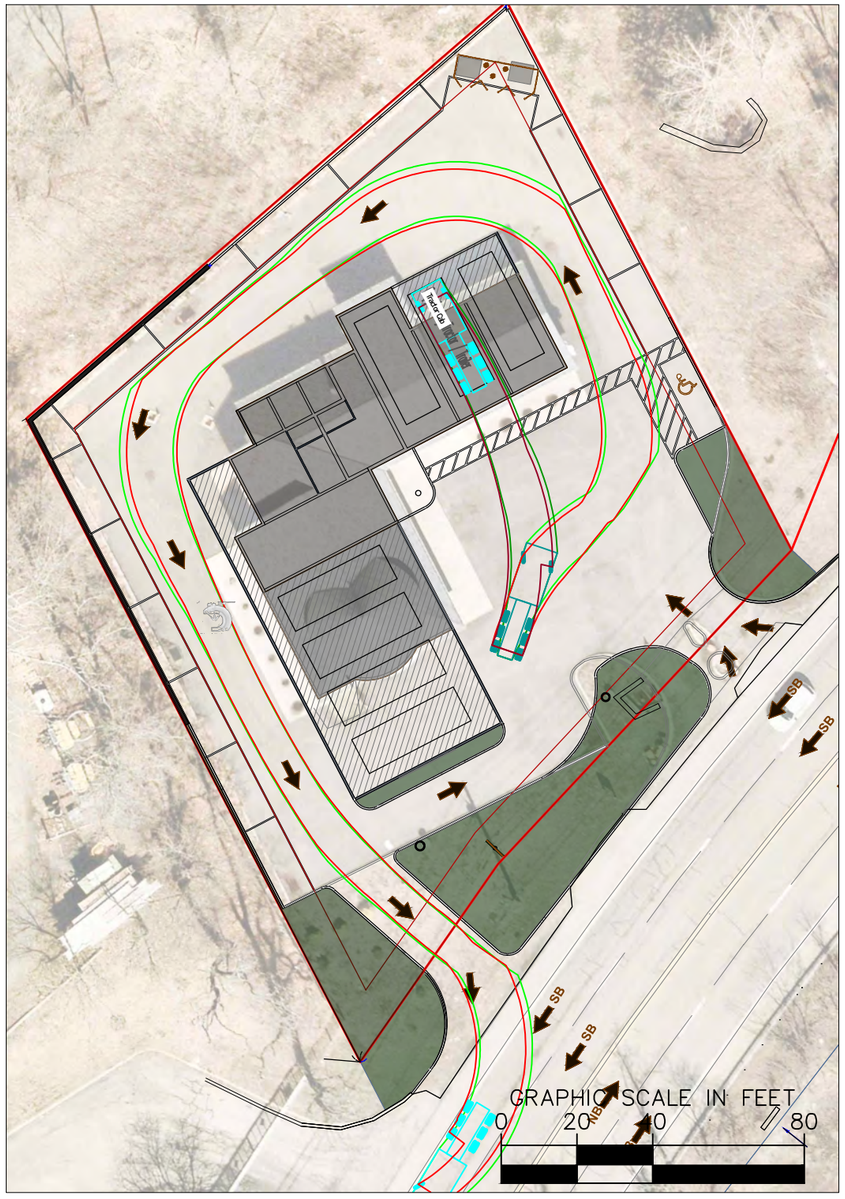
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

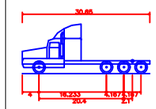
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



2 NE BAY IN



2 NE BAY OUT



Tractor Cab	
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

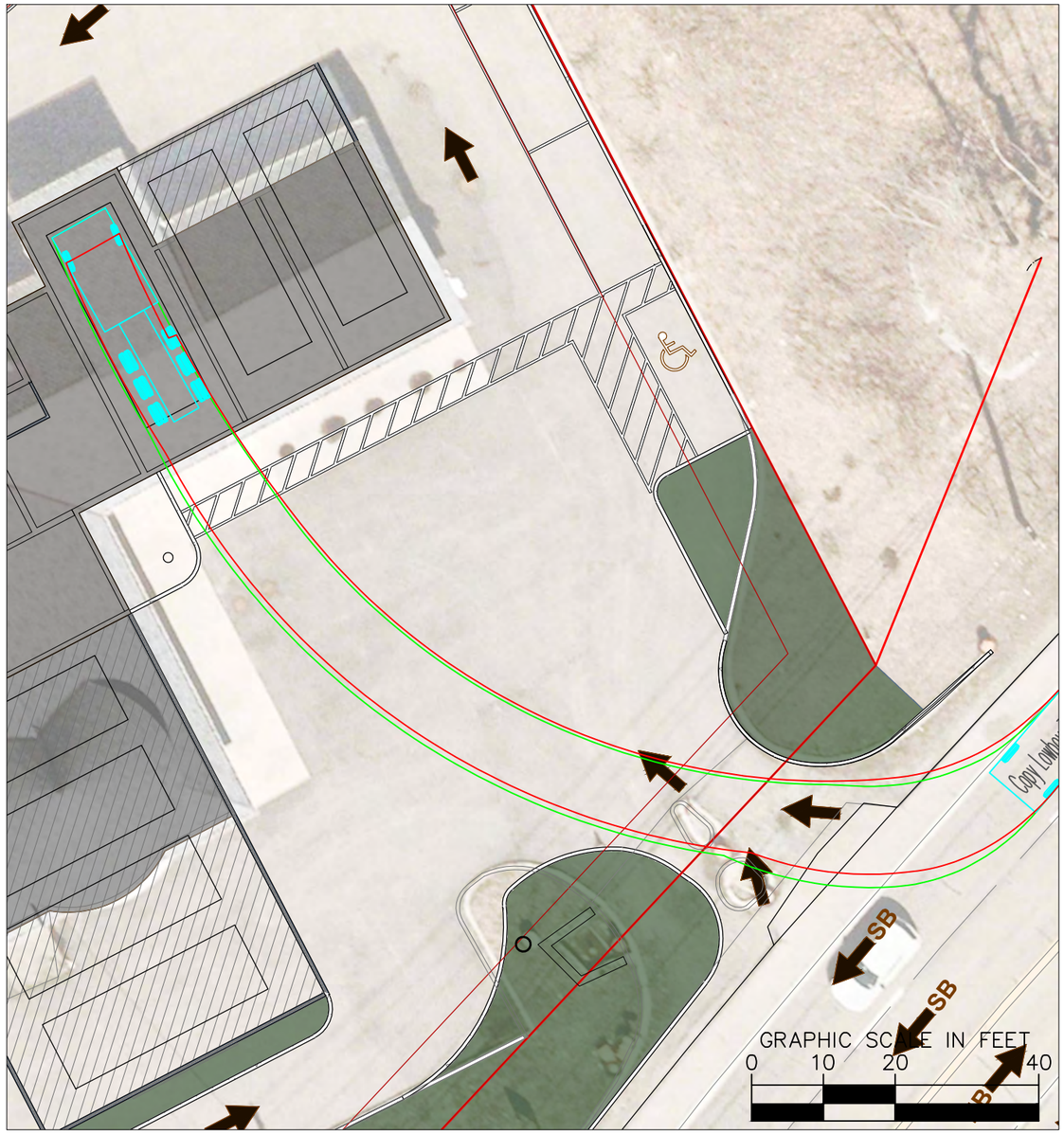
2 NE BAY

Figure 3

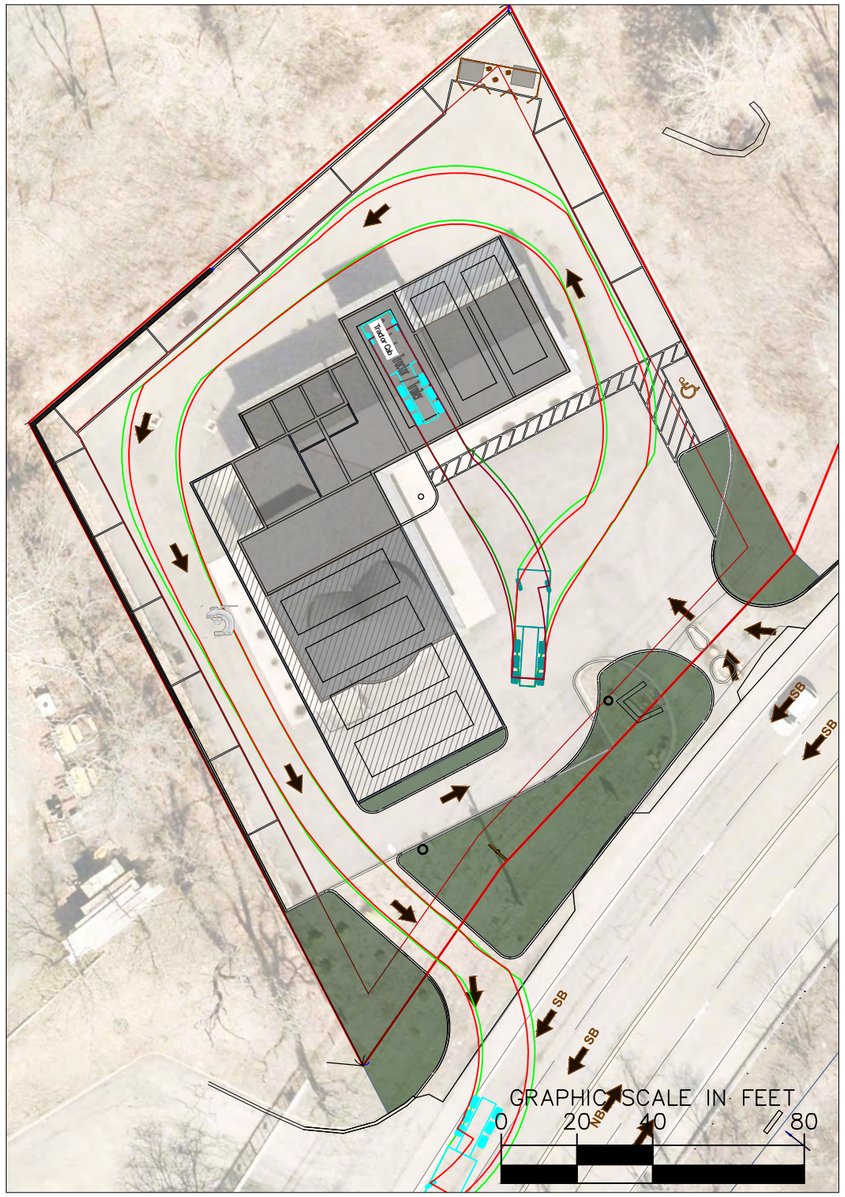
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

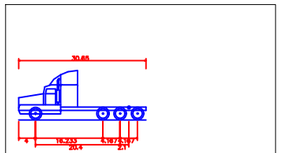
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



3 NE BAY IN



3 NE BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

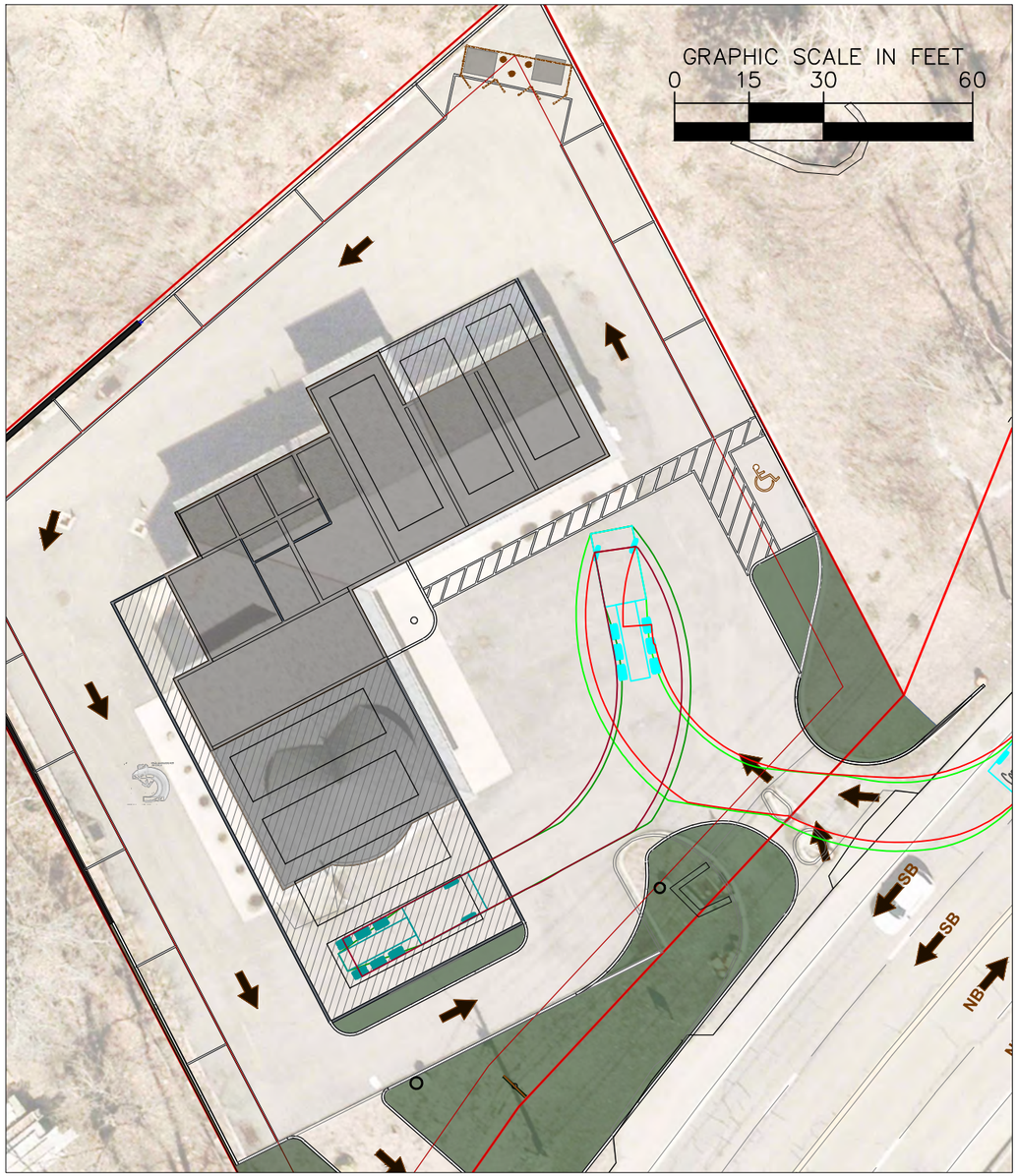
3 NE BAY

Figure 4

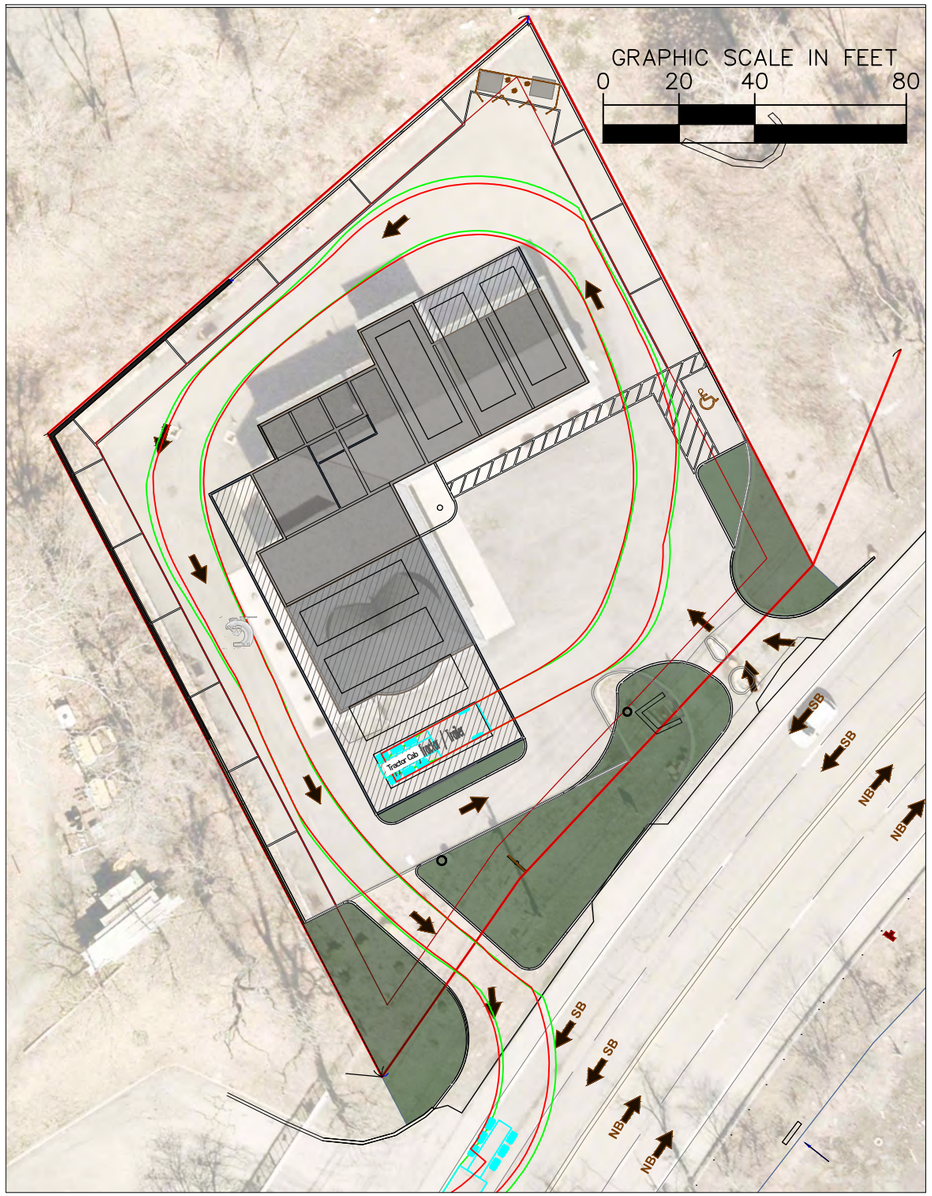
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

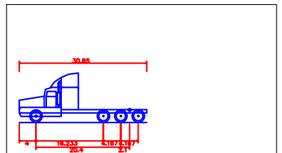
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



1 SW BAY IN



1 SW BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

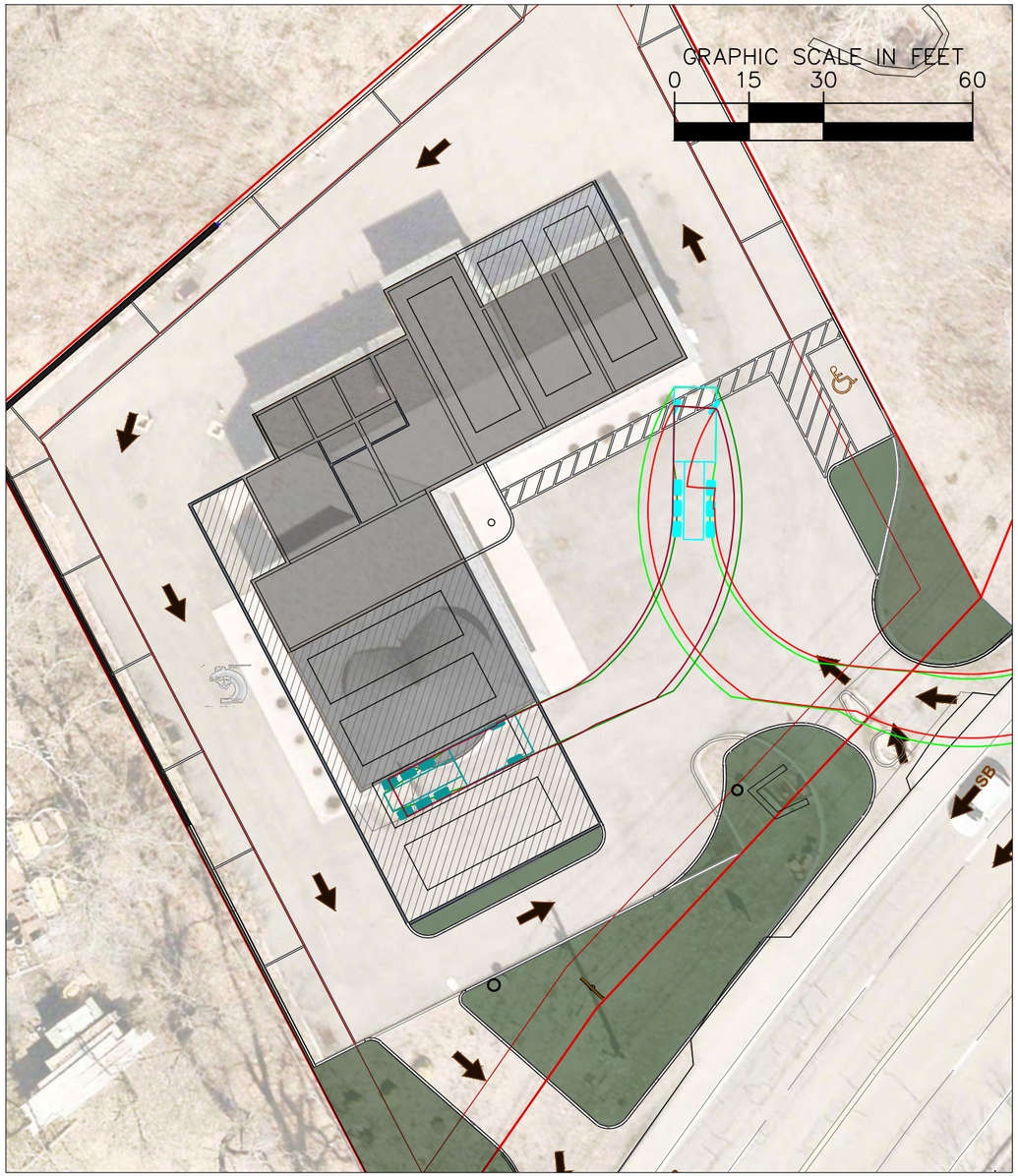
1 SW BAY

Figure 5

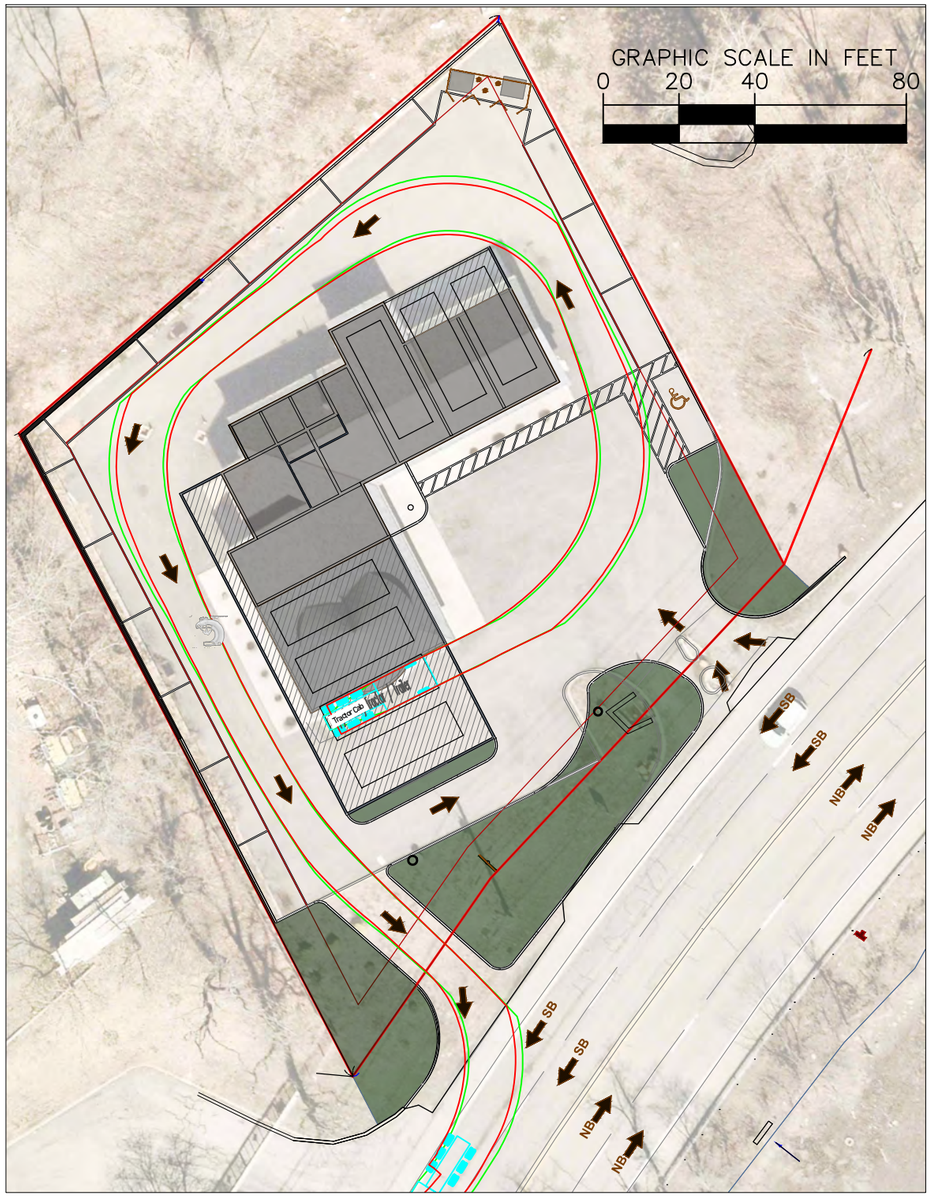
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

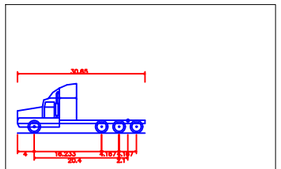
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



2 SW BAY IN



2 SW BAY OUT



Tractor Cab	
Overall Length	30.650ft
Overall Width	8.500ft
Overall Body Height	11.900ft
Min Body Ground Clearance	1.425ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

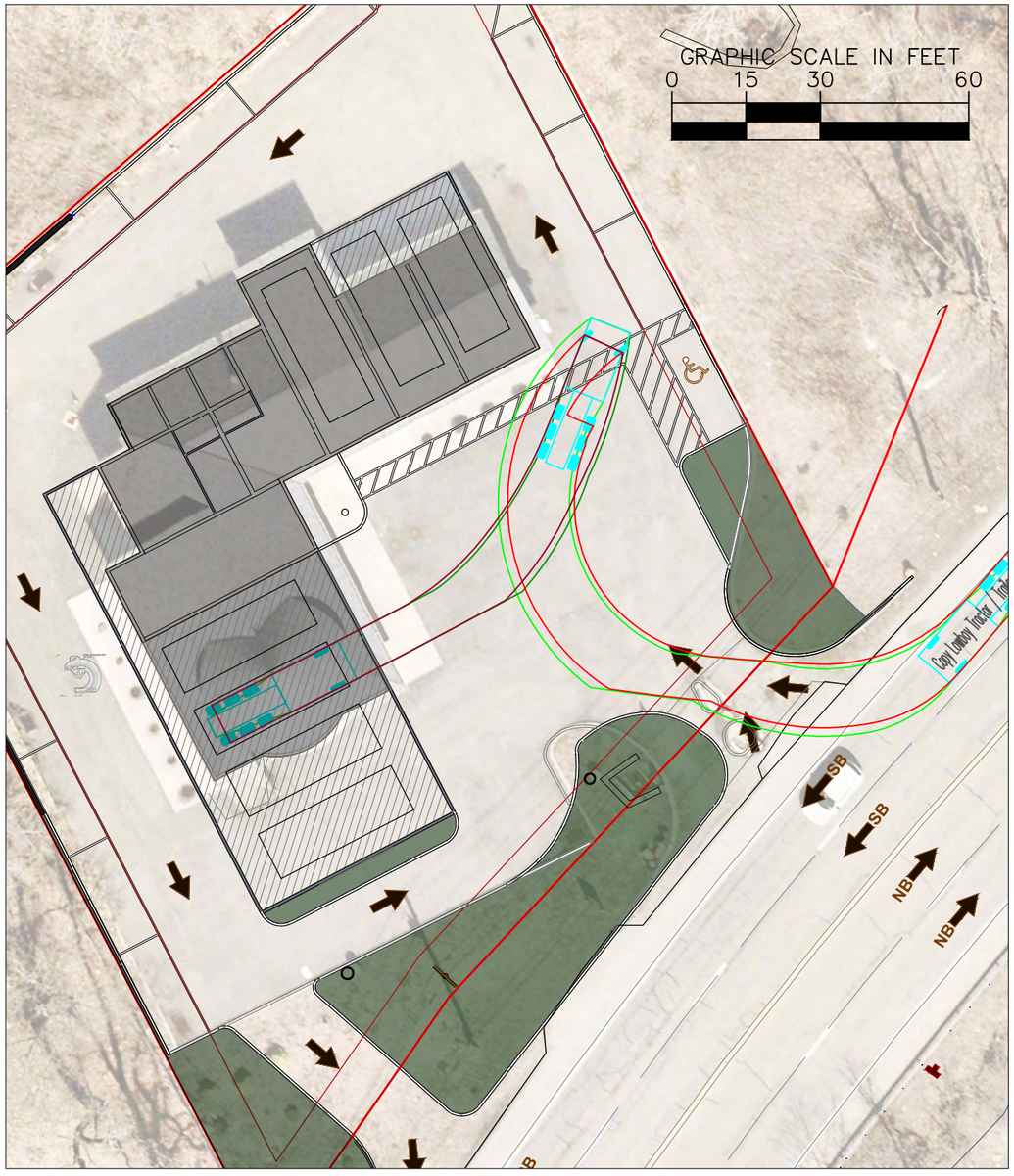
2 SW BAY

Figure 6

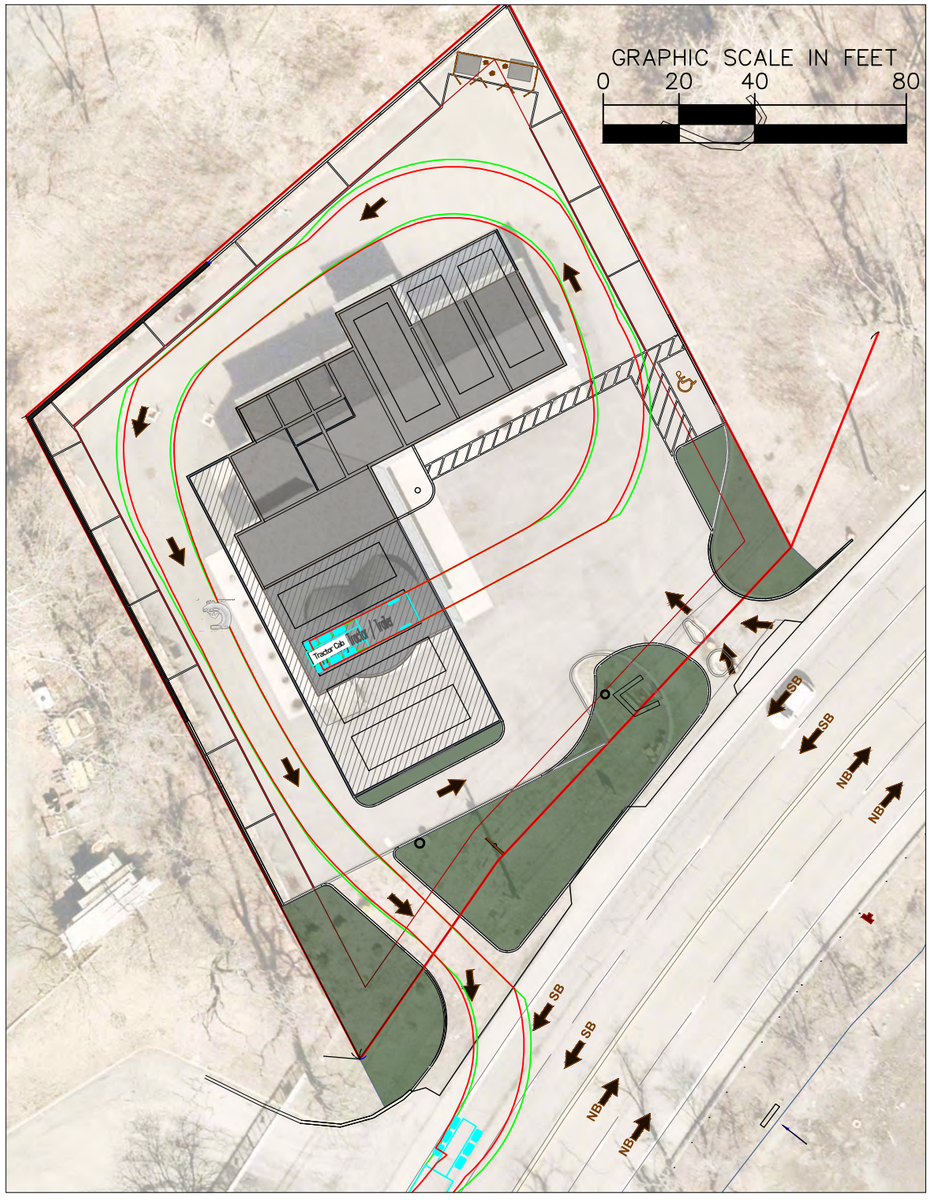
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

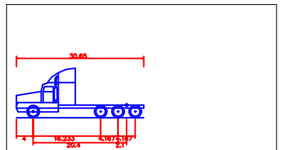
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



3 SW BAY IN



3 SW BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

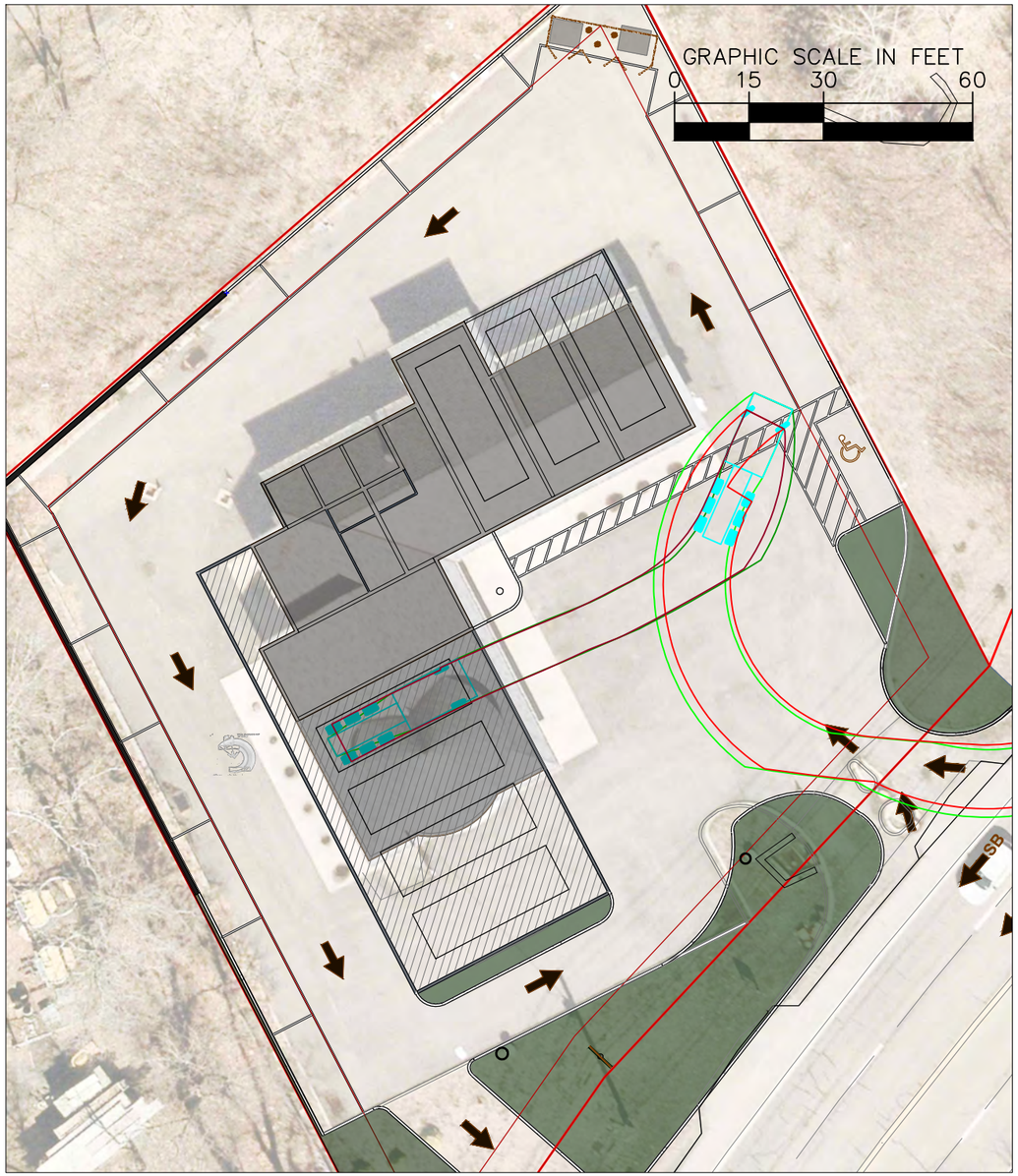
3 SW BAY

Figure 7

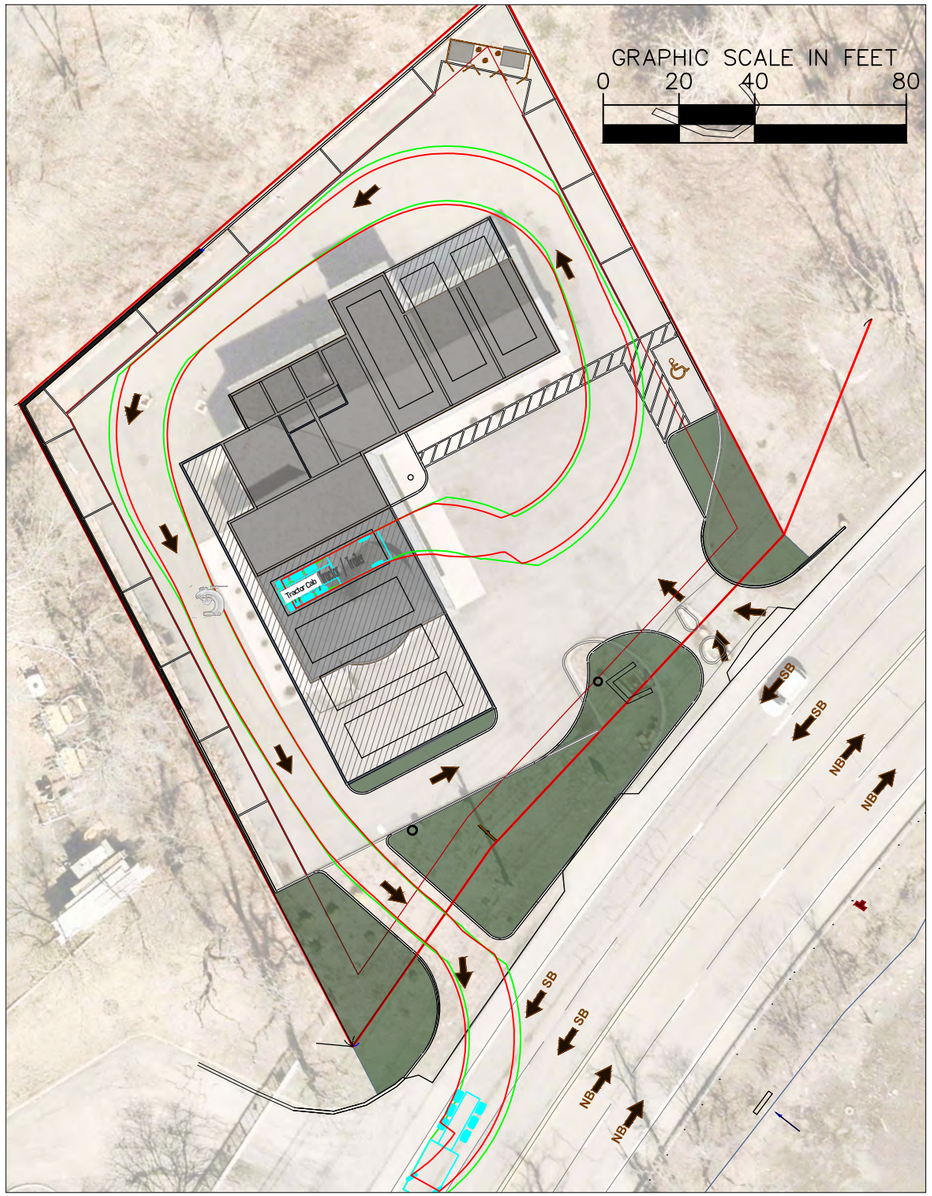
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

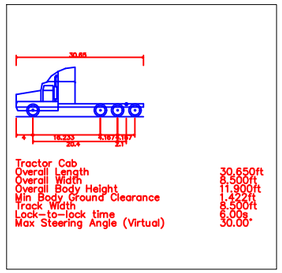
© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



4 SW BAY IN



4 SW BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

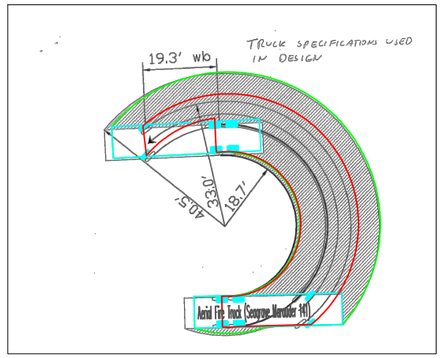
4 SW BAY

Figure 8

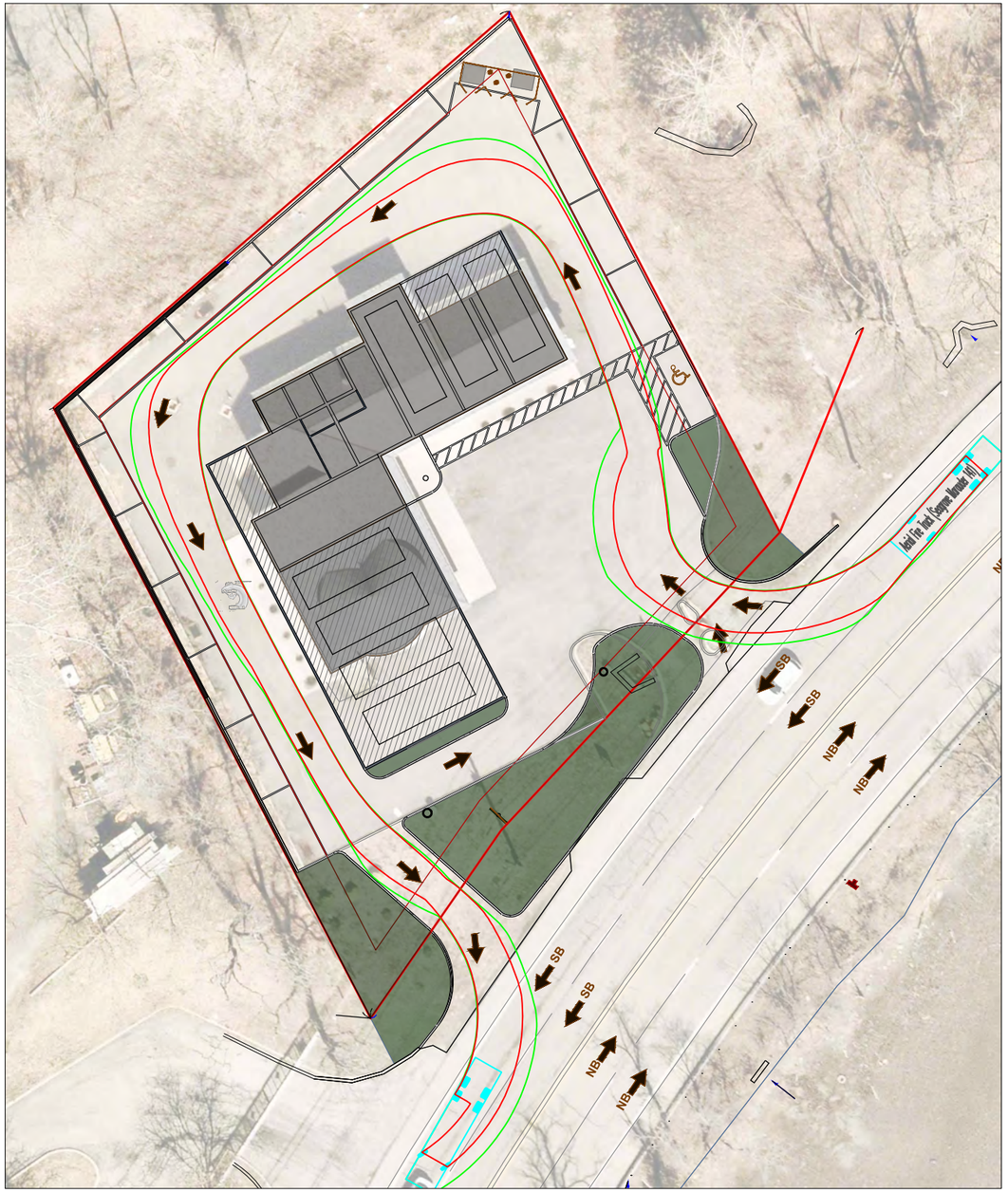
PROJECT:70 ROA HOOK ROAD	
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

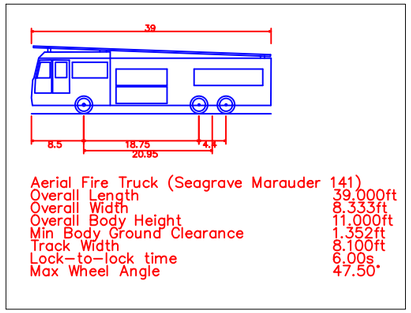
Kimley»Horn

© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



FIRE TRUCK TURNING BASED ON THE ABOVE SKETCH FOR THE LAKE MOHEGAN FIRE DISTRICT SEAGRAVE MARAUDER 141.





Aerial Fire Truck (Seagrave Marauder 141)	
Overall Length	39.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.352ft
Track Width	8.100ft
Lock-to-lock time	6.00s
Max Wheel Angle	47.50°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 20 40 80

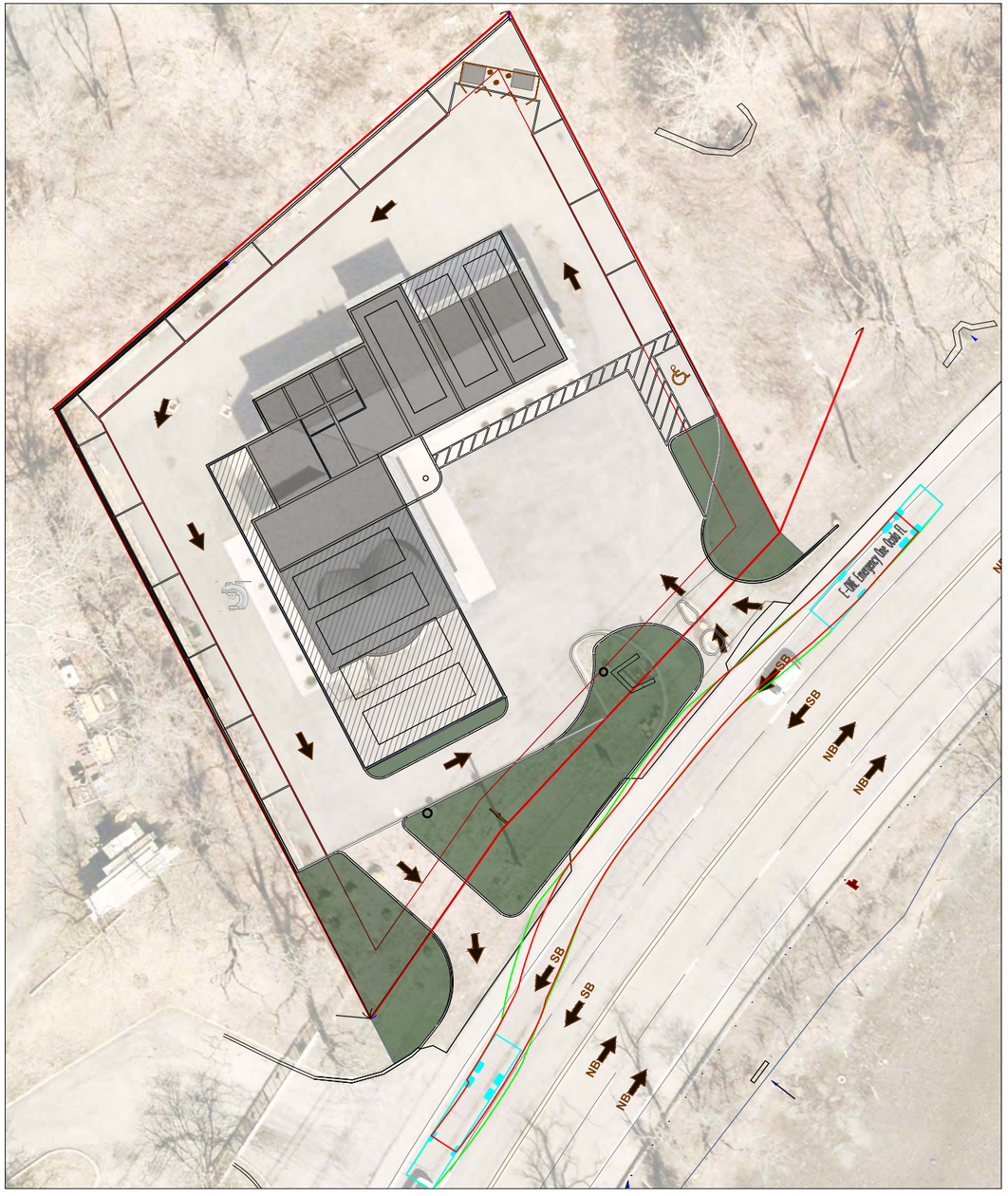
AERIAL FIRE TRUCK

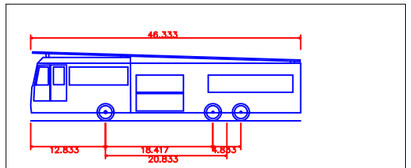
Figure 9

PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	TZ
CHECKED BY:	JC

Kimley»Horn

© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM





E-ONE Emergency One Ocala FL	
Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 20 40 80

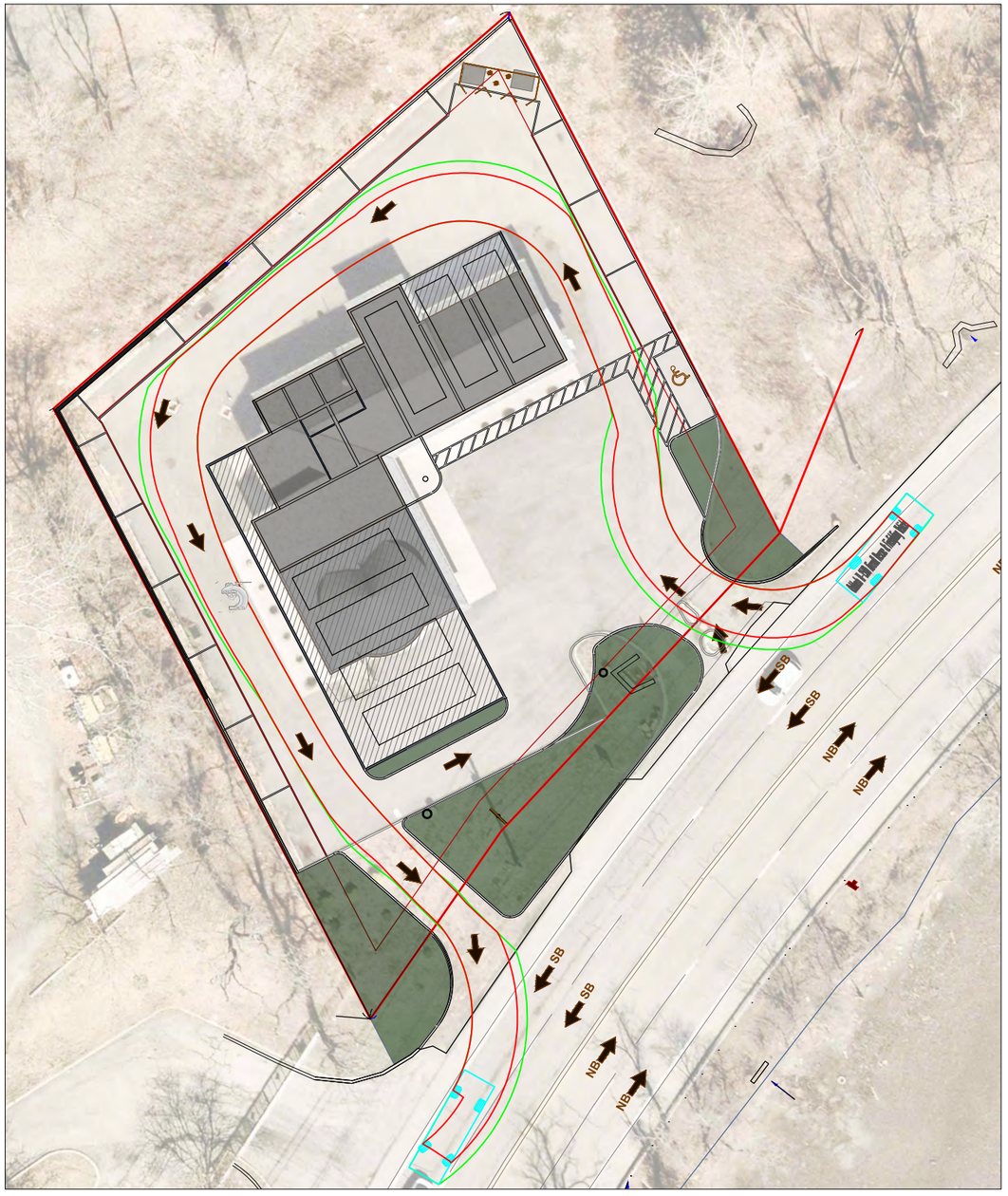
LARGE AERIAL FIRE TRUCK

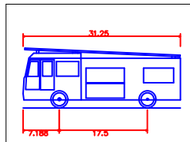
Figure 10

PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM





Oshkosh TI-1500 Aircraft Rescue & Firefighting Vehicle	
Overall Length	31.250ft
Overall Width	9.583ft
Overall Body Height	11.831ft
Min Body Ground Clearance	1.612ft
Track Width	9.583ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	46.424ft

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 20 40 80

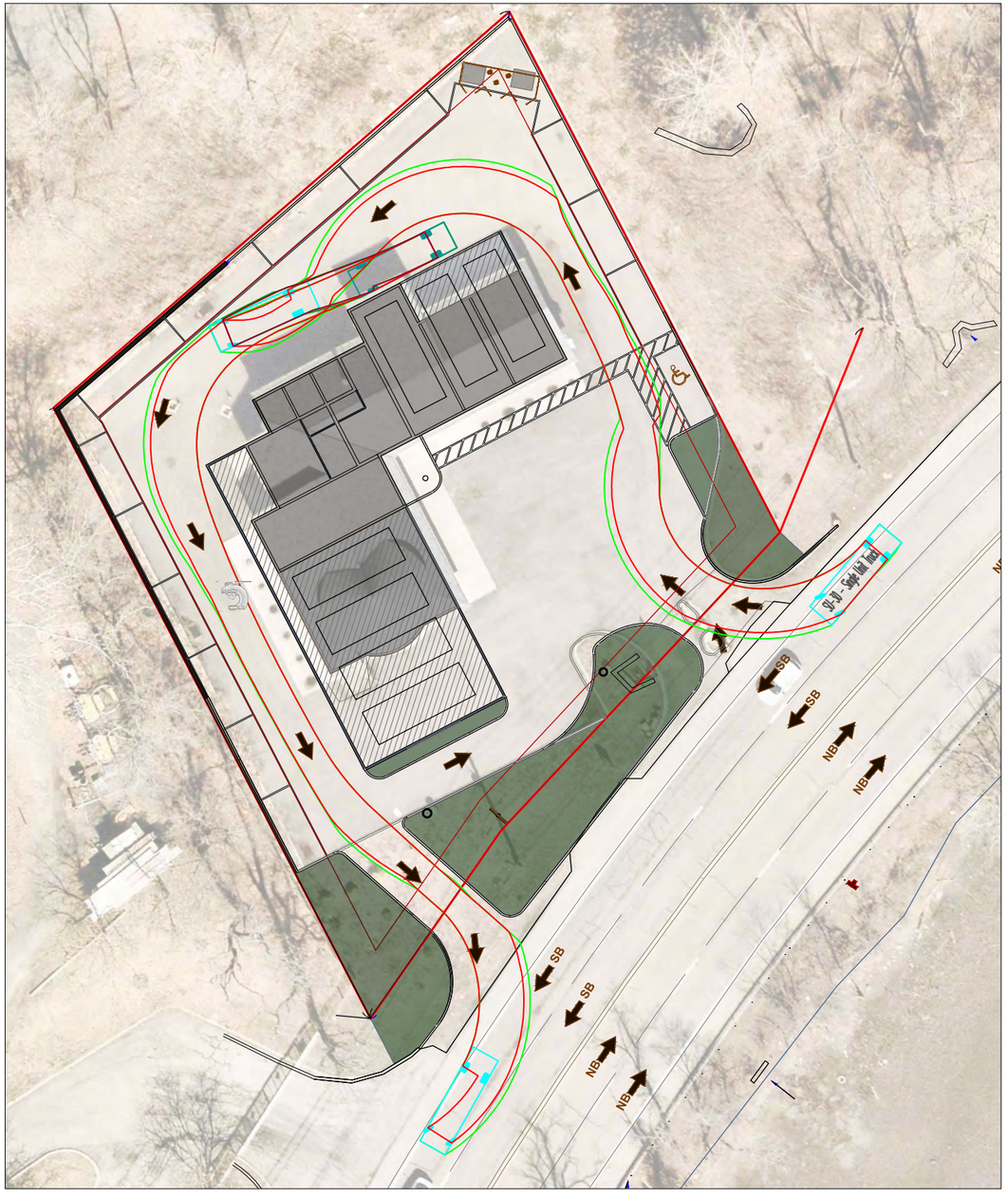
FIRE TRUCK

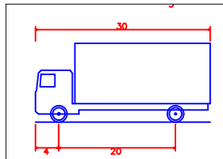
Figure 11

PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM





SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 20 40 80

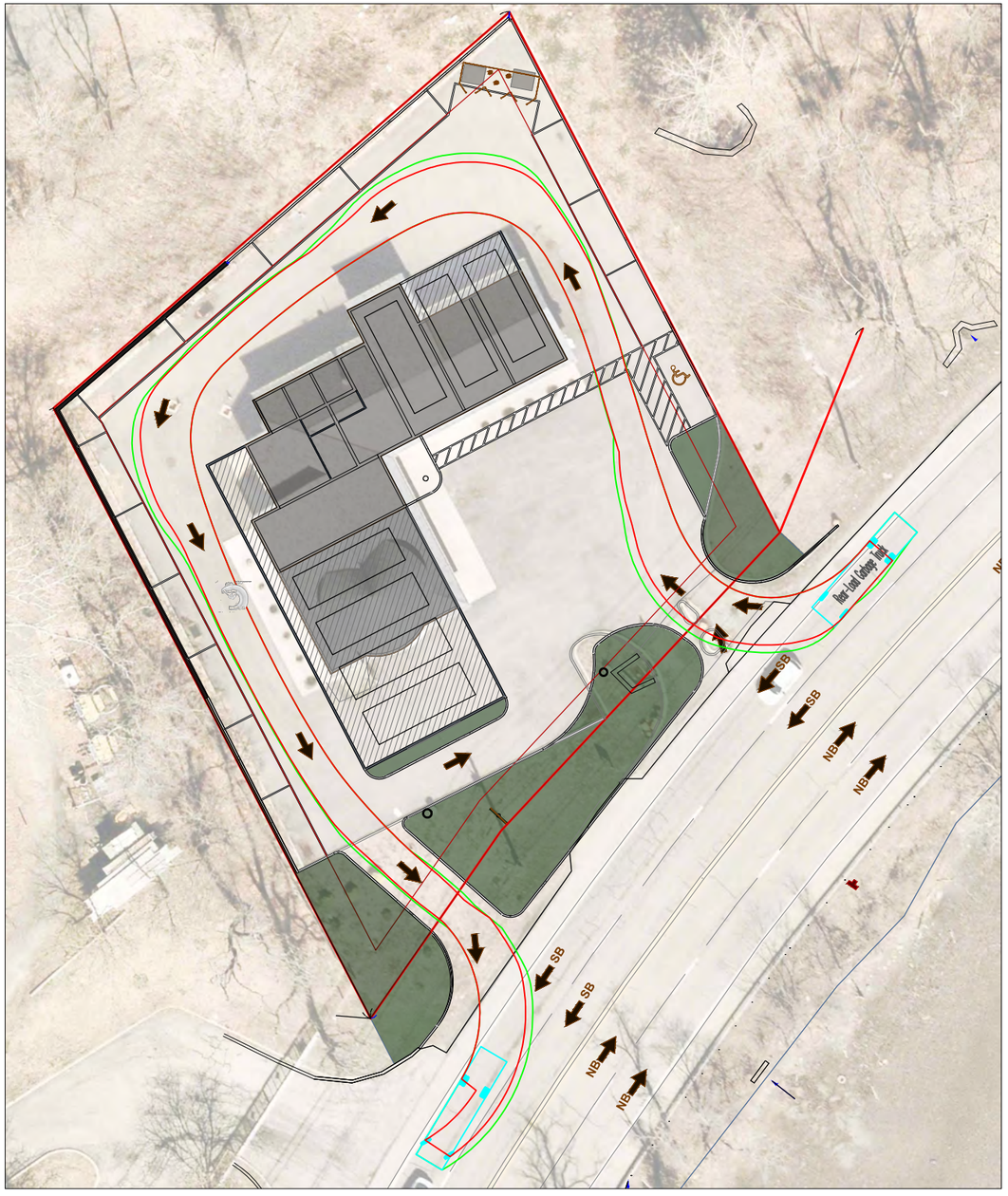
SU-30

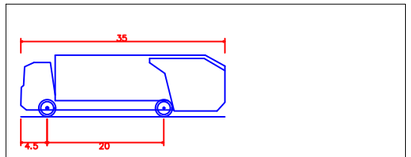
Figure 12

PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM





Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 20 40 80

Garbage Truck

Figure 13

PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

Kimley»Horn

© 2025 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

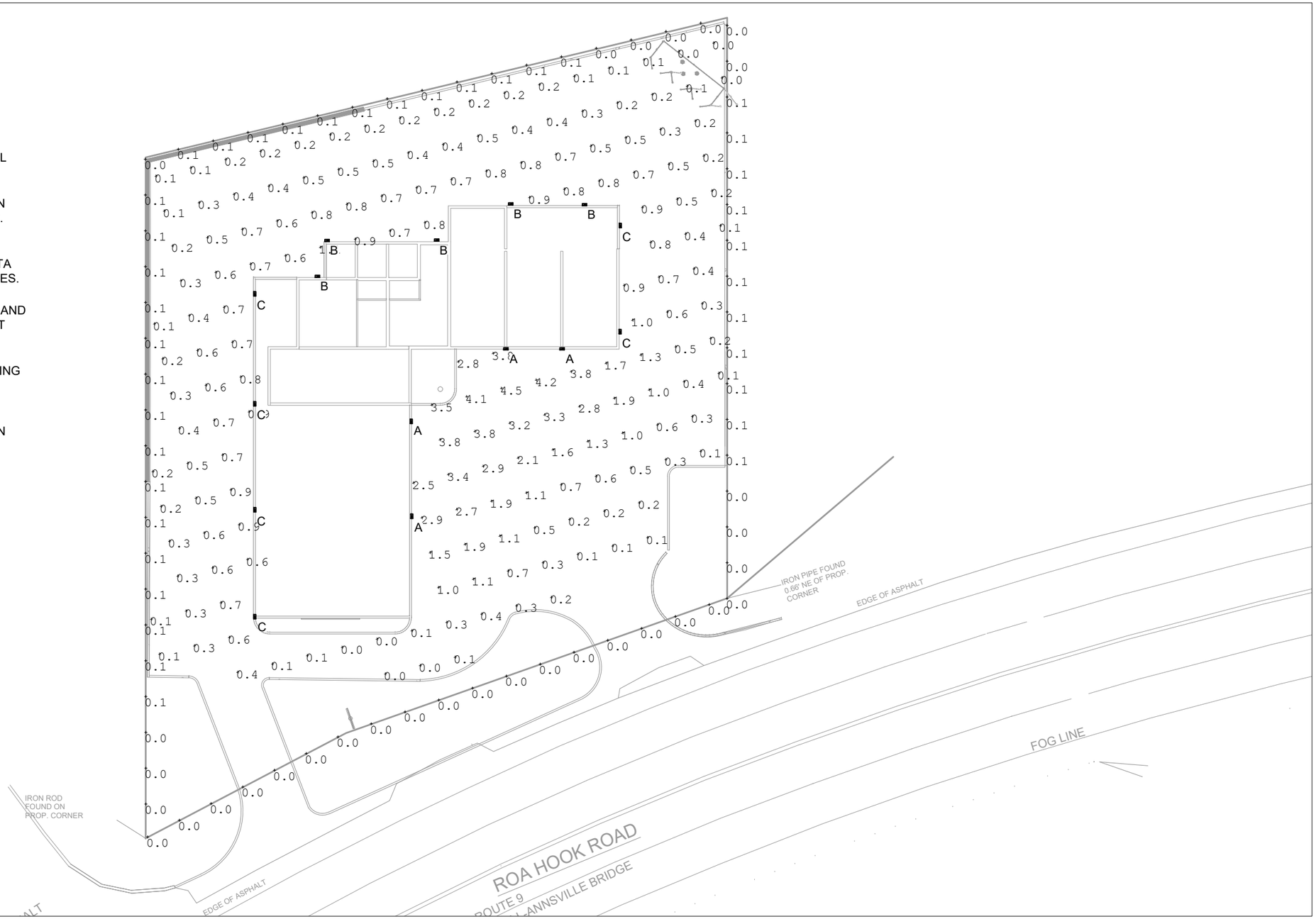
C:\Users\Gavin.Divincent\OneDrive - KH\Desktop\Lighting\Peterbilt\Electrical\references\Exhibit B (11x17).dwg

LEGEND

WALL MOUNTED LIGHTING FIXTURE

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATION AND CODES.
2. ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN TABLES ARE IN FOOTCANDLES (FC). 1FC = 10.76 LUX.
3. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURER THROUGH IES FILES.
4. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THESE CALCULATIONS.
5. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
6. PROPOSED BUILDING MOUNTED LIGHTS ARE SHOWN MOUNTED AT 12'.



Leal Peterbilt

70 Roa Hook Road
Town of Cortlandt, New York

SITE PLAN

KHA PROJECT:	122233000
DATE:	03-25-2026
DESIGNED BY:	GAD
DRAWN BY:	GAD
CHECKED BY:	JC

Kimley»Horn

© 2021 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Saved Wednesday, March 25, 2026 12:51:50 PM GAVIN.DIVINCENT Plotted Wednesday, March 25, 2026 12:52:47 PM Divincent, Gavin

C:\Users\Gavin.Divincent\OneDrive - KH\Desktop\Lighting\Peterbilt\Electrical\references\Exhibit B (11x17).dwg

LUMINAIRE SCHEDULE

LABEL	QTY	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT (FT)	TOTAL ARR. WATTS	TOTAL ARR. LUMENS	LLF	BUG RATING
A	4	Single	WDGE2 LED P3 27K 80CRI TFTM	36.39	32	2,880	1	B1-U0-G1
B	5	Single	WDGE2 LED P0 27K 80CRI T4M	36.39	7	648	1	B0-U0-G0
C	6	Single	WDGE2 LED P0 27K 80CRI T3M	36.39	7	662	1	B0-U0-G0

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVERAGE	MAX	TARGET MAX
Property Boundary	ILLUMINANCE	FC	0.1	0.1	**0.1**
East Of Building	ILLUMINANCE	FC	0.5	1.1	**N/A**
West Of Building	ILLUMINANCE	FC	1.0	4.5	**N/A**



WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number

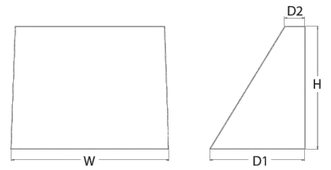
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1] P1[2] P2[2] P3[2] P4[2]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMB[3] Amber	70CRI[4] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[5] 480[5]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6] **Shipped separately** AWS 3/8inch Architectural wall spacer[7] PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[7]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type[8]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
CCE	Coastal Construction[7]

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt, New York

DETAILS

KHA PROJECT:	122233000
DATE:	03-25-2026
DESIGNED BY:	GAD
DRAWN BY:	GAD
CHECKED BY:	JC

Kimley»Horn
© 2021 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

Saved Wednesday, March 25, 2026 12:51:50 PM GA:\VIN.DIVINCENT Plotted Wednesday, March 25, 2026 12:52:47 PM Divincent, Gavin

Zoning Schedule

AWE-2 Annsville Waterfront Enhancement District	Ordinance	Approved	Proposed
B. (1) Dimensional requirements			
(a) Minimum Lot Area	7,500	28,061	28,061
(b) Minimum Lot Width	50	173	173
(c) Maximum Building Coverage	30%	16.6%	23.5%
(d) Yards			
Required Front Yard	10	50.6	24
Required Side Yard	10	34.1/30.1	30.1/30.1
Required Rear Yard	10	30.0	32.8
(HC District) Buffer to ROW	25	0	0
(e) Maximum Height (stories)	2.5	1	1
(f) Maximum Height (feet)	35	35	26
E. (7) (b) Suggested pervious, landscaped areas	25%	11.3%	11.3%

Existing Floor Area		4,649	4,649
Demolition			-1,290
Additions			3,241
Total Building Area		4,649	6,600
Parking "Other automobile repair & services"			
1 per employee	6		6
1 per 150 square feet of gross floor area	44		8
Total Parking	50	12	14
Lot Coverage		24,890	24,890

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

_____ _____
Director **Date**

Reviewed by the Department of Planning & Community Development

_____ _____
Director **Date**

Reviewed by the Planning Board Engineer

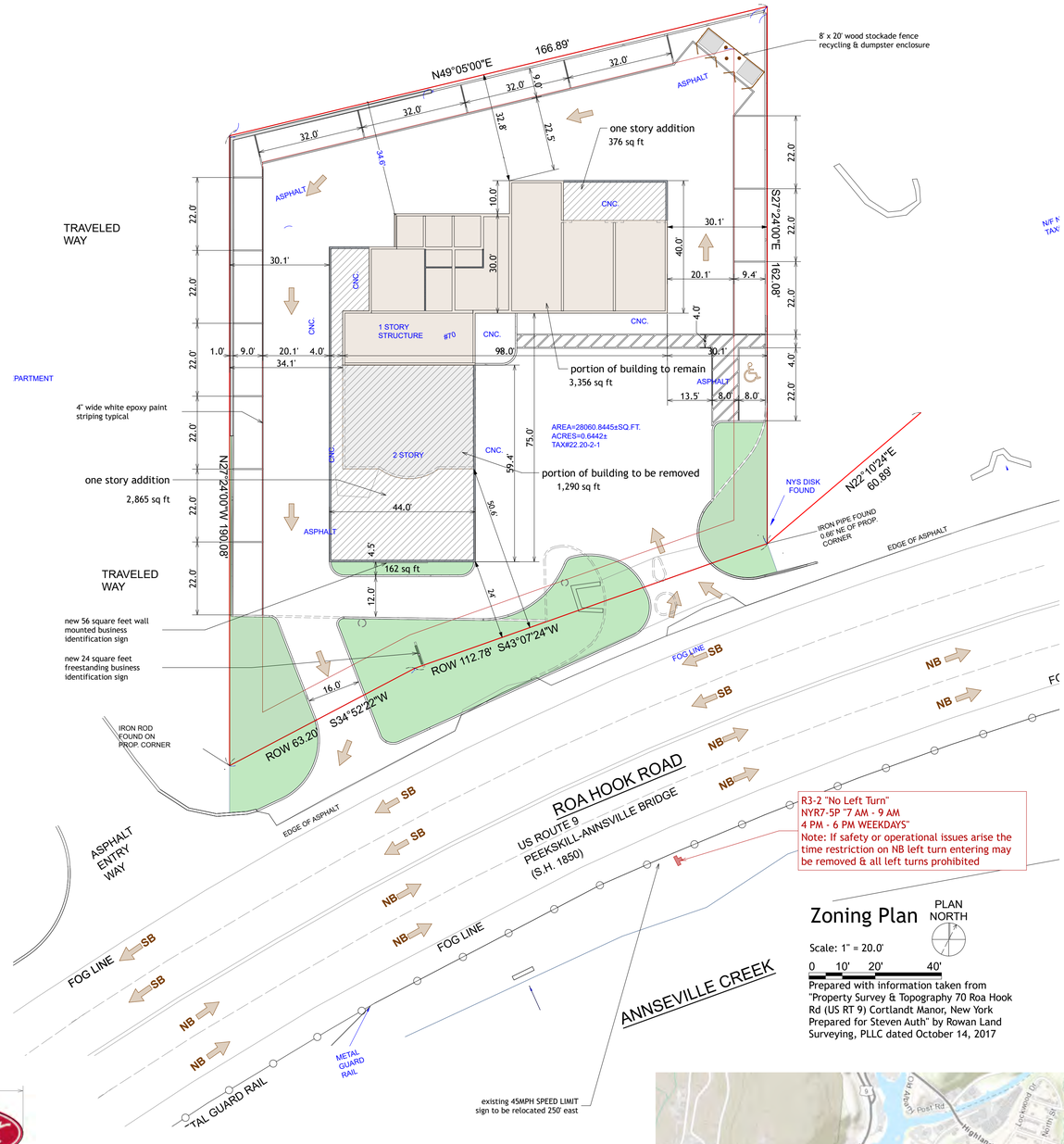
_____ _____
Engineer **Date**

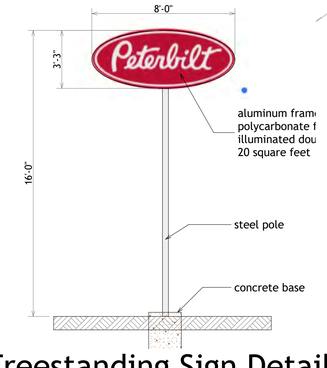
Approved by Resolution No._____ of the Planning Board of the Town of Cortlandt, New York on the _____day of _____, subject to all requirement and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____ by

_____
Chairperson of the Planning Board

Stephen Ferreira, P.E., Director DES	**737-0100**
Chris Kehoe, AICP, Planning Director	**734-1080**
Planning Board Engineer	**734-1080**





Freestanding Sign Detail



Site Location Plan

JOHN J
GILCHRIST ARCHITECT
A Professional Corporation

Table of Required Permits

1. Town of Cortlandt Site Plan Approval, Steep Slope Permit, Tree Removal Permit & Building Permit
2. Westchester County Department of Health Well & Septic approvals
3. New York Department of Transportation Road Opening Permit

Index

1. Zoning Plan
2. Site Plan
3. Landscaping Plan
4. Floor Plans
5. Building Elevations
6. Site Details
7. Septic Plan

3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG
Date	Issue	Initial

Zoning Plan

New Sales & Service Building for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

REGISTERED ARCHITECT John J Gilchrist 024343-1 STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

John J Gilchrist Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

1" = 20.0'	Peterbilt
250311	1 of 7

General Notes

a. Prior to any construction beginning, the Applicant shall obtain a building permit administered through the Department of Technical Services – Office of Code Enforcement.

b. Prior to the issuance of a building permit, the Applicant shall submit all third party permits and approvals.

c. The Applicant shall organize a pre-construction meeting with representatives of the Town of Cortlandt and NYSDOT.

d. Prior to the issuance of a building permit, the Applicant's Contractor shall submit a clearing and grading stakeout sketch as prepared by a licensed professional land surveyor that shall delineate the approved work area. All silt fencing shall be installed along this line and proper erosion and sedimentation controls shall be installed and inspected.

e. No construction debris or recycled material is permitted on site. All imported fill shall be laboratory tested and determined to be clean fill in accordance with applicable NYSDEC guidelines for residential and commercial fill.

f. Garbage and recycling is the responsibility of the Owner through private carting services.

g. The Owner/Applicant is advised that no blasting is permitted onsite without an approved rock removal and blasting plan as approved by the Department of Technical Services.

h. At the completion of construction a comprehensive as-built survey is required and shall be prepared by a NYS licensed land surveyor.

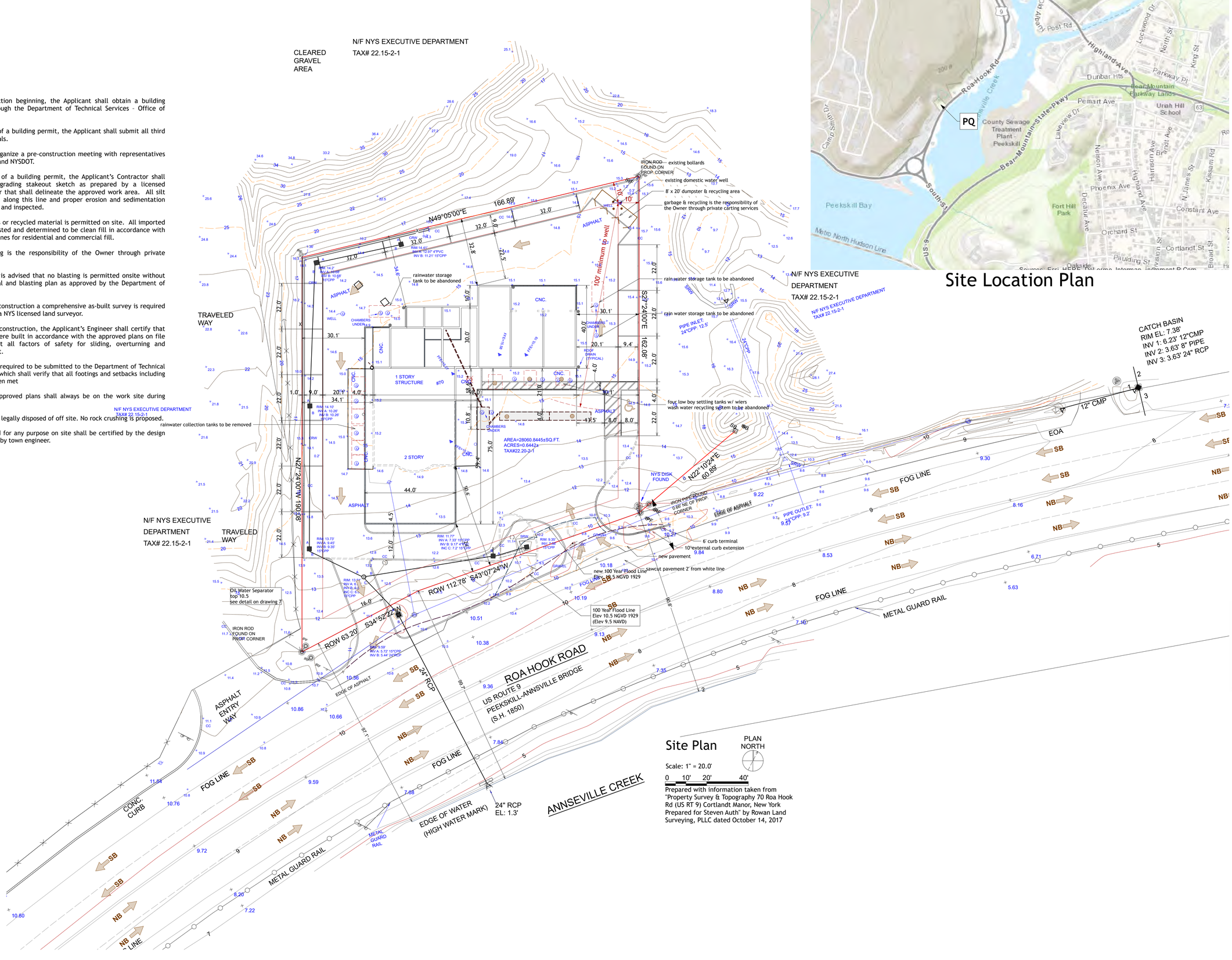
i. At the completion of construction, the Applicant's Engineer shall certify that all retaining structures were built in accordance with the approved plans on file with the Town and that all factors of safety for sliding, overturning and settlement have been met.

j. A foundation survey is required to be submitted to the Department of Technical Services upon completion which shall verify that all footings and setbacks including granted variances have been met

k. Copies of permit & approved plans shall always be on the work site during construction

l. Excess cut soil shall be legally disposed of off site. No rock crushing is proposed.

m. On site soil to be used for any purpose on site shall be certified by the design professional and approved by town engineer.



Site Location Plan

Site Plan

PLAN NORTH

Scale: 1" = 20.0'

0 10' 20' 40'

Prepared with information taken from "Property Survey & Topography 70 Roa Hook Rd (US RT 9) Cortlandt Manor, New York Prepared for Steven Auth" by Rowan Land Surveying, PLLC dated October 14, 2017

JOHN J GILCHRIST ARCHITECT
A Professional Corporation

Date	Issue	Initial
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

Site Plan

New Sales & Service Building for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

REGISTERED ARCHITECT John J Gilchrist 024343-1 STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

John J Gilchrist Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

1" = 20.0' | Peterbilt | 2 of 7 | 250311

Permanent Seeding:

Permanent seeding will be applied immediately after the final design grades are achieved at the site but no later than 14 days after construction activities have permanently ceased. After the entire site is stabilized, any sediment that has accumulated will be removed and hauled off site to a licensed landfill facility. Construction debris, trash, and temporary BMP's will also be removed in areas disturbed during removal will be seeded immediately.

Seedbed Preparation:

a. Topsoil will be spread over final graded areas at a minimum depth of four inches.
b. The seedbed will be free of rocks, woody debris and other objectionable material.
c. Fertilizer will be applied to the seedbed as specified in the appendix.
d. Topsoil will be loosened by raking, tilling or other suitable methods.

Installation schedule: Portions of the site where construction activities have permanently ceased will be stabilized, as soon as possible but not later than 14 days after construction ceases.

Maintenance and Inspection: All seeded areas will be inspected weekly during construction activities for failure until a dense cover of vegetation has been established. If failure is noticed on the seeded area, the area will be seeded, fertilized and mulched immediately. After construction is complete at the site permanent stabilization measures will be monitored until final stabilization is reached.

Tree Removal & Protection Notes

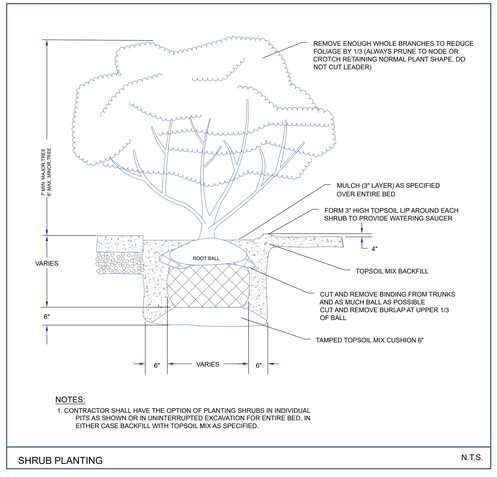
1. All removal of trees on property are to be minimized & shall be tagged by the contractor & inspected by the Town of Cortlandt prior to cutting. Tree wells shall be constructed around all trees that would be impacted as a result of cutting & filling

2. All trees designated for preservation shall be clearly marked w/ a bright colored ribbon or other easily discernible method.

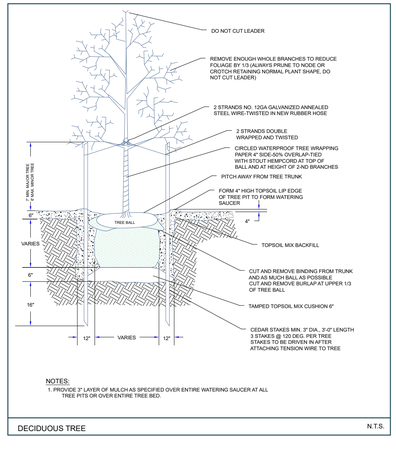
Plant List

Key	Scientific Name	Common Name	Quantity	Size
DW	Cornus Sericea "Flaviramea"	Yellow Twig Dogwood	6	2 1/2"caliper
RJ	Juniperus Horizontalis "Wilton"	Wilton's Blue Rug Juniper	14	2 gallon
ML	Kalmia latifolia Sarah	Sarah Mountain Laurel	4	2 gallon
GC	Chamaecyparis pisifera	Golden Cyprus	4	2 gallon
BS	Picea pungens Waldbrunn	Waldbrunn Dwarf Blue Spruce	4	5 gallon
WA	Azalea Delaware Valley White	White Azalea	4	5 gallon
R	Rhododendron Northern Starburst	Rhododendron	4	3 gallon
AV	Thuja plicate "Green Giant"	Green Giant Arborvitae	6	6' height

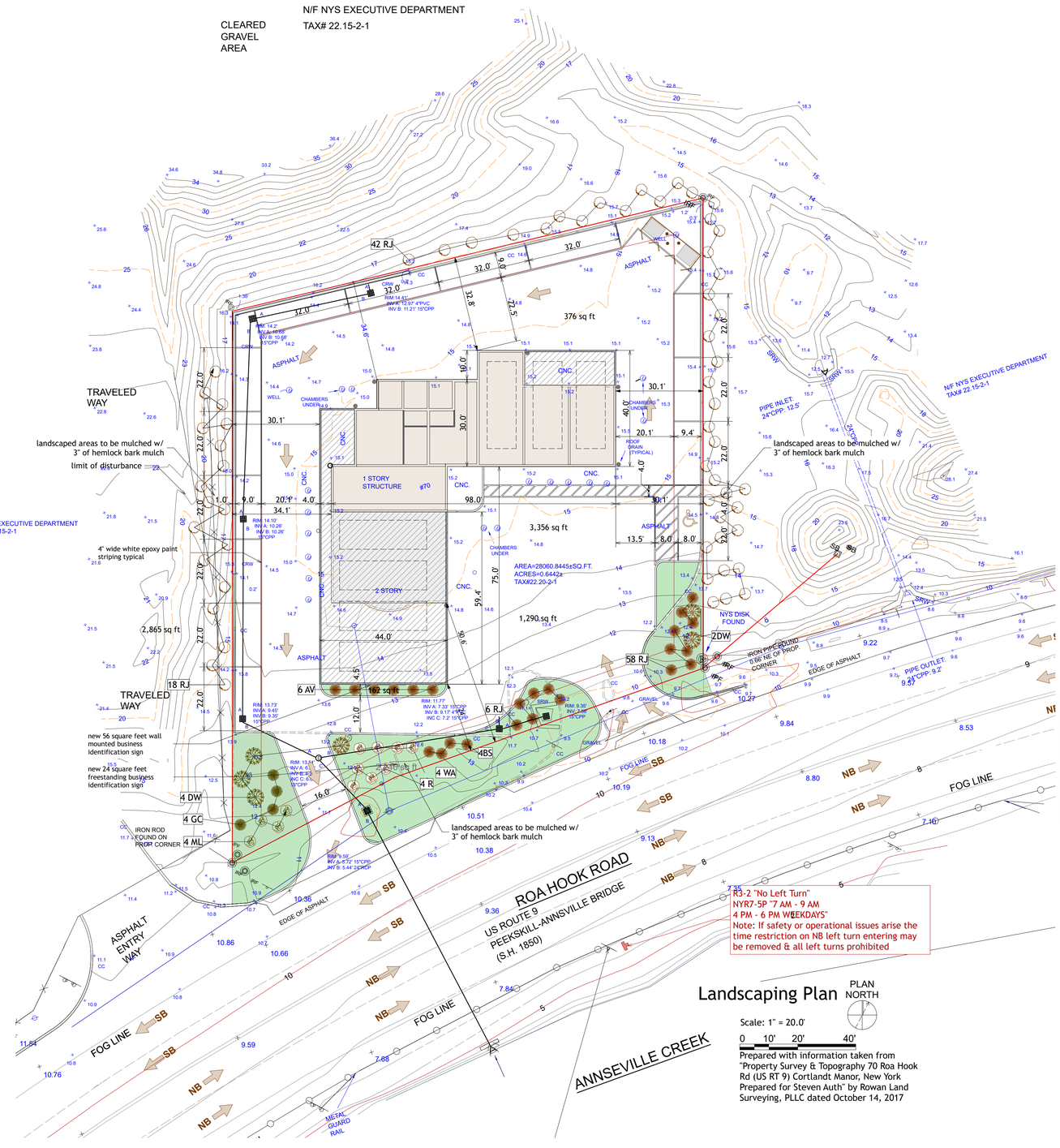
Off Site Planting



SHRUB PLANTING N.T.S.



DECIDUOUS TREE N.T.S.



JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Date	Issue	Initial
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

Landscaping Plan

New Sales & Service Building for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

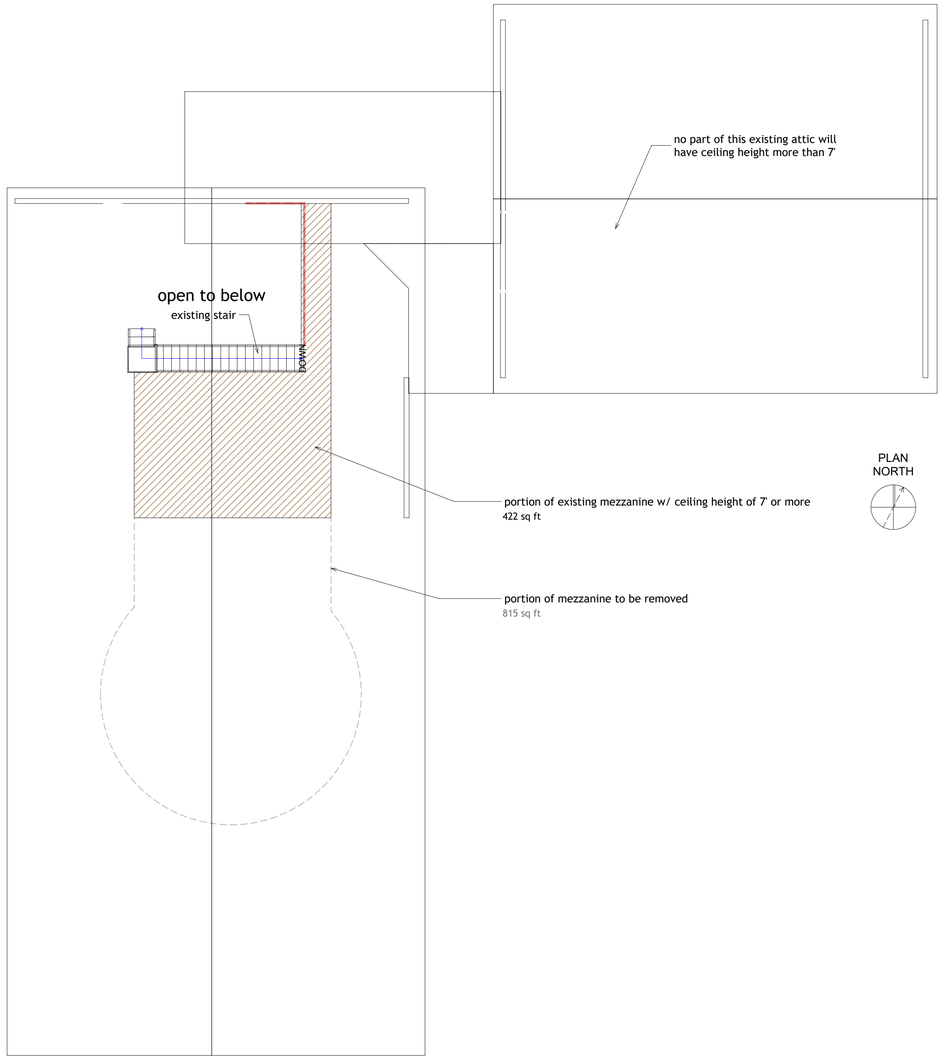
REGISTERED ARCHITECT John J Gilchrist 024343-1 STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

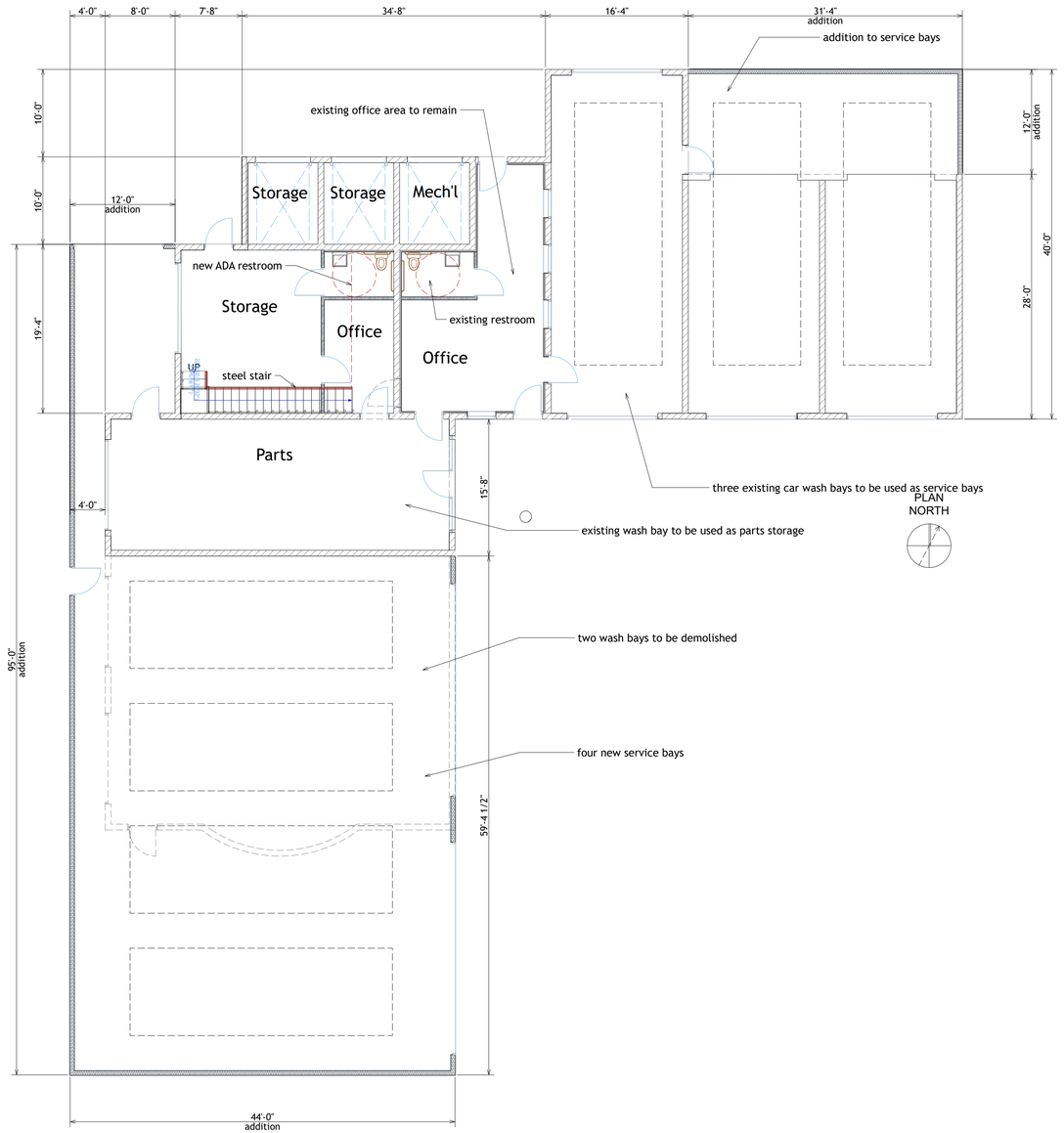
John J Gilchrist Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

1" = 20.0'	Peterbilt 3 of 7
250311	



Mezzanine

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



Floor Plan

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

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Date	Issue	Initial
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

Floor Plans

New Sales & Service Building
for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

REGISTERED ARCHITECT
John J Gilchrist
024343-1
STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

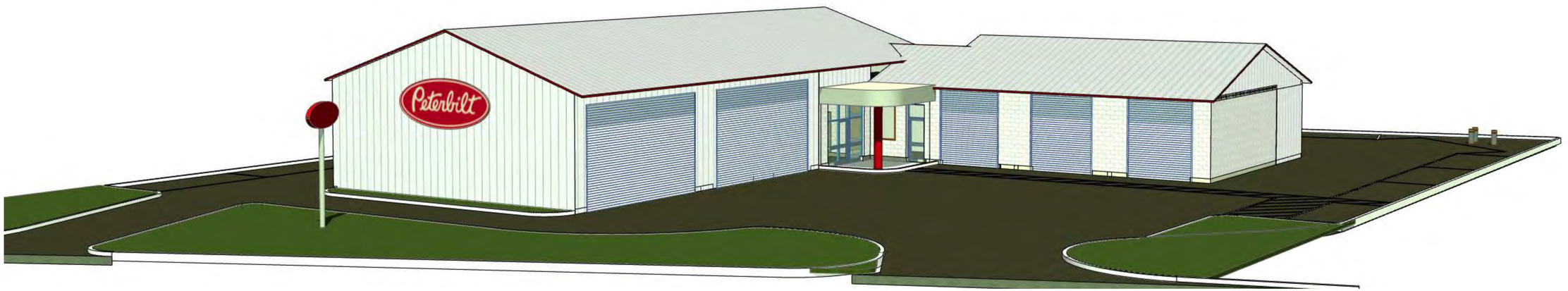
It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

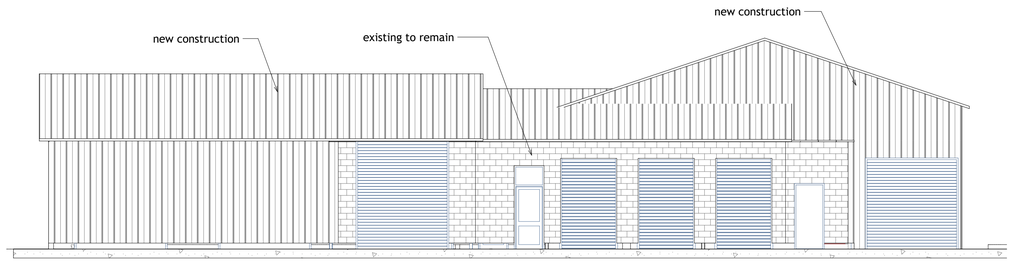
John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

1/8" = 1'-0"

Peterbilt
4 of 7

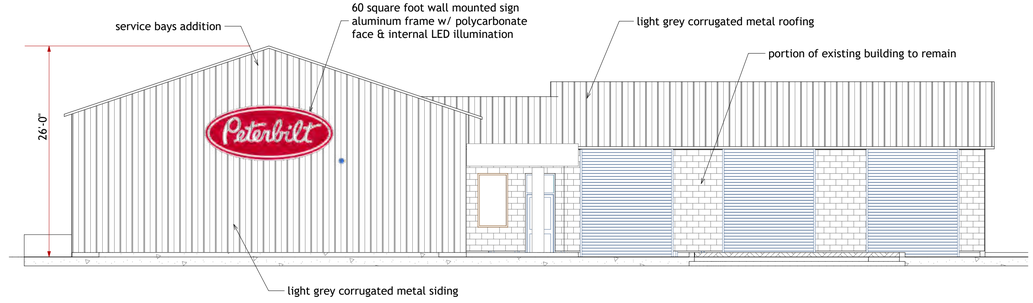
250311





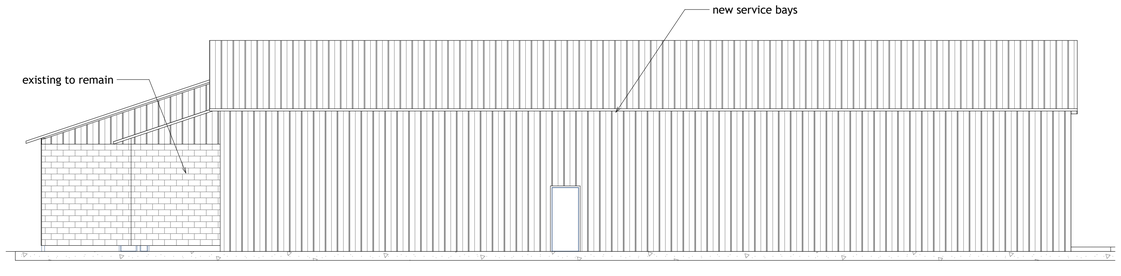
North (Rear)Elevation

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



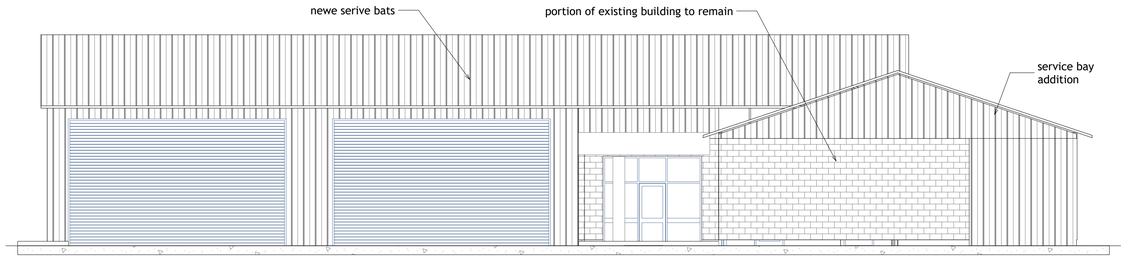
South (Facing Rt 9) Elevation

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



West (Left Side) Elevation

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



East (Right Side) Elevation

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

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Date	Issue	Initial
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

Building Elevations

New Sales & Service Building
for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

REGISTERED ARCHITECT
John J Gilchrist
024343-1
STATE OF NEW YORK

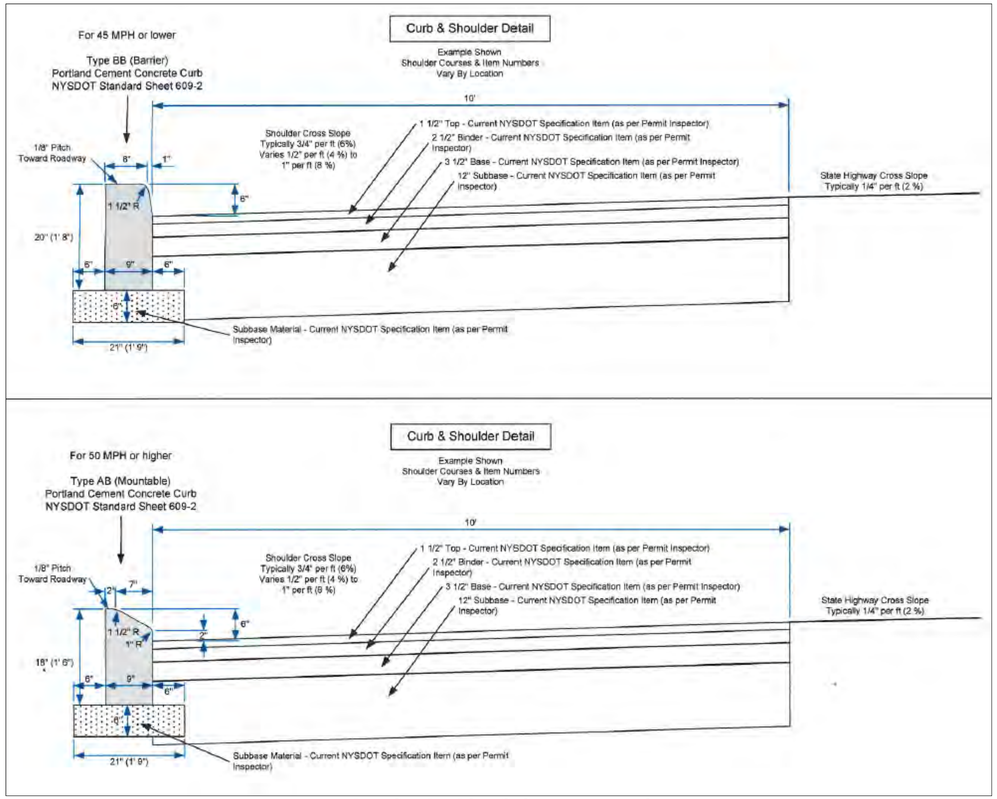
NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

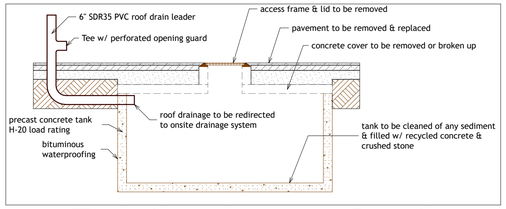
John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

Peterbilt
5 of 7

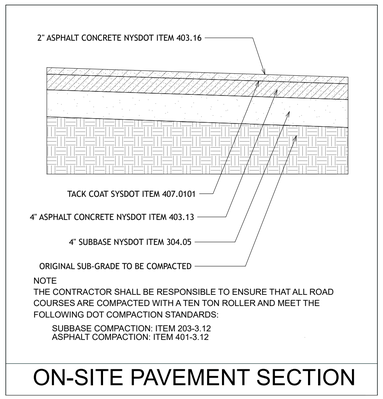
250311



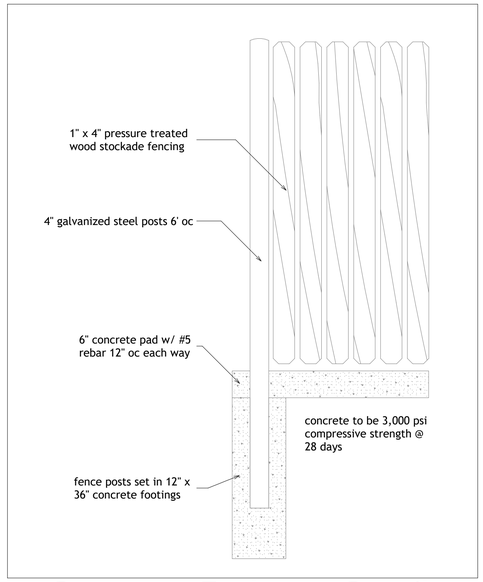
Curb & Sholder Detail



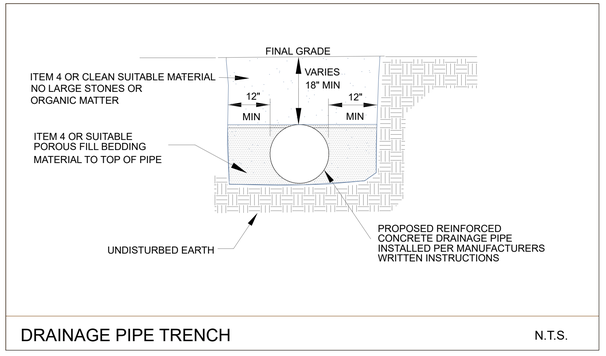
Tank Abandonment Detail



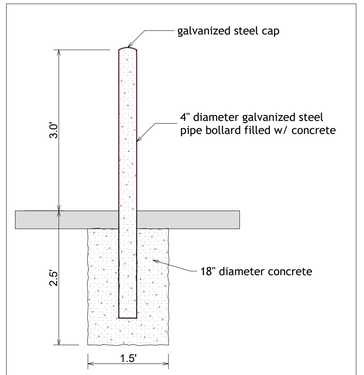
ON-SITE PAVEMENT SECTION



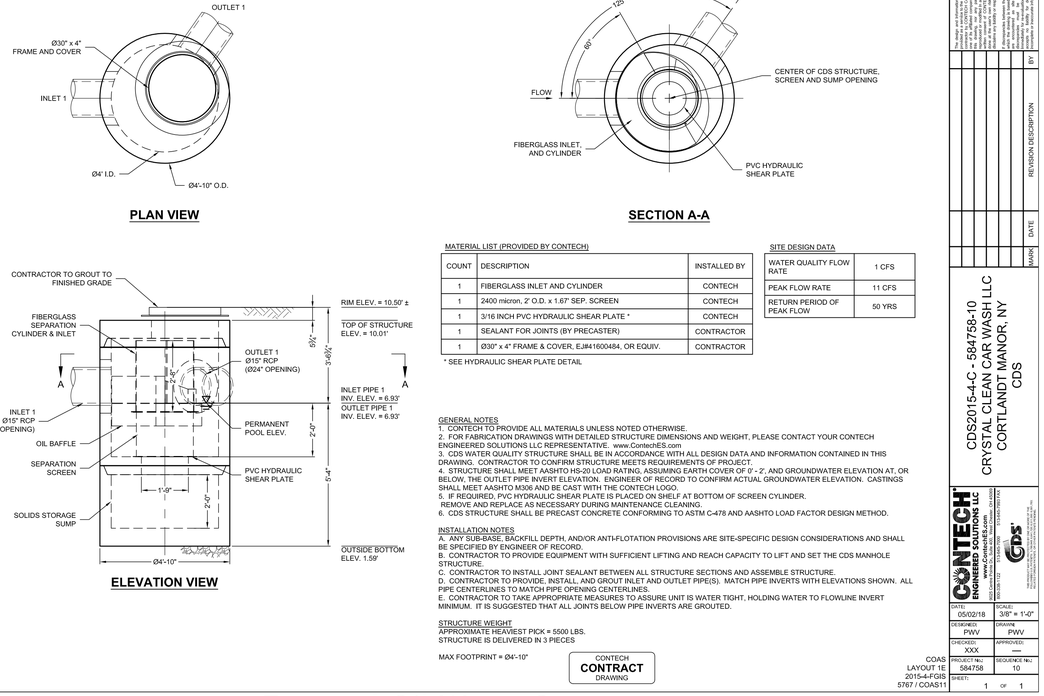
Dumpster Enclosure Detail



DRAINAGE PIPE TRENCH N.T.S.



Bollard Detail



MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	FIBERGLASS INLET AND CYLINDER	CONTECH
1	2400 micron, 2' O.D. x 1.67' SEP. SCREEN	CONTECH
1	3/16 INCH PVC HYDRAULIC SHEAR PLATE *	CONTECH
1	SEALANT FOR JOINTS (BY PRECASTER)	CONTRACTOR
1	Ø30" x 4" FRAME & COVER, EJ#41600484, OR EQUIV.	CONTRACTOR

* SEE HYDRAULIC SHEAR PLATE DETAIL

SITE DESIGN DATA

WATER QUALITY FLOW RATE	1 CFS
PEAK FLOW RATE	11 CFS
RETURN PERIOD OF PEAK FLOW	50 YRS

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 5500 LBS.
STRUCTURE IS DELIVERED IN 3 PIECES

MAX FOOTPRINT = Ø4'-10"

CONTECH
CONTRACT
DRAWING

COAS
LAYOUT 1E
2015-4-CGIS
5767 / COAS11

This drawing and all information shown on the drawing is the property of CONTECH Engineered Solutions LLC ("CONTECH"). The drawing is not to be used for any purpose not expressly permitted by agreement with CONTECH. Unless otherwise agreed to in writing by CONTECH, no use, reproduction or distribution of this drawing, in whole or in part, is permitted without the prior written consent of CONTECH. Any use or reproduction of this drawing for any purpose not expressly permitted by agreement with CONTECH is at the risk of the party making such use or reproduction. In addition, such use or reproduction shall be at the sole liability of such party and such party shall indemnify CONTECH for any loss or expense incurred as a result of infringement, misappropriation, or unauthorized use or reproduction of this drawing.

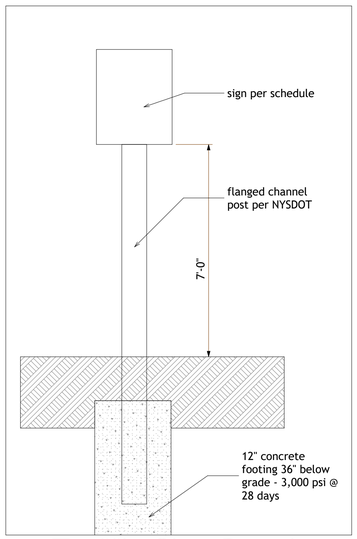
MARK	DATE	REVISION DESCRIPTION	BY

CDS2015-4-C - 584758-10
CRYSTAL CLEAN CAR WASH LLC
CORTLANDT MANOR, NY
CDS

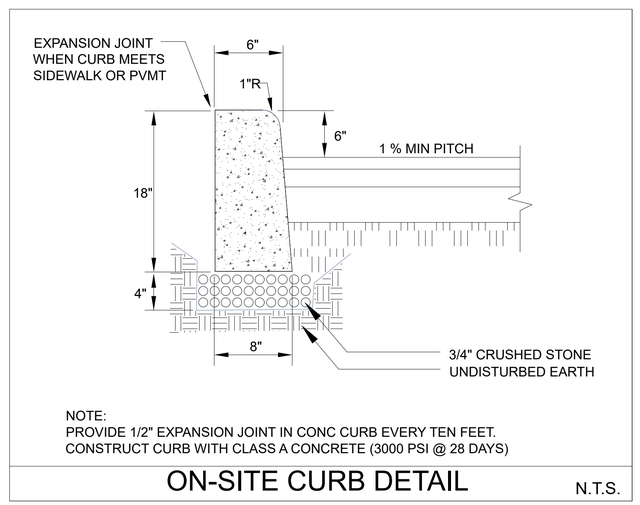
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 Fax
CDS TECHNOLOGY
Patented Stormwater Quality Treatment
800.338.1122
www.ContechES.com
513.645.7000
513.645.7993 Fax
This drawing and all information shown on the drawing is the property of CONTECH Engineered Solutions LLC ("CONTECH"). The drawing is not to be used for any purpose not expressly permitted by agreement with CONTECH. Unless otherwise agreed to in writing by CONTECH, no use, reproduction or distribution of this drawing, in whole or in part, is permitted without the prior written consent of CONTECH. Any use or reproduction of this drawing for any purpose not expressly permitted by agreement with CONTECH is at the risk of the party making such use or reproduction. In addition, such use or reproduction shall be at the sole liability of such party and such party shall indemnify CONTECH for any loss or expense incurred as a result of infringement, misappropriation, or unauthorized use or reproduction of this drawing.

DATE:	SCALE:
05/02/18	3/8" = 1'-0"
DESIGNED: PWV	DRAWN: PWV
CHECKED: XXX	APPROVED: —
PROJECT No.: 584758	SEQUENCE No.: 10
SHEET: 1 OF 1	

External Oil Water Separator



Traffic Sign Detail



ON-SITE CURB DETAIL N.T.S.

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Date	Issue	Initial
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

Site Details

New Sales & Service Building
for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

REGISTERED ARCHITECT
John J Gilchrist
024343-1
STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation 'altered by' followed by the architect's signature and the date of such alteration and a specific description of the alteration.

John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

NTS	Peterbilt
250311	6 of 7

Septic System & Well General Notes

There shall be no trees within 10 feet of the OWTS

There are no wells within 200' of OWTS unless otherwise shown on plan. There are no OWTS within 200' of well unless otherwise shown on plan.

The proposed OWTS area shall be isolated and protected against damage by erosion, storage of earth or materials, displacement, compaction or other adverse physical change in the characteristics of the soil or in the drainage of the area.

If for any reason the approved construction plan can not be followed, a revised plan must be prepared, submitted, and approved by WCDH.

The design professional shall supervise the construction of the OWTS and make an open works inspection.

Within 24-hours of the completion of the OWTS, the design professional must notify the Westchester County Department of Health (WCDH) that the OWTS is ready for inspection by submitting a completed request for an open works inspection on the appropriate form to WCDH.

That no backfilling of a completed OWTS can occur until after it has been inspected and accepted by the Westchester County Department of Health. The diffusers shall be installed just before the final asphalt top course is ready to be placed in the parking and drive areas (ie all pavement areas). No vehicular traffic shall be allowed to traverse within 3ft of the perimeter of the 48 ft by 4ft present and future area where the diffusers are to be located anytime during construction until this area has been backfilled and the final asphalt top course has been placed over this area. This area will be isolated with traffic barrels as directed by the engineer and shall remain in place until the final asphaltic surface is installed.

The installation of the OWTS shall be in accordance with the Rules and Regulations for the Design and Construction of Residential Subsurface Sewage Treatment Systems and Drilled Wells in Westchester County, NY.

All pipes connecting to tank and boxes shall be cut flush with the inside wall of box.

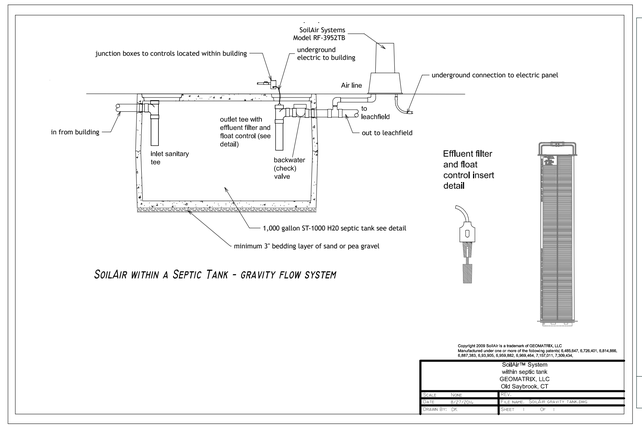
The proposed OWTS shall be installed by a Westchester County licensed septic contractor.

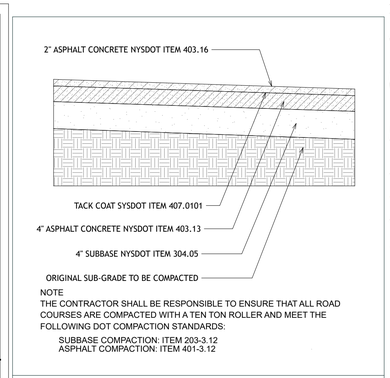
Prior to any excavation all underground utilities must be located. Call 1-800-962-7962.

The Westchester County Health Department approval expires one year from the date on the approval stamp and is required to be renewed on or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the department.

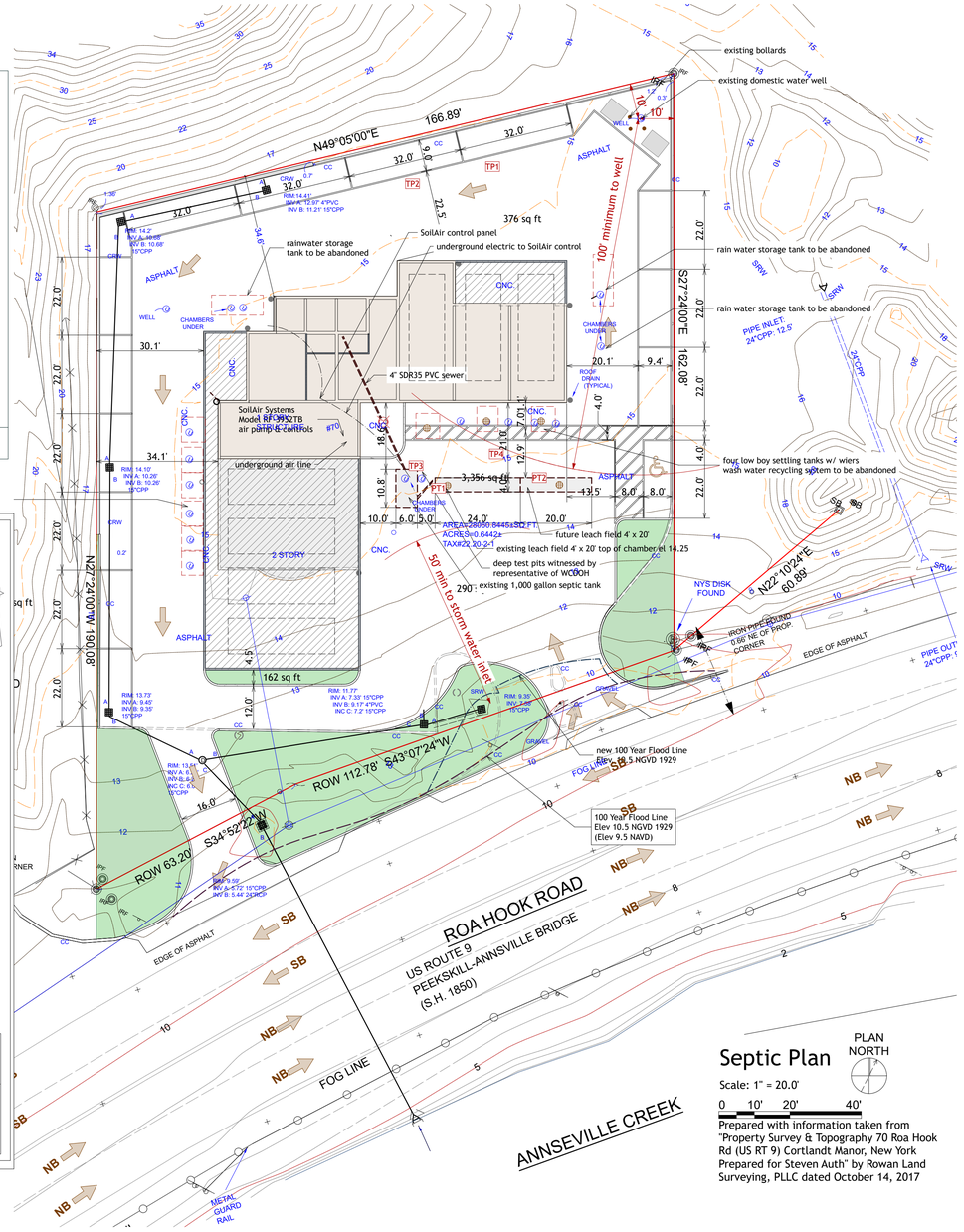
There are no unprotected sources of contamination within 200 feet of the proposed well.

The minimum well yield is 5 gpm; yields less than 5 gpm must be immediately reported to the department.





ON-SITE PAVEMENT SECTION



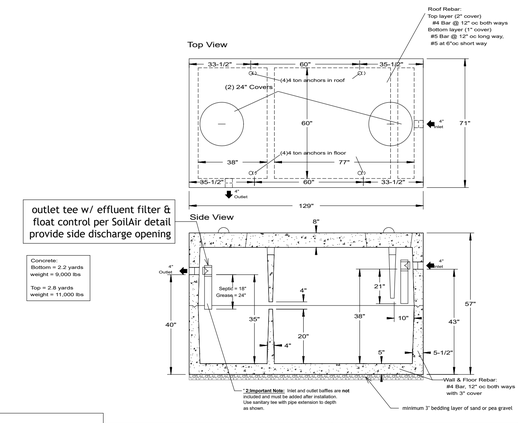
Septic Plan

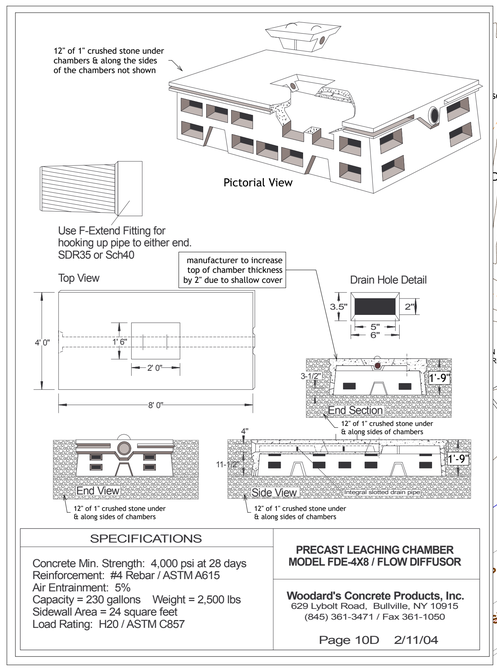
PLAN NORTH

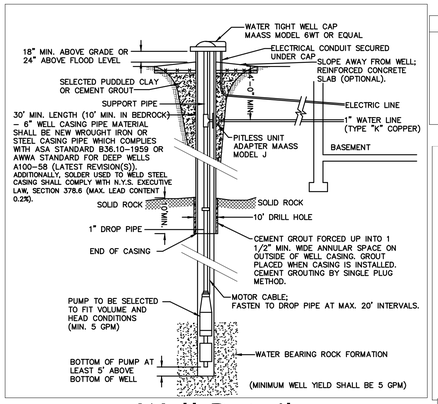
Scale: 1" = 20.0'

0 10' 20' 40'

Prepared with information taken from "Property Survey & Topography 70 Roa Hook Rd (US RT 9) Cortlandt Manor, New York Prepared for Steven Auth" by Rowan Land Surveying, PLLC dated October 14, 2017



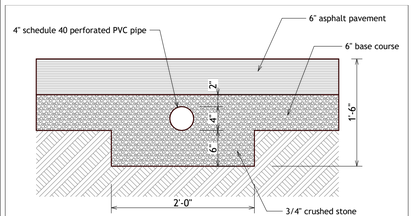




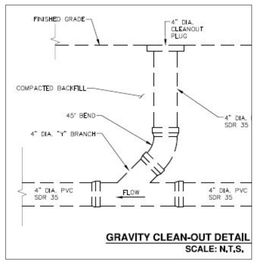
Well Detail

SPECIFICATIONS	ST-1000 H20 1,000 GALLON SEPTIC TANK OR GREASE TRAP
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 & #5 Rebar / ASTM A615 Air Entrainment: 6% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal Weight = 20,000 lbs Load Rating: HS20-44 + 30% / ASTM C857	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 4/29/14

www.woodardsconcrete.com

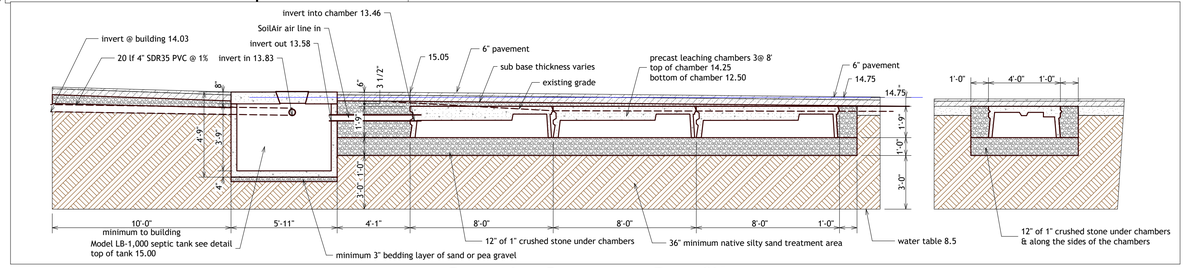


Service Line to Septic Tank



GRAVITY CLEAN-OUT DETAIL

SCALE: N.T.S.



Septic System Profile

SCALE: 1/4" = 1'-0"



Site Location Plan

JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Soil Investigation

Deep Test Pits TP-3 & TP-4 (locations shown on plan)

0"-2" topsoil organic
2"-84" sands & silts
72" water encountered
no rock

Percolation Tests 1 & 2:
1 to 5 minutes per inch

Hydraulic Loading: 90 gpd
Application Rate: 1.2
Septic Area 75 sf
Required length of infiltrators 20', 24' provided. Existing surface grade in area of diffusers is approximately 2.5%
Property is in the Hudson Watershed Basin

There are no existing or WCDH approved wells or OWTS within 200 feet of the proposed OWTS or well.

Current Property Owner:
Valerio Santucci
37 Croton Dam Road
Ossining NY 10562
info@VSConstructionCorp.com

Date	Issue	Initial
3-25-26	revised per review letters	JJG
1-22-26	for review	JJG
9-29-25	for review	JJG

New Septic System

New Sales & Service Building for
Leal Peterbilt
70 Roa Hook Road
Town of Cortlandt
Westchester County
New York
Lot 1 Block 2 Section 22.20

REGISTERED ARCHITECT John J Gilchrist 024343-1 STATE OF NEW YORK

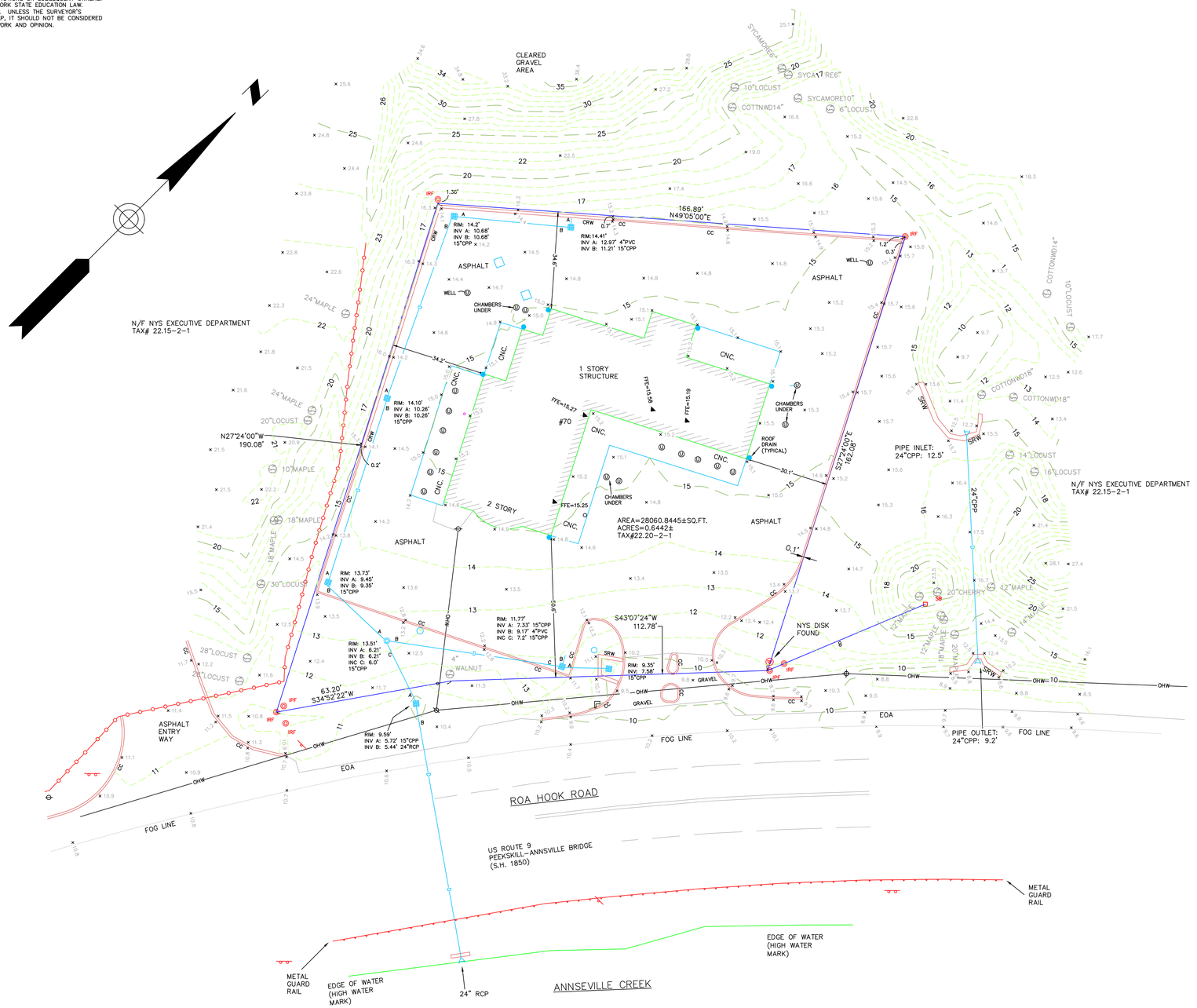
NY 024343-01 exp 03-31-2027

It is a violation of the law for any person, unless acting under the direction of the licensed architect, to alter any item in the plans, specifications or reports to which the seal of the architect has been applied in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to this item the seal and the notation "altered by" followed by the architect's signature and the date of such alteration and a specific description of the alteration.

John J Gilchrist Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

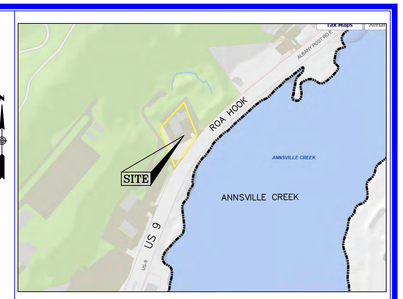
1" = 20.0'	Peterbilt
250311	7 of 7

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



LEGEND

- DISK
- CONCRETE/STONE MONUMENT
- IRON PIPE
- IRON ROD
- CATCH BASIN
- SIGN (SINGLE POSTED)
- UTILITY POLE
- PIPE OUTLET
- UNKNOWN MANHOLE
- MAILBOX
- CRW CONCRETE RETAINING WALL
- SRW STONE RETAINING WALL
- CNC. CONCRETE
- EOA EDGE OF ASPHALT
- PROPERTY LINE
- CHAIN LINK FENCE
- OHW OVERHEAD WIRES
- 52 MINOR CONTOURS
- 50 MAJOR CONTOURS
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- PVC POLYVINYL CHLORIDE
- INV. INVERT
- CC CONCRETE CURB



LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON JANUARY 10, 2026 AND ON THE FOLLOWING DATUM–

   MERIDIAN: STEVEN P. DRABICK, P.L.S. MAP "SURVEY OF PROPERTY FOR STEVEN AUTH..."

   HORIZONTAL: ASSUMED

   VERTICAL: SCALED AS PER SAID STEVEN P. DRABICK MAP (NGVD 1929)

2. REFERENCES

   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS–

   A. MAP ENTITLED, "SURVEY OF PROPERTY FOR STEVEN AUTH", PREPARED BY STEVEN P. DRABICK NOVEMBER 10, 2016 (JOB# 1808-16).

3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.

4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.

6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.

Paul Rowan

STATE OF NEW YORK · PAUL A. ROWAN · 050985 · LICENSED LAND SURVEYOR

TOPOGRAPHIC DETAIL

70 ROA HOOK RD (US RT 9)
CORTLANDT MANOR, NEW YORK
PREPARED FOR
JOHN GILCHRIST

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date JANUARY 15, 2026	Job No. 017-058
Surveyed By PR	Scale 1" = 20'	Sheet No. 1 OF 1

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

March 25, 2026

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

Re: VS Construction Corp. – Evergreen Manor Parcel 3 – Pharmacy & Medical Office
2003 Crompond Road

Dear Chairman Kessler and Members of the Planning Board:

On behalf of VS Construction Corp, owner of the above-referenced Property, we hereby submit the enclosed updated drawing set and offer the following responses to comments received from Department of Planning & Community Development, dated March 5, 2026.

Additional Information Required

1. **Comment:** ***Subdivision: The applicant shall explain to the Planning Board how they intend to proceed with the additional required subdivision of Lot 2 (to create lots for the townhomes and this commercial building) since the Planning Board cannot grant final site plan approval without completion of those subdivisions. Related to the creation of a separate lot for this commercial building, the size of the parcel proposed for the 9,600 sq. ft. building shall be added to the plan based on a metes and bounds survey of the lot, and all dimensions of each proposed front, side and rear lot line shall be shown on the subject drawing.***

   Response: The Applicant is currently working with the Town's Department of Technical Services related to the Westchester County Department of Health review of the conditionally approved two-lot subdivision to create the planned Assisted Living Facility parcel (Parcel 1). The Applicant will file a separate subdivision application to amend the conditionally approved two-lot subdivision to create parcels for the planned residential townhome development (Parcel 2) and the

subject commercial building (Parcel 3) so that site plan approval can be granted for each, as noted.

2. **Comment:** ***Site Circulation:*** ***There does not appear to be enough space for a large truck to turn/maneuver on the site. A site circulation plan with turning templates for emergency vehicles shall be provided that illustrates how vehicles, particularly fire, garbage and delivery trucks, will maneuver around the site. This parcel is within the Lake Mohegan Fire District; the applicant should reach out directly to the fire district to determine which apparatus is likely to be the largest one to respond to a call at this site.***

Response: The enclosed site plan drawing set includes vehicle maneuvering plans illustrating that a front-loading refuse truck (see SP-12.1) and an SU-30 delivery truck (see SP-12.2) can access the site from the main access road and turn around within the commercial parcel to exit. Drawing SP-12.0 is also included showing that the Lake Mohegan aerial fire truck will be able to maneuver through the site. Emergency vehicles can enter and exit the site from either the main access road or through an emergency driveway to/from Lafayette Avenue. Based on discussions with building and fire officials the emergency driveway will provide a twenty-foot-wide stabilized access/egress route constructed with a mix of asphalt paving and stabilized shoulders. The entry/exit through the emergency access driveway will be limited to emergency service vehicles only and will be secured with a siren-operated gate control.

3. **Comment:** ***Lighting: All proposed outdoor lighting shall comply with the Town's Outdoor Lighting Standards (§307- 12.3). Per §307-12.3-E, the applicant shall provide a separate photometric plan and luminaire schedule. Complete manufacturer's cut sheets of each fixture shall also be provided, including details on which fixture specifications are proposed for this project. Per §307-12.3-F-2(c), fixtures located near wooded or natural areas shall have a CCT of no higher than 2200K and a backlighting rating of zero.***

Response: A Site Lighting Plan (SP-5.1) with photometrics and lighting schedule, and Site Lighting Details (SP-5.2) with cut sheets have been added to the plan set. The post top mounted fixtures along the access driveway adjacent to the existing wetland to remain will feature amber lighting (see specifications on

SP-5.2). The LED is mounted within the top of the fixture without any up-light, instead of within a globe.

4. **Comment:** ***Wetland and Buffer Impacts: The proposed building and associated parking as designed would require disturbance to a wetland and wetland buffer for the access drive and parking area. Wetland disturbance and wetland buffer disturbance were analyzed by the Town Board as part of their review of the overall MOD and specific findings were made that there would be no significant adverse environmental impacts related to surface water and wetlands. Confirmation of wetland disturbance and mitigation measures must be finalized by the Planning Board as part of their review of this application. The applicant shall confirm for the Planning Board that the amount of wetland and wetland buffer disturbance is not greater that what was analyzed in the findings statement. Per §179 of the Town code a permit for disturbance to the wetland and wetland buffer is required to be issued by the Planning Board. The applicant shall quantify the amount of direct wetland and wetland buffer disturbance proposed as part of this commercial building project. Consideration should be given to reducing impacts to wetlands and wetland buffer where possible. Wetland mitigation areas for the proposed wetland disturbance, specifically associated with this phase of development, must be shown on the overall site plan.***

Response: The wetland and wetland buffer disturbances that would result from the construction of the Parcel 3 driveway and parking lot are consistent with the disturbances evaluated during the SEQR review process. The plan studied during the SEQR review would have resulted in approximately 6,500 square feet of wetland disturbance and 23,000 square feet of wetland buffer disturbance. The current site plan would result in a wetland disturbance of approximately 6,000 and a wetland buffer disturbance of 19,000. The Applicant will set up a meeting with Town staff to discuss the implementation of the wetland mitigation plan.

5. **Comment:** ***Tree Inventory: The applicant is advised that as per Chapter 283 (Trees) of the Town Code, all trees located within 50 feet of any proposed disturbance must be field located and inventoried and a report as to the tree size, species and health must be submitted. The inventory can be submitted by the applicant***

but must be reviewed by a Town-approved arborist. The Planning Board will make a determination on the granting of the tree removal permit as per Section 283-7 of the Town Code.

Response: A tree inventory by a Town-approved arborist is currently being coordinated with planning staff and will be submitted to the Planning Board upon completion.

6. **Comment:** ***Landscaping: The Conceptual Landscape Plan (sheet SP-4.1) shows plant categories, notes the total number of plants proposed in each category, and lists specific plants that may be selected for that category. However, a precise list and corresponding key to the landscape plan is not shown. A standard planting schedule is required and shall include the name, quantity, and size at planting of each plant material selected, along with a plant-specific key to the landscape plan. The applicant shall note the Town's preference for native/indigenous plant materials wherever possible.***

Response: The Site Landscape Plan (SP-4.1) has been updated to provide a plant schedule with a name, quantity and size corresponding to the plan labels. The majority of the proposed plant material is native to the northeast United States.

7. **Comment:** ***Walls/Fencing: Renderings and details of the wall and fence along the access drive shall be included with the site plan set.***

Response: Representative details of the proposed retaining wall supporting the Parcel 3 access driveway have been added to the plan set (see Drawings SP-6.4 and SP-6.5). Drawing SP-6.4 also includes an elevation view of the wall as would be seen from standing within the adjacent Crompond Road wetland area. There will be a black vinyl chain link fence at the top of the wall for fall protection as required by code. The wall will be located between approximately 150 feet to over 250 feet from the edge of Crompond Road, with intervening trees within the wetland area that will remain

8. **Comment:** ***Signage: Dimensioned graphics and all associated details shall be provided for all exterior signs associated with this commercial site, including the wall-mounted sign shown on the architectural elevations.***

Response: The proposed conceptual signage locations are shown on the enclosed elevation drawing and a dimension of the blade sign has been added. The Applicant will continue to refine the proposed signage to provide additional dimensions and details consistent with Town Code Chapter 245 *Signs* and Zoning Ordinance section 307-96.2C(7)(b) Medical-Oriented District guidelines for the Town's review once specific tenants are identified.

Site Design

9. **Comment:** ***The proposed retaining wall at the rear of the building sits on the 30-foot non-disturbance line with the adjacent residential parcel, and it appears construction (clearing and grading) for the retaining wall behind the building would result in encroachments into the 30-foot non-disturbance area. Per §307- 96.2. C(5)(a) and (b) "the non-disturbance area shall not be varied or modified by the Zoning Board of Appeals or the Planning Board."***

Response: The building and retaining wall have been shifted forward to provide additional space between the proposed building and associated retaining wall and the 30-foot non-disturbance area to allow for construction.

10. **Comment:** ***The applicant should consider reducing the building footprint to allow for better site design, circulation, and overall functional safety. Under the present layout, it appears trucks would have difficulty maneuvering around the site. A reduction in the building footprint could also reduce impacts to wetlands/wetland buffers and alleviate the likely encroachment into the 30' non-disturbance area.***

Response: The site layout has been adjusted to improve vehicular circulation and provide additional separation between the proposed development and the 30-foot non-disturbance area. Refer to the Site Layout Plan, Drawing SP-1.0 and the included vehicle maneuvering plans for refuse trucks, delivery trucks, and emergency vehicles (see Drawings SP-12.0 through SP-12.2).

11. **Comment:** ***The proposed location of the refuse container would not be easily accessible for a garbage truck and should be relocated. It appears that the proposed location of the refuse container would require a truck to back in from the access drive. Further, the proposed location at the rear of the parking lot would not be***

accessible if there are vehicles parked in the adjacent parking spaces. The applicant shall relocate the refuse container to an area that eliminates such conflicts and allows a garbage truck to access the dumpster and easily maneuver around the site. In addition, per §154 of the Town code, the dumpster area shall include a properly designed enclosure, and details of the enclosure shall be provided by the applicant.

Response: The enclosed updated site plan drawing set includes vehicle maneuvering plans illustrating that a front-loading refuse truck (see SP-12.1) can access the refuse enclosure and turn around within the identified Service and Delivery Loading Area identified on the plans. The refuse enclosure area will be surrounded by a 6' high black vinyl chain link fence with privacy slats.

12. **Comment:** ***A loading zone for delivery vehicles should be shown on the site plan.***

Response: A Service and Delivery Loading Area is shown on the Site Layout Plan, Drawing SP-1.0 (see hatched area at the western end of the parking lot on the enclosed site plan).

13. **Comment:** ***The purpose of the hatched area located immediately south of the emergency access drive should be noted on the plan.***

Response: The hatched area is a proposed Service and Delivery Loading Area. This area has been relocated and expanded from the last submission to provide for more efficient vehicle maneuvering. The area is designed to serve as both a turnaround area for both the refuse truck and delivery vehicles as well as providing for the temporary parking of delivery vehicles during unloading activities.

14. **Comment:** ***The subject drawing shows an "asphalt path" located along the access road to the commercial parcel. Planning staff recommends that this be a concrete sidewalk.***

Response: The Site Layout Plan (SP-1.0) has been updated to note a concrete sidewalk.

Architecture

15. **Comment:** ***As mentioned above, the applicant should consider reducing the building footprint. A 2-story alternative was mentioned previously by the applicant; that may present the best building solution for this tight site.***

Response: The Applicant has since determined the proposed retail pharmacy use is not conducive to a two-story operation/design and that a one-story structure is better suited for the proposed mixed-use development consisting of retail use (8,000 square feet) and limited amount of medical office space (1,600 square feet).

16. **Comment:** ***The applicant shall provide a perspective view into the site from the vantage point of someone heading east on Route 202 in the vicinity of the intersection with Lafayette, to show how people will actually see the commercial site whether they're on foot or in a passing vehicle.***

Response: The Applicant is preparing a perspective view and will submit it in advance of the upcoming Planning Board meeting and have it available for presentation. Site cross sections showing the relationship of the proposed structure from both Crompond Road and Lafayette Avenue have been added to the drawing set (See Drawing SP-2.2).

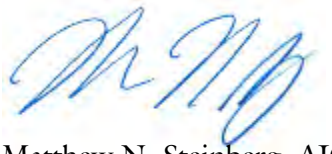
17. **Comment:** ***The applicant shall provide floor plans that demonstrate how the interior space will be used; this will help inform expected parking needs. Floor plans shall be provided showing any basement, if proposed. All means of ingress and egress to the building shall be shown as well as all required accessible paths.***

Response: A preliminary floor plan is enclosed (see Architectural Drawing 03A) showing the proposed retail and medical office spaces. No basement is proposed. Ingress and egress from the building will be via a 6-foot-wide walk surrounding the building. Accessible routes to both uses will be via this walk and the surrounding parking area servicing the building.

We look forward to continuing the review of this application with the Planning Board.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)
cc: VS Construction, Zarin & Steinmetz, BHC Architects



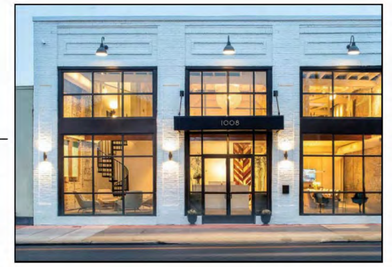
CUSTOM BLADE SIGN



NORTH ELEVATION



ASPYRE SIDING BY JAMES HARDIE



WHITE 'PAINTED' BRICK



EAST ELEVATION



WEST ELEVATION

BHC ARCHITECTS

ELEVATIONS

CORTLANDT MANOR, NY

2026.03.25

COMMERCIAL / OFFICE

SCALE - 1/8" = 1'-0"

00 08 16 32

03



BHC
ARCHITECTS

FLOOR PLAN

CORTLANDT MANOR, NY
2026.03.25

COMMERCIAL / OFFICE

SCALE - 1/8" = 1'-0"

00 08 16 32

N

03A

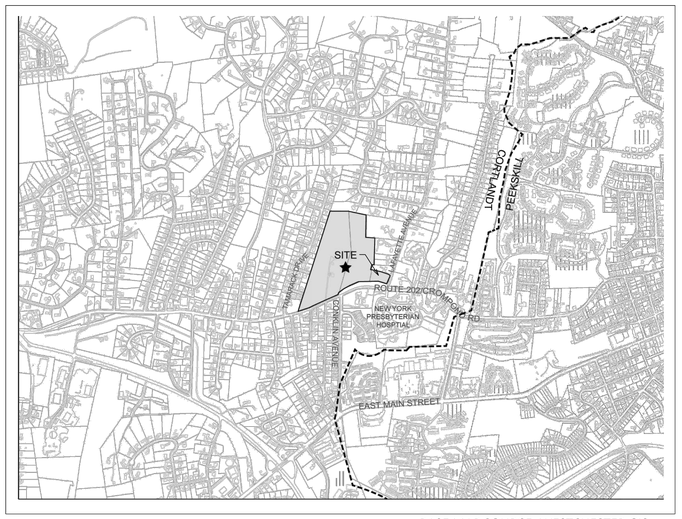
2003 Crompond Road

(TAX LOT: 33.12-2-7, 33.12-2-1)
Town of Cortlandt, New York

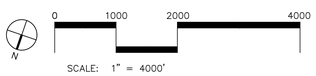
Site Plan Application - Parcel 3

January 21, 2026
February 18, 2026
March 25, 2026

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

Code Section	MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/ PERMITTED	PROPOSED	
			Lot 3	Evergreen Manor
307-96.2	Medical Oriented District (MOD)			
C(1)(a)	**Dimensional Requirements**			
	Minimum lot area (SF) [1]	100,000	N/A	1,235,294
	Minimum lot width (ft)	100	167	--
	Setbacks			
	Front (ft)			
	Crompond Road (Route 35/202)	30	89.3	--
	Lafayette Avenue	30	119.9	--
	Side (ft) Crompond Road (Route 35/202)	30	N/A	--
	Side (ft) Lafayette Avenue	30	N/A	
	Rear (ft)	30	35.3	--
	Maximum Lot Coverage (%) [2]	60	N/A	36% [3]
	Height (ft)	45	20.5	--
C(3)(b)	**Parking Requirement**			
	Pharmacy (not accesory to hospital) - 1 space for every 250 square feet	32 (for 8,000 sf)	32	--
	Office Medical - 1 space for every 150 square feet	11 (for 1,600 sf)	11	--
	Total	43	43	
C(5)(a)	**Minimum Area of Nondisturbance (ft)**			
	Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	538	100
	Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	35.3	30

[1] Per § 307-96.2C(4)(a) The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use.

[2] Per § 307-96.2C(4)(b) If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.

[3] Lot coverage calculated based on Site Development Plan applications for Lot 1 (assisted living residence) and Lot 3 (commercial) and master plan for Lot 2 (townhouses)

LIST OF DRAWINGS

No.	Name	By	Scale	Date
	COVER SHEET	DTSP		03/25/26
SP-1.0	SITE LAYOUT PLAN	DTSP	1" = 30'	03/25/26
SP-2.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	03/25/26
SP-2.1	CROSS SECTION	DTSP	AS NOTED	03/25/26
SP-2.2	CROSS SECTIONS	DTSP	AS NOTED	03/25/26
SP-3.0	SITE UTILITY PLAN	DTSP	1" = 30'	03/25/26
SP-4.1	SITE LANDSCAPE PLAN	DTSP	1" = 30'	03/25/26
SP-4.2	LANDSCAPE DETAILS	DTSP	AS NOTED	03/25/26
SP-5.1	SITE LIGHTING PLAN	DTSP	1" = 30'	03/25/26
SP-5.2	SITE LIGHTING DETAILS	DTSP	AS NOTED	03/25/26
SP-6.1	SITE AND UTILITY DETAILS	DTSP	AS NOTED	03/25/26
SP-6.2	SITE DETAILS	DTSP	AS NOTED	03/25/26
SP-6.3	SITE DETAILS	DTSP	AS NOTED	03/25/26
SP-6.4	SITE DETAILS	DTSP	AS NOTED	03/25/26
SP-6.5	SITE DETAILS	DTSP	AS NOTED	03/25/26
SP-12.0	EMERGENCY SERVICE VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	03/25/26
SP-12.1	FRONT LOADER GARBAGE TRUCK MANEUVERING PLAN	DTSP	1" = 30'	03/25/26
SP-12.2	DELIVERY TRUCK MANEUVERING PLAN	DTSP	1" = 30'	03/25/26

LEGEND

DTSP DTS PROVIDENT DESIGN ENGINEERING, LLP
TCM DANIEL T. MERRITTS, PLS

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"

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER & CIVIL ENGINEER
DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT
BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP-1.0 LAYOUT PLAN.DWG



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60
N
SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE LAYOUT PLAN

DRAWN BY:	CHECKED BY:
ST/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-1.0

STATE OF NEW YORK — KENNETH MURPHY — 071537 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 1/31/27

NEW FIRE HYDRANT AND FUTURE WATER MAIN EXTENSION, TYP. 8" DIP, CL 54 (CAP END)

FUTURE SANITARY SEWER MAIN EXTENSION, TYP. 8" DIP, SDR-35 (CAP END)

MATCHLINE (SEE SHEET SP-2.1)

FUTURE MAIN SANITARY SEWER EXTENSION

NEW 8" GATE VALVE, TYP.

100' WETLAND BUFFER

FUTURE WATER MAIN EXTENSION

FUTURE SANITARY SEWER MAIN EXTENSION

PROPERTY LINE, (TYP.)

RW-BEND TW 382.5 BW 368.5

RW-BEND TW 382.5 BW 370.0

TW 380.7 BW 366.0

TW 380.0 BW 370.0

TW 376.0 BW 363.0

TW 379.0 BW 369.0

TW 377.5 BW 369.4

TW 377.0 BW 368.5

TW 375.0 BW 374.0

100' WETLAND BUFFER, TYP.

WETLANDS FLAGGED BY FLAGGED JULY 14, 2025

TW 373.0 BW 366.0

TW 370.0 BW 366.0

TW 367.0 BW 366.0

ENERGY DISSAPATOR, TYP.

R=47.00' L=51.51'

S 77° 37' 03" W 253.67'

PROPOSED 24" RCP

R=34.00' L=49.52'

CROMPOND ROAD ROUTE 35/202

PROPERTY LINE (TYP.)

30' FRONT YARD SETBACK

MOD

N 18° 07' 00" E 430.41'

S 68° 33' 00" E 37.31'

PROPERTY LINE, TYP.

N 19° 38' 00" E 85.44'

R-40

TW 384.0 BW 371.8

30' SIDE YARD SETBACK/ NONDISTURBANCE AREA

N 60° 49' 00" W 160.05'

TW 390.0 BW 374.0

N 55° 14' 20" W 169.92'

FINISHED FLOOR: 377.0

N 29° 06' 19" E 34.65'

TW 375.0 BW 373.0

LAFAYETTE AVENUE

S 76° 13' 31" E 109.88'

S 67° 54' 29" E

30' FRONT YARD SETBACK

STORAGE AREA

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE GRADING AND DRAINAGE PLAN

STATE OF NEW YORK — DANIEL THOMAS MERRITTS — 097157 — LICENSED PROFESSIONAL ENGINEER

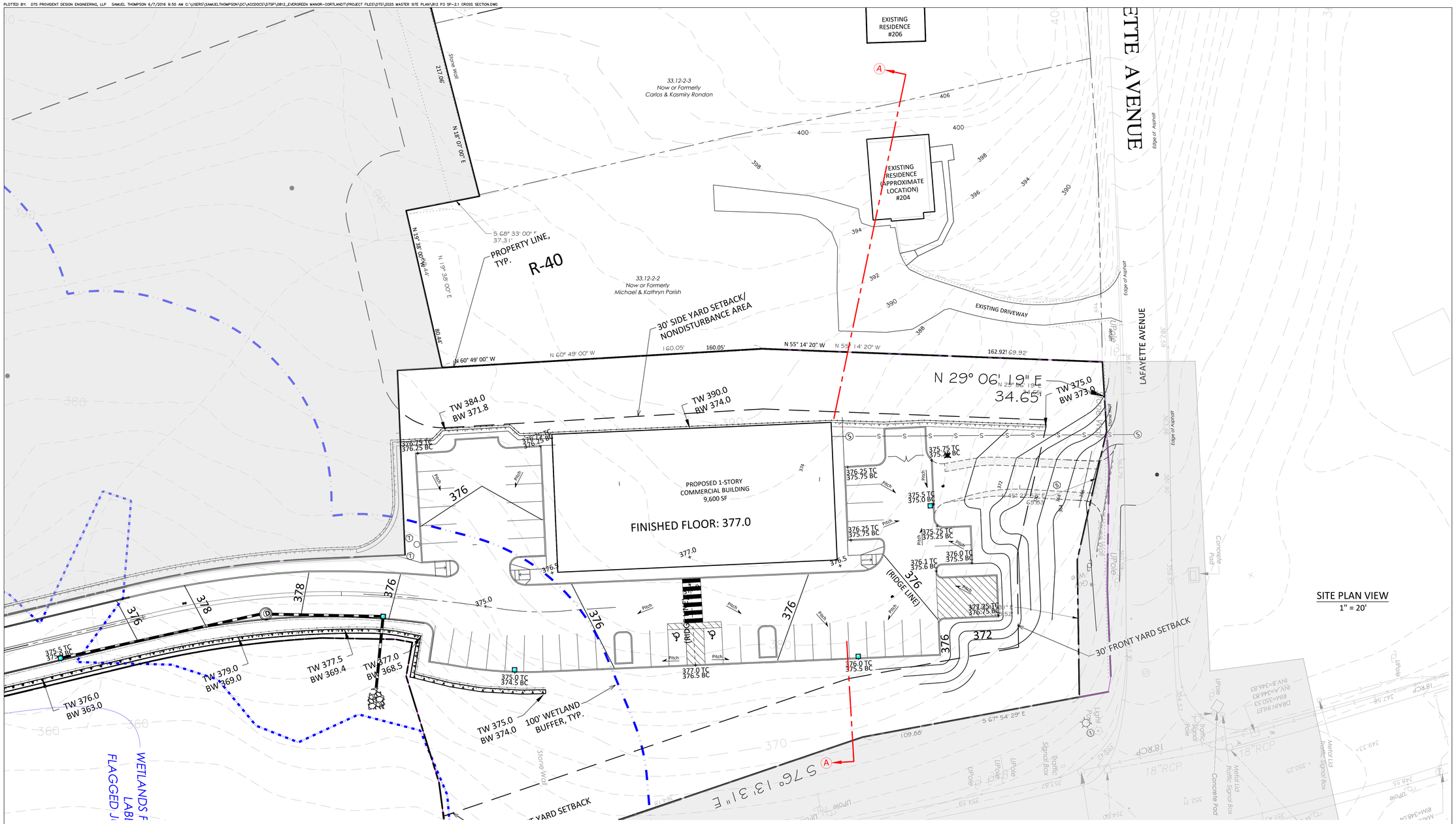
EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
RC	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

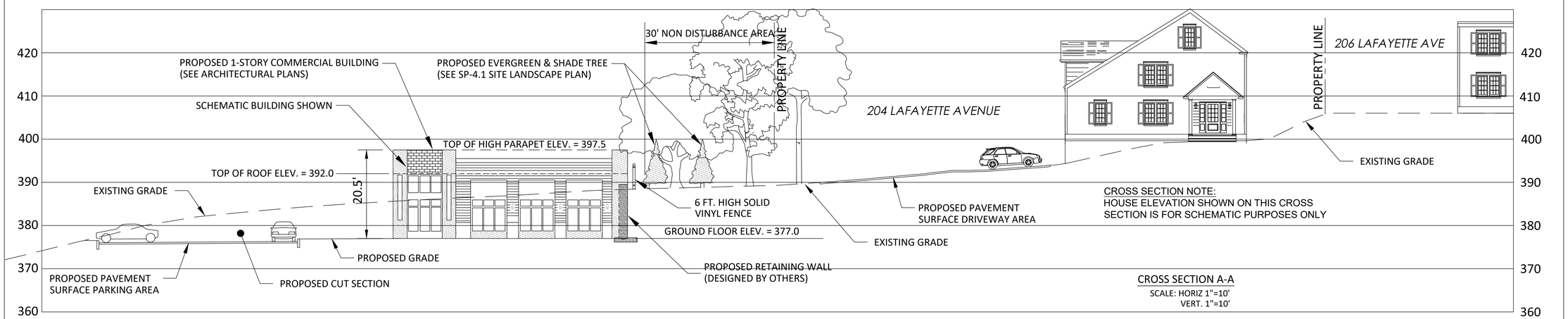
DRAWING NO.

SP-2.0

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 6/7/2016 9:55 AM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP--2.1 CROSS SECTION.DWG



SITE PLAN VIEW
1" = 20'



CROSS SECTION NOTE:
HOUSE ELEVATION SHOWN ON THIS CROSS SECTION IS FOR SCHEMATIC PURPOSES ONLY

CROSS SECTION A-A
SCALE: HORIZ 1"=10'
VERT. 1"=10'

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

N

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 -
CROSS SECTION THROUGH ADJACENT PROPERTIES

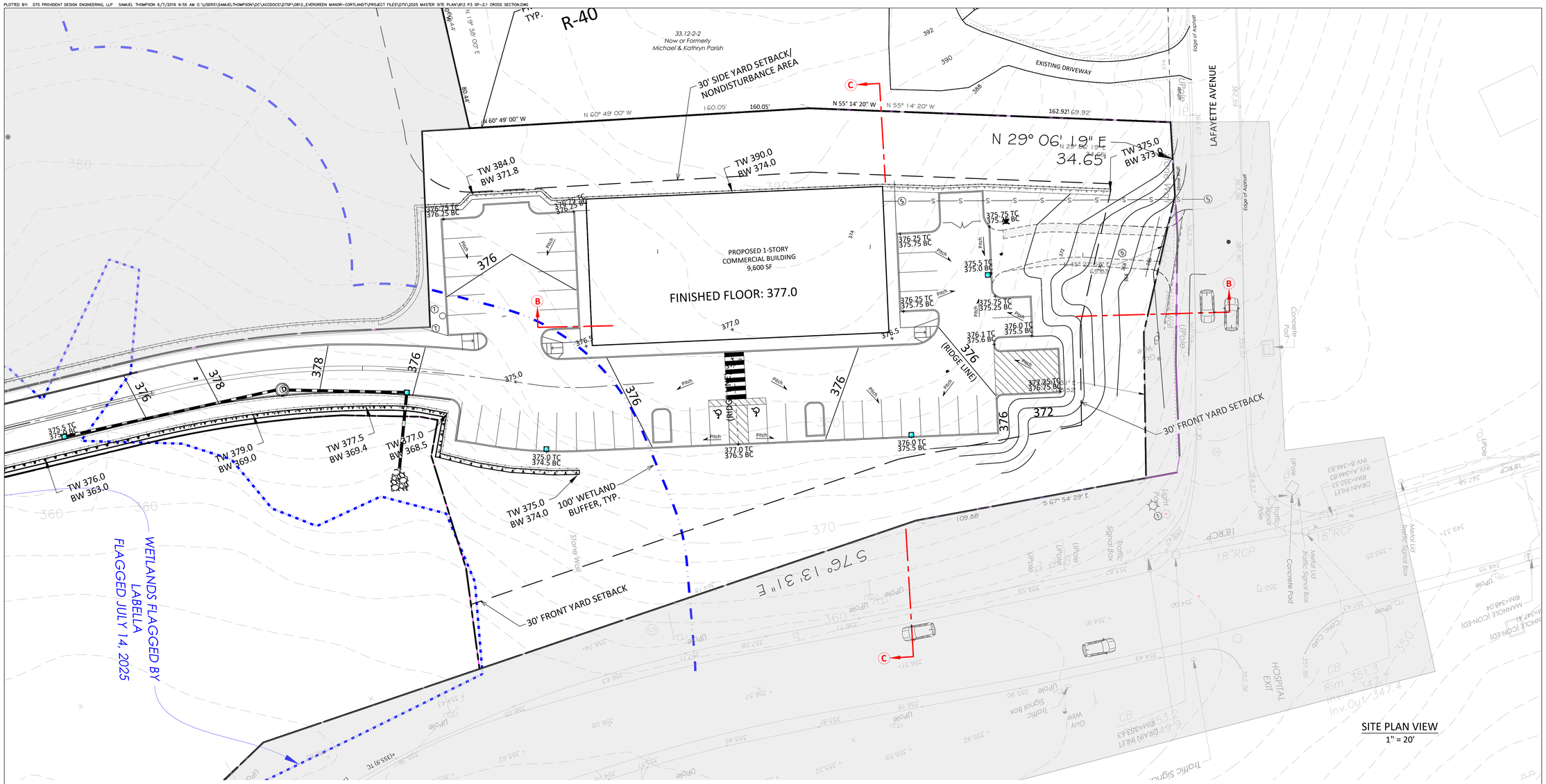
STATE OF NEW YORK
STEPHEN M. KOSIOR
027150
LICENSED PROFESSIONAL ENGINEER
EXPIRES 1/31/27

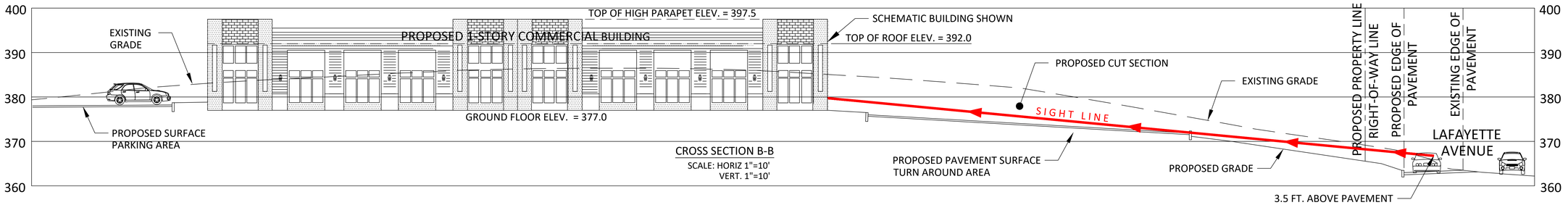
DRAWN BY:	CHECKED BY:
KMM	GMS/MG
PROJECT NO.	DATE
812	01/21/25

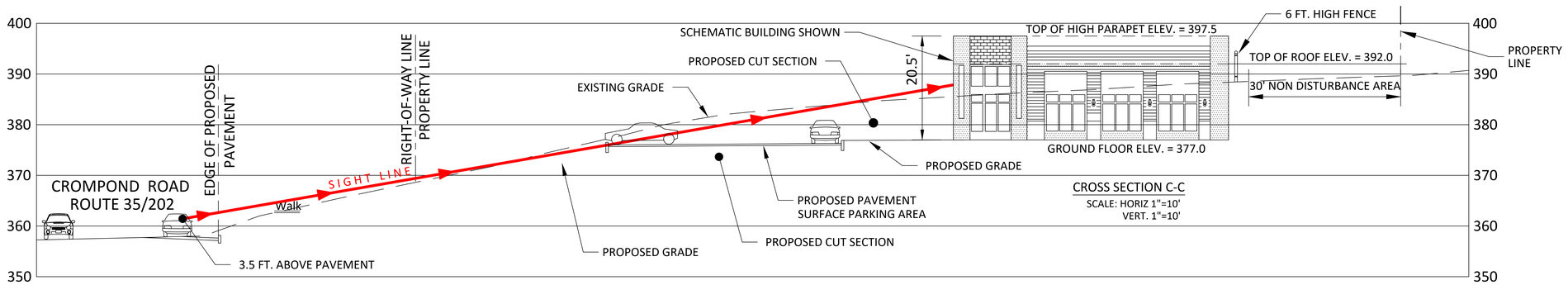
DRAWING NO.

SP-2.1

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 6/7/2026 9:55 AM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP--2.1 CROSS SECTION.DWG







EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS BETWEEN DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - CROSS SECTIONS FROM ROADWAYS

STATE OF NEW YORK
MICHAEL G. SWEENEY
071537
LICENSED PROFESSIONAL ENGINEER
EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
KMM	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-2.2

NEW FIRE HYDRANT AND FUTURE WATER MAIN EXTENSION, TYP. 8" DIP, CL 54 (CAP END)

FUTURE SANITARY SEWER MAIN EXTENSION, TYP. 8" DIP, SDR-35 (CAP END)

100' WETLAND BUFFER

FUTURE MAIN SANITARY SEWER EXTENSION

NEW 8" GATE VALVE, TYP.

THRUST BLOCK, TYP.

FUTURE WATER MAIN EXTENSION

FUTURE SANITARY SEWER MAIN EXTENSION

PROPERTY LINE, TYP.

R-40

PROPERTY LINE (TYP.)

10'-0" MIN. SEPARATION, TYP.

30' SIDE YARD SETBACK/ NONDISTURBANCE AREA

PROPOSED 4" DIP, CL54 FIRE LATERAL 3" DIP, CL54 DOM. LATERAL (SIZE TO BE CONFIRMED BY MEP)

NEW SMH-R2 RIM. 175.15

NEW FIRE HYDRANT

PROPOSED 6" DIP SANITARY SEWER LATERAL (6" D.I.P., CL52) S=0.02 MIN.

LAFAYETTE AVENUE

PROPOSED 8" DIP WATERMAIN

NEW SMH-R1 RIM. 363.84

NEW 8" GATE VALVE, TYP.

CONNECT NEW 8" WATER MAIN TO EXISTING WATER MAIN W/ NEW 8"x8"x8" TEE

CAP 8" WATER MAIN

RELOCATED UTILITY POLE - LOCATION TO BE VERIFIED W/ UTILITY CO.

20'-0" WIDE WATER MAIN EASEMENT

WETLANDS FLAGGED BY LABELLA FLAGGED JULY 14, 2025

CONNECT TO EXIST 8" DIP WATERMAIN STUB

ENERGY DISSAPATOR, TYP.

30' FRONT YARD SETBACK

30' FRONT YARD SETBACK

CROMPOND ROAD ROUTE 35/202

CONKLIN AVENUE

PROPERTY LINE (TYP.)

RELOCATE FIRE HYDRANT

MOD

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

0 15 30 60

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE UTILITY PLAN

STATE OF NEW YORK · CHRISTOPHER G. MILLER · 027157 · LICENSED LANDSCAPE ARCHITECT

EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
RC	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-3.0

NEW FIRE HYDRANT AND FUTURE WATER MAIN EXTENSION, TYP. 8" DIP, CL 54 (CAP END)

FUTURE SANITARY SEWER MAIN EXTENSION, TYP. 8" DIP, SDR-35 (CAP END)

FUTURE MAIN SANITARY SEWER EXTENSION

NEW 8" GATE VALVE, TYP.

THRUST BLOCK, TYP.

FUTURE WATER MAIN EXTENSION

FUTURE SANITARY SEWER MAIN EXTENSION

NEW FIRE HYDRANT AND FUTURE WATER MAIN EXTENSION, TYP. 8" DIP, CL 54 (CAP END)

FUTURE WATER SERVICE LATERAL, TYP. 8" DIP, CL 54 (CAP END)

13'-0" SEPARATION, TYP.

POST TOP MOUNTED LIGHT 12" MOUNTING HEIGHT WITH AMBER LIGHT

BIO-RETENTION AREA DEV 8 BR-8 (8,629 SF)

WETLANDS FLAGGED BY LABELLA ASSOCIATES, P.C. FLAGGED ON JULY 14, 2025

ENERGY DISSAPATOR, TYP.

ENTRY ROAD

CROMPOND ROAD ROUTE 35/202

CONKLIN AVENUE

EXISTING TREE LINE TO REMAIN

NEW INFILL TREE PLANTING WITH EXISTING TREE LINE TO BE DETERMINED BY TREE SURVEY

30' SIDE YARD SETBACK/ NONDISTRUBANCE AREA

BUILDING MOUNTED DOWN LIGHT 15' MOUNTING HEIGHT (TYP.)

MULCHED ISLAND (TYP.)

PARKING LOT DOWN LIGHT 15' MOUNTING HEIGHT (TYP.)

CONCRETE SIDEWALK

STABILIZED TURF

LAFAYETTE AVENUE

NATIVE WOODLAND RESTORATION MIX

ONLY ONE

LAWN

EXISTING TREE LINE TO REMAIN

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	REMARKS
A. SHADE TREES				
AO	4	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHI
LR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHI
QP	4	QUERCUS PALUSTRIS / PIN OAK	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHI
TR	5	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHI
UN	3	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHI
B. EVERGREEN TREES				
PC	14	PICEA PUNGENS / COLORADO SPRUCE	B&B/ 8'-9' HGT.	FULL, DENSE, AND BALANCED SHAPE
PG	19	PICEA GLAUCA / WHITE SPRUCE	B&B/ 7'-8' HGT.	FULL, DENSE, AND BALANCED SHAPE
PS2	11	PINUS STROBUS 'BENNETT'S FASTIGIATE' / BENNETT'S FASTIGIATE WHITE PINE	B&B/ 7'-8' HGT.	FULL, DENSE, AND BALANCED SHAPE
C. ORNAMENTAL TREES				
AX	3	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY	B&B/ 7'-8' HGT.	BALANCED AND FULL BRANCHING
BD	9	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	B&B/ 7'-8' HGT.	BALANCED AND FULL BRANCHING
CO	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B&B/ 2" - 2-1/2" CAL.	BALANCED AND FULL BRANCHING
CV	6	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B&B/ 7'-8' HGT.	BALANCED AND FULL BRANCHING

NATIVE RESTORATION SEED MIX — 10,635 sf

WOODLAND RESTORATION AREA SEED MIX
ERNMX-132-1 "RIGHT OF WAY NATIVE WOODS MIX WITH ANNUAL RYEGRASS" BY ERNST CONSERVATION SEEDS (800) 873-3321 OR APPROVED EQUAL.
INCLUDES THE FOLLOWING:
ANNUAL RYEGRASS, DEERTONGUE, SWITCHGRASS, VIRGINIA WILD RYE

SEEDING RATE: 30 LBS/ACRE
SEED AND MAINTAIN PER SEED SUPPLIER'S SPECIFICATIONS.
APPLICATION METHOD: HYDROSEED WITH MULCH TACKIFIER.

LAWN — 8,066 sf

LAWN SEED MIX - SUN/SHADE
HARDSCRABBLE "ALL PURPOSE SUN/SHADE MIX" AS SUPPLIED BY HARDSCRABBLE FARMS, INC. (914) 669-5633 OR APPROVED EQUAL. CONTAINS THE FOLLOWING:
30% SOPRANO PERENNIAL RYE,
30% INTEGRA PERENNIAL RYE,
30% REBEL IV TALL FESCUE,
10% PALOUSE KENTUCKY BLUEGRASS

SEEDING RATE: 6 LBS/1,000 SF.

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60
N
SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE LANDSCAPE PLAN

STATE OF NEW YORK — STEPHEN M. GRAY — 27153 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-4.1

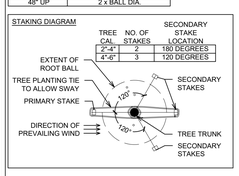
PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 6/7/2026 9:55 AM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP--4.2 LANDSCAPE DETAILS.DWG

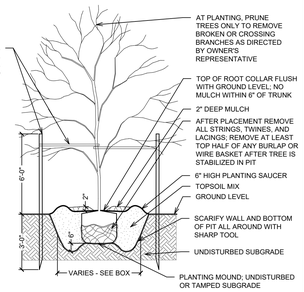
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2'
48" UP	1 3/4 x BALL DIA.

PIT DIAMETER IN COMPACTED SOIL	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +5'
48" UP	2 x BALL DIA.

STAKING DIAGRAM

TREE CAL.	NO. OF STAKES	SECONDARY STAKE LOCATION
2"-4"	2	180 DEGREES
4"-6"	3	120 DEGREES





NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS. PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

DECIDUOUS TREE PLANTING
SCALE: N.T.S.

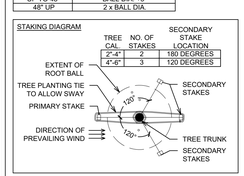
1

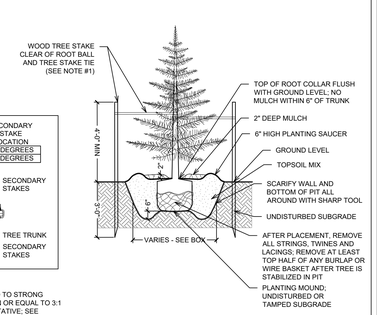
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2'
48" UP	1 3/4 x BALL DIA.

PIT DIAMETER IN COMPACTED SOIL	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +5'
48" UP	2 x BALL DIA.

STAKING DIAGRAM

TREE CAL.	NO. OF STAKES	SECONDARY STAKE LOCATION
2"-4"	2	180 DEGREES
4"-6"	3	120 DEGREES

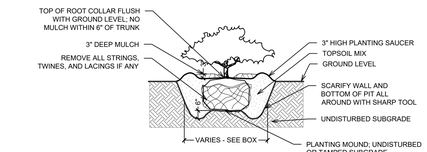




NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

EVERGREEN TREE PLANTING
SCALE: N.T.S.

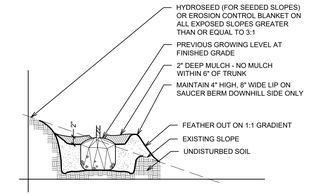
2



NOTE:
1. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

SHRUB PLANTING
SCALE: N.T.S.

3



NOTE:
1. PLANTS SET VERTICALLY, NOT PERPENDICULAR TO SLOPE.
2. EROSION CONTROL BLANKET FOR SEEDED SLOPES TO BE "LANDLOK CSZ" OR "PROPEX ECSC-2B" OR APPROVED EQUAL.
3. EROSION CONTROL BLANKET FOR PLANTED SLOPES TO BE JUTE MESH BLANKET OR APPROVED EQUAL.

SLOPE PLANTING
SCALE: N.T.S.

4

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

N

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - PLANT LIST AND PLANTING DETAILS



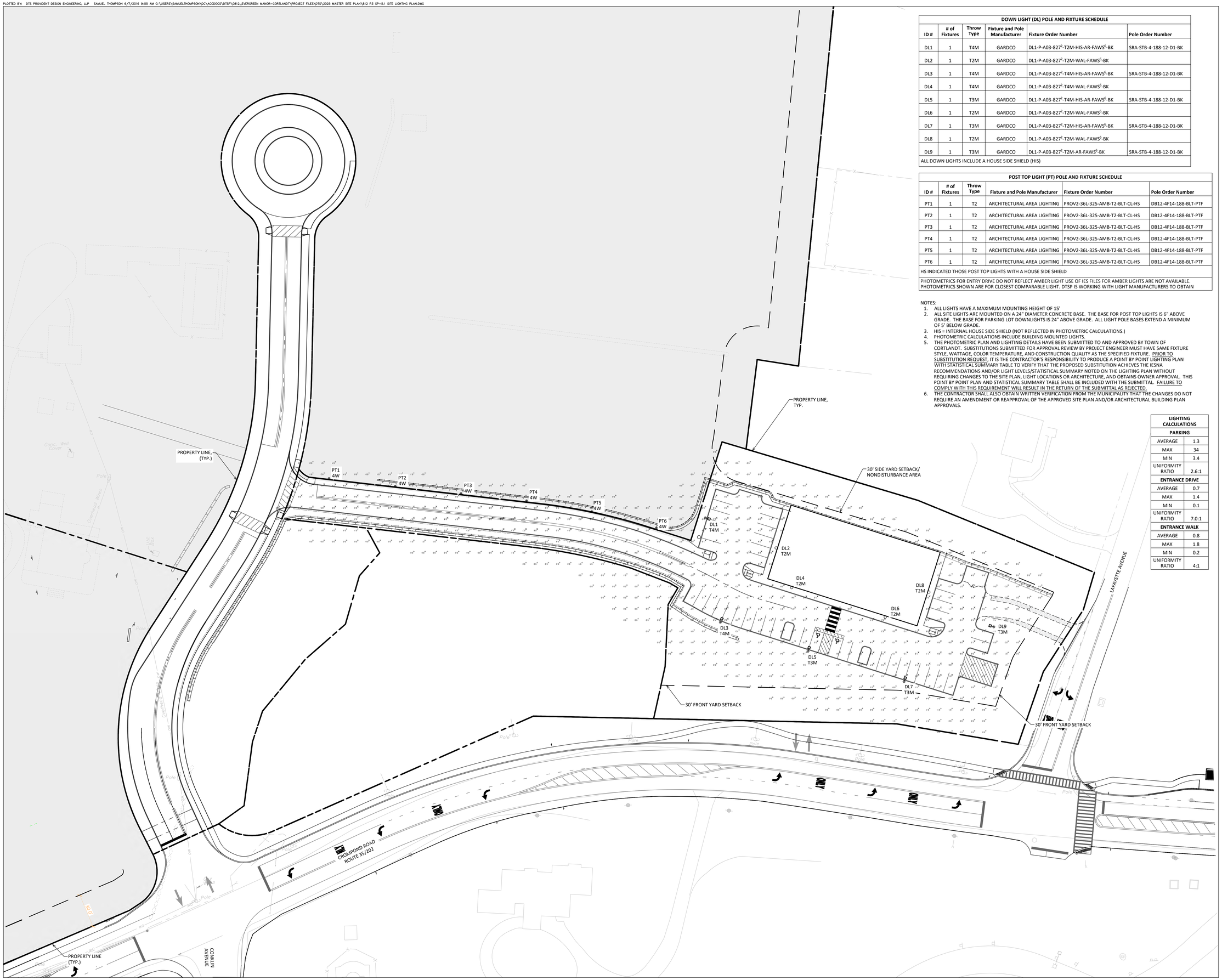
EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-4.2

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 6/7/2016 9:55 AM C:\USERS\SAMUEL.THOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP--5.1 SITE LIGHTING PLAN.DWG



DOWN LIGHT (DL) POLE AND FIXTURE SCHEDULE					
ID #	# of Fixtures	Throw Type	Fixture and Pole Manufacturer	Fixture Order Number	Pole Order Number
DL1	1	T4M	GARDCO	DL1-P-A03-827^{2}-T2M-HIS-AR-FAWS^{6}-BK	SRA-STB-4-188-12-D1-BK
DL2	1	T2M	GARDCO	DL1-P-A03-827^{2}-T2M-WAL-FAWS^{6}-BK	
DL3	1	T4M	GARDCO	DL1-P-A03-827^{2}-T4M-HIS-AR-FAWS^{6}-BK	SRA-STB-4-188-12-D1-BK
DL4	1	T4M	GARDCO	DL1-P-A03-827^{2}-T4M-WAL-FAWS^{6}-BK	
DL5	1	T3M	GARDCO	DL1-P-A03-827^{2}-T4M-HIS-AR-FAWS^{6}-BK	SRA-STB-4-188-12-D1-BK
DL6	1	T2M	GARDCO	DL1-P-A03-827^{2}-T2M-WAL-FAWS^{6}-BK	
DL7	1	T3M	GARDCO	DL1-P-A03-827^{2}-T2M-HIS-AR-FAWS^{6}-BK	SRA-STB-4-188-12-D1-BK
DL8	1	T2M	GARDCO	DL1-P-A03-827^{2}-T2M-WAL-FAWS^{6}-BK	
DL9	1	T3M	GARDCO	DL1-P-A03-827^{2}-T2M-AR-FAWS^{6}-BK	SRA-STB-4-188-12-D1-BK
ALL DOWN LIGHTS INCLUDE A HOUSE SIDE SHIELD (HIS)					

POST TOP LIGHT (PT) POLE AND FIXTURE SCHEDULE					
ID #	# of Fixtures	Throw Type	Fixture and Pole Manufacturer	Fixture Order Number	Pole Order Number
PT1	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-AMB-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT2	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-AMB-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT3	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-AMB-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT4	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-AMB-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT5	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-AMB-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT6	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-325-AMB-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
HS INDICATED THOSE POST TOP LIGHTS WITH A HOUSE SIDE SHIELD					
PHOTOMETRICS FOR ENTRY DRIVE DO NOT REFLECT AMBER LIGHT USE OF IES FILES FOR AMBER LIGHTS ARE NOT AVAILABLE. PHOTOMETRICS SHOWN ARE FOR CLOSEST COMPARABLE LIGHT. DTSP IS WORKING WITH LIGHT MANUFACTURERS TO OBTAIN					

NOTES:
1. ALL LIGHTS HAVE A MAXIMUM MOUNTING HEIGHT OF 15'
2. ALL SITE LIGHTS ARE MOUNTED ON A 24" DIAMETER CONCRETE BASE. THE BASE FOR POST TOP LIGHTS IS 6" ABOVE GRADE. THE BASE FOR PARKING LOT DOWNLIGHTS IS 24" ABOVE GRADE. ALL LIGHT POLE BASES EXTEND A MINIMUM OF 5' BELOW GRADE.
3. HIS = INTERNAL HOUSE SIDE SHIELD (NOT REFLECTED IN PHOTOMETRIC CALCULATIONS.)
4. PHOTOMETRIC CALCULATIONS INCLUDE BUILDING MOUNTED LIGHTS.
5. THE PHOTOMETRIC PLAN AND LIGHTING DETAILS HAVE BEEN SUBMITTED TO AND APPROVED BY TOWN OF CORTLANDT. SUBSTITUTIONS SUBMITTED FOR APPROVAL REVIEW BY PROJECT ENGINEER MUST HAVE SAME FIXTURE STYLE, WATTAGE, COLOR TEMPERATURE, AND CONSTRUCTION QUALITY AS THE SPECIFIED FIXTURE. PRIOR TO SUBSTITUTION REQUEST, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE A POINT BY POINT LIGHTING PLAN WITH STATISTICAL SUMMARY TABLE TO VERIFY THAT THE PROPOSED SUBSTITUTION ACHIEVES THE IESNA RECOMMENDATIONS AND/OR LIGHT LEVELS/STATISTICAL SUMMARY NOTED ON THE LIGHTING PLAN WITHOUT REQUIRING CHANGES TO THE SITE PLAN, LIGHT LOCATIONS OR ARCHITECTURE, AND OBTAINS OWNER APPROVAL. THIS POINT BY POINT PLAN AND STATISTICAL SUMMARY TABLE SHALL BE INCLUDED WITH THE SUBMITTAL. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN THE RETURN OF THE SUBMITTAL AS REJECTED.
6. THE CONTRACTOR SHALL ALSO OBTAIN WRITTEN VERIFICATION FROM THE MUNICIPALITY THAT THE CHANGES DO NOT REQUIRE AN AMENDMENT OR REAPPROVAL OF THE APPROVED SITE PLAN AND/OR ARCHITECTURAL BUILDING PLAN APPROVALS.

LIGHTING CALCULATIONS	
PARKING	
AVERAGE	1.3
MAX	34
MIN	3.4
UNIFORMITY RATIO	2.6:1
ENTRANCE DRIVE	
AVERAGE	0.7
MAX	1.4
MIN	0.1
UNIFORMITY RATIO	7.0:1
ENTRANCE WALK	
AVERAGE	0.8
MAX	1.8
MIN	0.2
UNIFORMITY RATIO	4:1

EVERGREEN MANOR
Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3
BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60
N
SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS BETWEEN DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE LIGHTING PLAN

STATE OF NEW YORK · MATTHEW J. MILLER · 071537 · LICENSED PROFESSIONAL ENGINEER
EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-5.1

PROVIDENCE®



PROV2

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Example: PRO

CATALOG #

ORDERING GUIDE

HOUSING

PROV2

Housing	LED Quantity	Lumen output	CCT/CRI	Distribution	Finish
PROV2 Providence Medium 20	36L 36 LED	295 450mA Microcore Equivalent 325 325mA, 4500 Lumens 450 450mA, 6000 Lumens 625 700mA Microcore Equivalent 615 615mA, 7500 Lumens	AMB Amber-595nm Peak[1] 27K7 2700K, 70 CRI 3K7 3000K, 70 CRI 35K7 3500K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI 27K8 2700K, 80 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 4K8 4000K, 80 CRI 5K8 5000K, 80 CRI 27K9 2700K, 90 CRI 3K9 3000K, 90 CRI 35K9 3500K, 90 CRI 4K9 4000K, 90 CRI 5K9 5000K, 90 CRI	1 Type I 2 Type II 3 Type III 4W Type IV Wide 5Q Type V Square 5W Type V Wide	BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth DBT Dark Bronze Matte Textured GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Gloss Smooth VGT Verde Green Matte Textured WHS White Gloss Smooth WHT White Matte Textured

Color Option

CC[1] Custom Color
CLA-A[2] Clear Anodize

Mounting	Optional Lens	Options	Mounting Options	Voltage
Pole Mount: STND_MNT[4] Standard Mount: 2 3/8" tenon PT23 3" tenon PT3 Arm Mount: SLA5 TRA5U-4 4' pole TRA5U-6 4' pole TRA5S-4 4' pole TRA5S-6 4' pole TRA5U-5 5' pole TRA5U-8 5' pole TRA5S-5 5' pole TRA5S-8 5' pole Wall Mount: WMA56 Wall Mount WMA56 Wall Mount	CL Clear Lens DL Diffused Lens [4]	HS House-Side Shield[3] PRN Brass Colored Finial SPK Cast Spikes BPS Brass Colored Struts SF Single Fuse (120, 277, 347) DF Double Fuse (208, 240, 480)	ADS[4] Adaptor 0° CO Pole PCA-C[4] Photocontrol Adapter Contemporary, not for Wall Mount. PCA-T[4] Traditional Photocell Adapter, not for Wall Mount. Photocell by others.	UNV 120-277V

Current Control Solutions — Accessories (Sold Separately)

SCP Sensor Control Programmable form.pr2.01.1.pdf

Pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24

For additional information needed to make an informed choice visit currentlighting.com. Choices allowed for use with integrated sensor, choose view specification sheet showing information table for details.

SENSOR TO TURN OFF AT DAWN AND ON AT DUSK

Notes:
1 Turtle friendly
2 Diffused Lens is available only with T3 and T5W distribution
3 House side Shield is available only with T1, T2, T3 and T4W distributions
4 Recommended for harsh environment, salt spray 3,000 hours rated
5 See accessories for more information
6 Slip over 4"OD Pole

Current

currentlighting.com/aal

© 2025 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 3 of 9
Rev: 04/2025
aal_prov2led_spec_808

POST TOP LIGHT FIXTURE
SCALE: N.T.S.

1

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	3000K 70CRI Bug Rating	3000K 70CRI Efficacy (Lm/W)	4000K 70CRI Lumen	4000K 70CRI Bug Rating	4000K 70CRI Efficacy (Lm/W)	5000K 70CRI Lumen	5000K 70CRI Bug Rating	5000K 70CRI Efficacy (Lm/W)
36	295	450mA Microcore Equivalent	None	1	3807	1 0 1	111.6	3960	1 0 1	116.1	4128	1 0 1	121.0
				2	3598	1 0 1	105.4	3740	1 0 1	109.7	3899	1 0 1	114.3
				3	3471	1 0 1	101.8	3611	1 0 1	105.9	3764	1 0 1	110.4
				4W	3501	1 0 1	102.7	3642	1 0 1	106.8	3796	1 0 1	111.3
				1-HS	2355	0 0 1	69.1	2450	0 0 1	71.8	2554	0 0 1	74.9
				2-HS	2049	0 0 1	60.1	2132	0 0 1	62.5	2222	0 0 1	65.2
				3-HS	1981	0 0 1	58.1	2061	0 0 1	60.4	2148	0 0 1	63.0
				4W-HS	2044	0 0 1	59.9	2126	0 0 1	62.3	2216	0 0 1	65.0
				5Q	3898	2 0 1	112.0	3971	2 0 1	116.5	4140	2 0 1	121.4
				5W	3529	2 0 1	103.5	3670	2 0 1	107.6	3826	2 0 1	112.2
			Clear	1-CL	3242	1 0 1	95.0	3373	1 0 1	98.8	3516	1 0 1	103.0
				2-CL	3062	1 0 1	89.7	3186	1 0 1	93.3	3321	1 0 1	97.3
				3-CL	2957	1 0 1	86.6	3075	1 0 1	90.1	3206	1 0 1	93.9
				4W-CL	2982	1 0 1	87.4	3102	1 0 1	90.9	3233	1 0 1	94.7
				1-CL-HS	2006	0 0 1	58.8	2087	0 0 1	61.1	2175	0 0 1	63.7
				2-CL-HS	1746	0 0 1	51.1	1816	0 0 1	53.2	1893	0 0 1	55.5
				3-CL-HS	1688	0 0 1	49.4	1755	0 0 1	51.4	1830	0 0 1	53.6
				4W-CL-HS	1740	0 0 1	51.0	1810	0 0 1	53.0	1887	0 0 1	55.3
				5Q-CL	3252	2 0 1	95.3	3382	2 0 1	99.1	3526	2 0 1	103.3
				5W-CL	3005	2 0 1	88.1	3126	2 0 1	91.6	3259	2 0 1	95.5
			Diffused	3-DL	2243	1 0 1	65.8	2334	1 0 1	68.4	2433	1 0 1	71.3
				5W-DL	2280	1 0 1	66.9	2372	1 0 1	69.5	2473	1 0 1	72.5
	325	4500	None	1	4147	1 0 1	110	4313	1 0 1	114	4496	1 0 1	118.9
				2	3917	1 0 1	104	4074	1 0 1	108	4247	1 0 1	112.3
				3	3781	1 0 1	100	3933	1 0 1	104	4100	1 0 1	108.4
				4W	3813	1 0 1	101	3967	1 0 2	105	4135	1 0 2	109.3
				1-HS	2566	0 0 1	68	2669	0 0 1	71	2782	0 0 1	73.6
				2-HS	2232	0 0 1	59	2322	0 0 1	61	2421	0 0 1	64.0
				3-HS	2158	0 0 1	57	2245	0 0 1	59	2340	0 0 1	61.9
				4W-HS	2226	0 0 1	59	2315	0 0 1	61	2414	0 0 1	63.8
				5Q	4158	2 0 1	110	4326	2 0 1	114	4509	2 0 1	119.2
				5W	3844	2 0 1	102	3998	2 0 1	106	4168	3 0 1	110.2
			Clear	1-CL	3464	1 0 1	91.6	3604	1 0 1	95.3	3629	1 0 1	96.0
				2-CL	3336	1 0 1	88.2	3470	1 0 1	91.7	3617	1 0 1	95.6
				3-CL	3220	1 0 1	85.2	3350	1 0 1	88.6	3492	1 0 1	92.3
				4W-CL	3248	1 0 1	85.9	3379	1 0 1	89.3	3522	1 0 1	93.1
				1-CL-HS	2185	0 0 1	57.8	2273	0 0 1	60.1	2369	0 0 1	62.6
				2-CL-HS	1901	0 0 1	50.3	1978	0 0 1	52.3	2062	0 0 1	54.5
				3-CL-HS	1838	0 0 1	48.6	1912	0 0 1	50.6	1993	0 0 1	52.7
				4W-CL-HS	1896	0 0 1	50.1	1972	0 0 1	52.1	2056	0 0 1	54.4
				5Q-CL	3542	2 0 1	93.6	3684	2 0 1	97.4	3840	2 0 1	101.5
				5W-CL	3274	2 0 1	86.6	3405	2 0 1	90.0	3550	2 0 1	93.9
			Diffused	3-DL	2459	1 0 1	65.0	2558	1 0 1	67.7	2666	1 0 1	70.7
				5W-DL	2469	1 0 1	65.3	2568	1 0 1	67.9	2677	1 0 1	70.8

Current

currentlighting.com/aal

© 2025 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 4 of 9
Rev: 04/2025
aal_prov2led_spec_808

POST TOP LIGHT POLE
SCALE: N.T.S.

2

architectural area lighting

DB12
DECORATIVE POLE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

SPECIFICATIONS

CONSTRUCTION

- Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

WARNINGS

- Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.
- AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure.
- Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.
- The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.
- If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage of structures and all the consequences arising there from.



CAUTION

- Poles should never be erected without the luminaire installed.
- Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3"

CERTIFICATION

- Certified UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code

ORDERING GUIDE

Example: DB12-4R14-1125-14'-BLS-FS1

CATALOG #

POLE

Base	Pole[1]		Finish	Options
DB12 4" Round Tubed Pole	ROUND POLE 4"		BLS Black Gloss Smooth	TEN Tenon, 2 3/8" Ø x 4"H
	4R10-125	4R10-126	BLT Black Matte Textured	TEN3 Tenon, 3" Ø x 7"H
	4R12-125	4R12-126	DBS Dark Bronze Gloss Smooth	1A Single Side Arm
	4R14-125	4R14-126	DBT Dark Bronze Matte Textured	2B Double Side Arm
	4R16-125	4R16-126	GTT Graphite Matte Textured	PTF Post Top Fixture
	4R10-226	4R10-226	LGS Light Grey Gloss Smooth	PTA Post Top, Arm
	4R12-226	4R12-226	LGT Light Grey Matte Textured	PTAD Post Top Adaptor
	4R14-226	4R14-226	PSS Platinum Silver Gloss Smooth	NO No Drilling
	4R16-226	4R16-226	VGT Verde Green Matte Textured	PCR Low profile twist lock photocell receptacle with cast pole cap top(Secures to the top of the pole with three stainless steel set screws. Photocell by others.
	4R18-226	4R18-226	WHS White Gloss Smooth	RSC Cast aluminum receptacle housing, integrally welded to the pole/nut plate is NEC approved clear weather proof cover. Does 076mm*240mm(15.50hole Hand Slip)Top of pole/accessible standard(83mm*328mm*1296mm) *2360 not include a receptacle or internal wiring
	4R20-226	4R20-226	WHT White Matte Textured	GFI Ground Fault Interrupter. Wet location receptacle. Standard location is 24" down from top of pole. In-line with transformer.
	FLUTED 4"		Color Option	
	4F10-558	4F10-756	CC Custom Color[2]	
	4F12-188	4F12-188		
	4F14-188	4F14-188		
	4F16-188	4F16-188		

Notes:
1 Consult Maximum Allowable EPA (MPA) chart on page 2
2 Consult factory for custom color, texture and luminous finish

Current

currentlighting.com/aal

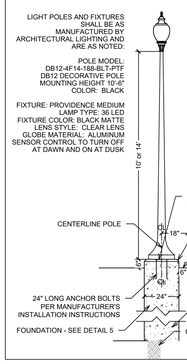
© 2022 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 1 of 2
Rev: 05/2024
aal_db12_spec_804

POST TOP LIGHT POLE
SCALE: N.T.S.

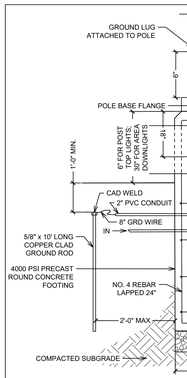
2

NOTES:
1. PER TOWN OF CORTLANDT ZONING CODESECTION 307-12.3 G. (2):SHOULD ANY OUTDOOR LIGHTING FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN BE CHANGED AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF CODE ENFORCEMENT FOR REVISED APPROVAL.
2. THE PHOTOMETRIC PLAN AND LIGHTING DETAILS HAVE BEEN SUBMITTED TO AND APPROVED BY TOWN OF CORTLANDT. SUBSTITUTIONS SUBMITTED FOR APPROVAL REVIEW BY PROJECT ENGINEER MUST HAVE SAME FIXTURE STYLE, WATTAGE, COLOR TEMPERATURE, AND CONSTRUCTION QUALITY AS THE SPECIFIED FIXTURE. PRIOR TO SUBSTITUTION REQUEST, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE A POINT BY POINT LIGHTING PLAN WITH STATISTICAL SUMMARY TABLE TO VERIFY THAT THE PROPOSED SUBSTITUTION ACHIEVES THE IESNA RECOMMENDATIONS AND/OR LIGHT LEVELSSTATISTICAL SUMMARY NOTED ON THE LIGHTING PLAN WITHOUT REQUIRING CHANGES TO THE SITE PLAN, LIGHT LOCATIONS OR ARCHITECTURE, AND OBTAINS OWNER APPROVAL. THIS POINT BY POINT PLAN AND STATISTICAL SUMMARY TABLE SHALL BE INCLUDED WITH THE SUBMITTAL. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN THE RETURN OF THE SUBMITTAL AS REJECTED.
3. THE CONTRACTOR SHALL ALSO OBTAIN WRITTEN VERIFICATION FROM THE MUNICIPALITY THAT THE CHANGES DO NOT REQUIRE AN AMENDMENT OR REAPPROVAL OF THE APPROVED SITE PLAN AND/OR ARCHITECTURAL BUILDING PLAN APPROVALS.
4. SUBMIT CUT SHEETS/SHOP DRAWINGS OF FOOTINGS, POLES AND FIXTURES TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ORDERS.
5. POLES MUST BE CENTERED ON POLE BASES OR THEY WILL BE REJECTED.
6. ANY LIFTING POINTS OR OTHER BASE INDENTATIONS SHALL BE FILLED WITH CONCRETE AND SMOOTHED TO MATCH BASE.
7. DO NOT ERECT POLES WITHOUT HAVING FIXTURES INSTALLED.
8. FACTORY SUPPLIED TEMPLATES MUST BE USED WHEN SETTING ANCHOR BOLTS.
9. SEE LIGHTING SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO VERIFY THAT QUANTITIES AND TYPES OF FIXTURES, POLES AND BASES IN THE SCHEDULE ARE IN CONFORMANCE WITH WHAT IS SHOWN ON THE DRAWINGS.



POST TOP LIGHT
SCALE: N.T.S.

3



NOTES:
1. SUBMIT CUT SHEETS/SHOP DRAWINGS OF FOOTINGS TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. VERIFY POLE BASE COVER DIMENSIONS AND ANCHORAGE PRIOR TO POLE BASE FABRICATION.
3. POLES NOT CENTERED ON BASE WILL BE REJECTED.
4. SEE LIGHTING SCHEDULE FOR ADDITIONAL POLE AND FIXTURE INFORMATION.
5. SEE SITE LIGHTING PLAN FOR POLE LOCATIONS.
6. SEE ELECTRICAL PLANS FOR CIRCUITRY INFORMATION.

LIGHT POLE FOUNDATION
SCALE: N.T.S.

4

GARDCO

Site & Area
PureForm
P15 small square area light

Gardco PureForm LED area small square P15 features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.



Ordering guide

Example: P15-P-AO5-840-T3M-EHS-AR1-120-DALI-CS30-PCB-F1-BZ

Prefix	Catalog Code	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
P15							
P15 PureForm area small	P Precision optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000 A06 12,000 A07 14,000 A08 16,000 A09 18,000 A10 20,000	730 700R, 3000K 740 700R, 4000K 750 700R, 5000K 830 80CRI, 3000K 840 80CRI, 4000K B27[1] 80CRI, 2700K (ETO+)	Auto front row AFR Auto front row AFR-90 Rotated left 90° AFR-270 Rotated left 270° Type 2 Medium T2M Type 2 medium T2M-90 Rotated left 90° T2M-270 Rotated left 270° Type 3 Medium T3M Type 3 medium T3M-90 Rotated left 90° T3M-270 Rotated left 270° LED optics LCL LED Cornrie optic left LCR LED cornrie optic right Type 4 Medium T4M Type 4 medium T4M-90 Rotated left 90° T4M-270 Rotated left 270° Type 4 Wide T4W Type 4 wide T4W-90 Rotated left 90° T4W-270 Rotated left 270° Type 5 T5N Type 5 narrow T5M Type 5 medium T5W Type 5 wide BLC Back light control BLC-90 Rotated left 90° BLC-270 Rotated left 270°	None – HS Internal house side shield, slip over The following mounting kits must be ordered separately: (see accessories) EHS External house side shield black RAM Ratrofit arm mount kit.	ART Arm mount (RH) The following mounting kits must be ordered separately: (see accessories) WAL Wall mount:	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V MVO 347-480V
	C[2] Comfort optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000	830 80CRI, 3000K 840 80CRI, 4000K 750[3] 70CRI, 5000K (ETO+) Amber[4] Direct Amber FWC (ETO+)				

Driver type	Dimming Controls (only one may be selected)	Lighting controls	Options	Finish
0-10V (only one may be selected)		None –	None –	Standard textured
010V 0-10V	None	PCB[1] Photocontrol button (only available EM 120-277V)	Emergency (only available in UNV)	BK Black
DLE	Dimming leads externally accessible (controls by others)		Emergency battery backup (0°C to +40°C/32°F to +104°F)	WH White
FAWD[1]	Field adjustable wattage selector	TR7 7-pin twist lock	ELCU24 Lutron emergency relay (precision only)	BZ Bronze
BLSCL2	PIR motion response dim to 50% L2 lens (precision only)			DG Dark Grey
BLSCL3	PIR motion response dim to 50% L3 lens (precision only)	TL6P 7-pin twist lock and on/ off photocell	Fusing	MG Medium grey
BLSOMW	Microwave motion sensor factory set at 50% dimming (comfort only)		FP Single Fuse (120V, 277V, or 347V)	Customer specified
DALI (only one may be selected)			FP2 Double Fuse (208V, 240V, or 480V)	OC Optional color (specify optional color or RAL, contact factory)
DALI SR/ DALI None	–		Double Fuse Canadian double pole (208V, 240V, or 480V)	SC Special color (must supply color chip, requires factory quote).
CS50	Security 50 % dimming, 7 hours		Surge Protection	
CM50	Median 50 % dimming, 8 hours		SP1 Surge Protector 10kV / 10kA (standard)	
CS30	Security 30 % dimming, 7 hours		SP2 Surge Protector 20kV/ 10kA (option)	
CM30	Median 30 % dimming, 8 hours		Buy America[2]	
SRDR	SR driver connected to 2 mega socket DALI		BAC Meets the requirements of the Buy American Act of 1933 (BAA)	
WIAPLIN*	Wireless Interactor outdoor low mounting (7-15'), white housing			
WIAPLB*	Wireless Interactor outdoor low mounting (7-15'), black housing			
WIAPHIW*	Wireless Interactor outdoor high mounting (15'-40'), white housing			
WIAPHIB*	Wireless Interactor outdoor high mounting (15'-40'), black housing			

1. Precision optics:
UNV DALI available in A03-A10
HVU 0-10V dimming available in A05-A10
HVU DALI available in A06-A10
EM and ER100 available in A01-A07
ER100 only available with DALI
2. Comfort optics:
Amber only available in A01-A03
DALI only available in UNV
BLSOMW only available in UNV and 347V
WAP/SRDR only available A01-A03
EM only available in A01-A02
3. Extended lead times apply. Contact factory for details.
4. WAP comes standard with a 2 hasp receptacle
5. Must specify input voltage (for ref. PCB, F1, F2, F3)
6. Not available with Emergency
7. Not compatible with CSS0, CM50, CS30, CM50

Declare. BAA DARKSKY APPROVED Reduces light pollution. Protects the night sky. Only available in 3000K and below. DLC LISTED DLC LISTED UL US

P15-PureForm-area-small-square-en 12/24 page 1 of 9

GARDCO

Poles & Brackets
Site and Area Poles
Straight Round Aluminum

Gardco SRA Straight Round Aluminum pole consists of a single piece of extruded 6000 series aluminum providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts and templates are ordered as a separate accessory.



Ordering guide

example: SRA-CA-4-125-12-D3-DT6-BZ

Family	Base[1]	Pole Dia. (in.)	Wall Thickness (in.)	Height[2]	Drilling / Tenon Configuration[3]	Drilling Template[3]	Finish	Options[4]
SRA Straight Round Aluminum	CA Cast Aluminum Base (max 20' height) HB Hinged Base (max 16', 0.125" only) STB Steel Tenon Base	4 5	125 0.125" 188 0.188"	10 12 15 16 18 20 25 30	Drilling D1 1 Way D1@180 1 Way @ 180 D2 2 Way @ 180 D2@90 2 Way @ 90 D3 3 Way @ 90 D3@120 3 Way @ 120 D4 4 Way Tenons T2D4L 2¾" OD x 4" T2D6L 2¾" OD x 6" T3D4L 3" OD x 4" T4D6L 4" OD x 6" No Drilling/Tenon P Plain Top	DT1 Drill Template 1 DT2 Drill Template 2 DT3 Drill Template 3 DT4 Drill Template 4 DT5 Drill Template 5 DT6 Drill Template 6 [DT#-xxxx] Custom Template (see drill template chart for details)	BK Black BZ Bronze WH White DG Dark Grey MG Medium Grey GY3 Light Grey, Smooth SSDGY SolarFormDark Grey (RAL7011) VPA Vandalproof Screws OC Optional Color Paint (ex: RAL7024) SCI Special/ Custom Color (Specify, must supply color chip)	FES[1] Festoon Outlet VDA[1] Vibration Dampener AHH[1] Additional Hand Hole DX[1] Duplex Receptacle GFI[1] DX with GFI (120V only) CLV/2[1] Coupling 1/2" CL3/4[1] Coupling 3/4" CL1[1] Coupling 1" CL1-1/4[1] Coupling 1-1/4" CL1-1/2[1] Coupling 1-1/2" NLV/2[1] Nipple 1/2" NL3/4[1] Nipple 3/4" NL1[1] Nipple 1" NL1-1/4[1] Nipple 1-1/4" NL1-1/2[1] Nipple 1-1/2"

1. See Drilling Configurations on Page 2.
2. See Luminaire Drilling Templates on Page 2.
3. Not all options available with all configurations. Consult factory for more details.
4. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 13) or to the inch as a decimal (ex. 15.33 = 15' 4").
5. Option must be specified by the customer before order release. FES, DX, GFI, AHH options typically must be placed 12" away from standard hand hole (20° above base).
6. VDA is required on all poles equal or greater than 25ft in height.
7. Custom drill templates (DTX) require factory quote.

Accessories

Service	Base & Pole Size	12NC	Description (Diameter: x Length x Hook w/ Bolt Circle Template)
			Anchor Bolts + Templates
For standard shipment with the pole (order 1 per pole)	CA 4", 5"	912401613963	AB 3/4x17x3-G DEC w/ 9 BC ABT
	HB 4"	912401597399	AB 3/4x17x3-G DEC w/ 8.5 BC ABT
	HB & 5"	912401613966	AB 3/4x17x3-G DEC w/ 10.5 BC ABT
	STB & 4"	912401613964	AB 3/4x17x3-G DEC w/ 7 BC ABT
	STB & 5"	912401613962	AB 1x33x3-G DEC w/ 10 BC ABT
For Retrofit/Re-or Pre-Ship service with the pole (order 1 per pole)	CA 4", 5"	912401613956	AB 3/4x17x3-G DEC w/ 9 BC ABT-RS
	HB & 4"	912401597407	AB 3/4x17x3-G DEC w/ 8.5 BC ABT-RS
	HB & 5"	912401613961	AB 3/4x17x3-G DEC w/ 10.5 BC ABT-RS
	STB & 4"	912401613959	AB 3/4x17x3-G DEC w/ 7 BC ABT-RS
	STB & 5"	912401613957	AB 1x33x3-G DEC w/ 10 BC ABT-RS

Part No.	Description
	Brackets
RLAR-1A-R4p4.5-(finish) (for 4" poles)	Cast Aluminum mounting arm, 15" long with DT6 drill pattern. (order 1 per luminaire). For use with Lumec Roadway and Gardco SolarForm luminaires. Specify finish to match pole.
RLAR-1A-R5p6-(finish) (for 5" poles)	



RLAR

SRA_Spec_Sheet: 06/23 page 1 of 9

AREA DOWNLIGHT FIXTURE
SCALE: N.T.S.

5

GARDCO
by ⓘignify

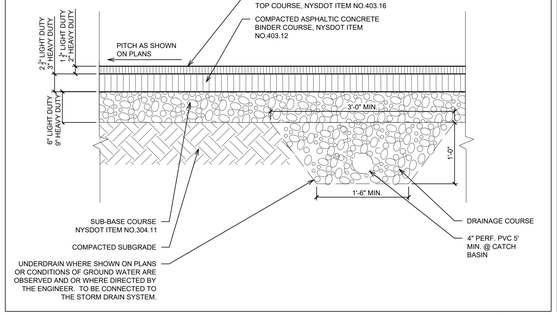
Poles & Brackets
Site and Area Poles
Straight Round Aluminum

Gardco SRA Straight Round Aluminum pole consists of a single piece of extruded 6000 series aluminum providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts and templates are ordered as a separate accessory.

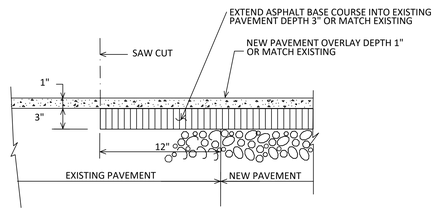
Ordering guide

example: SRA-CA-4-125-12-D3-DT6-BZ

Family	Base[1]	Pole Dia. (in.)	Wall Thickness (in.)	Height[2]	Drilling / Tenon Configuration[3]	Drilling Template[3]	Finish	Options[4]
SRA Straight Round Aluminum	CA Cast Aluminum Base (max 20' height) HB Hinged Base (max 16', 0.125" only) STB Steel Tenon Base	4 5	125 0.125" 188 0.188"	10 12 15 16 18 20 25 30	Drilling D1 1 Way D1@180 1 Way @ 180 D2 2 Way @ 180 D2@90 2 Way @ 90 D3 3 Way @ 90 D3@120 3 Way @ 120 D4 4 Way Tenons T2D4L 2¾" OD x 4" T2D6L 2¾" OD x 6" T3D4L 3" OD x 4" T4D6L 4" OD x 6" No Drilling/Tenon P Plain Top	DT1 Drill Template 1 DT2 Drill Template 2 DT3 Drill Template 3 DT4 Drill Template 4 DT5 Drill Template 5 DT6 Drill Template 6 [DT#-xxxx] Custom Template (see drill template chart for details)	BK Black BZ Bronze WH White DG Dark Grey MG Medium Grey GY3 Light Grey, Smooth SSDGY SolarFormDark Grey (RAL7011) VPA Vandalproof Screws OC Optional Color Paint (ex: RAL7024) SCI Special/ Custom Color (Specify, must supply color chip)	FES[1] Festoon Outlet VDA[1] Vibration Dampener AHH[1] Additional Hand Hole DX[1] Duplex Receptacle GFI[1] DX with GFI (120V only) CLV/2[1] Coupling 1/2"

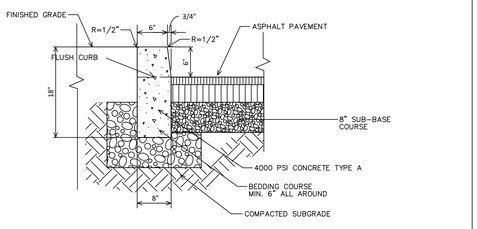


ASPHALT PAVEMENT - LIGHT/HEAVY DUTY
SCALE: N.T.S. | 1



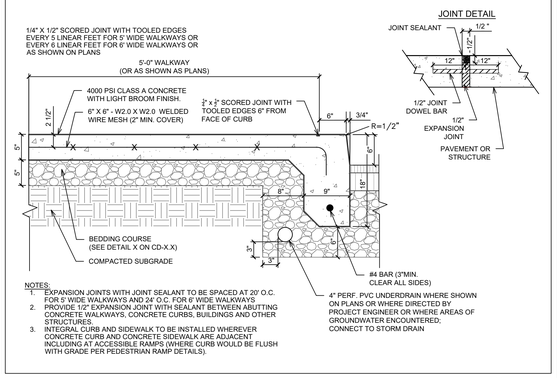
NOTE:
SAW CUT INTO EXISTING PAVEMENT APPLIES TO PAVEMENT REPLACEMENT AT UTILITY TRENCHES EXTENDING INTO R.O.W.

SAWCUT PAVEMENT KEY-IN
SCALE: N.T.S. | 2



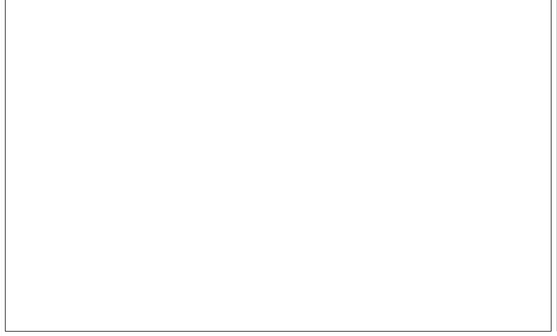
NOTES:
1. EXPOSED SURFACES TO HAVE FLOAT FINISH.
2. PROVIDE ½" PREMOLDED EXPANSION JOINT AND SEALANT EVERY 20' O.C.
3. PROVIDE ½" PREMOLDED EXPANSION JOINT AND SEALANT WHEN CONCRETE PAVEMENT ABUTS CONCRETE CURB.
4. MOUNTABLE CONCRETE CURBS TO BE NYSDOT MODEL M150, 9" WIDE, 2" VERTICAL, 6" EXPOSED REVEAL HEIGHT, 18" TOTAL HEIGHT.

CONCRETE CURB
SCALE: N.T.S. | 3



NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS.
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN ABUTTING CONCRETE WALKWAYS, CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.
3. INTEGRAL CURB AND SIDEWALK TO BE INSTALLED WHEREVER CONCRETE CURB AND CONCRETE SIDEWALK ARE ADJACENT INCLUDING AT ACCESSIBLE RAMPS (WHERE CURB WOULD BE FLUSH WITH GRADE PER PEDESTRIAN RAMP DETAILS).

CONCRETE SIDEWALK WITH INTEGRAL CURB
SCALE: N.T.S. | 4



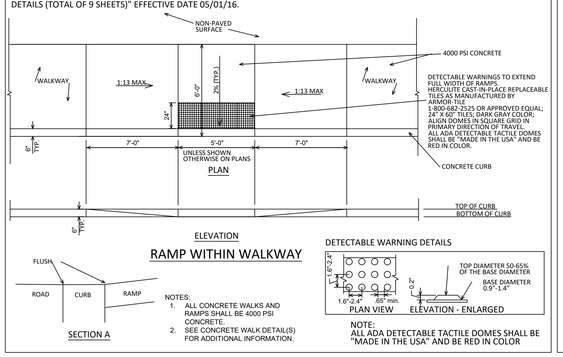
NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS.
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN CONCRETE WALKWAYS AND CONCRETE CURBS AND STRUCTURES.

CONCRETE PAVEMENT (SIDEWALK)
SCALE: N.T.S. | 5

NOTES:
1. ALL CROSSWALK MARKINGS SHALL BE WHITE AND RETROREFLECTIVE REQUIREMENTS
2. CROSSWALK SHALL MEET NYSDOT STANDARD SPECIFICATIONS

PEDESTRIAN CROSSWALK
SCALE: N.T.S. | 6

NOTE:
FOR ALL SIDEWALKS AND RAMPS,
SEE NYS DOT SHEET NUMBER 608-01 "SIDEWALK CURB RAMP DETAILS (TOTAL OF 9 SHEETS)" EFFECTIVE DATE 05/01/16.

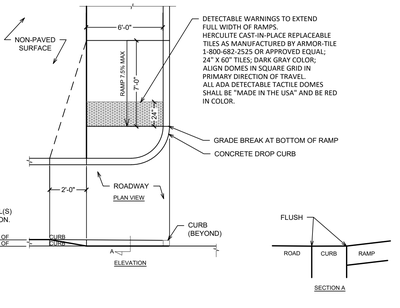


NOTES:
1. ALL CONCRETE WALKS AND RAMPS SHALL BE 4000 PSI CONCRETE.
2. SEE CONCRETE WALK DETAIL(S) FOR ADDITIONAL INFORMATION.

DETECTABLE WARNING DETAILS

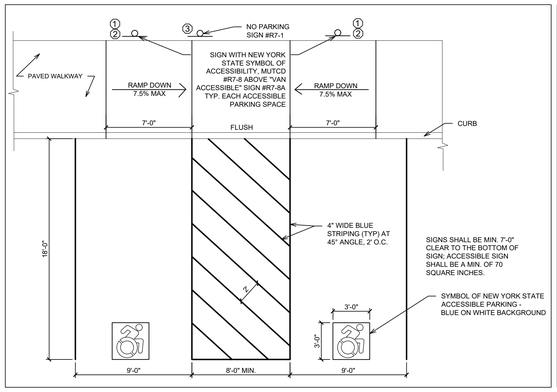
NOTE:
ALL ADA DETECTABLE TACTILE DOMES SHALL BE "MADE IN THE USA" AND BE RED IN COLOR

CURB RAMP
SCALE: N.T.S. | 7



NOTES:
1. ALL CONCRETE WALKS AND RAMPS SHALL BE 4000 PSI CONCRETE.
2. SEE CONCRETE WALK DETAIL(S) FOR ADDITIONAL INFORMATION.

CURB RAMP
SCALE: N.T.S. | 8

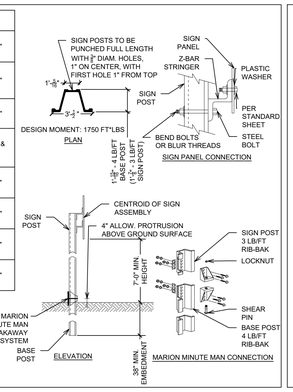


SIGNS SHALL BE MIN. 7'-0" CLEAR TO THE BOTTOM OF SIGN; ACCESSIBLE SIGN SHALL BE A MIN. OF 70 SQUARE INCHES.

ACCESSIBLE PARKING WITH CURB RAMP
SCALE: N.T.S. | 10

NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP	STOP	R1-1C	30"X30"
2	PEDESTRIAN CROSSING		W11A-2	30"X30"
3	DOWNWARD DIAGONAL ARROW (PLAQUE)		W16-7P	24"X12"
4	RESERVED PARKING/ VAN ACCESSIBLE		R7-8 + R7-8P	12"X18" & 12"X6"
5	NO PARKING ANY TIME		R7-1	12"X18"
6	DO NOT ENTER		R5-1	30"X30"
7	ELECTRIC VEHICLE PARKING		N/A	12"X18"
8	NO PARKING FIRE LANE		N/A	12"X18"

NOTES:
CHANNEL SET REFLECTIVE TRAFFIC SAFETY PANELS IN ALL PEDESTRIAN CROSSING AND STOP SIGN POSTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, REFLECTIVE YELLOW PANEL FOR PEDESTRIAN CROSSING SIGNS; REFLECTIVE RED PANEL FOR STOP SIGNS



SIGN SCHEDULE AND TRAFFIC SIGN POST
SCALE: N.T.S. | 11

9		13		14		15

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND SHALL REMAIN THE CREATIVE AND ITS PROVIDENT USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

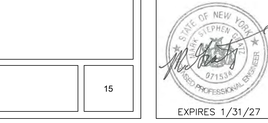
NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE AND UTILITY DETAILS

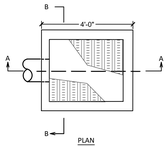


EXPIRES 1/31/27

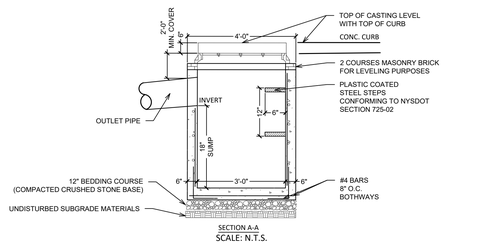
DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

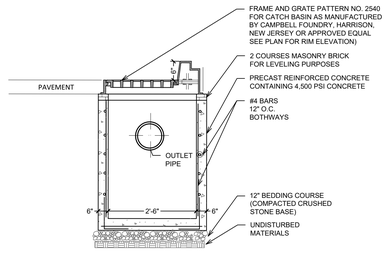
SP-6.1



PLAN



SECTION A-A
SCALE: N.T.S.



SECTION B-B

TOWN OF CORTLANDT CATCH BASIN STANDARD NOTES:
A. PRECAST WITH MINIMUM INSIDE DIMENSION OF 48" WIDTH AND 30" SUITABLE FOR A CAMPBELL FOUNDRY HEAVY DUTY BICYCLE SAFE / ADA ACCESSIBLE GRATE (CURB 2617 OR 3407)
B. NO MORE THAN 2 COURSES OF SEWER GRADE BRICK AND MORTAR
C. COMPRESSIVE STRENGTH OF ALL CONCRETE STRUCTURES SHALL BE NO LESS THAN 4000 PSI AND HAVING AN AIR ENTRAINMENT OF 5% MINIMUM. MINIMUM LOADING SHALL BE AASHTO HS-20 WITH H-25 PROPOSED TO MEET THE REQUIREMENTS OF A 75,000-POUND FIRE TRUCK AND SIMILAR HEAVY VEHICLES.
D. MINIMUM DRAINAGE SIZE 15" HDPE PIPE.
E. BACKFILL / BEDDING (6" ABOVE PIPE) VIRGIN ITEM-4, MEETING NYSDOT MATERIAL SPECIFICATION AND GRADATION REQUIREMENTS. INSITU MATERIAL MAY BE USED AS BACKFILL ABOVE BEDDING AND BELOW FULL DEPTH PAVEMENT.
F. ALL STRUCTURES TO BE DEDICATED TO THE TOWN OF CORTLANDT SHALL HAVE A 12-INCH BEDDING LAYER.
H. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

CATCH BASIN CURB TYPE (CB)
SCALE: N.T.S. | 1

2.1 SOIL MATERIALS (SEE SPECIFICATIONS FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
C.A. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION

D. SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; NYSDOT ITEM 304.11, RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-¼" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

I. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.

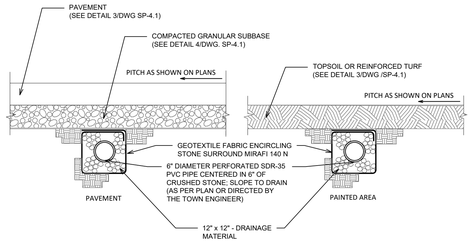
J. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-½" (37.5-MM) SIEVE.

K. SAND: ASTM C 33; FINE AGGREGATE.

L. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

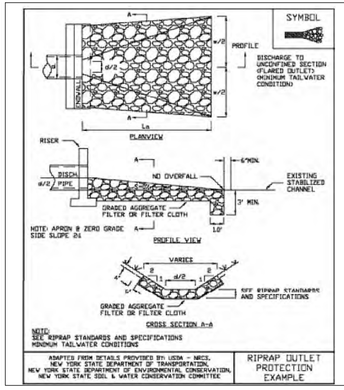
M. TOPSOIL: SEE SPECIFICATION.

SOIL MATERIAL
SCALE: N.T.S. | 2



NOTE:
INSTALL WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE TOWN ENGINEER

UNDER DRAIN
SCALE: N.T.S. | 3

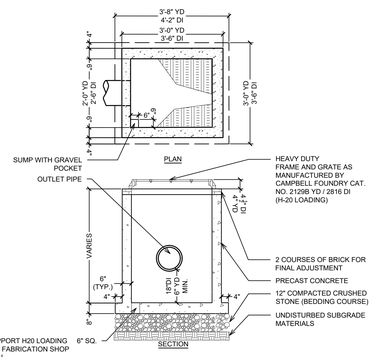


END SECTION RIPRAP PAD SIZING (TYP)

La = LENGTH OF RIP RAP PAD
d = PIPE DIAMETER
w = 3*D + LA

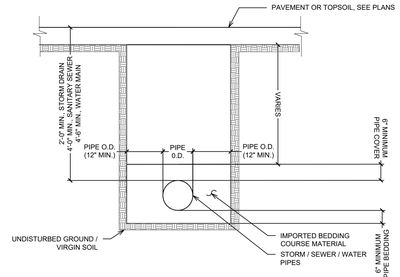
La = 10'
d= 1.25'
w= 13.75, BUILD AS 14.00'

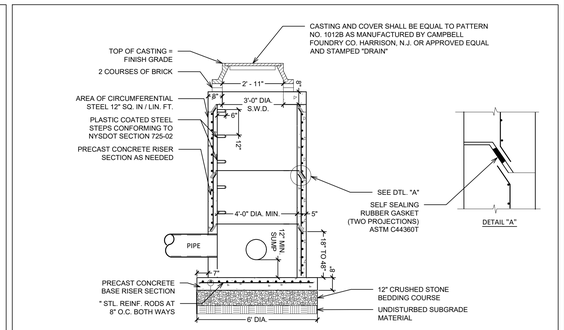
RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S. | 4



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

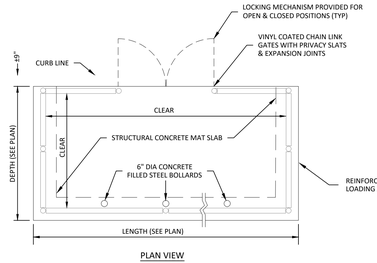
DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S. | 5



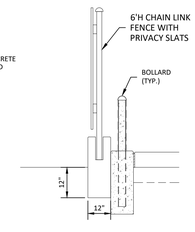


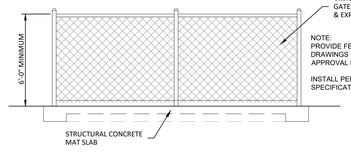
NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONCRETE SHALL BE A MINIMUM 4,500 PSI
3. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

STORMWATER PRECAST MANHOLE
SCALE: N.T.S. | 6



PLAN VIEW

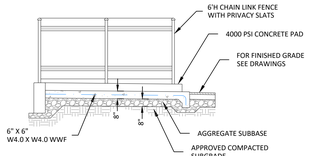




NOTE:
PROVIDE FENCE AND GATE SHOP DRAWINGS TO ENGINEER FOR TOWN APPROVAL PRIOR TO FABRICATION.

INSTALL PER MANUFACTURER SPECIFICATIONS

FRONT ELEVATION



PROFILE VIEW

NOTES:
1. ALL POSTS, RAILS, AND ACCESSORIES SHALL BE POWDER COATED; COLOR TO MATCH MESH COLOR.
2. TERMINAL POSTS SHALL CONSIST OF END, CORNER, ANGLE AND PULL POSTS.
3. FABRIC SHALL BE INSTALLED ON THE OUTSIDE.
4. REFUSE AREA ENCLOSURE: FOR ALL FENCES AND GATES, PROVIDE PVC 'LOCK TOP' PRIVACY SLATS (WITHOUT WINGS) IN REDWOOD COLOR AS PROVIDED BY HOOVER FENCE CO. 1-800-355-2335 OR APPROVED EQUAL
5. SUBMIT SHOP DRAWINGS TO PROJECT ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

REFUSE ENCLOSURESCALE:
N.T.S. | 7

NOTES:
1. WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.
2. BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED AREAS (TYP.)
3. BACKFILL WITH 90PSI FLOWABLE CONCRETE IN TOWN R.O.W. (K-CRETE)
4. K-CRETE BACKFILL SHALL BE USED IN ALL TRENCHING (SANITARY SEWER AND WATER MAIN) LOCATED WITHIN THE EXISTING PAVEMENT. PRIOR TO THE PLACEMENT OF THE K-CRETE BACKFILL, THE PIPE SHALL BE SURROUNDED WITH A MINIMUM OF 12-INCHES OF NYSDOT ITEM 304.05 OR CLEAN SAND AS DIRECTED BY THE UTILITY OWNER. THE REMAINDER OF THE TRENCH (UP TO THE BOTTOM OF PAVEMENT SECTION) SHALL THEN CONSIST OF K-CRETE.
5. REFER ALSO TO DETAIL 5, DWG. SP-4.1 (SAW-CUT PAVEMENT KEY-IN) FOR TRENCHING WITHIN EXISTING PAVEMENT.
6. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6-INCHES OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
7. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE, COMPACT IN 6- INCH LIFTS.
8. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
9. REMOVE ALL BEDROCK WITHIN 6-INCHES OF PIPE.
10. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.
11. RECYCLED FILLITEM 4 IS NOT PERMITTED AS BACKFILL.
12. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6-INCHES OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
13. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE, COMPACT IN 6-INCHLIFTS.
14. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
15. REMOVE ALL BEDROCK WITHIN 6-INCHES OF PIPE. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM. PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.
16. RECYCLED FILLITEM 4 IS NOT PERMITTED AS BACKFILL.

TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S. | 8

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND SHALL NOT BE USED IN WHOLE OR IN PART, ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - SITE DETAILS

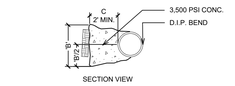
DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

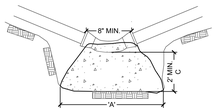
SP-6.2

STATE OF NEW YORK · STEPHEN J. MERRITTS · 097153 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 1/31/27



SECTION VIEW

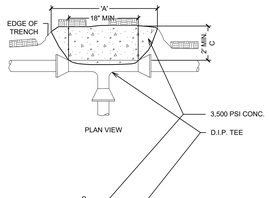


PLAN VIEW

THRUST BLOCK AT HORIZONTAL BEND

BLOCK DIMENSIONS						
PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	10.9	6.0	2.0	130.8	4.9
	45	7.9	4.5	2.0	71.1	2.7
	22½	6.0	3.0	2.0	36.0	1.3
	11¼	3.6	2.5	2.0	18.0	0.7
12	90	9.4	4.0	2.0	75.2	2.8
	45	5.8	3.5	2.0	40.6	1.5
	22½	4.2	2.5	2.0	21.0	0.8
	11¼	2.6	2.0	2.0	10.4	0.4
10	90	6.7	4.0	2.0	53.6	2.0
	45	5.8	2.5	2.0	29.0	1.1
	22½	3.7	2.0	2.0	14.8	0.5
	11¼	2.5	1.5	2.0	7.5	0.3
8	90	5.1	3.5	2.0	35.7	1.3
	45	3.8	2.5	2.0	19.0	0.7
	22½	3.3	1.5	2.0	9.9	0.4
	11¼	2.5	1.0	2.0	5.0	0.2
6	90	4.1	2.5	2.0	20.5	0.8
	45	2.8	2.0	2.0	11.2	0.4
	22½	2.8	1.0	2.0	5.6	0.2
	11¼	1.4	1.0	2.0	2.8	0.1

TITLE
SCALE: N.T.S.



PLAN VIEW

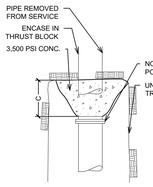
BLOCK DIMENSIONS					
BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

NOTES:
1. ALL THRUST BLOCKS SIZED IN ACCORDANCE WITH AWWA DUCTILE IRON PIPE AND FITTINGS, AWWA MANUAL M41 SECOND EDITION - DUCTILE IRON PIPE RESEARCH THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE.
2. CALCULATIONS APPLY A 1.5 SAFETY FACTOR.
3. CALCULATIONS BASED UPON MINIMUM PRESSURE CLASS OF PIPE WITH STANDARD CEMENT-MORTAR LINING.
4. CALCULATIONS BASED UPON A SOIL BEARING PRESSURE OF 1,000 LBS. PER SQUARE FOOT.
5. CALCULATIONS BASED UPON A 130 PSI TEST PRESSURE, MAXIMUM
6. DIMENSIONS ESTABLISHED BASED UPON TRUNCATED TRIANGULAR SHAPED THRUST BLOCK GEOMETRY
7. ALL CONCRETE SHALL BE A MINIMUM 3,500 PSI OR GREATER AT 28 DAYS
8. ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOILS
9. NO CONCRETE SHALL BE POURED AGAINST PIPE JOINTS
10. THRUST BLOCK SHOWN ARE MINIMUM SIZES
11. THRUST BLOCK FOR 90 DEGREE BENDS SHALL ONLY BE PERMITTED ON FJ TO FJ CONNECTIONS.
12. ALL WORK TO CONFORM TO WESTCHESTER JOINT WATER WORKS AND TOWN OF HARRISON STANDARDS AND SPECIFICATIONS.

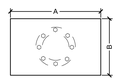
SECTION VIEW

NOTE:
NO CONC. SHALL BE POURED AGAINST JOINTS

THRUST BLOCK AT TEE



PLAN VIEW

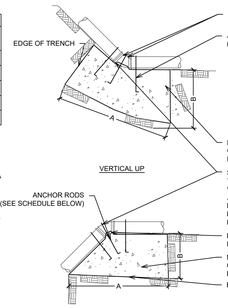


SECTION VIEW
(BACK OF THRUST BLOCK)

THRUST BLOCK AT CAP

BLOCK DIMENSIONS					
BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

TITLE
SCALE: N.T.S.



VERTICAL UP

VERTICAL DOWN

BLOCK DIMENSIONS						
PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	12.0	8.3	6.3	313.7	11.5
	45	12.0	7.5	5.0	225.0	8.3
	22½	11.5	7.0	3.0	120.8	4.5
	11¼	9.0	4.5	3.0	60.8	2.3
12	90	10.0	6.5	5.5	178.8	6.6
	45	9.5	6.5	4.3	132.8	4.9
	22½	9.0	5.0	3.0	67.5	2.5
	11¼	8.0	4.5	3.0	54.0	2.0
10	90	11.0	6.25	3.75	128.9	4.8
	45	10.0	5.0	3.75	93.8	3.5
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0
8	90	9.5	4.5	4.0	85.5	3.2
	45	9.5	4.0	3.3	62.7	2.3
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0
6	90	8.0	4.5	3.3	54.0	2.0
	45	8.0	4.5	3.3	54.0	2.0
	22½	8.0	4.5	3.0	54.0	2.0
	11¼	8.0	4.5	3.0	54.0	2.0

GRAVITY BLOCKS

GRAVITY BLOCKS SHALL REQUIRE A MINIMUM OF 2 CY CONCRETE PER INSTALLATION.

REFER TO "GRAVITY BLOCK RESTRAINT INSTALLATION DETAIL".

REFER TO "THRUST BLOCK NOTES" FOR INSTALLATION REQUIREMENTS WHERE APPLICABLE.

ANCHOR SCHEDULE FOR GRAVITY BLOCKS

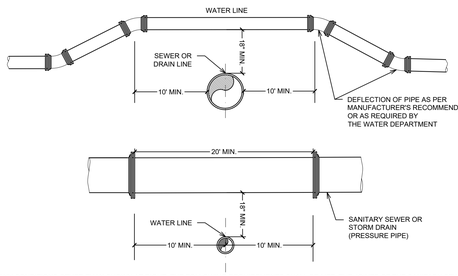
PIPE DIAMETER	RODS	MIN. EMBEDMENT LENGTH
16"	3 - #4	24"
12"	3 - #4	18"
8"	2 - #5	12"
8"	2 - #5	12"

NOTE:
1. ALL EMBEDDED RODS SHOULD HAVE STANDARD ACI HOOKS.
2. IN SOME CASES, IT WILL BE NECESSARY TO INCREASE THE MINIMUM DIMENSIONS SHOWN TO ATTAIN THE MINIMUM CONCRETE VOLUMES.

THRUST BLOCK AT HORIZONTAL BEND

THRUST BLOCK
SCALE: N.T.S.

1

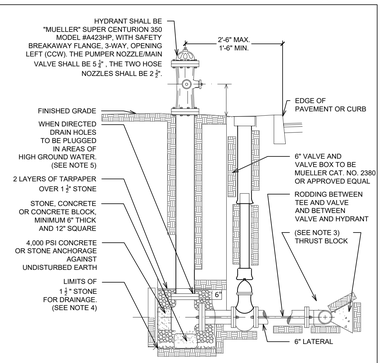


NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE, WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED.
2. WHERE THE WATER LINE PASSES BENEATH THE SEWER LINE OR STORM DRAIN, THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.
3. REQUIREMENTS AS STATED IN TWO CONDITIONS ABOVE WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER IS LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18". WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED IF NOT PREVIOUSLY APPROVED.

CROSSING OF WATER LINE AND STORM / SANITARY SEWER
SCALE: N.T.S.

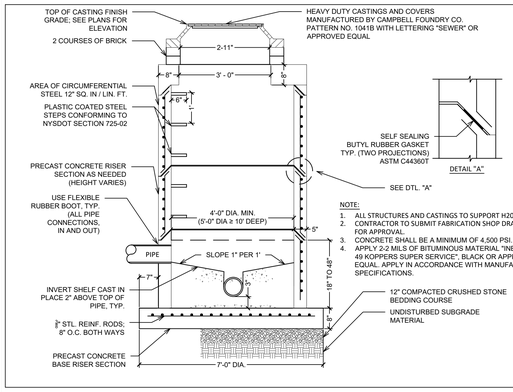
2

NOTE:
1. PUMPER OUTLET SHALL FACE STREET; HOSE OUTLETS SHALL BE PARALLEL TO STREET.
2. PLUMBNESS OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90^ APART.
3. RODDING SHALL CONSIST OF TWO ¾" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING MAY BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT VALVE ANCHORING TEE IS USED.
4. 1 ½" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
5. HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER OUTLET.
6. HYDRANT DRAINS TO BE PLUGGED WHERE THE WATER TABLE IS WITHIN 7' OF FINISHED GRADE. WHEN THE DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWERS OR STORM DRAINS.



HYDRANT SETTING
SCALE: N.T.S.

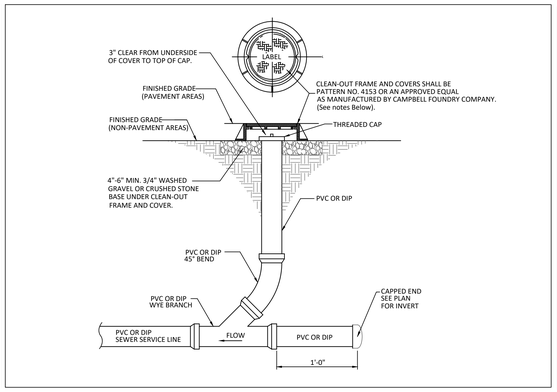
3



NOTE:
1. ALL STRUCTURES AND CASTINGS TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE SHALL BE A MINIMUM OF 4,500 PSI.
4. APPLY 2-2 MILS OF BITUMINOUS MATERIAL "INERTOL No. 49 KOPPERS SUPER SERVICE", BLACK OR APPROVED EQUAL, APPLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

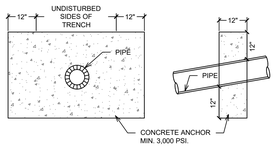
SANITARY SEWER MANHOLE
SCALE: N.T.S.

4



CLEANOUT
SCALE: N.T.S.

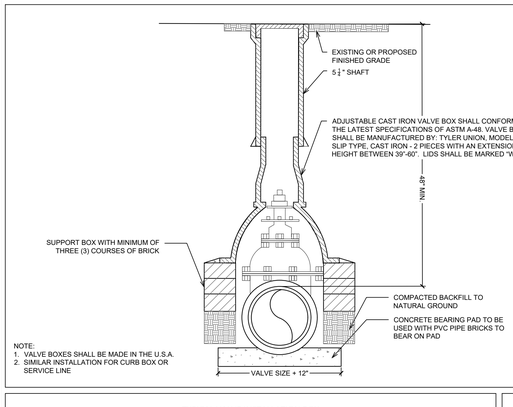
5



NOTES:
1. PIPE ANCHORS SHALL BE INSTALLED AS FOLLOWS:
GRADE 20% TO 35% - 36ft C TO C MAX.
GRADE 35% TO 50% - 24FT C TO C MAX.
GRADE OVER 50% - 16FT C TO C MAX.
2. ALL PIPES WITH A GRADE OF 20% OR GREATER SHALL HAVE AT LEAST ONE (1) PIPE ANCHOR INSTALLED ON THE JOINT NEAREST THE MIDDLE OF A VERY SHORT LINE.
3. IF A PIPE ANCHOR IS SET AT THE BELL END OF A PIPE, THE CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO ASSURE EXPOSURE OF THE JOINT.

PIPE ANCHORS
SCALE: N.T.S.

6



NOTE:
1. VALVE BOXES SHALL BE MADE IN THE U.S.A.
2. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE

TYPICAL VALVE INSTALLATION BOX
SCALE: N.T.S.

7

WESTCHESTER COUNTY PUBLIC WATER SUPPLY AND SANITARY SEWER GENERAL CONSTRUCTION NOTES

WATER NOTES:
1. ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY, NO IMPORTS.
2. PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600. NO LEAKAGE PERMITTED.
3. DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWW STANDARD C651-92, EXCEPT FOR SECTION 5.1.
4. THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
5. THE MINIMUM WATER MAIN INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
6. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES (D.O.T.S.), WESTCHESTER JOINT WATER WORKS, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.
7. ALL WATER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION.
8. ADEQUATE COVER OF WATERMAIN SHALL BE PROVIDED.

SEWER NOTES:
1. ALL SANITARY SEWER PIPES TO BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED. DOMESTIC MATERIALS ONLY, NO IMPORTS.
2. SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 924.
3. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.
4. THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES (D.O.T.S.), ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.
6. THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.

WATER MAIN NOTES:
1. ALL PIPE SUPPLIED IS UNITED PIPE AND FOUNDRY "TYTON JOINT" WITH PUSH ON RUBBER GASKETS WITH TWO (2) BRONZE WEDGES PER JOINT, DOUBLE CEMENT LINED CLASS 54 DUCTILE IRON PIPE WITH A PRESSURE RATING OF 350 PSI;
2. ALL FITTINGS SHALL BE FULL BODY, MECHANICAL JOINT WITH RETAINER GLANDS, DOUBLE CEMENT LINED, DUCTILE IRON PIPE AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY, MADE IN THE U.S.A. OR APPROVED EQUAL.
3. THE PIPE AND FITTINGS SHALL BE CEMENT MORTAR LINED TO TWICE THE STANDARD THICKNESS IN ACCORDANCE WITH ANSI A21.4 (AWWA C104) EXCEPT AS NOTED.
4. ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.
5. ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.
6. ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:
DUCTILE IRON FITTINGS: ANSI/AWWA C110/A21.10
ANSI/AWWA/C104/A21.04
FITTING JOINTS: ANSI/AWWA C111/A21.11
7. GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C509.
8. ALL VALVE BOXES SHALL BE MADE IN THE USA AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6855 SLIP TYPE, CAST IRON – 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
9. RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBAA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.
10. THRUST BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS AND SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
11. AFTER THE TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST 2000 FT (MAX.).
12. AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO THE OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
13. ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE DEPARTMENT OF TECHNICAL SERVICES.
14. HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
15. FOR THE PRESSURE TEST, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT 1.5 TIMES THE WORKING PRESSURE TO A MINIMUM OF 225 POUNDS PER SQUARE INCH AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
16. IF LEAKAGE IN SYSTEM IS OBSERVED, THE CONTRACTOR SHALL AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.
17. 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.
18. 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.
19. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
20. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE.
21. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
22. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
23. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
24. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
25. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
26. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF CORTLANDT.
27. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT OF TECHNICAL SERVICES PRIOR TO BACKFILLING. BEDDING, PIPE ZONE, AND TRENCH BACKFILL MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

Sieve designation	% passing
¾"	100%
No. 40	0-70%
No. 200	0-10%

28. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
29. INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
30. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEW

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP--6.4 SITE DETAILS.DWG

NOTE:
1. WALL DRAIN SHALL NOT DISCHARGE TO ANY STORMWATER TREATMENT PRACTICE.
2. CONTRACTOR SHALL SUBMIT A BUILDING PERMIT FOR THE CONSTRUCTION OF THE RETAINING WALL.
3. THE TOWN WILL REQUIRE CERTIFICATION FROM A LICENSED NYS ENGINEER INDICATING THE RETAINING WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING DESIGN PLANS AND REPORTS.

MSE STRUCTURE SHOP DRAWINGS PREPARED FOR

EVERGREEN MANOR RETAINING WALL

CORTLANDT, NEW YORK

MSE WALL SYSTEM:
TENSAR MESA® RETAINING WALL SYSTEM

SOIL REINFORCEMENT TYPE:
TENSAR UNIAXIAL STRUCTURAL GEOGRID

FACING TYPE:
MESA® SEGMENTAL BLOCK

Drawings prepared under the direct supervision of:

ROBERT C. JOHNSON, JR., PE NO. 101643
SUBMATRIX LLC
303 PERIMETER CENTER N, SUITE 300
ATLANTA, GA 30346

STATE OF NEW YORK · CARLTON JOHNSON · 101643 · LICENSED PROFESSIONAL ENGINEER

6/24/2024

SEAL APPLIES TO ALL SHEETS WITHIN INDEX

1. PROJECT DESCRIPTION

1.1. PROJECT NAME: EVERGREEN MANOR RETAINING WALL.

1.2. THE PROJECT CONSISTS OF ONE MECHANICALLY STABILIZED EARTH (MSE) WALL USING THE TENSAR MESA® RETAINING WALL SYSTEM. THE RETAINING WALL SYSTEM CONSISTS OF SEGMENTAL CONCRETE BLOCKS, HAVING DIMENSIONS OF 9"(H)x18"(L)x11"(W), TENSAR STANDARD CONNECTORS, 8 OZ. NONWOVEN AASHTO M288 CLASS 1 GEOTEXTILE, AND TENSAR UNIAXIAL STRUCTURAL GEOGRID REINFORCEMENT. THE SYSTEM IS DESIGNED AS A MSE WALL IN ACCORDANCE WITH THE DESIGN REFERENCES.

1.3. SUBMATRIX LLC ("SUBMATRIX") HAS PREPARED THE DESIGN SUBMITTAL FOR V.S. CONSTRUCTION CORPORATION (CLIENT) UNDER CONTRACT.

2. DESIGN CRITERIA

2.1. DESIGN REFERENCES (LISTED IN ORDER OF PRECEDENCE):

2.1.1."DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", NATIONAL CONCRETE MASONRY ASSOCIATION, 3RD EDITION.

2.1.2."MECHANICALLY STABILIZED EARTH WALLS AND REINFORCED SOIL SLOPES, DESIGN & CONSTRUCTION GUIDELINES", U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FHWA-NHI-00-043.

2.2. SOIL PROPERTIES

2.2.1. THE SOIL PROPERTIES LISTED BELOW HAVE BEEN ASSUMED AND SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR APPROPRIATENESS. THE MOIST UNIT WEIGHT ARE MAXIMUM VALUES AND SHALL BE NO LESS THAN 5% FROM THE LISTED VALUES. THE EFFECTIVE FRICTION ANGLE AND COHESION ARE MINIMUM VALUES.

SOIL ZONE	MOIST UNIT WEIGHT (PCF)	EFFECTIVE FRICTION ANGLE (DEGREES)	EFFECTIVE COHESION (PSF)
REINFORCED	125	34	0
RETAINED	120	30	0
FOUNDATION	120	30	0

2.3. GEOGRID REINFORCEMENT:

GEOGRID TYPE	T_{ULT} (LB/FT)	RF_{CR}	RF_{ID}	RF_D	T_{AL} (LB/FT)
UX1400MSE	4800	2.56	1.10	1.00	1705

T_{ULT}: ULTIMATE TENSILE STRENGTH
RF_{CR}: CREEP REDUCTION FACTOR
RF_{ID}: INSTALLATION DAMAGE REDUCTION FACTOR
RF_D: DURABILITY REDUCTION FACTOR
T_{AL}: LONG-TERM ALLOWABLE DESIGN TENSILE STRENGTH

2.3.1.SOIL-GEOGRID INTERACTION COEFFICIENT (PULLOUT) C_I = 0.80

2.3.2.SOIL-GEOGRID INTERACTION COEFFICIENT (SLIDING) C_{DS} = 0.80

2.3.3.GEOGRID COVERAGE RATIO, R_C = 1.0

2.3.4.DESIGN LIFE = 75 YEARS

2.4. LOADING CONDITIONS

2.4.1.VEHICULAR LIVE LOAD SURCHARGE = 250 PSF

2.5. HYDROSTATIC PARAMETERS

2.5.1.THE MSE STRUCTURES WERE DESIGNED ASSUMING NO HYDROSTATIC FORCES WITHIN THE REINFORCED/RETAINED SOIL ZONES. THE GEOTECHNICAL REPORT, REFERENCED IN NOTE 6.2.2 INDICATES A SHALLOW GROUNDWATER TABLE. ADDITIONAL SOIL EXPLORATIONS ARE RECOMMENDED WITHIN THE VICINITY OF THE RETAINING WALL TO CONFIRM THE ELEVATION OF THE GROUNDWATER TABLE AND VALIDATE THE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION ZONES.

2.6. BEARING CAPACITY

2.6.1.THE MAXIMUM UNFACTORED APPLIED BEARING PRESSURE BENEATH THE BASE OF THE MSE STRUCTURE IS 2,829 PSF. THE PROJECT GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING THAT THE FOUNDATION SOILS CAN SAFELY SUPPORT THE MSE STRUCTURE.

2.7. SETTLEMENT

2.7.1.TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER. THE MSE STRUCTURE CAN ACCOMMODATE DIFFERENTIAL SETTLEMENT OF UP TO 1/200 (UNITLESS) ALONG THE WALL FACE.

3. WALL MATERIALS

3.1. BACKFILL

3.1.1. BACKFILL PLACED IN THE REINFORCED AND RETAINED SOIL ZONES SHALL BE FREE OF EXCESS MOISTURE, ROOTS, MUCK, SOD, SNOW, FROZEN LUMPS, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIAL. ALL ROCK PARTICLES AND HARD-EARTH CLODS SHALL BE LESS THAN 4 INCHES IN THE LONGEST DIMENSION. BACKFILL WHICH DOES NOT MEET THESE REQUIREMENTS SHALL BE CONSIDERED UNSUITABLE AND SHALL BE REMOVED.

3.1.2. REINFORCED BACKFILL SHALL BE ON-SITE OR IMPORTED SOILS THAT MEET THE SHEAR STRENGTH PROPERTIES LISTED IN 2.2.1 AND THE GRADATION LIMITS BELOW. THE PORTION PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT LESS THAN 20 AND PLASTICITY INDEX LESS THAN 6. REINFORCED BACKFILL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS NON-PLASTIC SOIL.

SIEVE SIZE	PERCENT PASSING
2"	100
No. 40	0-60
No. 200	0-15

3.1.3.RETAINED BACKFILL SHALL HAVE A PLASTICITY INDEX LESS THAN 20 AND SHALL NOT CONTAIN SHALE, MICA, GYPSUM, SMECTITE, MONTMORILLONITE, OR OTHER SOFT PARTICLES OF POOR DURABILITY. THE SHEAR STRENGTH PROPERTIES LISTED IN 2.2.1 SHALL BE MET AND VERIFIED BY THE PROJECT ENGINEER.

3.1.4.CRUSHED STONE FILL INSTALLED BEHIND THE FACING UNITS AND FOR THE DRAINAGE BLANKET SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2"	100
1"	90-100
1/2"	0-60
No. 4	0-10
No. 8	0-5
No. 200	0-2

3.2. GEOGRID REINFORCEMENT & CONNECTORS

3.2.1.TENSAR UNIAXIAL STRUCTURAL GEOGRID REINFORCEMENT AND STANDARD CONNECTORS SHALL BE MANUFACTURED BY TENSAR INTERNATIONAL CORPORATION, MORROW, GEORGIA, USA.

3.3. GEOTEXTILE

3.3.1.GEOTEXTILE USED TO SEPARATE SEGMENTAL BLOCKS AND REINFORCED BACKFILL SHALL BE 8 OZ. NONWOVEN AASHTO M288 CLASS 1.

3.4. FACING MATERIAL

3.4.1.MESA® SEGMENTAL BLOCK UNITS SHALL BE PRODUCED BY PALUMBO BLOCK CO., INC. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, CONFORM TO ASTM C1372, AND MAXIMUM ABSORPTION OF 6% BY WEIGHT.

4. INSTALLATION REQUIREMENTS

4.1. ALL REQUIREMENTS DEFINED IN SECTIONS 2 AND 3 SHALL BE VERIFIED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

4.2. A COMPLETE SET OF APPROVED SHOP DRAWINGS SHALL BE ON-SITE AT ALL TIMES DURING ERECTION OF THE MSE STRUCTURE.

4.3. INSTALLATION OF THE MSE STRUCTURE SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND QUALITY CONTROL MANUAL PROVIDED BY TENSAR OR ITS REPRESENTATIVE.

4.4. FOUNDATION PREPARATION

4.4.1.PRIOR TO THE CONSTRUCTION OF THE MSE STRUCTURE, THE FOUNDATION SHALL BE CLEARED AND GRUBBED FOR THE EXTENTS OF THE REINFORCED SOIL ZONE. ANY UNSUITABLE SOILS (HIGHLY-PLASTIC SOILS, UNDOCUMENTED FILL, ORGANICS, ETC.) SHALL BE OVER-EXCAVATED AND REPLACED WITH COMPACTED BACKFILL MATERIAL WITH PROPERTIES MATCHING (OR EXCEEDING THE SHEAR STRENGTH REQUIREMENTS OF) THOSE LISTED IN 2.2.1. THE PROJECT GEOTECHNICAL ENGINEER SHALL CONFIRM THAT THE FOUNDATION HAS BEEN PREPARED PROPERLY.

4.5. MSE FACING

4.5.1.THE CONTRACTOR IS RESPONSIBLE TO SURVEY AND LAYOUT THE MSE STRUCTURE FACING AS SHOWN HEREIN, AND IN ACCORDANCE WITH THE CONTRACT PLANS. STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45°.

4.5.2.PLACE THE MESA UNIT WITH THE SIDES TOUCHING AND THE TEXTURED FACE OUTWARD. THE FIRST COURSE MUST BE ACCURATELY PLACED, CAREFULLY SPACED, AND LEVELED TO FACILITATE CONSTRUCTION. STACK MESA UNITS IN A RUNNING BOND (VERTICAL JOINTS OFFSET ONE-HALF BLOCK EVERY BLOCK COURSE) CONFIGURATION. INSTALL MESA STANDARD CONNECTORS IN EVERY BLOCK TO ENGAGE ALL TEETH (LOWER PORTION OF CONNECTOR) IN LOWER BLOCK, AND ORIENTING FLAGS (UPPER PORTION OF CONNECTOR) FOR WALL BATTER STATED HEREIN. GRINDING AND/OR SHIMMING OF MESA BLOCKS MAY BE NECESSARY TO MAINTAIN FRONT-TO-BACK LEVEL. THE CONTRACTOR IS RESPONSIBLE TO CHECK HORIZONTAL AND VERTICAL ALIGNMENT EVERY 50 FEET AND 4 FEET, RESPECTIVELY, TO MAINTAIN PROPER WALL CONFIGURATION.

4.5.3.MESA CAPS SHALL BE PERMANENTLY SECURED TO THE MESA UNITS USING A CONSTRUCTION ADHESIVE APPROVED BY THE BLOCK MANUFACTURER.

4.6. GEOGRID INSTALLATION

4.6.1.GEOGRIDS SHALL BE INSTALLED AT THE LENGTHS AND LOCATIONS SHOWN HEREIN. CHANGES TO THE GEOGRID LAYOUT ARE NOT PERMISSIBLE WITHOUT THE WRITTEN CONSENT OF SUBMATRIX.

4.6.2.GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTH. NO CONNECTIONS (MECHANICAL OR FRICTIONAL) OR SPLICES ARE PERMITTED.

4.6.3.PRIOR TO PLACING BACKFILL, THE GEOGRID REINFORCEMENT SHALL BE PLACED OVER THE SLOT (IN THE TOP OF THE MESA BLOCK). THE CONNECTOR TEETH SHALL BE DRIVEN THROUGH THE GEOGRID APERTURES DIRECTLY BEHIND THE FIRST TRANSVERSE GEOGRID BAR INTO THE BLOCK SLOT. REFER TO SECTION 5.4.2 FOR PROPER STANDARD CONNECTOR INSTALLATION. MESA STANDARD CONNECTORS SHALL BE USED IN BLOCK COURSES THAT REQUIRE GEOGRID REINFORCEMENT. THE GEOGRID SHALL BE TENSIONED BY HAND TO ELIMINATE SLACK AND ANCHORED BY PINNING OR PLACING SOIL ON THE GEOGRID AT THE BACK OF THE REINFORCED ZONE.

4.6.4.TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON GEOGRID REINFORCEMENT. A MINIMUM BACKFILL THICKNESS OF 6" IS REQUIRED FOR OPERATION OF TRACKED EQUIPMENT OVER THE GEOGRID REINFORCEMENT. TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT DISPLACEMENT OF BACKFILL AND GEOGRID REINFORCEMENT. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOGRID REINFORCEMENT AT SPEEDS LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

4.6.5.A MINIMUM OF 3" SOIL COVER SHALL BE PLACED BETWEEN OVERLAPPING GEOGRID REINFORCEMENT.

4.7. REINFORCED BACKFILL PLACEMENT

4.7.1.BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 10" OR 6" IN UNCOMPACTED THICKNESS FOR HEAVY OR LIGHTWEIGHT COMPACTION EQUIPMENT, RESPECTIVELY. ONLY LIGHTWEIGHT EQUIPMENT IS PERMITTED WITHIN A 3' ZONE MEASURED FROM THE BACK OF WALL FACING.

4.7.2.BACKFILL SHALL BE PLACED PERPENDICULAR TO THE GEOGRID REINFORCEMENT AND SPREAD FROM THE BACK OF THE WALL FACING TOWARDS THE TERMINAL ENDS OF THE GEOGRID REINFORCEMENT TO PROMOTE FURTHER TENSIONING.

4.7.3.BACKFILL SHALL BE PLACED AT A MOISTURE CONTENT NO GREATER THAN 2% WET AND NO LESS THAN 2% DRY OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY OR AS SPECIFIED BY THE PROJECT SPECIFICATIONS.

4.7.4.AT THE END OF EACH WORKDAY, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACING AND COMPACTED SMOOTH TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL. A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE CREST OF THE MSE STRUCTURE TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE MSE STRUCTURE. PLASTIC SHEETING MAY ALSO BE USED TO PROTECT THE BACKFILL SURFACE.

5. SPECIAL PROVISIONS

5.1. THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PROPERTIES, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 2.

5.2. WALL LAYOUTS SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.

5.3. SUBMATRIX ASSUMES NO LIABILITY FOR INFORMATION SUPPLIED BY OTHERS, SUCH AS SITE PLAN, GRADING, GEOTECHNICAL DATA, OR GROUNDWATER DATA.

5.4. IF ANY PROBLEMATIC ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE MSE STRUCTURES, CONTACT SUBMATRIX IMMEDIATELY AT 770-557-5015 AND THE OWNER'S REPRESENTATIVE.

5.5. ANY REVISIONS TO THE DESIGN CRITERIA WILL REQUIRE DESIGN MODIFICATIONS PRIOR TO CONSTRUCTION.

5.6. ALL NEWLY PLACED PIPES AND UTILITIES WITHIN 10D' OF THE MSE STRUCTURE SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS.

5.7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING QUALITY ASSURING AND QUALITY CONTROL PROGRAMS THAT ENSURE THE CONSTRUCTION OF THE MSE STRUCTURE HAS BEEN PERFORMED IN ACCORDANCE WITH THESE DRAWINGS. SUBMATRIX IS NOT RESPONSIBLE FOR CERTIFYING THAT CONSTRUCTION HAS BEEN PERFORMED IN COMPLIANCE WITH THESE DRAWINGS.

5.8. SUBMATRIX IS NOT RESPONSIBLE FOR HAVING PERSONNEL ON-SITE UNLESS SPECIFICALLY PROVIDED IN A WRITTEN CONTRACT SIGNED BY SUBMATRIX. ANY SUBMATRIX PERSONNEL ON-SITE DOES NOT HAVE THE AUTHORITY TO STOP OR START CONSTRUCTION OF THE MSE STRUCTURE OR ANY OTHER WORK.

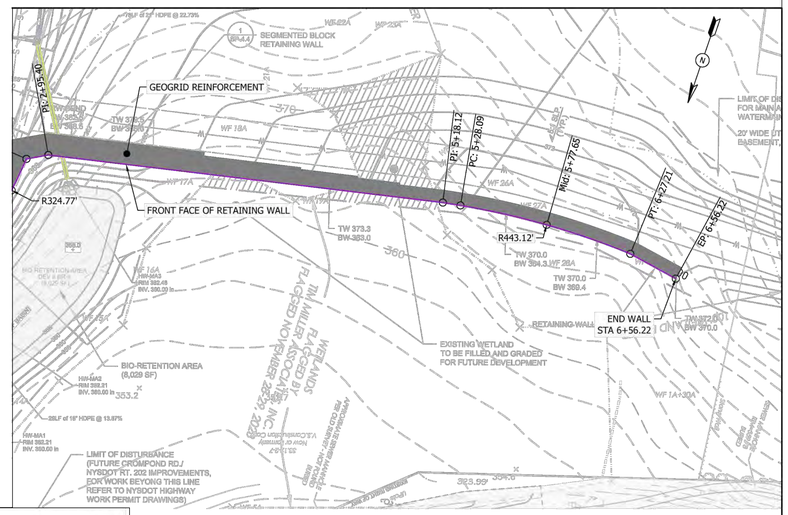
6. REFERENCES

6.1. THE DESIGN CALCULATIONS PREPARED BY SUBMATRIX ARE SUBMITTED UNDER A SEPARATE COVER AND ARE DATED SEPTEMBER 24, 2024.

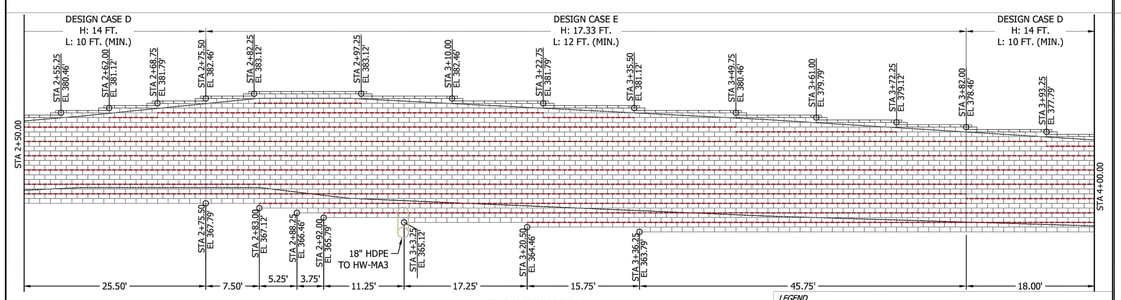
6.2. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THE SHOP DRAWINGS AND CALCULATIONS:

6.2.1.CONTRACT PLAN DRAWINGS NO. SP-2.0 AND SP-2.2, PREPARED BY DTS PROVIDENT ENGINEERING, LLP., LAST DATED SEPTEMBER 18, 2024 AND JULY 19, 2024, RESPECTIVELY.

6.2.2.PRELIMINARY GEOTECHNICAL ENGINEERING LETTER REPORT, PREPARED BY LANGAN ENGINEERING, DATED SEPTEMBER 28, 2018

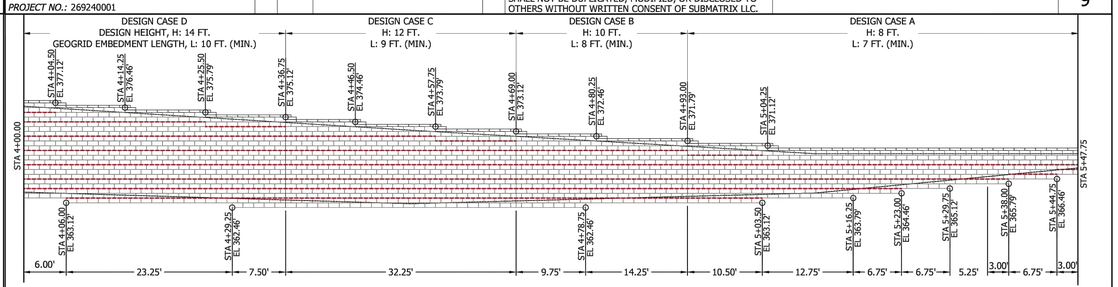


NOTES:
1. THIS SHEET IS NOT INTENDED TO BE SCALED FROM.
2. PLAN VIEW BACKGROUND REFERENCE: DRAWING NO. SP-2.0, LAST DATED SEPTEMBER 18, 2024.
3. ALL STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45° FROM VERTICAL..
4. WALL STATIONING, INCLUDING THE HORIZONTAL ALIGNMENT, HAS BEEN APPROXIMATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE WALL PRIOR TO CONSTRUCTION, INCLUDING VERIFICATION OF FINISHED GRADE ELEVATIONS.

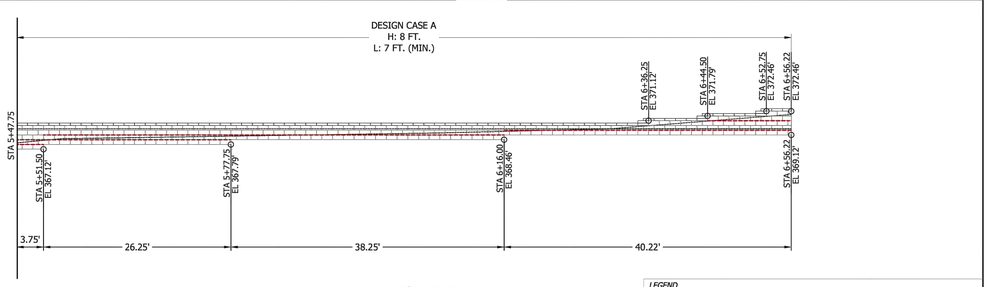


ELEVATION VIEW

LEGEND: FINISHED GRADE; UX1400MSE GEOGRID REINFORCEMENT; MESA CAP UNIT; MESA STANDARD UNIT



ELEVATION VIEW



ELEVATION VIEW

LEGEND: FINISHED GRADE; UX1400MSE GEOGRID REINFORCEMENT; MESA CAP UNIT; MESA STANDARD UNIT

Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

NO.	DATE	REVISION	BY

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO, INC.

THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC.

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL DESIGN AND CONSTRUCTION REQUIREMENTS — SHEET 2 OF 9

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL PLAN VIEW — SHEET 3 OF 9

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL ELEVATION VIEWS (1 & 2 OF 4) — SHEET 4 OF 9

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL ELEVATION VIEWS (3 & 4 OF 4)

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE: SITE DETAILS

DRAWN BY:	CHECKED BY:
ST/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	03/25/26

DRAWING NO. SP-6.4

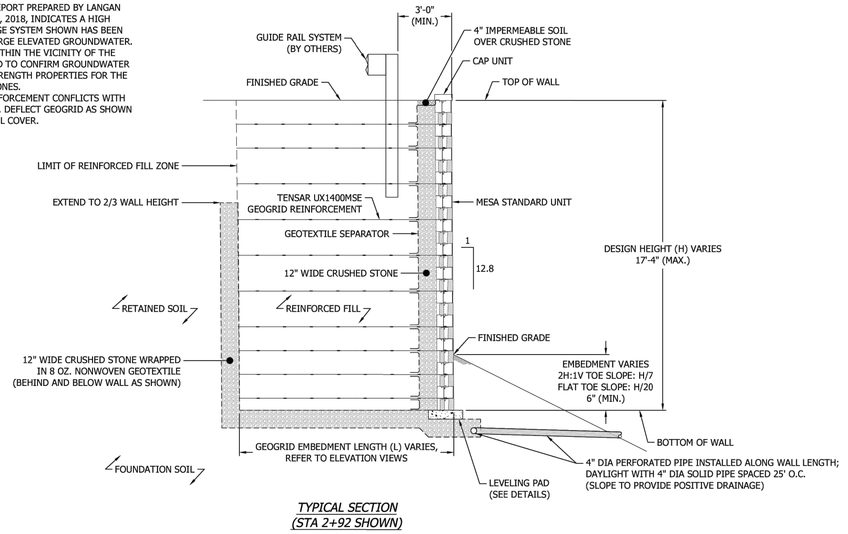
PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP--6.4 SITE DETAILS.DWG

RETAINING WALL NOTES:

1. THE CONTRACTOR SHALL SUBMIT A BUILDING PERMIT FOR THE CONSTRUCTION OF THE RETAINING WALL.
2. THE TOWN WILL REQUIRE THE CONTRACTOR TO SUBMIT CERTIFICATION FROM A LICENSED NYS ENGINEER INDICATING THE RETAINING WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING DESIGN PLANS AND REPORTS SUBMITTED AND APPROVED BY BUILDING PERMIT.
3. THE CONTRACTOR SHALL NOT PERMIT ANY WALL DRAIN TO DISCHARGE DIRECTLY TO ANY STORMWATER TREATMENT PRACTICE.

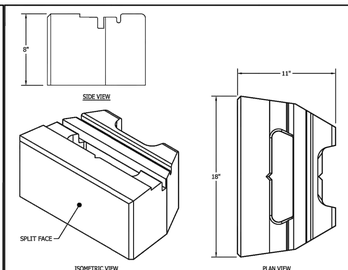
NOTES:

1. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LANGAN ENGINEERING, DATED SEPTEMBER 28, 2018, INDICATES A HIGH GROUNDWATER TABLE. THE DRAINAGE SYSTEM SHOWN HAS BEEN PROPOSED TO COLLECT AND DISCHARGE ELEVATED GROUNDWATER. ADDITIONAL SOIL EXPLORATIONS WITHIN THE VICINITY OF THE RETAINING WALL ARE RECOMMENDED TO CONFIRM GROUNDWATER ELEVATION AND VALIDATE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION SOIL ZONES.
2. REFER TO DETAILS IF GEOGRID REINFORCEMENT CONFLICTS WITH PAVEMENT SECTION OR DRAIN PIPES. DEFLECT GEOGRID AS SHOWN IN THE DETAILS AND PROVIDE 3" SOIL COVER.

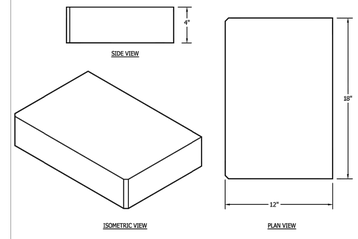


TYPICAL SECTION (STA 2+92 SHOWN)

0' 4' 8'

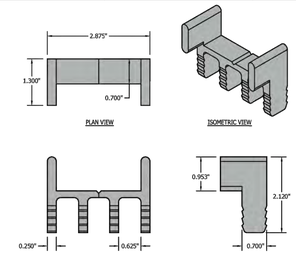


MESA STANDARD UNIT
NOT TO SCALE

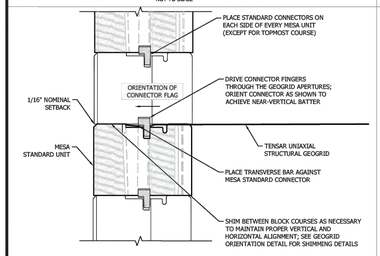


NOTE: DIMENSIONS VARY BASED ON PRODUCT AVAILABILITY

CAP UNIT
NOT TO SCALE

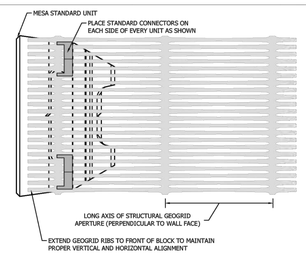


STANDARD CONNECTOR
NOT TO SCALE



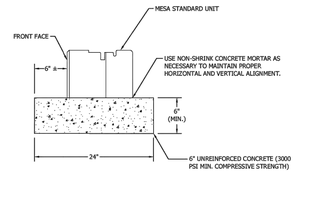
CROSS SECTION

GEOGRID CONNECTION DETAIL (NEAR-VERTICAL 0.45°)
NOT TO SCALE



PLAN VIEW

GEOGRID ORIENTATION (STANDARD CONNECTOR)
NOT TO SCALE



CONCRETE LEVELING PAD DETAIL
NOT TO SCALE

submatrix.
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

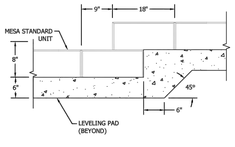
NO.	DATE	REVISION	BY

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO, INC.

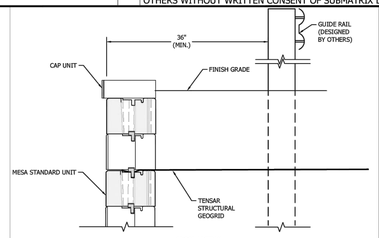
THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC.

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL — TYPICAL SECTION

SHEET 6 *OF* 9



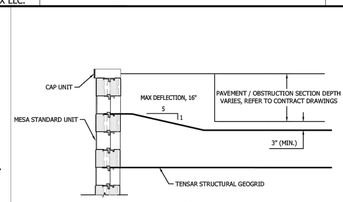
LEVELING PAD STEP DETAIL
NOT TO SCALE



CROSS SECTION

NOTES:
1. PLACE AND COMPACT BACKFILL TO FINISH GRADE.
2. AUGER OR DRIVE POST THROUGH TENSAR GEOGRID, AS REQUIRED, TO SPECIFIED DEPTH.
3. INSTALL POST AND FILL HOLE WITH 2000 PSI (MIN) CONCRETE, OR IN ACCORDANCE WITH PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

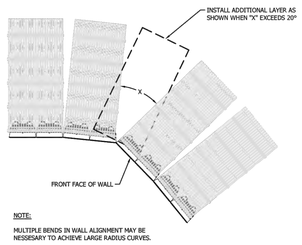
TOP OF WALL SECTION & GUIDE RAIL DETAIL
NOT TO SCALE



CROSS SECTION

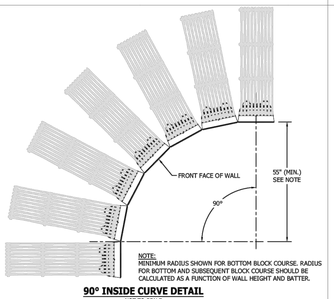
NOTE:
CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF THE GEOGRID TO AVOID CONFLICT WITH THE CONTRACT PAVEMENT / OBSTRUCTION SECTION. GEOGRID MUST BE SEPARATED FROM THE PAVEMENT / OBSTRUCTION SECTION BY A MINIMUM OF 3".

GEOGRID PLACEMENT AT PAVEMENT / OBSTRUCTION
NOT TO SCALE



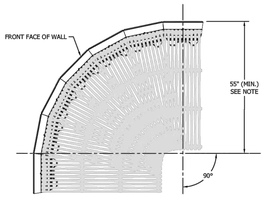
NOTE:
MULTIPLE BENDS IN WALL ALIGNMENT MAY BE NESSESARY TO ACHIEVE LARGE RADIUS CURVES.

GEOGRID AT WALL BEND
NOT TO SCALE



NOTE:
MINIMUM RADIUS SHOWN FOR BOTTOM BLOCK COURSE. RADIUS FOR BOTTOM AND SUBSEQUENT BLOCK COURSE SHOULD BE CALCULATED AS A FUNCTION OF WALL HEIGHT AND BATTER.

90° INSIDE CURVE DETAIL
NOT TO SCALE



NOTE:
MINIMUM RADIUS SHOWN FOR TOP BLOCK COURSE. RADIUS FOR BOTTOM AND SUBSEQUENT BLOCK COURSE SHOULD BE CALCULATED AS A FUNCTION OF WALL HEIGHT AND BATTER.

90° OUTSIDE CURVE DETAIL
NOT TO SCALE

submatrix.
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

NO.	DATE	REVISION	BY

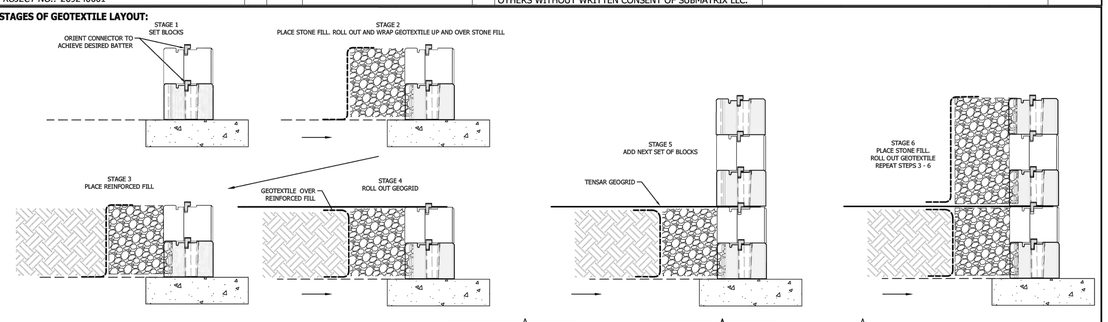
CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO, INC.

THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC.

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL — TYPICAL DETAILS (2 OF 3)

SHEET 8 *OF* 9

STAGES OF GEOTEXTILE LAYOUT:



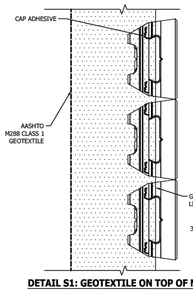
FABRIC SPECIFICATION

The geotextile separator shall be an eight (8) oz. per square yard nonwoven needle-punched AASHTO Class 1 fabric.

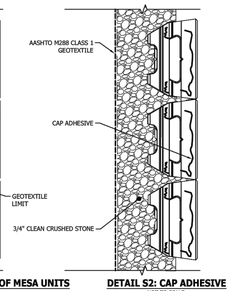
Geotextile width required for the detail: 36 inch

INSTALLATION PROCEDURE

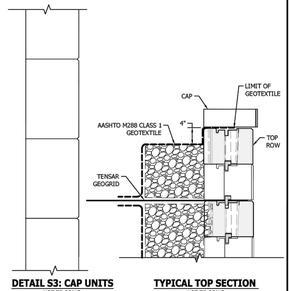
1. Install each course of the Mesa facing units between the top of the last geogrid placed and the bottom the next layer of geogrid above as shown on the approved shop drawings. The facing units shall be aligned and leveled in accordance with installation guide.
2. Prior to placing the select backfill, 3/4" clean crushed stone and geotextile fabric shall be installed. The geotextile shall be placed behind the units such that a minimum of six (6) inches of material is turned into the fill at the top and the bottom. The geotextile shall then be adjusted to present a relatively smooth surface.
3. The select backfill shall then be placed and compacted in accordance with the approved shop drawings and project specifications.
4. After the select backfill has been compacted and properly graded for the installation of the next layer of geogrid reinforcement, the geotextile on the top units shall be pulled back onto the backfill.
5. Install the geogrid reinforcement and repeat the process commencing with Step 1 above.
6. After the last elevation layer of primary geogrid reinforcement has been placed, install the remaining courses of Mesa facing units in accordance with the details on the approved shop drawings.
7. Prior to installation of cap unit, place a line of adhesive in the depressed area between the connector slot and the face of the unit per Detail S1.
8. Place a line of adhesive along the top of the Mesa facing units just behind the face per Detail S2.
9. Butt sides of cap units as shown in Detail S3.



DETAIL S1: GEOTEXTILE ON TOP OF MESA UNITS
NOT TO SCALE



DETAIL S2: CAP ADHESIVE
NOT TO SCALE



DETAIL S3: CAP UNITS
NOT TO SCALE

TYPICAL TOP SECTION
NOT TO SCALE

submatrix.
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

NO.	DATE	REVISION	BY

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO, INC.

THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC.

PROJECT & SHEET TITLE: EVERGREEN MANOR RETAINING WALL — TYPICAL DETAILS (3 OF 3)

SHEET 9 *OF* 9

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

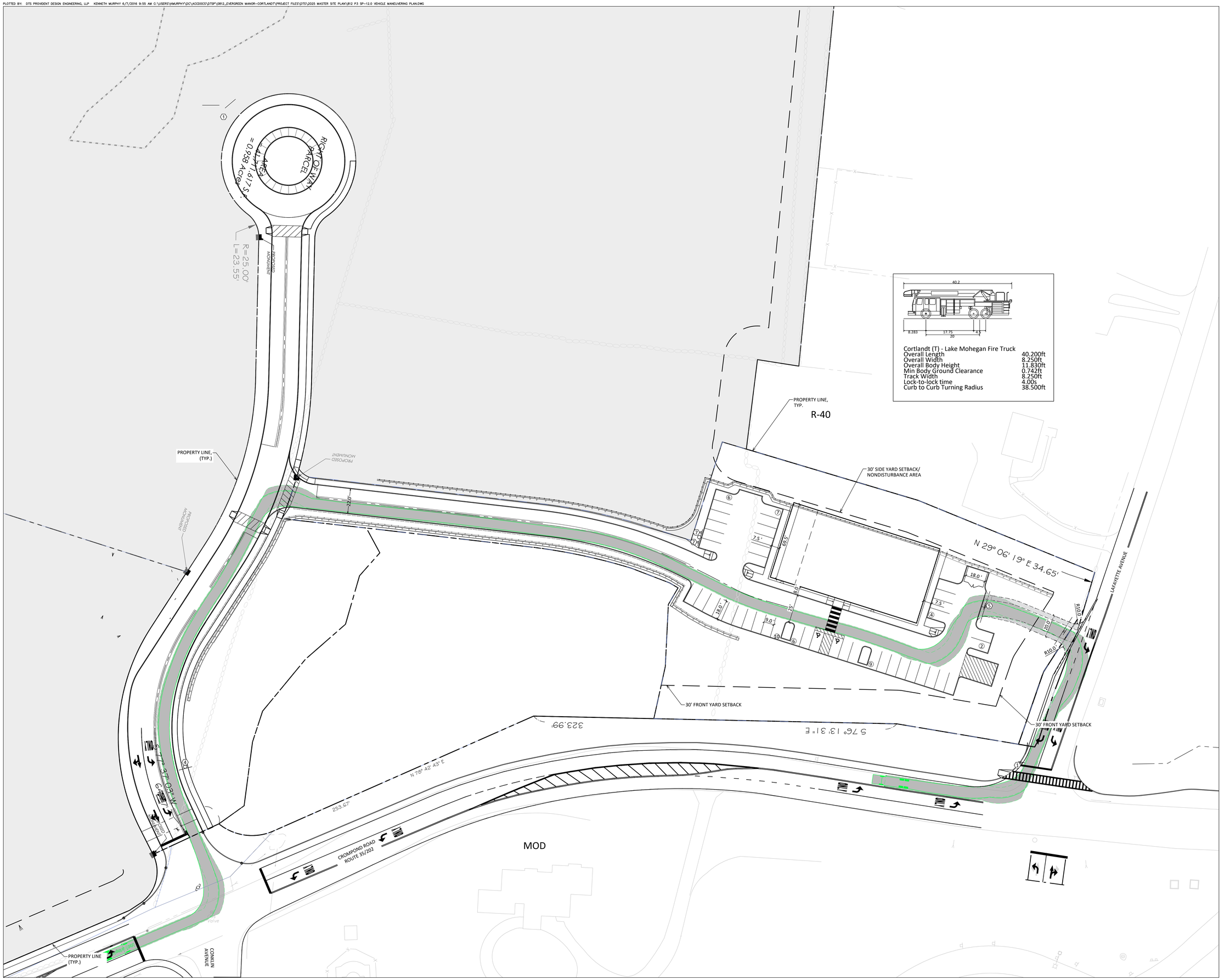
DRAWING TITLE:

SITE DETAILS

DRAWN BY:	CHECKED BY:
ST/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	03/25/26

DRAWING NO.

SP-6.5



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - EMERGENCY SERVICE VEHICLE MANEUVERING PLAN

STATE OF NEW YORK · CHRISTOPHER M. GRAY · 071531 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
BZ	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-12.0

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP-12.0 VEHICLE MANEUVERING PLAN.DWG



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

811 DIG SAFELY. NEW YORK

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - FRONT LOADER GARBAGE TRUCK MANEUVERING PLAN

STATE OF NEW YORK · CHRISTOPHER J. STEPHENS · 071531 · LICENSED PROFESSIONAL ENGINEER

EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
BZ	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-12.1

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P3 SP-12.0 VEHICLE MANEUVERING PLAN.DWG

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	01/21/2026	SITE PLAN APPLICATION
2	02/18/2026	ISSUE TO PLANNING BOARD
3	03/25/2026	ISSUE TO PLANNING BOARD

DRAWING TITLE:

PARCEL 3 - DELIVERY TRUCK MANEUVERING PLAN

STATE OF NEW YORK — CHRISTOPHER M. GRAY — 071537 — LICENSED PROFESSIONAL ENGINEER

EXPIRES 1/31/27

DRAWN BY:	CHECKED BY:
BZ	GMS/MG
PROJECT NO.	DATE:
812	01/21/25

DRAWING NO.

SP-12.2

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
acheung@acengineeringpllc.com

March 26, 2026

To: Cortlandt Manor Planning Board Members
Mr. Chris Kehoe, AICP, Director
Ms. Heather LaVarnway, CNU-A, Planner

RE: 1201 Oregon Rd. (Wilmar Electric) Section 13.9, Block 3, Lot 5 – Response to Department of Planning & Community Development December 3, 2024 Comments

To Planning Board Members:

This letter shall serve as a response to comments provided by The Department of Planning and Community, December 3, 2024 comments memo. The plans have been revised and separated for clarity. The Engineering portion of the plans have been prepared by AC Engineering, PLLC while the architectural components of the building have been revised by the architect, AIA Studio RAI Architects.

2a. The proposed landscaping shown in the previous architect plans have been removed and no additional landscaping is proposed.

2b. No new signs are proposed to be displayed on this property. The existing sign will remain.

2c. The make, model and size of the commercial vehicles are shown on the site plans.

3. The zoning schedule has been revised and shown in the Architect plans as well as on the Proposed Conditions Site Plan.

4. The written analysis for both Section 307-65.6 and 307-42 is included in this submittal.

5. Outdoor lighting and lighting plan is included as part of this submittal.

6. The revised parking spaces and schedules are shown on the Proposed Conditions site plan as well as the Architect Plans.

7. The location of the proposed dumpsters have been relocated to the area where existing dumpsters are placed.

8. The arborvitae along the east of the entrance drive is existing and shown in the Existing conditions site plan.

9. The existing shingle roof are in good condition and will remain as-is.

10. The existing siding of the building will be painted.

11. A detail of the masonry block wall is shown in the details of the Engineering plans.

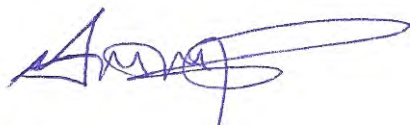
12. Comments provided by LaBella have been addressed in the revised plans.

13. Upon planning board approval, building permits will be obtained.

We hope this letter satisfies your concerns and comments. Please feel free to contact us if you should have any questions or require additional clarification.

Respectfully submitted,

AC Engineering, PLLC.



Andy Cheung, P.E., CPESC
Principal Engineer

Cc: Mario Alvarez – Owner
Cortlandt Manor Planning Board

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
acheung@acengineeringpllc.com

March 26, 2026

To: Cortlandt Manor Planning Board Members
Mr. Chris Kehoe, AICP, Director
Mr. Christopher Lapine, P.E., LEED AP
LaBella Associates, DPC

RE: 1201 Oregon Rd. (Wilmar Electric) Section 13.9, Block 3, Lot 5 – Response to LaBella Associates November 27, 2024 Comments

To Planning Board Members:

This letter shall serve as a response to LaBella Associates, November 27, 2024 comments memo. The plans have been revised and separated for clarity. The Engineering portion of the plans have been prepared by AC Engineering, PLLC while the architectural components of the building have been revised by the architect, AIA Studio RAI Architects.

Administrative

1) The on-site septic disposal system was abandoned/removed by the previous owner before the current owner purchased the property. It is assumed the previous owner has filed this with the Town.

2) A new set of construction drawings have been prepared and will be submitted to the Town for review.

3) This project does not involve any excavation or topsoil removal. The scope of work includes the removal of the existing asphalt and repaving to the same footprint as the existing asphalt area.

4) A phone conversation with the Town Clerk confirmed the property is already connected to the Town sewer.

Environmental Access Form

1) The total acreage to be disturbed has been added to Line 3 of the EAF.

2) There will be no change to the existing stormwater collection system.

Plans

A new set of plans have been prepared showing the site improvements; mainly the re-paving of the existing dilapidated asphalt, the creation of painted parking spaces, the addition of additional parking lot lighting and the addition of a new water tap connection to the existing watermain for the proposed fire suppression system.

The fire sprinkler system design including the backflow preventer will be designed by a separate Engineer. The Owner has confirmed the domestic water supply line is protected with a WCDOH approved backflow prevention device.

There are no curbs proposed on this lot. Pre-cast concrete curbs will be placed at each parking spot.

The existing retaining wall will be removed and a new retaining wall is proposed at the same location. This new retaining wall is shown and detailed in the revised plans. The proposed dumpsters will be located at the back of the parking area at the end of this new retaining wall. There are no other improvements proposed to this site for stormwater collection. The existing stormwater collection system will remain undisturbed. There are also no additional increases to impervious areas on this lot and there is no re-grading of the subgrade after asphalt removal. There is no additional plantings proposed on this lot.

1) The following notes have been added to the plans.

    a. There will be no disturbance to the existing stone retaining walls on either side of the existing and proposed parking areas. Applicant/Contractor/Design Professinoal all acknowledge that if during the course of construction, any wall is impacted, they shall immediately notify the Department of Technical Services and file appropriate permits prior to any work commencing.

    b. The Applicant is aware that the disturbed areas shall be 100% stabilized and planted prior to the issuance of the Certificate of Occupancy.

    c. The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing.

    d. Prior to the backfilling of any storm water best management practice, DOTS-Engineering shall be notified to perform an inspection.

    e. 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.

f. Prior to the issuance of the Certificate of Occupancy, 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.

g. Backflow prevention devices shall be designed and installed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations, and Building Code.

We hope this letter satisfies your concerns and comments. Please feel free to contact us if you should have any questions or require additional clarification.

Respectfully submitted,

AC Engineering, PLLC.



Andy Cheung, P.E., CPESC
Principal Engineer

Cc: Mario Alvarez – Owner
Cortlandt Manor Planning Board

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
acheung@acengineeringpllc.com

SPECIALTY TRADE CONTRACTORS - COMPLIANCE
SECTION 307-65.6

A. *The setback from residential districts shall be two times the required setback set forth in the Table of Dimensional Regulations.[1] Buffers shall be enhanced with suitable landscaping as determined by the Planning Board.*

The property is split-zoned CC along Oregon Road and zoned R-10 residential in the rear of the property with adequate setbacks on the residential portion. See zoning chart in Architect's plans.

B. *On-site contractor operations. Noise levels shall not exceed 65 dB for more than two hours in total during any workday at the boundaries of residential districts, nor shall any unreasonably intrusive noise be created. An "unreasonably intrusive noise" is any sound which would annoy, disturb or irritate a reasonable person of normal sensitivities under the same circumstances. Otherwise operations shall not exceed 55 dB during the workday at the boundaries of the residential districts.*

The building will be utilized as office space and residential combined. Therefore it is not anticipated that noise levels exceed that of typical office buildings and apartments.

C. *Fugitive dust or odors from contractor activities must be contained on site. The Planning Board may require periodic off-site air testing as directed by the Director of Technical Services.*

There are no contractor activities anticipated during the course of the work day.

D. *Impervious coverage shall be limited to 55% of the site, including the building coverage.*

The building and paved parking area totals 17,039 SF of impervious surface. The total site area is 74,147 SF therefore the impervious area accounts for 23% of the site.

E. *The Planning Board may require truck counters to be located at the entrance to the facility and require that the number of daily truck trips be monitored for a period of time following the issuance of a certificate of occupancy, not exceeding a period of two years, at the applicant's expense, for the purpose of validating the traffic projections and impacts created thereby.*

The space will be utilized as an office and apartments and therefore limited truck traffic is expected.

F. *Outdoor storage of materials shall not exceed 20% of the developed site. Storage piles shall not exceed a height of 10 feet. The Planning Board may require that the storage piles be located within buildings or open sheds. Outside storage shall be limited to those specific locations approved by the Planning Board.*

No storage is expected on the exterior of the building.

G. *The Planning Board may impose such additional standards in order to prevent a nuisance to neighboring properties by reason of dust or odor or any other reason.*

It is not anticipated the office and apartments will generate dust or odor.

H. *Business activities and maintenance activities requiring the use of machinery, equipment or power tools shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and from 8:00 a.m. to 5:00 p.m. on Saturdays. All such work is prohibited on Sundays and legal holidays. The Planning Board may vary the above times by not more than two hours.*

The office space will only be open during business hours. There are no power tools, machinery or equipment anticipated to be used during those hours.

I. *The Planning Board may require that security fencing be located around areas or structures to address safety concerns.*

There are no current proposals for security fencing for the office and apartments.

J. *Permit duration and renewal. Permits shall be issued conditionally for a three-year period upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

Noted.

K. *Unless set forth above, no variance of any of the above conditions are authorized.*

Noted.

L. *Nothing contained herein shall prohibit the processing and crushing of aggregate on the site of any approved subdivision and/or site plan to be utilized solely on site for the construction of the improvements required by the approval.*

The space will be used as an office building and apartments and therefore there is no crushing of aggregate expected on site.

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
acheung@acengineeringpllc.com

GENERAL CONDITIONS AND STANDARDS - COMPLIANCE
SECTION 307-42

(1)
The use shall be of such location, size, intensity of operation and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to adjacent land and buildings nor impair the value thereof nor hinder the orderly development of adjacent districts.

The use of the existing renovated building will be consistent with other existing buildings in the vicinity. It will not be detrimental to adjacent land and buildings nor impair the value of surrounding properties.

(2)
The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the predominant residential or other prevailing character of the neighborhood.

The location and size of the building is consistent with other buildings in the vicinity. There is a traffic light at the intersection allowing for safe entry and exit from the property.

(3)
The number, location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

The existing building and future renovation is aesthetically consistent with other buildings in the area. There will be no removal of existing landscaping.

(4)
The location and size of the use and the nature and intensity of the operations involved in or conducted in connection with it shall be such that the use will not adversely affect nearby existing uses, nor will it be detrimental to the existing or potential use and value of land and buildings in the vicinity by reason of noise, vibration, excessive light, smoke, gas, fumes, odor or other atmospheric pollutant or danger of fire or explosion.

It is not anticipated the office building and apartments will emit atmospheric pollutants. A separate sprinkler system will be installed in the renovated building.

(5)
Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.

The parking areas are in the rear of the building and not visible from the street. There is a traffic light at the intersection allowing a safe passage into and out of the property.

(6)
The use as proposed will not require such additional public facilities or services, such as sewerage systems, storm drainage systems, public water supplies, recreational systems and street systems, to be provided at public expense or create unacceptable environmental or fiscal burdens upon the Town.

The renovated office building and apartments will generate and use similar quantities of water/wastewater as the previous building and should not create additional environmental or fiscal burden.

(7)
The proposed use is developed such that the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted to enhance the attractiveness of the neighborhood.

There is no grading proposed on the property. All existing stone walls will remain. The retaining wall in the rear of the property will be replaced.

(8)
The proposed buildings are located harmoniously with the land form, vegetation and other natural features of the site; compatible in scale, design and use with those buildings and designs which are visually related to the development site; effectively located for solar and wind orientation for energy conservation; and advantageously located for views from the building while minimizing the intrusion on views from other buildings.

The renovated building situates in the same location as previously constructed. Renovations to the exterior are cosmetic in nature. The majority of the renovations occur inside the building.

(9)
The proposed use is consistent with the Town Master Plan, meets applicable requirements of the New York State Uniform Fire Prevention and Building Code and receives all required county, state and federal approvals.

The proposed use of the building is consistent with the Town Master Plan and will meet all building code, fire, electrical, and plumbing codes.

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:

RENOVATION OF EXISTING BUILDING AT 1201 OREGON ROAD

Project Location (describe, and attach a location map):

1201 OREGON ROAD, CORTLANDT MANOR, NY

Brief Description of Proposed Action:

AN EXISTING COMMERCIAL BUILDING IS PROPOSED TO BE RENOVATED AND UPDATED. THE EXISTING PARKING LOT AREA WILL ALSO BE RENOVATED WITH ADDITONAL LIGHTING AND NEW PARKING SPOTS AFTER THE EXISTING ASPHALT IS REMOVED AND NEW ASPHALT INSTALLED. THE FOOTPRINT AND GRADES WILL REMAIN UNCHANGED.

Name of Applicant or Sponsor:	Telephone: [redacted]
ANDY CHEUNG, P.E.	E-Mail: [redacted]

Address: [redacted]

City/PO:	State:	Zip Code:
[redacted]	NY	[redacted]

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.7 acres
   b. Total acreage to be physically disturbed? 0.4 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.7 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
AS PER ARCHITECT'S PLANS THE BUILDING WILL BE RENOVATED AS PER THE LATEST NYS STRETCH CODES	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: THERE ARE EXISTING STORMWATER CATCH BASINS ON THE PROPERTY THAT WILL REMAIN. THESE CONNECT TO THE TOWN STORMWATER SYSTEM.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor/name: ANDY CHEUNG, P.E. Date: 2/5/26

Signature: [redacted] Title: ENGINEER

PRINT FORM

PLANS FOR

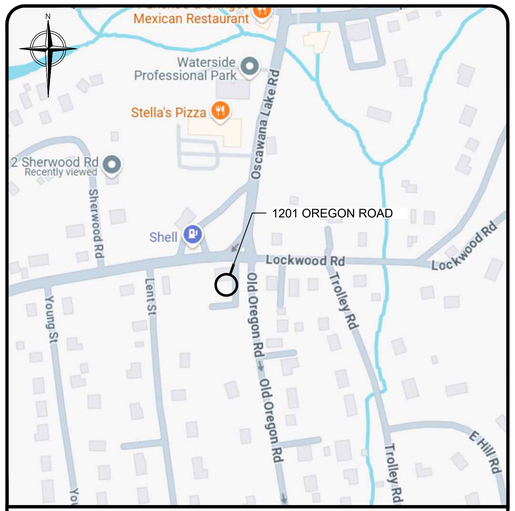
1201 OREGON ROAD

PROPOSED ALTERATION

TOWN OF CORTLANDT MANOR, WESTCHESTER COUNTY, NEW YORK

MARCH 2025

REVISED: MARCH 2026



LOCATION MAP

SCALE: N.T.S.

INDEX OF DRAWINGS

1	EXISTING CONDITIONS PLAN
2	PROPOSED CONDITIONS PLAN
3	SOIL EROSION AND SEDIMENT CONTROL DETAILS
4	DETAILS
5	RETAINING WALL DETAILS
6	RETAINING WALL CALCULATIONS

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

PREPARED BY:

AC ENGINEERING, PLLC

9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM
HTTP://ACENGINEERINGPLLC.COM



ORTHOIMAGE

SCALE: N.T.S.



SITE PHOTO #1



SITE PHOTO #2



SITE PHOTO #3



SITE PHOTO #3

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG, P.E.

STATE OF NEW YORK · ANDY Y. CHEUNG · 84461 · LICENSED PROFESSIONAL ENGINEER

N.Y.P.E. LIC. NO. 084461 DATE

REV	DATE	DESCRIPTION

DRAWN BY:	AC
DESIGNED BY:	AC
CHECKED BY:	AC
APPROVED BY:	AC
MARCH 2025	
DATE CREATED	

AC ENGINEERING, PLLC

9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION

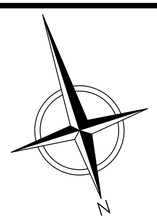
COVER SHEET

DRAWING NO.

CS

PROJECT NO.
CM-1200R-SD

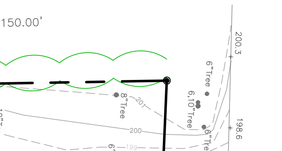
File: D:\OneDrive - acengineeringplc.com\AC Engineering\PROJECTS\1201 Oregon Rd. - SMV\CAD\1201OR - Standard\COVER SHEET\1201OR-01-Cover Sheet.dwg Layout: CS-1 User: acheu Mar 24, 2026 - 2:11pm

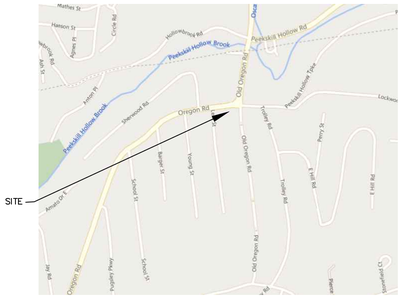












LOCATION PLAN
N.T.S.



PAXTON FINE SANDY LOAM 8 TO 15 PERCENT SLOPES

PAXTON FINE SANDY LOAM 15 TO 25 PERCENT SLOPES

SOILS MAP
N.T.S.

0 20 40
SCALE IN FEET

LEGEND:

- EXISTING PROPERTY LINE
- 1360 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING BUILDING
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING VEGETATION LINE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE

GENERAL NOTES:

1. SURVEY AND PROPERTY INFORMATION FROM SPINELLI SURVEYING PREPARED ON FEBRUARY 12, 2024. AC ENGINEERING HAS NOT RESURVEYED FOR ACCURACY.
2. ORTHOIMAGERY AND TOPOGRAPHY FROM WESTCHESTER COUNTY GIS. AC ENGINEERING HAS NOT RESURVEYED FOR ACCURACY.
3. DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CORTLANDT MANOR STANDARDS FOR SEDIMENT AND EROSION CONTROL.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS
5. ALL NEW AND EXISTING FINISHED GRADES SHALL SLOPE TO DRAIN AWAY FROM BUILDINGS
6. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALLS, FINISHED FACE OF WALLS AND EXPOSED FACE OF CURBING UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. ALL FILL AND BACKFILL AREAS TO BE COMPACTED IN 6" LIFTS AND COMPACTED TO 95% COMPACTION UNLESS OTHERWISE NOTED. NO FILL TO BE IMPORTED ON-SITE WITHOUT TESTING DOCUMENTATION SUBMITTED TO TOWN OF CORTLANDT MANOR
9. CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES A MINIMUM OF 72 HOURS BEFORE DIGGING FOR FIELD VERIFICATION. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITY OR IRRIGATION LINES.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, IT CANNOT BE PUMPED INTO THE TOWN'S STORMWATER SYSTEM.
11. AC ENGINEERING HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION.
12. THERE WILL BE NO DISTURBANCE TO THE EXISTING STONE RETAINING WALLS ON EITHER SIDE OF THE EXISTING AND PROPOSED PARKING AREAS WITH THE EXCEPTION OF THE EXISTING RETAINING WALL TO BE REPLACED.
13. APPLICANT/CONTRACTOR/DESIGN PROFESSIONAL ALL ACKNOWLEDGE THAT IF DURING THE COURSE OF CONSTRUCTION, ANY WALL IS IMPACTED, THEY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF TECHNICAL SERVICES AND FILE APPROPRIATE PERMITS PRIOR TO ANY WORK COMMENCING.

CONSTRUCTION SEQUENCE

1. INSTALLATION OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
2. REMOVE EXISTING ASPHALT AND RETAINING WALL.
3. INSTALL NEW WATER LINE.
4. CONSTRUCT RETAINING WALL
5. REPLACE LIGHTING
6. PAVE PARKING LOT
7. INSTALL/PAINT PARKING MARKERS
8. SITE CLEANUP AND SITE RESTORATION. ALL SILT FENCE TO REMAIN UNTIL SITE IS 90% STABLE

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG
STATE OF NEW YORK
84461
LICENSED PROFESSIONAL ENGINEER

N.Y.P.E. LIC. NO. 084461 DATE

REV	DATE	DESCRIPTION

DRAWN BY:	AC
DESIGNED BY:	AC
CHECKED BY:	AC
APPROVED BY:	AC
FEBRUARY 20, 2026	
DATE CREATED	

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

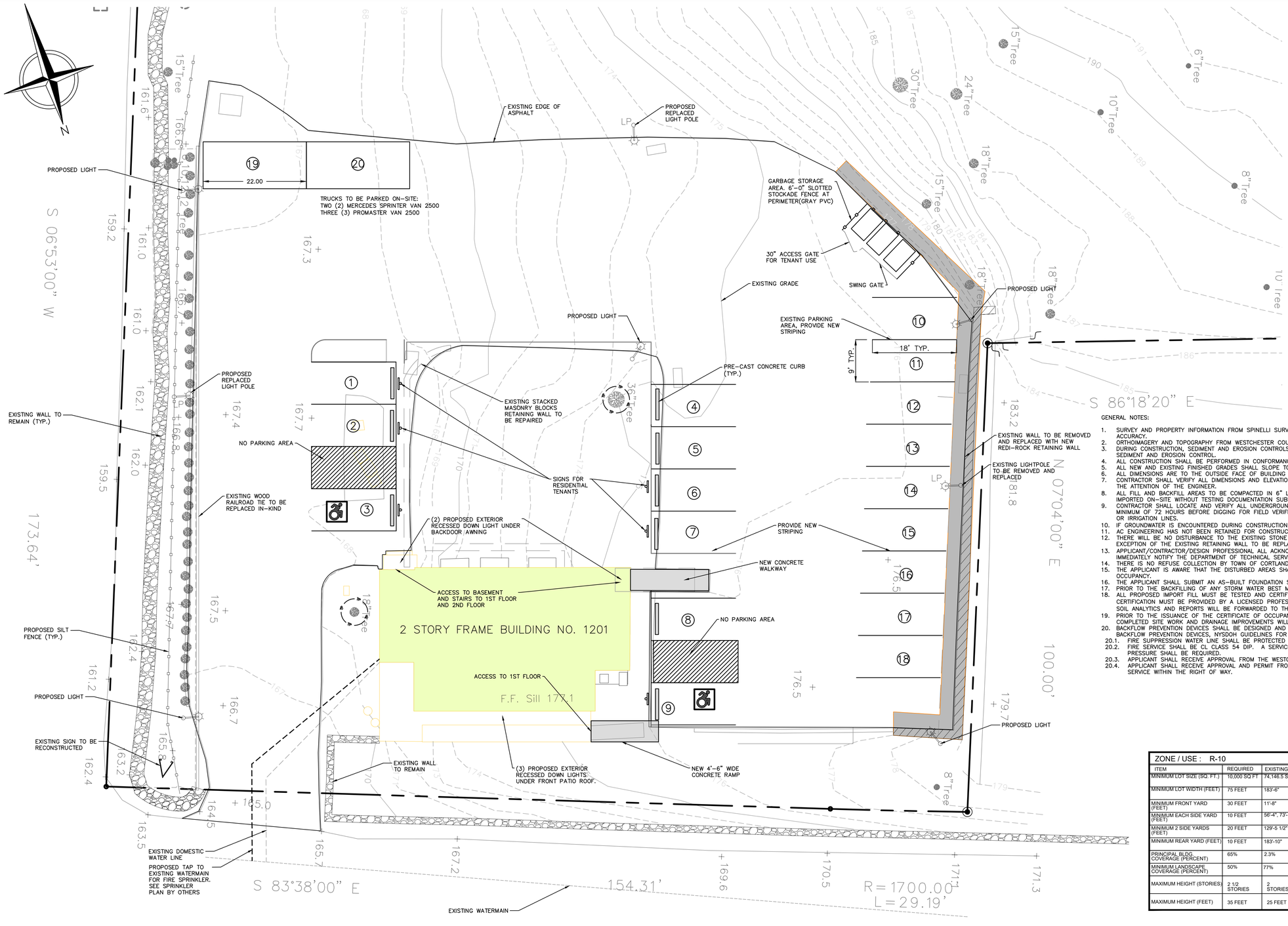
WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
EXISTING CONDITIONS SITE PLAN

DRAWING NO. 1

PROJECT NO. CM-1201OR-SD

1" 1/2" 0"

File: G:\OneDrive - acengineeringplc.com\AC Engineering\PROJECTS\1201 Oregon Rd. - SW\CAD\1201OR - Standard\1201OR.dwg Layout: Sheet 1-Existing Site Plan User: acheu Mar 24, 2026 - 12:57pm



GENERAL NOTES:

1. SURVEY AND PROPERTY INFORMATION FROM SPINELLI SURVEYING PREPARED ON FEBRUARY 12, 2024. AC ENGINEERING HAS NOT RESURVEYED FOR ACCURACY.
2. ORTHOIMAGERY AND TOPOGRAPHY FROM WESTCHESTER COUNTY GIS. AC ENGINEERING HAS NOT RESURVEYED FOR ACCURACY.
3. DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CORTLANDT MANOR STANDARDS FOR SEDIMENT AND EROSION CONTROL.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS
5. ALL NEW AND EXISTING FINISHED GRADES SHALL SLOPE TO DRAIN AWAY FROM BUILDINGS
6. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALLS, FINISHED FACE OF WALLS AND EXPOSED FACE OF CURBING UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. ALL FILL AND BACKFILL AREAS TO BE COMPACTED IN 6" LIFTS AND COMPACTED TO 95% COMPACTION UNLESS OTHERWISE NOTED. NO FILL TO BE IMPORTED ON-SITE WITHOUT TESTING DOCUMENTATION SUBMITTED TO TOWN OF CORTLANDT MANOR
9. CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES A MINIMUM OF 72 HOURS BEFORE DIGGING FOR FIELD VERIFICATION. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITY OR IRRIGATION LINES.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, IT CANNOT BE PUMPED INTO THE TOWN'S STORMWATER SYSTEM.
11. AC ENGINEERING HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION.
12. THERE WILL BE NO DISTURBANCE TO THE EXISTING STONE RETAINING WALLS ON EITHER SIDE OF THE EXISTING AND PROPOSED PARKING AREAS WITH THE EXCEPTION OF THE EXISTING RETAINING WALL TO BE REPLACED.
13. APPLICANT/CONTRACTOR/DESIGN PROFESSIONAL ALL ACKNOWLEDGE THAT IF DURING THE COURSE OF CONSTRUCTION, ANY WALL IS IMPACTED, THEY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF TECHNICAL SERVICES AND FILE APPROPRIATE PERMITS PRIOR TO ANY WORK COMMENCING.
14. THERE IS NO REFUSE COLLECTION BY TOWN OF CORTLANDT MANOR FOR THIS PROPERTY.
15. THE APPLICANT IS AWARE THAT THE DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. THE APPLICANT SHALL SUBMIT AN AS-BUILT FOUNDATION SURVEY TO THE TOWN OF CORTLANDT PRIOR TO FRAMING.
17. PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
18. 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.
19. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.) THE TOWN WILL REQUIRE A CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.
20. BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION DEVICES, NYSDOH GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS, AND BUILDING CODE.
   - 20.1. FIRE SUPPRESSION WATER LINE SHALL BE PROTECTED WITH A DOUBLE CHECK DETECTOR ASSEMBLY.
   - 20.2. FIRE SERVICE SHALL BE CL CLASS 54 DIP. A SERVICE SADDLE WITH A PRESSURE RATING OF 200 PSI AND TESTED AT 150% OF WATER LINE PRESSURE SHALL BE REQUIRED.
   - 20.3. APPLICANT SHALL RECEIVE APPROVAL FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH FOR THE FIRE SERVICE.
   - 20.4. APPLICANT SHALL RECEIVE APPROVAL AND PERMIT FROM THE TOWN OF CORTLANDT HIGHWAY DEPARTMENT PRIOR TO THE INSTALLATION OF THE FIRE SERVICE WITHIN THE RIGHT OF WAY.

ZONING SCHEDULE TOWN OF CORTLAND

ZONE / USE : CC

ITEM	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT SIZE (SQ. FT.)	7,500 SQ FT	74,146.5 SQ FT	NO CHANGE
MINIMUM LOT WIDTH (FEET)	60 FEET	183'-6"	NO CHANGE
MINIMUM FRONT YARD (FEET)	30 FEET	11'-8"	NO CHANGE
MINIMUM EACH SIDE YARD (FEET)	10 FEET	56'-4", 73'-1 1/2"	NO CHANGE
MINIMUM 2 SIDE YARDS (FEET)	20 FEET	129'-5 1/2"	NO CHANGE
MINIMUM REAR YARD (FEET)	10 FEET	183'-10"	NO CHANGE
PRINCIPAL BLDG. COVERAGE (PERCENT)	25%	2.3%	NO CHANGE
MINIMUM LANDSCAPE COVERAGE (PERCENT)	30%	77%	78%
MAXIMUM BUILDING FLOOR AREA (SQ. FT.)	12,000	4897.75 SQ. FT.	NO CHANGE
MAXIMUM HEIGHT (STORIES)	2 1/2 STORIES	2 STORIES	NO CHANGE
MAXIMUM HEIGHT (FEET)	35 FEET	25 FEET	NO CHANGE
PARKING			
MULTIFAMILY DWELING TOTAL	2 SPACES/UNIT 2 UNITS 4 SPACES REQ.		4 SPACES 4 SPACES PROVIDED
OFFICES- (PROFESSIONAL) TOTAL	1 PER 400 SQ. FT. 1,753.8 sq. ft. 5 SPACES REQ.		5 SPACES 5 SPACES PROVIDED
BUSINESS-(OFFICES) (WILMAR ELECTRIC COMP.) TOTAL	1 PER 400 SQ. FT. 1,631.6 sq.ft. 4 SPACES REQ.		4 SPACES 4 SPACES PROVIDED
ADDITIONAL SPACES			7 EXTRA SPACES PROVIDED
TOTAL			16 SPACES 2 HC SPACE 20 SPACES PROVIDED

ZONE / USE : R-10

ITEM	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT SIZE (SQ. FT.)	10,000 SQ FT	74,146.5 SQ FT	NO CHANGE
MINIMUM LOT WIDTH (FEET)	75 FEET	183'-6"	NO CHANGE
MINIMUM FRONT YARD (FEET)	30 FEET	11'-8"	NO CHANGE
MINIMUM EACH SIDE YARD (FEET)	10 FEET	56'-4", 73'-1 1/2"	NO CHANGE
MINIMUM 2 SIDE YARDS (FEET)	20 FEET	129'-5 1/2"	NO CHANGE
MINIMUM REAR YARD (FEET)	10 FEET	183'-10"	NO CHANGE
PRINCIPAL BLDG. COVERAGE (PERCENT)	65%	2.3%	NO CHANGE
MINIMUM LANDSCAPE COVERAGE (PERCENT)	50%	77%	NO CHANGE
MAXIMUM HEIGHT (STORIES)	2 1/2 STORIES	2 STORIES	NO CHANGE
MAXIMUM HEIGHT (FEET)	35 FEET	25 FEET	NO CHANGE

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG — STATE OF NEW YORK — ANDY Y. CHEUNG — 84461 — LICENSED PROFESSIONAL ENGINEER

N.Y.P.E. LIC. NO. 084461 DATE

REV	DATE	DESCRIPTION

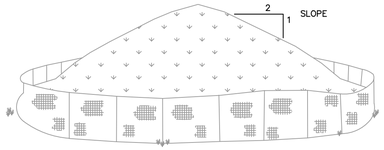
DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
PROPOSED CONDITIONS SITE PLAN

DRAWING NO. 2
PROJECT NO. CM-1201OR-SD

1" 1/2" 0" 1"
File: D:\OneDrive - acengineeringpllc.com\AC Engineering\y\PROJECTS\1201 Oregon Rd. - SW\CAD\1201OR - Standard\1201OR.dwg Layout: Sheet 2-Proposed Site Plan User: acheu Mar 24, 2026 - 2:12pm



STOCKPILE DETAIL

DETAIL SP (1 | 1)

SCALE: 1" = 2'

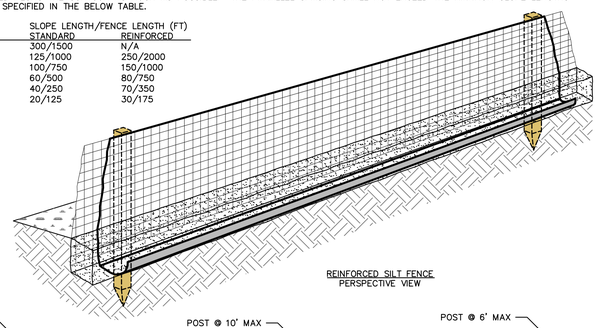
INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50–75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
4. UPON COMPLETION OF SOILK STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING THEN STABILIZED WITH VEGETATION OR COVERED.
5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.

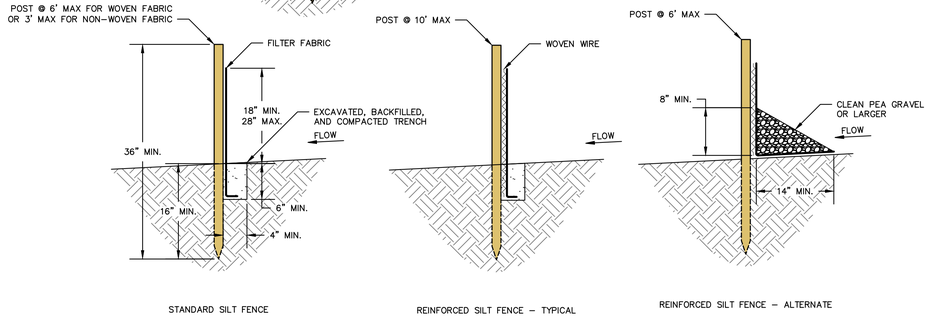
NOTES:

1. SILT FENCES SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS. WOODEN SUPPORT POSTS SHALL BE AIR OR KILN DRIED HARDWOOD WITH A MINIMUM NOMINAL DIMENSION OF 2" X 2". STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.0 POUND PER LINEAL FOOT.
2. THE FILTER FABRIC SHALL CONSIST OF EITHER WOVEN OR NON–WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON–WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF. ALL FABRIC SHALL MEET THE MATERIAL PROPERTY REQUIREMENTS AS SPECIFIED IN THE ADJACENT TABLE.
3. THE FILTER FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH ONE (1) INCH STAPLES IN AT LEAST THREE (3) PLACES OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
3. THE SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE DETAILS FOR EITHER STANDARD OR REINFORCED TYPE SILT FENCE.
4. STANDARD SILT FENCE:
   - 4.1. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, POSITION POSTS TO OVERLAP THE LAST POST OF ONE ROLL AND THE FIRST POST OF THE OTHER WITH THE FABRIC FOLDED AROUND EACH POST ONE FULL TURN. THE TOPS OF THE POSTS SHALL THEN BE SECURED TOGETHER WITH WIRE OR POSTS SHALL BE TWISTED TOGETHER A MINIMUM OF 180 DEGREES.
   - 4.2. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
5. REINFORCED SILT FENCE:
   - 5.1. WOVEN WIRE SHALL BE MINIMUM 14.5 GAUGE WITH SIX (6) INCH MAXIMUM MESH SPACING.
   - 5.2. WOVEN WIRE SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH ONE (1) INCH STAPLES OR WIRE FASTENERS IN AT LEAST THREE (3) PLACES. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
   - 5.3. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURERS RECOMMENDATION, OR WITH TIES EVERY 24 INCHES AT TOP AND MID–SECTION.
   - 5.4. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
6. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PREVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST.
7. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY AND IMMEDIATELY AFTER A RAIN EVENT PRODUCING MORE THAN 0.5 INCHES WITHIN 24 HOURS. REPAIR AND/OR REPLACEMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY, AS NEEDED.
8. SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO ONE–HALF (1/2) THE HEIGHT OF THE FILTER FABRIC OR WHEN BULGES DEVELOP. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF–SITE SILTATION.
9. ALL FENCING SHALL BE REMOVED WHEN THE CONSTRUCTION SITE IS FULLY STABILIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
10. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE. THE PARALLEL SPACING SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTHS FOR THE APPROPRIATE SLOPE AS SPECIFIED IN THE BELOW TABLE.

SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT) STANDARD	REINFORCED
< 2%	< 50:1	300/1500	N/A
2 – 10%	50:1 – 10:1	125/1000	250/2000
10 – 20%	10:1 – 5:1	100/750	150/1000
20 – 33%	5:1 – 3:1	60/500	80/750
33 – 50%	3:1 – 2:1	40/250	70/350
> 50%	> 2:1	20/125	30/175

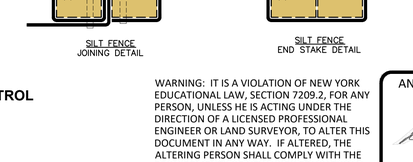


REINFORCED SILT FENCE
PERSPECTIVE VIEW



STANDARD SILT FENCE | REINFORCED SILT FENCE – TYPICAL | REINFORCED SILT FENCE – ALTERNATE

MATERIAL PROPERTIES	MINIMUM ACCEPTABLE VALUE	TEST METHOD
GRAB TENSILE STRENGTH (LBS)	110	ASTM D4632
ELONGATION AT FAILURE (%)	20	ASTM D4632
MULLEN BURST STRENGTH (PSI)	300	ASTM D3786
PUNCTURE STRENGTH (LBS)	60	ASTM D4833
MINIMUM TRAPEZOIDAL TEAR TEAR STRENGTH (LBS)	50	ASTM D4533
FLOW THROUGH RATE (GAL/MIN/SF)	25	ASTM D4491
EQUIVALENT OPENING SIZE (US STD SIEVE)	40–80	ASTM D4751
MINIMUM UV RESIDUAL (%)	70	ASTM D4355



SILT FENCE
JOINING DETAIL

SILT FENCE
END STAKE DETAIL

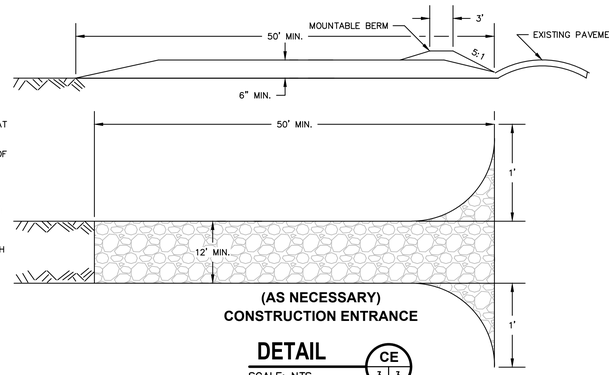
SOIL EROSION AND SEDIMENT CONTROL

DETAIL SF (2 | 2)

SCALE: 1" = 2'

NOTES:

1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGE 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 OER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRACENS SHALL BE PIPED ACFROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE VERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACTED ONTO PUBLIC RIGHTS–OF WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



(AS NECESSARY)
CONSTRUCTION ENTRANCE

DETAIL CE (3 | 3)

SCALE: NTS

NOTES:

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SLEF–CONTAINED.

2. THE CONTRACTOR SHALL SUBMIT THE DESIGN LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.
SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

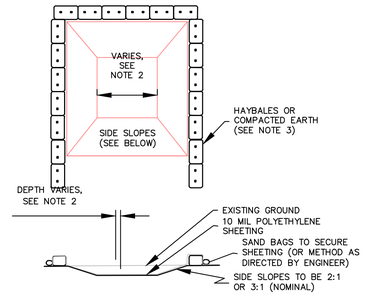
3. SURFACE DISCHARGE IS UNACCEPTABLE, THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.

4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.

5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT). WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.

6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



CONCRETE WASHOUT

DETAIL CW (4 | 4)

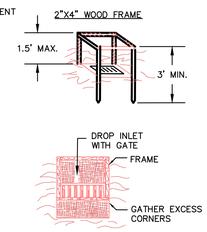
SCALE: N.T.S.

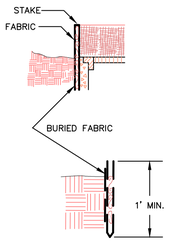
TEMPORARY STABILIZATION PLANTING NOTES

1. WATER MANAGEMENT PRACTICES MUST BE INSTALLED AS APPROPRIATE FOR SITE CONDITIONS.
2. ROUGH GRADE AREA AND ASSURE THAT SLOPES ARE PHYSICALLY STABLE.
3. SEED WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.
4. IF SEEDING IN SPRING, SUMMER OR EARLY FALL, SEED WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE. (~0.7 LB./1,000 SQ.FT. 1 LB/ACRE MAY BE USED.)
5. IF LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED AROSTOOK WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./1,000 SQ. FT.)
6. UNIFORM APPLICATION OF SEED IS CRUCIAL IN ORDER TO RESULT IN GOOD SOIL TO SEED CONTACT.
7. MULCH WITH HAY OR STRAW AT 2 TONS/ACRE (~90LBS./1,000 SQ. FT. OR TWO BALES).
8. MULCH ANCHORING IS REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.
9. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.





1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION
CONSTRUCTION SPECIFICATIONS

FILTER FABRIC DROP INLET

DETAIL FF (5 | 5)

SCALE: N.T.S.

EROSION AND SEDIMENT CONTROL NOTES

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO ASSURE ADEQUATE ENVIRONMENTAL PROTECTION INCLUDING IMPLEMENTATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND SITE RESTORATION MEASURES AS SHOWN, SPECIFIED, AND REQUIRED TO COMPLETE THE WORK. EXTENT OF SILT FENCE SHOWS GEOGRAPHY OF DISTURBANCE. ADDITIONAL SILT FENCE MAY BE NECESSARY BEYOND WHAT IS SHOWN.

MANAGEMENT STRATEGIES

1. THE RECOMMENDED CONSTRUCTION SEQUENCE INCLUDED AS PART OF THIS DESIGN SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE IN ORDER TO MINIMIZE SEDIMENT AND EROSION LOSS.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE START OF CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE JOB. RECOMMENDED PRACTICES ARE SPECIFIED ON THE DRAWINGS.
3. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
4. PRACTICES SHOULD BE DONE IN STAGES SO THAT THE DISTURBED AREAS CAN BE SEEDED AND MULCHED WITHIN 48 HOURS.
5. ALL CONSTRUCTION ACTIVITIES SHOULD TAKE PLACE DURING DRY CONDITIONS. IF POSSIBLE, SCHEDULE CONSTRUCTION OF BMP(S) SENSITIVE TO EROSION AND STORM EVENTS. IN THE EVENT THAT THIS CAN NOT BE AVOIDED, THE USE OF MULCH OVER THE AREA WILL BE REQUIRED (SEE SEEDING SPECIFICATION FOR QUANTITY OF MULCH TO BE APPLIED.)
7. ANY CHANGE IN CONSTRUCTION DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE AND CONSTRUCTION SEQUENCING, WILL REQUIRE AN AMENDMENT OF THE STORMWATER POLLUTION PREVENTION PLAN AND APPROVAL OF THE ENGINEER.
8. TEMPORARY SEED AND MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING IF FINAL SEEDING AND MULCHING CANNOT BE ACCOMPLISHED IN 48 HOURS..
9. SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED CONTINUOUSLY, ESPECIALLY FOLLOWING SIGNIFICANT STORM EVENTS TO LOCATE FAILING CONTROL MEASURES AND CONDUCT ROUTINE MAINTENANCE OPERATIONS.
10. THE CONSTRUCTION SUPERINTENDENT SHALL INFORM ALL ON–SITE WORKERS OF THE SEDIMENTATION CONTROL PROGRAM.
11. ALTERNATIVES TO THE SUGGESTED PRACTICES ARE POSSIBLE AND SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

VEGETATIVE CONTROL PRACTICES

1. TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER.
2. TEMPORARY SEEDING: THE TEMPORARY SEDIMENT BASINS, TOPSOIL STOCKPILE, AND ROUGH GRADED AREAS SHALL BE SEEDED WITH WINTER RYE AT A RATE OF 30 LBS. PER ACRE.
3. STOCKPILES OF FILL AND /OR TOPSOIL THAT ARE TO BE STORED IN EXCESS OF 14 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION. METHODS SHOULD INCLUDE MULCHING, SPRINKLING, SILT FENCE, AND STACKED BALES.
4. PERMANENT SEEDING OF ALL DISTURBED AREAS SHALL BE WITHIN 48 HOURS OF FINISHED GRADING.

SITE PREPARATION

A. COMPLETE ALL ROUGH GRADING ACTIVITIES
B. REMOVE ALL ROCKS AND DEBRIS LARGER THAN 3" IN DIAMETER FROM AREAS TO BE TEMPORARILY SEEDED.
C. EVENLY APPLY LIME TO ACHIEVE A PH VALUE OF 6.
D. EVENLY APPLY FERTILIZER IN ACCORDANCE WITH LOCAL REGULATIONS TO A DEPTH OF 4" USING SUITABLE EQUIPMENT.
E. SEEDBED IS TO BE LEFT IN FIRM AND SMOOTH CONDITION.
F. THE LAST TILLAGE OPERATION SHALL BE PERFORMED ACROSS THE SLOPE.

ESTABLISHMENT

A. EVENLY APPLY SEED IN ACCORDANCE WITH THE SPECIES AND RATE INDICATED ABOVE BY MEANS OF BROADCASTING OR HYDRO SEEDING.
B. UNLESS HYDRO SEEDED, COVER SEED WITH ¼" TO ½" OF TOPSOIL.
C. APPLY MULCH IMMEDIATELY FOLLOWING SEEDING.
D. VERIFY SEEDING DATES WITH ENGINEER. IF ENGINEER DETERMINES THAT SEED CANNOT BE APPLIED DUE TO CLIMATE, TOPSOIL SHALL NOT BE SPREAD AND MULCHING SHALL BE APPLIED TO THE EXPOSED SURFACE TO STABILIZE THE SOILS TO THE NEXT RECOMMENDED SEEDING PERIOD.
E. PERMANENT SEEDING SHALL BE APPLIED IN ACCORDANCE WITH TOWN REGULATIONS AND CURRENT GENERAL PERMIT. TEMPORARY SEEDING SHALL BE TO ALL DISTURBED AREAS OUTSIDE THIS TIMEFRAME, UPON APPROVAL OF THE ENGINEER.

MAINTENANCE

A. ALL SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

NONSTRUCTURAL CONTROL PRACTICES

1. SCARIFICATION: EXPOSED SLOPES EXCEEDING 4:1 SHALL BE SCARIFIED AT RIGHT ANGLES TO THE SLOPE. PROVIDE PERIODIC UPGRADING OR SERRATIONS DURING EXPOSED PERIOD UNTIL VEGETATION IS ESTABLISHED. PROVIDE VEGETATIVE COVER AS SOON AS POSSIBLE. TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER.
2. MULCH: MULCH SHALL BE APPLIED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDING AND TO GRADED AREAS WHICH REMAIN EXPOSED OUTSIDE OF THE RECOMMENDED SEEDING DATES. MULCH SHALL BE APPLIED AT 90LBS. PER 1000 SQUARE FOOT. CONTRACTOR SHALL PERIODICALLY INSPECT AND RE–APPLY AS NECESSARY, PARTICULARLY FOLLOWING SIGNIFICANT STORM EVENTS.
3. TOPSOIL: DISTURBED AREAS SHALL BE TOP SOILED PRIOR TO SEED APPLICATION.
   - A. REMOVE ALL ROCKS AND DEBRIS OVER 1–1/2" IN DIAMETER.
   - B. SCARIFY SURFACE PRIOR TO SEED APPLICATION.
   - C. APPLY 6" DEPTH OF TOPSOIL.
4. SILT FENCE: SILT FENCE SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. SILT FENCE SHALL BE INSPECTED AND REPAIRED ROUTINELY, ESPECIALLY FOLLOWING SIGNIFICANT STORM EVENTS UNTIL THE SITE HAS BEEN STABILIZED BY VEGETATION.

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG

STATE OF NEW YORK · ANDY Y. CHEUNG · 84461 · LICENSED PROFESSIONAL ENGINEER

N.Y.P.E. LIC. [illegible]84461 DATE

REV	DATE	DESCRIPTION

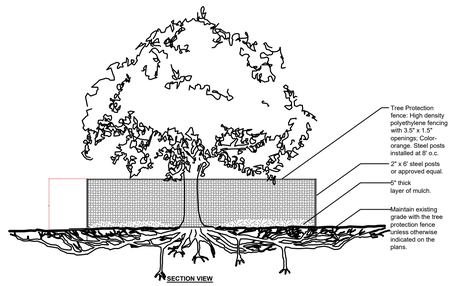
DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

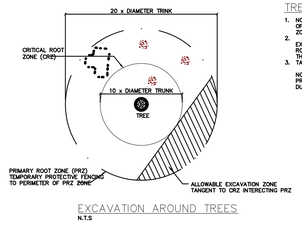
AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
SOIL EROSION AND SEDIMENT CONTROL PLAN

DRAWING NO. 3
PROJECT NO. CM-1201OR-SD

1" 1/2" 0" 1"
File: D:\OneDrive – acengineeringpllc.com\AC Engineering\PROJECTS\1201 Oregon Rd. – SWPPP\CAD\1201OR – Standard\1201OR.dwg Layout: Sheet 3–SESC Plan User: acheu Mar 24, 2026 – 12:56pm





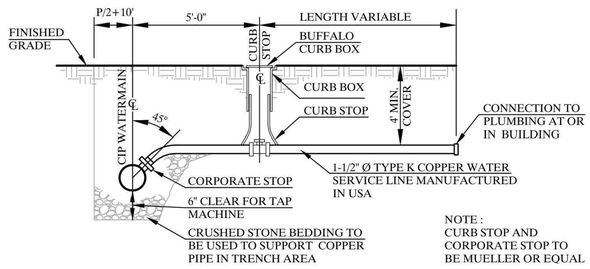
EXCAVATION AROUND TREES
N.T.S

TREE NOTES:

1. NO EXCAVATIONS, DISTURBANCE, FILLING OR STORAGE OF MATERIALS IS PERMITTED IN THE CRITICAL ROOT ZONE
2. EXCAVATION IS ONLY PERMITTED IN THE PRIMARY ROOT ZONE TO THE EXTENT INDICATED HATCHED. IN THIS ZONE ALL ROOTS MAY BE CUT, APPLIES TO ONE TANGENT PER TREE.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

TREE PRESERVATION DETAIL

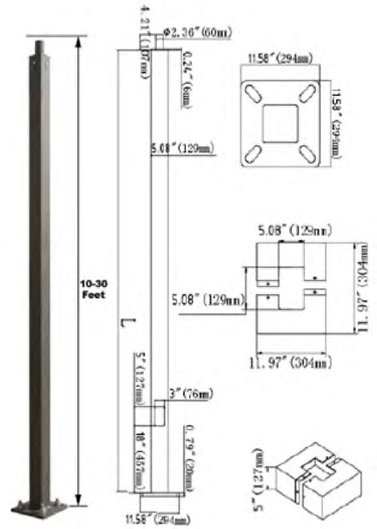
SECTION TP 2|4
SCALE: 1" = 1'



NOTE :
CURB STOP AND CORPORATE STOP TO BE MUELLER OR EQUAL

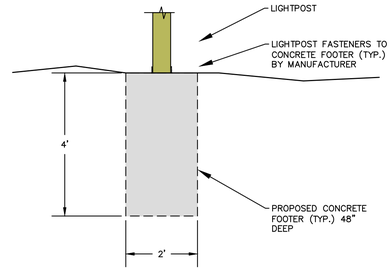
WATER SERVICE CONNECTION

DETAIL J 2|4
SCALE: N.T.S.



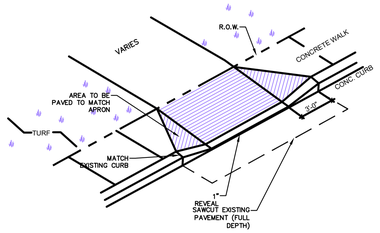
LIGHTPOST DETAIL

DETAIL LP 2|4
SCALE: N.T.S.



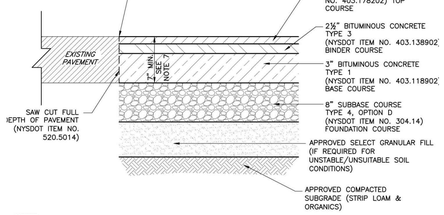
LIGHTPOST DETAIL

DETAIL LP 2|4
SCALE: N.T.S.



DRIVEWAY CONCRETE APRON ISOMETRIC VIEW

SECTION H 2|4
SCALE: N.T.S.

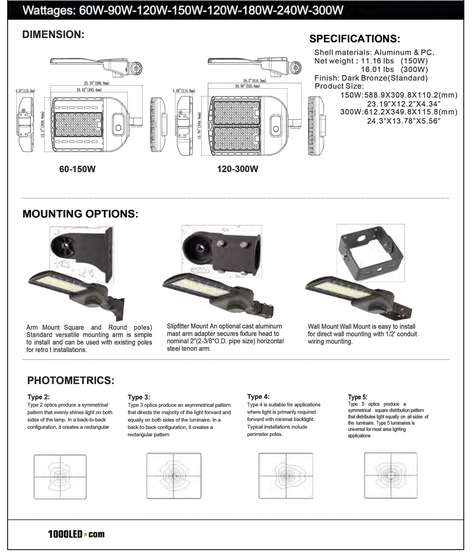


NOTES:

1. UNLESS OTHERWISE NOTED, BITUMINOUS CONCRETE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 403 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED MAY 1, 2008 WITH LATEST REVISIONS. NOTE, THIS SECTION IS NO LONGER INCLUDED IN THE NYSDOT STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, SUBBASE COURSE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 300 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED MAY 1, 2008 WITH LATEST REVISIONS.
3. DETAIL DEPICTS COMPACTED PAVEMENT THICKNESS.
4. THIS DETAIL SHALL BE COORDINATED WITH THE VILLAGE STANDARD PIPE TRENCH AND ASPHALT PAVEMENT REPLACEMENT CONSTRUCTION DETAIL AND ALL OTHER PERTINENT VILLAGE STANDARD CONSTRUCTION DETAILS.
5. THIS ASPHALT CONCRETE PAVEMENT SECTION APPLIES ONLY TO LOCAL (i.e. VILLAGE) ROADS. PAVEMENT REPLACEMENT, REHABILITATION, CONSTRUCTION, ETC. FOR COUNTY AND STATE ROADWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
6. IF 403 HOT MIX ASPHALT (HMA) ITEM NUMBERS ARE UNAVAILABLE FROM THE ASPHALT PLANT, NYSDOT SUPERPAVE HMA 70 OR 80 SERIES COMPACTION SHALL BE SUBSTITUTED UPON REVIEW AND APPROVAL BY THE VILLAGE ENGINEER.
7. HOT MIX ASPHALT (HMA) PAVEMENT SHALL BE 7" MIN. THICK, OR MATCH EXISTING HMA PAVEMENT THICKNESS, WHICHEVER IS GREATER. IF EXISTING HMA PAVEMENT IS GREATER THAN 7", THE HMA DIFFERENCE SHALL CONSIST OF HMA BASE COURSE (OR BINDER COURSE FOR SMALL QUANTITIES)
8. THE VILLAGE ENGINEER RESERVES THE RIGHT TO MODIFY (e.g. INCREASE THICKNESS) THE PAVEMENT SECTION DUE TO SITE CONDITIONS (e.g. UNSUITABLE/UNSTABLE SUBGRADE, HIGH GROUNDWATER, ETC.).

PAVEMENT RESTORATION DETAIL

SECTION B 2|4
SCALE: 1" = 1'



EXTERIOR LIGHT SPECIFICATION

DETAIL LP 2|4
SCALE: N.T.S.

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG
STATE OF NEW YORK · ANDY Y. CHEUNG · 84461 · LICENSED PROFESSIONAL ENGINEER
N.Y.P.E. LIC. NO. 084461 DATE

REV	DATE	DESCRIPTION

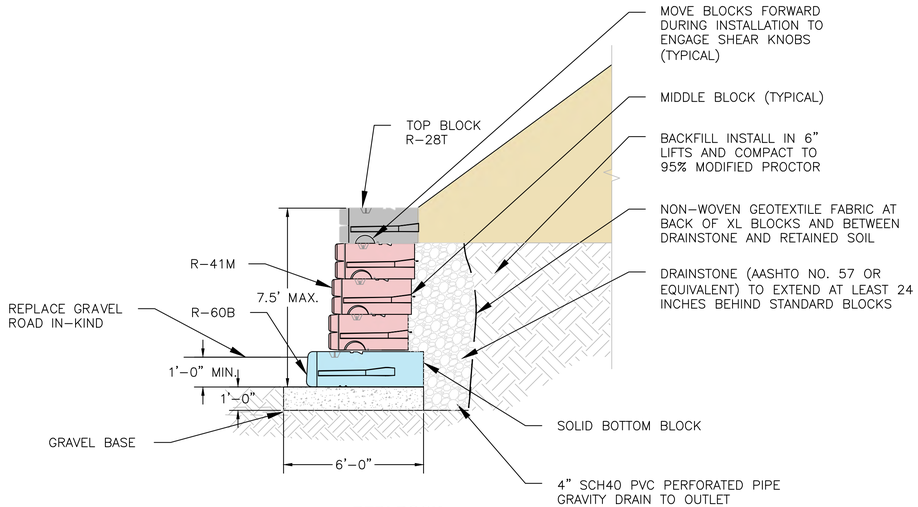
DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
DETAILS

DRAWING NO.
4
PROJECT NO.
CM-1201OR-SD

File: D:\OneDrive - acengineeringpllc.com\AC_Engineering\PROJECTS\1201 Oregon Rd. - SW\CAD\1201OR - Standard\1201OR.dwg Layout: Sheet 4 - DETAILS User: acheu Mar 24, 2026 - 12:55pm
1" 1/2" 0" 1"



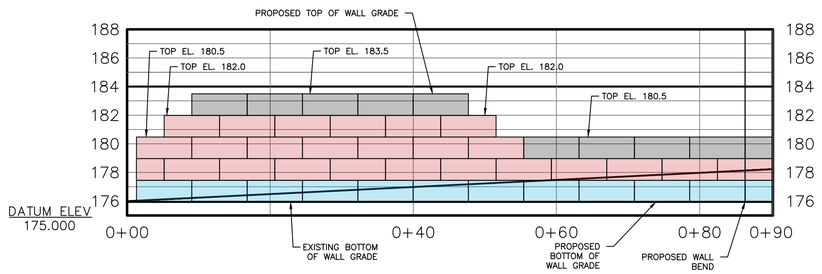
REDI-ROCK RETAINING WALL

ELEVATION

SCALE: N.T.S.

RW 1 | 1

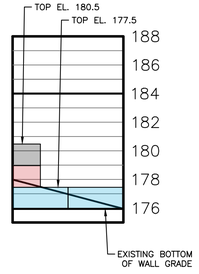




PROPOSED WALL - SECTION
REDI-ROCK RETAINING WALL

PROFILE

SCALE: H – 1"=10'
V – 1"=5'



PROPOSED ANGLED WALL - SECTION
REDI-ROCK RETAINING WALL

PROFILE

SCALE: H – 1"=10'
V – 1"=5'

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG
STATE OF NEW YORK · ANDY Y. CHEUNG · 84461 · LICENSED PROFESSIONAL ENGINEER
N.Y.P.E. LIC. 084461 DATE

REV	DATE	DESCRIPTION

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
RETAINING WALL DETAILS

DRAWING NO. 5
PROJECT NO. CM-1201OR-SD

File: D:\OneDrive - acengineeringplc.com\AC Engineering\PROJECTS\1201 Oregon Rd. - SW\CAD\1201OR - Standard\1201OR.dwg Layout: Sheet 5 - WALL DETAILS User: athey Mar 24, 2026 - 12:43pm

1" 1/2" 0" 1"

Analysis of Redi Rock wall

Input data

Date : 4/29/2025

Settings

USA - Safety factor

Wall analysis

Verification methodology :	Safety factors (ASD)
Active earth pressure calculation :	Coulomb
Passive earth pressure calculation :	Mazindrani (Rankine)
Earthquake analysis :	Mononobe-Okabe
Shape of earth wedge :	Calculate as skew
Allowable eccentricity :	0.333
Internal stability :	Standard - straight slip surface
Reduction coeff. of contact first block - base :	1.00

Safety factors			
Permanent design situation			
Safety factor for overturning :	SF_O =	1.50	[–]
Safety factor for sliding resistance :	SF_s =	1.50	[–]
Safety factor for bearing capacity :	SF_b =	2.00	[–]
Safety factor for sliding along geo-reinforcement :	SF_{sr} =	1.50	[–]
Safety factor for geo-reinforcement strength :	SF_{sd} =	1.50	[–]
Safety factor for pull out resistance of geo-reinf. :	SF_{po} =	1.50	[–]
Safety factor for connection strength :	SF_{con} =	1.50	[–]

Blocks

No.	Description	Block height h [in]	Block width w [in]	Unit weight γ [pcf]
1	Block 41	18.00	40.50	120.00
2	Block 60	18.00	60.00	130.00
3	Top block 28	18.00	28.00	120.00

No.	Description	Shear bearing capacity of joint F_{min} [lbf/ft]	Max. shear strength F_{max} [lbf/ft]	Block friction f [°]
1	Block 41	6061.00	11276.00	44.00
2	Block 60	6061.00	11276.00	44.00
3	Top block 28	6061.00	11276.00	44.00

Setbacks

No.	Setback s [in]
1	0.000
2	0.033
3	0.135

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

No.	Setback s [in]
4	0.781
5	1.385

Geometry

No. group	Description	Count	Setback s [in]
1	Block 60	1	0.03
2	Block 41	3	0.03
3	Top block 28	1	-

Base

Geometry

Upper setback a_1 = 0.75 ft
Lower setback a_2 = 0.75 ft
Height h = 1.00 ft
Width b = 6.00 ft

Material

Soil creating foundation - Well graded gravel (GW), medium dense

Basic soil parameters

No.	Name	Pattern	Φ_{ef} [°]	c_{ef} [psf]	γ [pcf]	γ_{Sat} [pcf]	δ [°]
1	Well graded gravel (GW), medium dense		38.50	0.0	133.00	70.50	29.00
2	Sandy silt (MS), firm consistency		26.50	240.0	115.00	52.50	17.00

All soils are considered as cohesionless for at rest pressure analysis.

Soil parameters

Well graded gravel (GW), medium dense
Unit weight : γ = 133.0 pcf
Stress-state : effective
Angle of internal friction : Φ_{ef} = 38.50 °
Cohesion of soil : c_{ef} = 0.0 psf
Angle of friction struc.-soil : δ = 29.00 °
Saturated unit weight : γ_{Sat} = 133.0 pcf

Sandy silt (MS), firm consistency
Unit weight : γ = 115.0 pcf
Stress-state : effective
Angle of internal friction : Φ_{ef} = 26.50 °
Cohesion of soil : c_{ef} = 240.0 psf
Angle of friction struc.-soil : δ = 17.00 °
Saturated unit weight : γ_{Sat} = 115.0 pcf

Backfill

Backfill is not considered.

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

Geological profile and assigned soils

No.	Thickness of layer t [ft]	Depth z [ft]	Assigned soil	Pattern
1	-	0.00 .. ∞	Sandy silt (MS), firm consistency	

Terrain profile

Terrain behind construction has the slope 1: 2.00 (slope angle is 26.57 °).

Water influence

Ground water table is located below the structure.

Resistance on front face of the structure

Resistance on front face of the structure: at rest
Soil on front face of the structure - Well graded gravel (GW), medium dense
Soil thickness in front of structure h = 1.00 ft

Terrain in front of structure is flat.

Settings of the stage of construction

Design situation : permanent
Reduction of soil/soil friction angle : do not reduce

Verification No. 1

Forces acting on construction

Name	F_{hor} [lbf/ft]	App.Pt. z [ft]	F_{vert} [lbf/ft]	App.Pt. x [ft]	Design coefficient
Weight - wall	0.0	-3.39	3923.6	2.75	1.000
FF resistance	-25.1	-0.33	0.0	0.00	1.000
Weight - earth wedge	0.0	-6.81	2187.6	4.69	1.000
Active pressure	3085.7	-2.79	1410.0	6.00	1.000

Verification of complete wall

Check for overturning stability
Resisting moment M_{res} = 29520.0 lbft/ft
Overturning moment M_{ovr} = 8591.1 lbft/ft

Safety factor = 3.44 > 1.50
Wall for overturning is SATISFACTORY

Check for slip
Resisting horizontal force H_{res} = 5085.61 lbf/ft
Active horizontal force H_{act} = 3060.64 lbf/ft

Safety factor = 1.66 > 1.50
Wall for slip is SATISFACTORY

Overall check - WALL is SATISFACTORY

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

Dimensioning No. 1

Forces acting on construction

Name	F_{hor} [lbf/ft]	App.Pt. z [ft]	F_{vert} [lbf/ft]	App.Pt. x [ft]	Design coefficient
Weight - wall	0.0	-3.13	3125.6	1.94	1.000
Weight - earth wedge	0.0	-5.95	1906.2	3.77	1.000
Active pressure	2267.7	-2.43	974.4	5.00	1.000

Verification of block No. 1

Check for overturning stability
Resisting moment M_{res} = 18110.7 lbft/ft
Overturning moment M_{ovr} = 5505.6 lbft/ft

Safety factor = 3.29 > 1.50
Joint for overturning stability is SATISFACTORY

Check for slip
Resisting horizontal force H_{res} = 4777.53 lbf/ft
Active horizontal force H_{act} = 2267.68 lbf/ft

Safety factor = 2.11 > 1.50
Joint for verification is SATISFACTORY

Bearing capacity of foundation soil

Design load acting at the center of footing bottom

No.	Moment [lbft/ft/ft]	Norm. force [lbf/ft]	Shear Force [lbf/ft]	Eccentricity [–]	Stress [psf]
1	1634.7	7521.21	3060.64	0.036	1351.4

Service load acting at the center of footing bottom

No.	Moment [lbft/ft/ft]	Norm. force [lbf/ft]	Shear Force [lbf/ft]
1	1634.7	7521.21	3060.64

Verification of foundation soil

Stress in the footing bottom : rectangle

Eccentricity verification
Max. eccentricity of normal force e = 0.036
Maximum allowable eccentricity e_{alw} = 0.333
Eccentricity of the normal force is SATISFACTORY

Verification of bearing capacity
Max. stress at footing bottom σ = 1351.4 psf
Allowable bearing capacity of foundation soil R_d = 3000.0 psf

Safety factor = 2.22 > 2.00
Bearing capacity of foundation soil is SATISFACTORY

Overall verification - bearing capacity of found. soil is SATISFACTORY

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

Slope stability analysis

Input data (Construction stage 1)

Project

Settings

USA - Safety factor

Stability analysis

Verification methodology : Safety factors (ASD)
Earthquake analysis : Standard

Safety factors			
Permanent design situation			
Safety factor :	SF_s =	1.50	[–]

Anchors

Verification methodology : Safety factors (ASD)

Safety factors			
Safety factor for steel strength :	SF_t =	1.50	[–]
Safety factor for pull out resistance (soil) :	SF_a =	1.50	[–]
Safety factor for pull out resistance (grouting) :	SF_c =	1.50	[–]

Interface

No.	Interface location	Coordinates of interface points [ft] x	z	x	z	x	z
1		-32.80	-7.50	-1.30	-7.50	-0.55	-7.49
		-0.55	-6.00	-0.52	-6.00	-0.52	-4.50
		-0.48	-4.50	-0.48	-3.00	-0.45	-3.00
		-0.45	-1.50	-0.42	-1.50	-0.42	0.00
		0.00	0.00	32.80	16.40		
2		0.00	0.00	0.00	-0.42	1.92	-0.42
		1.92	-1.50	2.93	-1.50		
3		-0.52	-6.00	2.86	-6.00	2.86	-4.50
		2.89	-4.50	2.89	-3.00	2.93	-3.00
		2.93	-1.50				

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

No.	Interface location	Coordinates of interface points [ft] x	z	x	z	x	z
4		2.93	-3.00	32.80	-3.00		
5		2.86	-6.00	4.45	-6.00		
6		-0.55	-7.50	4.45	-7.50	4.45	-6.00
7		-1.30	-7.50	-0.55	-7.50	-0.55	-7.49
8		4.45	-7.50	4.70	-7.50		
9		-32.80	-8.50	-1.30	-8.50	-1.30	-7.50
10		-1.30	-8.50	4.70	-8.50	4.70	-7.50
		32.80	-7.50				

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

Soil parameters - effective stress state

No.	Name	Pattern	Φ_{ef} [°]	c_{ef} [psf]	γ [pcf]
1	Well graded gravel (GW), medium dense		38.50	0.0	133.0
2	Sandy silt (MS), firm consistency		26.50	240.0	115.0

Soil parameters - uplift

No.	Name	Pattern	γ_{sat} [pcf]	γ_s [pcf]	n [–]
1	Well graded gravel (GW), medium dense		133.0		
2	Sandy silt (MS), firm consistency		115.0		

Soil parameters

Well graded gravel (GW), medium dense
Unit weight : γ = 133.0 pcf
Stress-state : effective
Shear strength : Mohr-Coulomb
Angle of internal friction : Φ_{ef} = 38.50 °
Cohesion of soil : c_{ef} = 0.0 psf
Saturated unit weight : γ_{Sat} = 133.0 pcf

Sandy silt (MS), firm consistency
Unit weight : γ = 115.0 pcf
Stress-state : effective
Shear strength : Mohr-Coulomb
Angle of internal friction : Φ_{ef} = 26.50 °
Cohesion of soil : c_{ef} = 240.0 psf
Saturated unit weight : γ_{Sat} = 115.0 pcf

Rigid Bodies

No.	Name	Sample	γ [pcf]
1	Material of structure		120.0

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

Assigning and surfaces

No.	Surface position	Coordinates of surface points [ft] x	z	x	z	Assigned soil
1		32.80	-3.00	32.80	16.40	Sandy silt (MS), firm consistency
		0.00	0.00	0.00	-0.42	
		1.92	-0.42	1.92	-1.50	
		2.93	-1.50	2.93	-3.00	
2		2.86	-6.00	2.86	-4.50	Material of structure
		2.89	-4.50	2.89	-3.00	
		2.93	-3.00	2.93	-1.50	
		1.92	-1.50	1.92	-0.42	
		0.00	-0.42	0.00	0.00	
		-0.42	0.00	-0.42	-1.50	
		-0.45	-1.50	-0.45	-3.00	
		-0.48	-3.00	-0.48	-4.50	
		-0.52	-4.50	-0.52	-6.00	
3		32.80	-7.50	32.80	-3.00	Sandy silt (MS), firm consistency
		2.93	-3.00	2.89	-3.00	
		2.89	-4.50	2.86	-4.50	
		2.86	-6.00	4.45	-6.00	
		4.45	-7.50	4.70	-7.50	
4		-0.55	-7.50	4.45	-7.50	Material of structure
		4.45	-6.00	2.86	-6.00	
		-0.52	-6.00	-0.55	-6.00	
		-0.55	-7.49			
5		-0.55	-7.50	-0.55	-7.49	Sandy silt (MS), firm consistency
		-1.30	-7.50			

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

No.	Surface position	Coordinates of surface points [ft] x	z	x	z	Assigned soil
6		-1.30	-8.50	-1.30	-7.50	Well graded gravel (GW), medium dense
		-32.80	-7.50	-32.80	-8.50	
7		4.70	-8.50	4.70	-7.50	Well graded gravel (GW), medium dense
		4.45	-7.50	-0.55	-7.50	
		-1.30	-7.50	-1.30	-8.50	
8		4.70	-7.50	4.70	-8.50	Sandy silt (MS), firm consistency
		-1.30	-8.50	-32.80	-8.50	
		-32.80	-24.90	32.80	-24.90	
		32.80	-7.50			

Water

Water type : No water

Tensile crack

Tensile crack not input.

Earthquake

Earthquake not included.

Settings of the stage of construction

Design situation : permanent

Results (Construction stage 1)

Analysis 1

Circular slip surface

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

Slip surface parameters					
Center :	x =	-3.75 [ft]	Angles :	α_1 =	-12.19 [°]
	z =	30.20 [ft]		α_2 =	68.51 [°]
Radius :	R =	38.57 [ft]			
The slip surface after optimization.					

Total weight of soil above the slip surface: 34349.6 lbf/ft
Slope stability verification (Bishop)
Sum of active forces : F_a = 15389.3 lbf/ft
Sum of passive forces : F_p = 26349.5 lbf/ft

Sliding moment : M_a = 593564.4 lbfft/ft
Resisting moment : M_p = 1016301.3 lbfft/ft
Factor of safety = 1.71 > 1.50
Slope stability ACCEPTABLE

[Redi-Rock - Redi-Rock Wall + (32 bit) ; version 5.2024.123.0] Copyright © 2024 Fine spol. s r.o. All Rights Reserved [www.finesoftware.eu]
[Redi-Rock International] (271) 237 - 9500 ext 3010] engineering@redi-rock.com] www.redi-rock.com]

File: D:\OneDrive - aceengineeringplic.com\AC Engineering\PROJECTS\1201 Oregon Rd. - SW\CAD\1201OR - Standard\1201OR.dwg Layout: Sheet 6 - RETAINING WALL CALCULATIONS User: ddhe, Mar 24, 2026 - 12:54pm

1" 1/2" 0" 1"

WARNING: IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ANDY CHEUNG
STATE OF NEW YORK
ANDY S. CHEUNG
LICENSED PROFESSIONAL ENGINEER
84461
N.Y.P.E. LIC. NO. 084461 DATE

REV	DATE	DESCRIPTION

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

AC ENGINEERING, PLLC
9 DUNHILL DR.
SOMERS, NY 10589
(914) 260-4239
HTTPS://ACENGINEERINGPLLC.COM
EMAIL: ACHEUNG@ACENGINEERINGPLLC.COM

WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
RETAINING WALL CALCULATIONS

DRAWING NO.
6
PROJECT NO.
CM-1201OR-SD

SJB
Architecture + Design

Steven J. Basini, RA

February 1st, 2026

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

Re: 2329 Arlo Lane
Cortlandt Manor, NY
Auto Body Repair Shop
Site Plan Amendment

Mr. Kessler and Members of the Planning Board,

This office has received review memorandums pertaining to the above-referenced application from the Department of Planning and Development and the Department of Technical Services.

This memo shall address these comments in addition to the accompanying set of drawings with Revision date 01/15/26. All revisions on the previously submitted plans have been marked with a revision cloud. Two additional sheets have been created for this submission, A-102 and A-103.

Memorandum from Department of Planning & Community Development
Dated November 21, 2025
Prepared by:
Chris Kehoe, AICP – Planning Director & Heather LaVarnway, CNU-A, AICP Planner

1. This application requires a special use permit for an automotive body shop. The application has been updated on the portal to include this requirement. This proposal meets the criteria for special use permit as described in Chapter 307 Section 307-62 of the Town Code and is outlined on the revised drawing A-101.

2. Parking has not changed. The proposal is 32 spaces where 44 are required. Section 307-29 of the Town of Cortlandt Code allows the Planning Board to consider a lesser parking requirement under specific circumstances.

3. Turning radius and paths are shown on the proposed site plan, Sheet A-100. These comply with requirements for emergency vehicles as well as sanitation trucks.

4. The existing building lighting is proposed to be maintained. There was a photometric lighting plan approved in 2022 by the Town of Cortlandt that includes fully shielded wall packs mounted on the façade of the building. These were installed, are currently operational, and are not proposed to be altered or added to. There is no site lighting existing or proposed. As outlined on sheet A-101, this application does not require compliance with Chapter 307 of the Town Code as the cost of the project does not exceed 50% of the value of the building.

5. The trash enclosure has been relocated to the rear of the building on the existing

concrete slab. This was agreed upon in a meeting with the Town's consultants. A detail of the previously approved enclosure has been shown on the revised plan A-101 and located on the site plan, sheet A-101.

6. There is ample grass lawn in front of the building that will remain unaltered as part of this application. These areas have been hatched with a grass pattern on the site plan and noted as well. In addition, a small planting bed is proposed at the entrance to the autobody shop. This is detailed on sheet A-103. There will be some plantings proposed at the free-standing sign location as well. This is depicted on sheet A-101.

7. The only building elevation being altered is the front façade, southwest corner which serves as the entrance to the proposed autobody shop. The existing and proposed elevations are shown on sheet A-103. Since no other elevations are being altered, the Town Code allows photographs of the existing elevations in lieu of drawings. These have been included on sheet A-103 as well.

8. There is a free-standing sign proposed for the front yard. This is located on the revised site plan, and a rendering is provided on Sheet A-100. As noted, the details of this sign proposal shall meet the requirements of Chapter 245 of the Town Code and will be presented before the Architectural Review Council.

Department of Technical Services
Dated December 8, 2025
Prepared by:
Catherine E. Brosnan, P.E. ENVSP

1. ADA compliant path from parking space to entrance is shown on the revised overall site plan, Sheet A-100. The required maximum slope for accessible paths is 1/20 or 5%. The existing slope from the parking space to the entrance is 4.1%. The concrete slab at the front entrance shall be poured with a 2% slope away from the front entrance and shall be no greater than ½" below the door sill. A corrected NYS ADA compliant parking sign has been depicted on revised sheet A-100.

2. Employee parking has been noted on the revised Site Plan, Sheet A-100 and is located by the rear entrance to the building. 4 spaces are allocated for employees.

3. There shall be no autobody repair occurring outside the building. This is noted on revised sheet A-100.

4. There shall be no salvaging or junking of vehicles on site. This is noted on revised sheet A-100.

5. Existing and proposed floor plans have been provided on sheet A-102 along with a complete code analysis of the uses. One as the previously approved S-1 storage use and the other as the proposed mixed use.

6. Square footage of both spaces is shown on sheet A-102.

7. Topography has been shown on the overall site plan, sheet A-100. There are no cut and fill calculations as no cutting is proposed. The small expansion of asphalt in the rear of the building does not cut into a slope. It is merely clearing a small patch of level overgrown grass. No retaining walls are proposed or required.

8. There are no existing or proposed floor drains in the building. This is noted on revised sheet A-100.

9. This is a proposed autobody repair shop. It is not an auto mechanical repair shop therefore draining of oil or fuel is not part of the proposed operation. However, if a spill occurs, there is a waste disposal placement/pickup location shown at the rear of the building on site plan, Sheet A-100.

10. See note #9 above. In the event of a spill, a spill prevention plan has been outlined on the sheet A-101.

11. A photometric lighting analysis was approved by the Town in 2022. A copy of the plan has been included with this latest submission. No existing lighting is being altered, and no additional lighting is proposed at this time. All lights are currently operating properly.

12. The proposed utility room has been depicted on the over key plan on revised sheet A-101.

13. All references to outdated codes have been updated on the plans.

14. The existing septic system fields have been depicted on the site plan, revised sheet A-100.

15. Potable and fire suppressant water lines have been depicted on the site plan, revised sheet A-100.

16. The proposed location of the trash enclosure has been relocated to the rear of the property as noted in comment #5 of the previous memo. This is detailed on revised sheet A-101.

17. A rendering of the signage has been provided on revised sheet A-100.

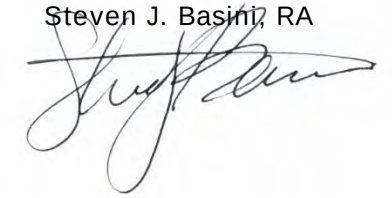
18. It is understood that the paint booth will require approval by outside agencies other than the Department of Technical Services. This will be filed upon complete review by your Honorable Board.

19. A note has been added to sheet A-100 stating “All refuse pickup shall be by private carter. The Town of Cortlandt will not service the site”.

Thank you for your consideration in this matter.

Sincerely,

SJB ARCHITECTURE + DESIGN
Steven J. Basini, RA



18 Lakeview Avenue East - Cortlandt Manor, NY 10567 - (914) 402-1701 - sjbarchdesign.com

SJB
Architecture + Design

Steven J. Basini, RA

March 23, 2026

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

Re: 2329 Arlo Lane, Cortlandt Manor, NY
Auto Body Repair Shop, Site Plan Amendment

Mr. Kessler and Members of the Planning Board,

This office met with the Town of Cortlandt Department of Planning and Development and the Department of Technical Services on March 11th to discuss the revised submission. Several additional revisions were made to the drawing set as a result of those discussions.

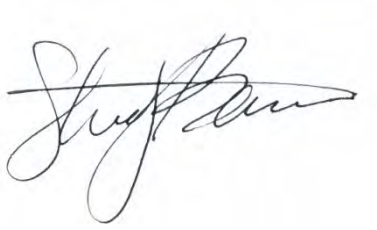
They are as follows:

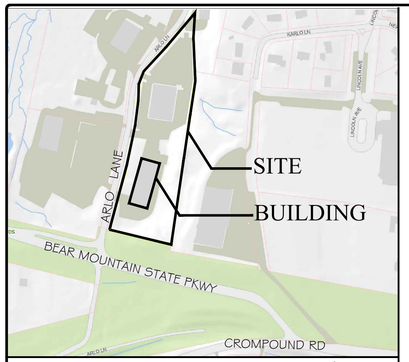
1. As part of the application, we must address the Special Permit for Parking as per section 337-34.1 of the Zoning Code. Specifically, as the applicant is requesting a waiver from the required number of spaces, we must indicate the category under which relief is sought. There is a note at the bottom left of Sheet A-100 addressing this Section of the code. The project narrative prepared by this office on October 21, 2025, and submitted to your Board prior to our first appearance, outlined the reasons behind the waiver request.
2. An additional General Note was added to the bottom of Sheet A-100 describing the specific emergency fire vehicles that were considered when depicting the required turning radii on the plans.
3. The diameter of the existing domestic water line has been corrected to 2 inches.
4. The existing septic system shown on the plans has been labeled as “design development” as they have not been confirmed in the field. Confirmation of the exact locations of the utilities in relation to the septic system shall be documented and submitted to the Department of Technical Services as part of the building permit submission.
5. The free-standing signage depicted at the bottom of Sheet A-100 has been labeled “Conceptual” as this will need to be filed separately and may change slightly in appearance.
6. A note has been added on Sheet A-103 to the Front Entrance Plan stating that the area of the entrance shall meet all ADA requirements upon removal of the existing vestibule and reconstruction of the adjacent concrete slab.

Thank you for your consideration in this matter.

Sincerely,

SJB ARCHITECTURE + DESIGN
Steven J. Basini, RA





LOCATION MAP - NTS

NORTH



AERIAL VIEW - NTS

NORTH

2025 Fire Code of NYS (FCNY)

SECTION 503 - Fire Apparatus Access Roads

503.1.1 Buildings and facilities
The fire apparatus access road shall extend to within 150 feet of all portions of the facility.
Exceptions: The fire code official is authorized to increase the dimension of 150 if building is equipped throughout with an approved automatic sprinkler system.

503.2.1 Dimensions
Fire apparatus access roads shall be an unobstructed width of not less than 20 feet.

PROPOSED - 20 foot wide access road provided from street entrance to north and south ends of building.

Distance between ends of access roads along rear face of building is 220 feet. 220 / 2 = 110 feet (less than the 150 ft req'd.

Building is proposed to be equipped throughout with an approved automatic sprinkler system.

Town of Cortlandt Zoning Code

Article VIII - Off-Street Parking Requirements

307-29 Table of Req'd Off-Street Parking Spaces
C. The Planning Board will fix the appropriate number of parking spaces required for a particular use by considering the suggested standards herein, as well as information provided by the applicant as to the requirements of the use, as well as generally accepted standards of the planning and engineering professions.

Required
Self Storage Facility - 1 / 10,000 SF of gross floor area & 1 per employee
Area of Self Storage = 9,500 SF = 1 space
Employee - 1 per shift - 1 space
TOTAL REQUIRED - 2 spaces

Auto Repair Service - 1 / 150 SF of gross floor area
Area of Garage = 6,300 SF / 150 = 42 spaces
TOTAL REQUIRED 42 spaces

TOTAL REQUIRED FOR BUILDING - 44 SPACES

MAXIMUM PRACTICABLE PROVIDED FOR BUILDING = 32 SPACES

307-33 Dimensions of parking spaces
Stall Width 9 feet - provided 9 feet
Stall Depth 18 feet - provided 18 feet

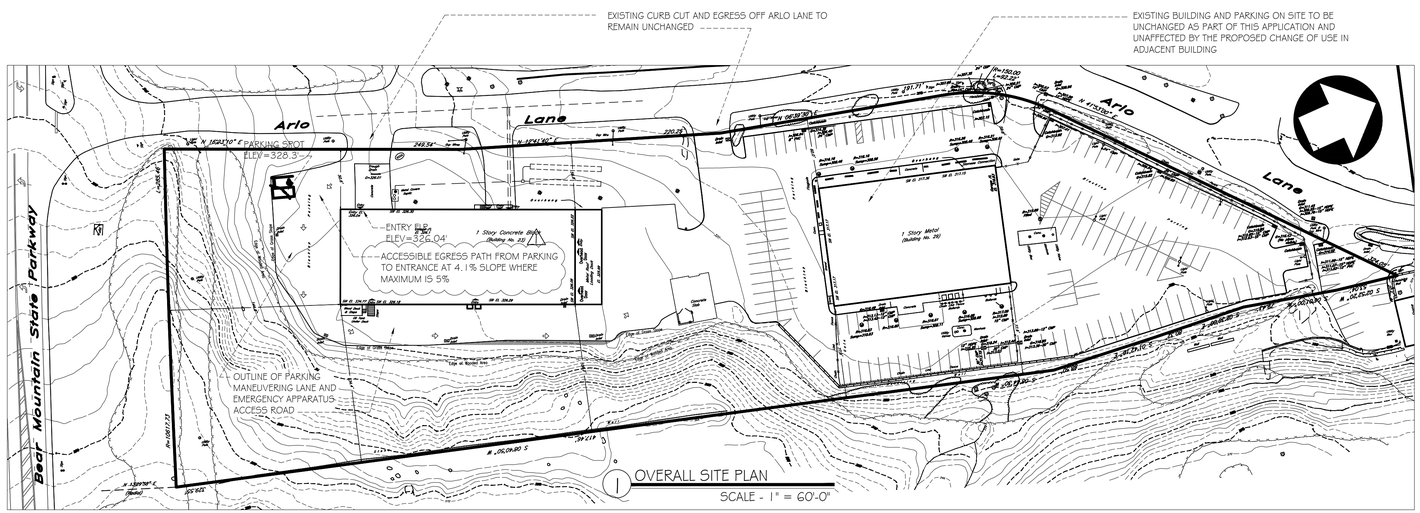
Maneuvering Aisle Width
45° Angle of Parking - 1 Way - 14 feet - provided 14 feet
46° to 60° Angle of Parking - 1 Way 18 feet - provided 20 feet

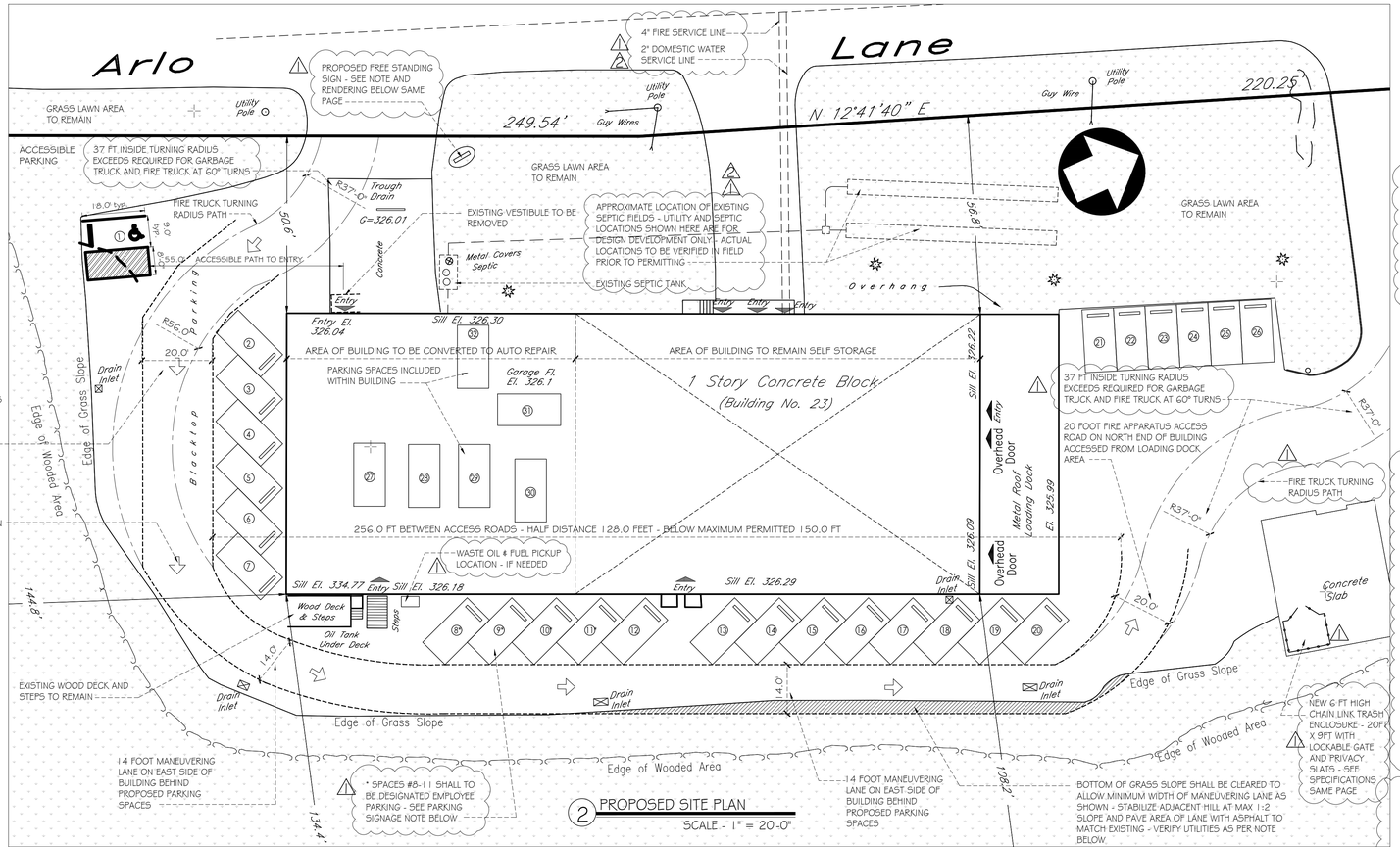
307-34.1 SPECIAL PERMITS FOR PARKING

C. Minimum standards for issuing a special permit parking for/parking:
(1) The application shall indicate the category or categories of parking relief requested.

307-34.1 A(1) Waived parking - The applicant proposes to provide 32 parking spaces where 44 are required as calculated above. A waiver of 28% (12 spaces) is requested.

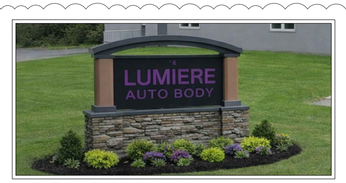
A reasoning for the requested waiver was provided in the narrative prepared by this office on October 21st, 2025 and submitted to the PB and Town on October 27, 2025.





SIGNAGE AND LIGHTING

1. THERE ARE NO EXISTING SITE LIGHTING FIXTURES AND NO ADDITIONAL SITE LIGHTING IS PROPOSED AT THE TIME OF THIS APPLICATION.
2. EXISTING FULLY SHIELDED WALL SCONCES AT EGRESS DOORS AND AROUND PERIMETER OF BUILDING TO BE REMAIN UNCHANGED. SEE PREVIOUSLY APPROVED PHOTOMETRIC SITE LIGHTING PLAN INCLUDED WITH THIS APPLICATION.
3. PROJECT DOES REQUIRE COMPLIANCE WITH TOWN CODE CHAPTER 307 SECTION 307-12.3-B.2.b AS THE COST OF THE PROPOSED ALTERATION WILL NOT EXCEED 50% OF THE MARKET VALUE OF THE STRUCTURE.
4. SIGNAGE FOR PROPOSED AUTO-REPAIR BUSINESS SHALL BE FREESTANDING AS SHOWN ON THE SITE PLAN. SKETCH RENDERING OF SIGN IS SHOWN BELOW ON SAME PAGE. SIGNAGE SHALL CONFORM TO TOWN OF CORTLANDT CODE CHAPTER 245 AND SHALL BE PRESENTED FOR REVIEW BEFORE THE ARCHITECTURAL REVIEW COUNCIL.
5. FREESTANDING SIGN SHALL BE ILLUMINATED FROM GROUND LIGHTING ONLY DURING BUSINESS HOURS AND WILL AUTOMATICALLY TURN OFF BY 10PM EACH EVENING.



CONCEPTUAL
FREE STANDING SIGNAGE RENDERING
SCALE - NTS

GENERAL NOTES:

1. NO AUTO BODY REPAIR SHALL OCCUR OUTSIDE OF THE BUILDING.
2. NO SALVAGING OR "JUNKING" OF VEHICLES SHALL OCCUR ONSITE.
3. NO FLOOR DRAINS EXIST WITHIN THE BUILDING THEREFORE NO OIL SEPARATORS ARE PROPOSED.
4. PROPOSED HOURS OF OPERATION - MO-FR 8AM TO 6PM - SAT-SUN 9AM TO 12PM.
5. ALL REFUSE PICKUP SHALL BE BY PRIVATE CHARTER. THE TOWN OF CORTLANDT WILL NOT SERVICE THE SITE.
6. TURNING RADIUS SHOWN ON PLAN FOR FIRE TRUCKS EXCEED REQUIREMENTS FOR 30 FT PUMPER TRUCK (35 FT RADIUS) AND 35 FT RESCUE TRUCK (35 FT RADIUS)

PROJECT INFORMATION DATA:

1. MUNICIPALITY: TOWN OF CORTLANDT
2. TOWN TAX MAP DESIGNATION: SHEET: 34.6, BLOCK: 1, LOT 1
3. TOTAL LOT AREA: 217,810 SF (5.0002 ACRES)
4. ZONING DISTRICT: MD (DESIGNED INDUSTRIAL)
5. OWNER: MARIC FAMILY LIM PARTNER / MARIC 1903 LLC
   19-53 46TH ST, ASTORIA, NY 11105
6. APPLICANT: MARIC FAMILY LIM PARTNER / MARIC 1903 LLC
   19-53 46TH ST, ASTORIA, NY 11105
7. SITE PLAN PREPARED BY:
   SJB ARCHITECTURE + DESIGN
   18 LAKEVIEW AVE E, CORTLANDT MANOR, NY 10567
7. SITE LOCATION:
   2329 ARLO LANE
   CORTLANDT MANOR, NY 10567
8. SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY:
   WARD CARPENTER ENGINEERS INC.
   76 MAMARONECK AVENUE
   WHITE PLAINS, NY 10601
   DATED DECEMBER 23, 2020

SPECIAL UNDERGROUND UTILITIES NOTE:

PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED.
CALL 1-800-962-7962, CODE RULE #753, www.digsafelynewyork.com

PARKING SIGNAGE

1. REMOVE "NO PARKING" SIGNS ALONG REAR OF BUILDING.
2. MAINTAIN EXISTING "NO PARKING" SIGNS ALONG HILLSIDE AT SOUTH END OF BUILDING EXCEPT IN AREA OF ACCESSIBLE PARKING SPACE
3. EMPLOYEE PARKING SPACES #8-11 AT REAR OF BUILDING SHALL BE DELINEATED WITH SIGNS STATING "EMPLOYEE PARKING".

CODE COMPLIANCE

ALL WORK SHALL CONFORM TO THE 2025 NYS UNIFORM BUILDING CODE, NFPA 17, NFPA 70 AND ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL RULES AND REGULATIONS.

Town of Cortlandt
Special Permit Compliance for Automotive body shop

307-62 Automotive body and paint shop

1. Minimum distance from public and semipublic uses: 200 feet
   Proposed use is 425 ft measured horizontally from closest public or semipublic use - Lakeland School district - Lincoln Titus Elementary School property.
2. Minimum frontage 100 feet
   Property Frontage in front of proposed use exceeds 450 feet.
3. Surface Improvements
   All driveways, parking and standing areas are paved with asphalt or concrete.
4. No service aprons abut adjoining streets or highways and there shall be no dumping of waste materials, such as oil or grease on site.
5. There shall be no motor vehicle sales on site.



ACCESSIBLE PARKING SIGNAGE
SCALE - NTS

ADA PARKING SIGNAGE

ADA PARKING ONLY SIGN SHALL BE MOUNTED AT END OF ACCESSIBLE PARKING SPACE BETWEEN 5' & 7' ABOVE THE GROUND MEASURED TO THE BOTTOM OF THE SIGN.

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
Checked by: SJB
Project #:
Dwg. Date: 10/21/25

Revisions
- 1 01/15/26 TOWN COMMENTS
- 2 03/23/26 PB COMMENTS
- 3 -
- -
- -
- -
- -
- -
- -
- -
- -

REGISTERED ARCHITECT
STEVEN J. BASINI
036832
STATE OF NEW YORK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S. REGISTERED THROUGH JULY 31, 2026

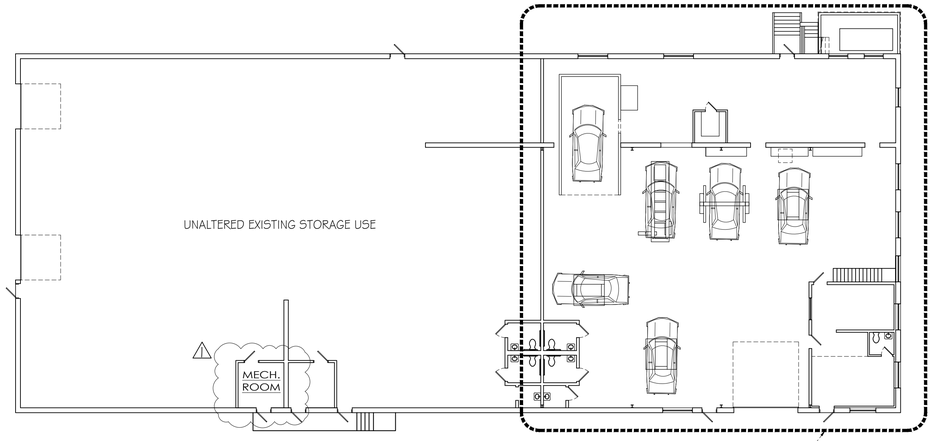
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: MARIC FAMILY LP & MARIC 1903 LLC

Project: Auto Collision Repair Shop
2329 Arlo Lane
Cortlandt Manor, NY 10567

Dwg. Name: SITE PLAN
GENERAL NOTES
CODE COMPLIANCE
-

Sheet #: A-100



1 OVERALL KEY PLAN — TENANT SPACE BE ALTERED
SCALE - 1/16" = 1'-0"

ADA ACCESSIBILITY GUIDELINES AS PER ICC/ANSI A117.1 2009

303.2 # 3 - Changes in Level. Changes in level up to 1/4 in (6.4mm) shall be permitted to be vertical. Changes in level between 1/4 in and 1/2 in (6.4mm and 13mm) shall be beveled with a slope no greater than 1:2 .

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.

606.4 Faucets. Faucets shall comply with 309.4 above. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.6 Exposed Pipes and Surfaces. Water and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

603.3 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 in maximum above the finish floor.

902.4 Height of work surfaces (for service sink counter) The tops of work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

IBC SECTION 1209 - TOILET & BATHROOM REQUIREMENTS

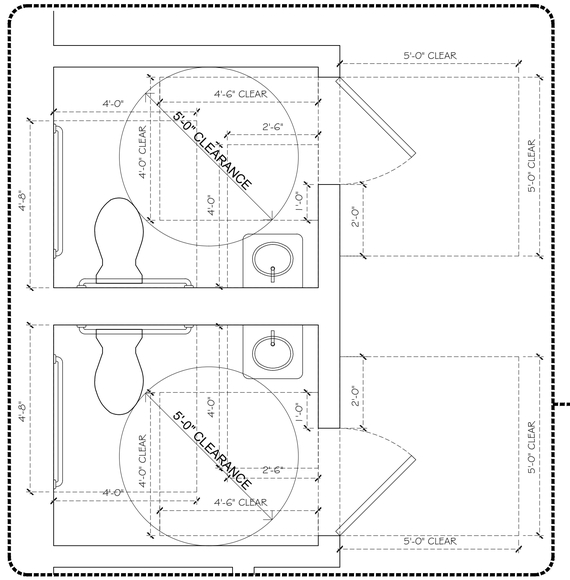
1209.2.1 - Floors and wall bases - Toilet room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

1209.2.2 - Walls and partitions. - Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

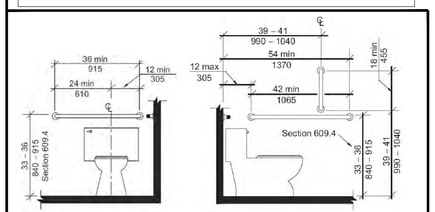
TOILET ROOM FINISH NOTES

Install 4"x4" white ceramic tile on all floor surfaces of toilet rooms with a single 4"x4" tile return up the wall as a base. Grout and seal all joints to provide waterproof seal.

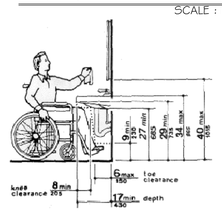
Bathrooms walls behind and adjacent to water closets shall receive 4"x4" white ceramic tile to a minimum of 48" above finished floor surface. Grout and seal all joints.



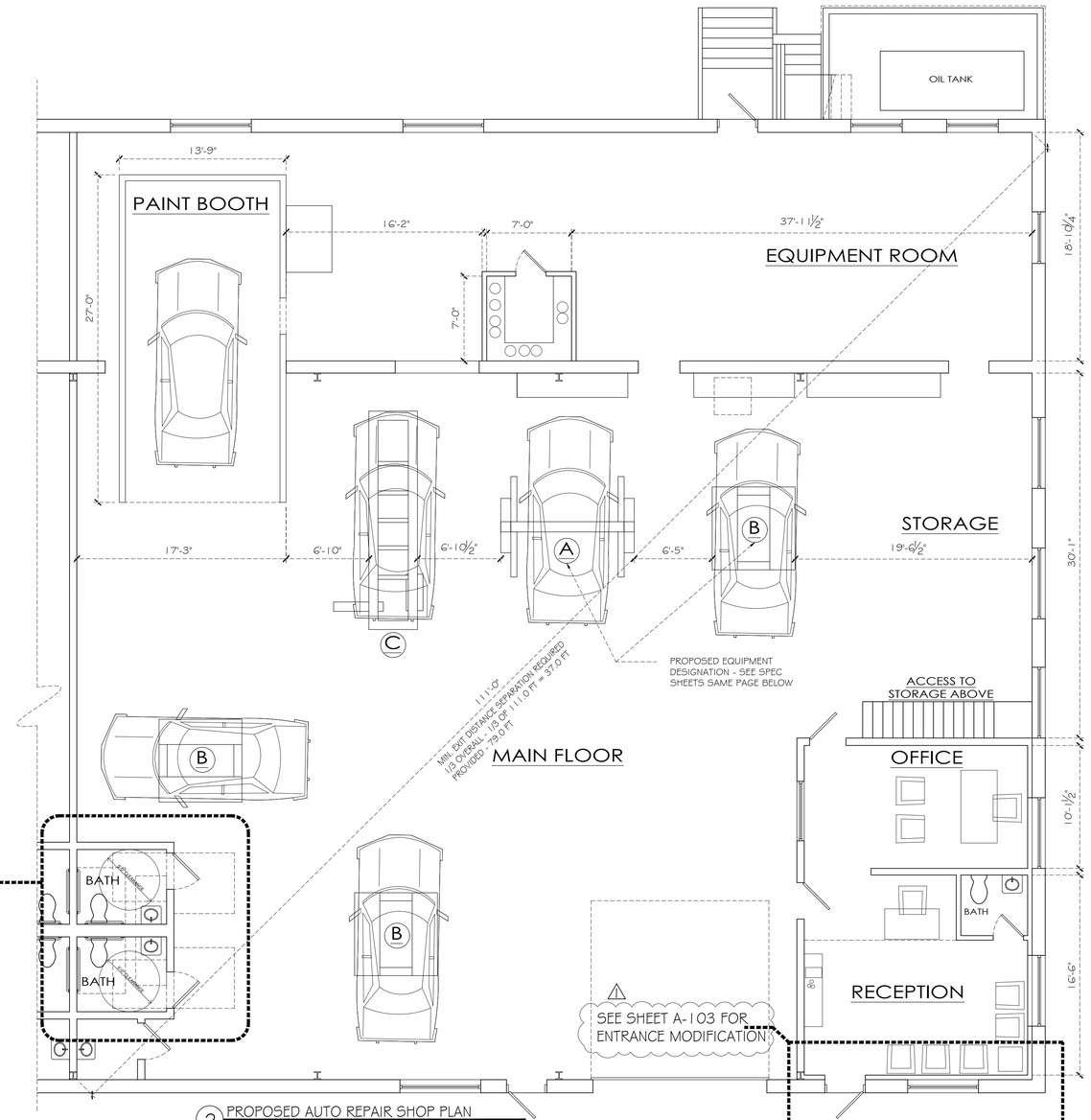
3 PROPOSED ADA COMPLIANT BATHROOMS
SCALE - 1/2" = 1'-0"



WATER CLOSET DETAIL
SCALE : NTS



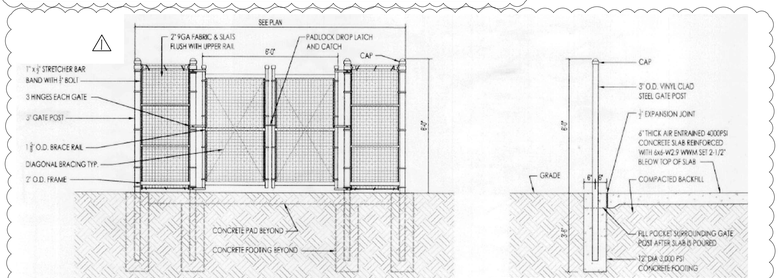
LAVATORY SECTION DETAIL
SCALE : NTS



2 PROPOSED AUTO REPAIR SHOP PLAN
SCALE - 1/4" = 1'-0"

SPILL PREVENTION PLAN:

1. BUSINESS SHALL MAINTAIN VISIBLE ON-SITE SPILL KIT AT ALL TIMES CONTAINING THE FOLLOWING:
   - SPILL ABSORBENT SOCK OR BOOM CAPABLE OF 12 GALLON CAPACITY MINIMUM
   - GRANULAR ABSORBENT MATERIAL (IE. "QUICKSORB") MINIMUM 20 LB PAIL
   - NITRIL GLOVES AND SAFETY GOGGLES
   - PUSH BROOM
2. PROCEDURE AS FOLLOWS:
   - STOP THE FLOW AT THE SOURCE
   - CONTAIN THE SPREAD USING THE BOOM AND GRANULAR ABSORBENT
   - CLEAN UP USING BROOM AND HAZARDOUS WASTE CONTAINER



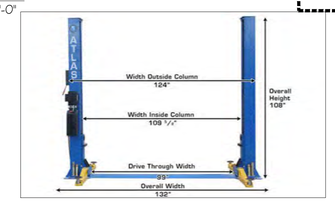
3 PROPOSED TRASH ENCLOSURE*
SCALE - NTS

* TAKEN FROM PLAN PREVIOUSLY APPROVED BY THE TOWN OF CORTLANDT - CREATED BY: DESIGN DEVELOPMENT, PLLC | 65 MAMARONECK AVE., FL. 2 WHITE PLAINS, NY 10601 - LAST REVISED 12/09/21



FENCE SLAT DETAIL
SCALE - N.T.S.

FENCE SLATS:
- Pexco Brand 6 ft X 1 inch Black HDPE Fence Slats
- Shall be installed in each vertical line of openings from top to bottom rail along the length of the fence.



A ATLAS 8,000 LB CAPACITY 2 POST LIFT
N.T.S.



C ATLAS BENCH RACK W/ SCISSOR LIFT
N.T.S.



B ATLAS SLP-9K COMMERCIAL GRADE 9,000 LB SCISSOR LIFT - (FULL RISE)
N.T.S.

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB | Checked by: SJB

Project # | Dwg. Date: 10/21/25

Revisions
- 1 01/15/26 TOWN COMMENTS
- 2 -
- 3 -

REGISTERED ARCHITECT STEVEN J. BASNI 036832 STATE OF NEW YORK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S. REGISTERED THROUGH JULY 31, 2026

SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: MARIC FAMILY LP & MARIC 1903 LLC

Project: Auto Collision Repair Shop
2329 Arlo Lane
Cortlandt Manor, NY 10567

Dwg. Name: PROPOSED ALTERATION FLOOR PLAN

Sheet # A-101

PREVIOUSLY APPROVED PLAN FROM 2021

2025 BC OF NYS COMPLIANCE

CHAPTER 3 - Use & Occupancy Classification

STORAGE Group 'S'
Section 311.2 - Storage Group S-1

CHAPTER 6 - Types of Construction

Construction Type IIB

CHAPTER 9 - Fire Protection Systems

FIRE SPRINKLER SYSTEM NOTES:

903.2.9 - Sprinkler system is required in a S1 - Storage Group Use - System design was previously approved and is being installed in entire building.

FIRE ALARM AND DETECTION SYSTEM NOTES:

907.2.10.1 Public and self storage ocupancies - No fire alarm system is required for single story self storage use.

Smoke Detectors and Carbon Monoxide Detectors shall be installed in accordance to the 2025 BC OF NYS.

CHAPTER 10 - Means of Egress

SECTION 1004 - OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
Storage areas - 300 gross
15,800 SF Gross / 300 = 52 Occupants

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3.2 Exception 1 - Other egress components = .15 inches width per occupant
52 occupants x .15 inches =7.8 inches
Existing front egress = 36"
Existing rear egress = 36"

1005.5 - Distribution of minimum width and required capacity.
Where more than one exit, or access to more than one exit, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not reduce the available capacity or width to less than 50 percent of the required capacity or width.

SECTION 1006 - EXIT ACCESS

1006.2.1 Egress based on occupant load and common path of egress travel distance.
Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.

TABLE 1006.2.1
Max.Occupant Load for 'S' use = 29 w/ (1) EXIT
Max.Common Path of Egress Travel Distance with Sprinkler System = 100 feet.
Proposed Occupant Load = 52
MORE THAN ONE EXIT IS PROVIDED

CHAPTER 29 - Plumbing Systems

SECTION 2902 - MINIMUM PLUMBING FACILITIES

TABLE 2902.1 Minimum Number of Required Plumbing Fixtures
Occupancy - "S" - Storage
Water closets & Lavatories - 1 per 100 occupants

1 Water Closet / 1 Lavatory Required for occupancy of 52

(4) Toilet Rooms are proposed for Use

2020 EBC of NYS COMPLIANCE

EBC CHAPTER 6 - Classification of Work

SECTION 603 - ALTERATION LEVEL 2

EBC CHAPTER 10 - Change in Occupancy

Existing Use - B - Business
Proposed Use - B - Business - NO CHANGE

LIGHTING / ELECTRICAL NOTES:

Existing lighting fixtures to remain. Any modifications to or additions of electrical fixtures requires an electrical permit and installation by a licensed electrician and shall comply with the 2020 BC OF NYS.

EMERGENCY LIGHTING AND EXIT SIGNS:

A licensed electrician shall provide all necessary emergency egress lighting and illuminated exit signs to comply with Chapter 10 - Section 1008 of the 2020 BC OF NYS.

CURRENTLY PROPOSED MIXED USE PLAN

2025 BC OF NYS COMPLIANCE

CHAPTER 3 - Use & Occupancy Classification

STORAGE Group 'S'
Section 311.2 - Storage Group S-1 MIXED USE
FACTORY Group 'F1'
Section 306.2 - Moderate -hazard factory industrial Group F-1

CHAPTER 6 - Types of Construction

Construction Type IIB

CHAPTER 9 - Fire Protection Systems

FIRE SPRINKLER SYSTEM NOTES:

903.2.9 - Sprinkler system is required in a S1 - Storage Group Use - System design was previously approved and is being installed in entire building.

FIRE ALARM AND DETECTION SYSTEM NOTES:

907.2.10.1 Public and self storage ocupancies - No fire alarm system is required for single story self storage use.

907.2.4 Group F - No fire alarm system is required for single story F uses and those with combined occupany load less than 500.

Smoke Detectors and Carbon Monoxide Detectors shall be installed in accordance to the 2025 BC OF NYS.

CHAPTER 10 - Means of Egress

SECTION 1004 - OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
Storage areas - 300 gross
9,500 SF Gross / 300 = 32 Occupants

Auto Repair areas - (Industrial) - 100 gross
6,300 SF Gross / 100 = 63 Occupants

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3.2 Exception 1 - Other egress components = .15 inches width per occupant

Storage - 32 occupants x .15 inches = 4.8 inches
Existing front egress = 36" - Existing rear egress = 36"

Auto repair - 63 occupants x .15 inches =9.5 inches
Existing front egress = 36" - Existing rear egress = 36"

1005.5 - Distribution of minimum width and required capacity.
Where more than one exit, or access to more than one exit, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not reduce the available capacity or width to less than 50 percent of the required capacity or width.

SECTION 1006 - EXIT ACCESS

1006.2.1 Egress based on occupant load and common path of egress travel distance.
Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.

TABLE 1006.2.1
Max.Occupant Load for 'S' use = 29 w/ (1) EXIT
Max.Common Path of Egress Travel Distance with Sprinkler System = 100 feet.
Proposed Occupant Load = 32
MORE THAN ONE EXIT IS PROVIDED

Max.Occupant Load for 'F' use = 49 w/ (1) EXIT
Max.Common Path of Egress Travel Distance with Sprinkler System = 100 feet.
Proposed Occupant Load = 63
MORE THAN ONE EXIT IS PROVIDED

CHAPTER 29 - Plumbing Systems

SECTION 2902 - MINIMUM PLUMBING FACILITIES

TABLE 2902.1 Minimum Number of Required Plumbing Fixtures
Occupancy - "S" - Storage & "F" - Factory
Water closets & Lavatories - 1 per 100 occupants for each Use

1 Water Closet / 1 Lavatory Required
Occupancy of 32 + 63 = 95 (less than 100)

(4) Toilet Rooms are proposed for Use

2025 EBC of NYS COMPLIANCE

EBC CHAPTER 6 - Classification of Work

SECTION 603 - ALTERATION LEVEL 2

EBC CHAPTER 10 - Change in Occupancy

Existing Use - S1 - Storage
Proposed Uses S1 - Storage Use & F1 - Factory Use

Table 1011.5 Means of Egress Hazard Categories
S1 & F1 area same Relative Hazard Level 4 - No change in egress requirements.

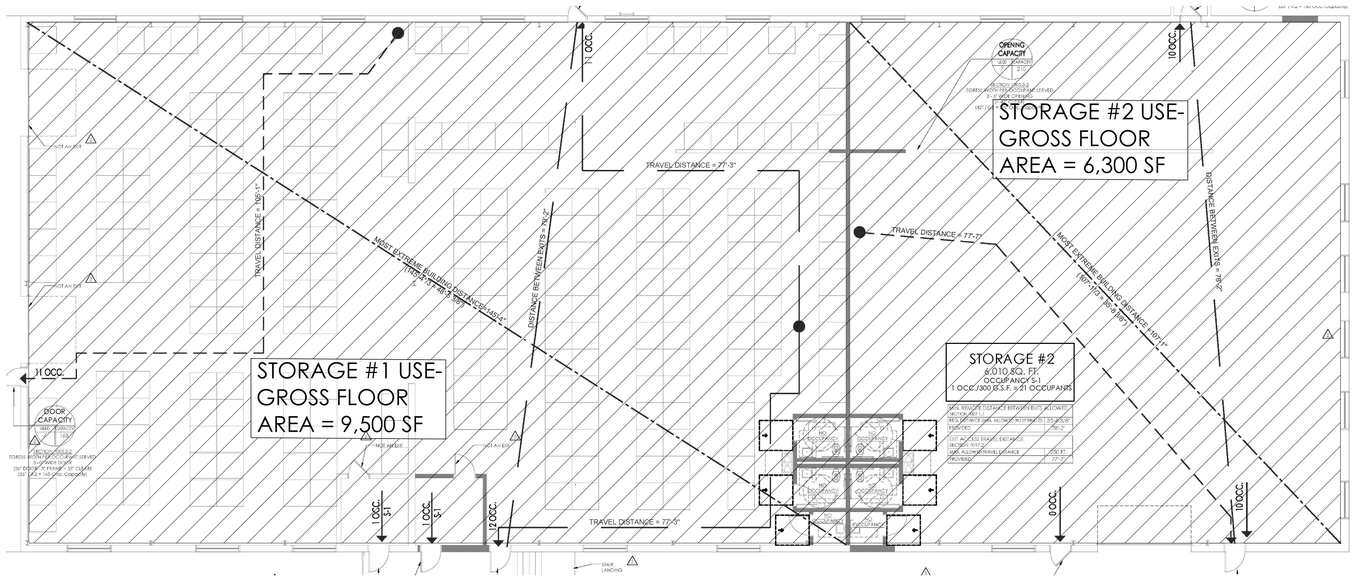
Table 1011.7 Exposure of Exterior Walls Hazard Categories
S1 & F1 area same Relative Hazard Level 2 - No change in Fire Resistance Ratings required.

LIGHTING / ELECTRICAL NOTES:

Existing lighting fixtures to remain. Any modifications to or additions of electrical fixtures requires an electrical permit and installation by a licensed electrician and shall comply with the 2025 BC OF NYS.

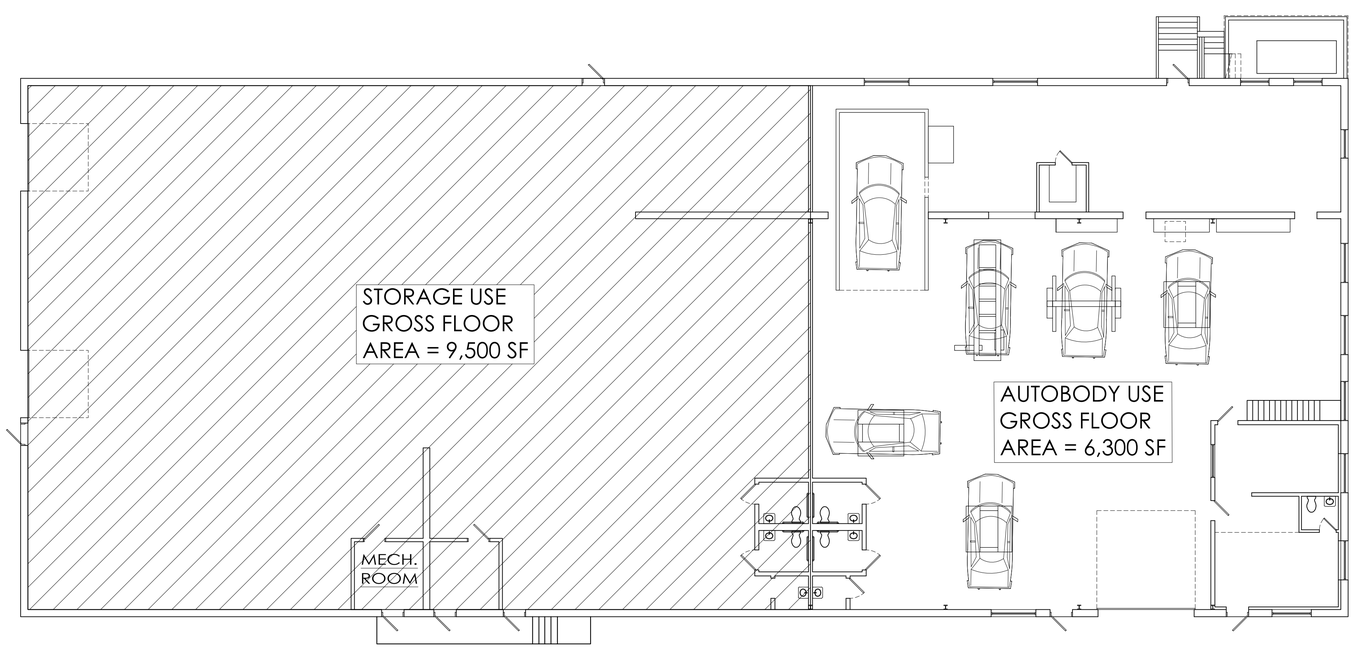
EMERGENCY LIGHTING AND EXIT SIGNS:

A licensed electrician shall provide all necessary emergency egress lighting and illuminated exit signs to comply with Chapter 10 - Section 1008 of the 2020 BC OF NYS.



1 PREVIOUSLY APPROVED BUILDING USAGE PLAN *
SCALE - 3/8" = 1'-0"

* PLAN PREVIOUSLY APPROVED BY THE TOWN OF CORTLANDT - CREATED BY DESIGN DEVELOPMENT, PLLC 165 MAMARONECK AVE, FL. 2 WHITE PLAINS, NY 10601 - LAST REVISED 12/09/21



2 PROPOSED BUILDING MISED USAGE PLAN
SCALE - 3/8" = 1'-0"

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
Checked by: SJB
Project #:
Dwg. Date: 01/15/26

Revisions
1 -
2 -
3 -
- -
- -
- -
- -
- -
- -
- -
- -

REGISTERED ARCHITECT
STEVEN J. BASNI
036832
STATE OF NEW YORK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S. REGISTERED THROUGH JULY 31, 2026

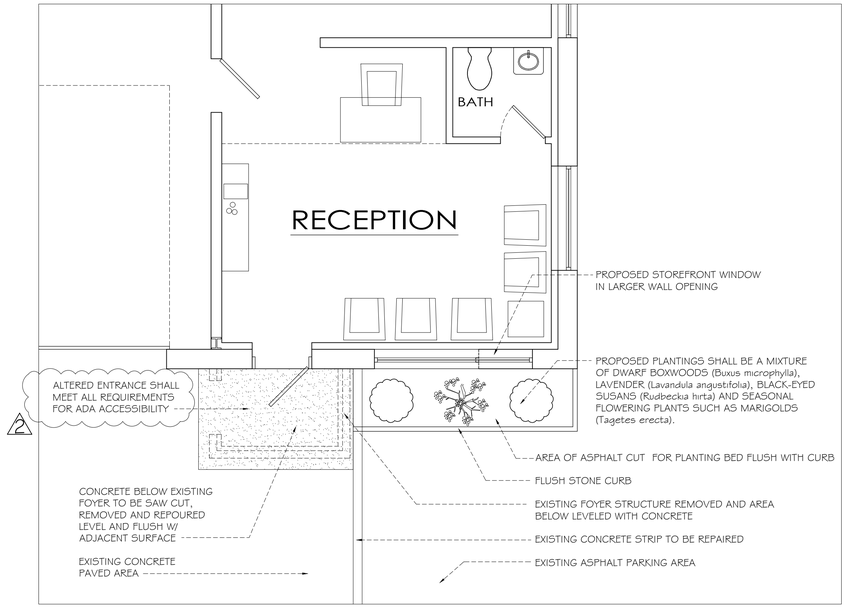
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: MARIC FAMILY LP & MARIC 1903 LLC

Project: Auto Collision Repair Shop
2329 Arlo Lane
Cortlandt Manor, NY 10567

Dwg. Name: CHANGE OF OCCUPANCY COMPLIANCE NOTES

Sheet #: A-102



1 PROPOSED FRONT ENTRANCE PLAN

SCALE - 1/4" = 1'-0"



2 PROPOSED FRONT ENTRANCE ELEVATION

SCALE - 1/4" = 1'-0"



3 EXISTING FRONT ENTRANCE

SCALE - N.T.S.

EXISTING BUILDING EXTERIOR PICTURES



WEST FACADE



SOUTH FACADE



SOUTH EAST CORNER



SOUTHEAST FACADE



NORTHEAST FACADE



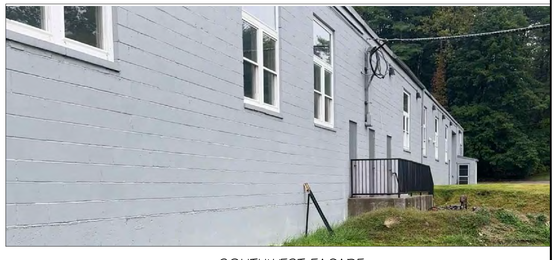
NORTH FACADE



NORTHEAST CORNER



NORTHWEST CORNER



SOUTHWEST FACADE

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB

Checked by: SJB

Project #:

Dwg. Date: 01/15/26

Revisions

- 1 -
- 2 03/23/26 PB COMMENTS
- 3 -
- -
- -
- -
- -
- -
- -
- -

REGISTERED ARCHITECT
STEVEN J. BASINI
036832
STATE OF NEW YORK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S. REGISTERED THROUGH JULY 31, 2026

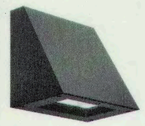
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: MARIC FAMILY LP & MARIC 1903 LLC

Project: Auto Collision Repair Shop
2329 Arlo Lane
Cortlandt Manor, NY 10567

Dwg. Name: ELEVATIONS
ENTRANCE PLAN
EXISTING PICTURES
-

Sheet #: A-103



WDGE1 LED
Architectural Wall Sconce

Catalog Number

Notes

Type

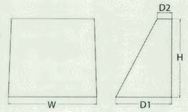
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (do not use in damp locations only)[1]
		40K 4000K				**Shipped separately**
		50K 5000K				AWS 3/8inch Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options		Finish			
E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE[4]	Photocell, Button Type	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (2 colors with 2 drivers and 2 light engines; see page 3 for details)	DNATXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U — WDGE 3/8inch Architectural Wall Spacer (specify finish)

WDGE1PBBW DDBXD U — WDGE1 surface-mounted back box (specify finish)

NOTES
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

© 2019-2021 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Opt. Dist.	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,215	122	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,217	122	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

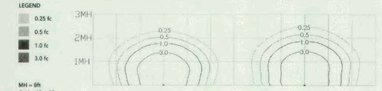
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L17, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

Photometric Diagrams

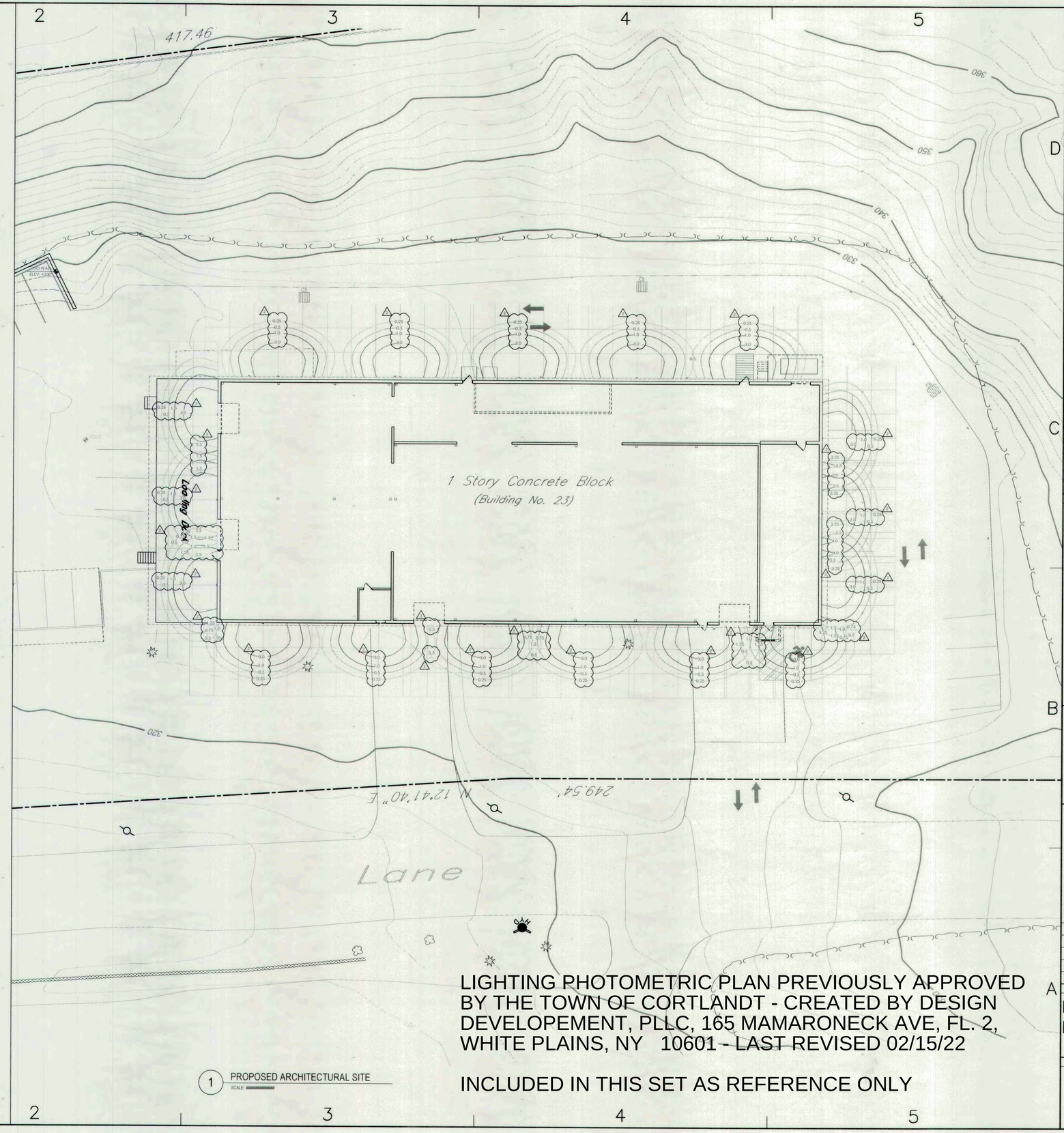
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

© 2019-2021 Acuity Brands Lighting, Inc. All rights reserved.



1 PROPOSED ARCHITECTURAL SITE
SCALE: ##########

LIGHTING PHOTOMETRIC PLAN PREVIOUSLY APPROVED BY THE TOWN OF CORTLANDT - CREATED BY DESIGN DEVELOPEMENT, PLLC, 165 MAMARONECK AVE, FL. 2, WHITE PLAINS, NY 10601 - LAST REVISED 02/15/22

INCLUDED IN THIS SET AS REFERENCE ONLY

PROJECT:

CORTLANDT STORAGE
23 ARLO LANE
CORTLANDT, NY 10567

SECTION: 3406 BLOCK: 1 LOT: 1
ZONING: MD

PROPERTY OWNER / LANDLORD:

LEXINGTON 202 GROUP LLC.
23 ARLO LANE
CORTLANDT, NY

CONSULTANTS:

STRUCTURAL
MEKAEL ENGINEERING & CONSULTING, LLC
185 MARSHALL LANE
DERBY, CT 06418
203-684-8134

MEP, FP
JOSELOW & ASSOCIATES, LLC
30 GLENN STREET
WHITE PLAINS, NY 10603
212-736-2584 EXT. 202

ARCHITECT:

Design Development, pllc
165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

A DESIGN AND DEVELOPMENT CONSULTANCY

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

REGISTERED ARCHITECT DONALD A. PALMA 036629 STATE OF NEW YORK

ARCHITECT OF RECORD

0 2 4 8 16 32
SCALE: 1/16" = 1'-0"

MARK	DATE	ISSUE
△	3/25/2022	REVISED PER PLANNING BOARD COMMENTS
	3/16/2022	REVISED PER PLANNING BOARD COMMENTS
△	2/15/2022	REVISED PER PLANNING BOARD COMMENTS

REVISIONS

PROJECT NO: FER 02
CAD DWG FILE: A-001 SERIES.DWG
DRAWN BY: MLT
CHK'D BY: MLT

SHEET TITLE:

PROPOSED SITE LIGHTING PLAN

DRAWING NO.:

△ A-002

SHEET 7 OF 11

MP

3/25/2022 12:41 PM, G:\U STUDIO R\FER02- CORTLAND\SHEETS\A-001 SERIES.DWG

PB-2020-19

ZARECKI
&
ASSOCIATES, L.L.C.

Engineers • Architects

Joseph Zarecki, PE

88 NYS Route 22
Pawling, NY 12564
(845) 855-3771
(845) 855-3772 Fax
Website: zarecki.com
email: info@zarecki.com

March 20, 2026

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

Re: 2225 Crompond Road, LLC PB 2026-6
Amended Site Plan Application
2225 Crompond Road
(T) Cortlandt
Tax Map #34.6-3-1

Dear Mr. Kehoe,

This office has been retained by the Applicant to seek Amended Site Plan Approval from the Planning Board. The original Site Plan approval was granted by the Planning Board on August 4, 2009.

Find enclosed the following information for consideration:

- Planning Board Application (via OpenGov)
- 2 copies of the Amended Site Plan, full size, 7 copies at 11"x17"
- 2 copies of the Short Environmental Assessment form
- 2 copies of the Adjoining Property Owners List

The Amended Site Plan includes reconfiguration and repaving of existing parking lot and entrances, realignment of the gas pump island and the addition of third pump, construction of a new canopy and renovation of building exterior.

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

Please contact me if you have any questions or require any additional information.

Respectfully submitted,

Joseph Zarecki, P.E.

cc: Ibrahim Jamal, Owner
Noah Barnett, CPetro Management
File

ENGINEERING ARCHITECTURE ZARECKI & ASSOCIATES LLC. SURVEYING

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:
2225 Crompond Road, LLC (Cameron's Deli)

Project Location (describe, and attach a location map):
2225 Crompond Road, Cortlandt Manor, NY (Tax Map #34.6-3-1)

Brief Description of Proposed Action:
Reconfiguration and repaving of existing parking lot and entrances, realignment of gas pump island and addition of third pump, construction of new canopy, renovation of building exterior

Name of Applicant or Sponsor:	Telephone: [redacted]
2225 Crompond Road, LLC	E-Mail: [redacted]

Address:
2225 Crompond Road

City/PO:	State:	Zip Code:
Cortlandt Manor	New York	10567

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: (T) Cortlandt Planning Board - Site Plan Approval; NYSDOT - Highway Work Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.356 acres
   b. Total acreage to be physically disturbed? 0.25 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.356 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ Existing connection to municipal water district	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Existing on-site subsurface sewage disposal system	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Existing drainage system in NYSDOT Route 202 ROW		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor/name: Ibrahim Jamal Date: 3/16/2026

Signature: [redacted] Title: President

PRINT FORM

EAF Mapper Summary Report

Monday, November 3, 2025 1:45 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF CORTLANDT APPROVAL BLOCK

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THE DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TON OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLEY 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:

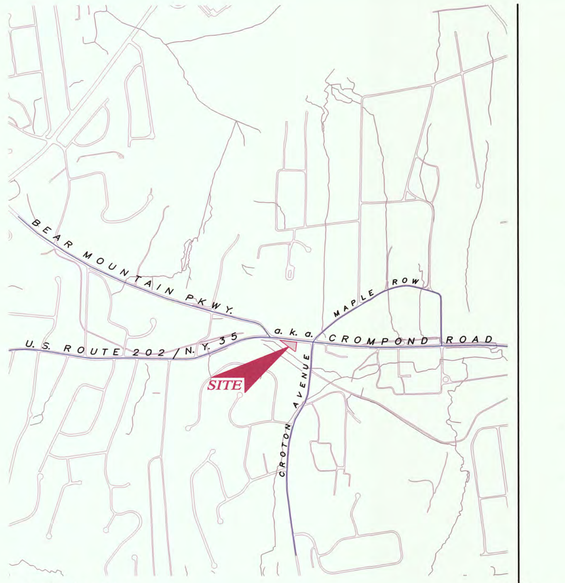
_____
DIRECTOR DATE

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

SIGNED THIS _____ DAY OF _____ 20 ___ BY:

OWNER AND APPLICANT:

IBRAHIM JAMAL
2241 US-6
BREWSTER, NEW YORK 10509



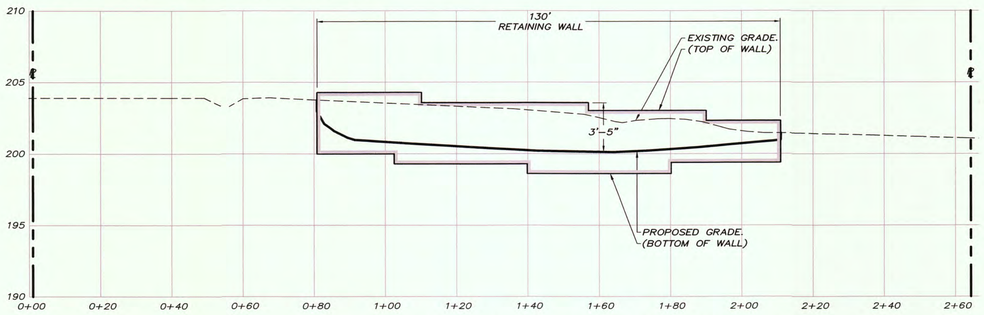
AREA MAP
SCALE: 1" = 1000'

TOWN OF CORTLANDT - AREA AND BULK SCHEDULE:

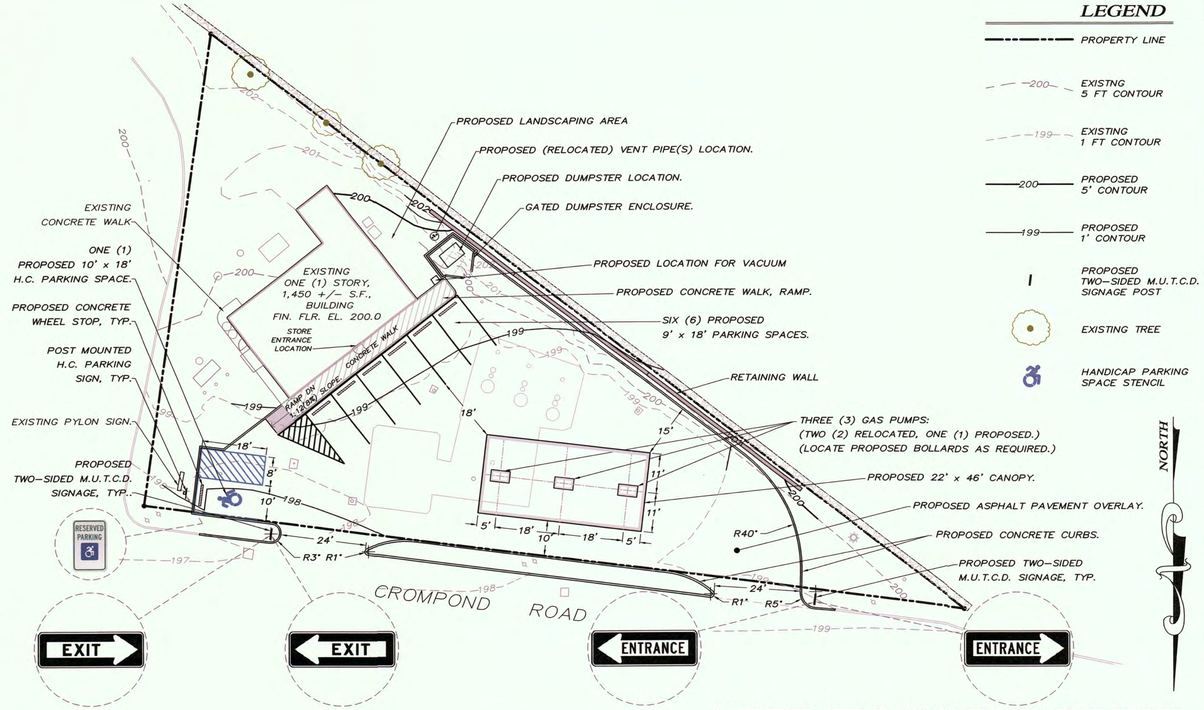
DISTRICT CC: COMMUNITY COMMERCIAL USE:	BULK REGULATION:	EXISTING:	PROPOSED:
MINIMUM LOT AREA (SQ. FT.):	15,000	15,504 +/- (0.35 AC.)	EXISTING
MINIMUM LOT WIDTH (FEET):	100	117+/-	EXISTING
MAXIMUM HEIGHT:	2½ STORIES OR 35 FT.	13'-8"+/-	21'-4"
MINIMUM YARD PRINCIPAL STRUCTURES (FEET):			
FRONT:	30	35 (BUILDING) 13 (CANOPY)	35 (BUILDING) 10 (CANOPY)
SIDE:	10	14/16	EXISTING
REAR:	10	N/A	N/A
MINIMUM LOT AREA PER DWELLING UNIT (SQ. FT.):	7,500	N/A	N/A
MAXIMUM BUILDING COVERAGE (% OF LOT AREA):	25	9%	EXISTING
MINIMUM LANDSCAPE COVERAGE (% OF LOT AREA):	30	32%	33%
MAXIMUM BUILDING FLOOR AREA (SQ. FT.):	12,000 (1)	1,452	EXISTING
PARKING (PER NOTES NO. 4 AND NO. 5):	SEVEN (7) TOTAL	SIX (6) TOTAL	SIX (6) + ONE (1) H.C. = SEVEN (7) TOTAL.

NOTES:

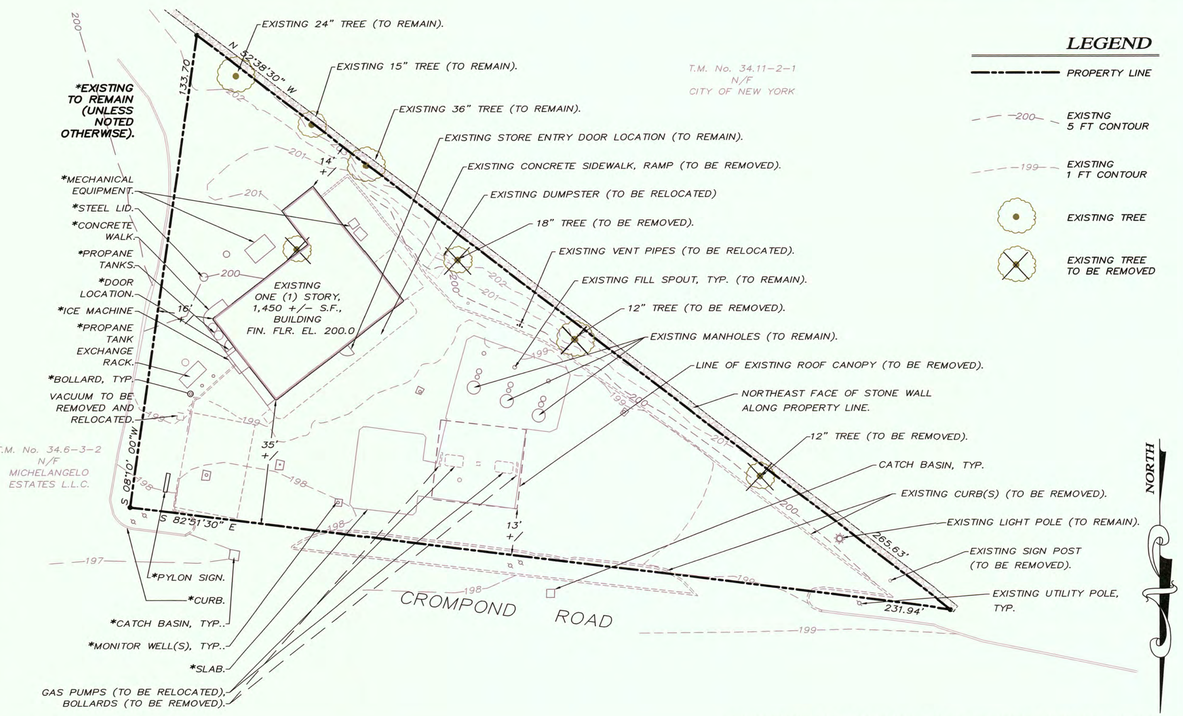
1. NO SINGLE USE, OTHER THAN A FOOD STORE, SHALL OCCUPY MORE THAN 4,000 SQUARE FEET.
2. THIS LOT IS NOT CONNECTED TO A PUBLIC SEWER SYSTEM.
3. EXISTING BUILDINGS WITH MORE THAN 20,000 SQUARE FEET PER FLOOR SHALL NOT BE CONSIDERED DIMENSIONALLY NON-CONFORMING AS PER §307-81 OF THE TOWN OF CORTLANDT ZONING CODE.
4. PARKING REQUIREMENT, AS PER TOWN OF CORTLANDT ZONING CODE §307-29, FOR GASOLINE SERVICE STATION WITH CONVENIENCE STORE: ONE (1) SPACE PER EMPLOYEE, PLUS ONE (1) PER 300 SQUARE FEET GROSS FLOOR AREA. A MINIMUM OF SEVEN (7) PARKING SPACES ARE REQUIRED, SEVEN (7) PARKING SPACES ARE PROVIDED.
5. MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES PERMITTED PER ADA.gov: FOR ONE (1) TO TWENTY-FIVE (25) TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING LOT, ONE (1) ACCESSIBLE PARKING SPACE IS REQUIRED, AND PROVIDED.



PROFILE: @ BACKFACE OF PROPOSED RETAINING WALL
SCALE: 1" = 20' HORIZONTAL 1" = 5' VERTICAL



AMENDED SITE PLAN: PROPOSED CONDITIONS
SCALE: 1" = 20'



MAP NOTES:

MAP INFORMATION SHOWN WAS SURVEYED ON DECEMBER 7, 2024. AND PREPARED ON DECEMBER 9, 2024 BY SPINELLI SURVEYING, PLLC. C OF A NO. 489831; RICHARD J. SPINELLI, L.S., NYS LIC. NO. 50975.

EXISTING CONDITIONS, DEMOLITION PLAN
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- 200 EXISTING 5 FT CONTOUR
- 199 EXISTING 1 FT CONTOUR
- 200 PROPOSED 5' CONTOUR
- 199 PROPOSED 1' CONTOUR
- PROPOSED TWO-SIDED M.U.T.C.D. SIGNAGE POST
- EXISTING TREE
- HANDICAP PARKING SPACE STENCIL
- EXISTING TREE TO BE REMOVED

ZARECKI ASSOCIATES LLC
ENGINEERING · SURVEYING

ISSUE NO.	DATE	DESCRIPTION/COMMENTS
01	03-18-2026	2225 Crompond Road, Tc Comment \COMDOCS

REFER AND COORDINATE WITH ALL OTHER DRAWINGS AND PROJECT SPECIFICATIONS FOR OTHER WORK AND CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY DESIGNATED REPRESENTATIVE.

Know what's Below. Call before you dig. 811

DRAWING TITLE:
EXISTING CONDITIONS, DEMOLITION PLAN.
AMENDED SITE PLAN:
PROPOSED CONDITIONS.

ZARECKI & ASSOCIATES, L.L.C.
Consulting Engineers
88 N.Y.S. Route 17K, Newburgh, NY 12564
845.855.3771

JOSEPH ZARECKI, P.E.
N.Y. LICENSE No. 61468

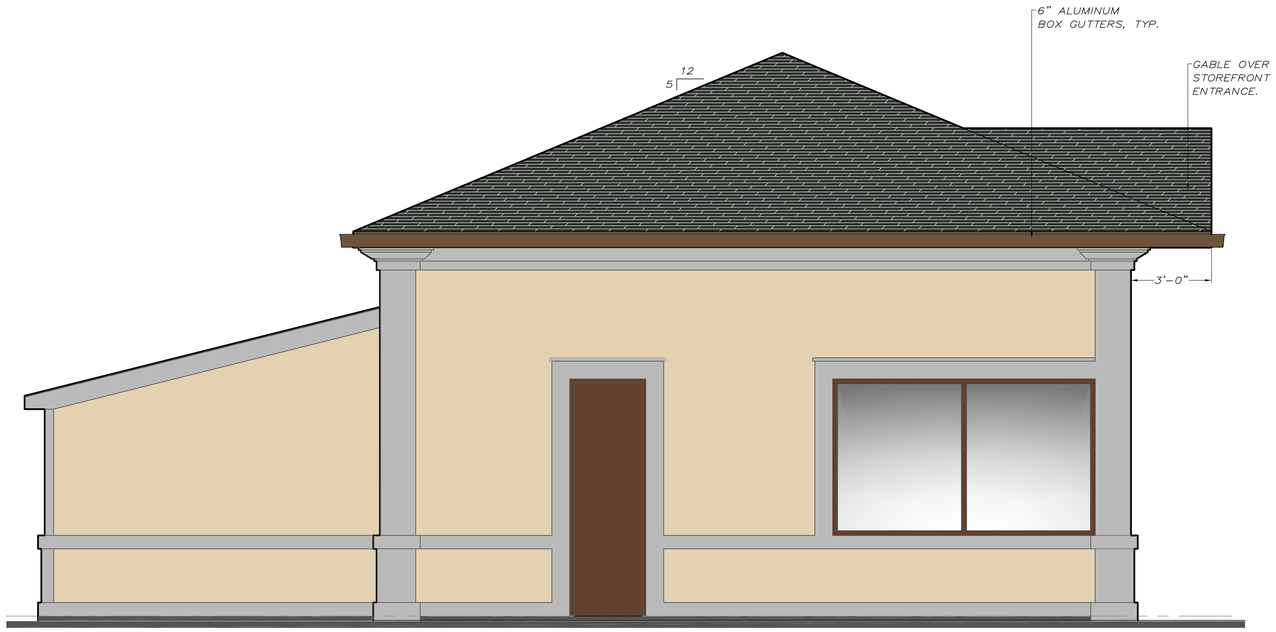
PROJECT TITLE:
AMENDED SITE PLAN
PREPARED FOR
2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD
PARCEL No. 34.6-3-1
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER, STATE OF NEW YORK

SCALE:	APPROVED BY:
AS NOTED	JZ
DATE ISSUED:	CHECKED BY:
03-18-2026	RZ
PROJECT NUMBER:	DRAWN BY:
2024.020	GP

.dwg

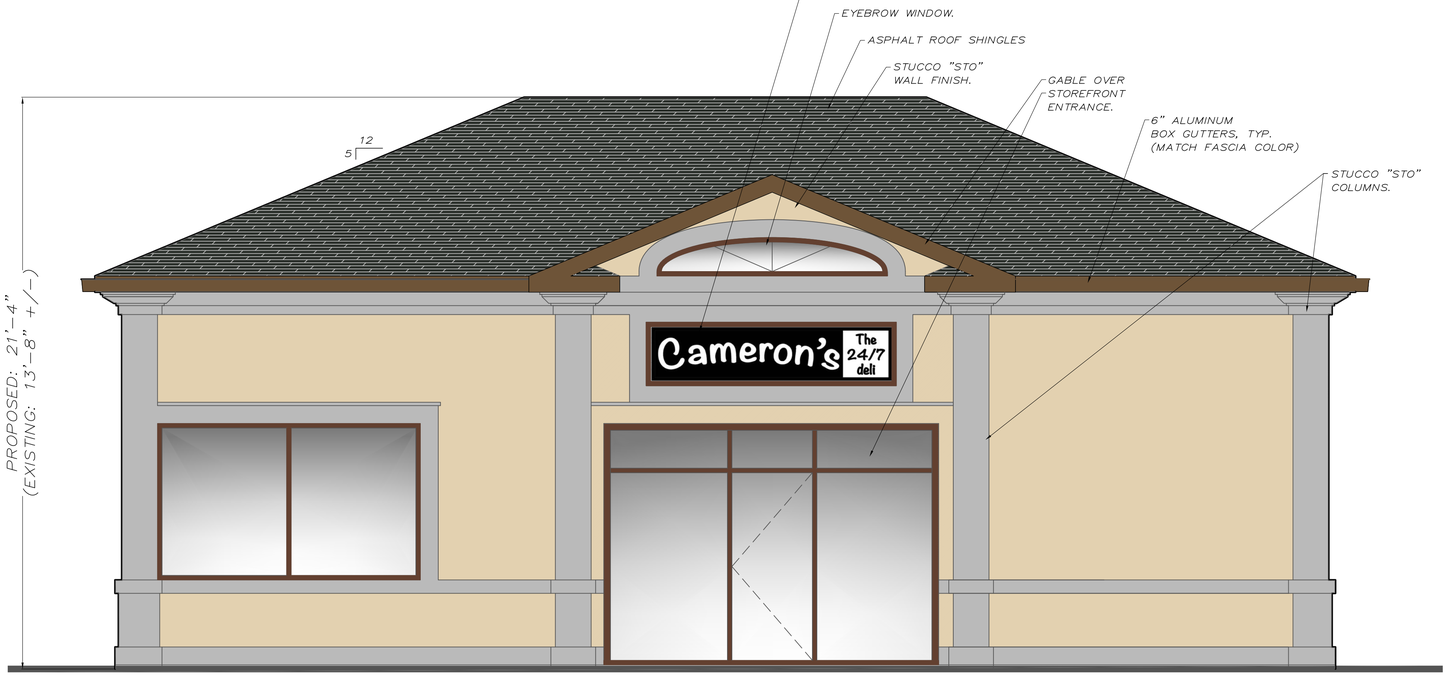
C1
01 / 01

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF ZARECKI & ASSOCIATES L.L.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ZARECKI & ASSOCIATES L.L.C. AND USER SHALL INDEMNIFY AND HOLD HARMLESS ZARECKI & ASSOCIATES L.L.C. AND ITS OFFICERS AND EMPLOYEES FROM AND AGAINST ALL DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING OUT OF OR IN CONNECTION WITH SUCH UNAUTHORIZED USE. IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF ZARECKI & ASSOCIATES L.L.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC APPLICATION AND SITUATION FOR WHICH IT WAS PREPARED. ANY USE OTHER THAN THAT FOR WHICH THIS DRAWING OR DOCUMENT WAS INTENDED, ANY MODIFICATION TO THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED, WITHOUT EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY ZARECKI & ASSOCIATES L.L.C. WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ZARECKI & ASSOCIATES L.L.C. FOR ANY LOSSES, INJURIES OR DAMAGES ARISING FROM SUCH UNAUTHORIZED USE. IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL. THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ZARECKI & ASSOCIATES LLC
ENGINEERING & ARCHITECTURE
SURVEYING

ISSUE NO.	DATE	DESCRIPTION/COMMENTS
N: \2024\2024.020 – Ibrahim Jamal– 2225 Crompond Road_T–Cortlandt \CONDOCS		REFER AND COORDINATE WITH ALL OTHER DRAWINGS AND APPLICABLE SPECIFICATIONS FOR OTHER IMPROVEMENTS AND NOTES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE THE MUNICIPALITY DESIGNATED REPRESENTATIVE.

Know what's below. Call before you dig. 811

DRAWING TITLE:
PROPOSED
FRONT AND LEFT SIDE
EXTERIOR ELEVATIONS

ZARECKI & ASSOCIATES, L.L.C.
Consulting Engineers
88 N.Y.S. Route 22, Fowling, NY 12564
845.855.3771

JOSEPH ZARECKI, P.E.
N.Y. LICENSE No. 61468

PROJECT TITLE:
AMENDED SITE PLAN
PREPARED FOR
2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD
PARCEL No. 34.6–3–1
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER, STATE OF NEW YORK

SCALE:	APPROVED BY:
AS NOTED	JZ
DATE ISSUED:	CHECKED BY:
03–18–2026	RZ
PROJECT NUMBER:	DRAWN BY:
2024.020	GP

.dwg

A201

01 / 01

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:
NYP Hudson Replacement for LINAC

Project Location (describe, and attach a location map):
Medical Office Building, 1968 and 1980 Crompond Road, Cortlandt Manor, New York 10567

Brief Description of Proposed Action:
Construction of addition and reconfiguration of existing parking lot to allow for decommissioning of existing service and replacement of this service with a new LINAC to serve Hospital's existing patients with no increase in staff.

Name of Applicant or Sponsor:	Telephone: [redacted]
NewYork-Presbyterian Hudson Valley Hospital	E-Mail: [redacted]

Address:
1980 Crompond Road

City/PO:	State:	Zip Code:
Cortlandt Manor	New York	10567

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? .0683 (2,974) acres
   b. Total acreage to be physically disturbed? .0430 (1887) acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .0683 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

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

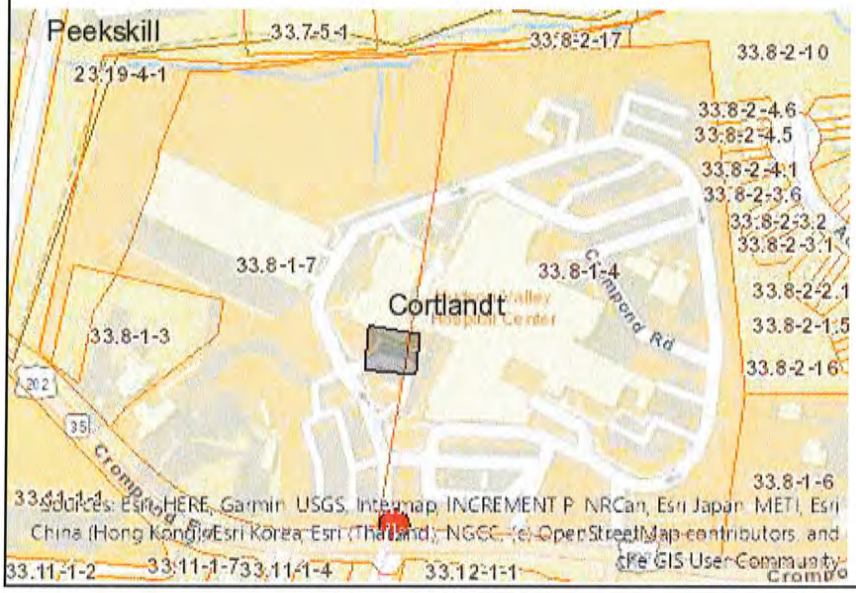
Applicant/sponsor/name: NewYork-Presbyterian Hudson Valley Hospital, by Lawrence D. Lee Date: 3-19-2026

Signature: [redacted] Title: Project Manager

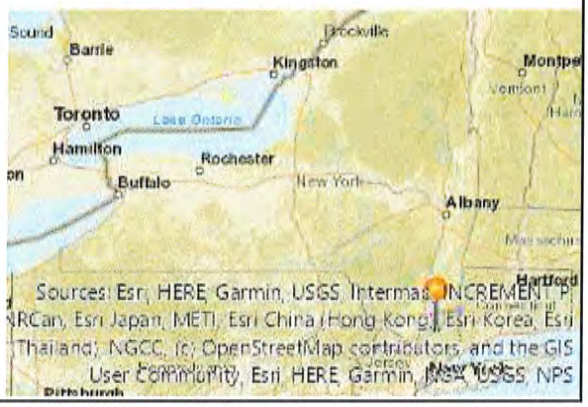
PRINT FORM

EAF Mapper Summary Report

Wednesday, March 11, 2026 2:14 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

NewYork-Presbyterian
Hudson Valley Hospital

PROJECT:

Renovation for Linear Accelerator Installation

Project Description: Renovation for Linear Accelerator Installation

NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground & 1st Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

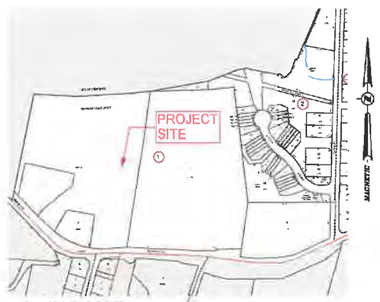
ARCHITECT:
JEFFREY BERMAN ARCHITECT
545 EIGHTH AVENUE, 18TH FLOOR
NEW YORK, NEW YORK 10018-4307
TEL.: 212 967 3400
FAX.: 212 967 9731
WWW.JBARCH.COM

STRUCTURAL:
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-6467

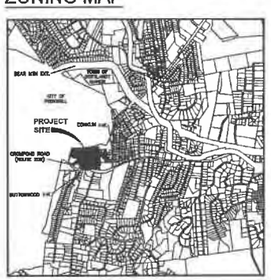
MECHANICAL, ELECTRICAL,
PLUMBING & FIRE PROTECTION:
COSENTINI ASSOCIATES
CONSULTING ENGINEERS
498 SEVENTH AVENUE, NEW YORK, N.Y. 10121
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

PROPERTY PROFILE OVERVIEW:
TAX MAP: 33.08
TOWN OF CORTLANDT: 10567
ZONE: R-20
FSBL: 33.8-1-4
PARCELS: 35749
BUILDING LOT: 4



ZONING MAP



LOCATION MAP

DRAWING LIST

ARCHITECTURAL

A-001	COVER SHEET
A-002	GENERAL NOTES
A-003	SITE DEMOLITION & PROTECTION PLAN
A-003A	SITE PLAN WITH EXISTING & NEW LOT COVERAGE AREA & CALCULATIONS
A-004	PROPOSED NEW SITE PLAN
A-006	GROUND FLOOR PLAN SHOWING AREA OF WORK
A-007	1ST FLOOR PLAN SHOWING AREA OF WORK
A-009	EXIST. GROUND FLOOR NFPA LIFE SAFETY BUILDING FEATURES
A-010	EXIST. 1ST FLOOR LIFE SAFETY BUILDING FEATURES
A-011	GROUND FLOOR LIFE SAFETY PLAN
A-101	GROUND FLOOR SELECTIVE DEMOLITION PLANS
A-200A	POURED CONCRETE FOUNDATION & BELOW SLAB CONDUIT
A-200B	FOUNDATION WALL W/ FOOTING PLAN & BELOW SLAB CONDUIT PLAN
A-200C	LINAC & BRAINLAB BELOW SLAB CONDUIT LAYOUT & PIT PLAN
A-201	GROUND FLOOR CONSTRUCTION PLAN
A-203	SITE PARKING DIMENSIONS PLAN, LIGHT POST SCHEDULE & DETAILS
A-204	1ST FLOOR ON SITE CONSTRUCTION PLAN
A-205	SITE MISCELLANEOUS DETAILS - FOR REFERENCE ONLY
A-206	LIVE ROOF LAYOUT & MISCELLANEOUS DETAILS
A-207	TYPICAL ROOF WATERPROOFING DETAILS - SIPLAST PARAPRO ROOF MEMBRANE
A-301	EQUIPMENT PLAN SHOWING VARIAN & BRAINLAB ITEMS
A-310	LINAC SHIELDING PLAN BASE SCOPE - POURED CONCRETE & LEAD
A-400	LINAC REFLECTED CEILING PLAN WITH MOOD LIGHTING
A-402	GROUND FLOOR ABOVE CEILING WORK
A-500	BUILDING ELEVATIONS
A-501	BUILDING SECTIONS - POURED CONCRETE
A-502	BUILDING SECTIONS - POURED CONCRETE, GLASS RAILING DETAILS
A-503	WALL SECTION DETAILS 1
A-504	WALL SECTION DETAILS 2
A-505	WALL SECTION DETAILS 3
A-601	INTERIOR ELEVATIONS
A-602	INTERIOR ELEVATIONS, TYPICAL FIXTURE MOUNTING HEIGHTS, MILLWORK DETAIL
A-700	MILLWORK DETAILS 1, MILLWORK HARDWARE SCHEDULE
A-701	MILLWORK & MISCELLANEOUS DETAILS
A-800	PARTITION TYPE DETAILS, WALL & SLAB PENETRATION DETAILS
A-801	FIRESTOP, CORNER GUARD & TYP. CEILING & MISC. DETAILS
A-802	TYPICAL LEAD LINING DETAILS & MISCELLANEOUS DETAILS
A-803	DOOR ELEVATION, JAMB DETAILS, DOOR HARDWARE SCHEDULE
A-900	FINISH PLAN & FINISH SCHEDULE

CIVIL

C-001	COVER SHEET
C-002	GENERAL NOTES & SPECIFICATIONS
C-101	EXISTING CONDITIONS PLAN & KEY MAP
C-102	SITE DEMOLITION PLAN
C-201	SITE LAYOUT PLAN
C-301	GRADING & UTILITY PLAN
C-411	LIGHTING PLAN
C-801	EROSION CONTROL PLAN
C-802	EROSION CONTROL DETAILS
C-901	CONSTRUCTION DETAILS

STRUCTURAL

S-001.00	GENERAL NOTES I
S-002.00	GENERAL NOTES II
S-003.00	GENERAL NOTES III
S-100.00	FOUNDATION PLAN
S-101.00	ROOF FRAMING PLAN
S-201.00	FOUNDATION SECTIONS & DETAIL 1
S-202.00	FOUNDATION SECTIONS & DETAIL 2
S-203.00	FOUNDATION SECTIONS & DETAIL 3
S-301.00	SECTIONS & DETAILS 1
S-401.00	TYPICAL DETAILS I
S-402.00	TYPICAL DETAILS II
S-403.00	TYPICAL DETAILS III
S-404.00	TYPICAL DETAILS IV
S-405.00	TYPICAL DETAILS V

MECHANICAL

M-001	MECHANICAL SYMBOLS & ABBREVIATIONS
M-002	MECHANICAL NOTES & DRAWING LIST
M-100	MECHANICAL GROUND FLOOR SELECTIVE DEMOLITION PLAN
M-101	MECHANICAL GROUND FLOOR CONSTRUCTION PLAN
M-102	MECHANICAL GROUND FLOOR PIPING PLAN
M-200	MECHANICAL EQUIPMENT SCHEDULE
M-300	MECHANICAL DETAILS SHEET #1
M-301	MECHANICAL DETAILS SHEET #2

ELECTRICAL

E-001	ELECTRICAL SYMBOL LIST AND GENERAL NOTES
DE-101	ELECTRICAL GROUND FLOOR DEMOLITION PLAN
E-101	ELECTRICAL GROUND FLOOR POWER PLAN
E-102	ELECTRICAL NEW FEEDERS PROPOSED ROUTING
E-201	ELECTRICAL GROUND FLOOR LIGHTING PLAN
E-202	ELECTRICAL SITE LIGHTING PLAN
E-301	ELECTRICAL POWER RISER DIAGRAM
E-401	ELECTRICAL PANEL SCHEDULES
E-501	ELECTRICAL BRAINLAB CONNECTIONS LAYOUT
E-502	ELECTRICAL LINAC FLOOR PLAN
E-503	ELECTRICAL LINAC SLIDING DOOR PLAN
E-504	ELECTRICAL VARIAN ABOVE CEILING PROPOSED CONDUIT LAYOUT
E-505	ELECTRICAL VISION RT CAMERA WIRING DIAGRAM & DETAILS
E-506	ELEC. VARIAN & BRAINLAB ABOVE CEILING CONDUIT LAYOUT/ DIAGRAM
E-507	ECTRICAL DETAILS - BRAINLAB SHEET #1
E-508	ECTRICAL DETAILS - BRAINLAB SHEET #2
E-509	ECTRICAL DETAILS - BRAINLAB SHEET #3
E-510	ECTRICAL DETAILS - BRAINLAB SHEET #4
E-511	ECTRICAL DETAILS - BRAINLAB SHEET #5

FIRE ALARM

FA-101.00	FIRE ALARM GROUND FLOOR PLAN

PLUMBING

P-001	PLUMBING COVER SHEET
P-101	PLUMBING GROUND FLOOR PLAN
P-201	PLUMBING GROUND FLOOR PART PLAN
P-202	PLUMBING GROUND FLOOR PART PLAN
P-301	PLUMBING RISER DIAGRAMS
P-401	PLUMBING SCHEDULES
P-501	PLUMBING DETAILS #1
P-502	PLUMBING DETAILS #2

SPRINKLER

SP-001	SPRINKLER COVER SHEET
SP-002	SPRINKLER NOTES
SP-101	SPRINKLER GROUND FLOOR PLAN
SP-201	SPRINKLER GROUND FLOOR PART PLAN
SP-401	SPRINKLER SCHEDULES
SP-501	SPRINKLER DETAILS #1
SP-502	SPRINKLER DETAILS #2

2020 ENERGY CONSERVATION
CONSTRUCTION CODE OF NYS

WESTCHESTER COUNTY (TABLE C402.1.3 - CLIMATE ZONE 4A

BLDG. ELEMENT	REQUIRED	PROVIDED
INSULATION ENTIRELY ABOVE ROOF DECK	R-30Ci	R-40 (COMPLIES)
BELOW GRADE WALL	R-7.5Ci	R-22.8 (COMPLIES)
METAL FRAMED	R-13 + R-7.5Ci	R-15 + R-11.4 = R-26.4 TOTAL (COMPLIES)

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-957-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS PC.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-6467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

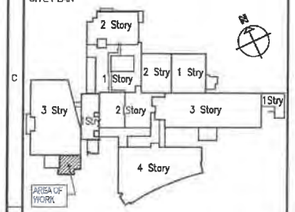
SEAL



NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018148-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 68.5 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

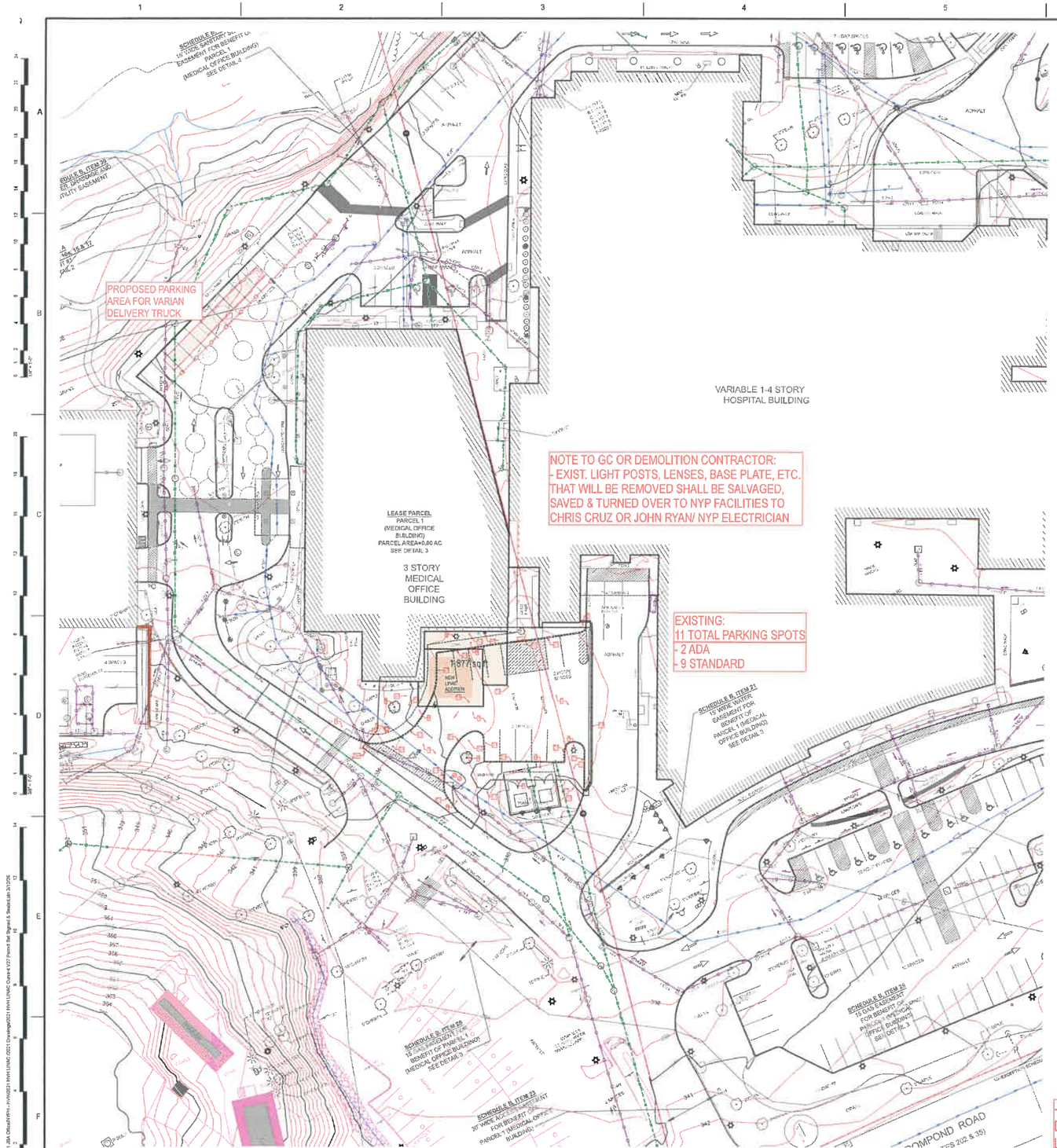
DRAWING TITLE

COVER SHEET

PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.: **A-001**
CON NUMBER:

Autodesk Docs://2021 HVH LINAC C001 Drawings/2021 HVH LINAC Current V27 Revit Set Signed & Sealed.rvt 3/12/26



F1 SITE DEMOLITION & PROTECTION PLAN
SCALE: 1" = 30'

LEGEND:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING
- EXISTING CURB/GUTTER
- EXISTING GRAVEL DRIVEWAY
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING HEDGE LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING UNKNOWN UNDERGROUND LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FLAGPOLE
- EXISTING MAILBOX
- EXISTING FENCE POST
- EXISTING POST
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING SHRUB
- EXISTING MONUMENT
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD
- EXISTING MAGNETIC NAIL FOUND
- EXISTING BENCHMARK
- EXISTING TREE W/ WIRE
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING BOLLARD LIGHT
- EXISTING LANDSCAPE LIGHT
- EXISTING AIR CONDITION COMPRESSOR
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING CAMERA
- EXISTING GAS METER
- EXISTING GAS STRUCTURE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING AUTO SPRIN. HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TRAFFIC SIGNAL CONTROL BOX
- EXISTING TRAFFIC SIGNAL HEAD
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING MONITORING WELL
- EXISTING UTILITY VALVE
- EXISTING VENT
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN ROUND
- EXISTING YARD DRAIN
- EXISTING END SECTION
- EXISTING ROOF DRAIN LEADER
- EXISTING ELECTRIC HAND HOLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE

CODED SITE DEMOLITION NOTES:

SEE CIVIL DRAWINGS FOR SCOPE, GRADING, SITE DETAILS & MORE INFO.

1. EXIST. SIDEWALK, CURB TO REMAIN, LIMITS AS SHOWN
2. EXIST. ASPHALT ROADWAY TO REMAIN, LIMITS AS SHOWN
3. EXIST. LIGHT POST, CONC. PEDESTAL, ETC. TO REMAIN
4. EXIST. ELECTRICAL TRANSFORMER, ENCLOSURE, WALL, GATE ETC. TO REMAIN
5. REMOVE EXISTING MANHOLE, VERIFY CIVIL DRAWINGS
6. REMOVE EXISTING CONC. SIDE WALK, CURB, ETC. LIMITS AS SHOWN. SAWCUT TO EXIST. SIDEWALK TO REMAIN
7. REMOVE EXIST. ASPHALT ROADWAY
8. REMOVE EXISTING TREE INCLUDING ALL ROOTS & RELOCATE TO NEW LOCATION? BY TREE BALLING
9. REMOVE EXIST. LIGHT POST, PEDESTAL & ASSOCIATED BELOW GRADE CONDUITS, ETC.

   SAVE & SALVAGE EXIST. LIGHT POST, PEDESTAL, LAMP, ETC. & TURN OVER TO NYP FACILITIES C/O CHRIS CRUZ OR JOHN RYAN, NYP ELECTRICIAN
10. REMOVE &/OR RELOCATED EXISTING SEWER PIPE, SEE CIVIL WORK DRAWINGS FOR LIMITS & MORE INFO.
11. REMOVE EXIST. CONC. RAMP, TACTILE SURFACE, ETC.
12. REMOVE EXISTING MULCH, GRASS, LANDSCAPING, ETC.
13. REMOVE DRAINAGE INLET, SEE CIVIL DRAWINGS FOR MORE INFO.
14. REMOVE EXIST. SIGNAGE, POST, CONC. PEDESTAL, ETC. TURNOVER SIGNAGE TO NYP
15. EXIST. DRAINAGE INLET TO BE REMOVED & MODIFIED, SEE CIVIL DRAWINGS FOR MORE INFO.
16. EXISTING ROOF LEADER TO BE RELOCATED & MODIFIED
17. TEMPORARY SILT FENCE W/ 1 1/2" SQ. P.T. POSTS @ 72" O.C. W/ 36" WOVEN SLIT FILM FILTER FABRIC, SEE DETAIL ON A-005 FOR MORE INFO.
18. 42" H. X 72" LENGTH WATER FILLED JERSEY BARRIERS, COLOR: ORANGE
19. REMOVE & RELOCATE ELECTRICAL BOX
20. REMOVE & RELOCATE EXIST. WATER VALVES
21. REMOVE EXIST. CONCRETE CURB

- THIS SITE PLAN IS BASED ON A TOPOGRAPHIC SURVEY DONE BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE
- FOR NEW SITE WORK, SEE CIVIL WORK DRAWINGS BY DEROSIER ENGINEERING

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., ALL RIGHTS RESERVED.

EXISTING INTERNAL EASEMENTS NOT SHOWN HEREON.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

BOUNDARY LINES SHOWN HEREON ARE BASED ON FORMER SURVEYS PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 – 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED BY CHAZEN ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, DATUM NGVD-29, 1' CONTOUR INTERVAL. FIELD SURVEY DATA COLLECTED BETWEEN 2010 AND 2018 AND MAY NOT REFLECT CURRENT CONDITIONS FOR ALL AREAS.

UNDERGROUND FEATURES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS SURVEYS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES.

SITE DEMOLITION GENERAL NOTES:

A. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

B. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.

D. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION. ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF FIXTURES, FURNISHINGS, DOORS & MISCELLANEOUS EQUIPMENT.

E. WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING BUILDING, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER

F. CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.

G. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ARCHITECT, NYP INFECTION CONTROL & ALL APPLICABLE RULES AND REGULATIONS.

H. CONTRACTOR SHALL TAKE PRECAUTIONS AS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

J. COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE NYP.

K. REFER TO CIVIL, PLUMBING & ELECTRICAL FOR ADDITIONAL DEMOLITION REQUIREMENTS.

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-957-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS PC.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 808-3700, Fax: 212-687-6467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
496 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL

REGISTERED ARCHITECT JEFFREY A. BERMAN STATE OF NEW YORK

NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018148-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 7815 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

SITE DEMOLITION & PROTECTION PLAN

PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.: **A-003**
CON NUMBER:

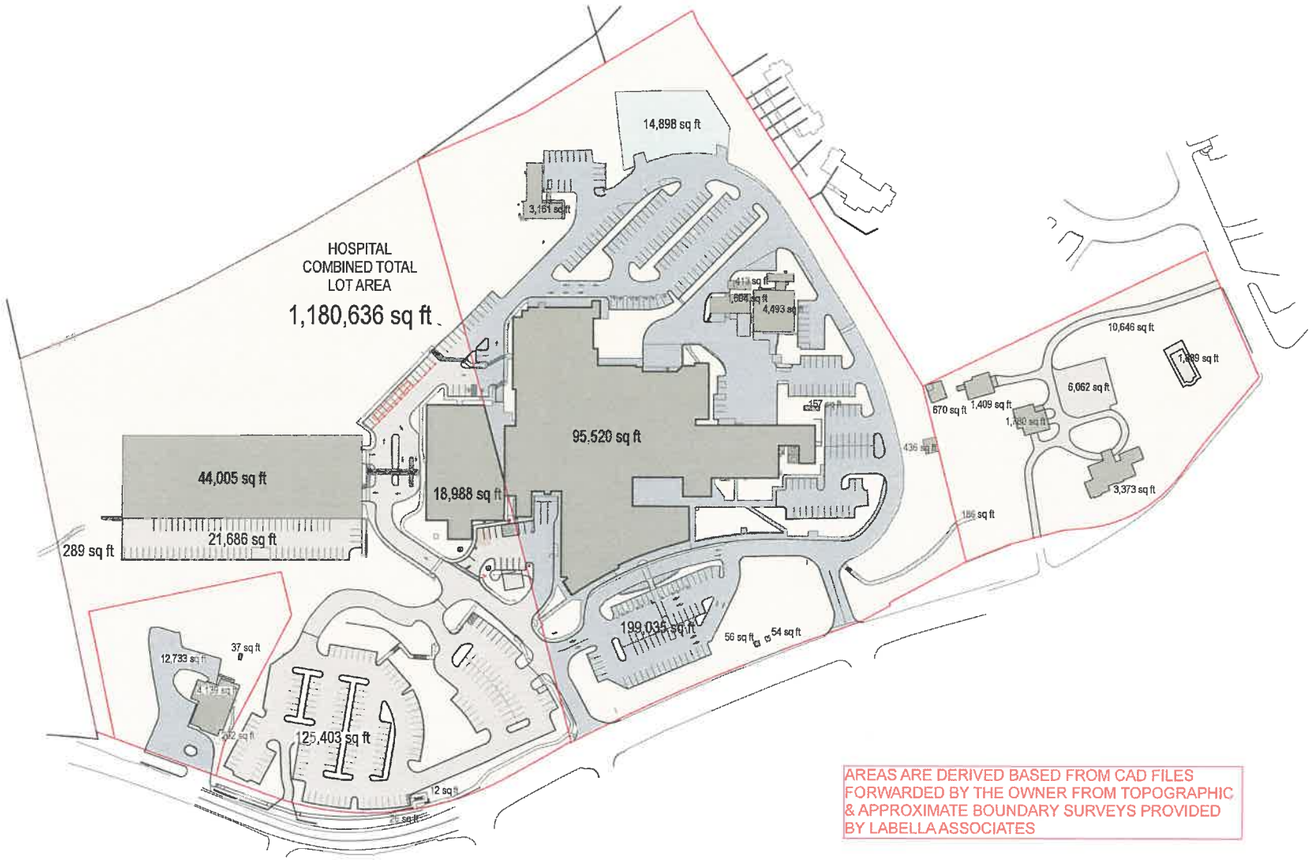
MOD DIMENSIONAL REQUIREMENTS		
MINIMUM LOT AREA	10,000	SF
MINIMUM LOT WIDTH	100	FEET
SETBACKS		
FRONT	30	FEET
SIDES	30	FEET
REAR	30	FEET
MAXIMUM LOT ALLOWABLE COVERAGE	60	%
MAXIMUM BUILDING HEIGHT	45	FEET

LOT COVERAGE BREAKDOWN		
Existing Building	3,161.00	SF
Existing Building	413.00	SF
Existing Building	1,604.00	SF
Existing Building	4,493.00	SF
Existing Main Hospital Building	95,520.00	SF
Existing Building	436.00	SF
Existing Concrete Pad	54.00	SF
Existing Concrete Pad	56.00	SF
Existing road, sidewalks, curb, etc	199,035.00	SF
Existing Gravel Lot	14,898.00	SF
New/ Additional road, sidewalk, curb, etc.	169.00	SF
Existing Building	18,988.00	SF
Existing Building	44,005.00	SF
Existing Road, Sidewalks, Curb, etc	125,403.00	SF
Existing Parking	21,686.00	SF
Existing Gravel Path	289.00	SF
Existing Signage Wall	12.00	SF
Existing Retaining Wall	26.00	SF
New Additional Building	281.00	SF
New/ Additional road, sidewalk, curb, etc.	74.00	SF
New/ Additional road, sidewalk, curb, etc.	491.00	SF
New/ Additional road, sidewalk, curb, etc.	82.00	SF
Existing Building	37.00	SF
Existing Building	4,139.00	SF
Existing road, sidewalks, curb, etc	12,733.00	SF
Existing sidewalk	202.00	SF
Existing Concrete Pad	670.00	
Existing Garage	1,409.00	
Existing Building	1,780.00	
Existing Parking Lot	6,062.00	
Existing Road, Sidewalks, Curb	10,646.00	
Existing Pool Filled with Dirt	1,889.00	
Existing Building	3,373.00	
Existing Gravel Path	186.00	
TOTAL LOT COVERAGE	574,302.00	SF

TOTAL LOT AREA	1,180,636.00	SF

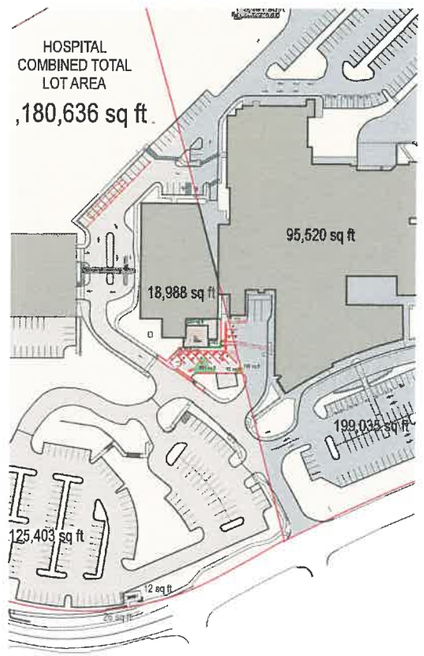
TOTAL LOT COVERAGE/ TOTAL LOT AREA 574,302/ 1,180,636

MOB LOT COVERAGE PERCENTAGE	48.64	% COMPLIES
MAXIMUM LOT ALLOWABLE COVERAGE	60	% ALLOWABLE



AREAS ARE DERIVED BASED FROM CAD FILES FORWARDED BY THE OWNER FROM TOPOGRAPHIC & APPROXIMATE BOUNDARY SURVEYS PROVIDED BY LABELLA ASSOCIATES

F1 SITE PLAN SHOWING EXISTING LOT COVERAGE AREA
SCALE: 1" =100'



F6 PARTIAL PLAN W/ NEW ADDITION
SCALE: 1" =100'

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS PC.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 883-3700, Fax: 212-967-6457

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

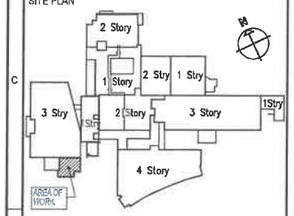
CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL

NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 03-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 6209 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
	3

PROJECT TITLE NYPH #H-00026

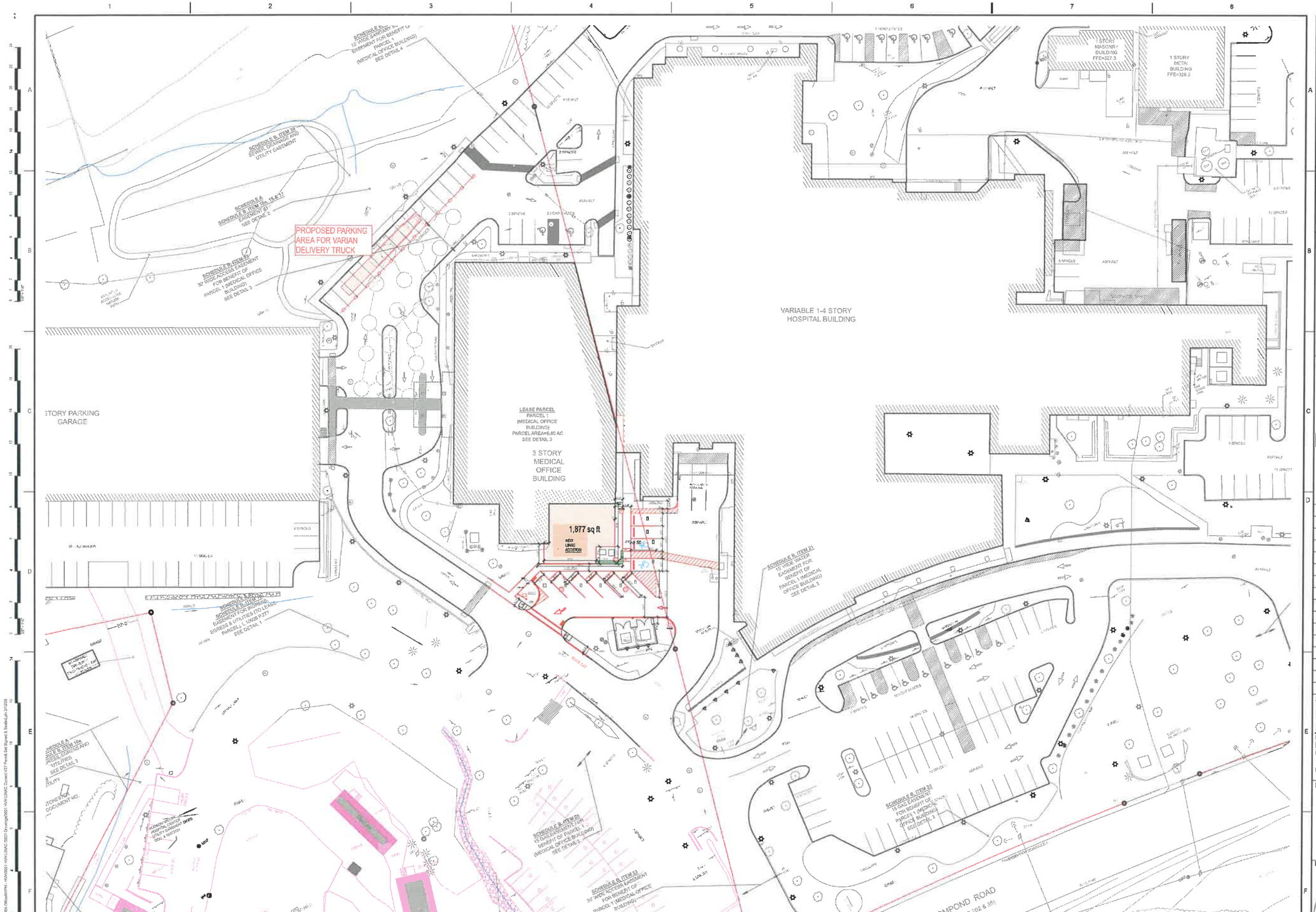
Renovation for
Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

SITE PLAN WITH EXISTING & NEW LOT COVERAGE AREA & CALCULATIONS

PLAN EXAMINER

DATE:	08/07/2025
JBA PROJECT NO.:	2021
SCALE:	AS SHOWN
DRAWING NO.:	**A-003A**
CON NUMBER:	



F1 PROPOSED NEW SITE PLAN
SCALE: 1" = 30'

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-957-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS PC
489 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-6467

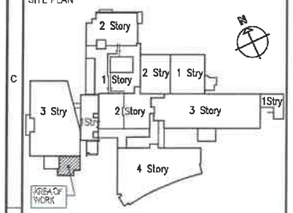
MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL
REGISTERED ARCHITECT JEFFREY H. BERMAN 018146 STATE OF NEW YORK

NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans. In any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 69.5 of the NY State Education Law.

SITE PLAN


ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

PROJECT TITLE NYPH #H-00026

Renovation for
Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

PROPOSED NEW SITE PLAN

PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

A-004

CON NUMBER:



F1 MOB GROUND FLOOR SHOWING AREA OF WORK
SCALE: 1/16" = 1'-0"

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS PC.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-5467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Oates Avenue
Warren, NJ 07059
(201) 993-0665

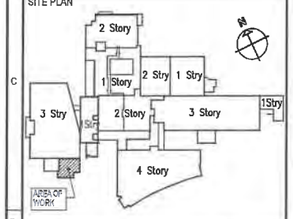
SEAL



NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 69.5 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

PROJECT TITLE NYPH #H-00026

Renovation for
Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

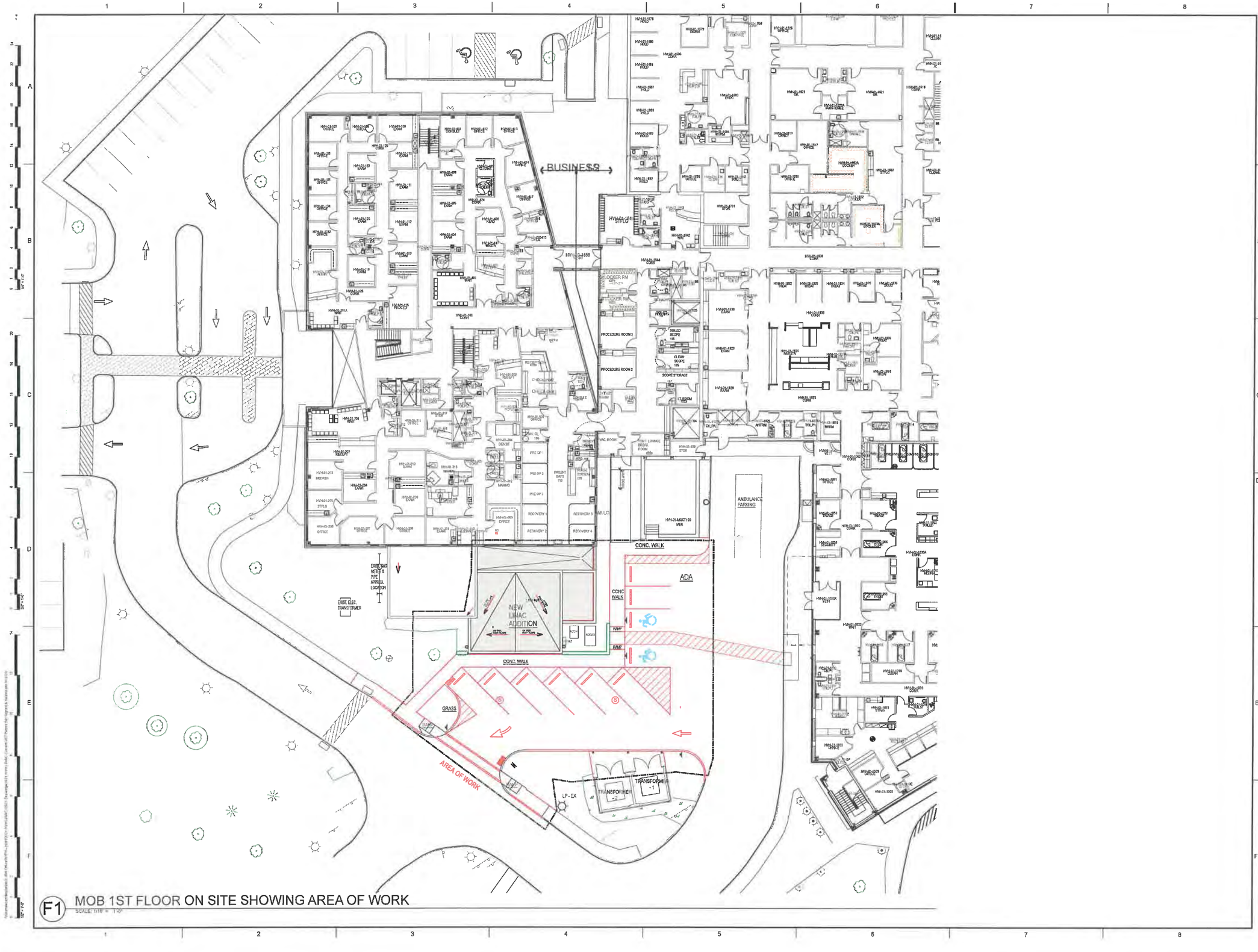
GROUND FLOOR PLAN SHOWING AREA OF WORK

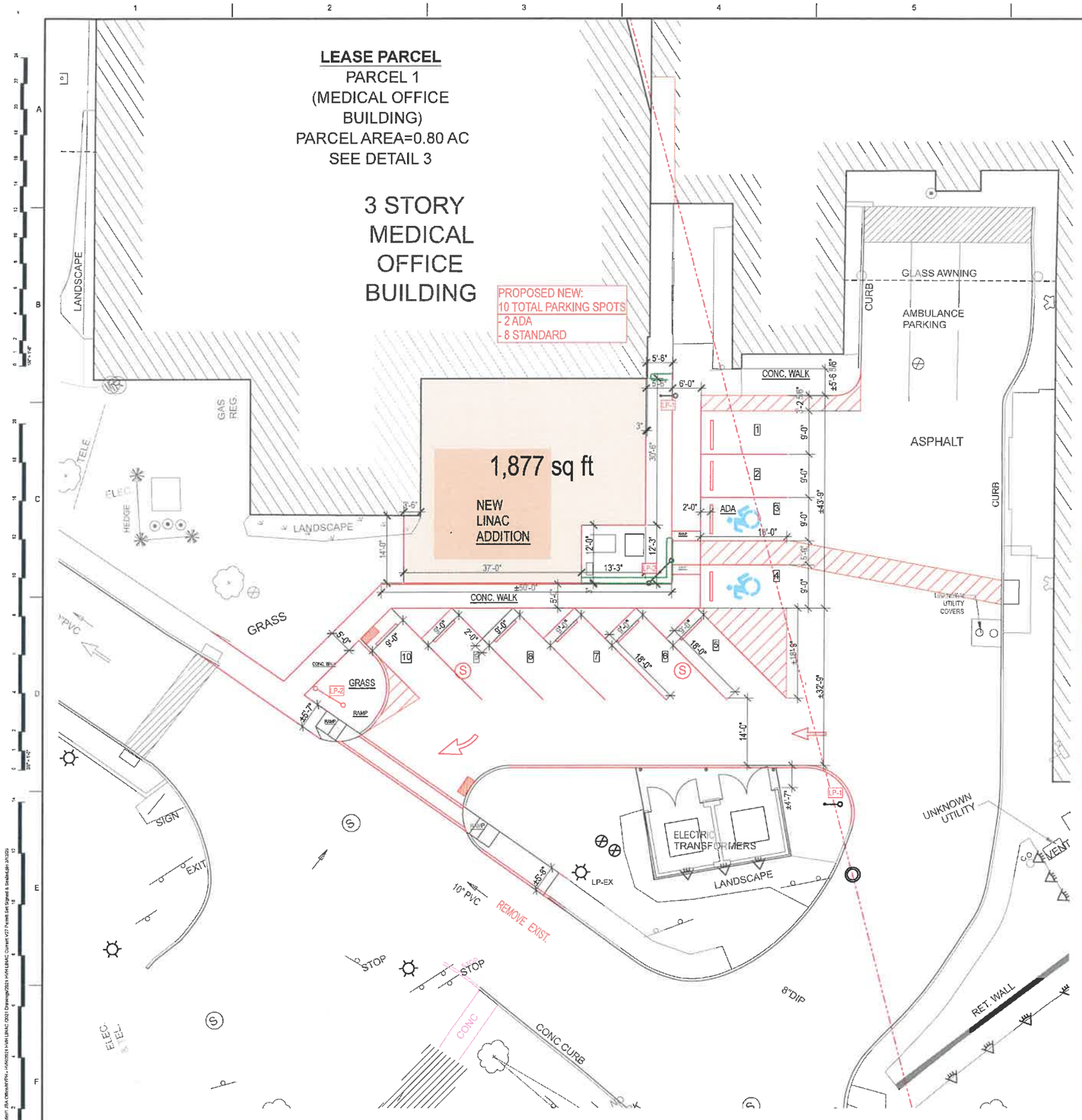
PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

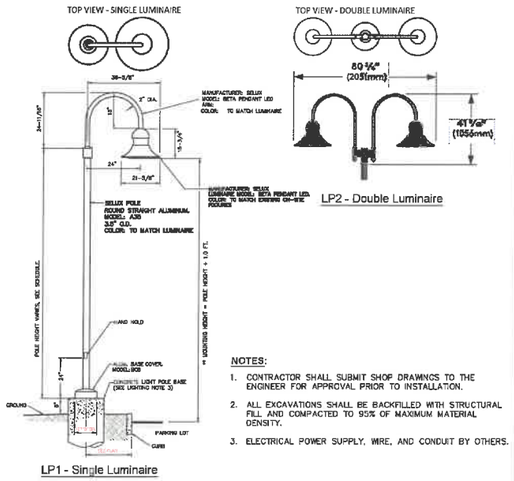
A-006

CON NUMBER:


BUSINESS
CONC. WALK
ADA
NEW LINAC ADDITION
CONC. WALK
GRASS
AREA OF WORK
CONC. WALK
RAMP
RAMP
EXIST. GAS METER & PIPE APPROX. LOCATION
EXIST. ELEC. TRANSFORMER
AMBULANCE PARKING
TRANSFORMER #2
TRANSFORMER #1
LP - EX
PROCEDURE ROOM 2
PROCEDURE ROOM 2
SOILED SCOPE 116
CLEAN SCOPE 115
SCOPE STORAGE 114
LOCKER RM
LOCKER RM
PRE OP 1
PRE OP 2
PRE OP 3
RECOVERY 5
RECOVERY 3
RECOVERY 4
RECOVERY 2
ANTRM
OR/PA
VEST
MEN
WOMEN
MEDREC
OFFICE
OFFICE
OFFICE



F1 PROPOSED NEW SITE PLAN
SCALE: 3/32" = 1'-0"

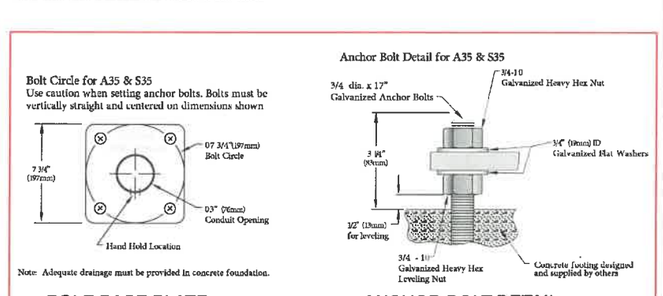


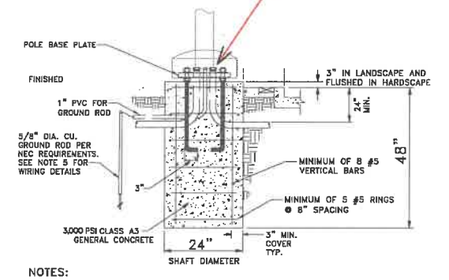
B7 LIGHT POST ELEVATION
NOT TO SCALE

LIGHT POST SCHEDULE

DESIGNATION	MANUFACTURER	MODEL/ CATALOG NUMBER	POLE HEIGHT	MOUNT HEIGHT **	LIGHTING TYPE	WATTS	TOTAL LUMENS	REMARKS	LIGHT TEMPERATURE
LP-1	SELUX CORP.	BPL-X-R25-S0530-30-XX-UNV	20 FT.	21 FT.	LED	48W	3131	SINGLE PENDANT MOUNT	3000 K
LP-2	SELUX CORP.	BPL-X-R4-S0530-30-XX-UNV	20 FT.	21 FT.	LED	96W	5108x2	TWIN PENDANT MOUNT @ 180°	3000 K

**NOTED MOUNT HEIGHT IS MEASURED FROM PAVEMENT TO LIGHT SOURCE.





NOTES:
1. BOLT HOLE PATTERN SHALL BE PARALLEL TO THE CURB.
2. ALL BARS SHALL HAVE MINIMUM OF 3" OF CONCRETE COVER.
3. NO WIRING DETAILS ARE SHOWN IN THIS DRAWING. REFER TO DRAWING 14050-01 FOR WIRING DETAIL.
4. MINIMUM OFFSET FROM FACE OF CURB. REFER TO SPECIFIC STATION AND OFFSET DISTANCES ON PLANS. CONFIRM FIELD ADJUSTMENT AS REQUIRED.
5. THE CONTACT LENGTH SHALL BE PER NEC ARTICLE 250. GENERALLY, THE GROUND ROD SHALL BE BELOW MOISTURE LEVEL WITH MINIMUM SOIL CONTACT OF 8', OR 45 DEGREE ANGLE, OR LAID 30" DEEP HORIZONTALLY.
6. CONTRACTOR TO ENSURE ADEQUATE SPACING BETWEEN CONDUITS FOR INSTALLATION OF BUSHINGS/BELLED ENDS
7. THE CONCRETE SHALL BE VDOT CLASS A3 GENERAL CLASS.

F6 LIGHT POST R.C. FOOTING
NOT TO SCALE

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

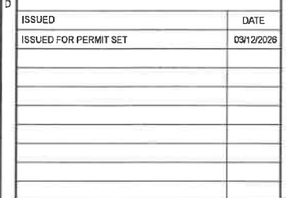
STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 5th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-6467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Dercsier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0565

SEAL
REGISTERED ARCHITECT JEFFREY N. BERMAN 018146 STATE OF NEW YORK
NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 69.5 of the NY State Education Law.

SITE PLAN


ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE
SITE PARKING DIMENSIONS PLAN, LIGHT POST SCHEDULE & DETAILS

PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.: **A-203**
CON NUMBER:

NOTE TO G.C.:
- PLEASE INCLUDE DEWATERING DURING EXCAVATION & FOUNDATION WORK DUE TO PRESENCE OF GROUND WATER PER GEOTECH REPORT DATE 1-17-2023
- HEAVY IMPACT & HIGH NOISE TO BE DONE ON OFF-HOURS, EVENINGS, WEEKEND & ON OVERTIME SINCE THE GROUND & 1ST FLOOR CLINICAL AREAS WILL STILL BE OPEN DURING REGULAR BUSINESS HOUSE. GC TO COORDINATE W/ OWNER MIN. 2 WEEKS PRIOR TO START OF WORK BEFORE SCHEDULING HIGH IMPACT NOISE
BASE SCOPE TO INCLUDE:
- WORK PLATFORMS (INCLUDING PLATFORM OVER EXIST. TOMO), SCAFFOLDING, JERSEY BARRIERS, TENANT PROTECTION, TEMPORARY RETAINING WALLS ETC.

HVH-01-201 WAIT
HVH-01-202 RECEPT
HVH-01-204 EXAM
HVH-01-206 OFFICE
HVH-01-207 OFFICE
HVH-01-209 EXAM
HVH-01-210 EXAM
HVH-01-211 OFFICE
HVH-01-212 CLOSET
HVH-01-316 NURSE
HVH-01-317 STOR
HVH-01-318 SHAFT
HVH-01-319 JAN. CLOS
HVH-01-320 JAN. CLOS
HVH-01-CDC EQUIP. ELDATA
HVH-01-102 SHAFT
HVH-01-103 CLOSET
HVH-01-104 CORR
HVH-01-105 DRESS
HVH-01-106 DRESS
HVH-01-107 DRESS
HVH-01-108 READ
HVH-01-304 DENSIT
HVH-01-305 CORR
HVH-01-307 CORR
HVH-01-308 STEREO
HVH-01-309 OFFICE
HVH-01-310 SUBWAI
HVH-01-311 EXAM
HVH-01-312 MAMMO
HVH-01-314 DRESS
HVH-01-315 MAMMO
HVH-01-325 CORR
HVH-01-501 OFFICE
AN. CL. 106
PRE OP 1
PRE OP 2
PRE OP 3
RECOVERY 1
RECOVERY 2
RECOVERY 3
RECOVERY 4
PATIENT BAYS 110
NURSE STATION 109
PATIENT TOILET
VAC. ROOM
MED. RM.
STAFF BREAK ROOM
HVH-01-199 STOR
RAMP DOWN
HVH-01-MQCT100 MER
AMBULANCE PARKING
MULCH
CONC. WALK
ADA
CONC. WALK
EXIST. GAS METER & PIPE APPROX. LOCATION
EXIST. ELEC. TRANSFORMER
NEW LINAC ADDITION
1,900 sq ft
1/4" PER FOOT SLOPE
RAMP
ACCU-1
ACCU-2
ACCU-3
LP-1
LP-2
LP-EX
CONC. WALK
GRASS
RAMP
RIGHT TURN ONLY
NEW
EXIST.
DO NOT ENTER
AREA OF WORK
TRANSFORMER - 2
TRANSFORMER - 1
NO PARKING
NEW
EXIST.

F1 1ST FLOOR ON SITE CONSTRUCTION PLAN
SCALE: 1/16" = 1'-0"

29 NEW GREEN ROOF MODULE TO MATCH EXISTING:
- LIVE ROOF STANDARD ROOF MODULE, 1'-0" X 2'-0" X 3 1/4" DEPTH SIZE. COMPLETE SYTEM TO INCLUDE MODULE, DIRT & PLANTING. CONTACT ARJEN WRIEND, TEX: 413-773-5360, arjen@pioneergardens.com
- PROVIDE STANDARD ALUMINUM ROOF EDGE RESTRAINT BY LIVE ROOF, COLOR: BLACK. -
- GC TO INSTALL GREEN ROOF MODULE W/ SUPERVISION BY PIONEER GARDENS
- LIVE ROOF VEGETATION: "EVERGREEN"

30 ROOF INSULATION SYSTEM - DUPONT
- FILTER FABRIC/ SLIPSHEET - CARTHAGE FX-30HS NONWOVEN POLYPROPYLENE GEOTEXTILE
- 2 LAYERS OF 3" THK. - TOTAL THICKNESS 5"- DUPONT STYROFOAM PLAZAMATE XR FOAM INSULATION, TOTAL R-VALUE = R40 (NO SUBSTITUTIONS ALLOWED)
- INTEGRATED DRAINAGE/ VENTILATION MAT 0.60 THK (15 mm) ADVANCED DRAIN POLYMERIC DRAINAGE MAT BY advancedbuildingproducts.com, TEL. 1-800-252-7306
- PROVIDE #4 RIVER WASHED ROUND STONE GRAVEL BALLAST AT EDGE OF RESTRAINT EDGE AT AREAS TO FILL VOIDS WHERE LIVE ROOF STANDARD MODULE CANNOT FIT OR INSTALLED. BALLAST HEIGHT = 4.25"

31 COLD APPLIED ROOF WATERPROOFING SYSTEM OVER CONCRETE ROOF DECK:
- PREPARE ROOF SURFACE PER KEMPER APPLICATION REQUIREMENTS
- TORCH APPLY KEMPEROL SBS CAP TORCH AS VAPOR BARRIER & TEMPORARY WATERPROOFING
- APPLY KEMPERTED EPS PRIMER
- APPLY KEMPERTED D PRIMER OVER CAPSHEET
- APPLY KEMPER WATERPROOFING MEMBRANE/ FLASHING SYSTEM OVER PRIMER, KEMPER MEMBRANE TO INCLUDE KEMPEROL ODORLESS WHITE REFLECTIVE 2K-FR RESIN WITH 165 FLEECE

32 REINFORCED CONCRETE DECK ROOFING PER STRUCTURAL DRAWINGS

33 6" THK. x 16" HIGH. REINF. CONC. WALL PARAPET W/ P.T. WOOD CURB CURB WITH BASE FLASHING, COUNTER FLASHING & CAP FLASHING. PROVIDE DOWEL FROM FROM ROOF R.C. ROOF DECK, SEE WALL SECTION DETAILS A-900 FOR MORE INFO.

34 PROVIDE THROUGH WALL CUSTOM S16 GRADE STAINLESS STEEL SCUPPERS AT BOTTOM OF ROOF SLOPE. SCUPPER W/ STAINLESS STEEL FLANGE, SOLDERED TO SPOUT

35 ONE WAY SIGN AT THIS LOCATION. BOTTOM OF SIGN TO BE 6'-0" ABOVE GRADE MINIMUM, TO BE RIVET MOUNTED TO 2"X2" GALVANIZED TELESPAR STEEL TUBING W/ PRE-CUT TELESPAR 4 FT, 2 1/4" SQ. ANCHOR BASE W/ (2) 1/4" DIA. CORNER BOLT & 3/8" X 5/8" DRIVE RIVETS, TELESPAR CONC. MOUNTING BASE

37A NEW LED LIGHT POST W/ 24" DIA. X 48" DEPTH REINF. CONCRETE BASE PER SPEC. & DETAIL SHOWN ON B7 & F9/A-203.00
- SELUX BETA PENDANT LED W/ SINGLE ARM/ LUMINAIRE, # BPL-X-R4-1-90S90-50-XX-UNV-BC5
- SEE DRAWING DETAIL B7 & F9/A-203.00 FOR LIGHT POST HEIGHT, BASE & CONCRETE BASE

37B NEW LED LIGHT POST W/ 24" DIA. X 48" DEPTH REINF. CONCRETE BASE PER SPEC. & DETAIL SHOWN ON B7 & F9/A-203.00
- SELUX BETA PENDANT LED W/ DOUBLE ARM LUMINAIRE, # BPL-X-R4-2C-50S90-90-XX-UNV-BC5
- SEE DRAWING DETAIL B7 & F9/A-203.00 FOR LIGHT POST HEIGHT, BASE & CONCRETE BASE

38 CR LAURENCE CUSTOM UNITIZED GLASS RAILING SYTEM, MODEL #UNITGRSC WITH:
- 48" HIGH X 9/16" THK. TEMPERED LAMINATED GLASS SGP LAYER RAILING
- FASCIA SIDE MOUNT & SECURED WITH CRL EBA334 - HILTI M8 S-13/16" LONG HSL-4 EXPANSION ANCHOR BOLT @ 12" O.C.
- WITH GRL10 LOW PROFILE 11 GAUGE CAP RAIL - 1" x 1 5/16" FOR 9/16" (13.52mm) LAMINATED TEMPERED GLASS
- WITH CRL BSDB34 2 3/4" x 2 1/2" x 3/8" ALUMINUM DRAIN BLOCK

39 DOME TYPE ROOF DRAIN PER PLUMBING DRAWINGS, INSULATION & DRAINAGE BOARD TO SLOPE TOWARDS DRAIN

40 LIVE ROOF 24" x 24" DRAIN SOX WITH PERFORATED DRAINAGE HOLES & FLANGES AROUND ROOF DRAINS

41 PROVIDE #4 RIVER WASHED ROUND STONE GRAVEL BALLAST AT EDGE OF RESTRAINT EDGE AT AREAS TO FILL VOIDS WHERE LIVE ROOF STANDARD MODULE CANNOT FIT OR INSTALLED OR AT AREAS ADJACENT TO EIFS WALL. BALLAST HEIGHT = 4.25"

42 CUT & RAISE EXIST. PIPE & DOWNSPOUT NOZZLE & CONNECT PTO NEW HORIZONTAL PIPE ABOVE ROOF & DISCHARGE ON SIDE

43 PROVIDE EXPANSION JOINT &/OR PRE-MOULDED JOINT FILLER BETWEEN SIDEWALK & BUILDING

44 EXISTING CONCRETE COLUMN TO REMAIN; PAINT 4 FEET HIGH BASE W/ DIAGONAL BLACK & YELLOW PAINT. DIAGONAL STRIPS TO BE 6" WIDE

45 ARROW PAINT MARKING ON PAVEMENT AS SHOWN, TO BE PAINTED WHITE. SEE A-205 FOR SIZE & DETAILS. PAINT: BENJAMIN MOORE INSL-X LATEX TRAFFIC PAINT TP-22XX

46 SPRAY & STENCIL PAINTED ON PAVEMENT "RIGHT TURN ONLY" SIGN, FONT HEIGHT 18 INCHES HIGH, PAINT COLOR: WHITE. PAINT: BENJAMIN MOORE INSL-X LATEX TRAFFIC PAINT TP-22XX

47 6" DIA. SCH. 80 PIPE BOLLARD, 42" HIGH, CONCRETE FILLED, DOMED CAP. SEE DETAIL #F1/A-205
- 18" DIA. x 48" d. 5,000 PSI RESIVE CONCRETE FOOTING, . PROVIDE PREMOLDED JOINT FILLER BETWEEN NEW FOOTING & EXIST. CONC. SLAB. SEE SECTION DETAIL ON #F1/A-205
- CAL PIPE CARBON STEEL #IBF06080, SCHEDULE 80 W/ DOMED CAP
- PIPE BOLLARD TO FACTORY PAINTED RAL-1015 (SU.FUR YELLOW).

48 PROVIDE LEADER/ DOWNSPOUT FROM OVERFLOW SCUPPER & CONNECT TO UNDERGROUND STORM LINE, SEE CIVIL DRAWINGS FOR MORE INFO

49 NEW MANHOLE COVER, ACTUAL LOCATION TO BE DETERMINED IN FIELD. SEE CIVIL WORK DRAWINGS FOR SPEC & LOCATION

50 REMOVE & REPLACE EXIST. LIVE ROOF MODULES &/OR ROOF BALLAST SINCE IT WILL LIKELY BE DAMAGED

51 PROVIDE U/G NEW LAWN SPRINKLER SYSTEM & CONNECT TO EXISTING. PROVIDE NEW POP-UP SPRAY HEADS &/OR NOZZLES, CONTROLLER, SHUT-OFF VALVES , ETC. AS REQUIRED

52 NEW REINF. CONC. PAD FOR MECH EQUIP. SEE STRUCTL. DWG. DETAIL CHAV S-402 FOR MORE DETAILS



NOTE #42 EXIST. PIPE OVERFLOW TO BE REROUTED PHOTO

CODED 1ST FLOOR ON SITE CONSTRUCTION NOTES:

GC TO INCLUDE BY THEIR CONTRACT THE SCAFFOLDING & WORK PLATFORM & OTHER ITEMS RSQUIRED FOR ROOF WORK

1 EXCAVATE, DEWATER FOR NEW STRUCTURE

2 ASPHALT PAVEMENT ROAD & PARKING AREA, SEE A-006 FOR DETAIL & INFO.

3 NEW REINF. CONC. SIDEWALK W/ WWF & GRAVEL SUB-BASE PER DETAIL PER CIVIL WORKS DRAWINGS

4 PROPOSED NEW MULCH BED/ AREA SHOWN SHADED

5 PROVIDE NEW LAWN SEED MIX FOR TURN GRASS SHOWN SHADED:
- KENTUCKY BLUE GRASS (50% AMOUNT WEIGHT, 65% MIN. PURITY, 80% GERMINATION)
- 20% PERENNIAL RYE (20% AMOUNT WEIGHT, 98% MIN. PURITY, 90% GERMINATION)
- 30% CREEPING RED FESCUE, 97% MIN. PURITY, 85% GERMINATION)

6A CONCRETE RAMP TYPE A W/ 2 RAMPS AT 90 DEGREE CONFIGURATION PER DETAIL D7/A-205. PROVIDE DETECTABLE WARNING PAVEL PER SHOWN AT DETAIL

6B CONCRETE RAMP TYPE B W/ SINGLE/ 1 RAMP CONFIGURATION PER DETAIL D7/A-205. PROVIDE DETECTABLE WARNING PAVEL PER SHOWN AT DETAIL

7 4" WIDE WHITE PAINT STRIP X 18'-0" LONG, TYPICAL FOR NON-ACCESSIBLE SPACES, AT 8'-8" O.C.

8 4" WIDE ADA LIGHT BLUE PAINT STRIP X 18'-0" LONG

9 4" WIDE ADA LIGHT BLUE PAINT STRIP WITH DIAGONAL STRIPES AT 45 DEGREE ANGLES, SPACED AT 24" O.C.

10 4" WIDE WHITE PAINT STRIP WITH PARALLEL STRIPES AT 90 DEGREE ANGLES, SPACED AT 24" O.C.

11 SPRAY & STENCIL PAINTED ON PAVEMENT "NO PARKING" SIGN, FONT HEIGHT: 12 INCHES HIGH, PAINT COLOR: SAFETY YELLOW

12 SPRAY & STENCIL PAINTED ON PAVEMENT SHOWN PER LATEST ADA HANDICAP SYMBOL, PAINT COLOR: ADA LIGHT BLUE

13 PRECAST CONCRETE STOP W/ UNDER DRAIN W/ (2) 1" DIA. THROUGH HOLES, BY CROMWELL CONCRETE PRODUCTS INC., W/ (2) #4 REBAR X 18" LONG & EMBED INTO ASPHALT PAVEMENT, SEE DETAIL ON A-006 FOR MORE INFO

14 "STOP" SIGN (UPPER), NO LEFT TURN SIGN (LOWER) AT THIS LOCATION, BOTTOM OF SIGN TO BE 6'-0" ABOVE GRADE MINIMUM, TO BE RIVET MOUNTED TO 2"X2" GALVANIZED TELESPAR STEEL TUBING W/ PRE-CUT TELESPAR 4 FT, 2 1/4" SQ. ANCHOR BASE W/ (2) 1/4" DIA. CORNER BOLT & 3/8" X 5/8" DRIVE RIVETS, TELESPAR CONC. MOUNTING BASE.

15 DO NOT ENTER (UPPER) TO BE RIVET MOUNTED TO 2"X2" GALVANIZED TELESPAR STEEL TUBING W/ PRE-CUT TELESPAR 4 FT, 2 1/4" SQ. ANCHOR BASE W/ (2) 1/4" DIA. CORNER BOLT & 3/8" X 5/8" DRIVE RIVETS, TELESPAR CONC. MOUNTING BASE. PROVIDE 8" DIA. GALVANIZED PIPE BASE FILLED W/ CONCRETE SOLID W/ SLOPED TOP & PAINTED W/ SAFETY YELLOW PAINT. SEE F5/ A-205 FOR DETAILS

16 RESERVED PARKING W/ ADA SIGN SYMBOL (UPPER), VAN ACCESSIBLE SIGN (LOWER) AT THIS LOCATION, BOTTOM OF SIGN TO BE 6'-0" ABOVE GRADE MINIMUM, TO BE RIVET MOUNTED TO 2"X2" GALVANIZED TELESPAR STEEL TUBING W/ PRE-CUT TELESPAR 4 FT, 2 1/4" SQ. ANCHOR BASE W/ (2) 1/4" DIA. CORNER BOLT & 3/8" X 5/8" DRIVE RIVETS, TELESPAR CONC. MOUNTING BASE. PROVIDE 8" DIA. GALVANIZED PIPE BASE FILLED W/ CONCRETE SOLID W/ SLOPED TOP & PAINTED W/ SAFETY YELLOW PAINT. SEE F5/ A-205 FOR DETAILS

17 RESERVED PARKING W/ ADA SIGN SYMBOL AT THIS LOCATION, BOTTOM OF SIGN TO BE 6'-0" ABOVE GRADE MINIMUM, TO BE RIVET MOUNTED TO 2"X2" GALVANIZED TELESPAR STEEL TUBING W/ PRE-CUT TELESPAR 4 FT, 2 1/4" SQ. ANCHOR BASE W/ (2) 1/4" DIA. CORNER BOLT & 3/8" X 5/8" DRIVE RIVETS. TELESPAR CONC. MOUNTING BASE

18 PROVIDE CONTROL JOINT, KEYED JOINT OR PREMOLDED JOINT FILLER WHERE NEW CONC. SLAB MEETS EXIST. CONC. SLAB

19 HEDGE PLANT SHOWN AS ZIGZAG LINES,
- FOR PRICING PURPOSES, SCHIP LAUREL

20 1.5" DIA. GRAVEL. LIMITS AS SHOWN

21 6" WIDE PAINT STRIP, PAINT COLOR: WHITE. PAINT: BENJAMIN MOORE INSL-X LATEX TRAFFIC PAINT TP-22XX

22 EXIST. MULCH TO REMAIN

23 EXIST. CONCRETE SIDEWALK TO REMAIN

24 EXIST. CONCRETE RAMP TO REMAIN

25 EXIST. ASPHALT PAVEMENT TO REMAIN

26 REMOVE PORTION OF EXIST. EIFS INSULATED PANEL TO ACCOMODATE INSTALLATION OF NEW CONC. ROOF, INSULATION & LIVE ROOF GREEN ROOF SYSTEM, EXISTING EXTERIOR SHEATING TO REMAIN, PROVIDE BASE FLASHING & COUNTER FLASHING. SEE DETAIL?

27 BOTTOM 24" H. PORTION OF EXIST. EIFS TO BE REMOVED & REPLACED:
NEW DRYVIT OUTSULATION PLUS MD SYSTEM EIFS SYSTEM, 6" & 8 INSULATION THICKNESS, COLOR & THICKNESS TO MATCH EXISTING COLORS:
- REFLECTIT, TINWAN
- III PRAIRIE CLAY, LIMESTONE PATTERN
- PROVIDE W/ 5/8" GP DENSGLASS FIRE GUARD EXTERIOR SHEATHING

28 REMOVE & REINSTALL EXIST. WINDOWS AS REQUIRED & PROVIDE NEW FLASHING AT BASE. IF TO REMAIN, PROVIDE TEMPORARY 3/4" THK. O.S.B. OR MARINE PLYWOOD ENCLOSURE AROUND WINDOWS DURING CONSTRUCTION. PROVIDE UTMOST CARE SO AS NOT AVOID DAMAGE THE EXISTING EIFS WALL PANEL SYSTEM IF POSSIBLE

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

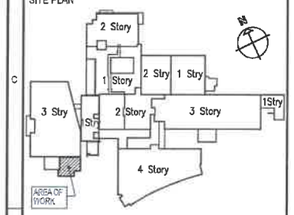
STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-697-6457

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3800, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL
REGISTERED ARCHITECT JEFFREY M. BERMAN STATE OF NEW YORK
NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with article 147, section 69.5 of the NY State Education Law.

SITE PLAN


ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

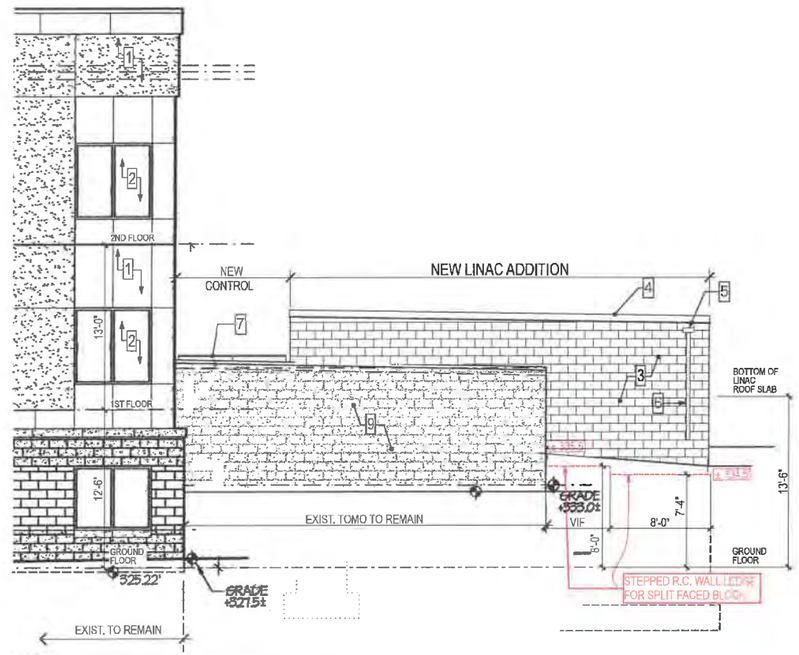
PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

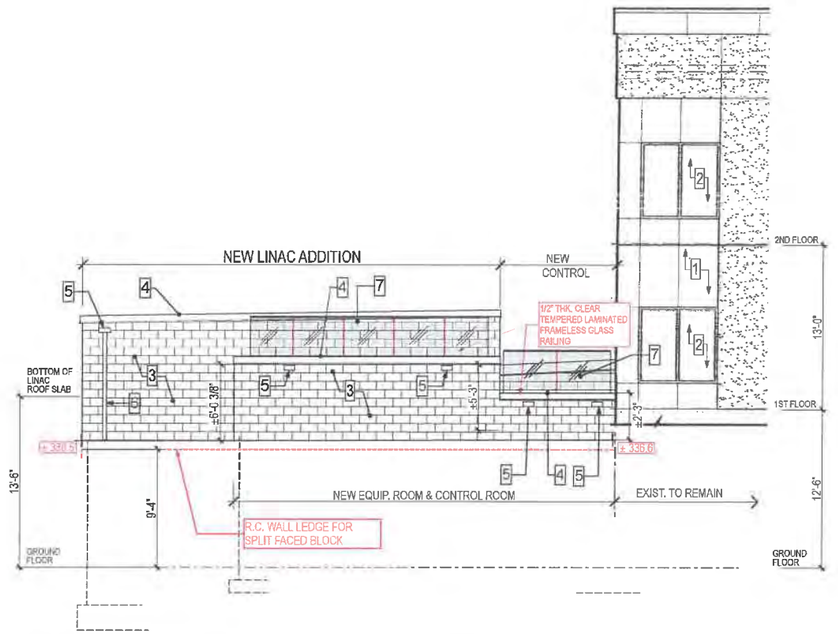
DRAWING TITLE
1ST FLOOR ON SITE CONSTRUCTION PLAN

PLAN EXAMINER

DATE: 03/12/2026
JSA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.: **A-204**
CON NUMBER:



C1 LEFT (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



C4 RIGHT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



F1 FRONT (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

CODED ELEVATION NOTES:

1. EXISTING EIFS EXTERIOR WALL TO REMAIN
2. EXISTING ALUM. FRAMED GLASS WINDOW TO REMAIN
3. NEW SPLIT FACED BLOCK ABOVE GRADE:
   - 4" THK. X 8" HIGH X 16" WIDE SOLID CONCRETE BLOCK, **CORDOVA STONE** BY OLD CASTLE, **LIMESTONE FINISH W/ CHISEL FACED TEXTURE,** RUNNING BOND, CONTACT TODD MOORE, OLD CASTLE REP, TEL. 815-922-4592
   - PROVIDE ±3/8" THK. JOINTS USING **TYPE N MORTAR** W/ **RAINBLOCK** ADDITIVE IN MORTAR MIX. JOINTS TO ALIGN W/ EXIST.
   - CONCRETE BLOCK TO BE SECURED TO CONCRETE WALL W/ HOHMANN & BARNARD 2-SEAL CONCRETE TIE ADJUSTABLE VENEER ANCHOR W/ 2-SEAL BYNA-LOK STAINLESS STEEL TIE @ 16" O.C. VERTICAL & HORIZONTAL. PROVIDE CONTINUOUS 3/16" DIA. STAINLESS STEEL HORIZONTAL REINFORCEMENT
   - PROVIDE BITHUTHENE BASE & COUNTER FLASHING AT POURED CONCRETE RETAINING WALL LEDGE
   - PROVIDE CONTINUOUS **MORTAR NET** OR **MORTAR TRAP** AT BASE
   - PROVIDE QUADRO-VENT WEEP HOLES AT BASE @ 24" O.C.
4. 6" THK. x 16" HIGH. REINF. CONC. WALL PARAPET W/ P.T. WOOD CURB CURB WITH BASE FLASHING, COUNTER FLASHING & CAP FLASHING. PROVIDE DOWEL FROM FROM ROOF R.C. ROOF DECK. SEE WALL SECTION DETAILS A-503 FOR MORE INFO.
5. PROVIDE THROUGH WALL CUSTOM 316 GRADE STAINLESS STEEL SCUPPERS AT BOTTOM OF ROOF SLOPE. SCUPPER W/ STAINLESS STEEL FLANGE, SOLDERED TO SPOUT
6. PROVIDE LEADER/ DOWNSPOUT FROM OVERFLOW SCUPPER & CONNECT TO UNDERGROUND STORM LINE, SEE CIVIL DRAWINGS FOR MORE INFO
7. CR LAURENCE CUSTOM UNTITZED GLASS RAILING SYSTEM, MODEL #UNITGRSC WITH:
   - 48" HIGH X 9/16" THK. TEMPERED LAMINATED GLASS SGP LAYER RAILING
   - FASCIA SIDE MOUNT & SECURED WITH CRL EBA334 - HILTI M8 3-13/16" LONG HSL-4 EXPANSION ANCHOR BOLT @ 12" O.C.
   - WITH GRL10 LOW PROFILE 11 GAUGE CAP RAIL - 1" x 1 5/16" FOR 9/16" (13.52mm) LAMINATED TEMPERED GLASS
   - WITH CRL BSDB34 2 3/4" x 2 1/2" x 3/8" ALUMINUM DRAIN BLOCK
8. CUT & RAISE EXIST. PIPE & DOWNSPOUT NOZZLE & CONNECT PTO NEW HORIZONTAL PIPE ABOVE ROOF & DISCHARGE ON SIDE
9. EXISTING SPLIT FACED BLOCK TO REMAIN

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-6487

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
496 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL
REGISTERED ARCHITECT JEFFREY N. BERMAN 018146 STATE OF NEW YORK
NEW YORK REGISTERED ARCHITECT LICENSE NUMBER: 018146-01
NEW YORK LICENSE EXPIRATION: 01-31-2027

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed architect, to alter any item on these plans in any way. If alterations to these plans are made, the attendant shall be made in accordance with article 147, section 69.5 of the NY State Education Law.

SITE PLAN


ISSUED	DATE
ISSUED FOR PERMIT SET	03/12/2026

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE
BUILDING ELEVATIONS

PLAN EXAMINER

DATE: 03/12/2026
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.: **A-500**
CON NUMBER:

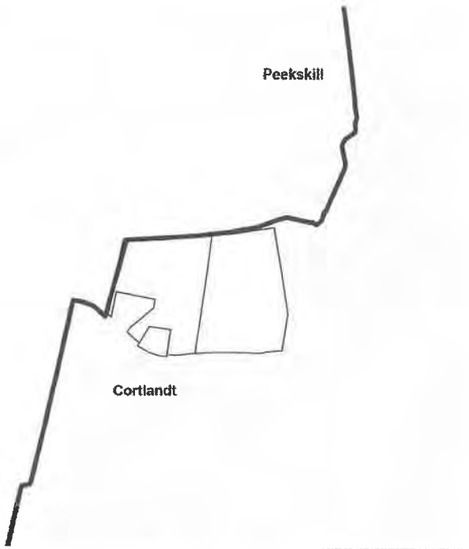
NEW YORK PRESBYTERIAN HUDSON VALLEY HOSPITAL CENTER

TOWN OF CORTLAND, WESTCHESTER COUNTY, NEW YORK

RENOVATION FOR LINAC INSTALLATION

INDEX OF DRAWINGS

SHEET	NO.	DRAWING NAME	DATE
1	C-001	COVER PAGE	x/xx/xx
2	C-002	GENERAL NOTES & SPECIFICATIONS	x/xx/xx
3	C-101	EXISTING CONDITION PLAN & KEY MAP	x/xx/xx
4	C-121	DEMOLITION PLAN	x/xx/xx
5	C-201	LAYOUT PLAN	x/xx/xx
6	C-301	GRADING & UTILITY PLAN	x/xx/xx
7	C-411	LIGHTING PLAN	x/xx/xx
8	C-901	CONSTRUCTION DETAILS	x/xx/xx
9	C-902	CONSTRUCTION DETAILS	x/xx/xx
			x/xx/xx
			x/xx/xx



SOURCE: WESTCHESTER COUNTY GIS

A LOCATION MAP
1" = 500'

APPLICANT / OWNER

HUDSON VALLEY HOSPITAL CENTER
1980 CROMPOND ROAD
CORTLAND MANOR, NY 10567

SIGNATURES

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. ____ of the Planning Board of the Town of Cortlandt, New York on the___day of_____, 20___, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval. Signed this___day of_____20___ by Chairman of the Planning Board

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-667-0467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

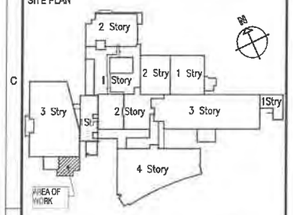
CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL



WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed professional engineer or architect, to alter in any way an item bearing the seal of a professional engineer or architect. If an item bearing the seal of a professional engineer or architect is altered, the altering engineer or architect shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration. Section 7209, Subdivision 2 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

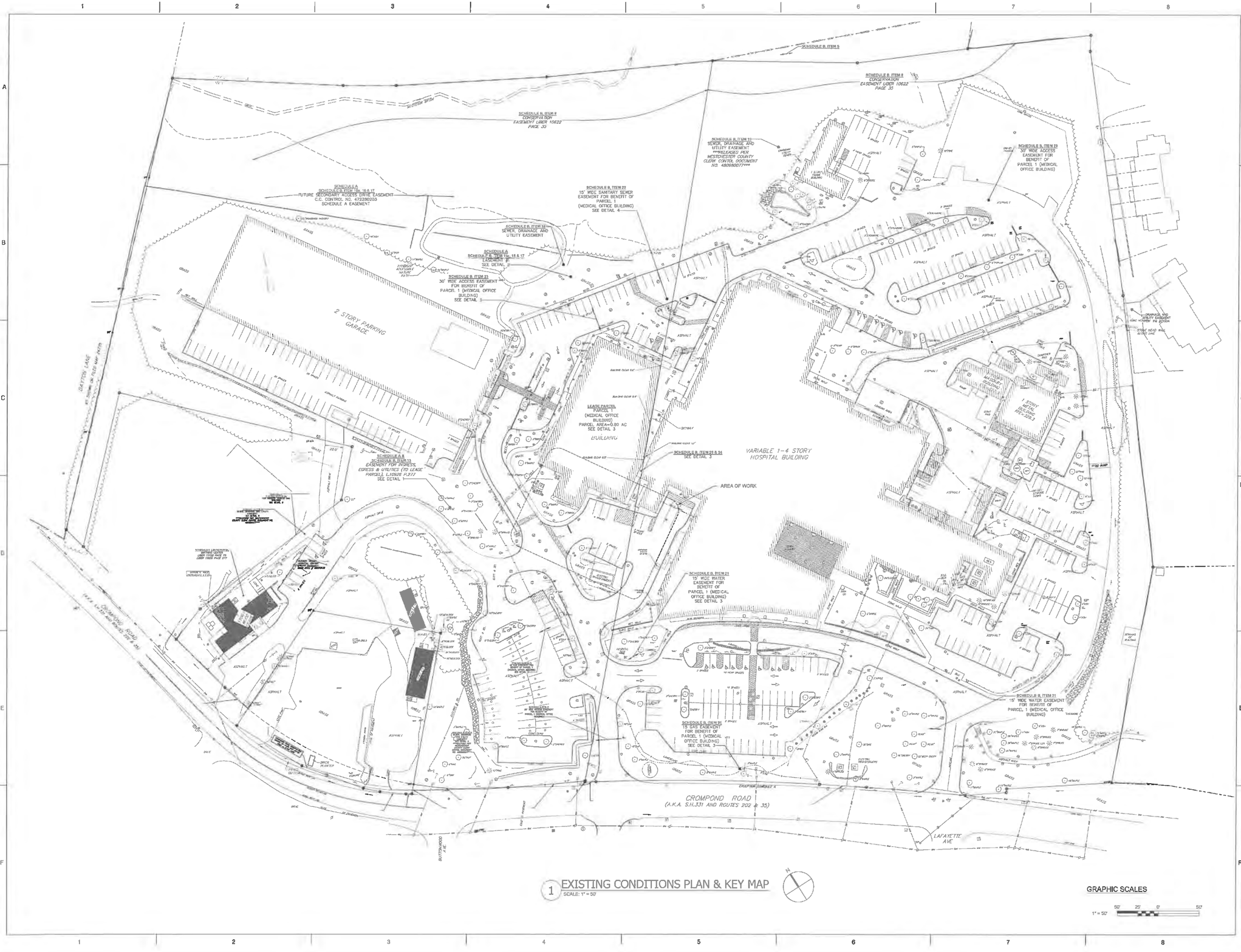
COVER SHEET

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

C-001.00

CON NUMBER:



OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-987-3400, Fax: 212-987-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-8487

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

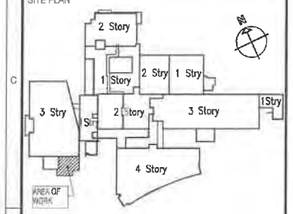
CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL



WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed professional engineer, to alter this drawing in any way. If this drawing is altered, the altering engineer must affix to the drawing his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration, in accordance with section 7209 subdivision 2 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

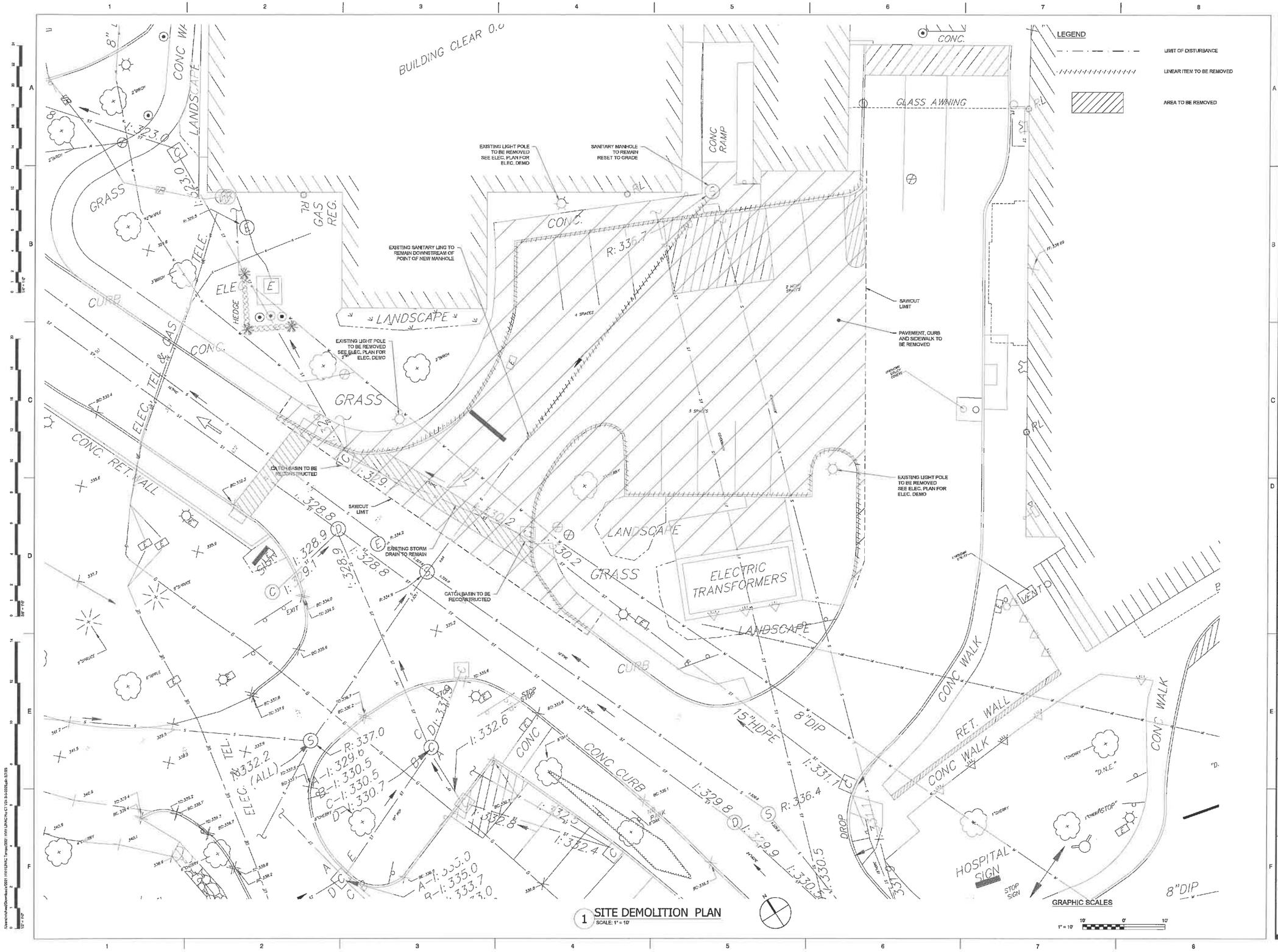
EXISTING CONDITIONS PLAN & KEY MAP

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

C-101.00

CON NUMBER:



OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-857-5467

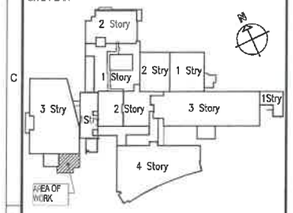
MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0655

SEAL

WARNING: It is a violation of the NY State Education Law for any person, unless they are acting under the direction of a licensed professional engineer, to alter this document in any way. If this document is altered, the altering engineer must affix to it his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

SITE PLAN



ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

SITE DEMOLITION PLAN

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:
C-102.00
CON NUMBER:

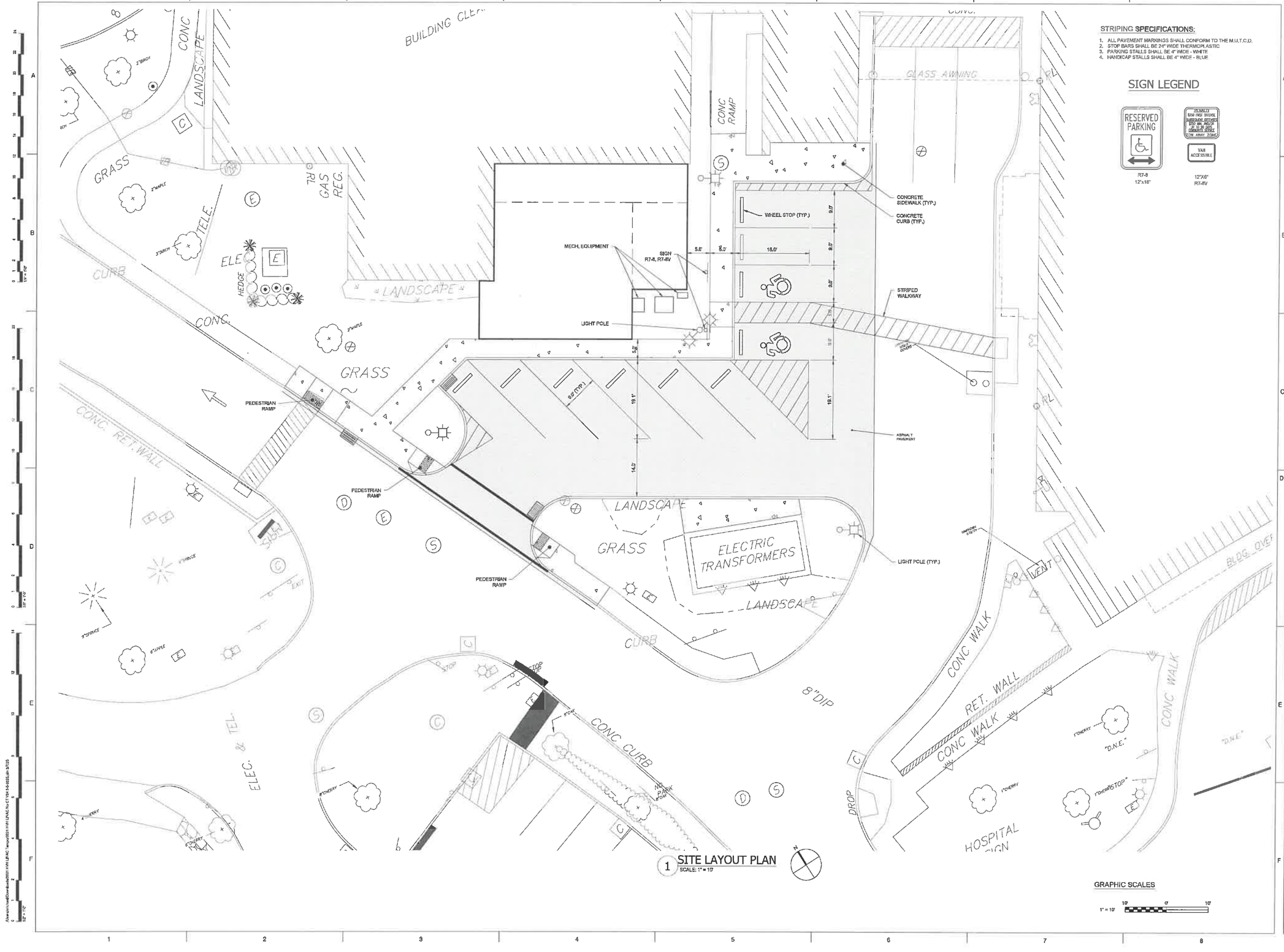
STRIPING **SPECIFICATIONS:**

1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE M.U.T.C.D.
2. STOP BARS SHALL BE 24" WIDE THERMOPLASTIC
3. PARKING STALLS SHALL BE 4" WIDE - WHITE
4. HANDICAP STALLS SHALL BE 4" WIDE - BLUE

SIGN LEGEND

R7-8
12"x16"

12"X6"
R7-8V



1 SITE LAYOUT PLAN
SCALE: 1" = 10'

GRAPHIC SCALES
1" = 10'
10' 0' 10'

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-697-6487

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL



WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed professional engineer or licensed architect, to alter this item in any way. If this item is altered, the altering engineer or architect must affix to the item their seal together with the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration. (Section 7209, subdivision 2 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

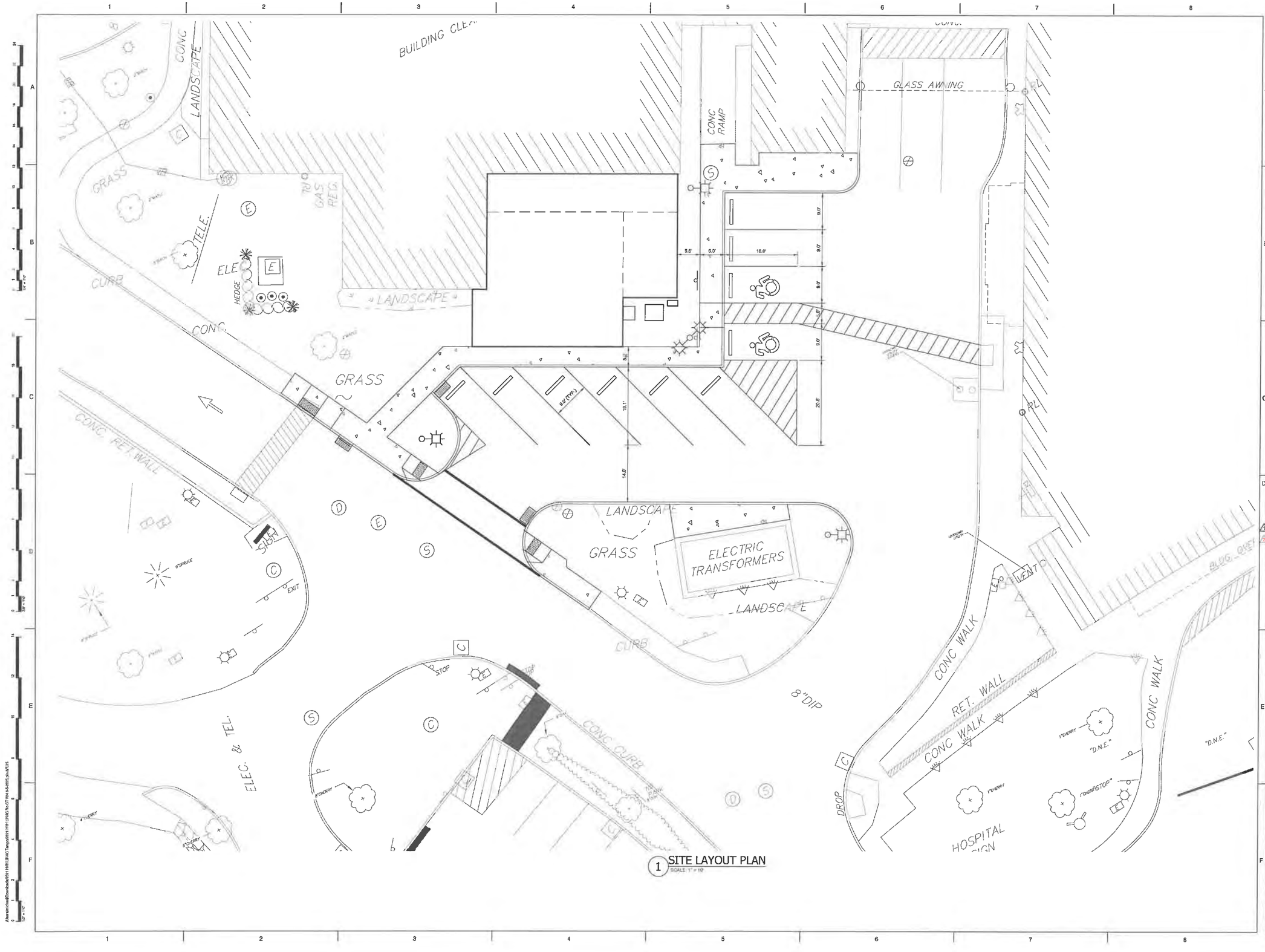
SITE LAYOUT PLAN

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

C-201.00

CON NUMBER:



1 SITE LAYOUT PLAN
SCALE: 1" = 10'

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

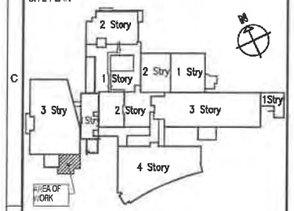
STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
485 Seventh Avenue, 8th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-8467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3500, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL

WARNING: It is a violation of the NY State Education Law for any person, unless acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor, to alter this document in any way. If this document is altered, the altering engineer, architect, landscape architect or land surveyor must affix to the document his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

SITE PLAN


ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
⚠1 ISSUED FOR RFI #1 CLARIFICATIONS	7/9/2024
⚠2 UPDATED INSULATION INFO. & NOTES FOR RFI #1	7/10/2024

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

SITE LAYOUT PLAN

PLAN EXAMINER

DATE:	3/21/2025
JBA PROJECT NO.:	2021
SCALE:	AS SHOWN
DRAWING NO.:	**C-202.00**
CON NUMBER:	

NOTES:

1. CONTRACTOR IS TO LOCATE EXISTING SEWER, IDENTIFIED PER RECORD INFORMATION, AND REPORT RIM, INVERT AND SIZE TO ENGINEER.
2. ENGINEER WILL PROVIDE PROPOSED INVERT ELEVATIONS BASED ON VERIFIED END POINT ELEVATIONS.

1 GRADING & UTILITY PLAN
SCALE: 1" = 10'

GRAPHIC SCALES
1" = 10' 10' 0' 10'

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

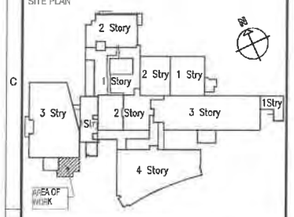
STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-5487

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0865

SEAL


WARNING: It is a violation of the NY State Education Law for any person, unless they are acting under the direction of a licensed professional engineer or architect, to alter this document in any way. If any alteration is made to this document, the altering engineer or architect must affix to the document their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

SITE PLAN


ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

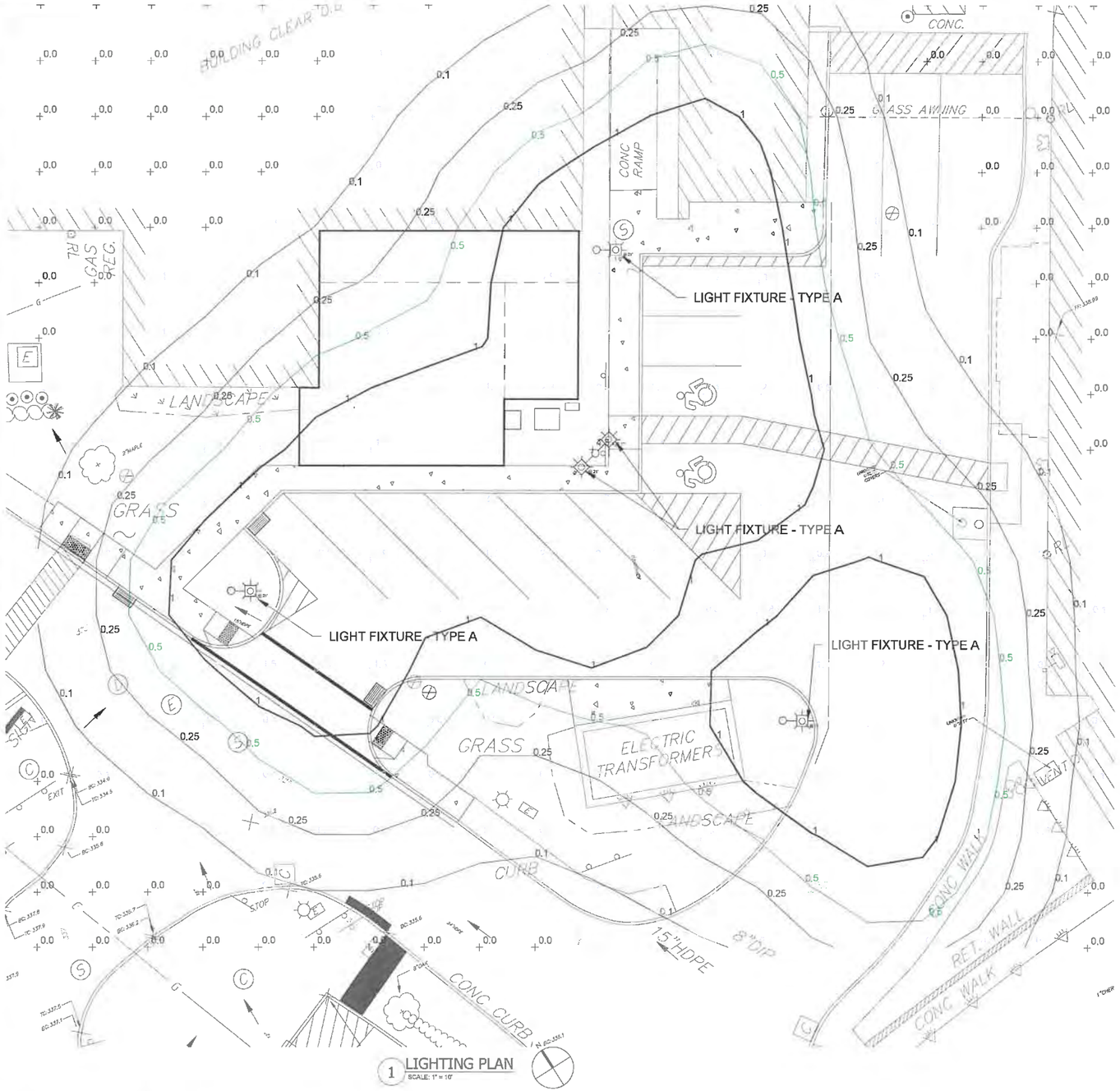
GRADING & UTILITY PLAN

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

C-301.00

CON NUMBER:



1 LIGHTING PLAN
SCALE: 1" = 10'

LIGHTING SCHEDULE

TAG	QTY.	MOUNTING		LUMINARIES										POWER		CONTROLS	
		TYPE	HT.	MANUFACTURER	MODEL	CATALOG NO.	NO. LAMP	CONFIGURATION	TYPE	LUMEN	DISTRIBUTION	WATTAGE	LLF	VOLTAGE	SOURCE	METHOD	HOURS
A	3	POLE	21'-0"	SELUX	BPL	BPL-X-R3-5G530-30-XX-UNV	1	SINGLE	LED	5,131	TYPE 3	49	0.85	120	SUB-L	TIME CLOCK	TBD
B	1	POLE	21'-0"	SELUX	BPL	BPL-X-R3-5G530-30-XX-UNV	1	DOUBLE	LED	10,262	TYPE 3	99	0.85	120	SUB-L	TIME CLOCK	TBD
C																	

POLE SPECIFICATIONS:

1. POLES SHALL BE AT555-20-XXX-BCS BY SELUX. FINISH TO MATCH FIXTURE.

GRAPHIC SCALES

1" = 10' 10' 0' 10'

selux

Date: Customer:
Project:
Type: Qty:

Beta Pendant LED



Order Code: BPL

Pole Order Code: Series Height Finish Options

BPL	Series	BPL Beta Pendant LED						
	Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R4 Type IV Distribution	R5R Type V (Round) Diamond	R5S Type V (Square) Distribution	
	Mounting	1 Single	2C Double Cluster	3C Triple Cluster	4C Quadruple Cluster	W Wall Mount	P* Pendant	*Interior use only
	Light Engine	5G350 nominal 3,0W	5G530 nominal 4,0W	5G700 nominal 6,6W	5G105 nominal 9,9W			
	CCT	27** 2700K	30* 3000K	35* 3500K	40 4000K	50* 5000K		*3000K and 5000K IES Approved **Consult factory.
	Power Cord Length	12 12'	15 15'	18 18'	20 20'	25 25'	XX XX'	
	Finish	WH White	BK Black	BL Sand-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color	MATCH EXISTING ON-SITE
	Voltage	UNV2,5 120V-277V	120 120V	240 240V	277 277V	347*,4,6 347V	480*,4,5 480V	*Please specify voltage. †Supplied with step-down transformer. ‡Voltage increase to 5g8 engines as such 4W, 7,5W, 9,9W. §Not available with PCT or HLSD. ¶Not available with HLSR
	Options	HS* House Side Shield (180°)	DM* Dimming (0-10V)	PCT*,8,9,11 Photocell Sensor See page 8 for details	HLSD*,8 Hi-Lo Switching Low Output 30%	MSR,10 Motion Sensor with Optional Photocell Detects Tote 24 Pencil-screening. See Pole Spec Sheet for Order Code		*Specify. LEL and Yorke †DALI HLSD, or MS only. Cannot be considered ‡120V, 240V, 277V only §120V, 240V, 277V, 347V only ¶PCT or MS only. Cannot be combined.

Product Modifications
Please list modification requirements for review by factory:

Approvals

Date:

Selux Corporation © 2022, T 845-854-1400, 800-735-3927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specifications sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York 10018
Tel: 212 986-3700, Fax: 212-687-8467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
499 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

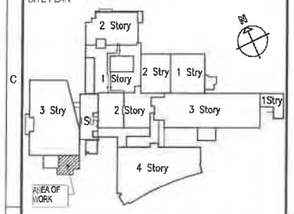
CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL



WARNING: It is a violation of the NY State Educational Law for any person, unless acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor, to alter this document in any way. If any alteration is made to this document, the alterer must affix to the item his seal and the notation "Altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

SITE PLAN



ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

LIGHTING PLAN

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

C-411.00

CON NUMBER:



1 EROSION CONTROL PLAN
SCALE: 1" = 10'

LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- TRACKING PAD

SHEET NOTES

1. PROVIDE SILT FENCE AT DOWNSLOPE PROPERTY LINE.
2. STABILIZED CONSTRUCTION ENTRANCE
3. INLET PROTECTION

SEQUENCE OF CONSTRUCTION

1.	INSTALL SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION WHERE REQUIRED.	1 WEEK
2.	DEMOLISH EXISTING IMPROVEMENTS TO BE REMOVED, CLEAR SITE OF EXISTING VEGETATION AND DEBRIS.	2 WEEKS
3.	EXCAVATE AND CONSTRUCT FOUNDATION. BACKFILL AND REMOVE EXCESS MATERIAL OFF-SITE.	16 WEEKS
4.	INSTALL SITE IMPROVEMENTS.	16 WEEKS
5.	STABILIZE THE SITE.	3 WEEKS

GRAPHIC SCALES

1" = 10' 10' 0' 10'

OWNER
NewYork-Presbyterian
Hudson Valley Hospital

ARCHITECT
JEFFREY BERMAN ARCHITECT
545 Eight Avenue, 18th Floor, New York, NY 10018
Tel: 212-967-3400, Fax: 212-967-9731

STRUCTURAL ENGINEER
Severud Associates
CONSULTING ENGINEERS P.C.
469 Seventh Avenue, 9th Floor
New York, New York, 10018
Tel: 212 986-3700, Fax: 212-687-8467

MEP ENGINEER
Cosentini Associates
CONSULTING ENGINEERS
498 Seventh Avenue, New York, NY 10018
TEL: 212-615-3600, FAX: 212-615-3700

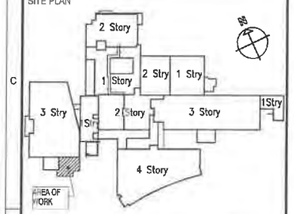
CIVIL WORKS ENGINEER
Derosier Engineering, LLC
35 Gates Avenue
Warren, NJ 07059
(201) 993-0665

SEAL

STATE OF NEW YORK · ROBERT ALAN DEROSIER · LICENSED PROFESSIONAL ENGINEER

WARNING: It is a violation of the NY State Education Law for any person, unless he/she is acting under the direction of a licensed professional engineer, to alter in any way any item bearing the seal of a licensed professional engineer as set forth in Section 7209, Subdivision 2 of the NY State Education Law.

SITE PLAN



ISSUED	DATE
ISSUED FOR DESIGN DEVELOPMENT SET	3/21/2025
ISSUED FOR PERMIT SET	4/14/2025

PROJECT TITLE NYPH #H-00026

Renovation for Linear Accelerator Installation
NewYork-Presbyterian Hudson Valley Hospital
Medical Office Building
Ground Floor
1980 Crompond Road
Cortlandt Manor, NY 10567

DRAWING TITLE

EROSION CONTROL PLAN

PLAN EXAMINER

DATE: 3/21/2025
JBA PROJECT NO.: 2021
SCALE: AS SHOWN
DRAWING NO.:

C-801.00

CON NUMBER: