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/84874269955?pwd=fBzbLYVG6OoT7dqpmp0bQYp3l2fbZa.1

WORK SESSION……..MAY 5, 2026 6:00 PM

1. Discuss May 5, 2026 Regular Planning Board Meeting Agenda.

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

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

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 April 22, 2026.

7. **PUBLIC HEARINGS (NEW)**

PB 2024-8 **a.** Public Hearing: 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 **b.** Public Hearing: Application of Steven J. Basini, R.A. for the property of Maric Family Limited Partnership and Maric 1903 LLC for Amended Site Plan approval, Special Permit for an automotive body and paint shop, and Special Permit for a reduction in the required number of parking spaces, 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)

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 2026-7 **c.** 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)

PB 2024-4 **d.** Application of John Lentini, R.A., for the property of J Glamour Nails & Spa, Inc., for Site Development Plan approval for the conversion of the former La Viletta Restaurant into a Nail Salon for property located at 3172 East Main St. (Cortlandt Boulevard). Drawings revised February 13, 2026.

9. NEW BUSINESS

PB 2026-8 **a.** Application of Mike Miele, P.E. for the property of 56 Mistis Roa Hook Road Corp. for Site Development Plan approval and a Steep Slope permit for a proposed 16,000 sq. ft. indoor multi-sports facility for property located at 56-64 Roa Hook Road. Drawings dated February 22, 2025 (see prior PB's 45-95 and 4-10).

10. ADJOURNMENT

Next Regular Meeting; TUESDAY, JUNE 2, 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*

PROPOSED OFFICES
1 DOGWOOD ROAD CORTLAND, NY. 10567

MAPS



AERIAL VIEW N.T.S.



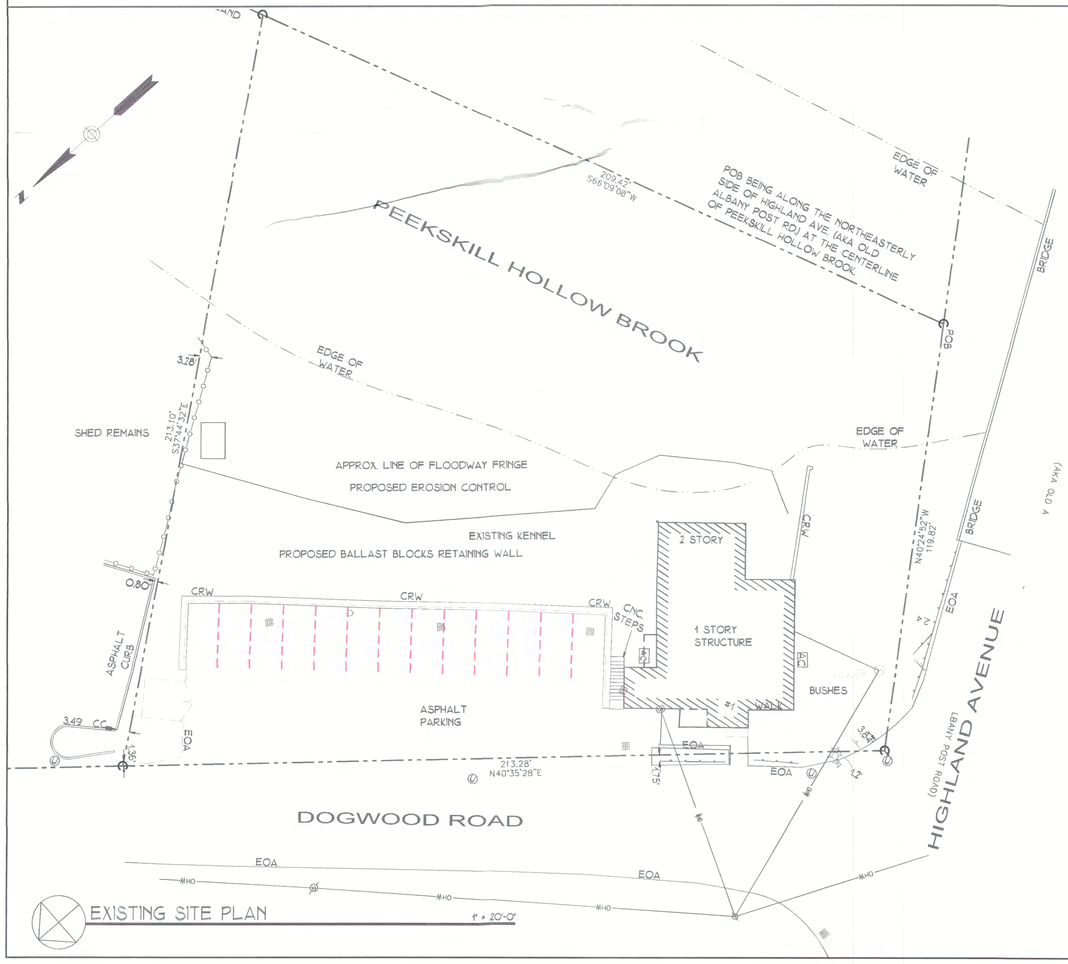
LOCATION VIEW N.T.S.

CODE ANALYSIS

CODE ANALYSIS - COMMERCIAL		
SECTION	STORAGE (S-2) @ 1 DOGWOOD ROAD.	
EBC OF NYS CH. 7	ALTERATION LEVEL 1	
EBC OF NYS 1011.4	EXIST BUSINESS (HAZARD LEVEL 4) PROPOSED STORAGE S-2 (HAZARD LEVEL 5 LOWEST HAZARD) (CHANGE TO LOWER HAZARD)	
1004.5	OCCUPANCY LOAD -2020 BC OF NYS 311.3 -S-2 LOW HAZARD STORAGE	REQUIRED : 300 GROSS PROVIDED : 2784 SF. / 300 SF GROSS = 9.28 OCCUPANTS
1005.3.2	MIN. DOOR WIDTHS	REQUIRED : 2" / OCCUPANT : 2" X 10 OCCUPANTS = 7" PROVIDED : COMPLIES ALL EXIT DOORS +> 3'-0"
1006.2.1	COMMON PATH OF EGRESS TRAVEL DISTANCE	REQUIRED : 100' MAX (NON-SPRINKLERED OL = >30) PROVIDED : COMPLIES SEE PLANS
1006.3.2	EXITS REQ'D	REQUIRED : 2 IF 1-500 OCCUPANTS PROVIDED : 2 EXITS REQ'D - COMPLIES.
1010.1.1	MIN. DOOR OPENING CLEAR WIDTH	REQUIRED : 32" CLEAR OPENING PROVIDED : COMPLIES SEE PLANS
1010.1.2.1	EGRESS DOOR MUST SWING IN DIRECTION OF EGRESS.	REQUIRED : IF + >50 PEOPLE PROVIDED : COMPLIES SEE PLANS
1017.2	MAX TRAVEL DISTANCE	REQUIRED : 300' MAX (NOT SPRINKLERED) PROVIDED : COMPLIES - SEE PLANS
2020 PC OF NYS 403.1	BATHROOMS REQUIRED	REQUIRED : STORAGE 1 PER 100 OCCUPANTS
2020 PC OF NYS 403.1	DRINKING FOUNTAIN	REQUIRED : STORAGE 1 PER 1000 OCCUPANTS (DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.)
2020 PC OF NYS 403.1	SERVICE SINK	REQUIRED : STORAGE 1 SERVICE SINK REQUIRED PROVIDED : COMPLIES SEE PLANS
2020 BC OF NYS 1607	LIVE LOADS.	REQUIRED : 125 LIGHT STORAGE PROVIDED : FIRST FLOOR 40 PSF (WOOD FRAMING) PROVIDED : LOWER LEVEL 100 PSF (CONCRETE) (LOAD LIMIT SIGNS WILL BE PROVIDED THROUGHOUT)

CODE ANALYSIS - COMMERCIAL		
SECTION	BUSINESS (B) @ 1 DOGWOOD ROAD.	
EBC OF NYS CH. 7	ALTERATION LEVEL 1	
EBC OF NYS 1011.4	EXIST BUSINESS (HAZARD LEVEL 4) PROPOSED BUSINESS (B) HAZARD LEVEL 4	
1004.5	OCCUPANCY LOAD -2020 BC OF NYS 304 -BUSINESS	REQUIRED : 150 GROSS PROVIDED : 660 SF. / 150 SF GROSS = 4.4 OCCUPANTS
1005.3.2	MIN. DOOR WIDTHS	REQUIRED : 2" / OCCUPANT : 2" X 5 OCCUPANTS = 1' PROVIDED : COMPLIES ALL EXIT DOORS +> 3'-0"
1006.2.1	COMMON PATH OF EGRESS TRAVEL DISTANCE	REQUIRED : 100' MAX (NON-SPRINKLERED OL = >30) PROVIDED : COMPLIES SEE PLANS
1006.3.2	EXITS REQ'D	REQUIRED : 2 IF 1-500 OCCUPANTS. PROVIDED : 2 EXITS REQ'D - COMPLIES.
1010.1.1	MIN. DOOR OPENING CLEAR WIDTH	REQUIRED : 32" CLEAR OPENING PROVIDED : COMPLIES SEE PLANS
1010.1.2.1	EGRESS DOOR MUST SWING IN DIRECTION OF EGRESS.	REQUIRED : IF + >50 PEOPLE PROVIDED : COMPLIES SEE PLANS
1017.2	MAX TRAVEL DISTANCE	REQUIRED : 200' MAX (NOT SPRINKLERED) PROVIDED : COMPLIES - SEE PLANS
2020 PC OF NYS 403.1	BATHROOMS REQUIRED	REQUIRED : BUSINESS 1 PER 25 OCCUPANTS
2020 PC OF NYS 403.1	DRINKING FOUNTAIN	REQUIRED : BUSINESS 1 PER 100 OCCUPANTS (DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER)
2020 PC OF NYS 403.1	SERVICE SINK	REQUIRED : BUSINESS 1 SERVICE SINK REQUIRED (SERVICE SINK SHALL NOT BE REQUIRED FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER)
2020 BC OF NYS 1607	LIVE LOADS.	REQUIRED : 50 PROVIDED : FIRST FLOOR 40 PSF (WOOD FRAMING) (LOAD LIMIT SIGNS WILL BE PROVIDED THROUGHOUT)

EXISTING SITE PLAN



EXISTING SITE PLAN 1" = 20'-0"

SIGNATURE BLOCK
Required for Subdivisions and Site Plans

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

Reviewed by the Department of Environmental Services

NA
Director **Date**

Reviewed by the Department of Technical Services

[illegible]
Director 7/6/22 **Date**

Approved by Resolution No. 7-21 **of the Planning Board of the Town of Cortlandt, New York on the** 2nd **day of** March 2021 **, subject to all requirement and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.**

Signed this 5th **day of** June **, 20** 22 **by**

Lorette Taylor
Chairperson of the Planning Board

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

ZONING DATA

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

USE & PARKING ANALYSIS

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

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

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

11 (PARKING SPACES TOTAL PROVIDED)

ARQ. ARCHITECTURE P.C.
ARCHITECTURE - PLANNING

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

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

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

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

PROJECT:
PROPOSED OFFICES

PROJECT ADDRESS:
1 DOGWOOD RD.
CORTLANDT,
NY 10567

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

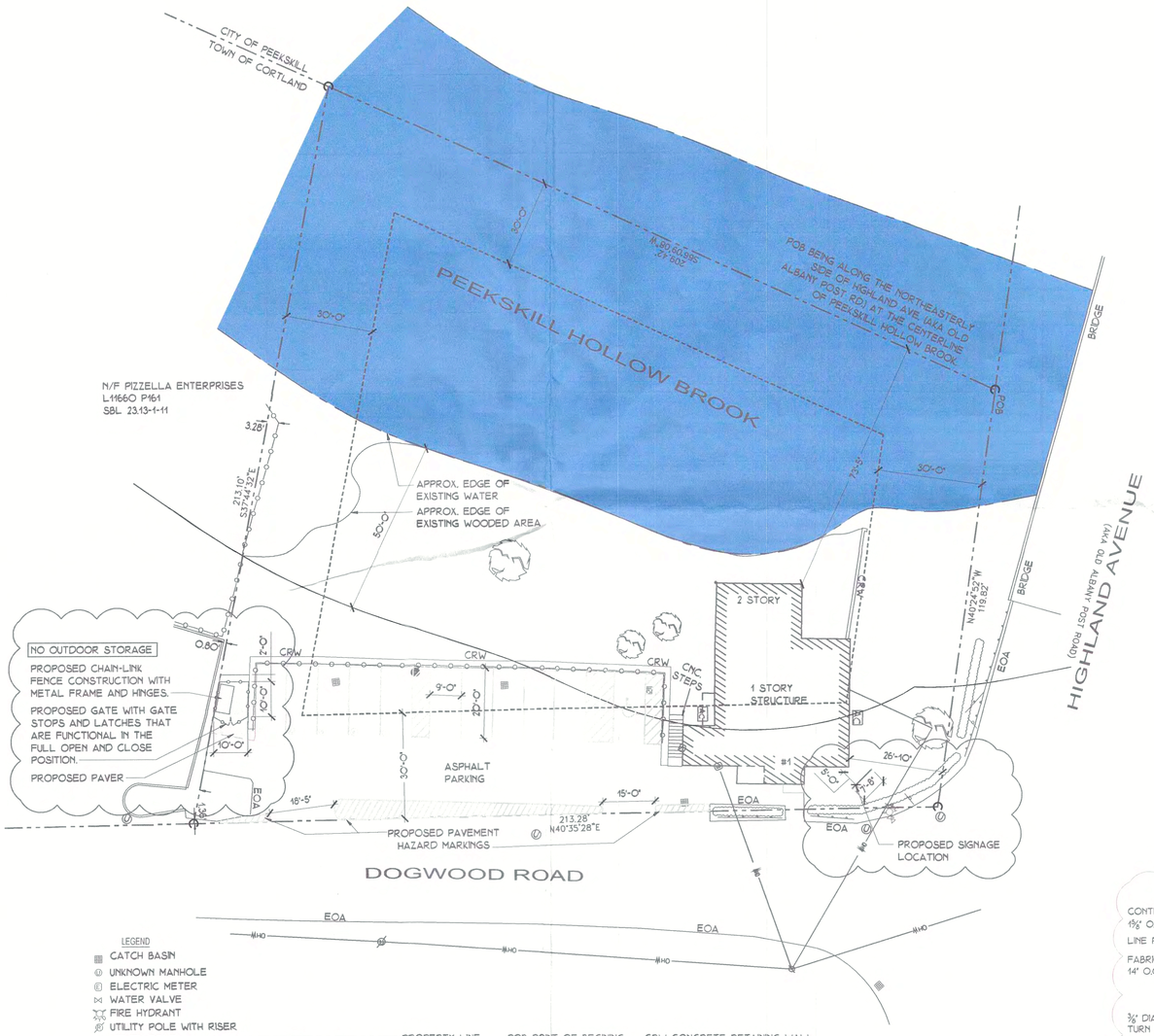
SEAL & SIGNATURE

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

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

GENERAL NOTES

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

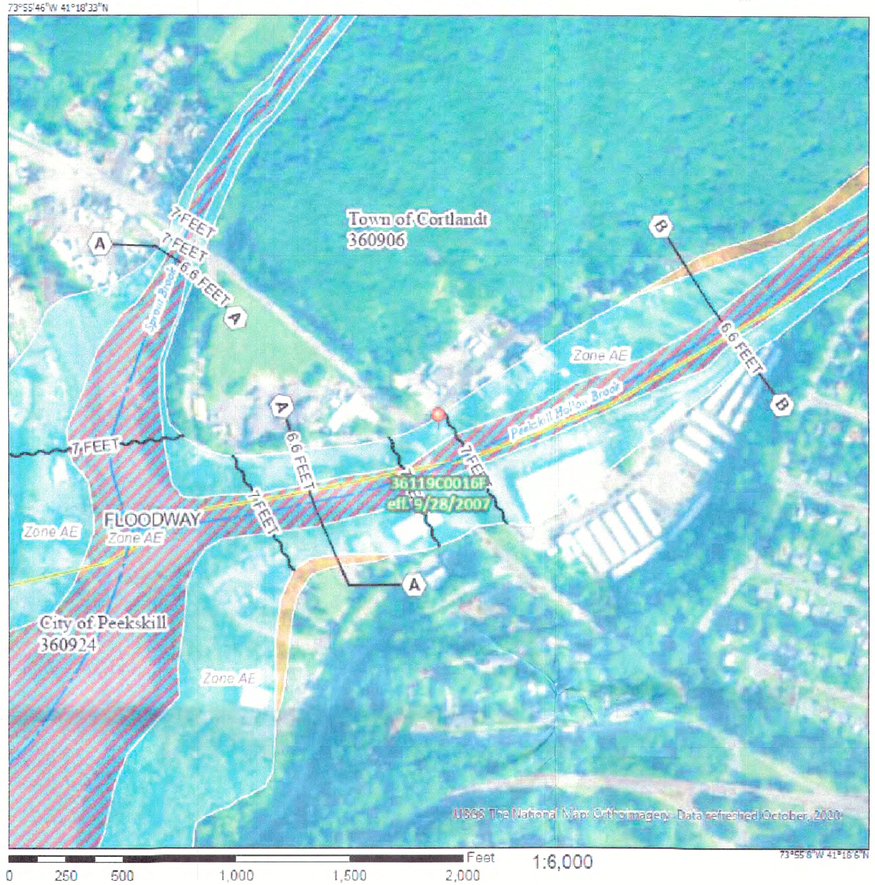


PROPOSED SITE PLAN 1" = 20'-0"

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

National Flood Hazard Layer FIRMette

FEMA

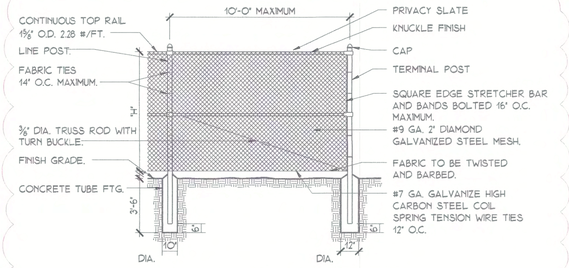


SAFE DIG

Before You Dig, Drill or Blast!

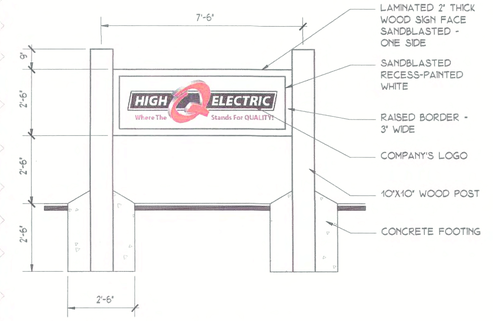
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.

UFPO



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

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



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

ARQ. ARCHITECTURE P.C.
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OSSINING, NY 10562
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JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256
7 FIELDSTONE DRIVE
NEW FAIRFIELD, CONNECTICUT 06812-000

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

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

PROJECT:
PROPOSED OFFICES

PROJECT ADDRESS:
1 DOGWOOD RD.
CORTLANDT,
NY 10567

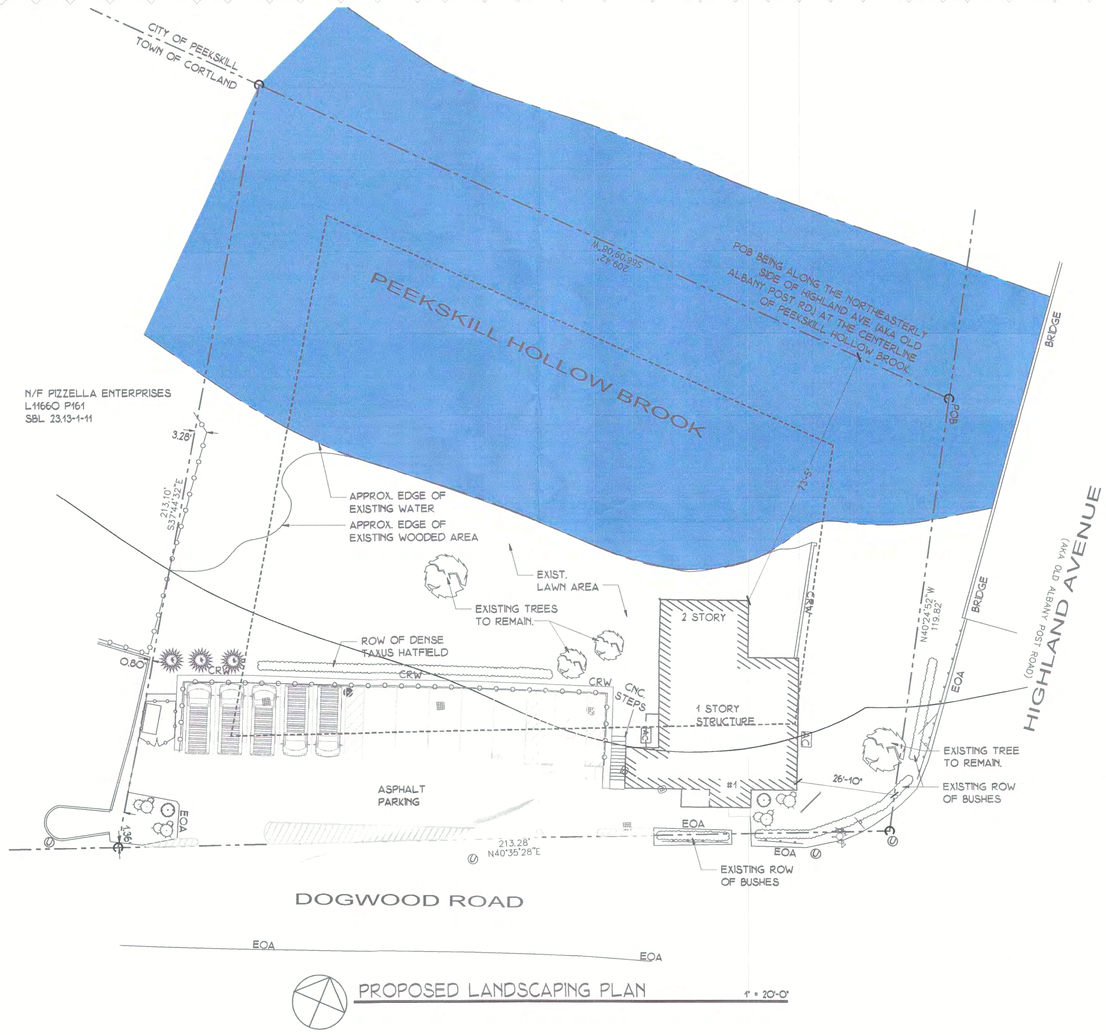
DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE

REGISTERED ARCHITECT JORGE B. HERNANDEZ No. 030424-1 STATE OF NEW YORK

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



PROPOSED LANDSCAPING PLAN 1" = 20'-0"



WHITE PINE



MOUNTAIN LAUREL



BAYBERRY

PROPOSED PLANTING LEGEND

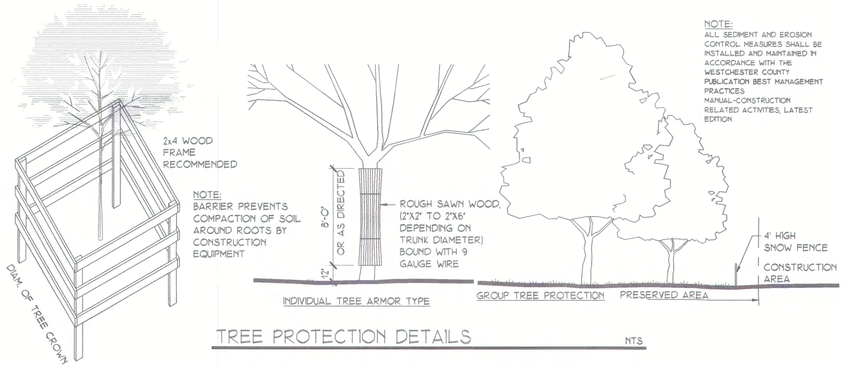
SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
	WP	PINUS STROBUS	WHITE PINE ×	3	4" DIA.
	ML	KALMIA LATIFOLIA	MOUNTAIN LAUREL ×	2	
	BY	MORELLA CAROLINENSIS	BAYBERRY ×	4	

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

LEGEND

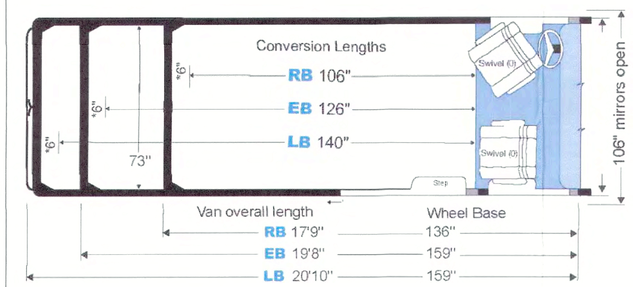
EXISTING BUSHES TO REMAIN

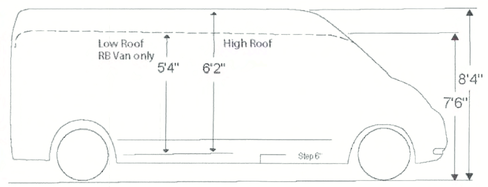
EXISTING TREE TO REMAIN



TREE PROTECTION DETAILS NTS

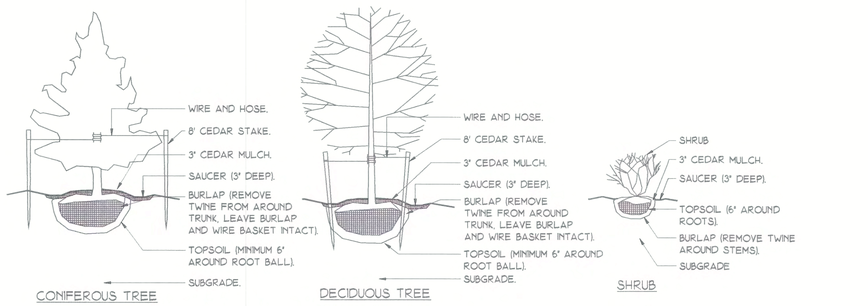
NOTE:
ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION





RAM PROMASTER DIMENSIONS NTS

DODGE RAM PROMASTER



PLANTING DETAIL NTS

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ARCHITECTURE - PLANNING
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OSSINING, NY 10562
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FAX: (866) 567-6240

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

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

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

PROJECT:
PROPOSED OFFICES

PROJECT ADDRESS:
1 DOGWOOD RD.
CORTLANDT,
NY 10567

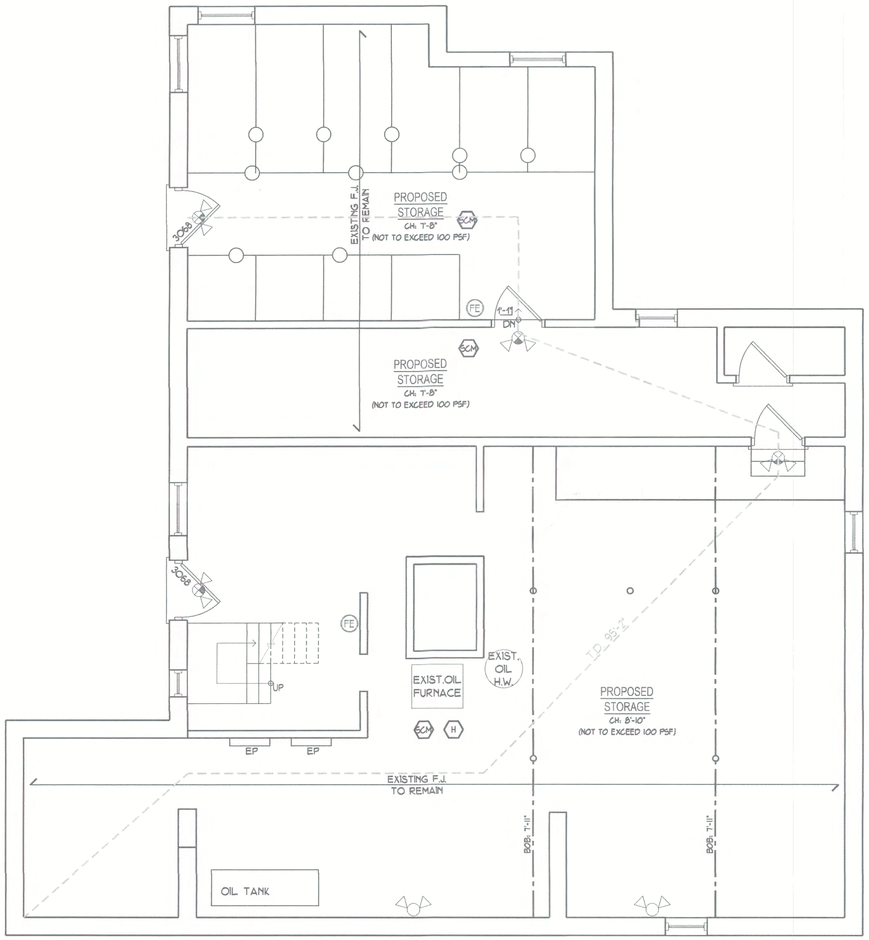
DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

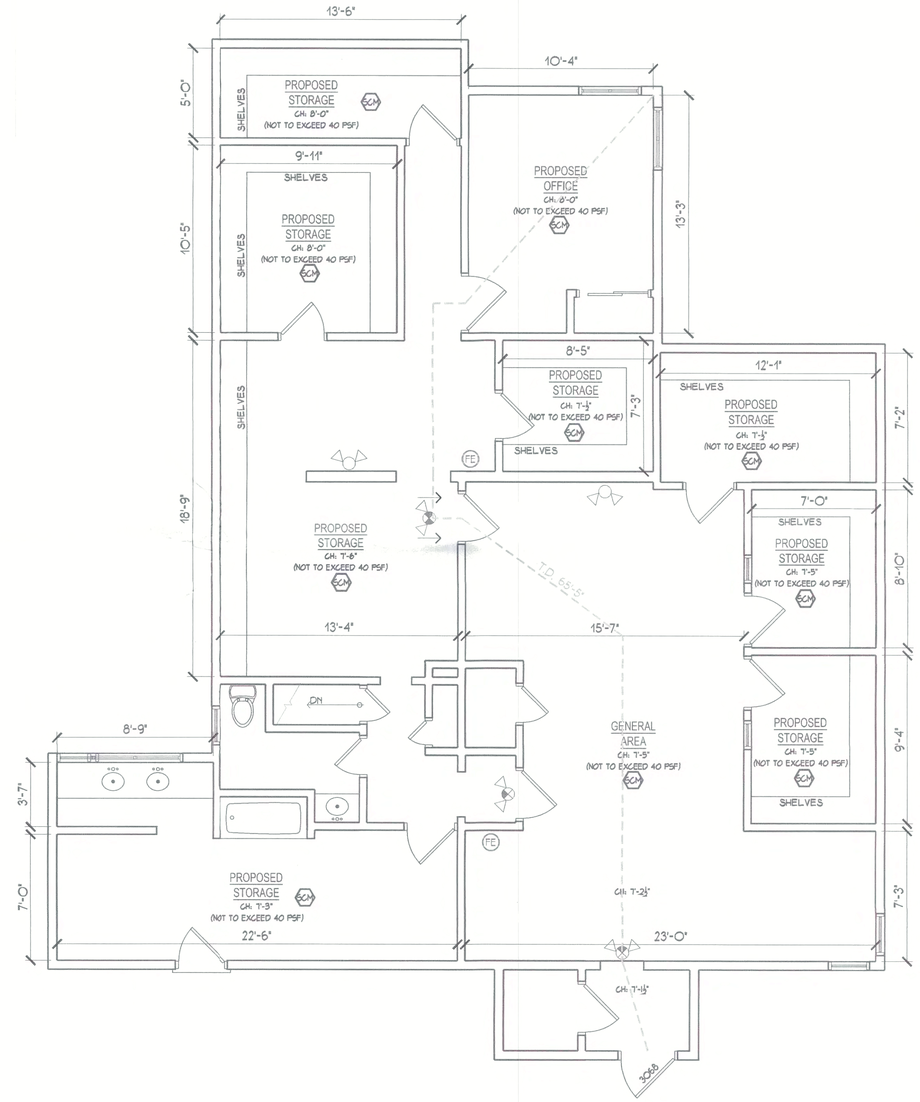
SEAL & SIGNATURE:

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

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



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



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

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

PSF SIGN TO BE POSTED

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

LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN

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

FIRE LEGEND:	
SYMBOL	DESCRIPTION
	EXIT SIGN W/ EMERGENCY LIGHT: SHADED AREAS INDICATE LIGHTED FACES. ARROWS INDICATE DIRECTION ARROWS
	EMERGENCY LIGHT W/ BATTERY BACKUP
FE	FIRE EXTINGUISHER
SCM	NEW HARDWIRED INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTOR. NOTE: EXCEPTION (RC #R314.4) INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS ARE NOT REQD WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES. (#1,1403.2.1) SMOKE ALARMS ARE PERMITTED TO BE BATTERY OPERATED WHEN PROPOSED WORK DOES NOT INCLUDE REMOVAL OF INTERIOR FINISHES.
H	NEW HARDWIRED INTERCONNECTED HEAT DETECTOR

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

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

ARQ. ARCHITECTURE P.C.
ARCHITECTURE - PLANNING
@ ALL RIGHTS RESERVED
100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
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4 B.D. COMMENTS	4-5-2022	ARQ

DRAWING TITLE:
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1 DOGWOOD RD.
CORTLANDT,
NY 10567

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE

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

DATE:	DWG. NO.:
11/14/2020	A-1
PROJECT NO.: 20-074	
DRAWING BY: ARQ	CAD FILE NO.:
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Intelligent Land Use

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April 22, 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 1 – Assisted Living Facility
(2003 Crompond Road (PB 2025-5)
Response to Dept of Planning & Community Development Comments

Dear Chairman Kessler and Members of the Planning Board:

On behalf of VS Construction Corp and in connection with the Evergreen Manor Parcel 1 Assisted Living Facility Site Plan we offer the following responses to comments received from Department of Planning & Community Development, dated January 16, 2025. The comments were based on the plan set submitted to the Town with a revision date of November 20, 2025.

1. **Comment:** ***Retaining Walls:*** ***This project includes the construction of over 2,400 linear feet of retaining walls, with an average height of 8-12 feet and some areas extending up to 18 feet tall. These walls will be a prominent site feature of this project; their massing and visual impacts are important considerations for the Planning Board to understand and evaluate. As such:***

   A. The section of retaining wall that curves around in front of the building, at the intersection of Route 202 and the new cul-de-sac, will be 14 feet tall. The applicant shall investigate the possibility of tiering this section of wall and adding robust plantings between levels, in an effort to reduce their visual impact at this important intersection.

   B. The applicant shall provide material samples to the Board, along with photos of installed examples, so they can evaluate the proposed material(s)/color(s).

Response:

A. The single wall at the eastern corner of the Evergreen Manor main entry drive has been revised to include two 5-ft high walls 5-ft to 8-ft apart. In front of the lower wall, a mix of evergreen and deciduous trees, shrubs and perennials will add seasonal interest to the entry drive corner and will provide a backdrop to the new monument sign. Due to restrictions on planting above the geogrid which supports the walls, small shrubs are located between the two wall tiers including evergreen inkberry and deciduous ninebark and summersweet. Columnar junipers are located behind the upper tier wall near the building façade.

B. The attached Figure 1 provides photographs of the proposed gray block color that will be used for the retaining walls within Parcel 1 and an example of the installed wall design (in a different color) at a nearby development along Crompond Road. The Applicant will have physical samples available for presentation at the Board's meeting.

2. **Comment:** ***<u>Perspective Renderings:</u> The applicant previously provided two perspective views of the project (sheet A0.0 showing view from the intersection at 202 and new road, and sheet A0.1 showing view of the main entrance facade on the south side of the building). These views shall be revised to include a standard scale figure (6-foot-tall) for reference. The following additional perspective views – showing the building, retaining walls, proposed landscape treatment, and the standard scale figure – shall be provided:***

A. View from Route 202 looking southwest, in area of emergency access road;

B. Straight-on view from Route 202, halfway between emergency access and traffic light at new cul-de-sac intersection.

C. View from the new road looking southeast, in the area about halfway between Route 202 and the vehicular entrance to the assisted living site.

Response: The enclosed renderings have been updated to include the additional requested perspective views.

3. **Comment:** ***Fences: There are numerous fence labels shown on sheet SP-1.0 but it is not clear what types of fencing are proposed in which locations. A few labels are tagged to detail #11 on sheet SP-6.1 but none of the other labels include detail references, and the only fence detail provided is for a chain link fence. It appears that more than one type of fencing is proposed as the perspective renderings show a black iron fence atop some of the retaining walls, and a white aluminum fence in some areas. The applicant shall show details for all proposed fence types, and clearly label every section of fence on the plan with reference to the associated fence detail. Chain link fencing should be avoided where possible. Any fenced outdoor areas that will be programmed for resident use shall be labeled accordingly.***

Response: The fall protection fences along the tops of the perimeter retaining walls adjacent to the parking lot (south and east) will be 4-ft high black vinyl chain link fence. The fall protection fences along the Crompond Road and the new Evergreen Manor main access road frontages will be a 4-ft high black aluminum picket style decorative fence. The fence around the Memory Care Garden and the refuse area screen will be an 8-ft high, white wood or vinyl fence with a 6-ft high solid board and a 2-ft high lattice area above. The refuse area will be enclosed with a 6-ft high black vinyl chain link fence with black privacy slats.

Landscaping

4.A. **Comment:** ***The Site Landscape Plan (sheet SP-4.1) shows broad plant categories and notes the total number of plants proposed in each category, along with examples of specific plants that may be selected for that category, but 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 (not area), and size at planting of each plant material selected, along with a plant-specific key to the landscape plan. Generic plant material entries such as "Quercus SPP" are not sufficient.***

Response: The landscape plan has been updated with plant callouts corresponding to a more detailed plant list.

4.B. **Comment:** ***The applicant should evaluate a less linear approach to the landscaping along Route 202 between the emergency access road and the new cul-de-sac. Acknowledging that the 60"- diameter underground drainage pipe running parallel to Route 202 in this vicinity could influence the location and types of plantings between the building and the road, areas should be identified where larger groupings of trees/shrubs could be clustered, with some specimen trees included between clusters. This could help break up the view of the building from Route 202, while also providing opportunities to highlight portions of the building in areas where the plantings open up.***

Response: The landscape plan along Crompond Road has been updated to provide a more irregular plant layout with the north building elevation considered for the proposed plant locations.

4.C. **Comment:** ***The five (5) evergreens shown at the corner of the building near the intersection of 202 and the new cul-de-sac are too few, and spaced too far apart. Additional and varied trees should be added to this area, to help soften the view of the 3-story building as it sits atop a ±14-tall retaining wall.***

Response: The single wall at the northeast corner of the entry drive has been revised to include two 5-ft high walls 5-ft to 8-ft apart. In front of the lower wall, a mix of evergreen and deciduous trees, shrubs and perennials will add seasonal interest to the entry drive corner and will provide a backdrop to the new monument sign. Due to restrictions on planting above the geogrid which supports the walls, small shrubs are located between the two wall tiers including evergreen inkberry and deciduous ninebark and summersweet. Columnar junipers are located behind the upper tier wall near the building façade.

4.D. **Comment:** ***The applicant shall clarify whether any landscaping is proposed within the fenced-in areas flanking the main entrance, the interior courtyard, and any other fenced areas on site. If so, that information should be added to the landscape plan.***

Response: Landscape and hardscape areas have been shown for the interior and exterior garden areas around the proposed building.

4.E. **Comment:** ***The Site Grading and Drainage Plan (sheet SP-2.0) shows numerous stormwater planters around the foundation of the building (both along the exterior and within the courtyard). No detail is provided explaining how these planters will be designed, and the Site Landscape Plan shows other landscaping treatments where the stormwater planters are shown on SP-2.0. The applicant shall clarify whether the stormwater planters are actually proposed and, if so, provide a detail and maintenance plan for them, along with a planting schedule showing the specific type, quantity and size of their proposed plant materials.***

Response: Stormwater planters are proposed as a green infrastructure technique to treat roof runoff from portions of the new building. Stormwater plants have been shown for the stormwater planters along with the addition of the plants to the plant schedule (see SP-4.1 and SP-4.2). A detail for the stormwater planter design has been added to Sheet SP-6.2 (see detail #7). Stormwater planter maintenance will include mulching and weeding during regular landscape maintenance. Sediments will be removed if capacity is reduced by 10% or greater.

4.F. **Comment:** ***Wherever possible, native/indigenous plant materials should be selected in favor of non-natives.***

Response: All plant material is native to the US and the majority of the plants are native to the northeast US.

5. **Comment:** ***Parking Lot Landscaping:*** ***Per §307-22, the minimum required landscaping for parking lots with 30 or more vehicles must be included within the perimeter of the lot. The calculations provided at the bottom right of sheet SP-4.1 indicate that a 1,285 square foot "landscape perimeter" has been provided. The applicant shall provide a colored plan graphic clearly showing the parking lot area, and the associated landscaped areas within that perimeter that area being counted towards parking lot landscaping. These areas must be within the perimeter of the parking lot.***

Response: The attached Figure 2, *Parking Lot Perimeter Landscaping*, provides calculations demonstrating that the proposed perimeter landscaping meets the minimum 5% requirement based on the parking lot area.

Lighting

6.A **Comment:** ***The overall lighting levels in most areas of the site are acceptable, though there are some hot spots in the 2-4 footcandle range, primarily around the pole fixtures. The applicant should evaluate whether the lighting plan can be modified to eliminate those hot spots.***

Response: The lighting plan has been revised to the extent practicable to reduce light levels while meeting IESNA recommended standards. The photometrics and cut sheets for the Gardco downlight fixtures have also been revised per recent updates from the lighting manufacturer. The Gardco lumen output has been reduced and the post top downlights have been adjusted to increase the spacing between lights and to include a house side shield (which is factored into the photometrics).

6.B. **Comment:** ***The applicant shall provide fixture specifications for the proposed bollard light fixture, and clarify how many bollards are proposed. The Lighting Plan (SP-5.1) shows five bollards (B1-B5) but the fixture schedule indicates only three are proposed.***

Response: A bollard specification sheet has been added to SP-5.3 Detail 3. Eight (8) bollard lights are proposed for the Memory Courtyard.

6.C. **Comment:** ***The applicant shall clarify whether any outdoor lighting is proposed beneath the porte-cochere. If so, fixture details shall be provided and the associated photometrics shall be added to the lighting plan.***

Response: Fixture specifications have been provided for all fixtures including building mounted lights and canopy lights. Building mounted and canopy lights have been added to the photometric plan. See cut sheets on Sheet SP-5.3, Detail 2. The lights are called out on the lighting plan and a legend for building lighting has been added to the lighting plan sheet.

6.D. **Comment:** ***The applicant shall clarify whether any exterior wall-mounted light fixtures are proposed. If so, fixture details shall be provided and the associated photometrics added to the lighting plan.***

Response: Fixture specifications have been provided for all fixtures including building mounted lights and canopy lights. Building mounted and canopy lights have been added to the photometric plan. See cut sheets on Sheet SP-5.3, Detail 2. The lights are called out on the lighting plan and a legend for building lighting has been added to the lighting plan sheet.

6.E. **Comment:** ***The Sentry "acorn style" fixture does not appear to be Dark Sky compliant. No BUG ratings were provided and we are concerned that, depending on where within the fixture the LEDs are located, there could be substantial glare issues. If acorn-style fixtures are preferred by the applicant, we suggest finding an alternative fixture that is Dark Sky compliant and where the bulbs are hidden up in the cap of the acorn, which could help to reduce glare.***

Response: The Sentry fixture has been replaced with an alternative traditional style post-top mounted fixture where the LED is housed within the fixture and does not extend below the housing. See updated details on Sheet SP-5.2, Details 1 and 2.

7. **Comment:** ***Tree Removals: The applicant shall provide a clear, detailed list of all trees proposed to be removed, and an accounting of whether any are specimen/protected trees and/or on steep slopes of 25% or greater.***

Response: A Tree Removal table is enclosed with this response memo. The table provides the condition and observations gathered during the Tree Assessment conducted by SavATree. In total, 386 trees are proposed to be removed. Of those trees, 126 trees were identified as invasive species. Excluding the invasive trees, another 43 trees were identified in dead or poor condition.

Sheet SP-10.0 shows the Tree Removal Plan and the steep slopes of the site. The limit of disturbance is 177,760, which requires planting 1 tree for each 1,000 square feet, or 178 trees to be planted. There are 52 trees to be removed that are on steep slopes greater than 25%, which require a replacement at a ratio of 2:1, or 124 additional trees. There are 2 Protected trees that are to be removed, which requires replacement at a ratio of 1.5:1 (rounded up), or 2 additional trees. Therefore, the total number of trees required to be replanted is 304 trees.

8. **Comment:** ***Steep Slopes:***

A. A more granular analysis of the slopes between 15-30% is necessary. As such, the applicant shall revise the Steep Slopes Map for Overall Site (sheet SP-12.0) to differentiate between slopes of 15-20%, 20-25%, and 25-30%. The corresponding map legend shall clearly label what each color used represents.

B. On the Steep Slopes Map (Parcel 1), sheet SP-12.1, the applicant shall apply a level of transparency to the proposed building and parking area in order to ensure that the areas of steep slope disturbance are still visible.

Response:

A. SP-12.1 has been revised to differentiate slopes of 15-20%, 20-25%, 25-30% and >30%, which are shown on a corresponding legend.

B. The gray building and parking area fills have been turned off so they do not interfere with the visibility of the slope area.

9. **Comment:** ***Signage: The applicant shall provide as much information as is known regarding how signage will be handled for the site, such as sign type, location, size, and whether/how it may be illuminated. Advance consideration should be given to how the signage for the assisted living facility will integrate with other signage that may be requested as the parent parcel is further developed in the future.***

Response: A 6-ft long by 4-ft high monument sign is proposed at the northeast corner of the Crompond Road intersection. The sign will be uplit with narrow beam uplights. A second 3-ft long by 4-ft high sign is proposed at the northeast corner of the Assisted Living driveway. It will also be uplit with narrow beam uplights.

10. **Comment:** ***Trash Enclosure: The applicant proposes to surround the trash enclosure with aluminum fencing. A more durable material should be considered for this area as aluminum fencing is easily damaged and may not hold up over time. Per §154-4. A of the Town zoning code, acceptable materials include "wood lumber, composite lumber, masonry, concrete or a suitable sturdy material***

conditioned to withstand the weather." Chapter 154 of the Town's zoning code has additional dumpster enclosure standards that should be reviewed.

Response: The trash enclosure area will be surrounded by a 6' high black vinyl chain link fence with privacy slats.

11. **Comment:** ***Refuse Vehicle Maneuvering: The Parcel 1 Refuse Vehicle Maneuvering Plan (sheet SP-11.2) shows the truck approaching the dumpsters at an angle versus head-on, calling into question how the truck would be able to lift the dumpsters. The applicant shall evaluate the proposed design to either confirm its functionality as proposed, or revise as necessary.***

Response: Parcel 1 Refuse Vehicle Maneuvering Plan (sheet SP-11.2) has been revised to show that a refuse truck will be able to maneuver head-on to access the dumpster enclosure.

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

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

[redacted]

Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: D. Steinmetz, VS Construction

Figure 1

Evergreen Manor Retaining Walls



Proposed Retaining Wall Block Color



Installed Wall Example

(Note: example for design only, block color is different from proposed)

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 4/22/2026 12:24 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\DESIGN\812 P1 LSCAPE CALCS.DWG

PARKING LOT: 25,224 SF

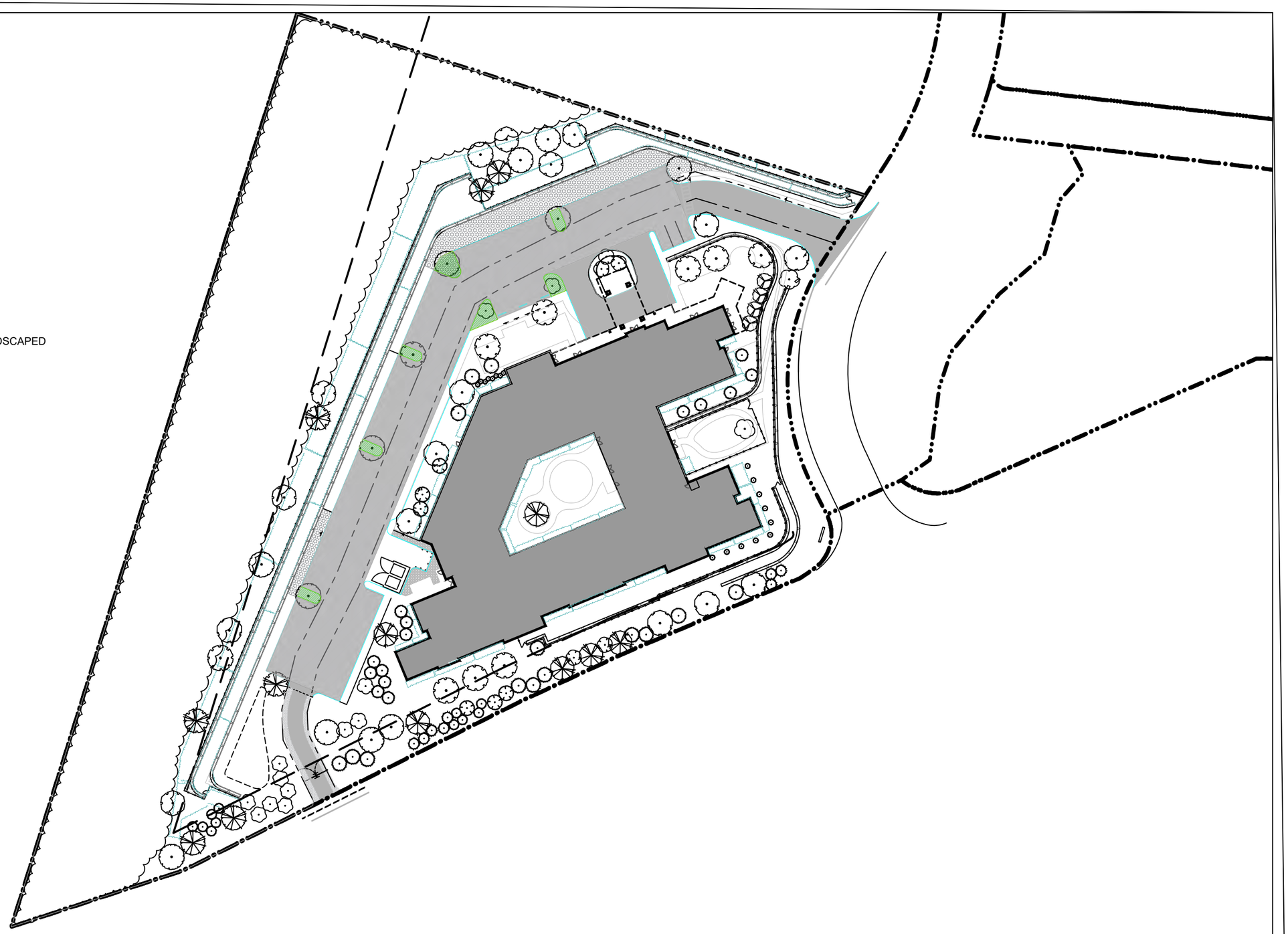
LANDSCAPE PERIMETER: 1,287 SF

PERCENT REQUIRED: 5% = 1261 SF

PERCENT PROVIDED: 1,287 (5.1%)

PARKING AREA
25,230 SF

5% INTERIOR PARKING AREA LANDSCAPED
1,287 SF



N

0 10 20 40

SCALE: 1" = 20'

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PARKING LOT PERIMETER LANDSCAPING

EVERGREEN MANOR
CORTLANDT, NY

FIGURE NO. 2

Evergreen Manor - Parcel 1 Assisted Living Facility (PB 25-05)

Trees to be Removed

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive Trees	Remove based on condition
2576	Norway maple	Acer platanoides	18	Fair	Deadwood. Slight lean	Yes	No
2577	Sugar maple	Acer saccharum	18	Fair	Deadwood. Slight lean	No	No
2578	White pine	Pinus strobus	39	Dead	Standing dead tree	No	Yes
2579	Mockernut hickory	Carya tomentosa	4	Fair	Overtopped	No	No
2580	Black cherry	Prunus serotina	19	Fair	Self correcting lean	No	No
2581	Black cherry	Prunus serotina	10	Fair	Overtopped	No	No
2582	Norway spruce	Picea abies	45	Fair	Large deadwood	No	No
2583	Norway spruce	Picea abies	43	Fair	Large deadwood	No	No
2584	Pin oak	Quercus palustris	24	Fair	Deadwood	No	No
2585	Norway maple	Acer platanoides	15	Fair	Multi lead. overtopped.	Yes	No
2586	Mulberry	Morus spp.	6	Fair	Canopy in wires	No	No
2587	Sugar maple	Acer saccharum	18	Good	Small deadwood	No	No
2588	Norway maple	Acer platanoides	14	Fair	Overtopped	Yes	No
2589	Sawara cypress	Chamaecyparis pisife	17	Fair	Codominant near base. Overtopped	No	No
2590	Sugar maple	Acer saccharum	16	Fair	Self correcting lean	No	No
2591	Sawara cypress	Chamaecyparis pisife	13	Fair	Overtopped	No	No
2592	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
2593	American linden	Tilia americana	22	Fair	Deadwood	No	No
2594	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
2595	Sawara cypress	Chamaecyparis pisife	7	Fair	Overtopped. Leans	No	No
2596	Sugar maple	Acer saccharum	37	Fair	Codominant at 4 feet with included bark.	No	No
2597	Sugar maple	Acer saccharum	17	Fair	Overtopped. Leans	No	No
2598	Sawara cypress	Chamaecyparis pisife	7	Fair	Overtopped. Leans	No	No
2599	Norway maple	Acer platanoides	6	Poor	Overtopped. Dead top	Yes	Yes
2600	Sawara cypress	Chamaecyparis pisife	16	Fair	Codominant at base.	No	No
2601	American linden	Tilia americana	55	Poor	Multiple failures. Significant decay	No	Yes
2602	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
2603	Mulberry	Morus spp.	29	Fair	Leans. Deadwood. Dieback	No	No
2604	Japanese maple	Acer palmatum	27	Good	Tri lead at 3 feet	No	No
2605	Japanese maple	Acer palmatum	14	Fair	Prior failure with decay in wound	No	No
2606	Flowering dogwood	Cornus florida	14	Fair	Vines. Deadwood	No	No
2621	American linden	Tilia americana	7	Fair	Vines	No	No
2622	American linden	Tilia americana	6	Poor	Damaged by machinery	No	Yes
3501	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
3502	White pine	Pinus strobus	22	Fair	Deadwood	No	No
3503	Sugar maple	Acer saccharum	25	Poor	Dieback. Large deadwood	No	No
3504	Sugar maple	Acer saccharum	29	Fair	Deadwood	No	No
3505	Norway maple	Acer platanoides	8	Fair	Overtopped. Spotted lantern fly	Yes	No
3506	Norway maple	Acer platanoides	14	Fair	Small deadwood	Yes	No
3507	Norway maple	Acer platanoides	22	Fair	Deadwood	Yes	No
3508	Norway maple	Acer platanoides	18	Fair	Deadwood. Overtopped	Yes	No
3509	Norway maple	Acer platanoides	13	Fair	Overtopped	Yes	No
3510	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3511	Catalpa	Catalpa speciosa	14	Poor	Deadwood	No	No
3512	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3513	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3514	Red oak	Quercus rubra	30	Fair	Deadwood	No	No
3515	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3516	American elm	Ulmus americana	4	Poor	Overtopped	No	No
3517	American elm	Ulmus americana	5	Fair	Overtopped	No	No
3518	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3519	Sugar maple	Acer saccharum	39	Fair	Deadwood	No	No
3520	Norway maple	Acer platanoides	11	Good	Overtopped	Yes	No
3521	Norway maple	Acer platanoides	24	Fair	Multi stemmed clump. Overtopped	Yes	No
3522	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3523	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3524	Norway maple	Acer platanoides	20	Fair	Tri lead. Overtopped	Yes	No
3525	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
3526	Norway maple	Acer platanoides	14	Good	Slight lean	Yes	No
3527	Norway maple	Acer platanoides	7	Poor	Dead top	Yes	Yes
3528	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
3529	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
3530	Sugar maple	Acer saccharum	38	Dead	Standing dead tree	No	Yes
3531	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
3532	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
3533	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3534	Norway maple	Acer platanoides	19	Good	Small deadwood	Yes	No

Trees to be Removed

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive Trees	Remove based on condition
3535	Japanese maple	Acer palmatum	5	Good	Overtopped	No	No
3536	Norway maple	Acer platanoides	13	Fair	Small deadwood	Yes	No
3537	Silver maple	Acer saccharinum	7	Fair	Vines. Overtopped	No	No
3538	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3539	American elm	Ulmus americana	4	Fair	Overtopped	No	No
3540	American elm	Ulmus americana	10	Fair	Codominant at 2 feet. Overtopped	No	No
3541	Sugar maple	Acer saccharum	22	Good	Deadwood	No	No
3542	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
3543	Red maple	Acer rubrum	4	Fair	Overtopped	No	No
3544	Silver maple	Acer saccharinum	5	Fair	None	No	No
3545	Red maple	Acer rubrum	24	Good	Codominant at 12 feet	No	No
3546	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
3547	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3548	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3549	Sugar maple	Acer saccharum	13	Fair	Grows out of rock wall	No	No
3550	Sugar maple	Acer saccharum	22	Good	Deadwood	No	No
3551	Ailanthus	Ailanthus altissima	10	Good	Invasive species	Yes	No
3552	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3553	Japanese maple	Acer palmatum	9	Fair	Overtopped	No	No
3554	Black walnut	Juglans nigra	10	Fair	Small deadwood	No	No
3555	Japanese maple	Acer palmatum	7	Poor	Overtopped	No	No
3556	Sugar maple	Acer saccharum	22	Fair	Deadwood	No	No
3557	Japanese maple	Acer palmatum	10	Fair	Overtopped	No	No
3558	Japanese maple	Acer palmatum	9	Fair	Overtopped	No	No
3559	Japanese maple	Acer palmatum	14	Fair	Deadwood	No	No
3560	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
3561	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3562	Sugar maple	Acer saccharum	21	Good	Deadwood	No	No
3563	Japanese maple	Acer palmatum	11	Fair	Overtopped	No	No
3564	Japanese maple	Acer palmatum	11	Fair	Overtopped	No	No
3565	Japanese maple	Acer palmatum	9	Fair	Overtopped	No	No
3566	Japanese maple	Acer palmatum	14	Fair	Overtopped	No	No
3567	Japanese maple	Acer palmatum	10	Fair	Overtopped	No	No
3568	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3569	Japanese maple	Acer palmatum	5	Poor	Overtopped. Dieback	No	Yes
3570	White pine	Pinus strobus	14	Poor	Little canopy remains. Almost dead	No	Yes
3571	Japanese maple	Acer palmatum	6	Poor	Dieback	No	No
3572	Japanese maple	Acer palmatum	5	Fair	Dieback	No	No
3573	Japanese maple	Acer palmatum	5	Poor	Cracked main lead	No	Yes
3574	Red pine	Pinus resinosa	9	Poor	Little canopy remains. Almost dead	No	Yes
3575	Norway spruce	Picea abies	18	Fair	Deadwood	No	No
3576	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3577	Japanese maple	Acer palmatum	7	Fair	Overtopped	No	No
3578	Japanese maple	Acer palmatum	7	Fair	Overtopped	No	No
3579	American elm	Ulmus americana	15	Good	Small deadwood	No	No
3580	Japanese maple	Acer palmatum	6	Poor	Vines	No	No
3581	Japanese maple	Acer palmatum	5	Poor	Almost dead	No	Yes
3582	Japanese maple	Acer palmatum	7	Poor	Almost dead	No	Yes
3583	Mulberry	Morus spp.	27	Poor	Vines. Half of tree removed	No	Yes
3584	Ailanthus	Ailanthus altissima	6	Fair	Overtopped	Yes	No
3585	Ailanthus	Ailanthus altissima	7	Fair	Overtopped	Yes	No
3586	Ailanthus	Ailanthus altissima	7	Fair	Overtopped	Yes	No
3587	Japanese maple	Acer palmatum	13	Dead	Standing dead tree	No	Yes
3588	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3589	Japanese maple	Acer palmatum	8	Fair	Overtopped	No	No
3590	Japanese maple	Acer palmatum	10	Fair	Overtopped	No	No
3591	Ailanthus	Ailanthus altissima	19	Fair	Deadwood	Yes	No
3592	Sawara cypress	Chamaecyparis pisife	8	Fair	Overtopped	No	No
3593	Ailanthus	Ailanthus altissima	24	Fair	Deadwood	Yes	No
3594	Sawara cypress	Chamaecyparis pisife	6	Fair	Overtopped	No	No
3595	Sawara cypress	Chamaecyparis pisife	7	Fair	Overtopped	No	No
3596	Green ash	Fraxinus pennsylvani	7	Dead	Standing dead tree	No	Yes
3597	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
3598	Sawara cypress	Chamaecyparis pisife	6	Fair	Overtopped	No	No
3599	Sawara cypress	Chamaecyparis pisife	7	Fair	Overtopped	No	No
3600	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3601	Sawara cypress	Chamaecyparis pisife	8	Fair	Overtopped	No	No

Trees to be Removed

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive Trees	Remove based on condition
3602	Sawara cypress	Chamaecyparis pisife	5	Poor	Broken top	No	Yes
3603	Sawara cypress	Chamaecyparis pisife	7	Fair	Overtopped	No	No
3604	Butternut	Juglans cinerea	13	Good	Slight lean	No	No
3605	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3606	Japanese maple	Acer palmatum	7	Fair	Overtopped	No	No
3607	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3608	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
3609	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3610	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3611	Japanese maple	Acer palmatum	5	Fair	Overtopped	No	No
3612	Japanese maple	Acer palmatum	6	Fair	Overtopped	No	No
3613	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3614	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
3615	Sugar maple	Acer saccharum	21	Fair	Deadwood	No	No
3616	Sugar maple	Acer saccharum	15	Fair	Overtopped	No	No
3619	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3620	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3621	Norway maple	Acer platanoides	17	Good	None	Yes	No
3622	Sugar maple	Acer saccharum	13	Good	None	No	No
3623	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3624	Sugar maple	Acer saccharum	17	Good	None	No	No
3625	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
3626	Sugar maple	Acer saccharum	14	Good	None	No	No
3627	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3628	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
3629	Norway maple	Acer platanoides	23	Fair	Deadwood	Yes	No
3630	American elm	Ulmus americana	17	Fair	Deadwood	No	No
3631	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3632	Sugar maple	Acer saccharum	13	Fair	Overtopped	No	No
3633	Norway maple	Acer platanoides	14	Fair	Overtopped	Yes	No
3634	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
3635	Norway maple	Acer platanoides	13	Fair	Overtopped	Yes	No
3636	Black cherry	Prunus serotina	31	Fair	Large deadwood	No	No
3637	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3638	Sugar maple	Acer saccharum	27	Fair	Deadwood	No	No
3639	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
3640	Norway maple	Acer platanoides	13	Fair	Overtopped	Yes	No
3641	Sugar maple	Acer saccharum	19	Fair	Overtopped. Deadwood	No	No
3642	Norway maple	Acer platanoides	13	Fair	Overtopped	Yes	No
3643	Ailanthus	Ailanthus altissima	13	Fair	Overtopped	Yes	No
3644	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
3645	Ailanthus	Ailanthus altissima	15	Poor	Broken top. Almost dead	Yes	Yes
3646	Ailanthus	Ailanthus altissima	12	Dead	Broken top	Yes	Yes
3647	Ailanthus	Ailanthus altissima	4	Poor	Overtopped.	Yes	No
3648	Ailanthus	Ailanthus altissima	26	Fair	Deadwood	Yes	No
3649	Sugar maple	Acer saccharum	19	Good	Small deadwood	No	No
3650	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
3651	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
3652	Sugar maple	Acer saccharum	19	Fair	Deadwood	No	No
3653	Sugar maple	Acer saccharum	20	Fair	Overtopped. Deadwood	No	No
3654	Sugar maple	Acer saccharum	5	Poor	Overtopped. Dieback	No	No
3655	Sugar maple	Acer saccharum	7	Fair	Overtopped.	No	No
3656	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
3657	Norway maple	Acer platanoides	11	Fair	Overtopped.	Yes	No
3658	Sugar maple	Acer saccharum	7	Dead	Standing dead tree	No	Yes
3659	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
3660	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3661	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3662	Sugar maple	Acer saccharum	14	Fair	Overtopped	No	No
3663	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3664	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
3666	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
3667	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3668	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
3669	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3670	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3671	Black cherry	Prunus serotina	16	Poor	Large deadwood. Dieback	No	Yes

Trees to be Removed

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive Trees	Remove based on condition
3672	Sugar maple	Acer saccharum	28	Fair	Codominant at 6 feet.	No	No
3673	Sugar maple	Acer saccharum	9	Good	Overtopped	No	No
3674	Sugar maple	Acer saccharum	16	Fair	Overtopped. Deadwood	No	No
3675	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
3676	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
3677	Sugar maple	Acer saccharum	13	Fair	Small deadwood	No	No
3678	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3679	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3680	Sugar maple	Acer saccharum	17	Good	Deadwood	No	No
3681	Sugar maple	Acer saccharum	13	Fair	Overtopped. Unbalanced canopy	No	No
3682	Sugar maple	Acer saccharum	23	Fair	Cavity in lower trunk	No	No
3683	Sugar maple	Acer saccharum	12	Fair	Overtopped	No	No
3684	Norway maple	Acer platanoides	6	Fair	Overtopped.	Yes	No
3685	Black cherry	Prunus serotina	6	Poor	Overtopped. Decay. Dieback	No	Yes
3686	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
3687	Sugar maple	Acer saccharum	16	Good	Small deadwood	No	No
3688	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
3689	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
3690	Sugar maple	Acer saccharum	10	Fair	Overtopped. Trunk canker	No	No
3691	Sugar maple	Acer saccharum	11	Poor	Significant dieback. Large deadwood	No	Yes
3692	Sugar maple	Acer saccharum	17	Dead	Standing dead tree	No	Yes
3693	Norway maple	Acer platanoides	15	Good	Small deadwood	Yes	No
3694	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
3695	Sugar maple	Acer saccharum	19	Fair	Deadwood	No	No
3696	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3697	Sugar maple	Acer saccharum	13	Poor	Dead top. Dieback	No	Yes
3698	Sugar maple	Acer saccharum	14	Fair	Deadwood	No	No
3699	Sugar maple	Acer saccharum	15	Poor	Significant dieback. Almost dead	No	Yes
3700	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
3701	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3702	Sugar maple	Acer saccharum	11	Good	Overtopped	No	No
3703	Norway maple	Acer platanoides	13	Fair	Overtopped	Yes	No
3704	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3705	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3706	Sugar maple	Acer saccharum	42	Poor	Dieback. Large deadwood	No	No
3707	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3708	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3709	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3710	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3711	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3712	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3713	Norway maple	Acer platanoides	14	Fair	Overtopped. Dieback	Yes	No
3714	Norway maple	Acer platanoides	5	Fair	Overtopped. Dieback	Yes	No
3715	Sugar maple	Acer saccharum	25	Poor	Almost dead. Significant dieback	No	Yes
3716	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
3717	Norway maple	Acer platanoides	8	Fair	Overtopped.	Yes	No
3718	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
3719	Norway maple	Acer platanoides	18	Fair	Unbalanced over road	Yes	No
3720	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
3721	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
3722	Norway maple	Acer platanoides	16	Fair	Unbalanced over road	Yes	No
3723	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3724	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3725	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3726	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3727	Sugar maple	Acer saccharum	25	Dead	Standing dead tree	No	Yes
3728	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3729	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3730	Norway maple	Acer platanoides	13	Fair	Small deadwood	Yes	No
3731	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3732	Sugar maple	Acer saccharum	44	Poor	Significant dieback. Large deadwood. Little canop	No	Yes
3733	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3734	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3735	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3736	Sugar maple	Acer saccharum	40	Dead	Standing dead tree	No	Yes
3737	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3738	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No

Trees to be Removed

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive Trees	Remove based on condition
3739	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3740	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3741	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3742	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3743	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3766	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3767	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
3768	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3769	Norway maple	Acer platanoides	19	Fair	Deadwood	Yes	No
3770	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3771	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No
3772	Norway maple	Acer platanoides	13	Good	Small deadwood	Yes	No
3773	Norway maple	Acer platanoides	12	Fair	Small deadwood	Yes	No
3774	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3775	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
3776	Sugar maple	Acer saccharum	15	Fair	Overtopped	No	No
3777	Sugar maple	Acer saccharum	16	Fair	Small deadwood	No	No
3778	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3779	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3780	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3781	Sugar maple	Acer saccharum	12	Good	None	No	No
3782	Sugar maple	Acer saccharum	11	Good	None	No	No
3783	Norway maple	Acer platanoides	5	Good	Overtopped	Yes	No
3784	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
3785	Sugar maple	Acer saccharum	9	Good	Small deadwood	No	No
3797	Sugar maple	Acer saccharum	10	Good	Overtopped	No	No
3798	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
3799	Sugar maple	Acer saccharum	27	Good	Deadwood	No	No
3800	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
3801	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
3802	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3803	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3804	Norway maple	Acer platanoides	5	Good	Small deadwood	Yes	No
3805	Sugar maple	Acer saccharum	11	Good	Small deadwood	No	No
3806	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3807	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3808	Sugar maple	Acer saccharum	22	Fair	Deadwood	No	No
3809	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3810	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3811	Sugar maple	Acer saccharum	15	Good	Small deadwood	No	No
3812	Sugar maple	Acer saccharum	11	Good	Overtopped	No	No
3813	Sugar maple	Acer saccharum	18	Good	Deadwood	No	No
3814	Sugar maple	Acer saccharum	20	Good	Deadwood	No	No
3827	Sugar maple	Acer saccharum	20	Fair	Deadwood	No	No
3828	American elm	Ulmus americana	24	Dead	Standing dead tree	No	Yes
3829	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3830	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3831	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
3832	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
3833	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3834	Sugar maple	Acer saccharum	14	Good	Overtopped	No	No
3835	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3836	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3837	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3838	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3839	Sugar maple	Acer saccharum	10	Fair	Overtopped. Prior broken lead	No	No
3840	Sugar maple	Acer saccharum	11	Fair	Overtopped.	No	No
3841	Sugar maple	Acer saccharum	10	Fair	Overtopped.	No	No
3842	Red maple	Acer rubrum	15	Fair	Deadwood	No	No
3843	Red maple	Acer rubrum	17	Fair	Deadwood	No	No
3844	Sugar maple	Acer saccharum	11	Good	Overtopped	No	No
3845	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3846	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3847	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
3848	Sugar maple	Acer saccharum	11	Fair	Overtopped. Small deadwood	No	No
3849	Sugar maple	Acer saccharum	21	Fair	Deadwood. Dieback	No	No
3850	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No

Trees to be Removed

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive Trees	Remove based on condition
3851	Red oak	Quercus rubra	18	Fair	Large deadwood	No	No
3853	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3854	Sugar maple	Acer saccharum	16	Good	Small deadwood	No	No
3855	Sugar maple	Acer saccharum	5	Dead	Standing dead tree	No	Yes
3856	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
3857	Red maple	Acer rubrum	19	Fair	Deadwood. Self correcting lean	No	No
3858	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3859	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3860	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3861	Norway maple	Acer platanoides	15	Fair	Overtopped	Yes	No
3862	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
3863	Sugar maple	Acer saccharum	12	Fair	Small deadwood	No	No
3864	Sugar maple	Acer saccharum	8	Good	Overtopped	No	No
3865	Sugar maple	Acer saccharum	21	Good	Deadwood	No	No
3866	Sugar maple	Acer saccharum	11	Fair	Overtopped	No	No
3884	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3885	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No
3886	American elm	Ulmus americana	21	Poor	Large deadwood	No	No
3891	Sugar maple	Acer saccharum	16	Fair	Deadwood	No	No
3892	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
3893	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3894	Sugar maple	Acer saccharum	15	Fair	Deadwood	No	No
3895	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3923	Norway maple	Acer platanoides	6	Poor	Broken top	Yes	Yes
3924	Sugar maple	Acer saccharum	7	Poor	Overtopped. Vines	No	No
3936	Sugar maple	Acer saccharum	20	Fair	Deadwood	No	No
3937	Sugar maple	Acer saccharum	13	Fair	Overtopped	No	No
3938	Sugar maple	Acer saccharum	18	Dead	Standing dead tree	No	Yes
3943	Ailanthus	Ailanthus altissima	21	Fair	Deadwood	Yes	No
3944	Black walnut	Juglans nigra	7	Fair	Overtopped	No	No
3945	Sugar maple	Acer saccharum	22	Fair	Deadwood	No	No
3946	Black walnut	Juglans nigra	27	Fair	Codominant at 3 feet. Deadwood	No	No
3947	Ailanthus	Ailanthus altissima	8	Good	None	Yes	No
3955	Sugar maple	Acer saccharum	46	Dead	Standing dead tree	No	Yes
3956	Japanese maple	Acer palmatum	7	Poor	Ovetopped. Dieback. Deadwood	No	Yes
3957	Japanese maple	Acer palmatum	15	Fair	Deadwood	No	No
3958	Japanese maple	Acer palmatum	15	Fair	Deadwood	No	No
3960	Japanese maple	Acer palmatum	11	Fair	Deadwood	No	No
3961	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3962	Hemlock	Tsuga canadensis	36	Poor	Large deadwood. Woolly adelgid	No	Yes
3963	Sawara cypress	Chamaecyparis pisife	14	Fair	Overtopped. Deadwood	No	No
3964	Hemlock	Tsuga canadensis	13	Poor	Dieaback. Deadwood. Wooly adelgid	No	Yes
3965	Sawara cypress	Chamaecyparis pisife	15	Poor	Overtopped. Deadwood	No	No
3966	Sawara cypress	Chamaecyparis pisife	28	Fair	Deadwood	No	No
3967	Sawara cypress	Chamaecyparis pisife	27	Fair	Deadwood	No	No
3968	Sawara cypress	Chamaecyparis pisife	12	Fair	Deadwood. Overtopped	No	No
3969	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3970	Norway maple	Acer platanoides	14	Fair	Overtopped. Deadwood	Yes	No
3971	Norway maple	Acer platanoides	16	Fair	Overtopped. Deadwood	Yes	No
3976	Japanese maple	Acer palmatum	9	Fair	Overtopped	No	No
3977	Sawara cypress	Chamaecyparis pisife	19	Fair	Overtopped. Deadwood	No	No

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April 22, 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 1 – Assisted Living Facility
(2003 Crompond Road (PB 2025-5)
Response to Fire Advisory Comments

Dear Chairman Kessler and Members of the Planning Board:

On behalf of VS Construction Corp and in connection with the Evergreen Manor Parcel 1 Assisted Living Facility Site Plan we offer the following responses to the Fire Advisory Board Review Memorandum from the Department of Technical Services dated March 5, 2026.

1. **Comment:** ***Sheet SP-1.0 – Per Section D105.3 2025 of the FCNYS, the center of the fire apparatus to the edge of the building shall not be greater than 30-ft and not less than 15-ft. Revise accordingly. Two locations are required for apparatus setup. The location along the northeast access road appears feasible, with modifications to the curbing and parking to allow setup within 15-30' of the building.***

   Response: Sheet SP-1.0 (Site Layout Plan) has been revised to include a fire lane that will provide for apparatus to set up within 15'-30' of the edge of the building (also see Sheet SP-11.1A, Parcel 1 - Emergency Vehicle Maneuvering Plan). The Site Layout Plan and maneuvering plans have also been updated show that the apparatus can also access secondary locations on either side of the porte cochere (see Sheets SP-11.1B and SP-11.1D).

2. **Comment:** ***Sheet SP-1.0 – Relocate the fire hydrant at STA 5+00 outside the fence line.***
   Response: The Applicant has eliminated the fence located adjacent to the fire hydrant.

3. **Comment:** ***Sheet SP-1.0 – Relocate the fire hydrant at STA 5+00 to the north so the fire apparatus does not block the hydrant in an emergency.***

Response: The fire hydrant has been shifted to the north so that it is beyond the end of the fire lane and will not be blocked by the fire apparatus.

4. **Comment:** ***Sheet SP-1.0 – Applicant shall provide a revised floor plan (diagrammatically) showing locations of:***
   - ***Fire barriers / compartments and means of egress from each. Residents / Staff / Patients must have clear means of travel away from the building to public right-of-way. Per Section {BE}1028.5 2025 of the FCNYS, access to public way is required. What is the means of egress for the units on the north side of the building?***
   - ***Means of egress from interior courtyard.***
   - ***Maximum hose pulls (150-ft).***
   - ***Location of fire department connections.***

   Response: Conceptual floor plans are enclosed with this submission and show the location of egress doors from the interior courtyard on Sheet A1.0. Units along the northern side of the building can exit at the memory garden from the first floor and at the parking lot from the second floor. Further refinements related to fire code compliance will be coordinated during the building permit review process.

5. **Comment:** ***Sheet SP-1.0 – Per Section D104.5 Note 5 of the FCNYS, it is recommended to install a horn activated gate as opposed to a knox box for proposed egress. Sheet SP-1.0 – Per Section D104.1 of the FCNYS, there shall be two means of access to the building. The LMFD has expressed concern that Crompond Road is not suitable due to the proposed retaining wall, grade change and overhead wires which will limit effective use of any aerial apparatus.***

   Response: The Applicant will install a horn/siren activated gate at the emergency access driveway. Fire apparatus can access/exit the site from both Crompond Road and the Evergreen Manor main access road. Additionally, Sheet SP-1.0 and the revised maneuvering plans (see Sheets SP-11.1A through SP-11.1E) show that from within the site the apparatus can access the building from two separate locations.

6. **Comment:** ***Related to access into the building the plans only demonstrate egress at the main entrance porte cochere (verify vertical clearance is greater than 13'-6")***

and a side entrance leading to the dumpster enclosure. A significant portion of the rear of the building facing Route 202 is inaccessible for emergency response. It is bifurcated by proposed retaining walls, and access is further limited by plantings, no mow grass mixtures and storm water planters.

Response: Conceptual floor plans are enclosed and show the proposed egress doors from the building on Sheets A1.0 and A2.0. The door locations have also been added to the Site Layout Plan (SP-1.0). The porte cochere will provide a minimum vertical clearance of 14'-0" (see Sheet A5.0, West Elevation). A walkway has been added from the parking lot to provide access along the north side of the building.

7. **Comment:** ***Sheet SP-11.1– Call out the dimensions from the building to the center of the apparatus.***

Response: A fire lane has been added along the parking lot (eastern side) of the building to move the fire apparatus access closer to the structure. The dimension of 28 feet to the centerline of the apparatus within the fire lane is shown on Sheet SP-11.1A.

8. **Comment:** ***Sheet SP-11.1– Emergency response by the LMFD will be from the west along Route 202 / Crompond Road and from Conklin Avenue. Turning movement diagrams shall be revised to include these movements using the corrected turning diagrams provided to the Applicant. Furthermore, the Applicant shall demonstrate onsite access and the ability of the LMFD to utilize the emergency access road.***

Response: The maneuvering plans have been updated to demonstrate that LMFD will approach/leave the site from westbound Route 202/Crompond Road or from Conklin Avenue.

9. **Comment:** ***Sheet SP-11.1 – Emergency access to Route 202 shall be paved. Applicant can revise the site plans to provide pervious pavers or asphalt in locations of staff or overflow parking. This will offset runoff created as well as provide additional storage and treatment.***

Response: The emergency access driveway has been revised to provide a 12-foot-wide pavement section for fire apparatus with stabilized shoulders.

Additional Comments by DOTS

10. **Comment:** ***A 1500-gallon grease trap is shown on the opposite side of the building relative to the sanitary lateral. The Applicant shall clarify intent and consider alternative means.***

Response: The outlet of the grease trap will flow back through the building to the sanitary lateral.

11. **Comment:** ***Onsite wetlands were delineated in July of 2025 and then in November of 2025 removed from plans after it was discussed that they do not to meet ACOE regulatory requirements. However, it is recommended by DOTS that the location of these "wetlands" be considered for mitigation and evaluated for loss of runoff retention. The Applicant should verify that the existing mitigation proposed as part of the common plan of development provides mitigation that offsets the loss of these wetlands. If determined by the Planning Board to be sufficient, no further mitigation would be suggested.***

Response: In the opinion of the Applicant's wetland consultant, the area identified on Parcel 1 would not meet the requirements as a Town regulated wetland. The Applicant has proposed a stormwater management plan to control stormwater runoff.

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

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

[redacted]

Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)
cc: D. Steinmetz, VS Construction

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April 22, 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 1 - ALR Site Plan
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

On behalf of V. S. Construction Corp. (the "Applicant") we submit herewith responses to comments in the recent memo on the subject project from LaBella dated January 20, 2026.

Administrative

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

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

3. **Comment:** ***It is understood, and Engineer's Report has been submitted to the Town Department of Technical Services for review. When received, please provide the Planning Board a copy of the letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage for the project after all other committed flows.***
   Response: Comment noted.

4. **Comment:** ***The on-site water supply, with the exception of building lateral, will become a public water supply. A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the water mains. The applicant shall submit a written request that identifies all utilities and infrastructure proposed for dedication to the town. This shall also include a Map, Plan and Report (MPR) to the Town for the water facilities.***

Response: The applicant shall submit on behalf of the Town an application to the Westchester County Department of Health seeking approval of a Public Water Main Extension through the parcel. The applicant does not believe that a Map, Plan and Report is required but will be review with DOTS.

5. **Comment:** ***The applicant has indicated they will consider trench stabilization measures as part of the final design. This comment will remain until addressed.***
Response: Comment noted.

6. **Comment:** ***The applicant has provided responses to the comments issued by the fire department. The fire department should review the most recent submission to determine if the applicants' responses adequately address their concerns.***
Response: Comment noted. The applicant is in receipt of a review memo from the Fire Department dated June 6, 2025. A separate comment response letter has been prepared by the applicant and is submitted herewith addressing the Department's comments.

Submatrix Design Calculations For Retaining Walls, dated October 29, 2025

1. **Comment:** ***Was a geotechnical report reviewed to aid in the design and selection of the in-situ soil design parameters, allowable bearing capacity?***
Response: This will be submitted with the Building Permit application for the retaining wall.

2. **Comment:** ***As indicated in the retaining wall design calculations, has the geotechnical engineer reviewed the soil parameter assumptions?***
Response: This will be submitted with the Building Permit application for the retaining wall. Updated design calcualtions and associated details will be provided by wall designer.

3. **Comment:** ***Has the geotechnical engineer confirmed the foundation soils can safely support the MSE wall design?***
Response: This will be confirmed with the retaining wall designer and additional reinforcement shall be provided if necessary. Documentation shall be included in the submission of the retaining wall Building Permit drawings to be furnished and submitted by the wall designer under separate cover.

4. **Comment:** ***Fence at top of wall is indicated to be 3-ft behind front face of wall(s) and therefore not included in design. Verify with project team if this is met everywhere. Include additional forces on upper geogrid if condition is not met.***

Response: The fence location relative to wall and upper geogrid design will be reevaluated and updated design calcualtions and associated details will be provided by wall designer.

5. **Comment:** ***The use of a sleeve-it is mentioned, at these potential locations, do the geogrid lengths need to be adjusted.***

Response: Geogrid lengths will be re-evaluated based on modified wall sections along front of building.

6 **Comment:** ***Verify if the building foundation imparts loading onto Wall 4B geogrids, no surcharge is included in the design calculations.***

Response: Retaining wall details have been provided and are included on Drawings SP-6.4 through SP-6.11 in the plan set. Design calculations related to surcharge loading and geogrids will be provided.

Plans

1. **Comment:** ***SP-1.0 –Please provide dimensions associated with the setbacks.***

Response: Setback dimensions to proposed wall and building are indicated on plan.

2. **Comment:** ***SP-1.0 – The applicant has indicated they will provide details of the proposed emergency gate and will be coordinated with the fire code official and included on the plans prior to final approval.***

Response: Comment noted. Based on discussions with Town fire officials, the emergency gate will include a siren-operated control.

3. **Comment:** ***SP1.0 – Shift ADA signage to northern portion of sidewalk so as to not impede sidewalk and accessible path.***

Response: The ADA signage has been shifted to the north side of the sidewalk.

4. **Comment:** ***SP1.0 - Provide callout for asphalt, curbing, and sidewalk details, and where curbing is flush with pavement.***

Response: Additional callouts have been added to SP-1.0.

5. **Comment:** ***SP1.0 – Provide maintenance requirements for proposed grass pavers.***
Response: A grass paver system has been selected for the emergency access driveway. The proposed grass paverer product selected for the emergency access driveway is the AIRPAVE Geo Cell system for grass fire lanes. Maintenance requirements have been provided with the Section Detail.

6. **Comment:** ***SP1.0 – Provide door locations***
Response: Proposed door locations have been added to SP-1.0.

7. **Comment:** ***SP-2.0 – Revised the plans to include all proposed topographic lines. It appears proposed contours are missing from the access and parking areas.***
Response: Proposed contours have been added to the driveways and parking areas.

8. **Comment:** ***SP-2.0 – Spot elevations depict slope in parking lots of less than 1 % on eastern side of the building, which will create ponding and icing conditions. Please revisit the grading. Additional catch basins may be warranted.***
Response: Grading along the eastern side of the building has been modified to maintain reasonable pitch to avoid on ponding conditions. Contours and spot elevations are provided to ensure positive pitch to drainage collection system.

9. **Comment:** ***SP2.0 – Provide spot elevations within courtyard area, and top of curb and bottom of curb to distinguish between flush and standard curbing heights; as well as in ADA accessible areas to demonstrate compliance with required slopes.***
Response: Spot elevations are provided within courtyard area, parking area and driveway aisles to demonstrate proper grading to drainage system and distinguish between flush and standard curb heights.

10. **Comment:** ***SP-2.0 – The secondary walkway has slopes in excess of 18%. Please revisit grading and provide accommodating slope. How is drainage area captured and directed to the stormwater management system.***
Response: A single sidewalk is proposed on the southern side of the driveway entrance. Proposed grading follows the driveway grade of approximately 8 %. A portion of stormwater runoff generated from the sidwalk will be captured in the driveway drainage system and directed to the underground sand filter and

subsequently underground storage system. A small amount of sidewalk area will discharge to the Main Access road and its stormwater system.

11. **Comment:** ***SP-2.0 – Provide an outlet for the proposed stormwater planters with detailed information including sizing and elevations.***
Response: Outlets for the stormwater planters have been added to SP-2.0.

12. **Comment:** ***SP2.0 – The outlet of ES-BM-13 is lower than the bottom elevation of the bioretention basin.***
Response: ES-BM-13 has been revised.

13. **Comment:** ***SP-2.0 –The retaining wall underdrains on the eastern side of the parcel should not be directed to stormwater management practices.***
Response: The underdrains have been revised so they are not directed to the stormwater management practices. Wall drains are directly connected to outlet structure which ultimately discharges drainage off site.

14. **Comment:** ***SP-2.0 – The slope arrows for the proposed driveway is not consistent with the slopes shown on sheet SP-8.0. Revise the plans for consistency.***
Response: Plans have been revised for consistency between profile and grading plans.

15. **Comment:** ***SP-2.0 - Provide a drainage swale along the top of retaining wall 1.***
Response: The plans have been revised to include drainage swales along the top of Retaining Wall 1. The proposed swales are designed to intercept and redirect surface runoff away from the wall and convey flows around the site improvements to appropriate discharge points.

16. **Comment:** ***Sp-2.0 – Delineate watershed of roof top for each planter.***
Response: A sketch plan has been prepared to delineate the rooftop contributing drainage areas for each planter. These areas are now clearly identified and have been incorporated into the stormwater analysis to reflect the respective tributary flows to each planter system.

17. **Comment:** ***SP2.0 – Provide pipe size in and out, invert in and out, and rim elevation of underground sand filter.***
Response: The pipe sizing and elevations associated with the underground sand filter has been provided on the plan.

18. **Comment:** ***SP-2.0 – Depict underdrains beneath asphalt pavement on the plans.***
Response: There are no underdrains proposed beneath pavement areas.

19. **Comment:** ***SP-2.0 – Ponding depth depicted is 0.5-ft as opposed to 1.0-ft shown in report.***
Response: Ponding depth is proposed to be 1.0 ft. Refer to Detail 11 on Site Detail Plan, Drawing SP-6.2.

20. **Comment:** ***SP2.0 – Revisit DMH-BM3 rim elevation as it is considerably higher than adjoining grades***
Response: The rim elevation of DMH-BM-3 has been revised consistent with adjacent grades.

21. **Comment:** ***SP-2.0 – The 14-foot retaining wall at northwest corner of the building appears imposing especially below the footprint of the building, Provide terracing of the retaining wall to create planting pockets for greenery to soften the hard structure appearance on-site at the main entry to site.***
Response: The Applicant has revised the retaining wall at the northwest corner of the site to be tiered with a planting area between tiers.

22. **Comment:** ***SP-3.0 –A 1,500-gal grease trap has been added to the plans. The applicant should provide appropriate sizing for grease trap, sampling manhole, and connection to exterior sanitary system.***
Response: A sampling manhole has been added adjacent to the grease trap. The connection to the exterior sanitary system will travel back through the building. Final sizing calculations will be provided prior to issuance of site plan approval.

23. **Comment:** ***SP-3.0 – It does not appear sufficient room is provided between the sanitary sewer manholes BM5 and BM3 and the proposed storm sewer. Revise the plans for constructability.***

Response: The storm drainage lines have been modified as a result of the reconfiguration of the proposed retaining walls. Sufficient area exists between the storm drain line and Sanitary Sewer Manholes BM5 and BM3.

24. **Comment:** ***SP3.0 – Maintain 10-ft separation between water line and SMH-BM1.***
Response: A 10 ft separation distance is maintained between water line and SMH-BM1.

25. **Comment:** ***SP4.1 – Confirm placement of 5-foot diameter culvert along Crompond Road will not impact proposed landscaping.***
Response: The stormwater management design has been revised to replace the previously proposed 5-foot diameter pipe storage system with a Stormceptor system. In addition, a secondary area is being incorporated to supplement on-site detention. The required stormwater storage volume is achieved through the combined capacity of both systems, consistent with the project's stormwater management criteria. Landscaping respects the stormwater system and it will not be impacted by the storage system.

26. **Comment:** ***SP-6.2 –Provide a detail for the outlet control structure for all stormwater management practices (including DMH-BM-3).***
Response: A detail for the outlet control structure related to the Bioretention area has been provided on the plan. An outlet control structure is being developed for the modified underground storage system and will be provided.

27. **Comment:** ***SP-6.2 – Provide dimensions (length, width, depth) for the riprap outlet protection, as well as d50 size of stone.***
Response: The rip rap outlet protection detail has been revised to include the length, width and depth of the structure.

28. **Comment:** ***SP-6.2 – Provide drainage manhole details for DI BM-6, DI BM-5, and DMH-BM-3 where there are 5-foot diameter inlet and outlet pipes; stormwater planter; bio-retention; and underground sand filter detail***
Response: As the stormwater storage system has been revised, 15" pipe will interconnect storage systems through outlet controls prior to discharge. An outlet control structure is being developed and a separate detail will be provided related to the reconfigured system.

29. **Comment:** ***SP-6.3 – Provide drop manhole details for BM4 and MA3.***
Response: A drop manhole detail has been provided for SMH BM-4. Refer to Detail 15 on Parcel 1- Site Utility Details Plan, (Drawing SP-6.1)

30. **Comment:** ***SP-6.4 – (sheet 2 of 30) Note 2.4.1. Confirm the project engineer verified the loading conditions. The wall design indicates no building foundation loads were considered.***
Response: Comment Noted. Wall designer will verify conditions, loading and design details.

31. **Comment:** ***SP-6.4 – (sheet 2 of 30) Note 2.6.1 indicates a maximum allowable bearing of 3,500 psf is required. Confirm this value aligns with the geotechnical report.***
Response: Comment Noted. Wall designer will verify conditions, loading and design details.

32. **Comment:** ***SP-6.4 – (sheet 3 of 30) Confirm limits of disturbance allows for safe excavation for the indicated geogrid lengths (e.g. tiered RWs 1 and 2 are being constructed into a hill side).***
Response: Comment Noted. Wall designer will verify extent of disturbance for safe excavation for proposed geogrid required lengths and indicated on wall details.

33. **Comment:** ***SP-6.4 – (sheet 3 of 30) Wall 3 is set back 5-ft from property line and has a geogrid length of 9 feet and 1-foot of drainage stone. Revise property line or design.***
Response: As the wall design has been modified, the designer will reevaluate structural design to consider geogrid and setback dimensions.

34. **Comment:** ***SP-6.4 – (sheet 4 of 30) Shows a wall drain discharging into the basin. This conflicts with general note 1 on sheet SP-6.4 (wall drain shall not discharge to any stormwater treatment practice).***
Response: Comment noted. Revised wall plans will indicate proposed discharge points as indicated on plan

35. **Comment:** ***SP-6.5 – (sheet 8 of 30) Geogrid length for RW1F should be adjusted to L=17 feet per design calculations and as indicated on callout (sheet 9 of 30).***
Response: Comment Noted. Design and details to be verified by wall designer.

36. **Comment:** ***SP-6.9 – (sheet 23 and 24 of 30) RW design case 5B should be referenced with corresponding geogrid length.***
Response: Comment Noted. Design and details to be verified by wall designer.

37. **Comment:** ***SP-6.9 – (note 2 on sheet 25 of 30) Note 2 states the use of a sleeve-it is indicated if a fence post is to be set directly behind the wall units. Provide a detail for the sleeve-it indicating embedment/placement within the geogrid.***
Response: Comment Noted. Design and details to be provided by wall designer.

38. **Comment:** ***SP-6.9 – (sheet 25 of 30 No footing drain is identified in the crushed stone zone directly behind the segmental block units. Verify this is the design intent.***
Response: Comment Noted. Design and details to be verified by wall designer.

39. **Comment:** ***SP-6.10 –(sheet 26 of 30) Upper tier walls are shown to discharge onto grade supported by lower tier wall. Verify lower tier design considers additional water into reinforced zones.***
Response: Comment Noted. Design and details to be verified by wall designer.

40. **Comment:** ***SP-6.10 – Typical details for geogrid around utilities (e.g. catch basins) and if utility lines are within the reinforced zone should be provided.***
Response: Comment Noted. Design and details to be verified by wall designer

41. **Comment:** ***SP7.1 – Provide a construction sequence detailing the implementation of erosion and sediment control measures prior to the start of construction. The current work schedule provided needs to be expanded to include the phasing of specific project improvements.***
Response: A detailed construction sequence is being prepared to include phasing of current and future project improvements.

42. **Comment:** ***SP-7.1 – Provide additional silt fence around the northern edge of material stockpile 1 to protect all downhill areas.***
Response: Additional silt fence has been provided along northern edge of soil stockpiles.

43. **Comment:** ***SP-7.1 – Consideration of interim erosion and sediment control measures should be considered to allow the construction of the retaining walls.***

Response: Additional erosion control measures will be provided to allow for the construction of the wall.

44. **Comment:** ***SP-7.1 – The outlet of the sediment traps 1 and 2 should be depicted on the plans.***
Response: the outlets to sediment traps 1 and 2 are being reevaluated as a result of the reconfigured layout and grading. The final outlets will be provided on the plans.

45. **Comment:** ***SP-7.1 – Provide the locations for the dewatering/ washout pits***
Response: Washout pit locations have been provided on the plan.

46. **Comment:** ***SP-7.1 – Provide the following:***
a. ***Provide pipe sizes on sediment trap detail and provide size and spacing of riser pipe perforations in accordance with the NYSSSESC.***
b. ***Provide maintenance schedule and requirements for practices.***
Response: The sediment trap detail has been updated to indicate the size and spacing of riser pipe performations. A maintenance schedule has been provided in the SWPPP and will be included on the Plan.

47. **Comment:** ***SP-7.1 - The plans show an arrow that appears to depict a temporary swale between two dewatering pits. This swale appears to be directed uphill. The applicant should review the plans and confirm the direction of this swale.***
Response: Plan proposes a pump discharge from the dewatering pits. Arrows indicate the pump discharge direction within the site.

48. **Comment:** ***SP7.1 – Provide NYSDOT approved for Sediment Trap 3 discharge connection to their drainage.***
Response: Discharge from Sediment Trap 3 is under review in an attempt to avoid discharge to within NYSDOT R.O.W.

49. **Comment:** ***SP-8.0 – Driveway grades are inconsistent with proposed contours and spot elevations shown on Sheet SP-2.0.***
Response: The Grading Plan and Profile Sheets have been revised to coordinate proposed contours with spot elevations, plans sets are consistant with each other.

50. **Comment:** ***SP-9.0- Hydrant stationing has not been provided on sheet SP-9.0 There are two hydrants shown between station 2+00 and 5+00 without stationing.***

Response: Hydrant locations have been revised. Profile plan has been updated to reflect revision. Hydrant stationing is provided on the plan.

51. **Comment:** ***SP-11 –The fire department having jurisdiction will need to opine on the proposed fire access layout.***

Response: The plans have been revised to address comments received from fire officials. Please refer to responses to Fire Advisory Review Memo provided under separate cover.

52. **Comment:** ***SP-11.1 – The revise refuse truck turning plan demonstrates the vehicle can't access the refuse containers for front loading. Revise the plan to show the proposed vehicle accessing and loading refuse at this location.***

Response: Parcel 1 Refuse Vehicle Maneuvering Plan (sheet SP-11.2) has been revised to show that a refuse truck will be able to maneuver head-on to access the dumpster enclosure.

Stormwater Management Summary Draft – November 20, 2025

1. **Comment:** ***Provide SWPPP which is compliant with the NYS DEC SWDM and the GP-0-25-001 and adheres to the Findings Statement of the Medical Oriented District (MOD) adopted March 20, 2023.***

Response: A draft SWPPP compliant with NYS DEC SWDM is provided for revew.

2. **Comment:** ***The applicant should confirm that the existing conditions watershed map matches the previously submitted plans for the evergreen manor road to be dedicated to the down. On the map shown there are discrepancies in watersheds and impervious areas. For example, existing conditions DA-2 has an impervious area of 0.05 acres and proposed conditions has an impervious area of 0.0 acres. Neither appears to be accurate based upon the amount of impervious delineated in the watershed mapping. Additionally, the existing driveway and dwellings are removed as part of as part of the Subdivision plans and their impervious area is included in the pre-development watershed area for Parcel 1.***

Response: Stormwater runoff calculations and mapping for the Main Access Road's proposed condition has been utilized as the basis for the Existing Condition of the Parcel 1 stormwater analysis.

3. **Comment:** ***The applicant should review the post-developed conditions map for consistency with the rest of the plans. The following discrepancies have been noted:***
   a. ***The stormwater routing shown does not match what is shown on SP-2.0 and does not include the proposed stormwater management practices. For example, the 60-inch detention pipe is shown as 240-lf of 60-inch diameter on a flat slope at elevation of 352.04; where Sheet SP-2.0 delineates 3 sections of pipe set at different elevations with a 0.5% slope.***
   b. ***The site layout on the drainage study does not fully match the site plan set.***

   Response: The Site layout and grading has been modified to reflect terraced retaining walls, revised grading with utility connections and a modified stormwater storage system. The stormwater analysis will be reviewed for consistency with the revised plan layout. The stormwater storage system has been revised to now reflect a stormceptor system rather than the 60-inch detention pipe. The stormwater analysis will need to be further developed to more accuratley reflect the proposed layout.

4. **Comment:** ***The post-developed map should be revised to indicate which areas are directed to specific treatment practices and areas delineated.***

   Response: The post-developed map has been revised to indicate contributing areas to the specific treatment practices.

5. **Comment:** ***The existing bio-retention area associated with main access road has a different outlet invert and pipe size in HydroCadd model than in Evergreen Manor Main Access Report. Please correct.***

   Response: Plans have been updated to correct discrepancies between main access road and Parcel 1 improvement plan.

6. **Comment:** ***Provide sizing calculations for each stormwater management practice and sediment trap based on the area directed to it for treatment. Sizing calculations shall be based on the NYS DEC SWDM criteria.***

   Response: Sizing calculations based upon NYSDEC SWDM criteria have been provided for stormwater management practices. Sediment trap sizing calculations will be provided.

7. **Comment:** ***Provide the results of the soil testing to support bio-retention infiltration***

design.

Response: Stormwater Soil testing is being coordinated with owner to be performed for proposed stormwater practices.

8. **Comment:** ***Time of concentration for drainage area for Pre-1E should match the same condition as the drainage model for the subdivision,***

Response:

9. **Comment:** ***The HydroCAD model should be revised to include the proposed stormwater planters.***

Response: Stormwater planters have been considered in terms of stormwater treatment. The planters will be included within the HydroCad model.

10. **Comment:** ***The HydroCAD model shows an increase in peak flows at design point 2 and 3, as a result of the proposed project, the applicant should review these areas and revise the model as needed.***

Response: The updated HydroCad model indicates no increase in peak flows at Design Point 2 and 3 as a result of the proposed project.

11. **Comment:** ***The HyrdoCAD model should include detention calculations to show how the CPv is provided***

Response: Detention calculations demonstrating how the CPv is attained will be provided.

12. **Comment:** ***Per Part III.A.2. of the GP-0-25-001, describe how the project considers future physical risk due to climate change.***

Response: The SWPPP will be updated to describe how the project considers future physical risk due to climate change.

13. **Comment:** ***Provide a draft maintenance agreement for post development stormwater management practices for review by the Town Attorney.***

Response: A draft maintenance agreement for post development stormwater management practices has been included in the SWPPP

14. **Comment:** ***One foot ponding included in model for stormwater practice, and only 0.5-ft shown on plans, Please rectify.***

Response: The bioretention system will provide 12" ponding depth.

15. **Comment:** ***The wetland adjacent to Crompond Road and its outlet should be modeled as DP1.***

Response: The outlet of the wetland adjacent to Crompond Road has been designated as Design Point 1.

We will continue to work closely with LaBella to address any remaining and/or additional comments that may arise during the continued review of this application.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

[redacted]

Peter J. Gregory, P.E.
Senior Associate

PJG:lg
Enclosure(s)

cc: D. Steinmetz, V.S. Construction
File

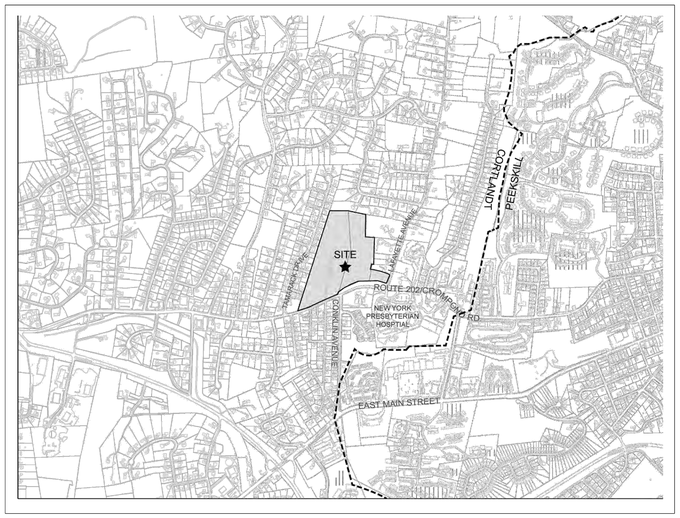
2003 Crompond Road

(TAX LOT: 33.12-2-8)
Town of Cortlandt, New York

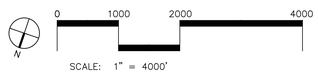
Site Plan Application - Parcel 1

January 23, 2025
Revised: February 11, 2025; May 22, 2025; October 23, 2025;
November 20, 2025; April 22, 2026

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

MEDICAL ORIENTED DISTRICT (MOD)[1]	REQUIRED/ PERMITTED	PROPOSED
Height and Bulk Requirements		
Minimum Dimensions		
Minimum lot area (sf)	100,000	1,246,947[9][3]
Minimum lot width (ft)	100	>100
Setbacks		
Front (ft)	30	to comply[4][5]
Side (ft)	30	
Rear (ft)	30	
Maximum Lot Coverage (%)	60	to comply[2][5]
Height (ft)		
Townhouses	35 (2.5 stories)	to comply[5]
Assisted Living Residence, Independent Senior Living, Memory Care Facility	45	
Retail	45	
Screenining and Buffering (ft)		
Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	to comply[5]
Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	to comply[5]
Street Design Standards[6]		
Length of Dead-end Streets, except in exceptional cases, and shall be provided with a turnaround (ft)	500	
Minimum pavement diameter of turnaround circle (ft)	80	
Minimum proeprty-line diameter of turnaround circle (ft)	100	
Minimum grades for minor streets (%)	0.3	
Maximum grade for minor streets (%)	10	
Minimum radius of street curvature (measured horizontally at inside property line) (ft)	100	
Minimum right-of-way for minor street (ft)	50	
Minimum street cross section (where right-of-way is 50 feet) (ft)	30	

Footnotes:

[1] 307-96.2 Medical-Oriented District, Town of Cortlandt Zoning Ordinance

[2] 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] Per §307-96.2.C.(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.

[4] Townhouses. Any residential units styled as a townhouse may have a zero-foot side setback from other residential units styled as townhouses or clusters of multiple dwellings located on a MOD parcel. These dwelling units shall also not be required to meet the minimum lot area requirement or lot width requirement, but shall be no more than 2.5 stories or 35 feet above grade. Each townhouse shall be located on its own lot with common elements of a community owned by a Homeowners Association (HOA).

[5] Compliance with required Height and Bulk requirements including Setbacks, Lot Coverage and Screening and Buffering to be provided as part of Site Development Review process

[6] Chapter 265, Subdivision of Land. §265-17 Street and block layout and §265-18 Street design; improvements.

LIST OF DRAWINGS

No.	Name	By	Scale	Date
	COVER SHEET	DTSP		4/22/26
SP-0.1	MASTER SITE PLAN	DTSP	1" = 60'	4/22/26
SP-1.0	SITE LAYOUT PLAN	DTSP	1" = 30'	4/22/26
SP-2.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	4/22/26
SP-3.0	SITE UTILITY PLAN	DTSP	1" = 30'	4/22/26
SP-4.1	SITE LANDSCAPE PLAN	DTSP	1" = 30'	4/22/26
SP-4.2	PLANT LIST AND PLANTING DETAILS	DTSP	NTS	4/22/26
SP-5.1	SITE LIGHTING PLAN	DTSP	1" = 30'	4/22/26
SP-5.2	SITE LIGHTING DETAILS	DTSP	NTS	4/22/26
SP-5.3	SITE LIGHTING DETAILS	DTS	NTS	4/22/26
SP-6.1	SITE AND UTILITY DETAILS	DTSP	NTS	4/22/26
SP-6.2	SITE AND UTILITY DETAILS	DTSP	NTS	4/22/26
SP-6.3	SITE AND UTILITY DETAILS	DTSP	NTS	4/22/26
SP-6.4	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.5	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.6	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.7	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.8	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.9	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.10	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-6.11	SITE DETAILS - RETAINING WALLS	DTSP	NTS	4/22/26
SP-7.1	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	4/22/26
SP-7.2	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	4/22/26
SP-7.3	EROSION AND SEDIMENT CONTROL DETAILS	DTSP	NTS	4/22/26
SP-8.0	DRIVEWAY PROFILE	DTSP	AS NOTED	4/22/26
SP-9.0	WATER AND SEWER PROFILES	DTSP	AS NOTED	4/22/26
SP-9.1	STORM DRAIN PROFILES	DTSP	AS NOTED	4/22/26
SP-9.2	STORM DRAIN PROFILES	DTSP	AS NOTED	4/22/26
SP-10.0	TREE REMOVALS PLAN	DTSP	1" = 30'	4/22/26
SP-11.1A	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	4/22/26
SP-11.1B	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	4/22/26
SP-11.1C	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	4/22/26
SP-11.1D	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	4/22/26
SP-11.1E	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	4/22/26
SP-11.2	REFUSE VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	4/22/26
SP-11.3	DELIVERY TRUCK TURNING MOVEMENTS	DTSP	1" = 30'	4/22/26
SP-12.1	STEEP SLOPES MAP (PARCEL 1)	DTSP	1" = 30'	4/22/26
EX-1.0	EXISTING CONDITIONS PLAN	DTSP	1" = 50'	4/22/26

LEGEND

DTSP DTS PROVIDENT DESIGN ENGINEERING, LLP

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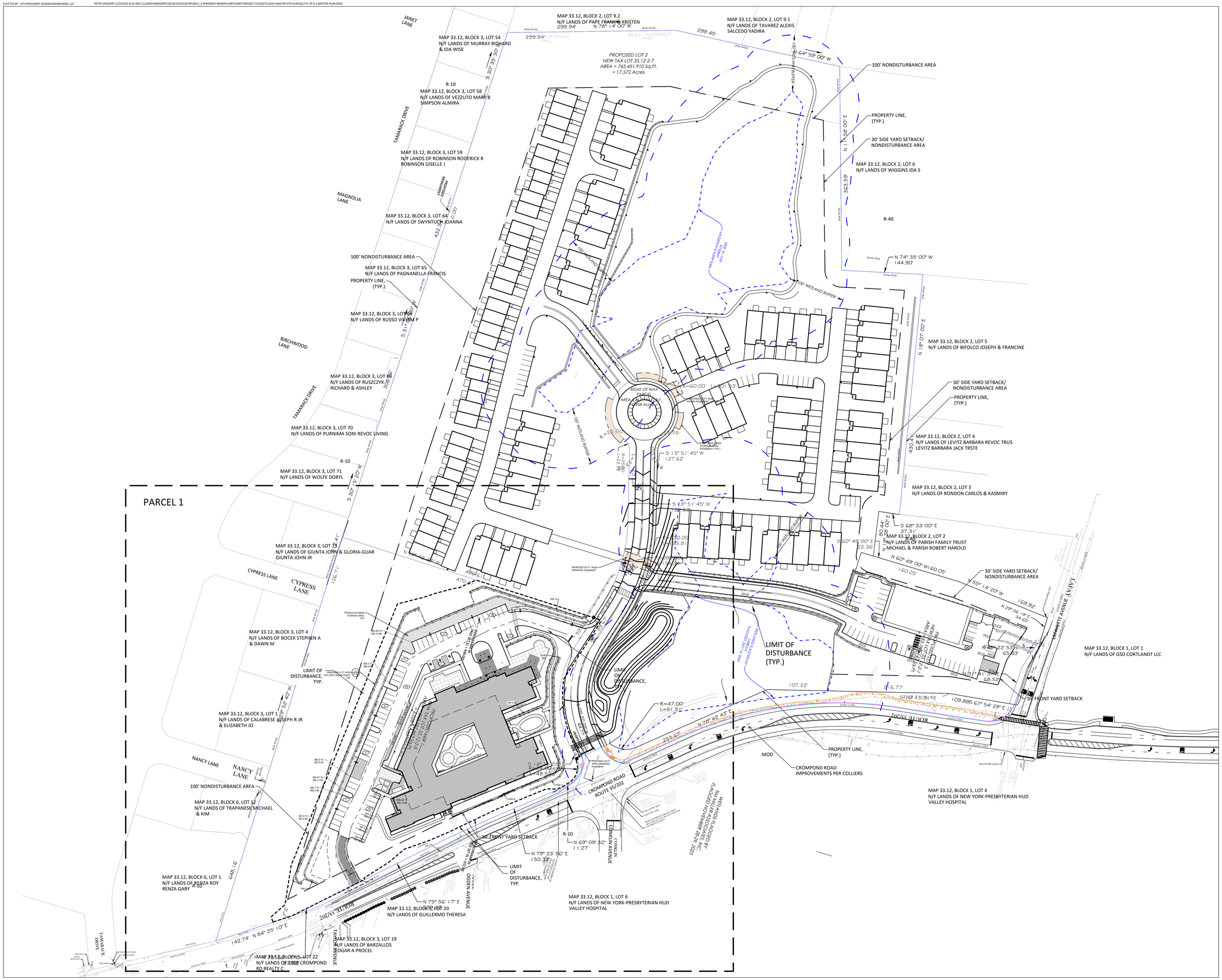
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10 NORTH STREET
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PARCEL 1
MAP 33.12, BLOCK 2, LOT 9.2
N/F LANDS OF PAPE FRANKIS KRISTEN
299.94'
N 78° 14' 00" W
299.45'
MAP 33.12, BLOCK 2, LOT 9.1
N/F LANDS OF TAVAREZ ALEXIS
SALCEDO YADIRA
JANET LANE
MAP 33.12, BLOCK 3, LOT 54
N/F LANDS OF MURRAY RICHARD & IDA WISE
S 30° 35' 50" W
PROPOSED LOT 2
NEW TAX LOT 33.12-2-7
AREA = 765,451.910 Sq.Ft.
= 17.572 Acres
N 64° 59' 00" W
100' NONDISTURBANCE AREA
R-10
MAP 33.12, BLOCK 3, LOT 58
N/F LANDS OF VEZZUTO MARY B
SIMPSON ALMIRA
TAMARACK DRIVE
PROPERTY LINE, (TYP.)
30' SIDE YARD SETBACK/ NONDISTURBANCE AREA
N 11° 58' 00" E
363.59'
MAP 33.12, BLOCK 2, LOT 6
N/F LANDS OF WIGGINS IDA S
MAP 33.12, BLOCK 3, LOT 59
N/F LANDS OF ROBINSON RODERICK R
ROBINSON GISELLE J
MAGNOLIA LANE
ROBINSON RODERICK
S 30° 50' 00" W
432.50'
MAP 33.12, BLOCK 3, LOT 64
N/F LANDS OF SWYNTUCH JOANNA
R-40
WETLAND A
WETLAND LIMITS ADDED BY JAFFE ASSOC. 2017-14, 2020
100' WETLAND BUFFER
N 74° 35' 00" W
144.90'
100' NONDISTURBANCE AREA
MAP 33.12, BLOCK 3, LOT 65
N/F LANDS OF PAGNANELLA FRANCIS
PROPERTY LINE, (TYP.)
S 31° 20' 00" W
MAP 33.12, BLOCK 3, LOT 68
N/F LANDS OF RUSSO VINCENT P
BIRCHWOOD LANE
N 18° 07' 00" E
MAP 33.12, BLOCK 2, LOT 5
N/F LANDS OF BIFOLCO JOSEPH & FRANCINE
MAP 33.12, BLOCK 3, LOT 69
N/F LANDS OF RUSZCZYK RICHARD & ASHLEY
TAMARACK DRIVE
30.29'
R=60.00'
L=101.53'
RIGHT OF WAY PARCEL AREA = 1.1110 A.F. 0.558 ACRES
30' SIDE YARD SETBACK/ NONDISTURBANCE AREA
PROPERTY LINE, (TYP.)
MAP 33.12, BLOCK 3, LOT 70
N/F LANDS OF PURNIMA SONI REVOC LIVING
100' WETLAND BUFFER
R=20.00'
S 13° 51' 45" W
127.62'
MAP 33.12, BLOCK 2, LOT 4
N/F LANDS OF LEVITZ BARBARA REVOC TRUS
LEVITZ BARBARA JACK TRSTE
430.47'
R-10
MAP 33.12, BLOCK 3, LOT 71
N/F LANDS OF WOLFE DORYL
S 30° 15' 20" W
MAP 33.12, BLOCK 2, LOT 3
N/F LANDS OF RONDON CARLOS & KASMIRY
S 68° 33' 00" E
37.31'
MAP 33.12, BLOCK 2, LOT 2
N/F LANDS OF PARISH FAMILY TRUST
MICHAEL & PARISH ROBERT HAROLD
S 60° 49' 00" E
122.36'
N 60° 49' 00" W
160.05'
30' SIDE YARD SETBACK/ NONDISTURBANCE AREA
N 55° 14' 20" W
169.92'
N 29° 00' 19" E
34.65'
MAP 33.12, BLOCK 3, LOT 73
N/F LANDS OF GIUNTA JOHN & GLORIA-GUAR GIUNTA JOHN JR
CYPRESS LANE
N 84° 25' 10" E
470.61'
105.71'
MAP 33.12, BLOCK 3, LOT 4
N/F LANDS OF BOCEK STEPHEN A & DAWN M
LIMIT OF DISTURBANCE, TYP.
LIMIT OF DISTURBANCE, TYP.
LIMIT OF DISTURBANCE (TYP.)
MAP 33.12, BLOCK 1, LOT 1
N/F LANDS OF GSD CORTLANDT LLC
LAFAYETTE AVENUE
S 30° 50' 40" W
MAP 33.12, BLOCK 3, LOT 1
N/F LANDS OF CALABRESE JOSEPH R JR & ELIZABETH JO
R=47.00'
L=51.51'
S 14° 51' 55" E
49.55'
N 78° 42' 43" E
253.67'
107.22'
16.77'
S 27° 55' 34" E
109.88'
N 67° 54' 29" E
30' FRONT YARD SETBACK
NANCY LANE
100' NONDISTURBANCE AREA
MAP 33.12, BLOCK 6, LOT 12
N/F LANDS OF TRAPANESE MICHAEL & KIM
CROMPOND ROAD ROUTE 35/202
PROPERTY LINE, (TYP.)
MOD
CROMPOND ROAD IMPROVEMENTS PER COLLIERS
MAP 33.12, BLOCK 1, LOT 4
N/F LANDS OF NEW YORK-PRESBYTERIAN HUD VALLEY HOSPITAL
30' FRONT YARD SETBACK
R-10
N 69° 09' 32" E
11.27'
CONKLIN AVENUE
N 79° 23' 56" E
150.32'
LIMIT OF DISTURBANCE, TYP.
MAP 33.12, BLOCK 6, LOT 1
N/F LANDS OF RENZA ROY
RENZA GARY
R-10
648.16'
ROUTE 35/202
N 75° 56' 17" E
MAP 33.12, BLOCK 3, LOT 20
N/F LANDS OF GUILLERMO THERESA
OGDEN AVENUE
MAP 33.12, BLOCK 3, LOT 19
N/F LANDS OF BARZALLOS EDGAR A PROCEL
MAP 33.12, BLOCK 1, LOT 6
N/F LANDS OF NEW YORK-PRESBYTERIAN HUD VALLEY HOSPITAL
TAYLOR AVENUE
TAMARACK DRIVE
N 84° 25' 10" E
142.74'
MAP 33.12, BLOCK 3, LOT 22
N/F LANDS OF 2202 CROMPOND RD REALTY C
PROPOSED 20 FT. WIDE DRAINAGE EASEMENT
PROPOSED 10 FT. WIDE DRAINAGE EASEMENT
PROPOSED 6' HIGH VINYL FENCE, TYP.
DEDICATED SNOW STORAGE AREA, TYP.
PROPOSED BUILDING #1 FIRST FLOOR ELEV. = 387.00
PROPOSED BUILDING #2 FIRST FLOOR ELEV. = 387.00
PROPOSED BUILDING #3 FIRST FLOOR ELEV. = 387.00
PROPOSED BUILDING #4 FIRST FLOOR ELEV. = 387.00
PROPOSED BUILDING #5 FIRST FLOOR ELEV. = 387.00
PROPOSED BUILDING



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SCALE: 1" = 30'

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1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE LAYOUT PLAN

Seal

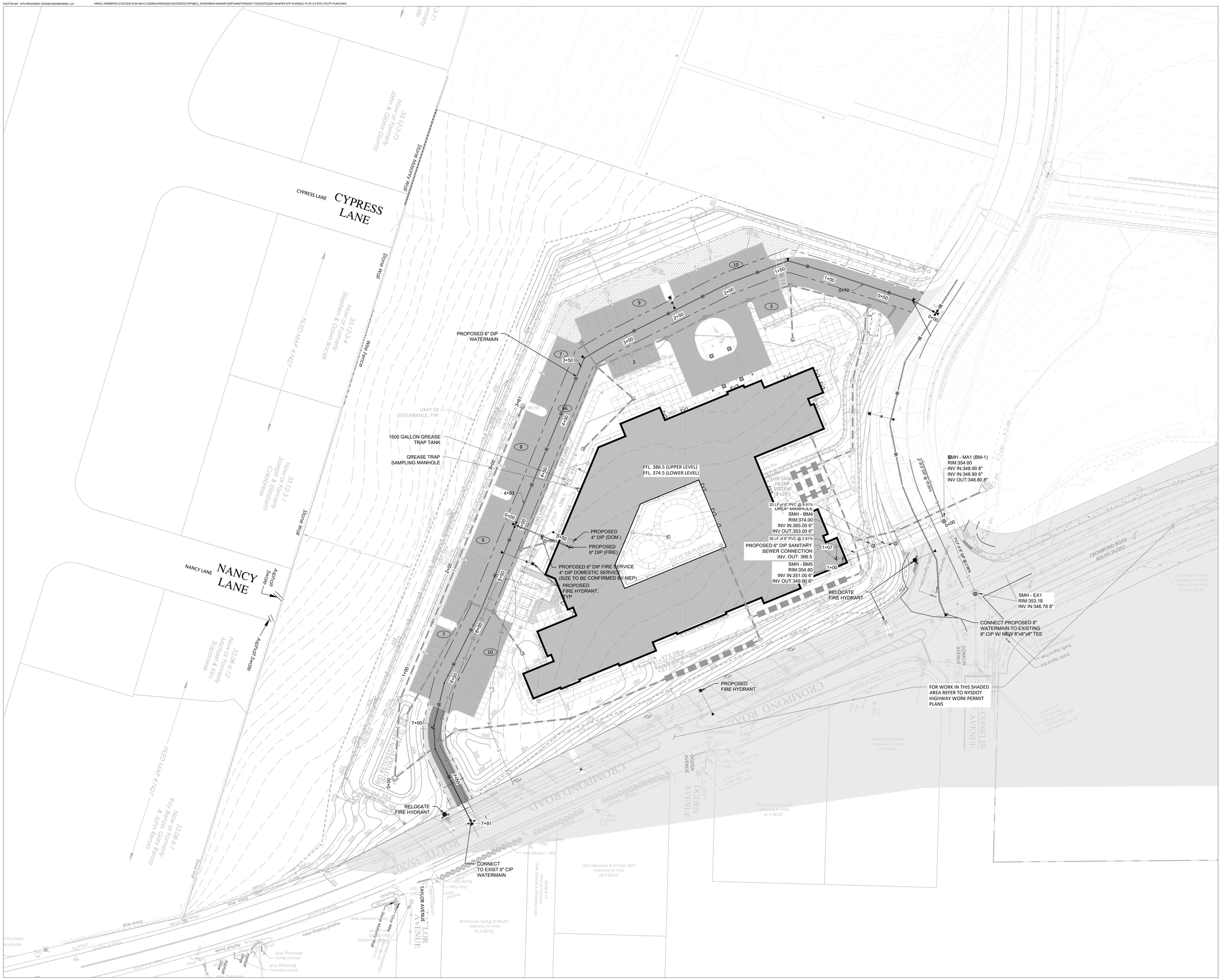
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DRAWN BY:	CHECKED BY:
BZ/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-1.0


CYPRESS LANE
NANCY LANE
TAYLOR AVENUE
OGDEN AVENUE
CROMPOND ROAD
CROMPOND ROAD ROUTE 35/202
CONNIN AVENUE
LIMIT OF DISTURBANCE, TYP.
FLUSH CURB, TYP.
NEW 4" PERFORATED UNDERDRAIN
NEW HYDRODYNAMIC SEPARATOR, TYP.
BIO RETENTION AREA (BOTTOM ELEV. 382.25)
FFL. 386.5 (UPPER LEVEL)
FFL. 374.5 (LOWER LEVEL)
UG SAND FILTER SYSTEM (8'x20')
2'12"x5' SW PLANTER-1
2'12"x5' SW PLANTER-2
LOCATION & OUTLINE OF FIRST FLOOR
CB BM-9 RIM 383.50 INV. 379.13 In INV. 379.13 Out
DI BM-10 RIM 384.50 INV. 379.44 In INV. 379.44 Out
384.67 TC 383.97 BC
385.64 TC 385.14 BC
DI BM-12-2 RIM 384.80 INV. 381.50 Out
26 LF of 15" HDPE @ 1.00%
CB-BM-12 RIM 384.80 INV. 380.24 In INV. 381.45 In INV. 381.24 In INV. 380.24 Out
385.0 TC 384.5 BC
386.5 TC 386.0 BC
DI BM-2 RIM 385.80 INV. 382.50 Out
385.90
386.02 TC 385.52 BC
DI BM-14 RIM 385.7 INV. 383.00 In INV. 383.00 Out
386.67 TC 386.17 BC
386.7 TC 386.2 BC
386.4 TC 385.9 BC
ES-BM-13 RIM 384.02 INV. 382.50 In
70LF of 15" HDPE @ 1.07%
OCS BM-20 RIM 383.00 INV. 379.25 In INV. 379.25 Out
DMH BM-21 RIM 385.00 INV. 380.00 In INV. 380.00 Out
387.9 TC 387.4 BC
AD BM-19-1 RIM 385.00
DI BM-12-1 RIM 385.90 INV. 381.77 In INV. 381.77 Out
DM BM-13-2 RIM 385.50 INV. 382.25 Out
DI BM-13-1 RIM 385.50 INV. 382.25 Out
22 LF of 15" HDPE @ 1.73%
CB-BM-13 RIM 385.60 INV. 382.00 In INV. 382.00 Out
CB-BM-15 RIM 385.70 INV. 383.12 Out INV. 383.34 Out
385.63 TC 385.13 BC
DI BM-15-1 RIM 385.7 INV. 383.34 Out
DI BM-18 RIM 383.20 INV. 378.39 In INV. 378.39 Out
DMH BM-19 RIM 387.00 INV. 378.91 In INV. 378.91 Out
387.7 TC 387.2 TC
387.90 TC 387.40 BC
384.50 BC
CB BM-11 RIM 384.30 INV. 379.74 In INV. 379.74 Out
385.66 TC 385.16 BC
386.15 TC 386.65 BC
DI BM-8-1 RIM 385.60 INV. 382.50 Out
DMH-BM-7 RIM 374.80 INV. 365.55 In INV. 365.55 Out
DMH-BM-6 RIM 373.27 INV. 365.00 In INV. 365.00 Out
23LF of 15" HDPE @ 1.00%
FLOW SPLITTER DMH-BM-5 RIM 373.50 INV. 364.71 In INV. 364.71 In INV. 364.71 Out INV. 364.67 Out
23LF of 15" HDPE @ 0.75%
DMH-BM-4 RIM 373.50 INV. 364.60 In INV. 364.50 In INV. 362.50 Out
DMH-BM-16 RIM 373.10 INV. 357.00 In INV. 357.00 Out INV. 357.00 Out
DMH-BM-3 RIM 374.00 INV. 361.50 In INV. 357.34 In
DI BM-19 RIM 373.30 INV. 361.61 In INV. 368.18 In INV. 361.61 Out
DMH BM-16 RIM 368.10 INV. 361.72 In INV. 361.72 Out
CB-BM-8 RIM 381.40 INV. 378.00 In INV. 378.00 In INV. 378.00 Out
CB-BM-7 RIM 375.82 INV. 372.00 In INV. 372.00 Out
FLOW SPLITTER DMH-BM-9 RIM 376.27 INV. 371.91 In INV. 371.50 Out INV. 371.91 Out
DMH-BM-8 RIM 376.27 INV. 369.00 In INV. 366.84 In INV. 366.00 Out
DMH BM-2 RIM 355.67 INV. 351.40 In INV. 351.40 Out
MH ST. S-26 RIM: 352.66 INV.(IN): 348.50
F' INLET STR. S-33 GR: 352.41 INV.(IN): 348.89 INV.(OUT): 348.89
FES STR. S-32 INV.(IN): 348.80
FES STR. S-31 INV.(IN): 348.70
FES STR. S-30 INV.(IN): 348.60
FES STR. S-29 INV.(IN): 348.50
FES STR. S-28 INV.(IN): 348.40
FES STR. S-27 INV.(IN): 348.30
FES STR. S-25 INV.(IN): 348.20
FES STR. S-24 INV.(IN): 348.10
FES STR. S-23 INV.(IN): 348.00
FES STR. S-22 INV.(IN): 347.90
FES STR. S-21 INV.(IN): 347.80
FES STR. S-20 INV.(IN): 347.70
FES STR. S-19 INV.(IN): 347.60
FES STR. S-18 INV.(IN): 347.50
FES STR. S-17 INV.(IN): 347.40
FES STR. S-16 INV.(IN): 347.30
FES STR. S-15 INV.(IN): 347.20
FES STR. S-14 INV.(IN): 347.10
FES STR. S-13 INV.(IN): 347.00
FES STR. S-12 INV.(IN): 346.90
FES STR. S-11 INV.(IN): 346.80
FES STR. S-10 INV.(IN): 346.70
FES STR. S-9 INV.(IN): 346.60
FES STR. S-8 INV.(IN): 346.50
FES STR. S-7 INV.(IN): 346.40
FES STR. S-6 INV.(IN): 346.30
FES STR. S-5 INV.(IN): 346.20
FES STR. S-4 INV.(IN): 346.10
FES STR. S-3 INV.(IN): 346.00
FES STR. S-2 INV.(IN): 345.90
FES STR. S-1 INV.(IN): 345.80
29LF of 15" HDPE @ 1.00%
165.5' of 15" HDPE @ 0.50%
80LF of 15" HDPE @ 0.50%
92LF of 15" HDPE @ 18.13%
60LF of 15" HDPE @ 0.50%
8 LF of 15" HDPE @ 17.87%
1+00
2+00
3+00
4+00
4+83
5+00
0+70
1+70
2+70
3+70
0+40
1+40
2+40
3+40
4+40
5+40
6+40
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30+40
31+40
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36+40
37+40
38+40
39+40



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3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE UTILITY PLAN

Seal

PETER J. GREGORY No. 071228 LICENSED PROFESSIONAL ENGINEER

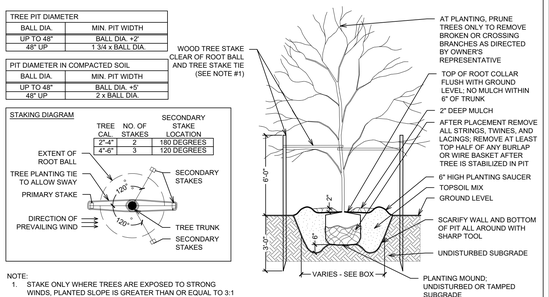
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PROJECT NO:	DATE:
812	01/23/25

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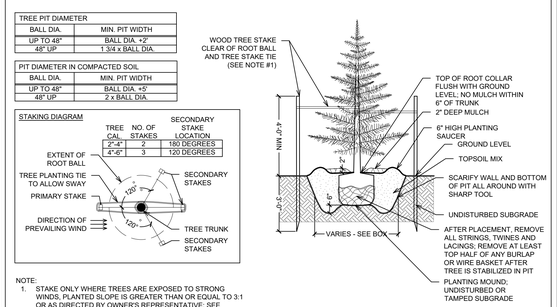
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EXISTING TREE CANOPY TO REMAIN (TYP.)
INSTALL EROSION CONTROL FABRIC ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1 (TYP.)
DEDICATED SNOW STORAGE AREA (TYP.)
SHRUBS SPACED 4' O.C. IN TRIANGULAR GRID (TYP.)
SEASONAL PLANTING (TYP.)
LAWN
MULCHED ISLAND TYP.
PROPERTY LINE
4' HIGH CHAIN LINK FENCE
15' HIGH POLE MOUNTED DOWNLIGHT
LIMIT OF DISTURBANCE, (TYP.)
DINING TERRACE
ACTIVITY TERRACE
10' HIGHT POST TOP LIGHT
10' HIGH POST TOP LIGHT
MAIN ACCESS ROAD LANDSCAPE SHOWN FOR CONTEXT ONLY
STORMWATER PLANTER
BOLLARD LIGHT
MEMORY COURTYARD
MEMORY GARDEN
NO MOW LAWN
CONCRETE GENERATOR PAD
RESTORATION SEED MIX
STORMWATER BASIN SEED MIX
FIRE LANE
CROMPOND ROAD / ROUTE 202
LIMIT OF DISTURBANCE (TYP.)
PARKING
POOL
Cone Well Cover
Stone Masonry Retaining Wall
Asphalt Drive
Asphalt Parking Area
Anchor Block Retaining Wall
Concrete Walk
Stone Masonry Wall
Shrub Masonry Retaining Wall
Stone Masonry Retaining Wall
Concrete Retaining Wall
Concrete Wall
Stone Masonry Wall
Asphalt Drive
Asphalt Parking Area
Stone Masonry Wall
Concrete



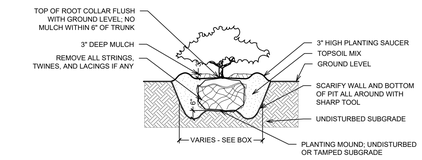
NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

DECIDUOUS TREE PLANTING
SCALE: N.T.S. | 1



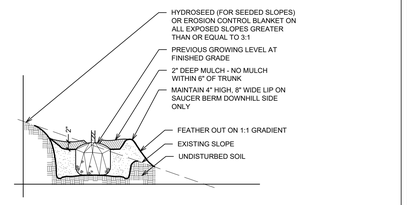
NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

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

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING	REMARKS
A. SHADE TREES					
AO	5	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
AS	3	ACER SACCHARUM / SUGAR MAPLE	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
GI	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
LR	7	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
LT	3	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
QA	2	QUERCUS ALBA / WHITE OAK	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
QB	2	QUERCUS BICOLOR / SWAMP WHITE OAK	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
QP	6	QUERCUS PALUSTRIS / PIN OAK	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
QR	3	QUERCUS RUBRA / NORTHERN RED OAK	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
TR	9	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
UN	9	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B&B/ 3" - 3-1/2" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
B. EVERGREEN TREES					
IA	14	ILEX OPACA / AMERICAN HOLLY	B&B/ 6'-7' HGT.		FULL, DENSE, BALANCED SHAPE
JT	10	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B&B/ 6'-7' HGT.		FULL, DENSE, BALANCED SHAPE
PC	9	PICEA PUNGENS / COLORADO SPRUCE	B&B/ 8'-9' HGT.		FULL, DENSE, BALANCED SHAPE
PF	8	PICEA PUNGENS 'FASTIGIATA' / COLUMNAR COLORADO SPRUCE	B&B/ 6'-7' HGT.		FULL, DENSE, BALANCED SHAPE
PG	8	PICEA GLAUCA / WHITE SPRUCE	B&B/ 7'-8' HGT.		FULL, DENSE, BALANCED SHAPE
PS	11	PINUS STROBUS 'BENNETT'S FASTIGIATE' / BENNETT'S FASTIGIATE WHITE PINE	B&B/ 7'-8' HGT.		FULL, DENSE, BALANCED SHAPE
C. ORNAMENTAL TREES					
AG	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B/ 7'-8' HGT.		BALANCED & FULL BRANCHING
BD	7	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	B&B/ 8'-9' HGT.		BALANCED & FULL BRANCHING, MULTI-TRUNKED
CA	4	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B&B/ 2" - 2-1/2" CAL.		BALANCED & FULL BRANCHING
CC	5	CORNUS FLORIDA 'CHEROKEE BRAVE' / CHEROKEE BRAVE DOGWOOD	B&B/ 7'-8' HGT.		BALANCED & FULL BRANCHING
CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B&B/2" - 2-1/2" CAL.		BALANCED & FULL BRANCHING
CV	6	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B&B/ 6'-7' HGT.		BALANCED & FULL BRANCHING
MX	2	MAGNOLIA X 'JANE' / JANE MAGNOLIA	B&B/ 2" - 2-1/2" CAL.		BALANCED & FULL BRANCHING
SLOPE SHRUBS					
CLA	21	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' / SIXTEEN CANDLES SUMMERSWEET	24"-36" HGT.	36" o.c.	FULL AND DENSE BRANCHING
IG	9	ILEX GLABRA / INKBERRY HOLLY	24"-36" HGT.	36" o.c.	FULL AND DENSE BRANCHING
POP	22	PHYSOCARPUS OPULIFOLIUS 'N5' / PANTHER® NINEBARK	24"-36" HGT.	36" o.c.	FULL AND DENSE BRANCHING
STORMWATER MNGT SHRUBS					
AM	8	ARONIA MELANOCARPA / BLACK CHOKEBERRY	30"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
CL	9	CLETHRA ALNIFOLIA / SUMMERSWEET	30"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHIN
FG	7	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	30"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
VM	12	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	30"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
SLOPE PLANTING SHRUBS					
AA	221	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY	24"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
CAC	197	COTONEASTER APICULATUS / CRANBERRY COTONEASTER	24"-30" HGT.	48" o.c.	FULL AND DENSE BRANCHING
CR	170	CORNUS SERICEA / RED TWIG DOGWOOD	24"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
IG	214	ILEX GLABRA / INKBERRY HOLLY	24"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
MP	166	MYRICA PENSYLVANICA / NORTHERN BAYBERRY	24"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
RG	271	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	12"-24" HGT.	48" o.c.	FULL AND DENSE BRANCHING
VD	132	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	24"-36" HGT.	48" o.c.	FULL AND DENSE BRANCHING
STORMWATER PLANTERS					
COC	11	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	24"-36" HGT.	36" o.c.	FULL & BALANCED SHAPE
CR	49	CORNUS SERICEA / RED TWIG DOGWOOD	24"-36" HGT.	36" o.c.	FULL & BALANCED SHAPE
IF	46	ILEX VERTICILLATA 'FARROWMRP' / MR. POPPINS® WINTERBERRY	24"-36" HGT.	36" o.c.	FULL & BALANCED SHAPE
IG	116	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	24"-36" HGT.		
IH	55	ILEX VERTICILLATA 'BERRY HEAVY GOLD' / BERRY HEAVY GOLD WINTERBERRY	24"-36" HGT.		
IV	136	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	24"-36" HGT.		
PL	75	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	24"-36" HGT.		
COC	36	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	24"-36" HGT.		

RESTORATION SEED MIX
RESTORATION AREA SEED MIX
"NEW ENGLAND CONSERVATION/WILDLIFE MIX" BY NEW ENGLAND WETLAND PLANTS, INC.
(413) 548-8000
WWW.NEWP.COM OR APPROVED EQUAL.
INCLUDES THE FOLLOWING:
VIRGINIA WILD RYE, LITTLE BLUESTEM, RED FESCUE, INDIAN RYEGRASS, JOE PYE WEED, BLACK EYED SUSAN

SEEDING RATE: 25 LBS/ACRE OR 1750 SF/LB
SEED AND MAINTAIN PER SEED SUPPLIER`S SPECIFICATIONS.

STORMWATER BASIN SEED MIX
STORMWATER BASIN SEED MIX
ERNMX-183 "NATIVE DETENTION AREA MIX" BY ERNST SEEDS (800) 873-3321 OR APPROVED EQUAL.
INCLUDES THE FOLLOWING:
DEERTONGUE, SWITCHGRASS, FOX
SEDGE, VIRGINIA WILDRYE, AUTUMN
BENTGRASS, SOFT RUSH, PATH RUSH,
REDTOP PANICGRASS.

SEEDING RATE: 1/2 LB. / 1,000 SF.

SEED AND MAINTAIN PER SEED SUPPLIER`S SPECIFICATIONS.

NO MOW LAWN SEED MIX
NO MOW TURF
"NO MOW LAWN" SEED MIX BY PRAIRIE NURSERY (800) 476-9453 OR APPROVED EQUAL.
INCLUDES THE FOLLOWING:
HARD FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE, CREEPING RED FESCUE.

SEEDING RATE: 6 LBS/1,000 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.

PLANT SCHEDULE | 4

LANDSCAPE NOTES:
1. UNLESS OTHERWISE NOTED, ALL PLANT BEDS SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH (NO DYE). NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE PLANTING DETAILS FOR PLANTING SAUCER DETAILS.
2. QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.
3. IF TREE STAKING IS INDICATED ON LANDSCAPE PLAN, TREES SHALL BE STAKED PER PLANTING DETAILS.
4. INSTALL EROSION CONTROL BLANKET ON ALL SEEDED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
5. INSTALL JUTE MESH BLANKET ON ALL PLANTED SLOPES GREATER THAN OR EQUAL TO 3.1 SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
6. IF NOT OTHERWISE PLANTED OR PAVED, ALL NEW OR DISTURBED LANDSCAPE AREAS TO BE RAKED, SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.
7. ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OR OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING THE WRITTEN DEMAND OF SUCH A REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.

EVERGREEN MANOR
Town of Cortlandt, New York

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

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PLEASANTVILLE, NY 10570

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TIM MILLER ASSOCIATES, INC.
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COLD SPRING, NY 10516

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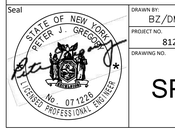
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REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:
PARCEL 1 - PLANT LIST AND PLANTING DETAILS

Seal



DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.:	DATE:
812	01/23/25

DRAWING NO.: SP-4.2

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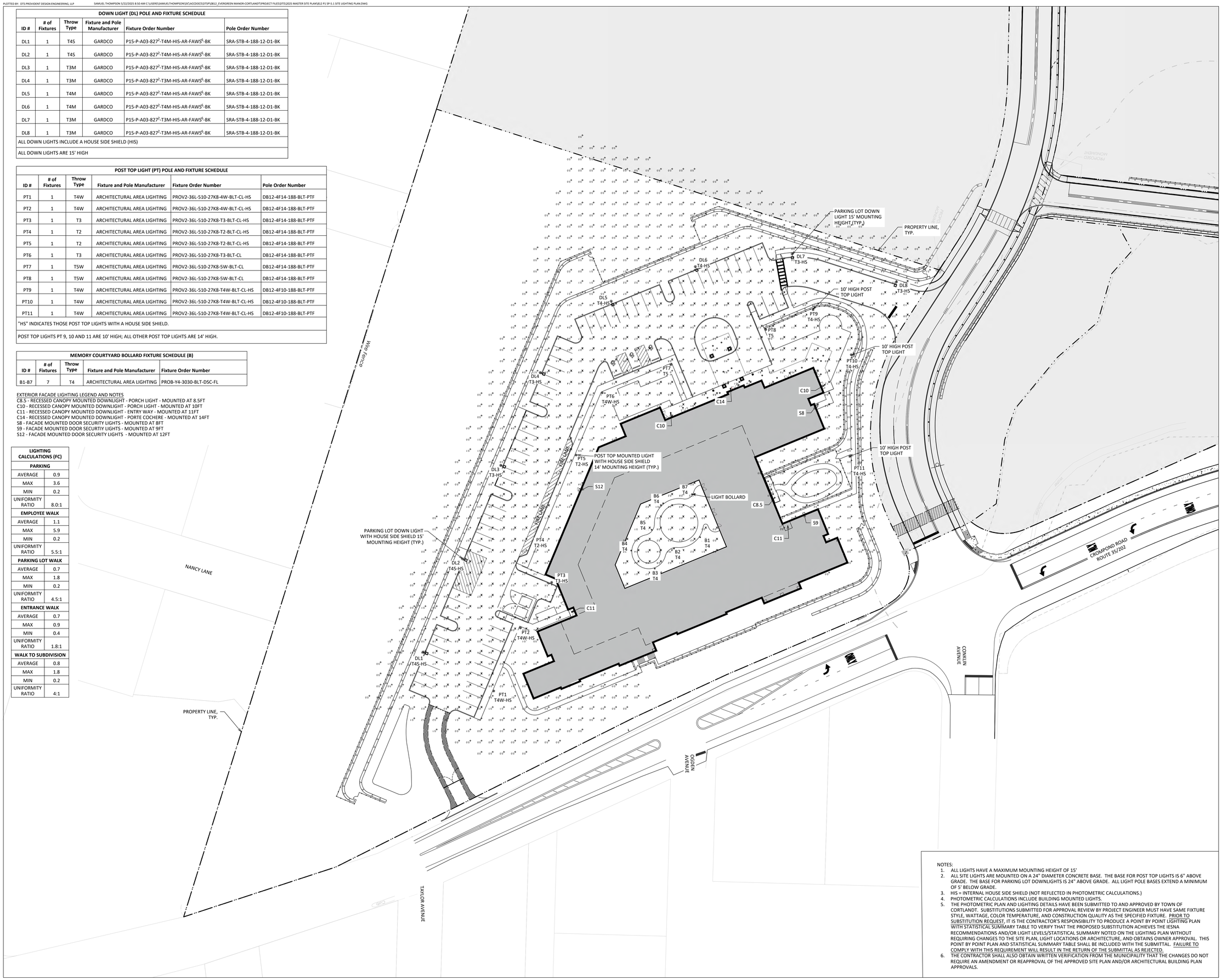
DOWN LIGHT (DL) POLE AND FIXTURE SCHEDULE					
ID #	# of Fixtures	Throw Type	Fixture and Pole Manufacturer	Fixture Order Number	Pole Order Number
DL1	1	T4S	GARDCO	P15-P-A03-827^2-T4M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL2	1	T4S	GARDCO	P15-P-A03-827^2-T4M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL3	1	T3M	GARDCO	P15-P-A03-827^2-T3M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL4	1	T3M	GARDCO	P15-P-A03-827^2-T3M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL5	1	T4M	GARDCO	P15-P-A03-827^2-T4M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL6	1	T4M	GARDCO	P15-P-A03-827^2-T4M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL7	1	T3M	GARDCO	P15-P-A03-827^2-T3M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
DL8	1	T3M	GARDCO	P15-P-A03-827^2-T3M-HIS-AR-FAWS^6-BK	SRA-STB-4-188-12-D1-BK
ALL DOWN LIGHTS INCLUDE A HOUSE SIDE SHIELD (HIS)					
ALL DOWN LIGHTS ARE 15' HIGH					

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	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-4W-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT2	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-4W-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT3	1	T3	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T3-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT4	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT5	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT6	1	T3	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T3-BLT-CL	DB12-4F14-188-BLT-PTF
PT7	1	T5W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-5W-BLT-CL	DB12-4F14-188-BLT-PTF
PT8	1	T5W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-5W-BLT-CL	DB12-4F14-188-BLT-PTF
PT9	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T4W-BLT-CL-HS	DB12-4F10-188-BLT-PTF
PT10	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T4W-BLT-CL-HS	DB12-4F10-188-BLT-PTF
PT11	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T4W-BLT-CL-HS	DB12-4F10-188-BLT-PTF
"HS" INDICATES THOSE POST TOP LIGHTS WITH A HOUSE SIDE SHIELD.					
POST TOP LIGHTS PT 9, 10 AND 11 ARE 10' HIGH; ALL OTHER POST TOP LIGHTS ARE 14' HIGH.					

MEMORY COURTYARD BOLLARD FIXTURE SCHEDULE (B)				
ID #	# of Fixtures	Throw Type	Fixture and Pole Manufacturer	Fixture Order Number
B1-B7	7	T4	ARCHITECTURAL AREA LIGHTING	PROB-Y4-3030-BLT-DSC-FL

EXTERIOR FACADE LIGHTING LEGEND AND NOTES
C8.5 - RECESSED CANOPY MOUNTED DOWNLIGHT - PORCH LIGHT - MOUNTED AT 8.5FT
C10 - RECESSED CANOPY MOUNTED DOWNLIGHT - PORCH LIGHT - MOUNTED AT 10FT
C11 - RECESSED CANOPY MOUNTED DOWNLIGHT - ENTRY WAY - MOUNTED AT 11FT
C14 - RECESSED CANOPY MOUNTED DOWNLIGHT - PORTE COCHERE - MOUNTED AT 14FT
S8 - FACADE MOUNTED DOOR SECURITY LIGHTS - MOUNTED AT 8FT
S9 - FACADE MOUNTED DOOR SECURITY LIGHTS - MOUNTED AT 9FT
S12 - FACADE MOUNTED DOOR SECURITY LIGHTS - MOUNTED AT 12FT

LIGHTING CALCULATIONS (FC)	
PARKING	
AVERAGE	0.9
MAX	3.6
MIN	0.2
UNIFORMITY RATIO	8.0:1
EMPLOYEE WALK	
AVERAGE	1.1
MAX	5.9
MIN	0.2
UNIFORMITY RATIO	5.5:1
PARKING LOT WALK	
AVERAGE	0.7
MAX	1.8
MIN	0.2
UNIFORMITY RATIO	4.5:1
ENTRANCE WALK	
AVERAGE	0.7
MAX	0.9
MIN	0.4
UNIFORMITY RATIO	1.8:1
WALK TO SUBDIVISION	
AVERAGE	0.8
MAX	1.8
MIN	0.2
UNIFORMITY RATIO	4:1



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.

EVERGREEN MANOR
Town of Cortlandt, New York

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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.

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NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE LIGHTING PLAN

Seal: STATE OF NEW YORK PETER J. GREGORY No. 071225 LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.
SP-5.1

PROVIDENCE®



PROV2

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Example: PROV

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	AMB Amber-595nm Peak ¹	1 Type I	BLS Black Gloss Smooth
		326 325mA, 4500 Lumens	27K7 2700K, 70 CRI	2 Type II	BLT Black Matte Textured
		510 510mA, 6500 Lumens	3K7 3000K, 70 CRI	3 Type III	DBS Dark Bronze Gloss Smooth
		525 700mA Microcore Equivalent	35K7 3500K, 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
		615 615mA, 7500 Lumens	4K7 4000K, 70 CRI	5Q Type V Square	GTT Graphite Matte Textured
			5K7 5000K, 70 CRI	5W Type V Wide	LGS Light Grey Gloss Smooth
			27K8 2700K, 80 CRI		LGT Light Grey Matte Textured
			3K8 3000K, 80 CRI		PSS Platinum Silver Gloss Smooth
			35K8 3500K, 80 CRI		VGT Verde Green Matte Textured
			4K8 4000K, 80 CRI		WHS White Gloss Smooth
			5K8 5000K, 80 CRI		WHT White Matte Textured
			27K9 2700K, 90 CRI		Color Option
			3K9 3000K, 90 CRI		CC ² Custom Color
			35K9 3500K, 90 CRI		CLA-A ³ Clear Anodize
			4K9 4000K, 90 CRI		
			5K9 5000K, 90 CRI		

Mounting	Optional Lens	Options	Mounting Options	Voltage
Pole Mount ST162, MV1 ⁴ Standard Mount PT23 2.3/8" tenon PT3 3" tenon	CL Clear Lens DL Diffused Lens ⁴	HS House Side Shield ⁴ PFN 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-9" CD 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
Arm Mount SLA1 TRA5U-4 4" pole TRA6U-4 4" pole TRA8S-4 4" pole TRA6X-4 4" pole TRA5U-5 5" pole TRA6U-5 5" pole TRA8S-5 5" pole TRA6X-5 5" pole				
Wall Mount WM55 Wall Mount WM56 Wall Mount				

Current Control Solutions – Accessories (Sold Separately)

SCP Sensor Control Programmable (https://ccsolutions.us/scp)

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

For additional information related to these accessories, please visit californiahighrises. Options showed for use with Integration sensor, please see specification sheet ordering 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 Ships over 4"OD Pole

Current

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POST TOP LIGHT FIXTURE (PT)
SCALE: N.T.S.

1

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

DELIVERED LUMENS (CONTINUED)

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)
						B U G			B U G			B U G	
36	510	6500	None	1	6081	1 0 1	104.1	6326	1 0 1	108	6594	1 0 1	113
				2	5744	1 0 1	98.3	5975	1 0 1	102	6228	1 0 1	107
				3	5545	1 0 2	94.9	5768	1 0 2	99	6013	1 0 2	103
				4W	5593	1 0 2	95.7	5818	1 0 2	100	6064	1 0 2	104
				1-HS	3783	0 0 1	64.4	3934	0 0 1	67	4080	0 0 1	70
				2-HS	3274	0 0 1	56.1	3406	0 0 1	58	3550	0 0 1	61
				3-HS	3165	0 0 1	54.2	3292	0 0 1	56	3432	0 0 1	59
				4W-HS	3265	0 0 1	55.9	3396	0 0 1	58	3540	0 0 1	61
				5Q	6099	2 0 1	104.4	6344	2 0 1	109	6613	3 0 1	113
				5W	5637	3 0 1	96.5	5864	3 0 1	100	6112	3 0 1	105
			Clear	1-CL	5180	1 0 1	88.7	5388	1 0 1	92.2	5616	1 0 1	96.2
				2-CL	4892	1 0 1	83.8	5089	1 0 1	87.1	5305	1 0 1	90.8
				3-CL	4723	1 0 1	80.8	4913	1 0 1	84.1	5121	1 0 1	87.7
				4W-CL	4763	1 0 2	81.6	4955	1 0 2	84.8	5165	1 0 2	88.4
				1-CL-HS	3205	0 0 1	54.9	3334	0 0 1	57.1	3475	0 0 1	59.5
				2-CL-HS	2788	0 0 1	47.7	2901	0 0 1	49.7	3024	0 0 1	51.8
				3-CL-HS	2696	0 0 1	46.2	2804	0 0 1	48.0	2923	0 0 1	50.0
				4W-CL-HS	2780	0 0 1	47.6	2892	0 0 1	49.5	3015	0 0 1	51.6
				5Q-CL	5194	2 0 1	88.9	5403	2 0 1	92.5	5632	2 0 1	96.4
				5W-CL	4801	3 0 1	82.2	4994	3 0 1	85.5	5206	3 0 1	89.1
			Diffused	3-DL	3584	1 0 1	61.4	3728	1 0 1	63.8	3886	1 0 1	66.5
				5W-DL	3615	2 0 1	61.9	3760	2 0 1	64.4	3919	2 0 1	67.1
	525	700mA Microcore Equivalent	None	1	6235	1 0 1	103.6	6486	1 0 1	107.7	6761	1 0 1	112.3
				2	5889	1 0 1	97.8	6126	1 0 1	101.8	6386	1 0 1	106.1
				3	5686	1 0 2	94.4	5914	1 0 2	98.2	6165	1 0 2	102.4
				4W	5734	1 0 2	95.3	5965	1 0 2	99.1	6218	1 0 2	103.3
				1-HS	3858	0 0 1	64.1	4013	0 0 1	66.7	4183	0 0 1	69.5
				2-HS	3357	0 0 1	55.8	3492	0 0 1	58.0	3640	0 0 1	60.5
				3-HS	3245	0 0 1	53.9	3376	0 0 1	56.1	3519	0 0 1	58.5
				4W-HS	3347	0 0 1	55.6	3482	0 0 1	57.8	3629	0 0 1	60.3
				5Q	6253	2 0 1	103.9	6504	2 0 1	108.0	6780	3 0 1	112.6
			Clear	5W	5779	3 0 1	96.0	6012	3 0 1	99.9	6267	3 0 1	104.1
				1-CL	5311	1 0 1	88.2	5524	1 0 1	91.8	5758	1 0 1	95.7
				2-CL	5016	1 0 1	83.3	5218	1 0 1	86.7	5439	1 0 1	90.3
				3-CL	4842	1 0 1	80.4	5037	1 0 2	83.7	5251	1 0 2	87.2
				4W-CL	4884	1 0 2	81.1	5080	1 0 2	84.4	5296	1 0 2	88.0
				1-CL-HS	3286	0 0 1	54.6	3418	0 0 1	56.8	3563	0 0 1	59.2
				2-CL-HS	2859	0 0 1	47.5	2974	0 0 1	49.4	3100	0 0 1	51.5
				3-CL-HS	2764	0 0 1	45.9	2875	0 0 1	47.8	2997	0 0 1	49.8
				4W-CL-HS	2851	0 0 1	47.4	2965	0 0 1	49.3	3091	0 0 1	51.3
				5Q-CL	5328	2 0 1	88.5	5540	2 0 1	92.0	5775	2 0 1	95.9
				5W-CL	4922	3 0 1	81.8	5120	3 0 1	85.1	5337	3 0 1	88.7
			Diffused	3-DL	3675	1 0 1	61.0	3822	1 0 1	63.5	3984	1 0 1	66.2
				5W-DL	3735	2 0 1	62.0	3885	2 0 1	64.5	4050	2 0 1	67.3

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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 maps 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 or 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: DB12-4814-1125-14'-BLS-FS1

CATALOG #

POLE

Base	Pole ¹		Finish		Options	
DB12 4" Round Tube Pole	ROUND POLE 4"		BLS Black Gloss Smooth		TEN Tenon, 2 3/8" ID x 4"H	
	4R10-125	4R10-125	BLT Black Matte Textured		TEN3 Tenon, 3" ID x 2"H	
	4R12-125	4R12-125	DBS Dark Bronze Gloss Smooth		1A Single Side Arm	
	4R14-125	4R14-125	DBT Dark Bronze Matte Textured		2B Double Side Arm	
	4R16-125	4R16-125	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		ND 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			
	4R20-226	4R20-226	WHT White Matte Textured		RBC Cast aluminum receptacle housing, integrally welded to the pole.Includes a NEC approved clear weather proof cover. Does 0.90mm/.240.14mm/.55Diode. Hand RBCTop of polelocationstandard85mm ^2.25Æ4mm ^2.50 not include a receptacle or internal wiring.	
	FLUTED 4"		Color Option		GFI Ground Fault Interrupter. Wet location receptacle. Standard location is 24" down from top of pole, in-line with hand hole	
	4F10-188	4F10-188	CC Custom Color ²			
	4F12-188	4F12-188				
	4F14-188	4F14-188				
	4F16-188	4F16-188				

Notes:
1 Consult Materials Allowable DA-MH (Luminaire 2
2 Consult factory for custom colors, areas and corrosion resi

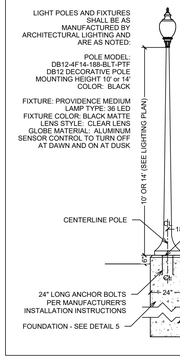
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POST TOP LIGHT POLE
SCALE: N.T.S.

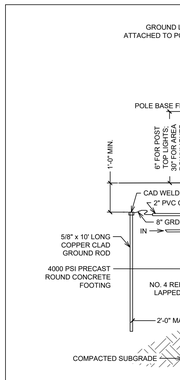
2



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 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.
3. THE CONTRACTOR SHALL ALSO OBTAIN WRITTEN VERIFICATION FROM THE MUNICIPALITY THAT THE CHANGES DO NOT REQUIRE AN AMENDMENT OR RE-APPROVAL 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 PLANS.

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

EVERGREEN MANOR
Town of Cortlandt, New York

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COLD SPRING, NY 10516

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-AOS-840-T3M-EIS-ART-120-DALI-CS30-PCB-P1-BZ

Prefix	Catalog Code Selection	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
P15 PureForm area small	P Precision optics	A01 2,000	730 700K, 3000K	Auto front row	None –	ART Arm mount (std.)	120 120V
		A02 4,000	740 700K, 4000K	AFR Auto front row	HIS Internal house side shield, clip on	The following mounting kits must be ordered separately: (see accessories) KAM Retrofit arm mount kit. WAL Wall mount	208 208V
		A03 6,000	750 700K, 5000K	AFR-90 Rotated left 90°			240 240V
		A04 8,000	830 830K, 3000K	AFR-270 Rotated left 270°			277 277V
		A05 10,000	840 830K, 4000K	Type 2 Medium	The following mounting kits must be ordered separately: (see accessories)		UNV 120-277V
		A06 12,000	927 930K, 270K (ETI/e)	T2M Type 2 medium			347 347V
		A07 14,000		T2M-90 Rotated left 90°			480 480V
		A08 16,000		T2M-270 Rotated left 270°			HVU 347-480V
		A09 18,000		Type 3 Medium			
		A10 20,000		T3M Type 3 medium			
				T3M-90 Rotated left 90°			
				T3M-270 Rotated left 270°			
				LEED optics			
				LCL LEDR corner optic left	BLC Back light control		
				LCR LEDR corner optic right	BLC-90 Rotated left 90°		
					BLC-270 Rotated left 270°		
	C¹ Comfort optics	A01 2,000	830 830K, 3000K	T1S Comfort optic type 1 short			
		A02 4,000	840 830K, 4000K	T2S Comfort optic type 2 short			
		A03 6,000	750¹ 750K, 5000K	T4S Comfort optic type 4 short			
		A04 8,000		T4D Comfort optic type 4 concentrated downlight			
		A05 10,000	Amber² Direct Amber FWC (ETI/e)	T5S Comfort optic type 5 short			

Driver type	Dimming Controls (Only if not Dwg As specified)	Lighting controls	Options	Finish
0-10V (only one may be selected)	None –	None –	None –	Standard textured
010V 0-10V	None –	PCB¹ Photocontrol button (only available in 120-277V)	Emergency (only available in UNV)	BK Black
	0 dimming leads externally accessible (controls by others)		EM Emergency battery backup (0°C to +40°C)(32°F to +104°F)	BZ Bronze
	FAWS² Field adjustable wattage selector	TRT³ 7-pin twist lock	ER100² UL924 Listed Emergency relay. (emergency only)	DG Dark grey
	BLSOL2 PIR motion response dim to 50% L2 lens (precision only)			MG Medium grey
	BLSOL3 PIR motion response dim to 50% L3 lens (precision only)	TLS⁴ 7-pin twist lock and on/ off photocell	Fusing	Customer specified
	BLSOMW Microwave motion sensor factory set at 50% dimming		FP Single Fuse (120V, 277V, or 347V)	OC Optional color (specify optional color or RAL, contact factory)
DALI (only one may be selected)			FP2 Double Fuse (208V, 240V or 480V)	
DALI SR/ DALI None –			FP4 Double Fuse Canadian duplex pole (208V, 240V, or 480V)	SC Special color (must supply color chip, requires factory quote)
DALI CS50 Security 50 % dimming, 7 hours			Surge Protection	
CM50 Median 50 % dimming, 7 hours			Blank Surge Protector 10kV / 10kA (Standard)	
CS30 Security 30 % dimming, 7 hours			SP2 Surge Protector 20kV/ 10kA (option)	
CM30 Median 30 % dimming, 7 hours			Buy America²	
SR Sidelight dimmer connected to Zhaga socket D4i			BAC Meets the requirements of the Buy American Act of 1933 (BAA).	
SRDPLW² Wireless Interact outdoor low mounting (7-11'), white housing				
WAPLB² Wireless Interact outdoor low mounting (7-11'), black housing				
WAPHW² Wireless Interact outdoor high mounting (11-40'), white housing				
WAPHB² Wireless Interact outdoor high mounting (11-40'), black housing				

1. Precision optics: UNV DALI available in A01-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/SRDIR 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 Zhaga receptacle
5. Must specify input voltage (for ref. PCB, T1, F2, F3)
6. Not available with Emergency
7. Not compatible with CS50, CM50, CS30, CM50

Declare. BAA DARKSKY APPROVED DLC DLC PLUS cULus

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

PARKING LOT DOWNLIGHT FIXTURE (DL)
SCALE: N.T.S.

7

P15 PureForm
Small, square area light

Precision optics lumen values: 70CRI, 5000K

Ordering Code	Avg. System Watts (W)	T2M Lumen Output	T2M BUG Rating	T2M Efficacy (LPW)	T3M Lumen Output	T3M BUG Rating	T3M Efficacy (LPW)	T4M Lumen Output	T4M BUG Rating	T4M Efficacy (LPW)	T4W Lumen Output	T4W BUG Rating	T4W Efficacy (LPW)	T5M Lumen Output	T5M BUG Rating	T5M Efficacy (LPW)	T5N Lumen Output	T5N BUG Rating	T5N Efficacy (LPW)
P15-P-A01-750-x	15	2760	B1-U0-G1	185	2696	B1-U0-G1	181	2675	B1-U0-G1	180	2658	B1-U0-G1	178	2831	B2-U0-G0	190	2851	B2-U0-G0	192
P15-P-A02-750-x	21	3891	B1-U0-G1	184	3762	B1-U0-G1	180	3733	B1-U0-G1	179	3709	B1-U0-G1	178	3951	B2-U0-G1	189	3992	B2-U0-G1	191
P15-P-A03-750-x	32	5615	B2-U0-G2	180	5681	B1-U0-G2	176	5636	B1-U0-G2	175	5600	B1-U0-G2	174	5965	B2-U0-G2	185	6026	B2-U0-G2	187
P15-P-A04-750-x	44	7770	B2-U0-G2	176	7591	B2-U0-G2	172	7531	B1-U0-G2	170	7483	B1-U0-G2	169	7971	B2-U0-G2	180	8054	B2-U0-G2	182
P15-P-A05-750-x	58	9739	B2-U0-G2	169	9513	B2-U0-G2	165	9438	B2-U0-G2	164	9378	B2-U0-G2	163	9988	B3-U0-G2	173	10094	B3-U0-G2	175
P15-P-A06-750-x	70	11676	B3-U0-G2	167	11408	B2-U0-G2	163	11318	B2-U0-G2	161	11246	B2-U0-G3	160	11977	B4-U0-G2	171	12103	B3-U0-G2	173
P15-P-A07-750-x	84	13631	B3-U0-G3	163	13316	B2-U0-G3	159	13210	B2-U0-G3	158	13127	B2-U0-G3	157	13982	B4-U0-G2	167	14124	B4-U0-G2	169
P15-P-A08-750-x	97	15506	B3-U0-G3	160	15147	B3-U0-G3	157	15027	B2-U0-G3	155	14932	B2-U0-G3	154	15905	B4-U0-G2	165	16071	B4-U0-G2	166
P15-P-A10-750-x	116	17963	B3-U0-G3	155	17650	B3-U0-G3	151	17512	B3-U0-G3	151	17303	B3-U0-G3	149	18332	B4-U0-G2	158	18619	B4-U0-G2	161
P15-P-A12-750-x	136	20028	B3-U0-G3	148	19565	B3-U0-G3	144	19410	B3-U0-G4	143	19287	B3-U0-G3	142	20544	B4-U0-G2	152	20759	B4-U0-G2	153

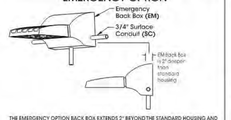
Precision optics lumen values: 80CRI, 2700K

Ordering Code	Avg. System Watts (W)	T2M Lumen Output	T2M BUG Rating	T2M Efficacy (LPW)	T3M Lumen Output	T3M BUG Rating	T3M Efficacy (LPW)	T4M Lumen Output	T4M BUG Rating	T4M Efficacy (LPW)	T4W Lumen Output	T4W BUG Rating	T4W Efficacy (LPW)	T5M Lumen Output	T5M BUG Rating	T5M Efficacy (LPW)	T5N Lumen Output	T5N BUG Rating	T5N Efficacy (LPW)
P15-P-A01-827-x	15	2384	B1-U0-G1	160	2328	B1-U0-G1	156	2311	B1-U0-G1	155	2296	B1-U0-G1	154	2449	B2-U0-G0	164	2471	B1-U0-G0	166
P15-P-A02-827-x	21	3327	B1-U0-G1	159	3250	B1-U0-G1	156	3225	B1-U0-G1	154	3204	B1-U0-G1	153	3413	B2-U0-G1	163	3449	B2-U0-G1	165
P15-P-A03-827-x	32	5024	B1-U0-G1	156	4908	B1-U0-G2	152	4869	B1-U0-G2	151	4836	B1-U0-G2	150	5153	B3-U0-G1	160	5207	B3-U0-G1	161
P15-P-A04-827-x	44	6713	B1-U0-G2	152	6559	B1-U0-G2	148	6506	B1-U0-G2	147	6465	B1-U0-G2	146	6888	B3-U0-G2	155	6959	B3-U0-G2	157
P15-P-A05-827-x	58	8413	B2-U0-G2	146	8218	B2-U0-G2	143	8154	B1-U0-G2	142	8102	B2-U0-G2	141	8630	B3-U0-G2	150	8720	B3-U0-G1	151
P15-P-A06-827-x	70	10087	B2-U0-G2	144	9854	B2-U0-G2	141	9778	B2-U0-G2	140	9714	B2-U0-G3	139	10347	B3-U0-G2	148	10455	B3-U0-G2	149
P15-P-A07-827-x	84	11776	B3-U0-G3	141	11503	B2-U0-G3	138	11413	B2-U0-G3	136	11340	B2-U0-G3	135	12079	B4-U0-G2	144	12205

RAZAR WALLMOUNT SERIES-LED

S P E C I F I C A T I O N S

EMERGENCY OPTION



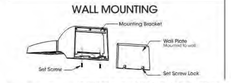
THE EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC). INCLUDING BATTERIES OR CAN BE USED FOR SURFACE CONDUIT (SC) APPLICATIONS. THERE IS TO BE AN SC1, SC2, AND SC3 OPTION FOR THE DIFFERING HOUSING SIZES. SC SHIPS WITH THREADED CONDUIT PLUGS.

THE EM LED SYSTEM PROVIDES POWER TO ALL LEDS IN THE ARRAY (70, 40, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES*:

WM1 = 45% @ 350MA
WM2 = 36% @ 350MA
WM3 = 24% @ 350MA

* MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA.

WALL MOUNTING



PLED® MODULES



RZR-WM3-LED E.P.A.= .69
Available in
60 LED Module

60 LED Module

RZR-WM2-LED E.P.A.= .47
Available in
40 LED Module

40 LED Module

RZR-WM1-LED E.P.A.= .33
Available in
20 LED Module

20 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA	700mA	1050mA
70	90W	135W	180W	270W
40	50W	77W	103W	154W
20	22W	33W	44W	66W

Spec/Order Example: RZR-WM2/PLED-IV/40LED-700mA/CW/277/RAL-8019-S/SF

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS

PLED® DISTRIBUTION TYPE

- ☐ RZR-WM1
  - ☐ TYPE II — PLED-II
  - ☐ TYPE II FORWARD THROW — PLED-II-FTF
- ☐ RZR-WM2
  - ☐ TYPE III — PLED-III
  - ☐ TYPE III WIDE — PLED-III-W
- ☐ RZR-WM3
  - ☐ TYPE IV — PLED-IV
  - ☐ TYPE IV-FT — PLED-IV-FT

NO. LEDs	DRIVE CURRENT	COLOR TEMP - CCT
RZR-WM1		
☐ 20 LED	☐ 350mA	☐ NW (4000K) "SEMI-WW"
	☐ 525mA	☐ CW (5000K)
	☐ 700mA[1]	☐ WW (3000K)
RZR-WM2	☐ 1050mA[1]	
☐ 40 LED	CONSULT FACTORY FOR OTHER LED COLORS	
RZR-WM3	AMBER[2]	
☐ 60 LED	☐ PHOSPHOR CONVERTED AMBER PCA	
	☐ TRUE AMBER[2] TBA	

NOTES:
1. 1050 mA @ 105mA NOT TOM LED WAVE TYP. (D12)
2. SHORTER WAVE LENGTH (AMBER) MUST BE CONTINUED TO CCT (D12 & D13)

VOLTAGE
☐ 120
☐ 208
☐ 240
☐ 277
☐ 347
☐ 480

FINISH
STANDARD TEXTURED FINISH
☐ BLACK RAL-9005-T
☐ WHITE RAL-9003-T
☐ GREY RAL-7004-T
☐ DARK BRONZE RAL-8019-T
☐ GREEN RAL-6005-T

FOR MATCH TO YOUR SPECIFIC SPIRE "T" WITH SUFFIX "S" (EXAMPLE "SW-9910-S")

OPTIONS
☐ HIGH-LOW DIMMING FOR EXTERNAL CONTROL — HLSW
☐ HOUSE SIDE SHIELDING — HS-PLED
☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) — PC-V
☐ SINGLE FUSE (120V & 277V) — SF
☐ DOUBLE FUSE (208V & 240V) — DF
☐ BLUE-TOOTH PROGRAMMABLE PHOTO/MOTION SENSOR (FACTORY - MOTION (50/100) PHOTO 75FC) — MS-P311
☐ EMERGENCY BACKUP 1 — EM1
☐ EMERGENCY BACKUP I (HOUSING ONLY) — EMH1
☐ EMERGENCY BACKUP 2 — EM2
☐ EMERGENCY BACKUP 3 — EM3
☐ SURFACE CONDUIT 1 — SC1
☐ SURFACE CONDUIT 2 — SC2
☐ SURFACE CONDUIT 3 — SC3

CONSULT FACTORY FOR CUSTOM COLORS

FACADE MOUNTED DOOR SECURITY LIGHTS (S) | 1

LIGHTOLER

Downlighting

LytеProfile 4"

P4R Round Downlight & Wall Wash



LytеProfile downlights and wall washers provide a perfect balance of functionality with glare control. The robust and versatile UniFrame frame-in kit makes changes and updates easy to manage and install. High optical efficiency reinforced with Accurender technology provides an optimum balance of performance and quality of light. Ideal for use in a variety of applications including open office, institutional, healthcare, and retail.

Standard luminaire: Complete luminaire = Frame + Engine + Trim + Accessories (optional).
Flex install luminaire: Complete luminaire = Engine (F) + Trim + Accessories (optional)
Buy American Act of 1933 (BAA) Compliant luminaire*:** Complete luminaire = Frame-BAC + Engine/Trim-BAC (single line)

Frame

Standard example: 4RN | BAC Example: 4RN-BAC

Series	Aperture	Installation	Options
4 Uniframe 4" Non-IC	R Round	N New construction (Non-IC)	– Universal 120/277/347V LC Chicago Plenum EMS Emergency, 6W Self-Test/Self-Diagnostic (not available for BAC)[1]
		R Remodeler (Non-IC)	– Universal 120/277/347V
		A AirSeal (IC)	– Universal 120/277/347V

Engine / Trim

Standard example: P4RDL20935WCDZ10U | BAC example: P4RDL20935WCDZ10U-BAC

Series	Style	Lumen	CRI/CCT	Beam	Reflector	Flange	Dimming / Options	Voltage	Options
P4R LytеProfile 4" round downlight	DL Downlight LW Lensed Wall Wash[2] SL Shower light[2] (non-conductive lens)	05 500 lm 10 1000 lm 15 1500 lm 20 2000 lm[3] 25 2500 lm[3] 30 3000 lm[3] 35 3500 lm[3] 40 4000 lm[3]	927 90CRI/2700K 930 90CRI/3000K 935 90CRI/3500K 940 90CRI/4000K 950 90CRI 3000-3800K (dim to warm)[4] 96T 2700-6500K (tunable white)[5]	N Narrow M Medium W Wide[2]	CL Specular clear CC Comfort clear CD Comfort clear diffuse WH White (matte) BK Black (matte) WHAMF White (gloss enamel-rated)[6]	– White (matte) B Black (matte)[7] P Polished (matte/flex exempt) F Flangeless (requires CAMFT)[7] – White (matte) B Black (matte) F Flangeless (requires CAMFT)[7] – White (gloss) F Flangeless (requires CAMFT)[7]	Z10 0-10V 1% Z10D10 0-10V 1% (dim to Off) (up to 1800mA) L1 Lutron LDE1 EcoSystem 1% (500mA not available) RA Integral Interact Pro RF sensor (up to 2500mA)[8] E Forward & Reverse Phase (up to 2500mA)	U 120/277V 3 347V (210 only) (up to 3000mA)[9] U 120/277V 1 120V	– None R Retrofit[10] (not compatible with LW6) F Flex Install (no Frame required)[11] IEM6 Trim mounted EM test switch (for DL style only) BAC Meets the requirements of the Buy American Act of 1933 (BAA)*

Accessories

SWCS	New or remodel construction, Integral RADIO or remote (recessed or surface) sensing with 0-10v luminaires. See SWCS spec sheet[12]
CA6M6	Field installable Bodine BSL6 EM battery pack with self-test/self-diagnostic for use with new construction frames, 120-277V
CA4RFT	Mud-in ring for use in 4" round flangeless trim installations (ordered with a flangeless (F) light engine)
CAEMSTSCP	Remote switch cover plate. Order with EM6 frame for remote mounted test switch (Required for LW and SL style).
C4RVPWH	IP65 rated vandal proof matte white accessory mounts onto flangeless light engines (F) and non-IC (N) frame only
4RNSR	4" round/square non-IC Frame with Flex (F) light engine (provides mechanical support for rough-in construction only, no junction box)
LCEM6	Field installable Bodine BSL06 emergency battery pack (for Flex (F) light engine only. Includes switch mounting plate)
T347-75VA	347/120V step-down transformer for non-IC (N) frame only (see page 2 for details).
7820	4" sloped ceiling adapter (refer to SCA spec sheet for slope options). Must order 4RN frame and flanged trim.

1. Emergency (EM6) frame is compatible with reflector-mounted test switch when light engine is ordered with EM6 (not compatible w/347V).
2. Lensed wall wash (LW) style only available with Wide (W) beam (2000lm max).
3. Shower light (SL) in only available with White (WH) reflector finish and Wide (W) beam. Not available with flangeless option.
4. Not available with AirSeal (A) frame.
5. Not available with AirSeal (A) frame. Available with CL, CC, and CD reflector finishes only.
6. Specify WHAMF with Z10 or Z10D10 for use (up to 2000lm max).
7. Specify WHAMF with Z10D10 or 347V (3) options. Not available with wide (W) beam.
8. Specify 96T with Z10D or RAU dimming only (up to 2000lm max). Not compatible with Z10D10 or 347V (3) options. Not available with wide (W) beam.
9. The 5000+(05) option is not available.
10. Consult factory with ETO request for antimicrobial reflector finish (WHAMF), and black (B) flange for all styles, and flangeless (F) for LW style.
11. Linear driver profile. See dimensional data following. Specify only with non-IC (N) frame, not for use with LC or EMS options.

* TF - Retrofits select legacy Lightolier luminaires (see pages 2 for details). ZTD dimming only. Consult factory for other dimming options.
** Not available with Emergency (EM) options (EM, EMH, EM2, EM3 only).
Accessory frames available. Not compatible with standard frames and associated options. Not available with Interact (RA) dimming and EM6 trim.
12. Requires IRT50S IR remote and Interact Pro App for commissioning (requires above ceiling access).

* BAA compliance requires that BAC option be selected for each of frame, engine/trim. Frame and engine/trim will be ordered/shipped together. Accessories (options) are not BAA/BAC compliant.

** Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on the states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

Declare. | IC INSULATION CONTACT | RoHS COMPLIANT | interact ready.

ARCHITECTURAL RECESSED CANOPY MOUNTED LIGHTS (C) | 2

---

architectural lighting

PROB

BOLLARD

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING GUIDE

CATALOG #

Example: PROB-Y2-2040-LDL-BLT

Model	Distribution	Lumen Package	Color
PROB Providence Bollard LED	Y2 Type 2 Y3 Type 3 Y4 Type 4 Y5 Type 5	2030 3000K CCT, 29 watts 2040 4000K CCT, 29 watts 2050 5000K CCT, 29 watts 3030 3000K CCT, 43 watts 3040 4000K CCT, 43 watts 3050 5000K CCT, 43 watts	BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth DBT Dark Bronze Matte Textured GTT Graphite Matte Texture 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 CC Custom Color *

Options	Mounting
FS1 Fusing DSC Dark Sky Cap PFC Brass Painted Finish BPS Brass Plated Studs LDL Lightly Diffused Lens	FL Fluted Shaft 5" DIA. RD Round Shaft 5" DIA. PM Pier Mount

Notes:
1 Consult factory for custom color, marine and corrosive finish

Providence® Bollard



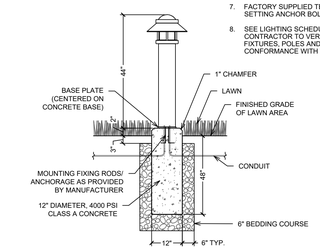
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BOLLARD LIGHTS (MEMORY COURTYARD ONLY) (B) | 3

BOLLARD AS MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT AND ARE AS NOTED:

MODEL: PROB
WATTAGE: 43W LED
LED: 3030K
DISTRIBUTION: TYPE 4
FINISH COLOR: BLACK MATTE TEXTURED

SUBSTITUTIONS SUBMITTED FOR REVIEW AND APPROVAL MUST HAVE SIMILAR BOLLARD STYLE AND PHOTOMETRIC DISTRIBUTION AS SPECIFIED BOLLARD AND MUST BE APPROVE BY THE OWNER.



BOLLARD LIGHTS BASE | 4

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 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.
3. THE CONTRACTOR SHALL ALSO OBTAIN WRITTEN VERIFICATION FROM THE MUNICIPALITY THAT THE CHANGES DO NOT REQUIRE AN AMENDMENT OR RE-APPROVAL 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. FACTORY SUPPLIED TEMPLATES MUST BE USED WHEN SETTING ANCHOR BOLTS.
8. 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 PLANS.

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

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LAND USE ATTORNEY

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PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

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

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REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE LIGHTING DETAILS

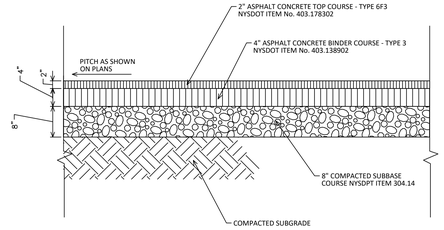
Seal



DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

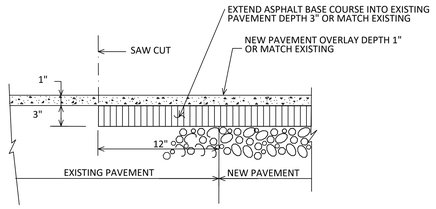
DRAWING NO.

SP-5.3



ASPHALT PAVEMENT
SCALE: N.T.S.

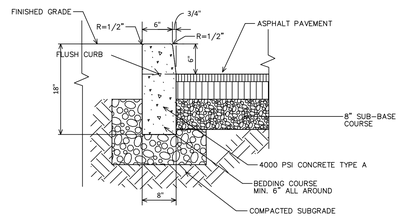
1



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.

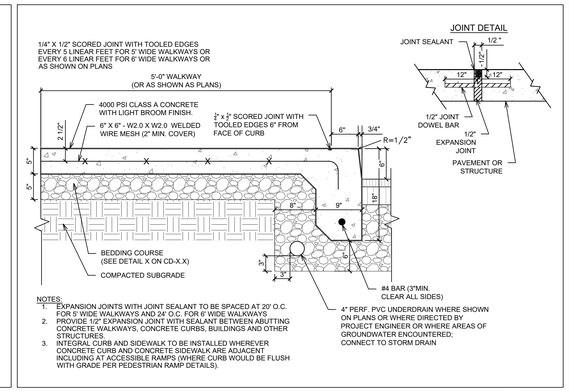
2



NOTES:
1. EXPOSED SURFACES TO HAVE BROOM FINISH
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINT AND SEALANT EVERY 20' O.C.
3. PROVIDE 1/2" PREMOLDED EXPANSION JOINT AND SEALANT WHEN CONCRETE PAVEMENT ABUTS CONCRETE CURB.

CONCRETE CURB
SCALE: N.T.S.

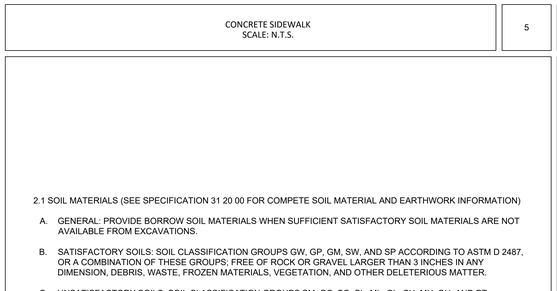
3



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



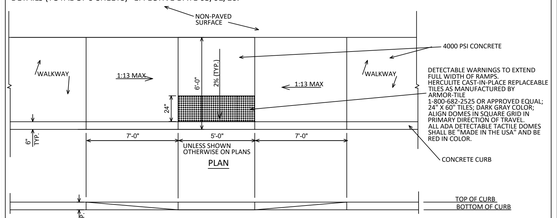
JOINT DETAIL

NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 16' O.C. FOR 4' WIDE WALKWAYS AND AT 24' O.C. FOR 6' WIDE WALKWAYS
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN CONCRETE WALKWAYS AND CONCRETE CURBS AND STRUCTURES
3. SIDEWALKS AND DROP CURBS SHALL MEET ALL REQUIREMENTS OF THE NYSDOT STANDARD SPECIFICATIONS.
4. SIDEWALKS SHALL BE 5" THICK MINIMUM AND 7" THICK AT DRIVEWAYS AND CROSSINGS.
5. SIDEWALKS SHALL HAVE A PANEL SIZE OF 5' WITH AN EXPANSION JOINT EVERY 20'
6. SIDEWALKS TO HAVE BROOM SWEPT FINISH WITH CORNER TROWELING.

CONCRETE SIDEWALK
SCALE: N.T.S.

5

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.



PLAN

ELEVATION

RAMP WITHIN WALKWAY

SECTION A

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

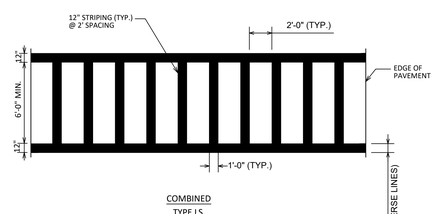
DETECTABLE WARNING DETAILS

PLAN VIEW ELEVATION - ENLARGED

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

CURB RAMP
SCALE: N.T.S.

6

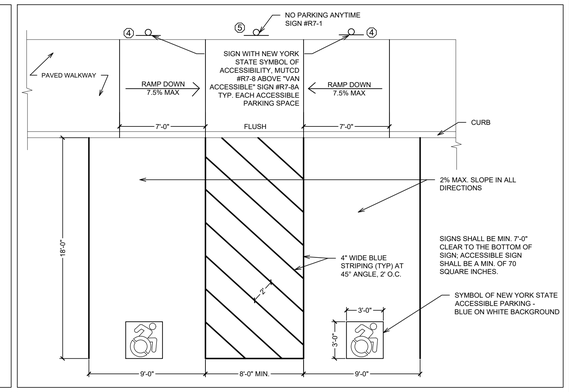


COMBINED
TYPE LS

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

PEDESTRIAN CROSSWALK
SCALE: N.T.S.

7



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

8

2.1 SOIL MATERIALS (SEE SPECIFICATION 31 20 00 FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

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

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

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.

D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING NYSDOT SPECIFICATION FOR NYSDOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ONSITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

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

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

G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-½ " (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

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

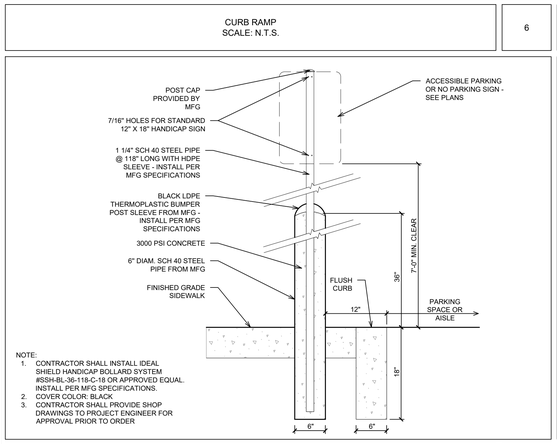
I. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-½" (37.5-MM) SIEVE.

J. SAND: ASTM C 33; FINE AGGREGATE.

K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

SOIL MATERIAL NOTES
SCALE: N.T.S.

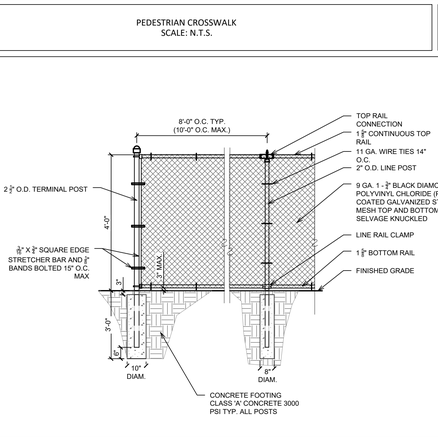
9



NOTE:
1. CONTRACTOR SHALL INSTALL IDEAL SHIELD HANDICAP BOLLARD SYSTEM #SSH-BL-36-118-C-19 OR APPROVED EQUAL. INSTALL PER MFG SPECIFICATIONS.
2. COVER COLOR: BLACK
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO PROJECT ENGINEER FOR APPROVAL PRIOR TO ORDER

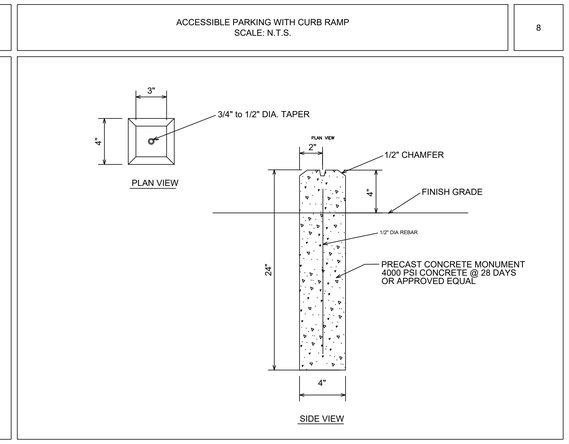
BOLLARD SIGN SYSTEM
SCALE: N.T.S.

10



4' HIGH CHAIN LINK FENCE
SCALE: N.T.S.

11



PRECAST CONCRETE MONUMENT
SCALE: N.T.S.

12

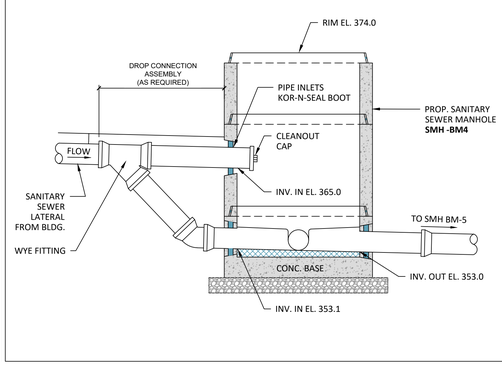
NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP	STOP	R1-1C	30"X30"
2	RESERVED PARKING/ VAN ACCESSIBLE	RESERVED 6 VAN ACCESSIBLE	R7-8 + R7-8P	12"X18" & 12"X6"
3	NO PARKING ANY TIME	NO PARKING ANY TIME	R7-1	12"X18"
4	NO PARKING FIRE LANE	NO PARKING FIRE LANE	N/A	12"X18"
5	CROSSWALK		W5-2C	30"X30"

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

SIGNAGE KEYED TO NUMBERS SHOWN ON CD-1.0

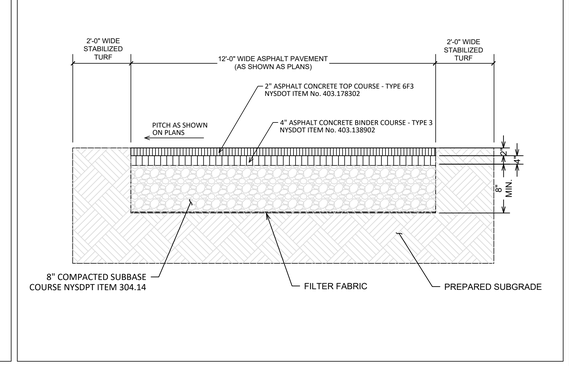
SIGN SCHEDULE AND TRAFFIC SIGN POST
SCALE: N.T.S.

13



MANHOLE DROP CONNECTION (SMH BM-4)
SCALE: N.T.S.

14



EMERGENCY ACCESS DRIVEWAY
SCALE: N.T.S.

15

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS• PROVIDENT
Intelligent Land Use

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

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1

STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

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

WETLAND CONSULTANT

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

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DRAWING TITLE:

PARCEL 1 - SITE AND UTILITY DETAILS

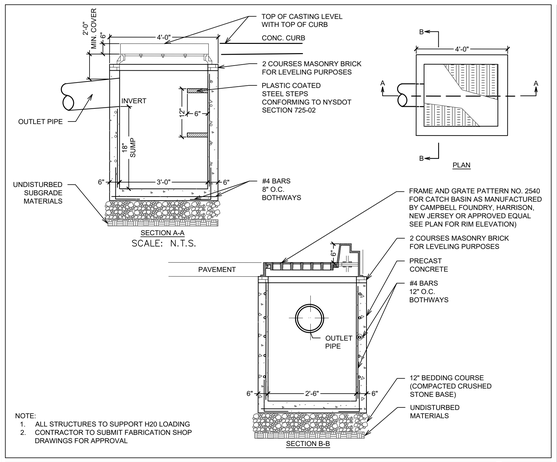
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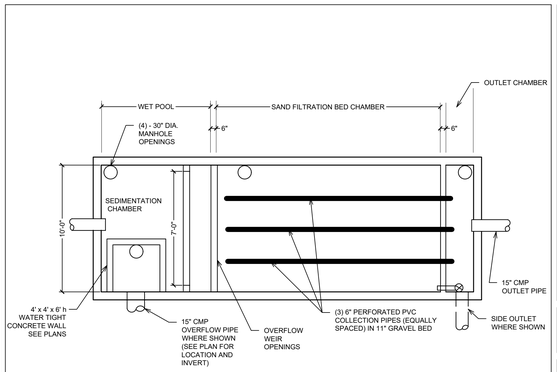
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BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

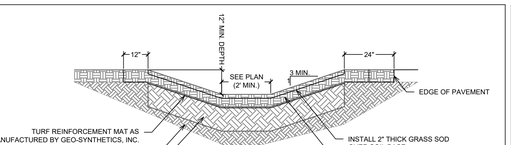
DRAWING NO.

SP-6.1



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





(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

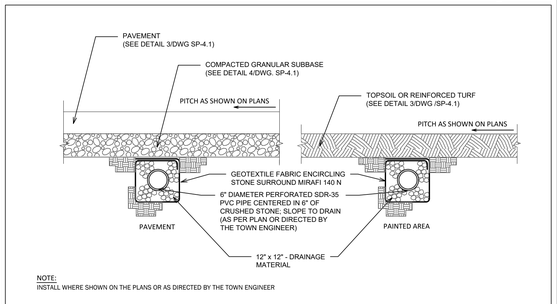
NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH <5% CLAY CONTENT
20-30% LEAF COMPOST

VEGETATED SWALE
SCALE: N.T.S. | 2

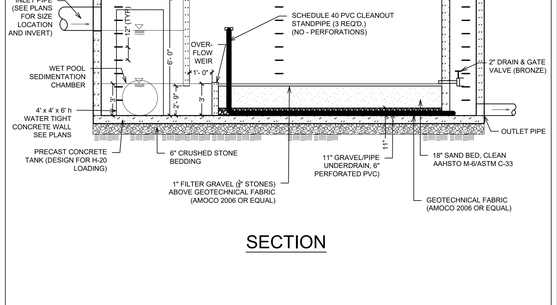
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C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, SC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
C.A. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF 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 1-½" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.
I. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.
J. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; COARSE-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.

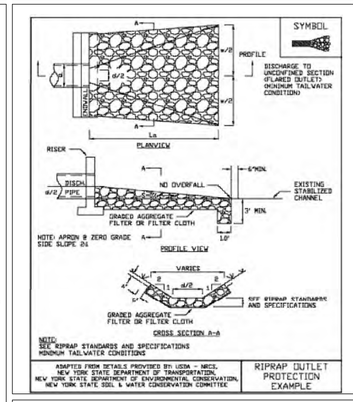
SOIL MATERIAL
SCALE: N.T.S. | 3



UNDER DRAIN
SCALE: N.T.S. | 4



SAND FILTER
SCALE: N.T.S. | 5

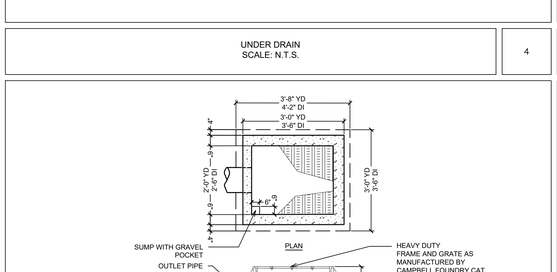


END SECTION RIPRAP PAD SIZING (TYP)

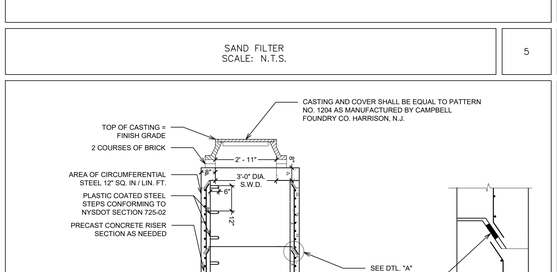
La = LENGTH OF RIP RAP PAD
d = PIPE DIAMETER
w = 3*D + LA

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

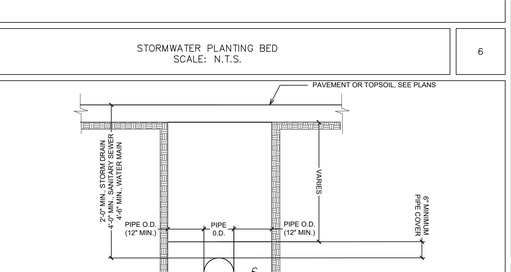
RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S. | 7



DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S. | 8

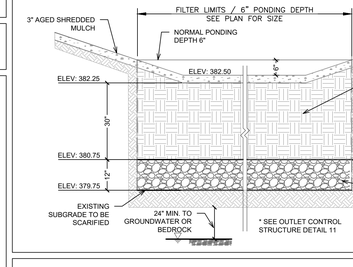


STORMWATER PRECAST MANHOLE
SCALE: N.T.S. | 9

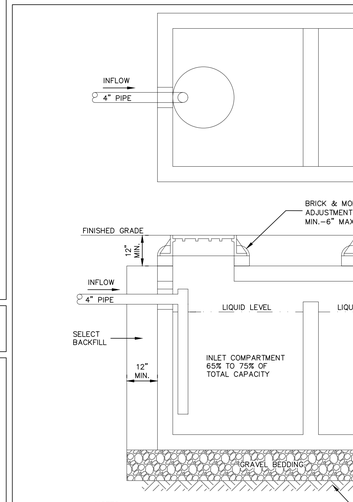


NOTES:
1. WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.
2. BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED AREAS (TYP.)
3. BACKFILL WITH 90PSI FLOWABLE 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. | 10



STORMWATER BIORETENTION FILTER
SCALE: N.T.S. | 11



NOTES:
1. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. PRECAST STRUCTURES SHALL BE CERTIFIED AS CONFORMING TO ASTM C913, LATEST REVISION.
3. PRECAST STRUCTURES SHALL BE DESIGNED FOR HS–20 LOADING.
4. THE ENTIRE EXTERIOR SURFACE OF ALL SHALL BE COATED WITH TWO (2) COATS OF AN APPROVED BITUMASTIC MATERIAL TO PRODUCE A DRY FILM THICKNESS OF 0.07 INCHES (70 MILS) PER COAT.
6. REFER TO DRAWINGS OR SPECIFICATIONS FOR SIZING.

1500 GREASE TRAP INSTALLATION
14

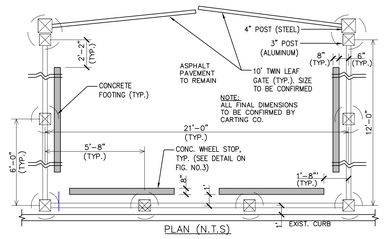
NOTES:
PROVIDE FENCE AND GATE SHOP DRAWINGS TO ENGINEER FOR TOWN APPROVAL PRIOR TO FABRICATION.

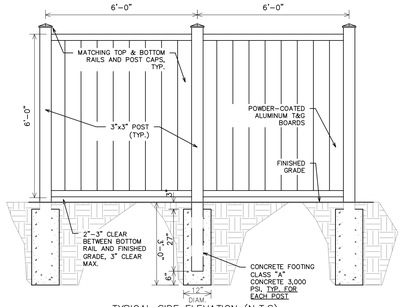
INSTALL PER MANUFACTURER SPECIFICATIONS

A. ULTRA ECLIPSE ALUMINUM PRIVACY TRASH ENCLOSURE BY ULTRA ALUMINUM MANUFACTURING INC. 800-656-4420 (OR APPROVED EQUAL)

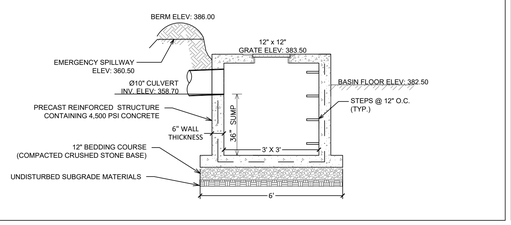
B. FENCE: 6' HIGH ULTRA ALUMINUM ECLIPSE PRIVACY FENCING WITH TEXTURED FINISH (OR APPROVED EQUAL)

C. COLOR: TEXTURED KHAKI (COLOR SAMPLES TO BE PROVIDED TO ENGINEER FOR REVIEW AND APPROVAL BY OWNER AND TOWN ENGINEER PRIOR TO ORDERING)





DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S. | 12



INFILTRATION BIORETENTION OUTLET CONTROL STRUCTURES
SCALE: N.T.S. | 13

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
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ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
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81 MAIN STREET
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SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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

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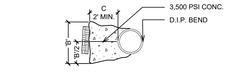
REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

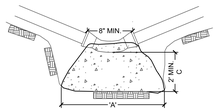
DRAWING TITLE:
SITE DETAILS

Seal
STATE OF NEW YORK PETER J. GREGORY No. 077274 LICENSED PROFESSIONAL ENGINEER

DRAWN BY: BZ/RC/TK
CHECKED BY: GMS/MG
PROJECT NO.: 812
DATE: 01/23/25
DRAWING NO.: SP-6.2

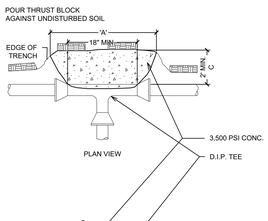


BLOCK DIMENSIONS					
PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	10.9	6.0	2.0	130.8	4.9
	45	7.9	4.5	2.0	71.1	2.7
	22½	6.0	3.0	2.0	36.0	1.3
	11¼	3.6	2.5	2.0	18.0	0.7
12	90	9.4	4.0	2.0	75.2	2.8
	45	5.8	3.5	2.0	40.6	1.5
	22½	4.2	2.5	2.0	21.0	0.8
	11¼	2.6	2.0	2.0	10.4	0.4
10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



THRUST BLOCK AT HORIZONTAL BEND

TITLE
SCALE: N.T.S.

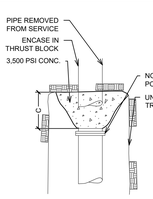


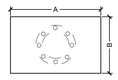
NOTE:
NO CONC. SHALL BE POURED AGAINST JOINTS

THRUST BLOCK AT TEE

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

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

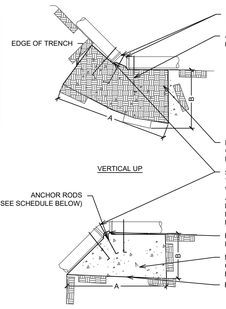




THRUST BLOCK AT CAP

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

TITLE
SCALE: N.T.S.



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

GRAVITY BLOCKS

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

REFER TO "GRAVITY BLOCK RESTRAINT INSTALLATION DETAIL".

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

ANCHOR SCHEDULE FOR GRAVITY BLOCKS

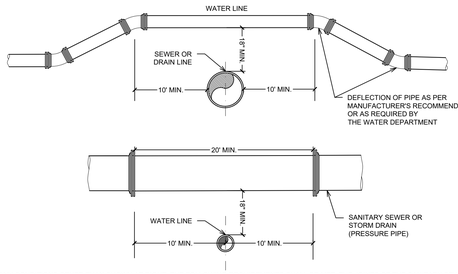
PIPE DIAMETER	RODS	MIN. EMBEDMENT LENGTH
16"	3 - #4	24"
12"	3 - #4	18"
10"	2 - #5	12"
8"	2 - #5	12"

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

THRUST BLOCK AT HORIZONTAL BEND

THRUST BLOCK
SCALE: N.T.S.

1

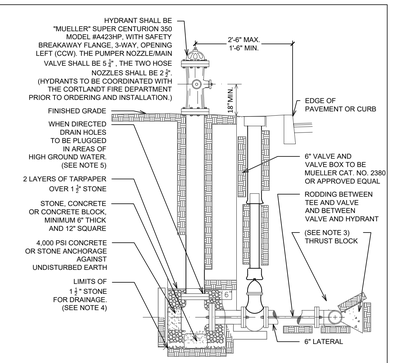


NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE,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

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

2

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



HYDRANT SETTING
SCALE: N.T.S.

3

WATER MAIN NOTES:
a) ALL PIPE SUPPLIED IS UNITED PIPE AND FOUNDRY "TYTON JOINT" WITH PUSH ON RUBBER GASKETS WITH TWO (2) BRONZE WEDGES PER JOINT, DOUBLE CEMENT LINED CLASS 54 DUCTILE IRON PIPE, WITH A PRESSURE RATING OF 350 PSI;
b) ALL FITTINGS SHALL BE FULL BODY, MECHANICAL JOINT WITH RETAINER GLANDS, DOUBLE CEMENT LINED, DUCTILE IRON PIPE AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY, MADE IN THE U.S.A. OR APPROVED EQUAL.
c) THE PIPE AND FITTINGS SHALL BE CEMENT MORTAR LINED TO TWICE THE STANDARD THICKNESS IN ACCORDANCE WITH ANSI A21.4 (AWWA C104) EXCEPT AS NOTED.
d) ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.
e) ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.
f) ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:

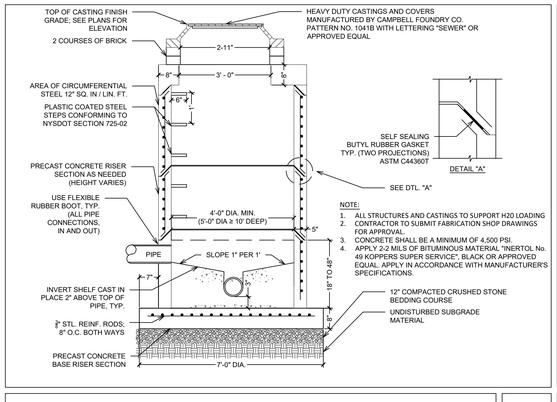
DUCTILE IRON FITTINGS: ANSI/AWWA C110/A21.10
ANSI/AWWA/C104/A21.04

FITTING JOINTS: ANSI/AWWA C111/A21.11

g) GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C509.
h) ALL VALVE BOXES SHALL BE MADE IN THE USA AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6855 SLIP TYPE, CAST IRON - 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
i) RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBAA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.
j) THRUST BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS AND SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
k) AFTER THE TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST 2000 FT (MAX.)
l) AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO THE OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
m) ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE DEPARTMENT OF TECHNICAL SERVICES.
n) HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
o) FOR THE PRESSURE TEST, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
p) IF LEAKAGE IN SYSTEM IS OBSERVED, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.
q) THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
r) MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
s) ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
t) THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
u) THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE.
v) THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
w) THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
x) FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
y) THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
z) FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
aa) THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF CORTLANDT.
bb) ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT OF TECHNICAL SERVICES PRIOR TO BACKFILLING. BEDDING, PIPE ZONE, AND TRENCH BACKFILL MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
¾"	100%
No. 40	0-70%
No. 200	0-10%

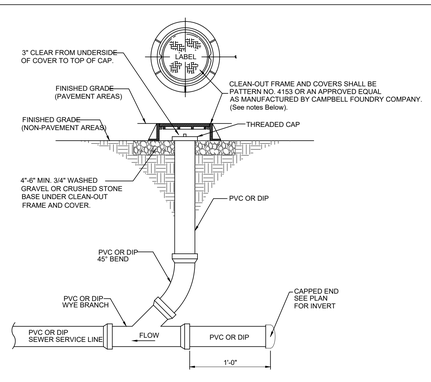
cc) THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
dd) INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
ee) ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
ff) PRIOR TO THE BACKFILLING OF ANY WATER LINES AND COMPONENTS, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.



NOTES:
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.

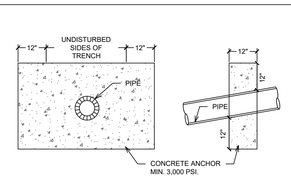
SANITARY SEWER MANHOLE
SCALE: N.T.S.

4



CLEANOUT
SCALE: N.T.S.

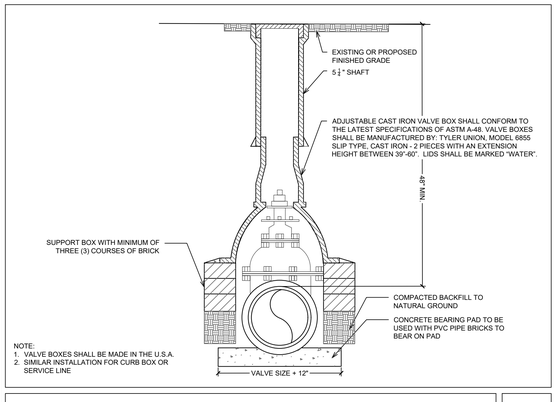
5



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

NOTES:
1. WALL DRAIN SHALL NOT DISCHARGE TO ANY STORMWATER TREATMENT PRACTICE.
2. CONTRACTOR SHALL SUBMIT A BUILDING PERMIT FOR THE CONSTRUCTION OF THE RETAINING WALL.
3. THE TOWN WILL REQUIRE CERTIFICATION FROM A LICENSED NYS ENGINEER INDICATING THE RETAINING WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING DESIGN PLANS AND REPORTS.

MSE STRUCTURE SHOP DRAWINGS PREPARED FOR

EVERGREEN MANOR PARCEL 1 RETAINING WALLS

CORTLANDT, NEW YORK

MSE WALL SYSTEM:
TENSAR MESA® RETAINING WALL SYSTEM

SOIL REINFORCEMENT TYPE:
TENSAR UNIAXIAL STRUCTURAL GEOGRID

FACING TYPE:
MESA® SEGMENTAL BLOCK

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25	Typical Section
26	Typical Section Tiered Configuration
27	Typical Details (1 of 4)
28	Typical Details (2 of 4)
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30	Typical Details (4 of 4)

Drawings prepared under the direct supervision of:

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ATLANTA, GA 30346

STATE OF NEW YORK · ROBERT CARLTON JOHNSON · 101643 · LICENSED PROFESSIONAL ENGINEER · 10/24/2025

SEAL APPLIES TO ALL SHEETS WITHIN INDEX

EVERGREEN MANOR
Town of CORTLANDT, New York

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

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DTS · PROVIDENT Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)
WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

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

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

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

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. 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.

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

SITE DETAILS - RETAINING WALLS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

SP-6.4

1. PROJECT DESCRIPTION

1.1. PROJECT NAME: EVERGREEN MANOR PARCEL 1 RETAINING WALLS.

1.2. THE PROJECT CONSISTS OF FIVE MECHANICALLY STABILIZED EARTH (MSE) WALL USING THE TENSAR MESA® RETAINING WALL SYSTEM. THE RETAINING WALL SYSTEM CONSISTS OF SEGMENTAL CONCRETE BLOCKS, HAVING DIMENSIONS OF 8"(H)x18"(L)x12"(W), TENSAR MESA® GEOGRID CONNECTORS, 6 OZ. NONWOVEN AASHTO M288 CLASS 1 GEOTEXTILE, AND COMPACTED NATURAL OR MANUFACTURED REINFORCEMENT. THE SYSTEM IS DESIGNED AS A MSE WALL IN ACCORDANCE WITH THE DESIGN REFERENCES.

1.3. SUBMATRIX LLC ("SUBMATRIX") HAS PREPARED THE DESIGN SUBMITTAL FOR V.S. CONSTRUCTION CORPORATION (CLIENT) UNDER CONTRACT.

2. DESIGN CRITERIA

2.1. DESIGN REFERENCES (LISTED IN ORDER OF PRECEDENCE):

2.1.1."DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", NATIONAL CONCRETE MASONRY ASSOCIATION, 3RD EDITION.

2.1.2."MECHANICALLY STABILIZED EARTH WALLS AND REINFORCED SOIL SLOPES, DESIGN & CONSTRUCTION GUIDELINES". U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FHWA-NHI-00-043.

2.2. SOIL PROPERTIES

2.2.1. THE SOIL PROPERTIES LISTED BELOW HAVE BEEN ASSUMED AND SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR APPROPRIATENESS. THE MOST UNIT WEIGHT 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_{ID}	RF_{CR}	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.THE MSE STRUCTURES HAVE BEEN DESIGNED TO SUPPORT THE LOADS LISTED. THE MSE STRUCTURES HAVE NOT BEEN DESIGNED TO SUPPORT ANY LOAD THAT MAY BE TRANSFERRED FROM A BUILDING FOUNDATION. THE PROJECT ENGINEER SHALL VERIFY THE LOADING CONDITIONS ARE APPROPRIATE.

2.4.2.MAINTENANCE VEHICLE LIVE LOAD SURCHARGE = 100 PSF

2.5. HYDROSTATIC PARAMETERS

2.5.1.THE MSE STRUCTURES WERE DESIGNED ASSUMING NO HYDROSTATIC FORCES WITHIN THE REINFORCED/RETAINED SOIL ZONES. SOIL EXPLORATIONS ARE RECOMMENDED WITHIN THE VICINITY OF THE RETAINING WALL TO CONFIRM THE ELEVATION OF THE GROUNDWATER TABLE AND VALIDATE THE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION ZONES.

2.6. BEARING CAPACITY

2.6.1.THE MAXIMUM UNFACTORED APPLIED BEARING PRESSURE BENEATH THE BASE OF THE MSE STRUCTURE IS 3,500 PSF. THE PROJECT GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING THAT THE FOUNDATION SOILS CAN SAFELY SUPPORT THE MSE STRUCTURES.

2.7. SETTLEMENT

2.7.1.TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER. THE MSE STRUCTURE CAN ACCOMMODATE DIFFERENTIAL SETTLEMENT OF UP TO 1/200 (UNITLESS) ALONG THE WALL FACE.

3. WALL MATERIALS

3.1. BACKFILL

3.1.1. BACKFILL PLACED IN THE REINFORCED AND RETAINED SOIL ZONES SHALL BE FREE OF EXCESS MOISTURE, ROOTS, MUCK, SOD, SNOW, FROZEN LUMPS, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIAL. ALL ROCK PARTICLES AND HARD-EARTH CLODS SHALL BE LESS THAN 4 INCHES IN THE LONGEST DIMENSION. BACKFILL WHICH DOES NOT MEET THESE REQUIREMENTS SHALL BE CONSIDERED UNSUITABLE AND SHALL BE REMOVED.

3.1.2. REINFORCED BACKFILL SHALL BE ON-SITE OR IMPORTED SOILS THAT MEET THE SHEAR-STRENGTH PROPERTIES LISTED IN 2.2.1 AND THE GRADATION LIMITS BELOW. THE PORTION PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT LESS THAN 20 AND PLASTICITY INDEX LESS THAN 6. REINFORCED BACKFILL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS NON-PLASTIC SOIL.

SIEVE SIZE	PERCENT PASSING
2"	100
No. 40	0-60
No. 200	0-15

3.1.3.BETWEEN WALL 1 STA 1+00 AND 2+50, REINFORCED FILL SHALL CONSIST OF AASHTO NO. 57 STONE OR SIMILAR FREE-DRAINING BACKFILL) FROM THE BOTTOM OF WALL TO 1 FT. ABOVE THE MAX. WATER LEVEL WITHIN THE BASIN.

3.1.4.RETAINED BACKFILL SHALL HAVE A PLASTICITY INDEX LESS THAN 20 AND SHALL NOT CONTAIN SHALE, MICA, GYPSUM, SPHECTITE, MONTMORRILLONITE, OR OTHER SOFT PARTICLES OF POOR DURABILITY. THE SHEAR STRENGTH PROPERTIES LISTED IN 2.2.1 SHALL BE MET AND VERIFIED BY THE PROJECT ENGINEER.

3.1.5.CRUSHED STONE FILL INSTALLED BEHIND THE FACING UNITS AND FOR THE DRAINAGE BLANKET SHALL HAVE THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
1"	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 8% BY WEIGHT.

4. INSTALLATION REQUIREMENTS

4.1. ALL REQUIREMENTS DEFINED IN SECTIONS 2 AND 3 SHALL BE VERIFIED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

4.2. A COMPLETE SET OF APPROVED SHOP DRAWINGS SHALL BE ON-SITE AT ALL TIMES DURING ERECTION OF THE MSE STRUCTURE.

4.3. INSTALLATION OF THE MSE STRUCTURE SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND QUALITY CONTROL MANUAL PROVIDED BY TENSAR OR ITS REPRESENTATIVE.

4.4. FOUNDATION PREPARATION

4.4.1.PRIOR TO THE CONSTRUCTION OF THE MSE STRUCTURE, THE FOUNDATION SHALL BE CLEARED AND GRUBBED FOR THE FULL EXTENTS OF THE REINFORCED SOIL ZONE. ANY UNSUITABLE SOILS (HIGHLY PLASTIC SOILS, UNDOCUMENTED FILL, ORGANICS, ETC.) SHALL BE OVER-EXCAVATED AND REPLACED WITH COMPACTED BACKFILL MATERIAL WITH PROPERTIES MATCHING (OR EXCEEDING) THE SHEAR STRENGTH REQUIREMENTS OF THOSE LISTED IN 2.2.1. THE PROJECT GEOTECHNICAL ENGINEER SHALL CONFIRM THAT THE FOUNDATION HAS BEEN PREPARED PROPERLY.

4.5. MSE FACING

4.5.1.THE CONTRACTOR IS RESPONSIBLE TO SURVEY AND LAYOUT THE MSE STRUCTURE FACING AS SHOWN HEREIN, AND IN ACCORDANCE WITH THE CONTRACT PLANS. STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45°.

4.5.2.PLACE THE MESA UNIT WITH THE SIDES TOUCHING AND THE TEXTURED FACE OUTWARD. THE FIRST COURSE MUST BE ACCURATELY PLACED, CAREFULLY SPACED, AND LEVELED TO FACILITATE CONSTRUCTION. STAGGER 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 THE NEXT BLOCK COURSE. GENERALLY, THE CONNECTOR IS ORIENTED PERPENDICULAR TO THE WALL FACE FOR STRAIGHT-BACK LINES. THE CONTRACTOR IS TO ORIENTED AS TO ENSURE HORIZONTAL AND VERTICAL ALIGNMENT EVERY 50 FEET AND 4 FEET, RESPECTIVELY, TO MAINTAIN PROPER WALL CONFIGURATION.

4.5.3.MESA CAPS SHALL BE PERMANENTLY SECURED TO THE MESA UNITS USING A CONSTRUCTION ADHESIVE APPROVED BY THE BLOCK MANUFACTURER.

4.6. GEOGRID INSTALLATION

4.6.1.GEOGRIDS SHALL BE INSTALLED AT THE LENGTHS AND LOCATIONS SHOWN HEREIN. CHANGES TO THE GEOGRID LAYOUT ARE NOT PERMISSIBLE WITHOUT THE WRITTEN CONSENT OF SUBMATRIX.

4.6.2.GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTH. NO CONNECTIONS (MECHANICAL OR FRICTIONAL) OR SPLICES ARE PERMITTED.

4.6.3.PRIOR TO PLACING BACKFILL, THE GEOGRID REINFORCEMENT SHALL BE PLACED OVER THE SLOT (IN THE TOP OF THE MESA BLOCK). THE CONNECTOR TEETH SHALL BE DRIVEN THROUGH THE GEOGRID APERTURES DIRECTLY BEHIND THE FIRST TRANSVERSE GEOGRID BAR INTO THE BLOCK SLOT. REFER TO SECTION 5.4.2 FOR PROPER STANDARD CONNECTOR INSTALLATION. MESA STANDARD CONNECTORS SHALL BE USED IN BLOCK COURSES THAT REQUIRE GEOGRID REINFORCEMENT. THE GEOGRID SHALL BE TENSIONED BY HAND TO ELIMINATE SLACK AND ANCHORED BY PINNING OR PLACING SOIL ON THE GEOGRID AT THE BACK OF THE REINFORCED ZONE.

4.6.4.TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON GEOGRID REINFORCEMENT. A MINIMUM BACKFILL THICKNESS OF 6" IS REQUIRED FOR OPERATION OF TRACKED EQUIPMENT OVER THE GEOGRID REINFORCEMENT. TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT DISPLACEMENT OF BACKFILL AND GEOGRID REINFORCEMENT. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOGRID REINFORCEMENT AT SPEEDS LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

4.6.5.A MINIMUM OF 3" SOIL COVER SHALL BE PLACED BETWEEN OVERLAPPING GEOGRID REINFORCEMENT.

4.7. REINFORCED BACKFILL PLACEMENT

4.7.1.BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 10" OR 6" IN UNCOMPACTED THICKNESS FOR HEAVY OR LIGHTWEIGHT COMPACTION EQUIPMENT, RESPECTIVELY. ONLY LIGHTWEIGHT EQUIPMENT IS PERMITTED WITHIN A 3' ZONE MEASURED FROM THE BACK OF WALL FACING.

4.7.2.BACKFILL SHALL BE PLACED PERPENDICULAR TO THE GEOGRID REINFORCEMENTS AND SPREAD FROM THE BACK OF THE WALL FACING TOWARDS THE TERMINAL ENDS OF THE GEOGRID REINFORCEMENT TO PROMOTE FURTHER TENSIONING.

4.7.3.BACKFILL SHALL BE PLACED AT A MOISTURE CONTENT NO GREATER THAN 2% WET AND NO LESS THAN 2% DRY OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY OR AS SPECIFIED BY THE PROJECT SPECIFICATIONS.

4.7.4.AT THE END OF EACH WORKDAY, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACING AND COMPACTED SMOOTH TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL. A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE CREST OF THE MSE STRUCTURE TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE MSE STRUCTURE. PLASTIC SHEETING MAY ALSO BE USED TO PROTECT THE BACKFILL SURFACE.

5. SPECIAL PROVISIONS

5.1. THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PROPERTIES, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 2.

5.2. WALL LAYOUTS SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.

5.3. SUBMATRIX ASSUMES NO LIABILITY FOR INFORMATION SUPPLIED BY OTHERS, SUCH AS SITE PLAN, GRADING, GEOTECHNICAL DATA, OR GROUNDWATER DATA.

5.4. IF ANY PROBLEMATIC ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE MSE STRUCTURES, CONTACT SUBMATRIX IMMEDIATELY AT 770-557-5015 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 10V OF THE MSE STRUCTURE SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS.

5.7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING QUALITY ASSURING AND QUALITY CONTROL PROGRAMS THAT ENSURE THE CONSTRUCTION OF THE MSE STRUCTURE HAS BEEN PERFORMED IN ACCORDANCE WITH THESE DRAWINGS. SUBMATRIX IS NOT RESPONSIBLE FOR CERTIFYING THAT CONSTRUCTION HAS BEEN PERFORMED IN COMPLIANCE WITH THESE DRAWINGS.

5.8. SUBMATRIX IS NOT RESPONSIBLE FOR HAVING PERSONNEL ON-SITE UNLESS SPECIFICALLY PROVIDED IN A WRITTEN CONTRACT SIGNED BY SUBMATRIX. ANY SUBMATRIX PERSONNEL ON-SITE DOES NOT HAVE THE AUTHORITY TO STOP OR START CONSTRUCTION OF THE MSE STRUCTURE OR ANY OTHER WORK.

6. REFERENCES

6.1. THE DESIGN CALCULATIONS PREPARED BY SUBMATRIX ARE SUBMITTED UNDER A SEPARATE COVER AND ARE DATED OCTOBER 29, 2025.

6.2. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THE SHOP DRAWINGS AND CALCULATIONS:

6.2.1.CONTRACT PLAN DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025.

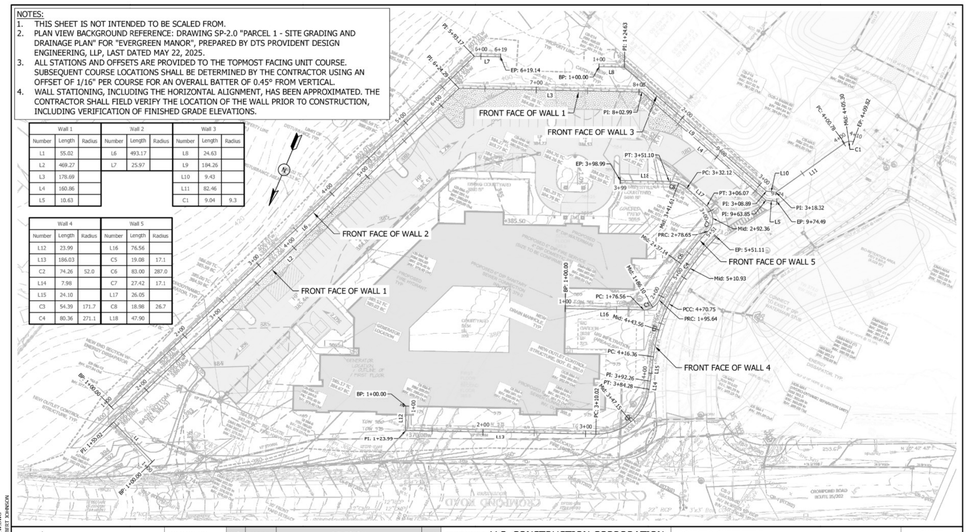
submatrix. Submatrix LLC 303 Perimeter Center N, Suite 300 Atlanta, GA 30346 | 770-557-5015	DRAWN BY: R. JOHNSON	NO.	DATE	REVISION	BY	CUSTOMER: V.S. CONSTRUCTION CORPORATION	PROJECT & SHEET TITLE: EVERGREEN MANOR PARCEL 1 RETAINING WALLS DESIGN AND CONSTRUCTION REQUIREMENTS	SHEET 2 OF 30
PROJECT NO.: 269240001	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
	REVIEWED BY: R. JOHNSON					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.		

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Ref Date: October 24, 2025 By: ROBERT JOHNSON

NOTES:
1. THIS SHEET IS NOT INTENDED TO BE SCALED FROM.
2. PLAN VIEW BACKGROUND REFERENCE: DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025.
3. ALL STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45° FROM VERTICAL.
4. WALL STATIONING, INCLUDING THE HORIZONTAL ALIGNMENT, HAS BEEN APPROXIMATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE WALL PRIOR TO CONSTRUCTION, INCLUDING VERIFICATION OF FINISHED GRADE ELEVATIONS.

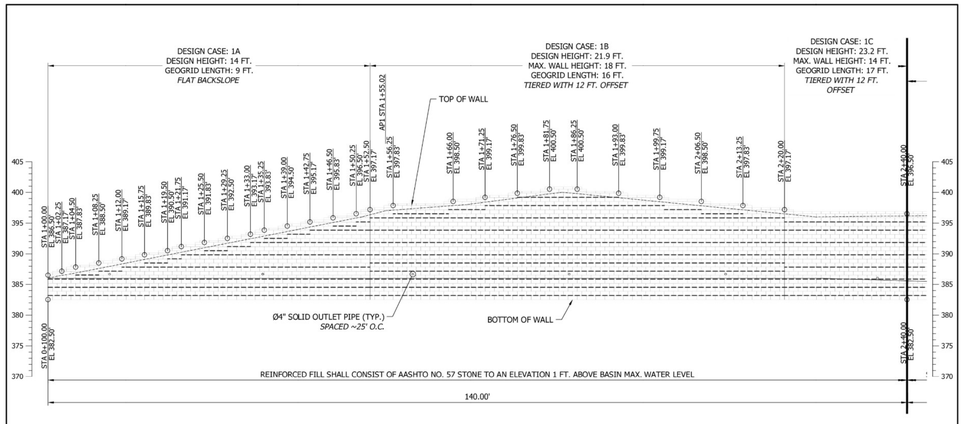
Wall 1			Wall 2			Wall 3		
Number	Length	Radius	Number	Length	Radius	Number	Length	Radius
L1	55.02		L6	493.17		L8	24.63	
L2	469.27		L7	25.97		L9	194.26	
L3	178.69					L10	9.43	
L4	160.36					L11	82.46	
L5	10.83					C1	9.04	9.3

Wall 4			Wall 5		
Number	Length	Radius	Number	Length	Radius
L12	23.99		L16	76.56	
L13	106.03		C5	19.08	17.1
C2	74.29	52.0	C6	83.00	287.0
L14	7.98		C7	27.42	17.1
L15	24.10		L17	26.05	
C3	54.39	171.7	C8	18.98	26.7
C4	80.36	271.1	L18	47.96	



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PROJECT NO.: 269240001	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
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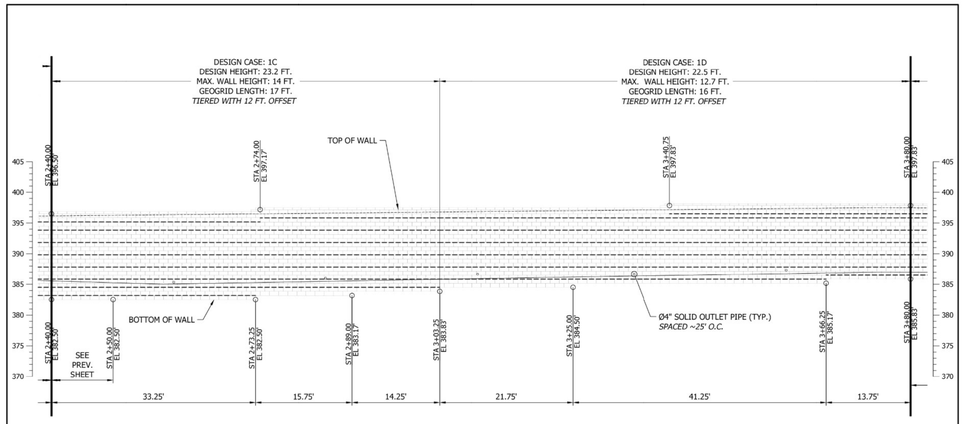


NOTES:
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2. THE WALL CONTRACTOR MAY INCREASE HORIZONTAL EXTENTS OF FACING UNIT COURSES IF NEEDED; HOWEVER, THE WALL HEIGHT SHALL NOT EXCEED THE DESIGN HEIGHT SHOWN.

LEGEND
FINISHED GRADE LINE (BOTTOM OF WALL)
FINISHED GRADE LINE (TOP OF WALL)
TENSAR UX1400MSE GEOGRID
MESA CAP UNIT
MESA STANDARD UNIT
0' 10' 20'

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PROJECT NO.: 269240001	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
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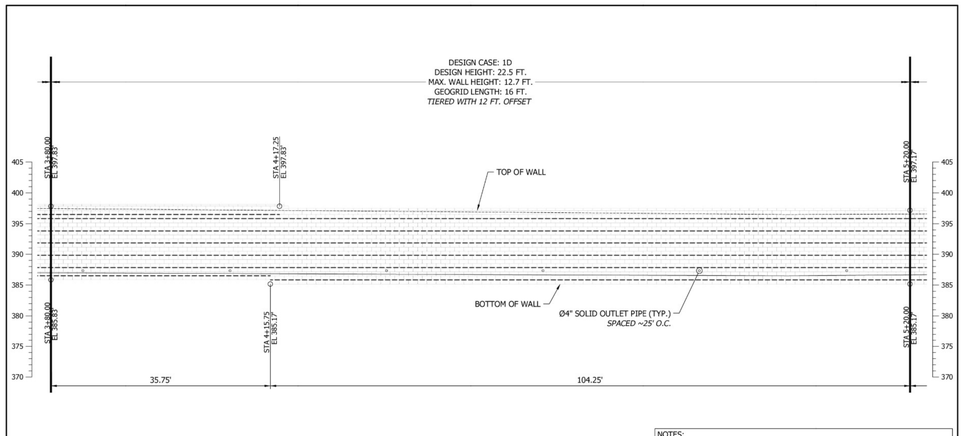
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PROJECT NO.: 269240001	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
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- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

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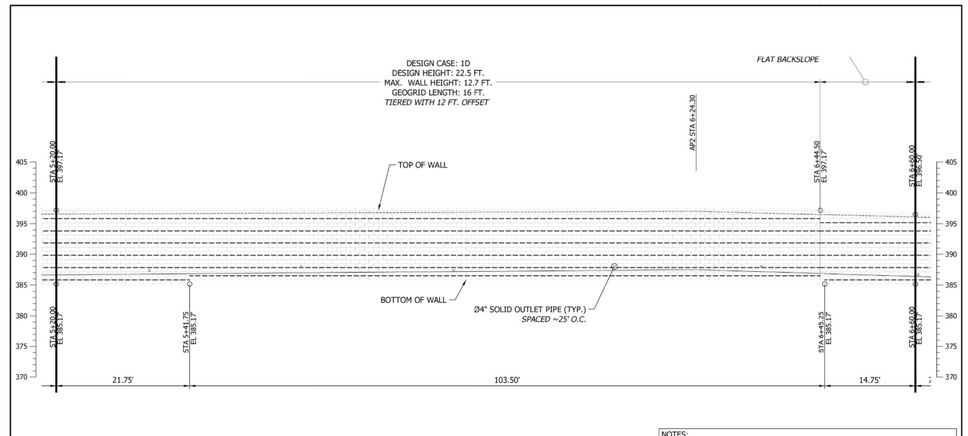
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 1
(3 OF 7)

SHEET 6 OF 30



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- MESA STANDARD UNIT

0' 10' 20'

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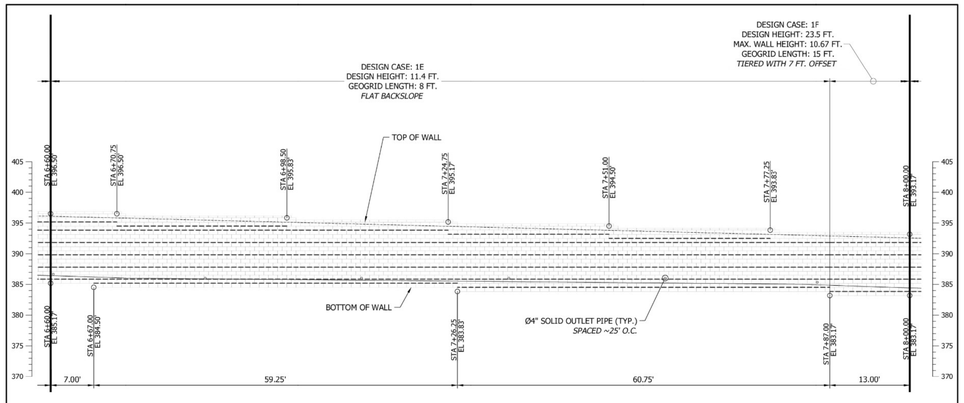
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 1
(4 OF 7)

SHEET 7 OF 30



NOTES:
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- MESA STANDARD UNIT

0' 10' 20'

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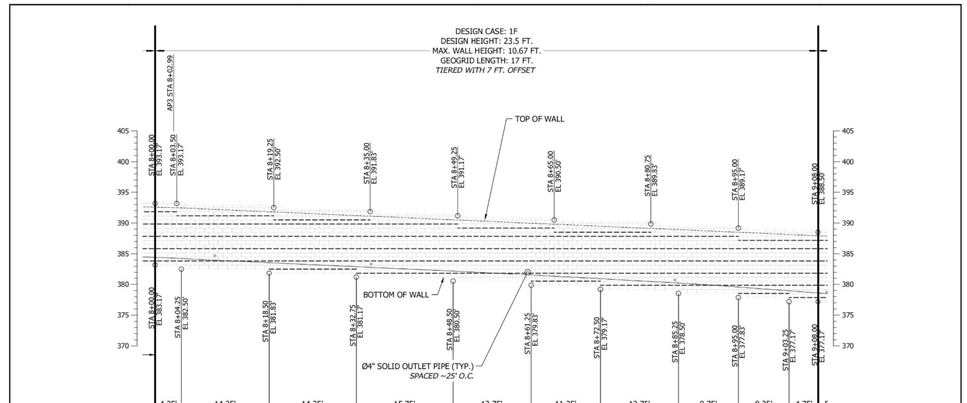
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 1
(5 OF 7)

SHEET 8 OF 30



NOTES:
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- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 1
(6 OF 7)

SHEET 9 OF 30

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EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR

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

WETLANDS CONSULTANT

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

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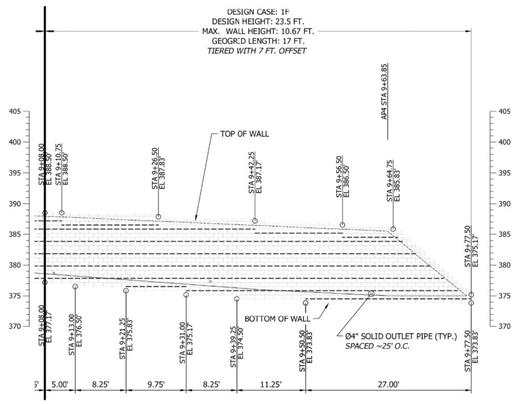
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SITE DETAILS - RETAINING WALLS

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RC/HV	MSG
PROJECT NO.	DATE
812	11/20/25

DRAWING NO.

SP-6.5



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
2. THE WALL CONTRACTOR MAY INCREASE HORIZONTAL EXTENTS OF FACING UNIT COURSES IF NEEDED; HOWEVER, THE WALL HEIGHT SHALL NOT EXCEED THE DESIGN HEIGHT SHOWN.

LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 01_WALL 1.DWG
Plot Date: October 25, 2025 By: ROBERT JOHNSON

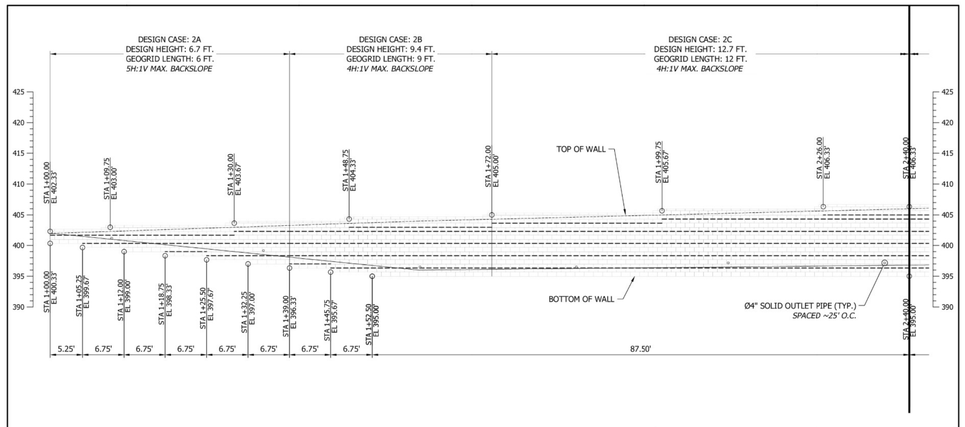
submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

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R. JOHNSON				
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R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 1
(7 OF 7)

SHEET 10 OF 30



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
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LEGEND
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- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 01_WALL 2.DWG
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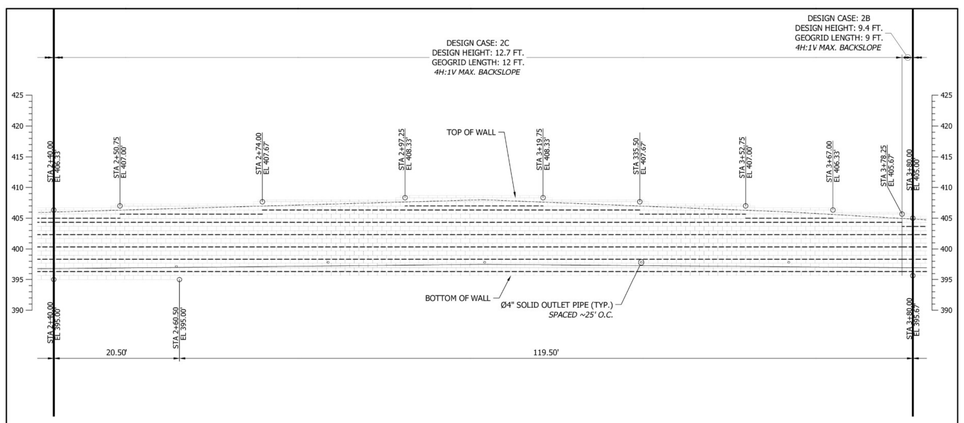
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R. JOHNSON				

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(1 OF 4)

SHEET 11 OF 30



NOTES:
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- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 01_WALL 2.DWG
Plot Date: October 25, 2025 By: ROBERT JOHNSON

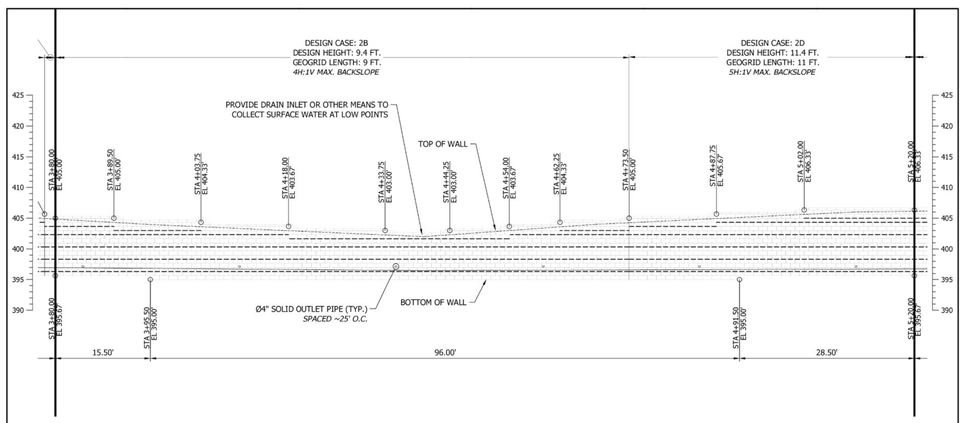
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Atlanta, GA 30346 | 770-557-5015
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(2 OF 4)

SHEET 12 OF 30



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
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LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 01_WALL 2.DWG
Plot Date: October 25, 2025 By: ROBERT JOHNSON

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(3 OF 4)

SHEET 13 OF 30

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EVERGREEN MANOR

Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR

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

WETLANDS CONSULTANT

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

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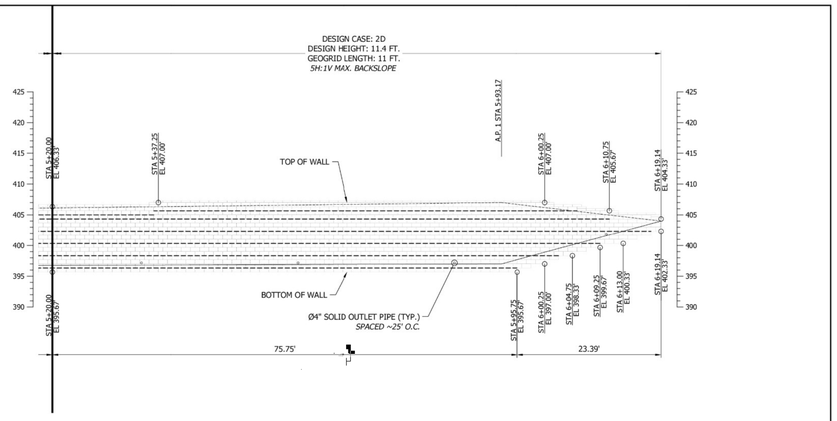
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SITE DETAILS -
RETAINING WALLS

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PROJECT NO.	DATE
812	11/20/25

DRAWING NO.

SP-6.6



NOTES:
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LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

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R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

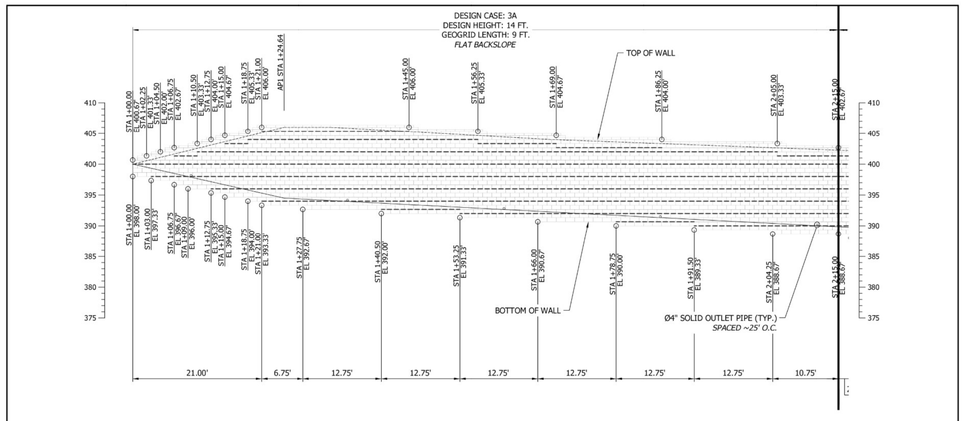
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 2
(4 OF 4)

SHEET 14 OF 30



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
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LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAPUNIT
- MESA STANDARD UNIT

0' 10' 20'

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Submatrix LLC
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Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

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REVIEWED BY:				
R. JOHNSON				

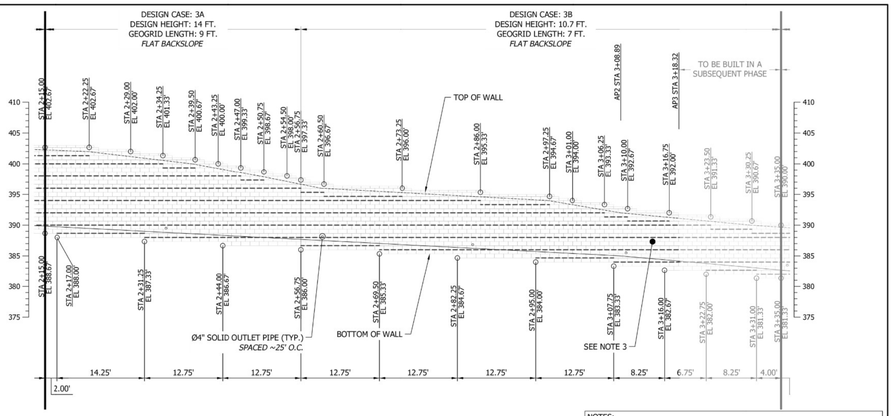
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 3
(1 OF 3)

SHEET 15 OF 30



NOTES:
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3. WALL 3 CONSTRUCTION MAY BE PHASED. STEP TOP OF WALL DOWN 2H:1V TO PHASE LINE (AS DIRECTED BY PROJECT ENGINEER).

LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAPUNIT
- MESA STANDARD UNIT

0' 10' 20'

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

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DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

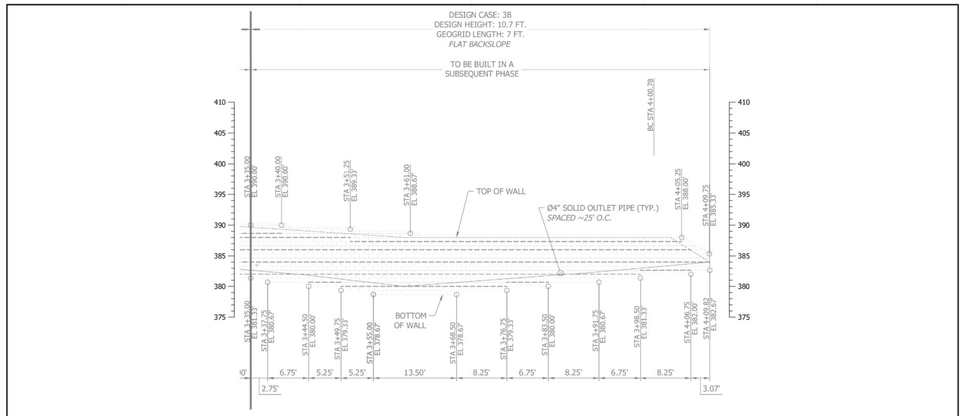
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 3
(2 OF 3)

SHEET 16 OF 30



NOTES:
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- FINISHED GRADE LINE (TOP OF WALL)
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- MESA CAPUNIT
- MESA STANDARD UNIT

0' 10' 20'

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Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015

PROJECT NO.: 269240001

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R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 3
(3 OF 3)

SHEET 17 OF 30

EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR

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

WETLANDS CONSULTANT

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

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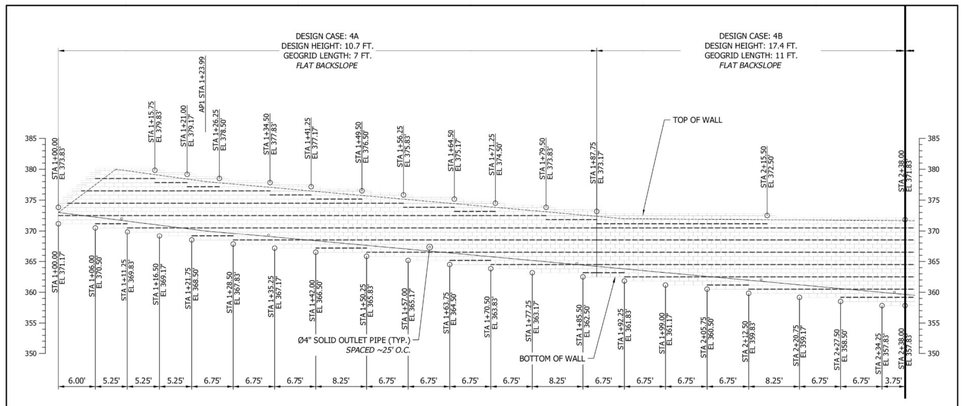
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PROJECT NO.	DATE
812	11/20/25

DRAWING NO.

SP-6.7

File Name: 269240001 EL WALL 3.DWG
File Date: October 29, 2025 By: ROBERT JOHNSON
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NOTES:
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- FINISHED GRADE LINE (TOP OF WALL)
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- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 20240001 GS_WALL 4.DWG
File Date: October 29, 2025 By: ROBERT JOHNSON

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Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

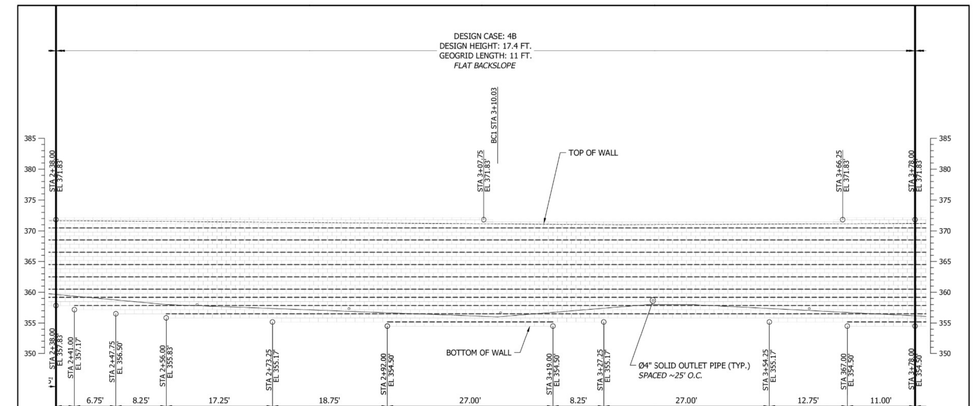
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CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 4
(1 OF 4)

SHEET 18 OF 30



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
2. THE WALL CONTRACTOR MAY INCREASE HORIZONTAL EXTENTS OF FACING UNIT COURSES IF NEEDED; HOWEVER, THE WALL HEIGHT SHALL NOT EXCEED THE DESIGN HEIGHT SHOWN.

LEGEND
- FINISHED GRADE LINE (BOTTOM OF WALL)
- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 20240001 GS_WALL 4.DWG
File Date: October 29, 2025 By: ROBERT JOHNSON

submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

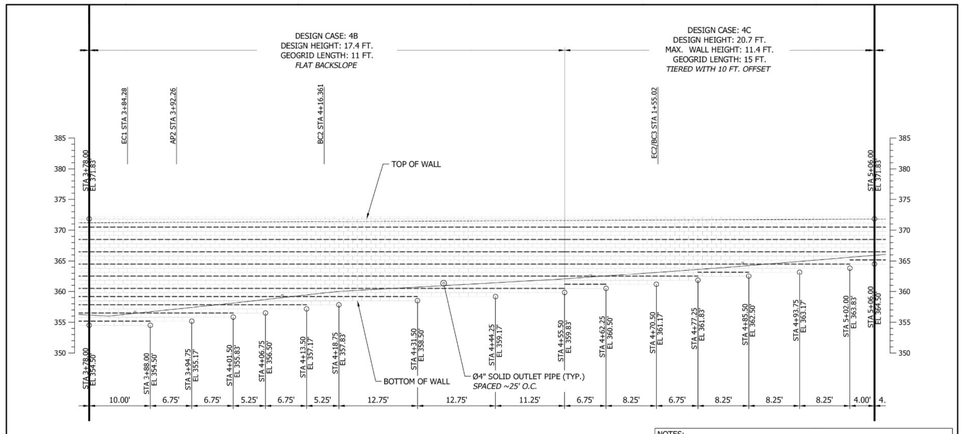
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R. JOHNSON				
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CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 4
(2 OF 4)

SHEET 19 OF 30



NOTES:
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- MESA STANDARD UNIT

0' 10' 20'

File Name: 20240001 GS_WALL 4.DWG
File Date: October 29, 2025 By: ROBERT JOHNSON

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PROJECT NO.: 269240001

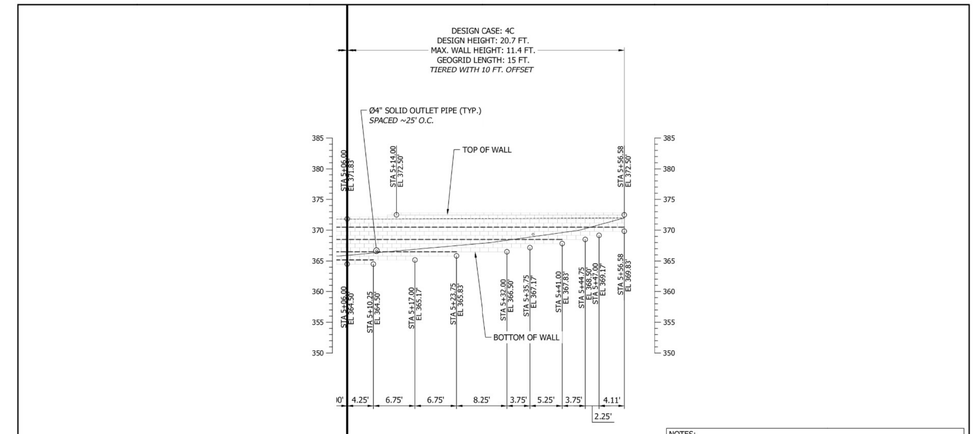
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MANUFACTURER: PALUMBO BLOCK CO., INC.

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 4
(3 OF 4)

SHEET 20 OF 30



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
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- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 20240001 GS_WALL 4.DWG
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MANUFACTURER: PALUMBO BLOCK CO., INC.

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 4
(4 OF 4)

SHEET 21 OF 30

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EVERGREEN MANOR

Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR

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

WETLANDS CONSULTANT

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

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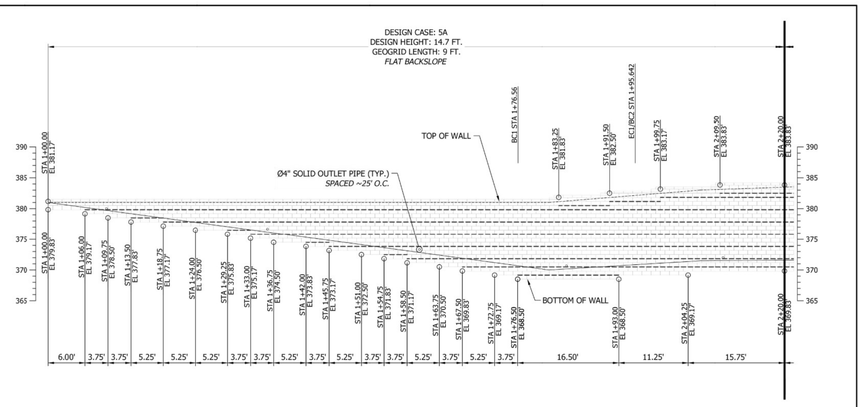
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SITE DETAILS -
RETAINING WALLS

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RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

SP-6.8



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
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- FINISHED GRADE LINE (TOP OF WALL)
- TENSAR UX1400MSE GEOGRID
- MESA CAP UNIT
- MESA STANDARD UNIT

0' 10' 20'

File Name: 269240001 01_WALL 5.DWG
File Date: October 29, 2025 By: ROBERT JOHNSON

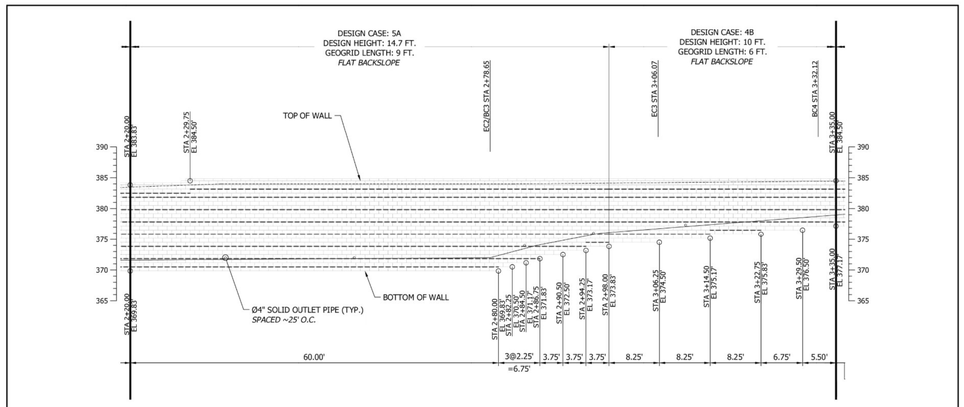
submatrix
Submatrix LLC
303 Perimeter Center N, Suite 300
Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

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R. JOHNSON				
DESIGNED BY:				
R. JOHNSON				
REVIEWED BY:				
R. JOHNSON				

CUSTOMER: V.S. CONSTRUCTION CORPORATION
MANUFACTURER: PALUMBO BLOCK CO., INC.
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 5
(1 OF 3)

SHEET 22 *OF* 30



NOTES:
1. WALL GEOMETRY HAS BEEN ESTIMATED FROM DRAWING SP-2.0 "PARCEL 1 - SITE GRADING AND DRAINAGE PLAN" FOR "EVERGREEN MANOR", PREPARED BY DTS PROVIDENT DESIGN ENGINEERING, LLP, LAST DATED MAY 22, 2025. THE WALL CONTRACTOR SHALL CONFIRM THE WALL GEOMETRY PRIOR TO CONSTRUCTION.
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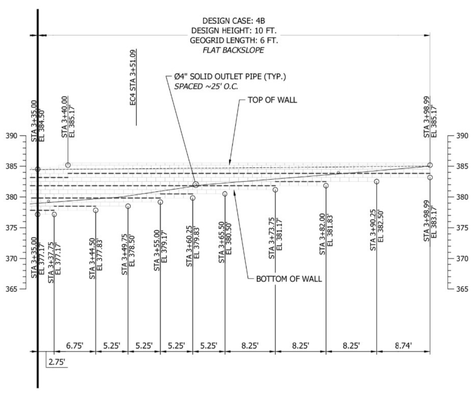
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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 5
(2 OF 3)

SHEET 23 *OF* 30



NOTES:
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File Date: October 29, 2025 By: ROBERT JOHNSON

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Atlanta, GA 30346 | 770-557-5015
PROJECT NO.: 269240001

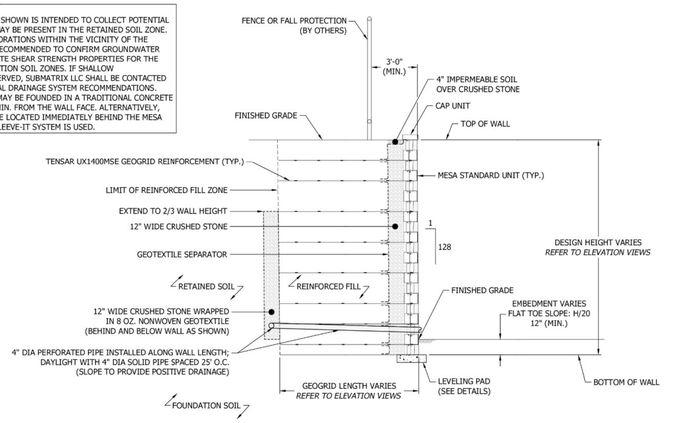
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R. JOHNSON				
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R. JOHNSON				

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
ELEVATION VIEW WALL 5
(3 OF 3)

SHEET 24 *OF* 30

NOTES:
1. THE DRAINAGE SYSTEM SHOWN IS INTENDED TO COLLECT POTENTIAL GROUNDWATER THAT MAY BE PRESENT IN THE RETAINED SOIL ZONE. ADDITIONAL SOIL EXPLORATIONS WITHIN THE VICINITY OF THE RETAINING WALL ARE RECOMMENDED TO CONFIRM GROUNDWATER ELEVATION AND VALIDATE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION SOIL ZONES. IF SHALLOW GROUNDWATER IS OBSERVED, SUBMATRIX LLC SHALL BE CONTACTED TO PROVIDE ADDITIONAL DRAINAGE SYSTEM RECOMMENDATIONS.
2. THE PROPOSED FENCE MAY BE FOUNDED IN A TRADITIONAL CONCRETE FOOTING, LOCATED 3' MIN. FROM THE WALL FACE. ALTERNATIVELY, THE FENCE POST MAY BE LOCATED IMMEDIATELY BEHIND THE MESA FACING UNITS IF THE SLEEVE-IT SYSTEM IS USED.



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R. JOHNSON				

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PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL SECTION

SHEET 25 *OF* 30

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EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601

ARCHITECT (MASTER PLAN)

WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC
100 CLEARBROOK ROAD
ELMSFORD, NY, 10523

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY, 10601

SURVEYOR

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

WETLANDS CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
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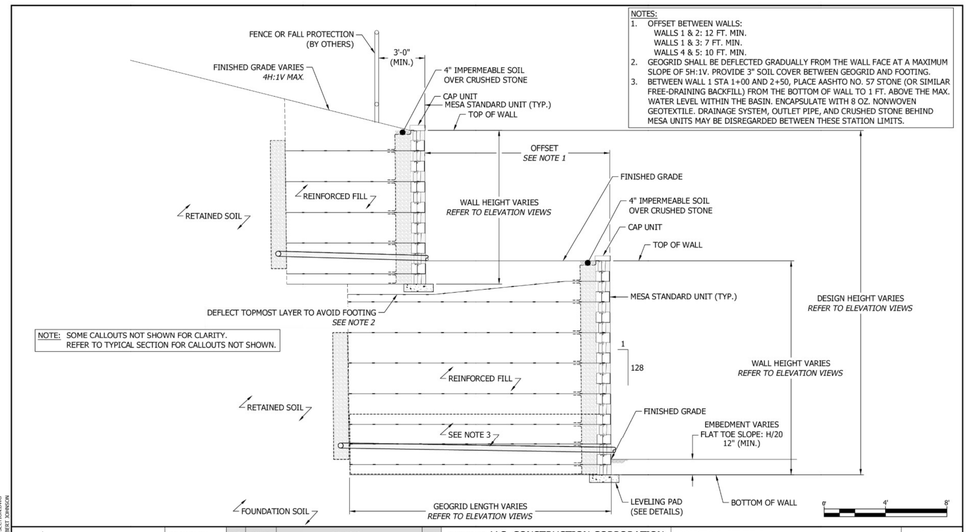
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SITE DETAILS -
RETAINING WALLS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO.	DATE:
812	11/20/25

DRAWING NO.

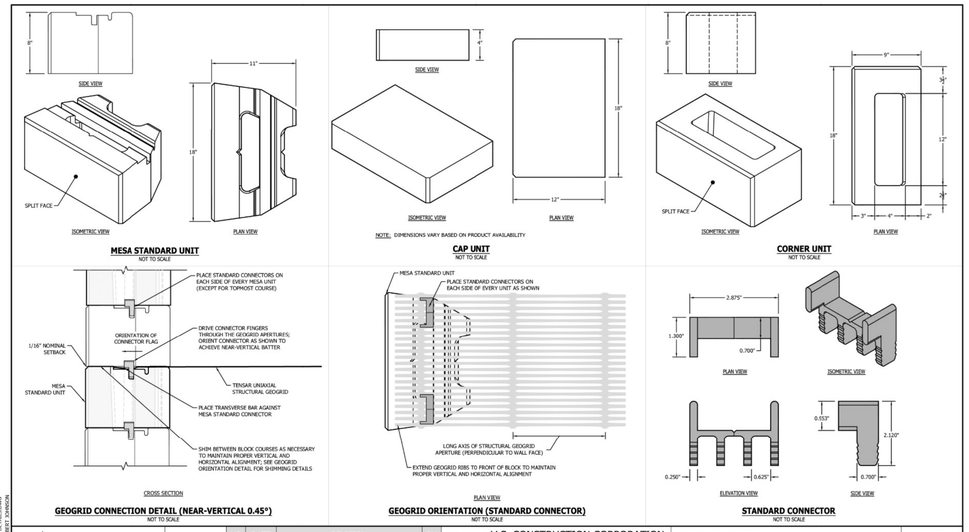
SP-6.9



NOTES:
1. OFFSET BETWEEN WALLS:
   WALLS 1 & 2: 12 FT. MIN.
   WALLS 1 & 3: 7 FT. MIN.
   WALLS 4 & 5: 10 FT. MIN.
2. GEOGRID SHALL BE DEFLECTED GRADUALLY FROM THE WALL FACE AT A MAXIMUM SLOPE OF 5H:1V. PROVIDE 3" SOIL COVER BETWEEN GEOGRID AND FOOTING.
3. BETWEEN WALL 1 STA 1+00 AND 2+50, PLACE AASHTO NO. 57 STONE (OR SIMILAR FREE-DRAINING BACKFILL) FROM THE BOTTOM OF WALL TO 1 FT. ABOVE THE MAX. WATER LEVEL WITHIN THE BASIN. ENCAPSULATE WITH 8 OZ. NONWOVEN GEOTEXTILE. DRAINAGE SYSTEM, OUTLET PIPE, AND CRUSHED STONE BEHIND MESA UNITS MAY BE DISREGARDED BETWEEN THESE STATION LIMITS.

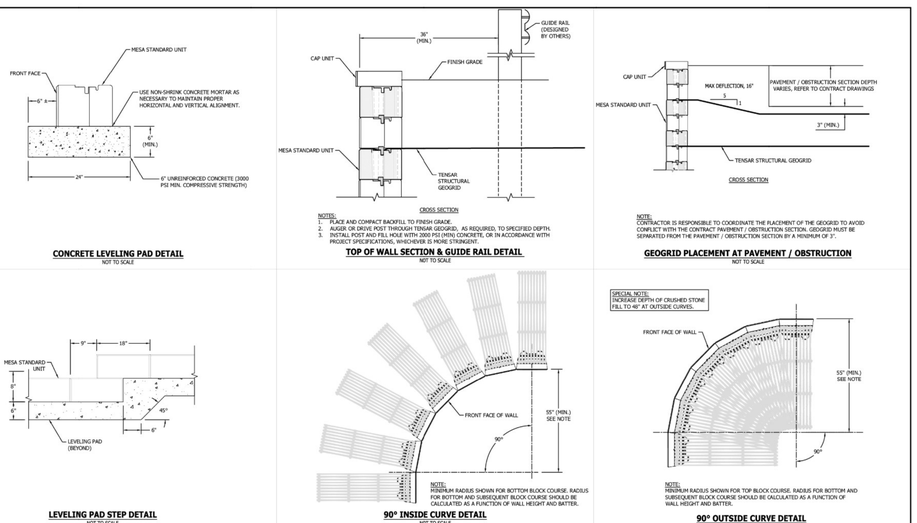
submatrix. Submatrix LLC, 303 Perimeter Center N, Suite 300, Atlanta, GA 30346 | 770-557-5015, PROJECT NO.: 269240001	DRAWN BY: R. JOHNSON	NO.	DATE	REVISION	BY	CUSTOMER: V.S. CONSTRUCTION CORPORATION	PROJECT & SHEET TITLE: EVERGREEN MANOR PARCEL 1 RETAINING WALLS TYPICAL SECTION TIERED CONFIGURATION	SHEET 26 OF 30
	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
	REVIEWED BY: R. JOHNSON					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.		

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Xref Date: October 25, 2025 By: ROBERT JOHNSON



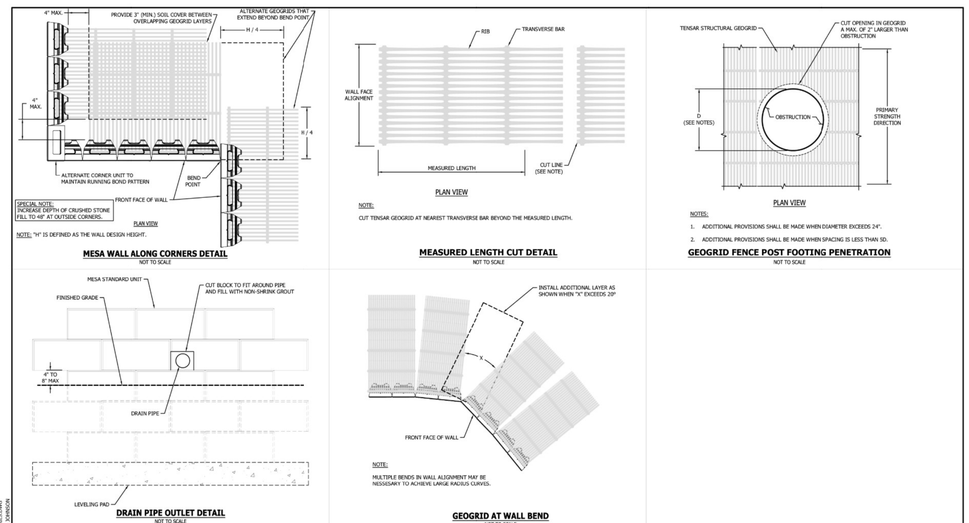
submatrix. Submatrix LLC, 303 Perimeter Center N, Suite 300, Atlanta, GA 30346 | 770-557-5015, PROJECT NO.: 269240001	DRAWN BY: R. JOHNSON	NO.	DATE	REVISION	BY	CUSTOMER: V.S. CONSTRUCTION CORPORATION	PROJECT & SHEET TITLE: EVERGREEN MANOR PARCEL 1 RETAINING WALLS TYPICAL DETAILS (1 OF 4)	SHEET 27 OF 30
	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
	REVIEWED BY: R. JOHNSON					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.		

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	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
	REVIEWED BY: R. JOHNSON					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.		

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Xref Date: October 25, 2025 By: ROBERT JOHNSON



submatrix. Submatrix LLC, 303 Perimeter Center N, Suite 300, Atlanta, GA 30346 | 770-557-5015, PROJECT NO.: 269240001	DRAWN BY: R. JOHNSON	NO.	DATE	REVISION	BY	CUSTOMER: V.S. CONSTRUCTION CORPORATION	PROJECT & SHEET TITLE: EVERGREEN MANOR PARCEL 1 RETAINING WALLS TYPICAL DETAILS (3 OF 4)	SHEET 29 OF 30
	DESIGNED BY: R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.		
	REVIEWED BY: R. JOHNSON					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.		

File Name: 269240001 42_TYPICAL DETAILS.dwg
Xref Date: October 25, 2025 By: ROBERT JOHNSON

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EVERGREEN MANOR

Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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WETLANDS CONSULTANT

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10 NORTH STREET
COLD SPRING, NY, 10516

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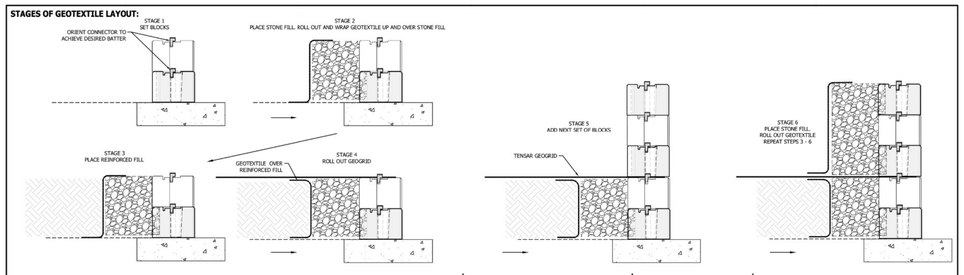
NO.	DATE	ISSUE

DRAWING TITLE:

SITE DETAILS - RETAINING WALLS

DRAWN BY: RC/HV	CHECKED BY: MSG
PROJECT NO. 812	DATE: 11/20/25
DRAWING NO. SP-6.10	

STAGES OF GEOTEXTILE LAYOUT:



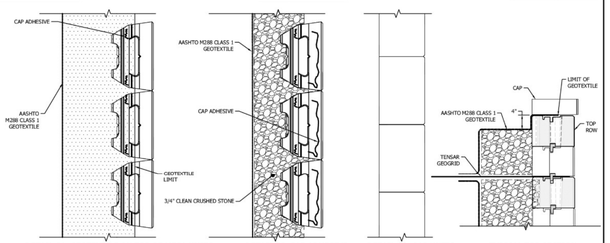
FABRIC SPECIFICATION

The geotextile separator shall be an eight (8) oz. per square yard nonwoven needle-punched AASHTO Class 1 fabric.

Geotextile width required for the detail: 36 inch

INSTALLATION PROCEDURE

1. Install each course of the Mesa facing units between the top of the last geogrid placed and the bottom the next layer of geogrid above as shown on the approved shop drawings. The facing units shall be aligned and leveled in accordance with installation guide.
2. Prior to placing the select backfill, 3/4" clean crushed stone and geotextile fabric shall be installed. The geotextile shall be placed behind the units such that a minimum of six (6) inches of material is turned into the fill at the top and the bottoms. 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	DRAWN BY:	NO.	DATE	REVISION	BY	CUSTOMER: V.S. CONSTRUCTION CORPORATION	SHEET
Submatrix LLC 303 Perimeter Center N, Suite 300 Atlanta, GA 30346 | 770-557-5015	R. JOHNSON					MANUFACTURER: PALUMBO BLOCK CO., INC.	30
	DESIGNED BY:						OF
PROJECT NO.: 269240001	R. JOHNSON					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.	30
	REVIEWED BY:						
	R. JOHNSON						

PROJECT & SHEET TITLE:
EVERGREEN MANOR PARCEL 1
RETAINING WALLS
TYPICAL DETAILS
(4 OF 4)

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DRAWING TITLE:

SITE DETAILS -
RETAINING WALLS

DRAWN BY:	CHECKED BY:
RC/HV	MSG
PROJECT NO. 812	DATE: 11/20/25

DRAWING NO.

SP-6.11

TOWN OF CORTLANDT STEEP SLOPE NOTES (FROM CORTLANDT TOWN CODE SECTION 259-6H):

(1) THE PLANNING, DESIGN AND DEVELOPMENT OF BUILDINGS SHALL PROVIDE THE MAXIMUM IN STRUCTURAL SAFETY, SLOPE STABILITY AND HUMAN ENJOYMENT WHILE ADAPTING THE AFFECTED SITE TO, AND TAKING ADVANTAGE OF, THE BEST USE OF THE NATURAL TERRAIN AND AESTHETIC CHARACTER.

(2) THE TERRACING OF BUILDING SITES, INCLUDING THE MOUNDING OF SEPTIC TILE FIELDS, SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

(3) ROADS AND DRIVEWAYS SHALL FOLLOW THE NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND SHALL BE CONSISTENT WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF CORTLANDT AND CURRENT ENGINEERING PRACTICES.

(4) REPLANTING SHALL CONSIST OF INDIGENOUS VEGETATION AND SHALL REPLICATE THE ORIGINAL VEGETATION ON THE SITE AS MUCH AS POSSIBLE.

(5) THE NATURAL ELEVATIONS AND VEGETATIVE COVER OF RIDGELINES SHALL BE DISTURBED ONLY IF THE CREST OF A RIDGE AND THE TREE LINE AT THE RIDGE REMAIN UNINTERRUPTED. THIS MAY BE ACCOMPLISHED EITHER BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE BELOW A RIDGELINE OR BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE AT A RIDGELINE SO THAT THE ELEVATION OF THE ROOFLINE OF THE BUILDING IS NO GREATER THAN THE ELEVATION OF THE NATURAL TREE LINE. HOWEVER, UNDER NO CIRCUMSTANCES SHALL MORE THAN 100 FEET ALONG THE RIDGELINE, TO A WIDTH OF 100 FEET GENERALLY CENTERED ON THE RIDGELINE, BE DISTURBED.

(6) ANY REGRADING SHALL BLEND IN WITH THE NATURAL CONTOURS AND UNDULATIONS OF THE LAND.

(7) CUTS AND FILLS SHALL BE ROUNDED OFF TO ELIMINATE SHARP ANGLES AT THE TOP, BOTTOM AND SIDES OF REGRADED SLOPES. VISIBLE CONSTRUCTION CUTS AND PERMANENT SCARRING SHOULD BE MINIMIZED.

(8) THE ANGLE OF CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL EXCEPT WHERE RETAINING WALLS, STRUCTURAL STABILIZATION OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.

(9) TOPS AND BOTTOMS OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE IN THE EVENT OF THE COLLAPSE OF THE CUT OR FILL SLOPES. GENERALLY, SUCH DISTANCE SHALL BE CONSIDERED TO BE SIX FEET PLUS 1/2 THE HEIGHT OF THE CUT OR FILL. NEVERTHELESS, A STRUCTURE BUILT ON A SLOPE OR AT THE TOE OF A SLOPE IS PERMITTED IF IT IS PROPERLY DESIGNED TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINED SLOPE.

(10) DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.

(11) DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN IN WORKABLE UNITS IN WHICH THE DISTURBANCE CAN BE COMPLETED AND STABILIZED IN ONE CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).

(12) DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.

(13) TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING TO SECURE SOIL DURING THE GROW-IN PERIOD, MUST BE APPLIED TO AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.

(14) SOIL STABILIZATION MUST BE APPLIED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.

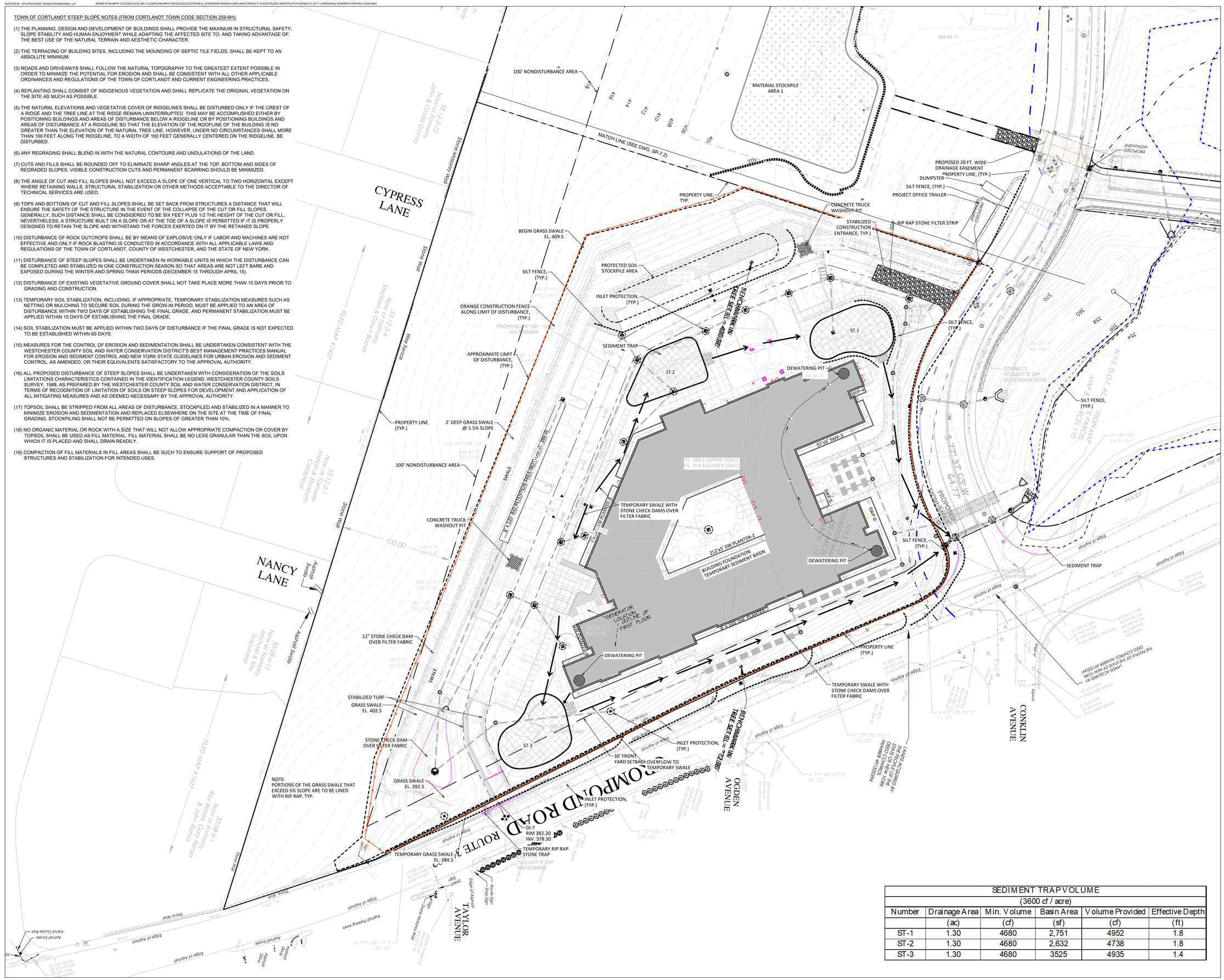
(15) MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDED, OR THEIR EQUIVALENTS SATISFACTORY TO THE APPROVAL AUTHORITY.

(16) ALL PROPOSED DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN WITH CONSIDERATION OF THE SOILS LIMITATIONS CHARACTERISTICS CONTAINED IN THE IDENTIFICATION LEGEND, WESTCHESTER COUNTY SOILS SURVEY, 1989, AS PREPARED BY THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.

(17) TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.

(18) NO ORGANIC MATERIAL OR ROCK WITH A SIZE THAT WILL NOT ALLOW APPROPRIATE COMPACTION OR COVER BY TOPSOIL SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.

(19) COMPACTION OF FILL MATERIALS IN FILL AREAS SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES.



SEDIMENT TRAP VOLUME (3600 cf / acre)					
Number	Drainage Area (ac)	Min. Volume (cf)	Basin Area (sf)	Volume Provided (cf)	Effective Depth (ft)
ST-1	1.30	4680	2,751	4952	1.8
ST-2	1.30	4680	2,632	4738	1.8
ST-3	1.30	4680	3525	4935	1.4

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NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - EROSION AND SEDIMENT CONTROL PLAN

Seal

STATE OF NEW YORK PETER J. GREGORY LICENSED PROFESSIONAL ENGINEER No. 071215

DRAWN BY:	CHECKED BY:
BZ/CR	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-7.1

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 5/22/2025 8:50 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-7.2 EROSION & SEDIMENT CONTROL PLAN.DWG

PROPOSED MONUMENT

100' NONDISTURBANCE AREA

PROPERTY LINE, TYP.

100' BUFFER

100.00'

Stone Wall

Now or Formerly Joseph & Mary Ann Petrillo

Now or Formerly Frank Pagnotelli

Now or Formerly Anna Marie Russo

Now or Formerly Robert & Ashley Rusczyk

Now or Formerly Dom Noble

Now or Formerly The Peekskill Lung Trust

FILED MAP #7421

33.12-3-44

33.12-3-45

33.12-3-46

33.12-3-49

33.12-3-70

33.12-3-71

R-10

MOD

100' WETLAND BUFFER

WETLANDS FLAGGED BY LABELLA JULY 14, 2025

30' SIDE YARD SETBACK/ NONDISTURBANCE AREA

PROPERTY LINE, TYP.

Stone Wall

Road

CONSTRUCTION FENCE ALONG 100' WETLAND BUFFER (TYP.)

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

STABILIZED CONSTRUCTION ENTRANCE

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

PROPOSED 15 FT. WIDE WATER EASEMENT

SILT FENCE (TYP.)

FUTURE MAIN SANITARY SEWER EXTENSION

CONSTRUCTION FENCE ALONG 100' WETLAND BUFFER (TYP.)

SILT FENCE (TYP.)

NEW 8" GATE VALVE, TYP.

MATERIAL STOCKPILE AREA 2

MATERIAL STOCKPILE AREA 1

PROPOSED SNOW STORAGE AREA EASEMENT (TYP.)

100' WETLAND BUFFER

FUTURE WATER MAIN EXTENSION

FUTURE SANITARY SEWER MAIN EXTENSION

100' NONDISTURBANCE AREA

STABILIZED CONSTRUCTION ENTRANCE

TEMPORARY CONSTRUCTION ACCESS

PROPOSED 20 FT. WIDE DRAINAGE EASEMENT

PROPERTY LINE, (TYP.)

MATCH LINE (SEE DWG. SP-7.1)

PROPERTY LINE, TYP.

DEDICATED SNOW STORAGE AREA, TYP.

384.67 TC
383.97 BC

385.64 TC
385.14 BC

385.64 TC
385.14 BC

380.0 TC
379.5 BC

INVT 3

Bldg Overhang

Ramp

Stone Wall

R-40

PROPERTY LINE, TYP.

30' NON

WETLANDS FLAGGED BY LABELLA JULY 14, 2025

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NO.	DATE	ISSUE
1	12/19/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - EROSION AND SEDIMENT CONTROL PLAN

Seal

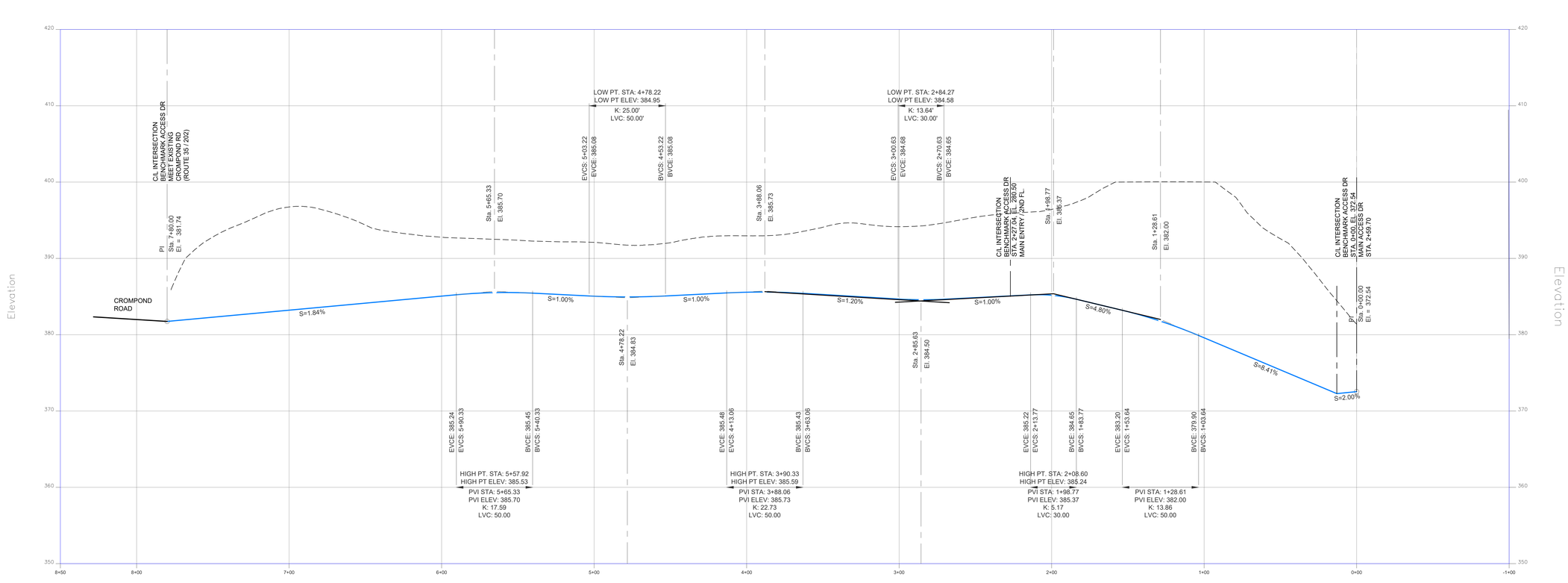
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PROJECT NO.	DATE:
812	11/20/2025

DRAWING NO.

SP-7.2

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0 15 30 60

SCALE: 1" = 30'h, 6'v

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1	02/11/25	PARCEL 1 REVISIONS
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4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - DRIVEWAY PROFILES

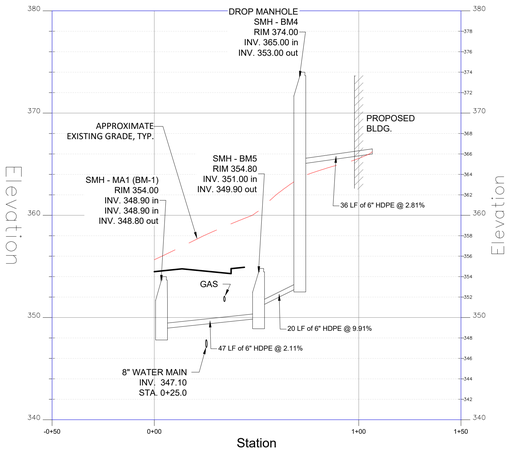
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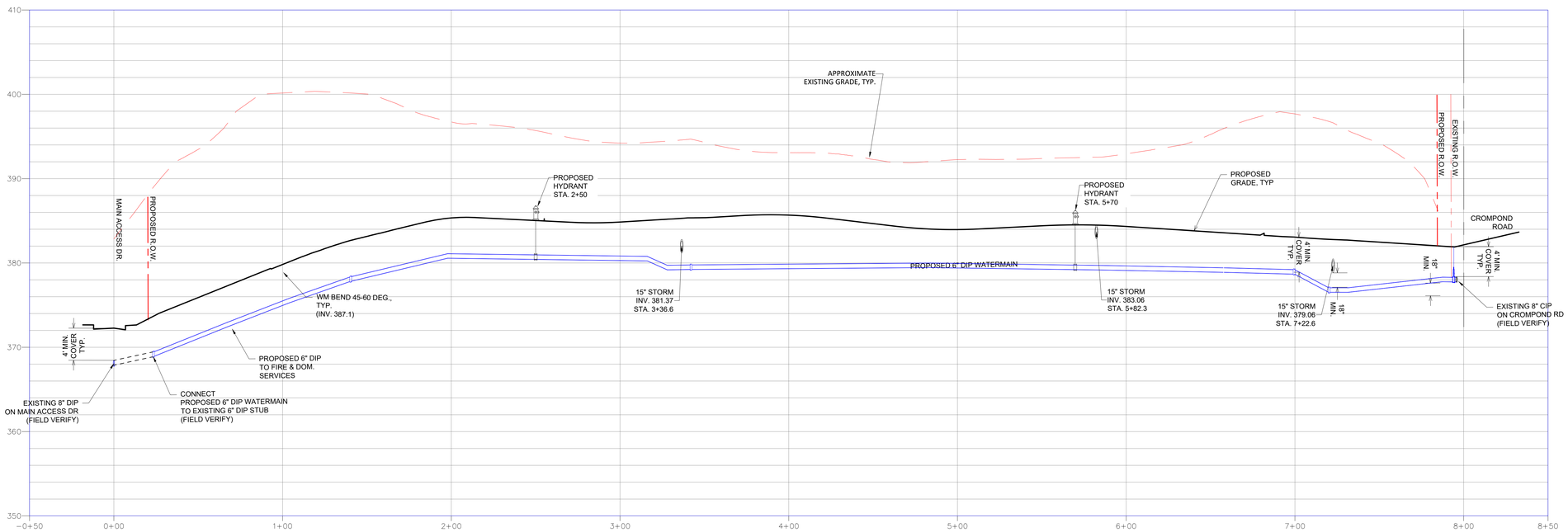
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PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-8.0



STORM PROFILE: BUILDING TO SMH - MA1 (BM-1)



WATER PROFILE: CONNECTION TO CROMPOND RD AND MAIN ACCESS DR

SANITARY SEWER NOTES

a) ALL SANITARY INFRASTRUCTURE INSTALLED SHALL BE CLASS 52 DUCTILE IRON PIPE WITH WATERTIGHT RUBBER GASKET JOINTS RESTRAINED WITH EBBA MEGALUGS OR EQUIVALENT IF BURY DEPTH IS PROPOSED TO BE GREATER THAN 6-FT.
b) PRIOR TO THE BACKFILLING OF ANY SANITARY SEWER LINE AND MANHOLES, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
c) THE CONTRACTOR SHALL TEST ALL SEWER MAIN PIPES FOR MAXIMUM DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON A SLED 1/16 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION OF ANY PIPE WITHIN AN AREA OF CUT SHALL BE DONE NO SOONER THAN 30 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE; AND WITHIN AN AREA OF FILL SHALL BE DONE NO SOONER THAN 60 DAYS, AFTER THE DATE OF INSTALLATION OF THE PIPE.
d) 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

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.
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6. THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.

NOTE:
ALL WATER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION. DUCTILE IRON PIPE WRAPPING SHALL BE LINEAR LOW DENSITY POLYETHYLENE SHEETING AND TUBING 8 MIL LLDPE AS MANUFACTURED BY INFINITY PLASTIC LLC

NOTE:
ALL SANITARY SEWER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION. DUCTILE IRON PIPE WRAPPING SHALL BE LINEAR LOW DENSITY POLYETHYLENE SHEETING AND TUBING 8 MIL LLDPE AS MANUFACTURED BY INFINITY PLASTIC LLC

NOTE:
NO RECYCLED MATERIAL SHALL BE USED AS PIPE BEDDING OR BACKFILL OF ANY PUPLIC INFRASTRUCTURE

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
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OSSINING, NY 10562

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5	04/22/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 -
WATER & SEWER
PROFILES

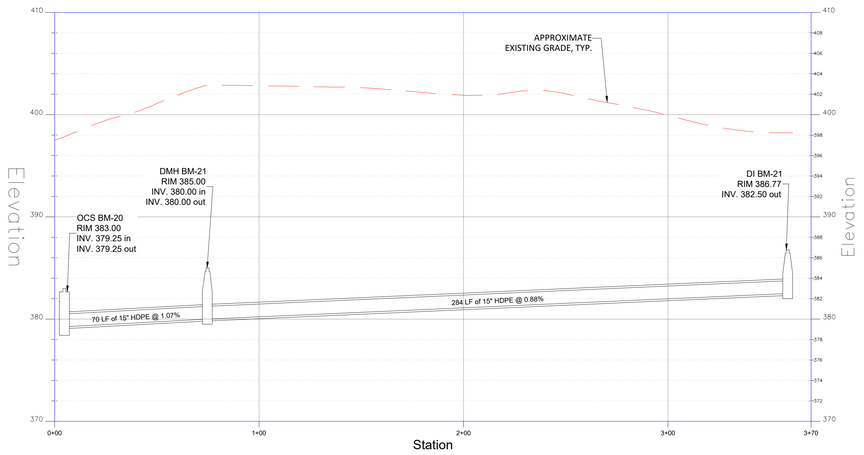
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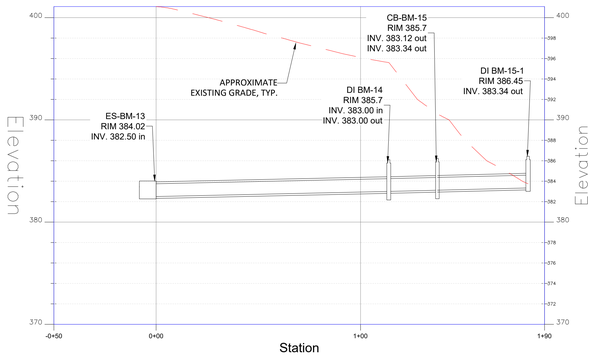
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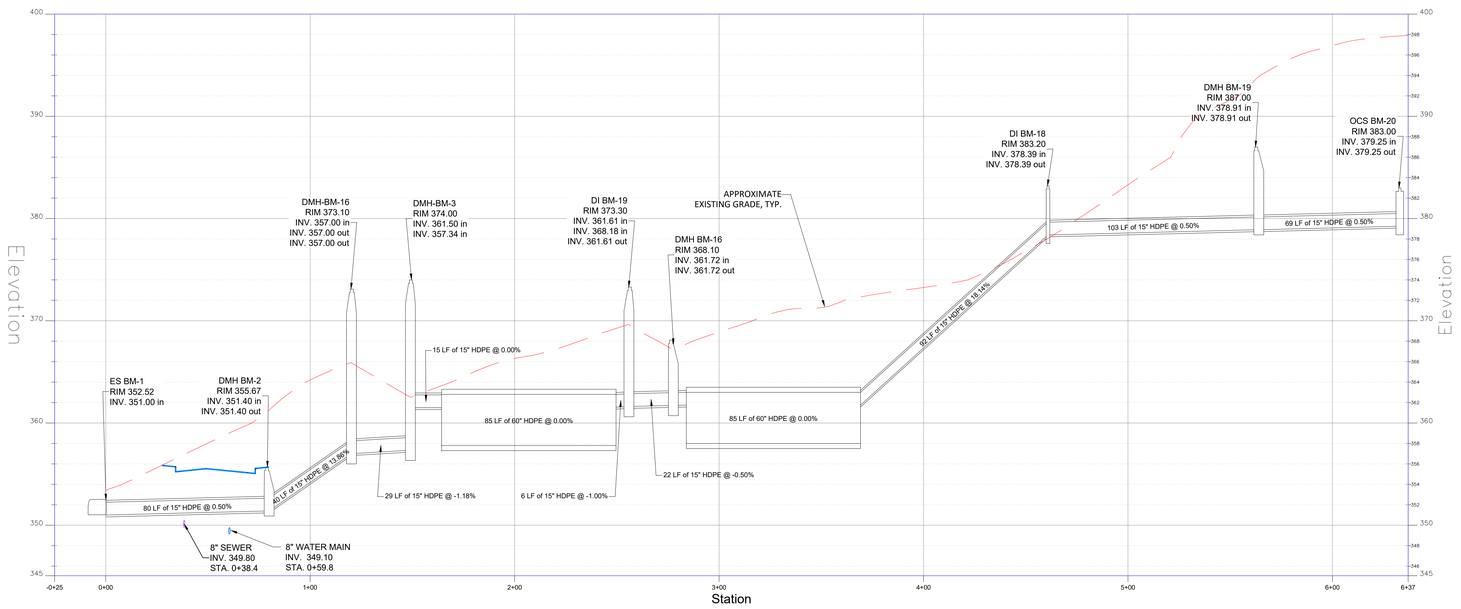
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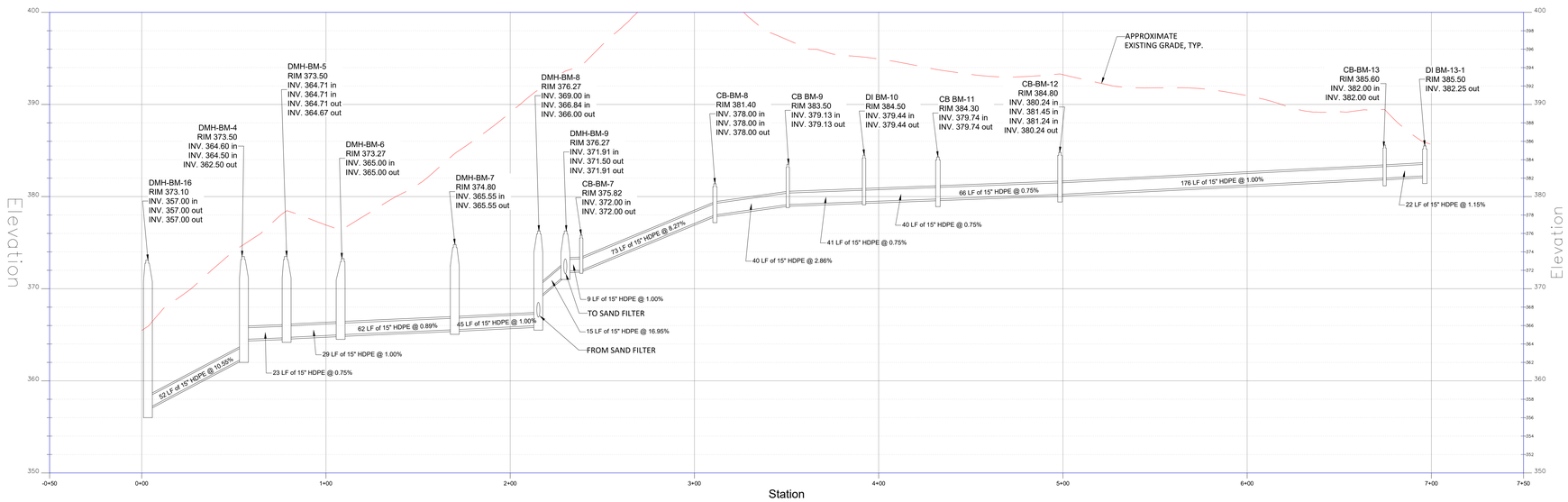
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STORM PROFILE: DI BM-15-1 TO ES-BM-13



STORM PROFILE: OCS CB-20 TO ES BM-1



STORM PROFILE: DI BM-13-1 TO DMH-BM-16

WESTCHESTER COUNTY PUBLIC WATER SUPPLY AND SANITARY SEWER GENERAL CONSTRUCTION NOTES

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DRAWING TITLE:

PARCEL 1 - STORM DRAIN PROFILES

Seal

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SP-9.1

CYPRESS LANE

NANCY LANE

CROMPOND ROAD ROUTE 35/202

OGDEN AVENUE

CONKLIN AVENUE

TAYLOR AVENUE

LIMIT OF DISTURBANCE

PROPERTY LINE (TYP.)

100' NON DISTURBANCE AREA

ALL TREES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED

PROPOSED ACCESS ROAD

30' FRONT YARD SETBACK

PRORERTY LINE (TYP.)

Wetland Limit

Wetland Flag (Typ.)

Macadam Curb

Pavement

Brick Pier

Asphalt Swale

Asphalt Ramp

Asphalt Curb

Asphalt Paving

Main Centerline Of Storm Well

CB

LEGEND

TREES TO REMAIN 3905

TREES TO BE REMOVED (386 TREES) 3665

TREES TO BE REMOVED AS PART OF ACCESS ROAD 2565

REQUIRED TREES TO BE PLANTED

TREE REQUIRED PER LIMIT OF DISTURBANCE:	177
TREE REQUIRED PER STEEP SLOPES:	124
TREE REQUIRED PER PROTECTED TREES:	2
TOTAL NUMBER OF TREE REQUIRED	303

EVERGREEN MANOR

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DRAWING TITLE:

PARCEL 1 - TREE REMOVALS PLAN

Seal

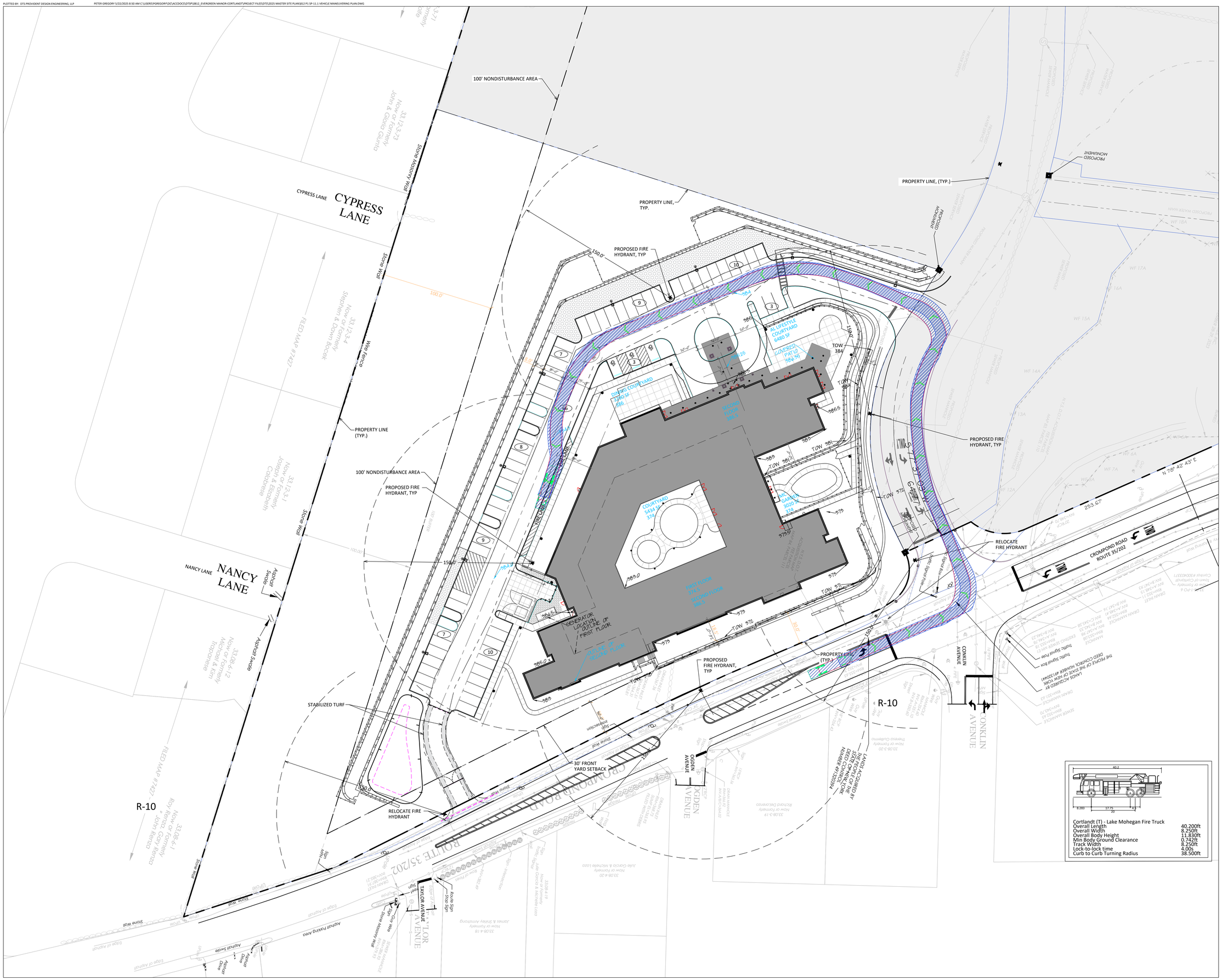
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PROJECT NO.	DATE
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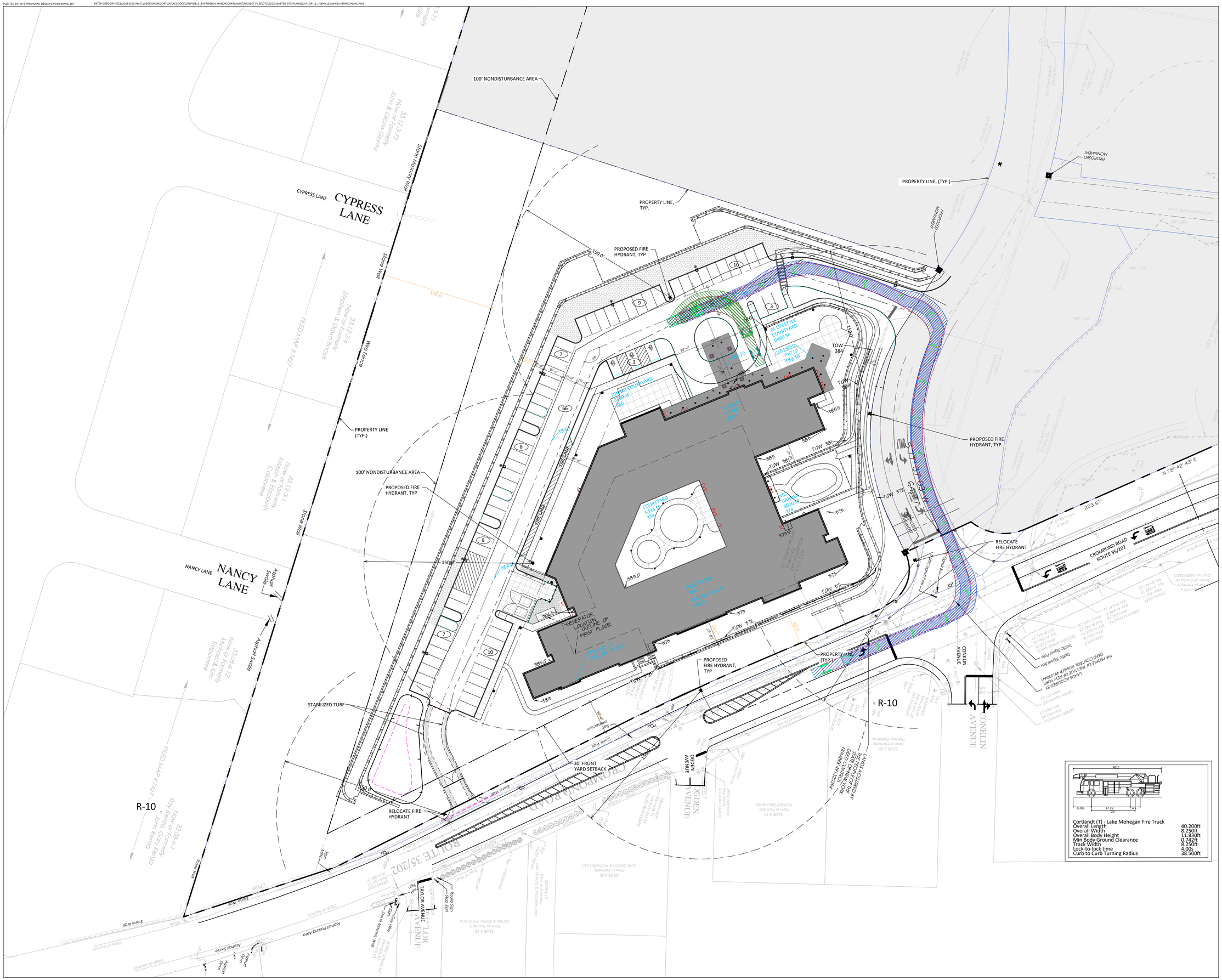
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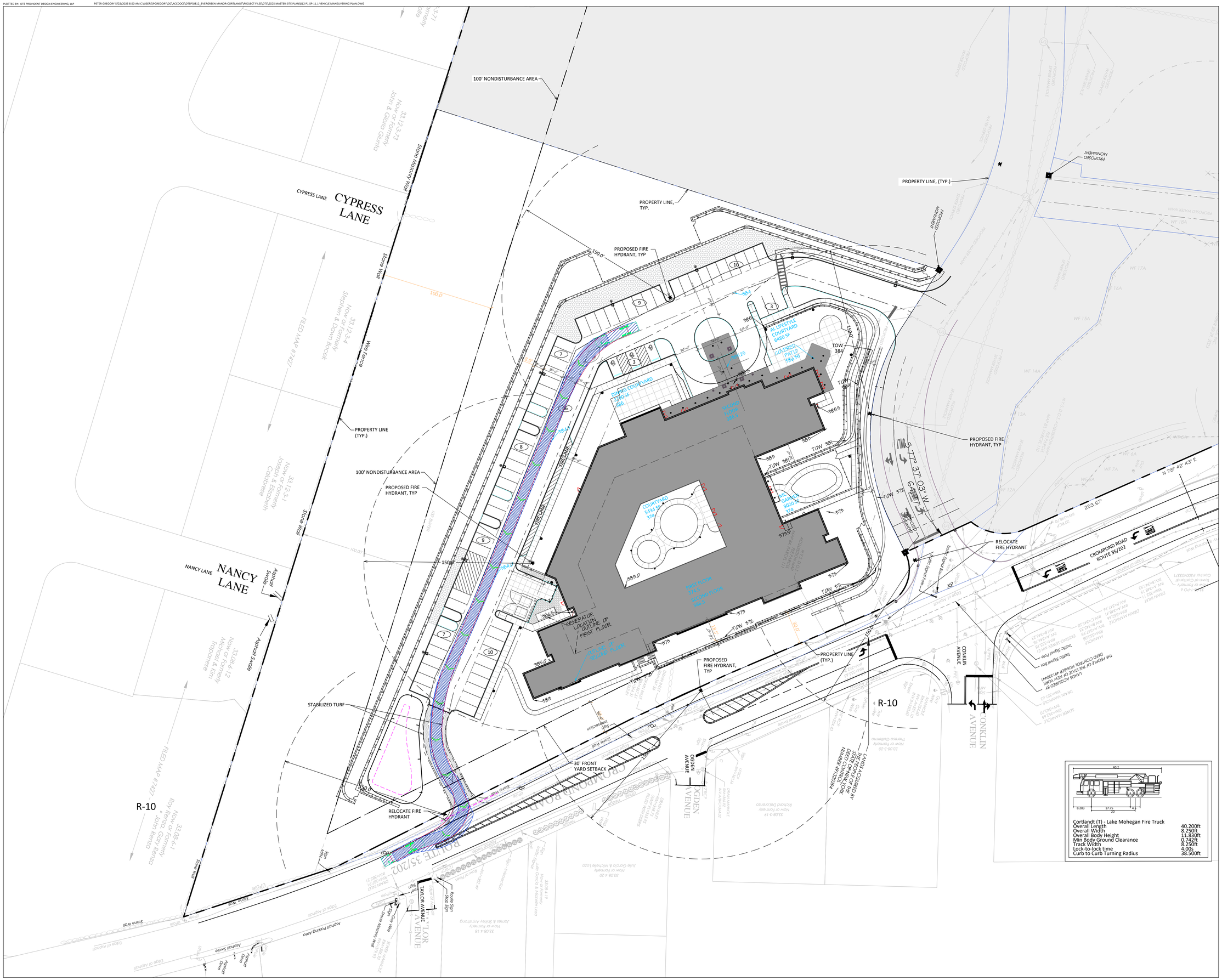
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100' NONDISTURBANCE AREA
CYPRESS LANE
CYPRESS LANE
PROPERTY LINE, TYP.
PROPOSED FIRE HYDRANT, TYP
150.0'
100.0'
PROPERTY LINE (TYP.)
PROPERTY LINE, (TYP.)
PROPOSED MOUNDMENT
AL LIFESTYLE COURTYARD 6480 SF
COVERED PATIO 384 SF
DINING COURTYARD 3240 SF 386
SECOND FLOOR 38875
FIRST FLOOR 37475
COURTYARD 5434 SF 374
PAR GARDEN 3020 SF 374
TOW 384
TOW 382
TOW 381
TOW 379
TOW 377
TOW 375
TOW 373
TOW 371
TOW 369
382.0
379.0
375.0
GENERATOR LOCATION @LINE OF FIRST FLOOR
SET TOP OF SQUARE FLOOR
PROPOSED FIRE HYDRANT, TYP
PROPERTY LINE (TYP.)
RELOCATE FIRE HYDRANT
CROMPOND ROAD ROUTE 35/202
253.67'
N 78° 42' 43" E
CONKLIN AVENUE
OGDEN AVENUE
TAYLOR AVENUE
NANCY LANE
NANCY LANE
ASPHALT SWALE
STABILIZED TURF
30' FRONT YARD SETBACK
R-10
R-10
PROPOSED FIRE HYDRANT, TYP
RELOCATE FIRE HYDRANT
100' NONDISTURBANCE AREA
150.0'
STONE WALL
WIRE FENCE
STONE RETAINING WALL
ASPHALT PAVING AREA
CURB
Route 35/202 Sign
Route 35/202 Sign
FILED MAP #7427
FILED MAP #7427
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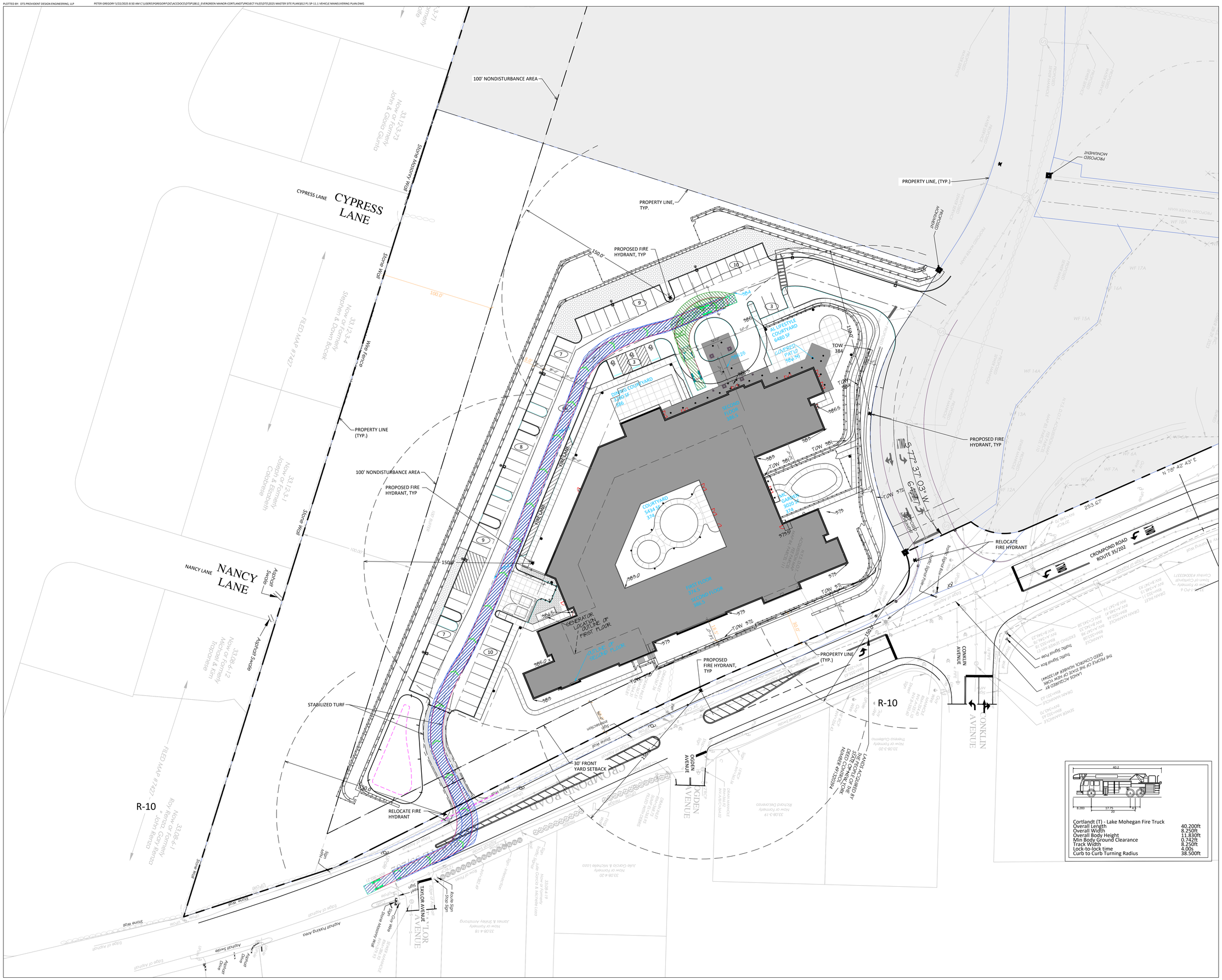
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CYPRESS LANE
CYPRESS LANE
NANCY LANE
NANCY LANE
100' NONDISTURBANCE AREA
100' NONDISTURBANCE AREA
PROPERTY LINE (TYP.)
PROPERTY LINE, TYP.
PROPERTY LINE, (TYP.)
PROPOSED FIRE HYDRANT, TYP
PROPOSED FIRE HYDRANT, TYP
PROPOSED FIRE HYDRANT, TYP
PROPOSED MOUNDMENT
PROPOSED MOUNDMENT
RELOCATE FIRE HYDRANT
RELOCATE FIRE HYDRANT
150.0'
100.0'
30' FRONT YARD SETBACK
STABILIZED TURF
FIRE LANE
AL LIFESTYLE COURTYARD 6480 SF
DINING COURTYARD 3240 SF 286
COURTYARD 5434 SF 374
PAL GARDEN 3020 SF 374
FIRST FLOOR 34'-0" SECOND FLOOR 30'-0"
SECOND FLOOR 34'-0"
GENERATOR LOCATION CL/LINE OF FIRST FLOOR
SET TO 34' ABOVE FLOOR
TOW 384
TOW 382
TOW 381
TOW 379
TOW 377
TOW 375
TOW 373
TOW 371
TOW 369
385.0
382.0
379.0
376.0
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1.0
R-10
R-10
CONKLIN AVENUE
OGDEN AVENUE
TAYLOR AVENUE
CROMPOND ROAD
ROUTE 35/202
253.67'
N 78° 42' 43" E
LANDS ACQUIRED BY STATE OF NEW YORK PER DEED LIBER 1706 PAGE 111 (LANDS OF THE STATE OF NEW YORK DEED CONTROL NUMBER 49.1.5004)
FILED MAP #7427
Stone Wall
Stone Wall
Stone Wall

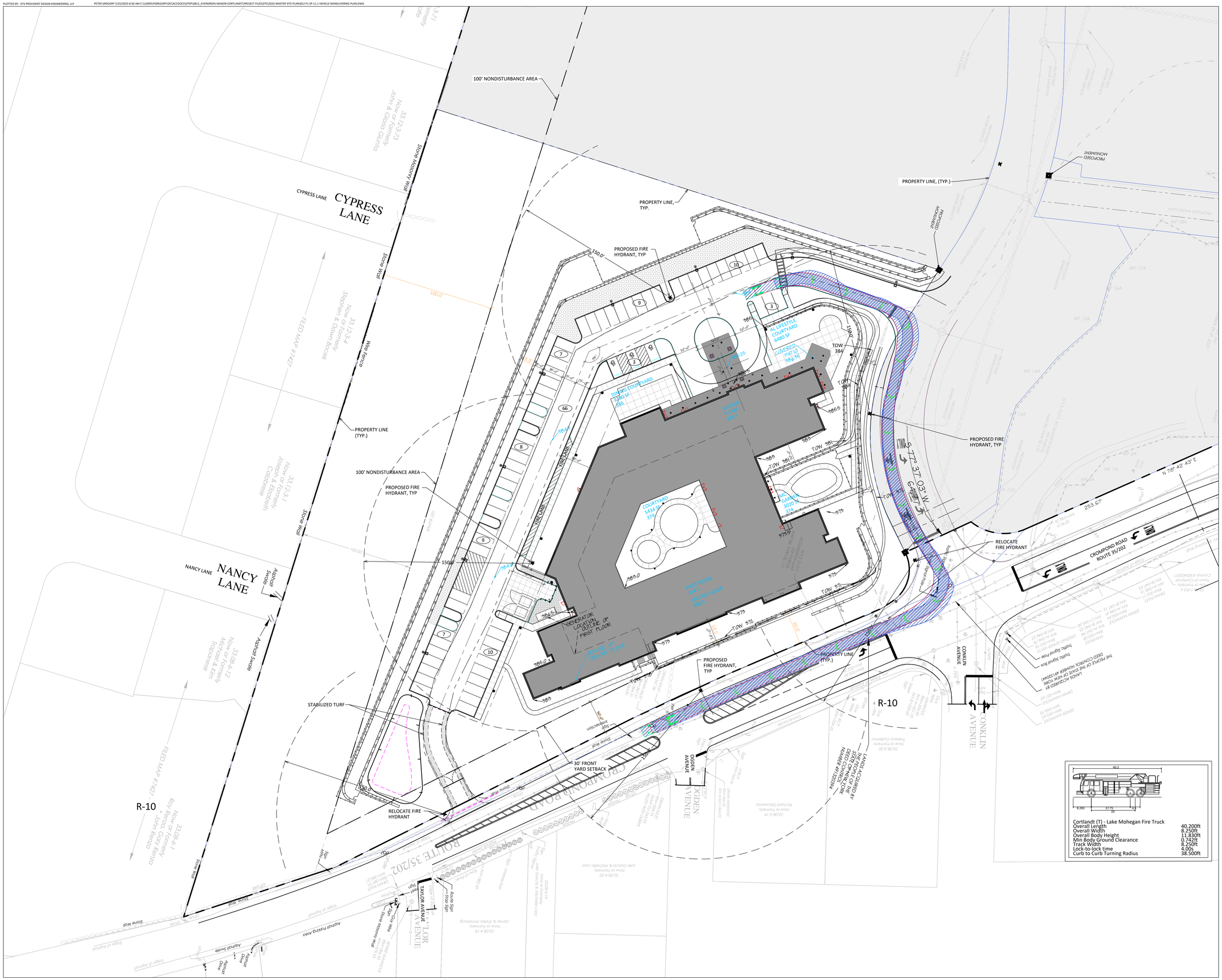
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100' NONDISTURBANCE AREA
PROPERTY LINE, (TYP.)
PROPERTY LINE, TYP.
PROPOSED FIRE HYDRANT, TYP
PROPOSED MOUNDMENT
CYPRESS LANE
CYPRESS LANE
STONE RETAINING WALL
STONE WALL
WIRE FENCE
PROPERTY LINE (TYP.)
100' NONDISTURBANCE AREA
PROPOSED FIRE HYDRANT, TYP
NANCY LANE
NANCY LANE
ASPHALT SWALE
ASPHALT SWALE
FIRE LANE
AL LIFESTYLE COURTYARD 6480 SF
COVERED PATIO 384 SF
DINING COURTYARD 3240 SF 486
SECOND FLOOR 3814
COURTYARD 5434 SF 374
ROOF GARDEN 3020 SF 374
FIRST FLOOR 3747 SECOND FLOOR 3814
GENERATOR LOCATION CL/LINE OF FIRST FLOOR
SET BE. OF SQUARE FLOOR
TOW 384
PROPOSED FIRE HYDRANT, TYP
RELOCATE FIRE HYDRANT
PROPOSED FIRE HYDRANT, TYP
PROPERTY LINE (TYP.)
CONKLIN AVENUE
CROMPOND ROAD ROUTE 35/202
RELOCATE FIRE HYDRANT
S 77° 37' 03" W 253.67'
N 78° 42' 43" E
253.67'
STABILIZED TURF
30' FRONT YARD SETBACK
OGDEN AVENUE
R-10
R-10
TAYLOR AVENUE
Route 35/202
Route 35/202
Route Sign
Stop Sign
Stop Sign
Route Sign
Route Sign Post
Route Sign Post
Route Sign Post
Route Sign Post
Stop Sign
Stop Sign
Stop Sign

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100' NONDISTURBANCE AREA
PROPERTY LINE, (TYP.)
PROPOSED MOUNUMENT
PROPERTY LINE, TYP.
PROPOSED FIRE HYDRANT, TYP
150.0'
100.0'
CYPRESS LANE
CYPRESS LANE
STONE RETAINING WALL
STONE WALL
WIRE FENCE
PROPERTY LINE (TYP.)
100' NONDISTURBANCE AREA
PROPOSED FIRE HYDRANT, TYP
FILED MAP #7427
Now or Formerly Stephen & Doorn Beck
33.12-3-33
Now or Formerly Joseph & Colleen Cocchiola
33.12-3-32
Now or Formerly John & Gloria Cuono
33.12-3-73
Now or Formerly Robert & Kim Hoornbeek
33.08-4-2
Now or Formerly Roy Enrico Cory Enrico & John Enrico
33.08-4-1
NANCY LANE
NANCY LANE
ASPHALT SWALE
ASPHALT SWALE
ASPHALT PAVING AREA
STABILIZED TURF
R-10
150.0'
RELOCATE FIRE HYDRANT
TAYLOR AVENUE
Route 9 Sign
Route 35/202 Sign
STOP SIGN
CURB
CURB
ASPHALT SWALE
ASPHALT SWALE
ASPHALT SWALE
STONE WALL
STONE WALL
STONE WALL

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EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

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

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0 15 30 60

SCALE: 1" = 30'

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1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

Front Load Refuse Truck	
Overall Length	32.000ft
Overall Width	8.500ft
Overall Body Height	10.500ft
Min Body Ground Clearance	0.786ft
Track Width	7.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.00'

DRAWING TITLE:

PARCEL 1 - REFUSE VEHICLE MANEUVERING PLAN

Seal

STATE OF NEW YORK · PETER J. GREGORY · No. 071228 · LICENSED PROFESSIONAL ENGINEER

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NFB	TRK
PROJECT NO.	DATE:
812	04/25/25

DRAWING NO.

SP-11.2

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OSSINING, NY 10562

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4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION

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°

DRAWING TITLE:

PARCEL 1 - DELIVERY VEHICLE MANEUVERING PLAN

Seal

PETER J. GREGORY — No. 071228 — LICENSED PROFESSIONAL ENGINEER — STATE OF NEW YORK

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NFB	TRK
PROJECT NO.	DATE:
812	04/25/25

DRAWING NO.

SP-11.3


CYPRESS LANE
NANCY LANE
LIMIT OF DISTURBANCE, TYP.
R-10
R-10
CROMPOND ROAD
ROUTE 35/202
OGDEN AVENUE
CONNER AVENUE
TAYLOR AVENUE
SWP-4
SWP-5
SWP-6
97'x6' SWP-3
212'x5' SW PLANTER-2
214'x5' SW PLANTER-3
6'x105' SW PLANTER-7
6'x8' SW PLANTER-8
GENERATOR LOCATION @ LINE OF FIRST FLOOR
FIRE LANE
FIRE LANE
FIRE LANE
LIMIT OF DISTURBANCE, TYP.
S 77° 37' 03" W 64.77'
N 78° 42' 45" E 253.62'
N 78° 42' 45" E
N 78° 42' 45" E
22' RD.
CB Rim 354.6 Inv. 351.4
CB Rim 369.3 Inv.In 366.6 Inv.Out 366.3
CB Rim 371.9 Inv. 368.8
Inv. 383.1
Inv. 364.8
Inv. 372.5
Inv. 372.5
Inv. 372.5

SITE PLANS HEREON PRESENTED HAVE BEEN PREPARED WITH REFERENCE TO THE FOLLOWING SOURCES:

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 01/04/2024

TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C. DATE OF AERIAL PHOTOGRAPHY: 05/04/2012

NOTE: DATUM: NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT) WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.



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Town of CORTLANDT, New York

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5	04/22/26	PLANNING BOARD REVISION

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EX-1

C:\Users\MarkEgan\DTS ACCDocs\DTS\P\0812_Evergreen Manor-Cortlandt\Project Files\DTS\2025 Master Site Plan\SP-0.1 Main Act Dr - Existing Conditions.dwg



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CROMPOND RD
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Date:	6.19.25
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Approved By:	

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RENDERING

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Approved By:	

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CORTLANDT, NY

RENDERING

Proj No:	2023-10
Date:	4.21.26
Scale:	NTS
Drawn By:	MTT
Checked By:	MS
Approved By:	

A0.3



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REGISTERED ARCHITECT
MICHAEL S. STEIN
No. 017418
STATE OF NEW YORK

EXPIRES 3.31.2028

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architecture

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BENCHMARK
CORTLANDT

CROMPOND RD
CORTLANDT, NY

RENDERING

Proj No:	2023-10
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Approved By:	

A0.4


STORAGE
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
BRAIN GYM
UNIT
MC SALON
MC COURTYARD
MC SERVERY
TOILET
TOILET
STORAGE
ELEV LOBBY
MC DIRECTOR
MC ACTIVITY DIRECTOR
MC DINING RM 20 SEATS
MC LIVING RM
MC ACTIVITY RM
MC GARDEN
UNIT
UNIT
LAUNDRY
TEL/ DATA/ ELEC
RCA
RCA
TOILET
STOR
UNIT
STORAGE
JC
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT



SECOND FLOOR PLAN 37890 GSF

31 UNITS, 35 BEDS

LEGEND
- COMMON AREAS
- UNITS
- CORRIDORS
- ADMINISTRATION/BACK OF HOUSE

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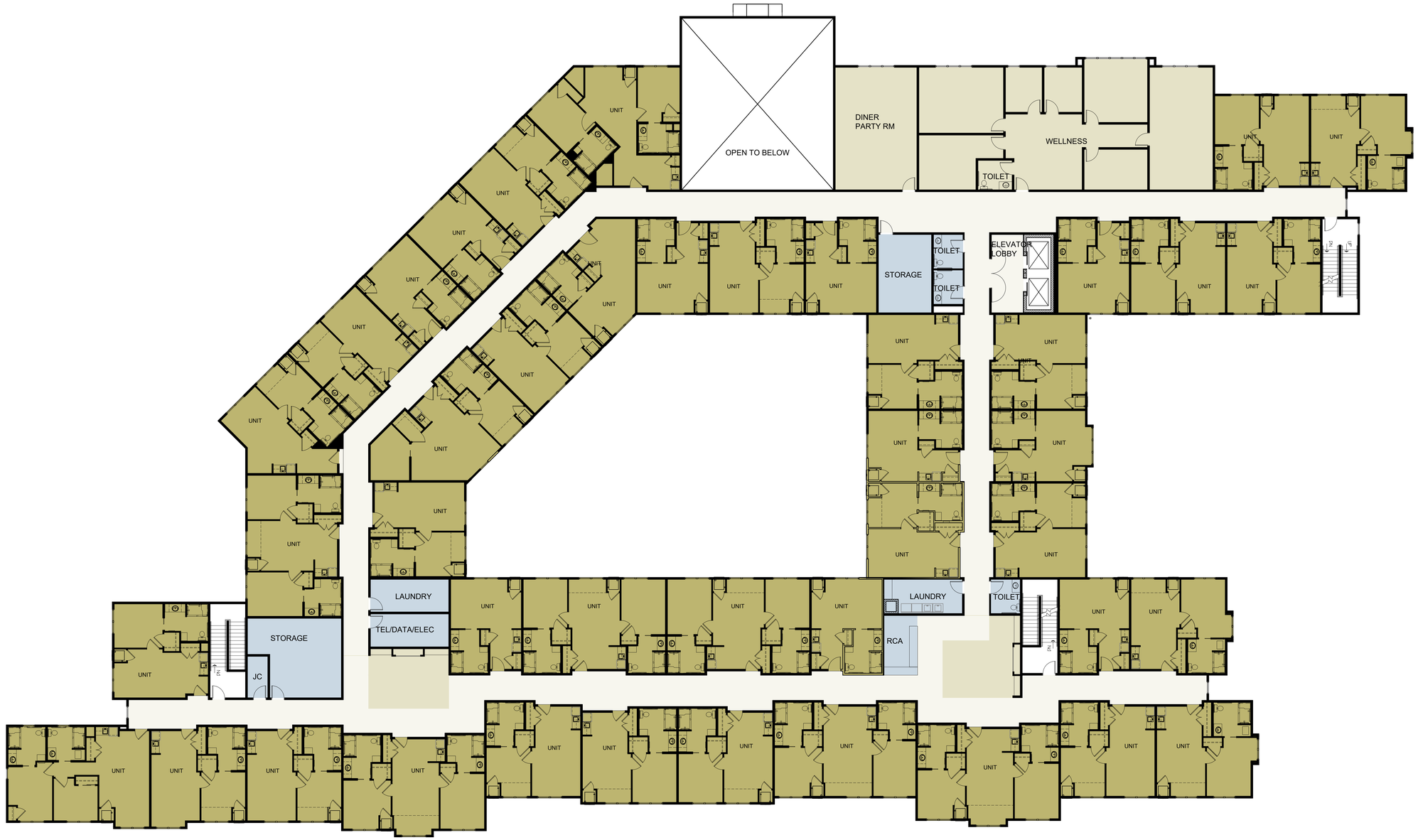
BENCHMARK CORTLANDT

CROMPOND RD
CORTLANDT, NY

SECOND FLOOR PLAN

Proj No:	2023-10
Date:	5.19.25
Scale:	3/32"=1'-0"
Drawn By:	MTT
Checked By:	MS
Approved By:	

A2.0



THIRD FLOOR PLAN 36403 GSF

43 UNITS, 51 BEDS

LEGEND
- COMMON AREAS
- UNITS
- CORRIDORS
- ADMINISTRATION/BACK OF HOUSE

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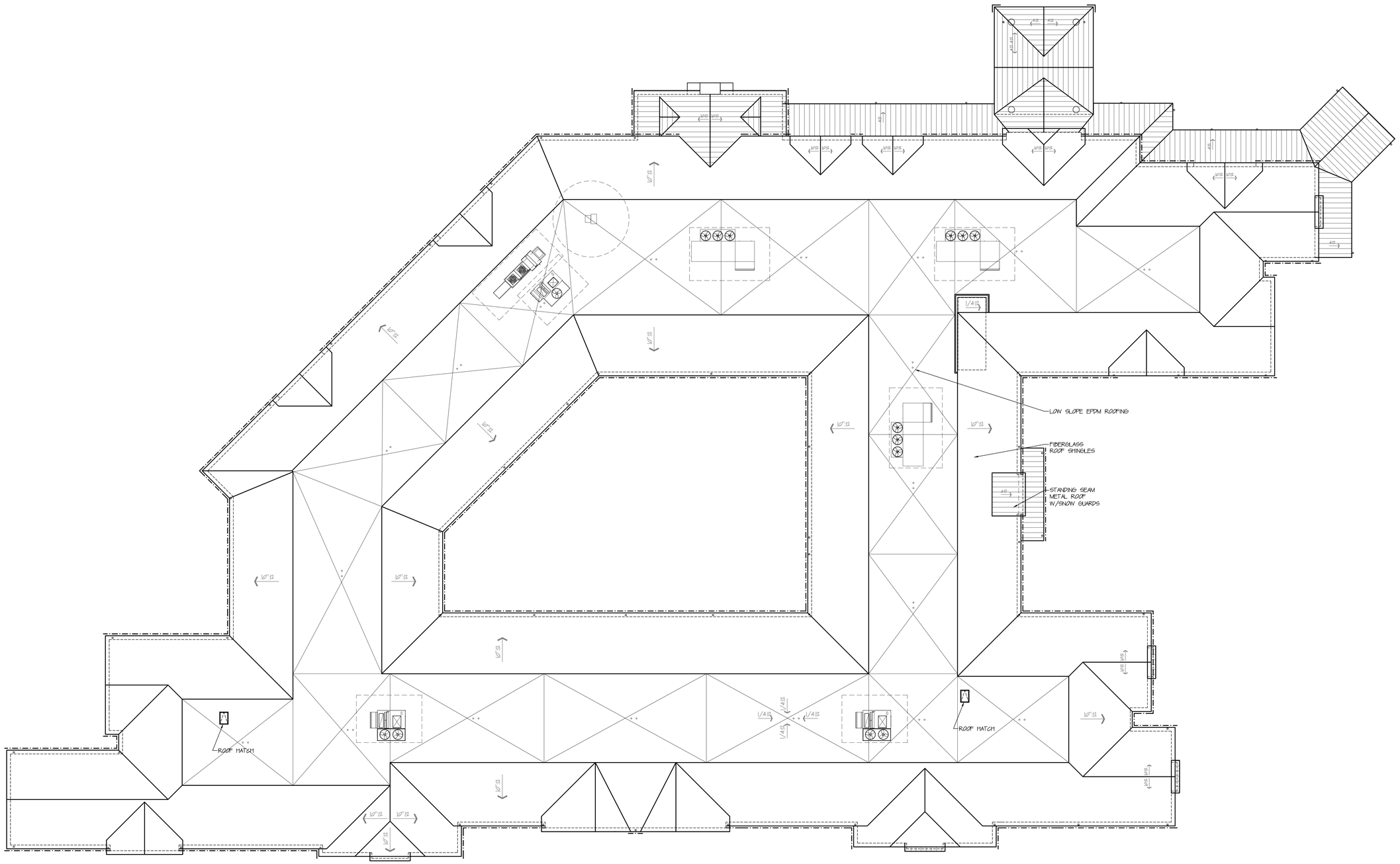
BENCHMARK CORTLANDT

CROMPOND RD
CORTLANDT, NY

THIRD FLOOR PLAN

Proj No:	2023-10
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ROOF PLAN

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BENCHMARK CORTLANDT

CROMPOND RD
CORTLANDT, NY

ROOF PLAN

Proj No:	2023-10
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Scale:	3/32"=1'-0"
Drawn By:	MTT
Checked By:	MS
Approved By:	

A4.0



NORTH ELEVATION

3/32"=1'-0"



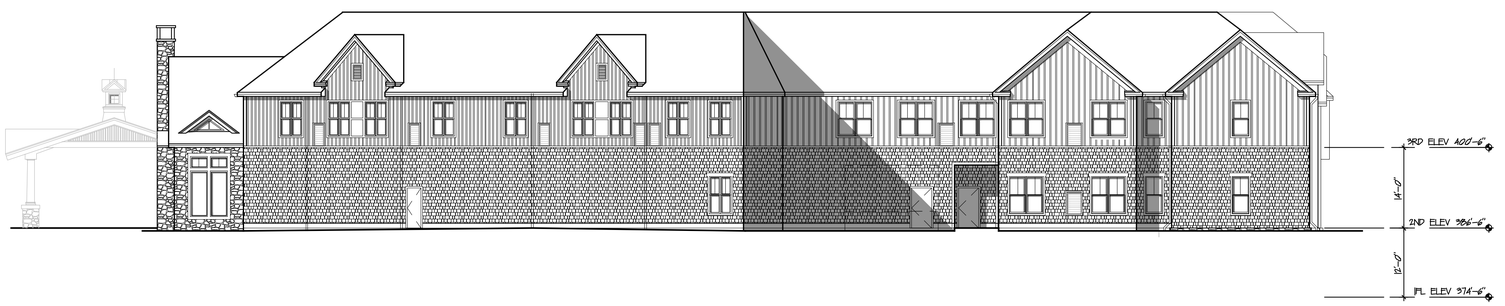
WEST ELEVATION

3/32"=1'-0"



SOUTH ELEVATION

3/32"=1'-0"



EAST ELEVATION

3/32"=1'-0"

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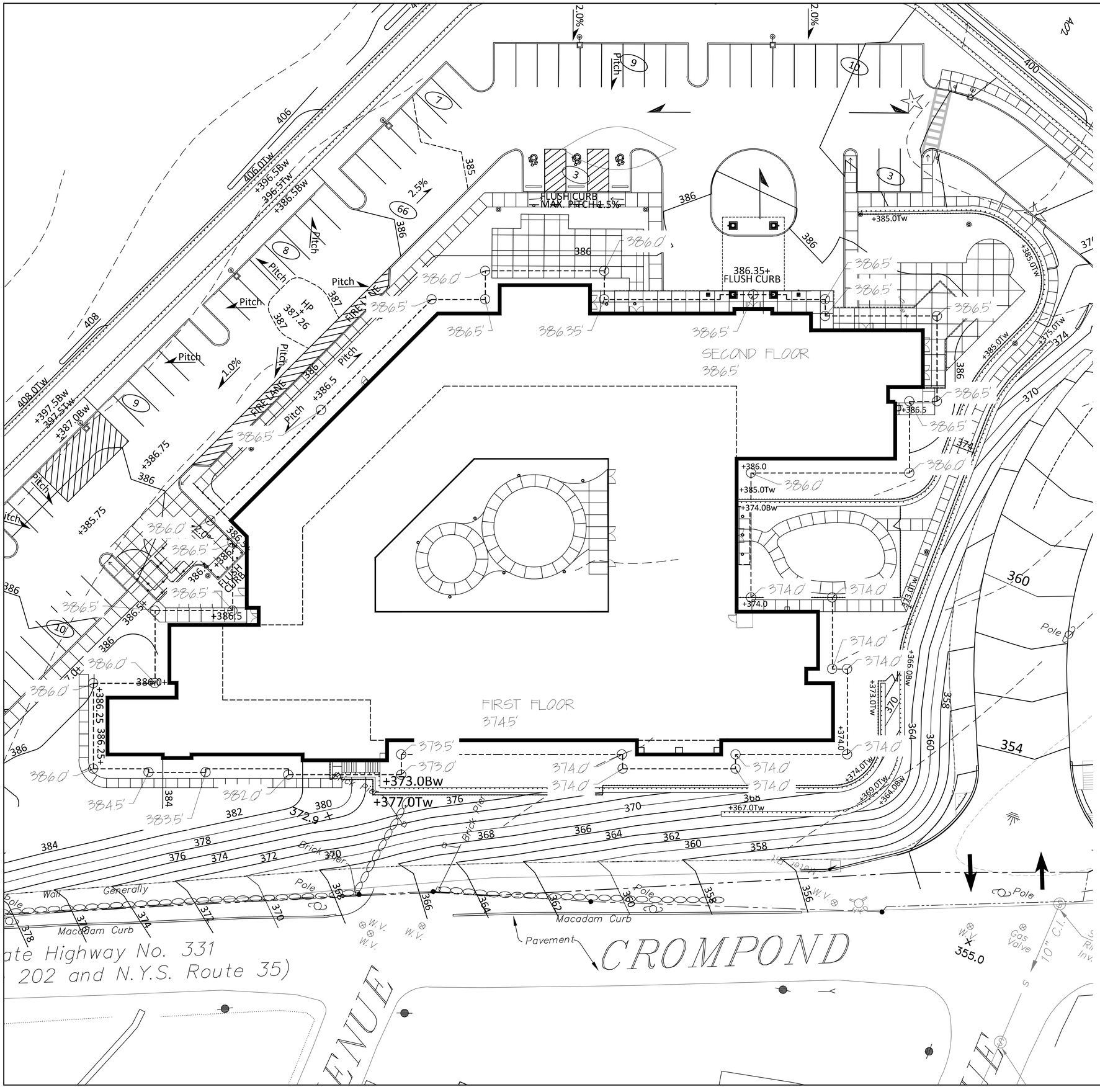
BENCHMARK CORTLANDT

CROMPOND RD
CORTLANDT, NY

ELEVATIONS

Proj No:	2023-10
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BENCHMARK CORTLANDT

CROMPOND RD
CORTLANDT, NY

NYSBC AVERAGE GRADE CALCULATION

Proj No:	2023-10
Date:	5.19.25
Scale:	1/16"=1'-0"
Drawn By:	MTT
Checked By:	MS
Approved By:	

A6.0

PLANS FOR

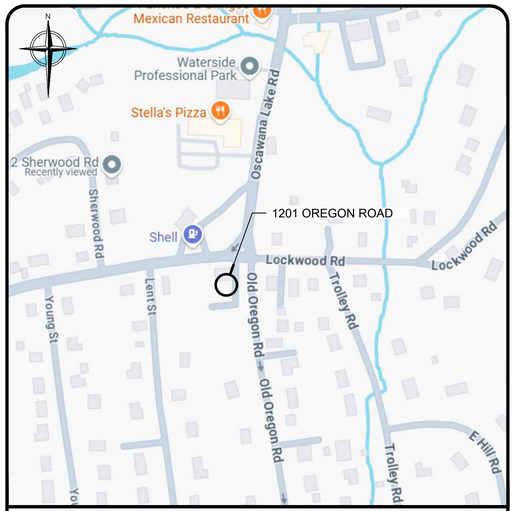
1201 OREGON ROAD

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

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PREPARED BY:

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ORTHOIMAGE

SCALE: N.T.S.



SITE PHOTO #1



SITE PHOTO #2



SITE PHOTO #3



SITE PHOTO #3

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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

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DESIGNED BY:	AC
CHECKED BY:	AC
APPROVED BY:	AC
MARCH 2025	
DATE CREATED	

AC ENGINEERING, PLLC

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WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION

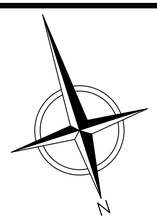
COVER SHEET

DRAWING NO.

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PROJECT NO.
CM-1200R-SD

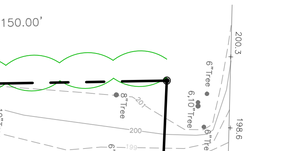
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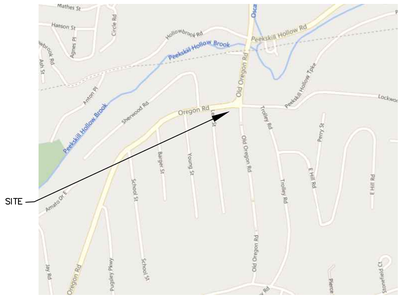












LOCATION PLAN
N.T.S.



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

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ANDY CHEUNG
STATE OF NEW YORK
84461
LICENSED PROFESSIONAL ENGINEER

N.Y.P.E. LIC. NO. 084461 DATE

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CHECKED BY:	AC
APPROVED BY:	AC
FEBRUARY 20, 2026	
DATE CREATED	

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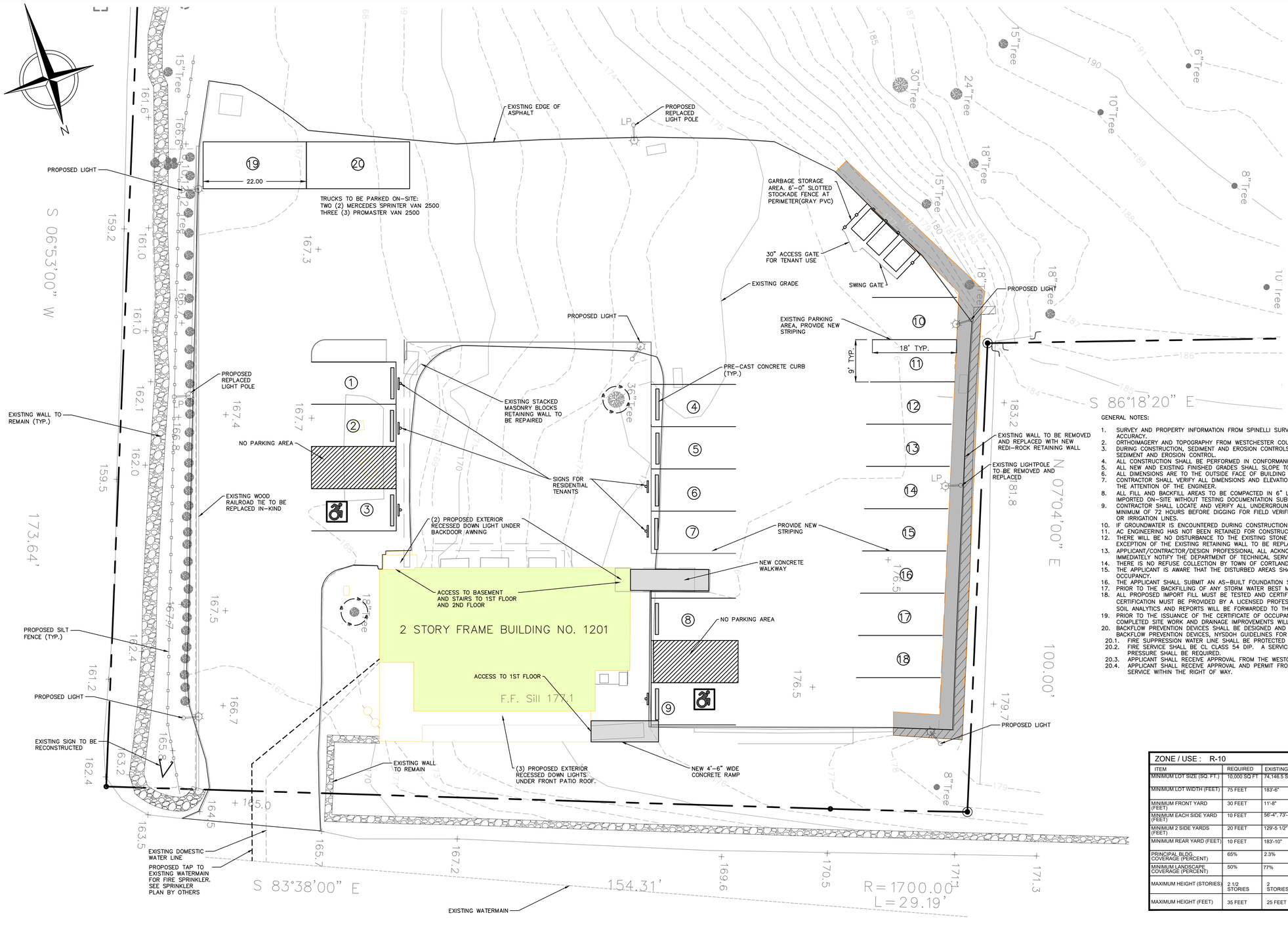
WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
EXISTING CONDITIONS SITE PLAN

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:

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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

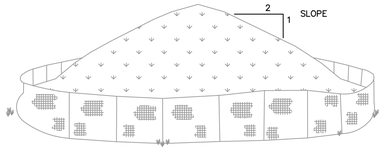
DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

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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'

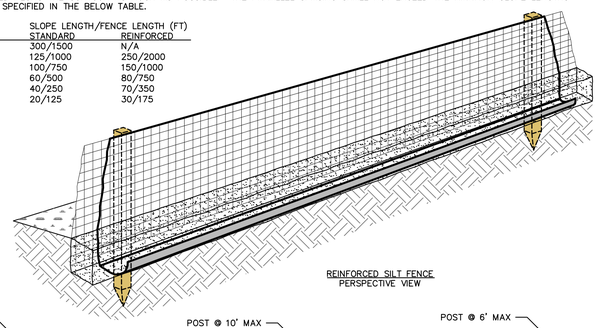
INSTALLATION NOTES

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.

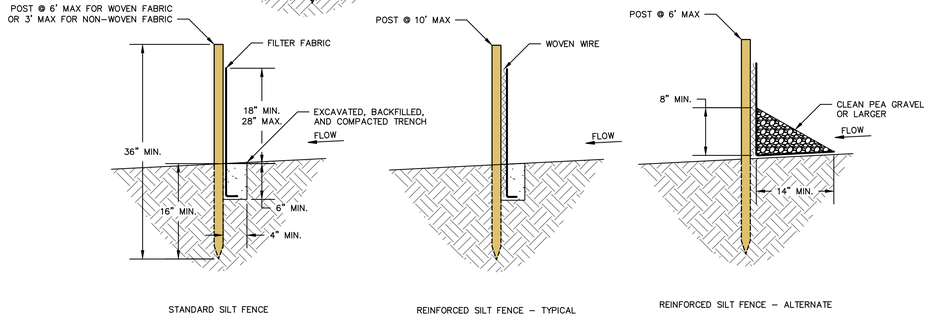
NOTES:

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

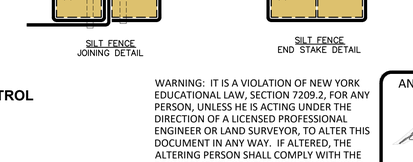


REINFORCED SILT FENCE
PERSPECTIVE VIEW



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

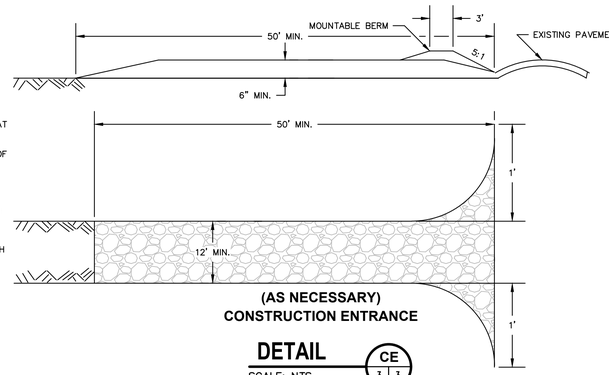
SOIL EROSION AND SEDIMENT CONTROL

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.

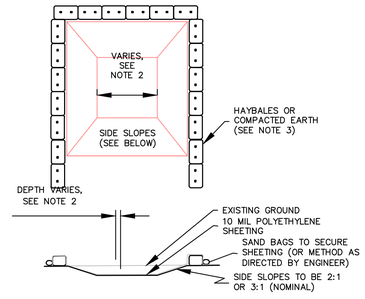
3. SURFACE DISCHARGE IS UNACCEPTABLE, THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.

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)

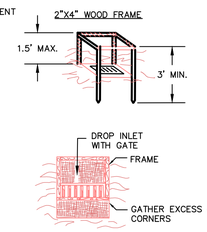
SCALE: N.T.S.

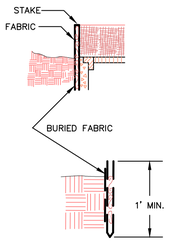
TEMPORARY STABILIZATION PLANTING NOTES

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.

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ANDY CHEUNG

STATE OF NEW YORK · ANDY Y. CHEUNG · 84461 · LICENSED PROFESSIONAL ENGINEER

N.Y.P.E. LIC. [illegible]84461 DATE

REV	DATE	DESCRIPTION

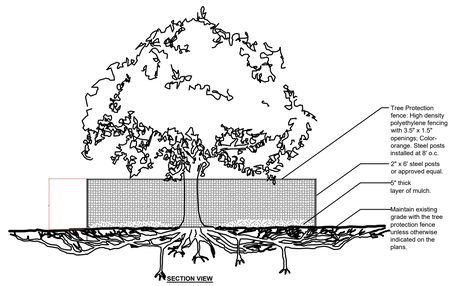
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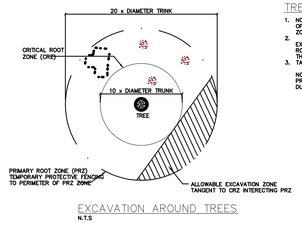
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WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
SOIL EROSION AND SEDIMENT CONTROL PLAN

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





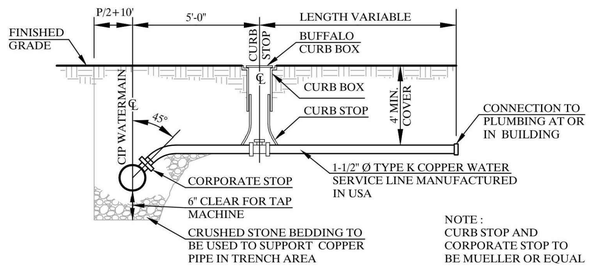
EXCAVATION AROUND TREES
N.T.S

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

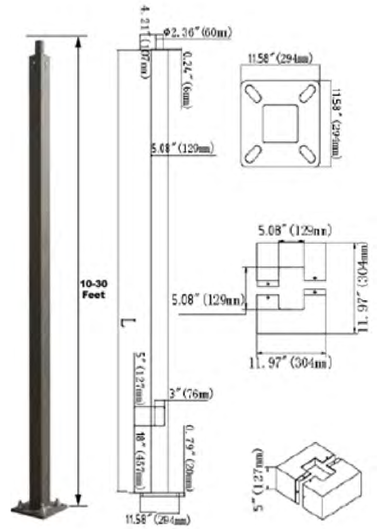
SECTION TP 2|4
SCALE: 1" = 1'



NOTE :
CURB STOP AND CORPORATE STOP TO BE MUELLER OR EQUAL

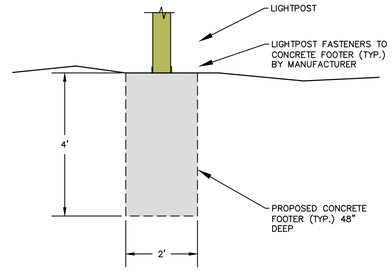
WATER SERVICE CONNECTION

DETAIL J 2|4
SCALE: N.T.S.



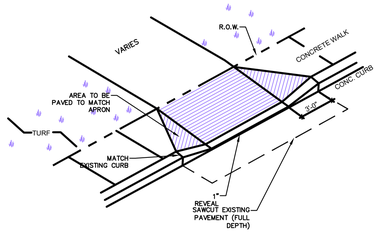
LIGHTPOST DETAIL

DETAIL LP 2|4
SCALE: N.T.S.



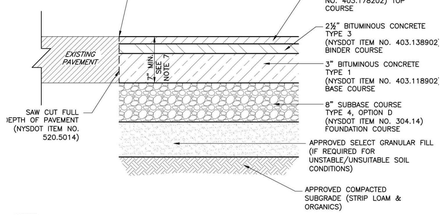
LIGHTPOST DETAIL

DETAIL LP 2|4
SCALE: N.T.S.



DRIVEWAY CONCRETE APRON ISOMETRIC VIEW

SECTION H 2|4
SCALE: N.T.S.

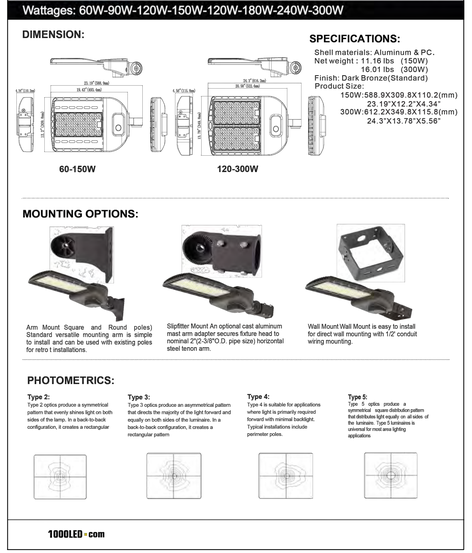


NOTES:

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.

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N.Y.P.E. LIC. NO. 084461 DATE

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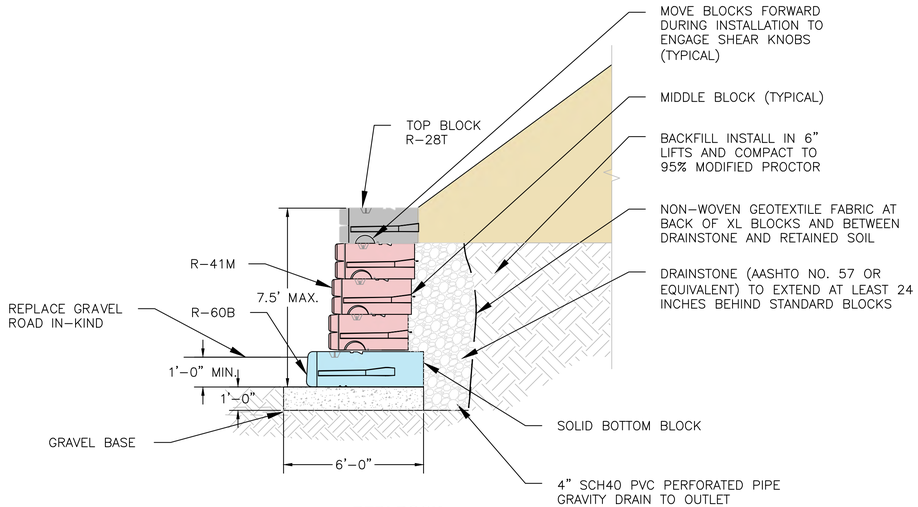
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WILMAR ELECTRIC
1201 OREGON ROAD,
CORTLANDT MANOR, NY 10567
SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
DETAILS

DRAWING NO.
4
PROJECT NO.
CM-1201OR-SD

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1" 1/2" 0" 1"



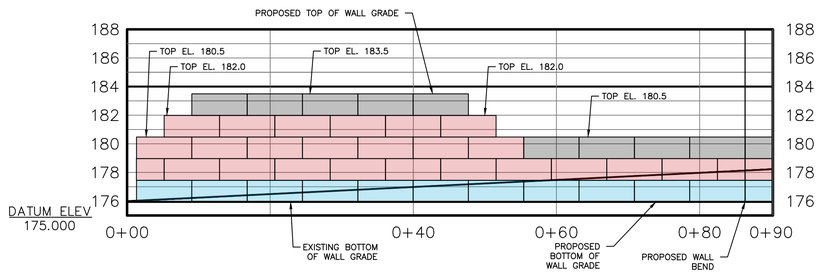
REDI-ROCK RETAINING WALL

ELEVATION

SCALE: N.T.S.

RW 1 | 1

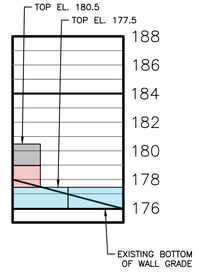




PROPOSED WALL - SECTION
REDI-ROCK RETAINING WALL

PROFILE

SCALE: H – 1"=10'
V – 1"=5'



PROPOSED ANGLED WALL - SECTION
REDI-ROCK RETAINING WALL

PROFILE

SCALE: H – 1"=10'
V – 1"=5'

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SECTION 13.9 BLOCK 3 LOT 5
PROPOSED OFFICE RENOVATION
RETAINING WALL DETAILS

DRAWING NO. 5
PROJECT NO. CM-1201OR-SD

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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

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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.

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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

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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

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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				

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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				

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[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

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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			

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[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

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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

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[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

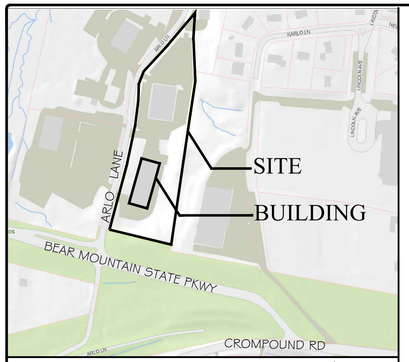
REV	DATE	DESCRIPTION

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
FEBRUARY 20, 2026
DATE CREATED

AC ENGINEERING, PLLC
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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



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

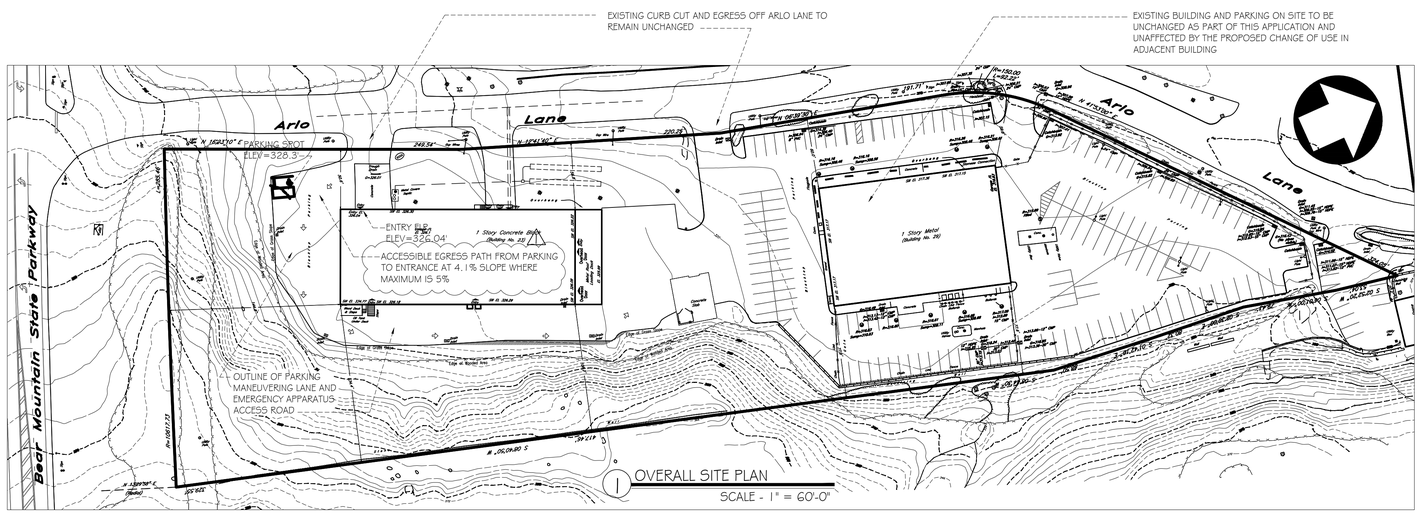
Maneuvering Aisle Width
45° Angle of Parking - 1 Way - 14 feet - provided 14 feet
46° to 60° Angle of Parking - 1 Way 18 feet - provided 20 feet

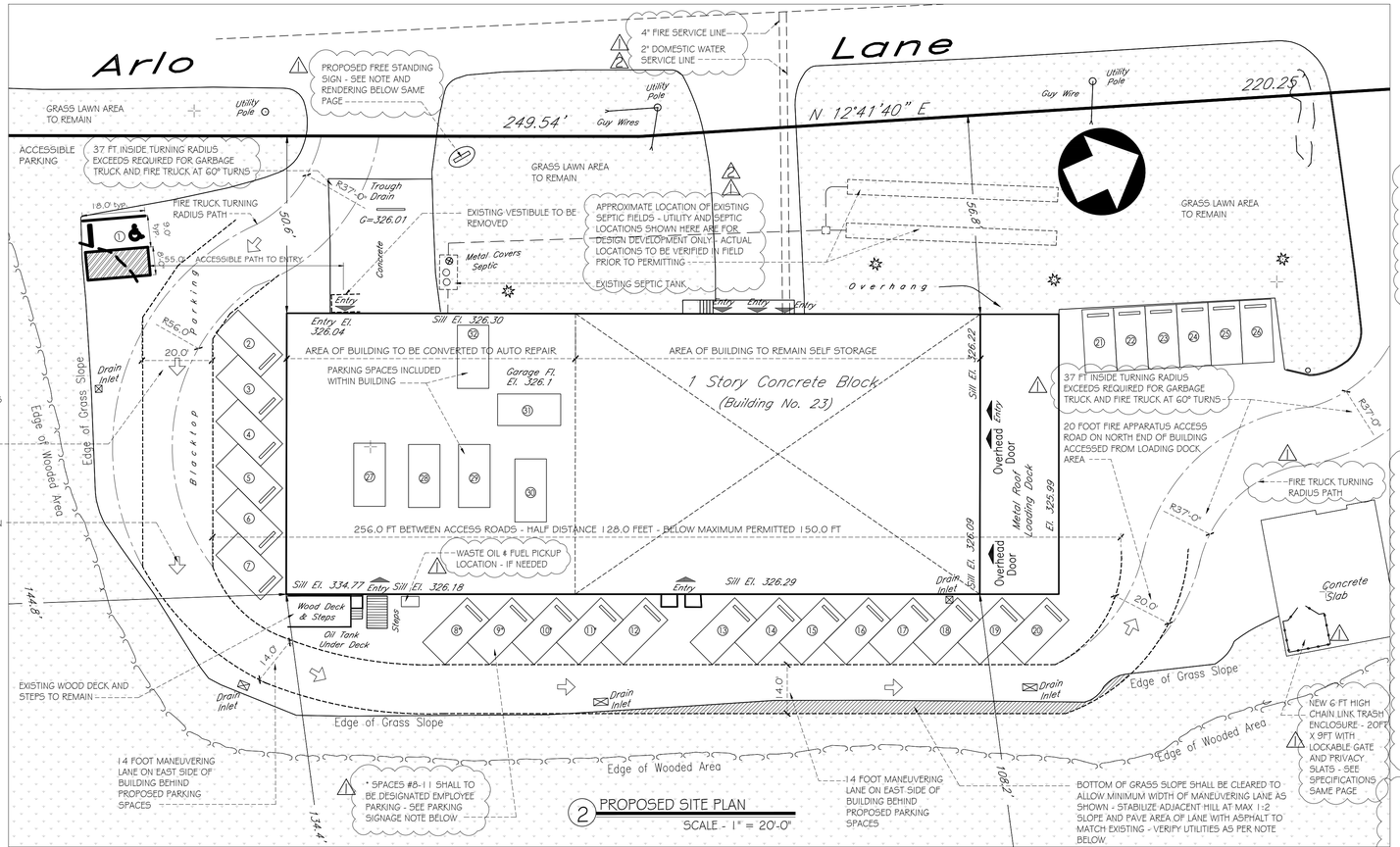
307-34.1 SPECIAL PERMITS FOR PARKING

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.

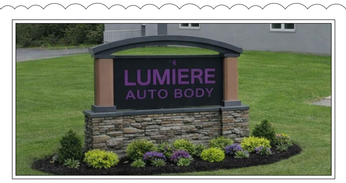
A reasoning for the requested waiver was provided in the narrative prepared by this office on October 21st, 2025 and submitted to the PB and Town on October 27, 2025.





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

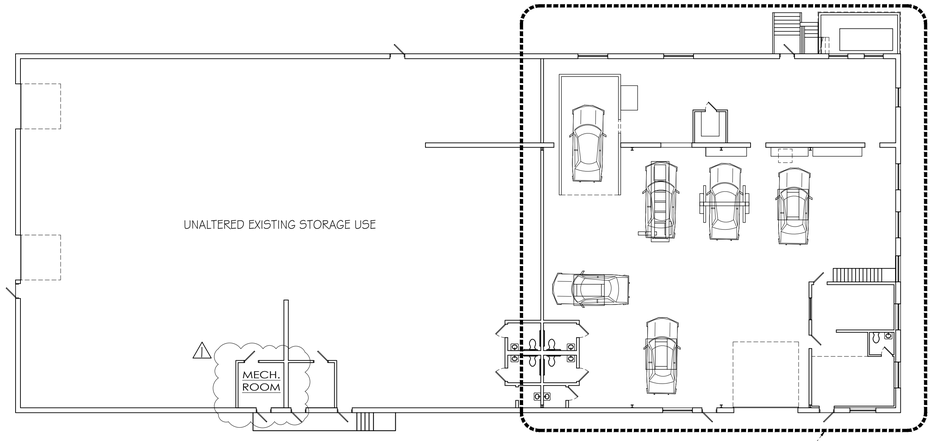
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

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

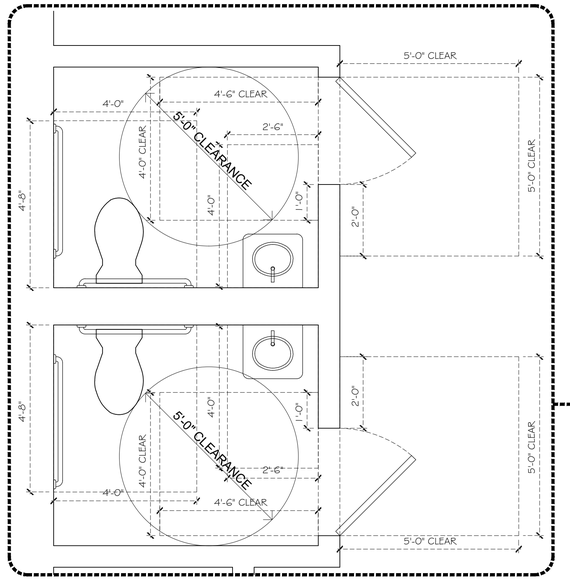
1209.2.1 - Floors and wall bases - Toilet room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

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.

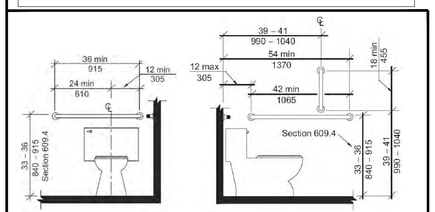
TOILET ROOM FINISH NOTES

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.

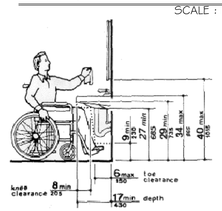
Bathrooms walls behind and adjacent to water closets shall receive 4"x4" white ceramic tile to a minimum of 48" above finished floor surface. Grout and seal all joints.



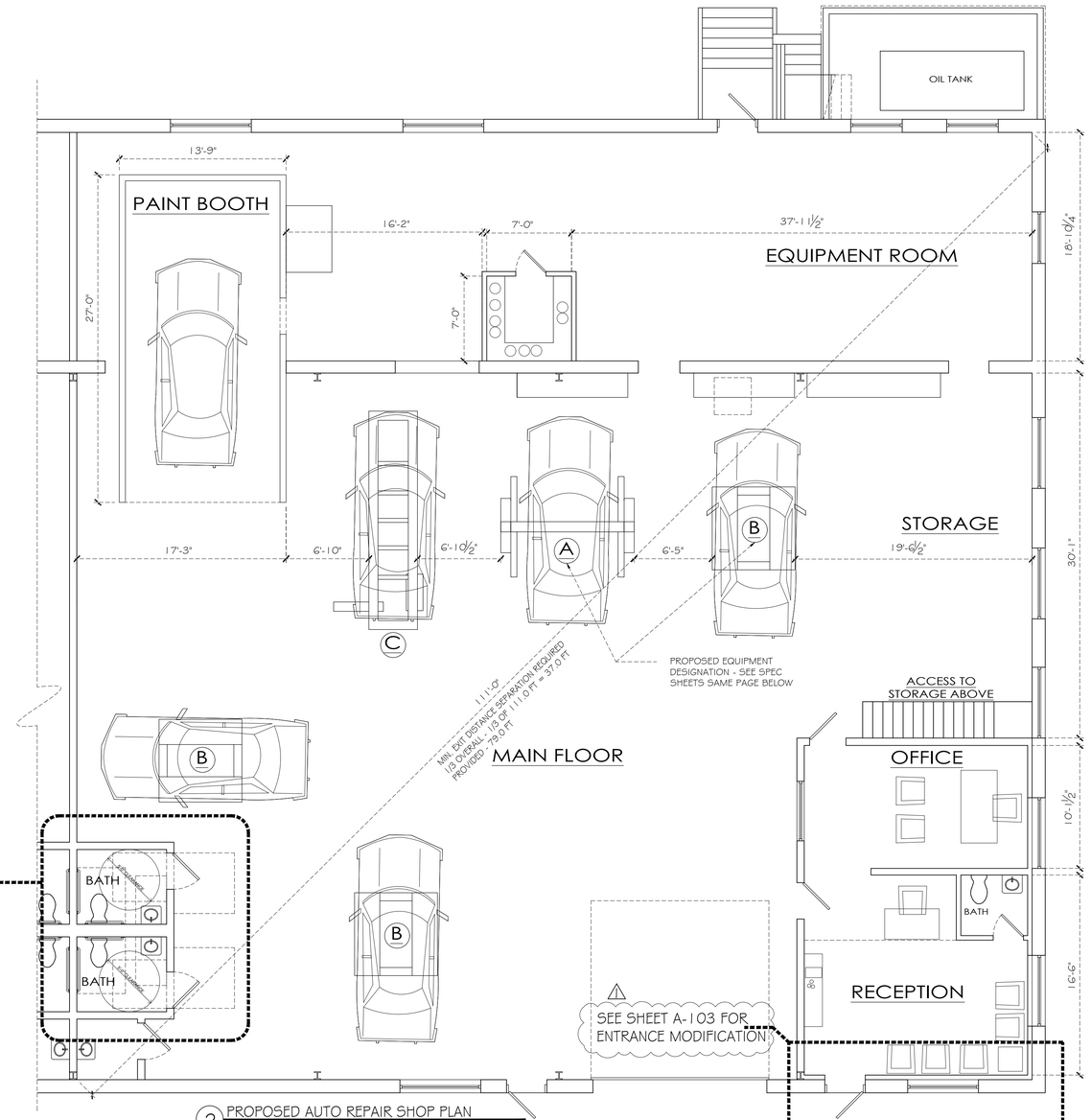
3 PROPOSED ADA COMPLIANT BATHROOMS
SCALE - 1/2" = 1'-0"



WATER CLOSET DETAIL
SCALE : NTS



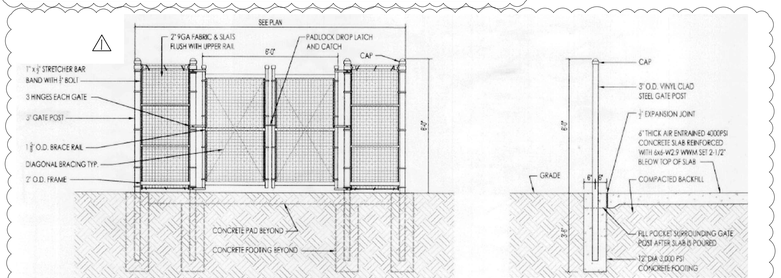
LAVATORY SECTION DETAIL
SCALE : NTS



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



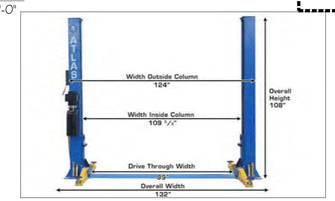
3 PROPOSED TRASH ENCLOSURE*
SCALE - NTS

* 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.

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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.

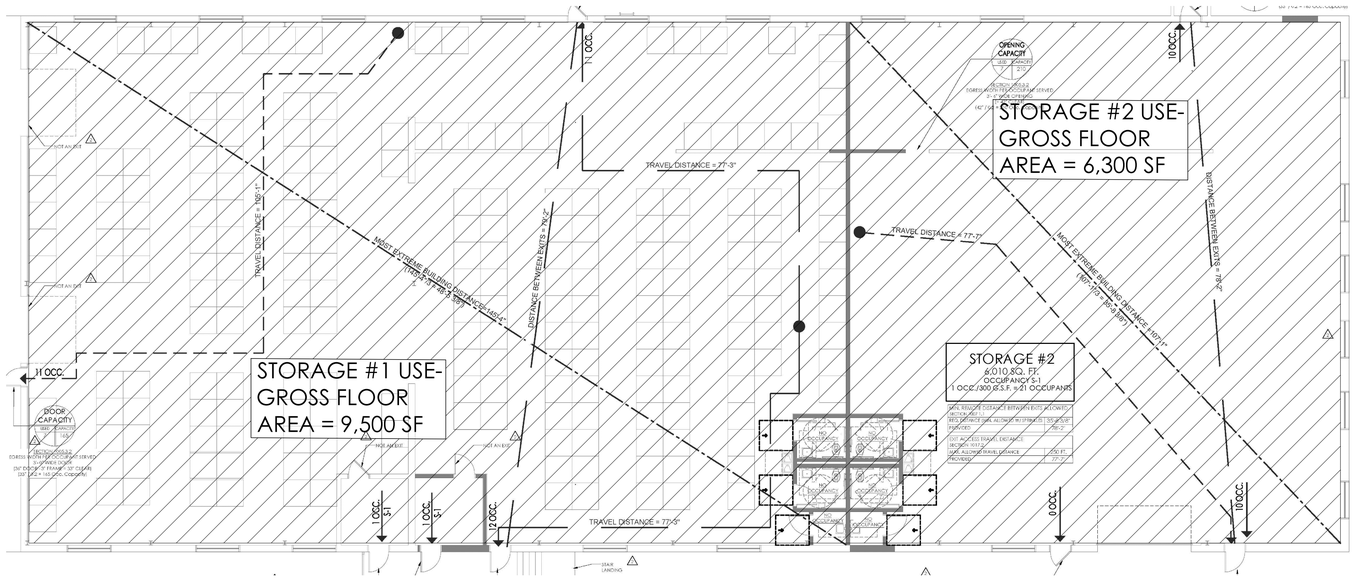
Table 1011.7 Exposure of Exterior Walls Hazard Categories
S1 & F1 area same Relative Hazard Level 2 - No change in Fire Resistance Ratings required.

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.

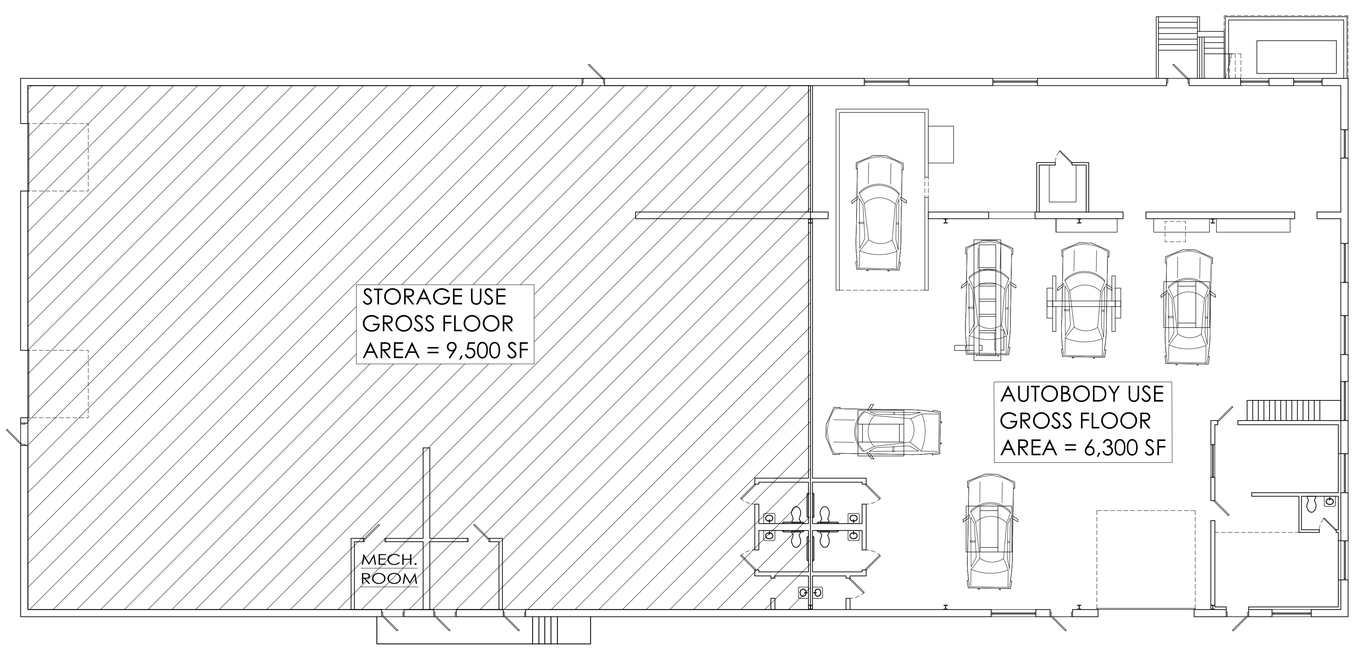
EMERGENCY LIGHTING AND EXIT SIGNS:

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

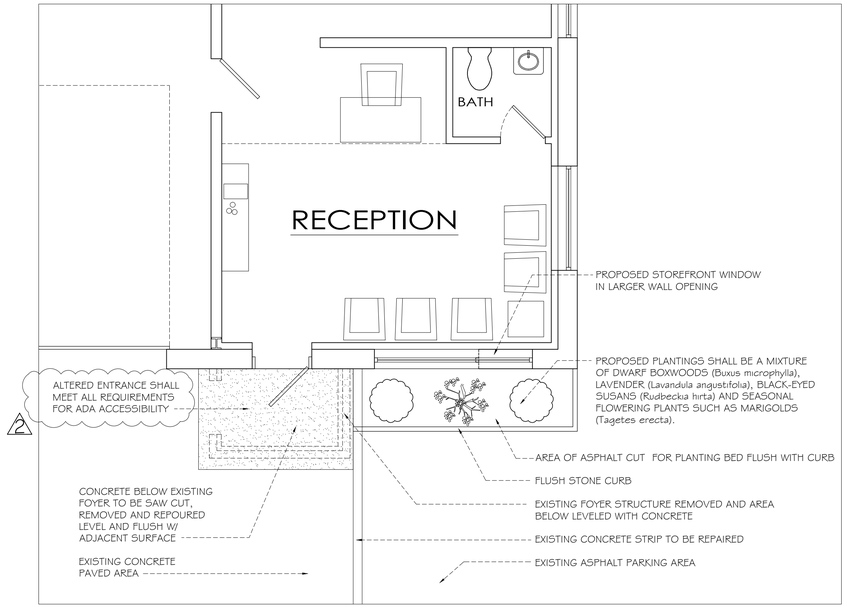
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

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



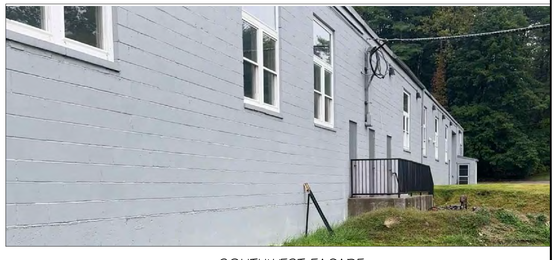
NORTH FACADE



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

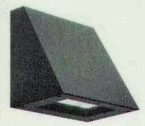
SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

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

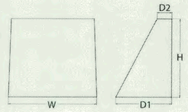
Introduction

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.

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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

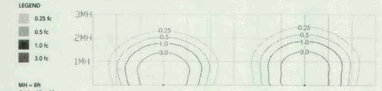
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

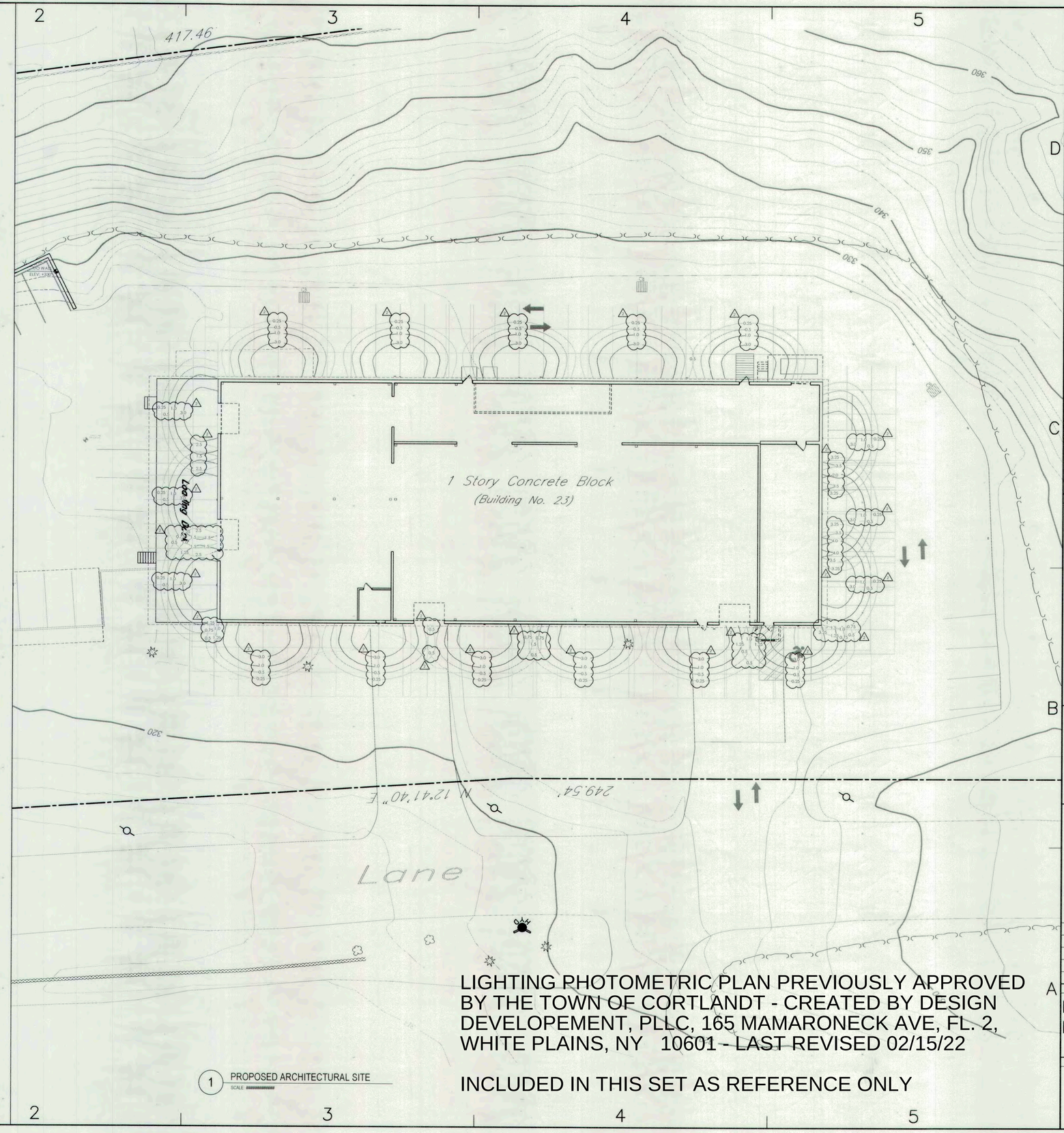
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

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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

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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

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

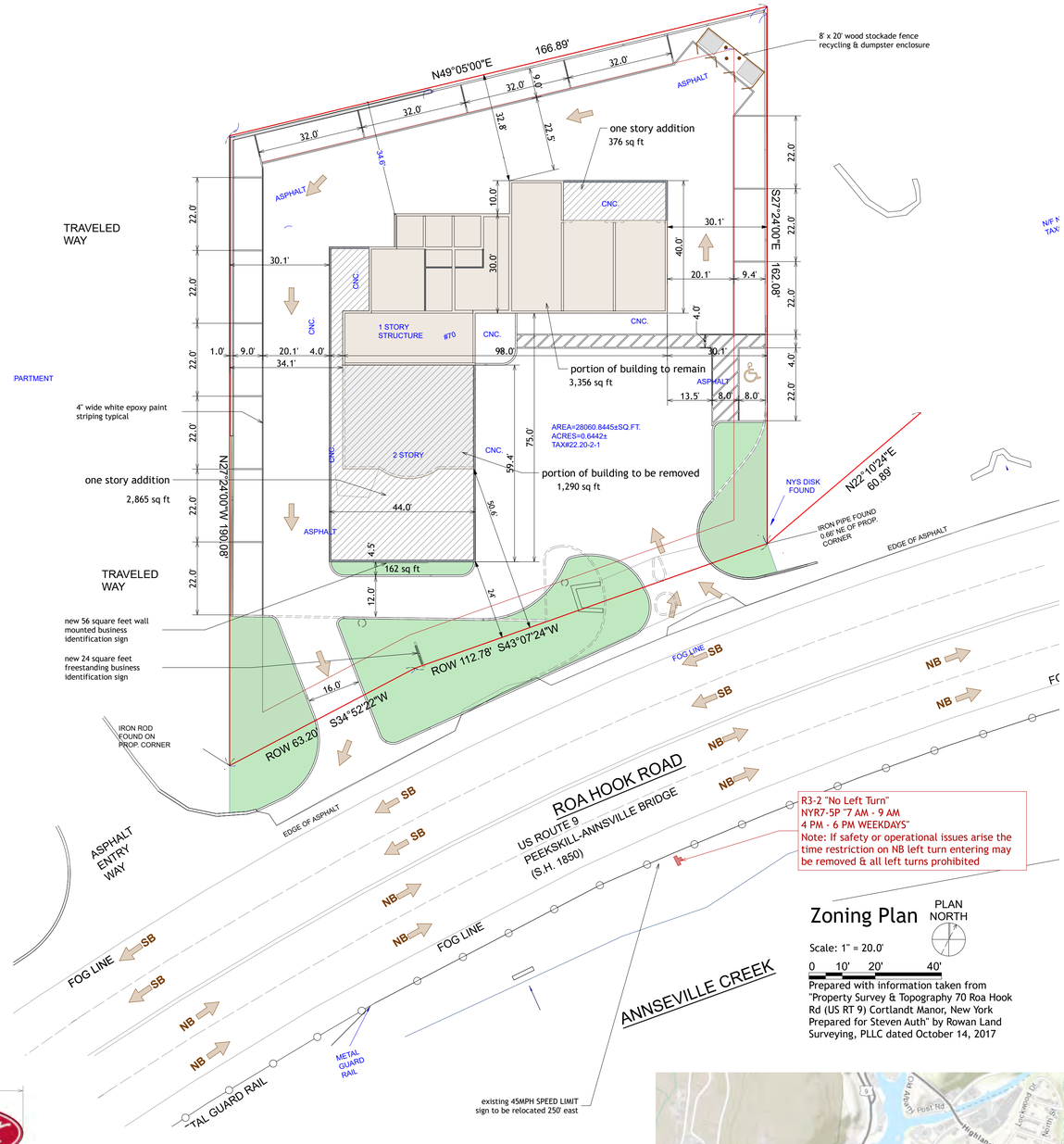
_____ _____
Engineer **Date**

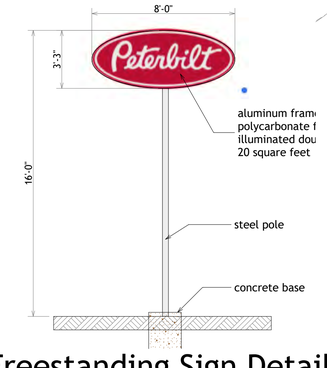
Approved by Resolution No._____ of the Planning Board of the Town of Cortlandt, New York on the _____day of _____, subject to all requirement and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

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.

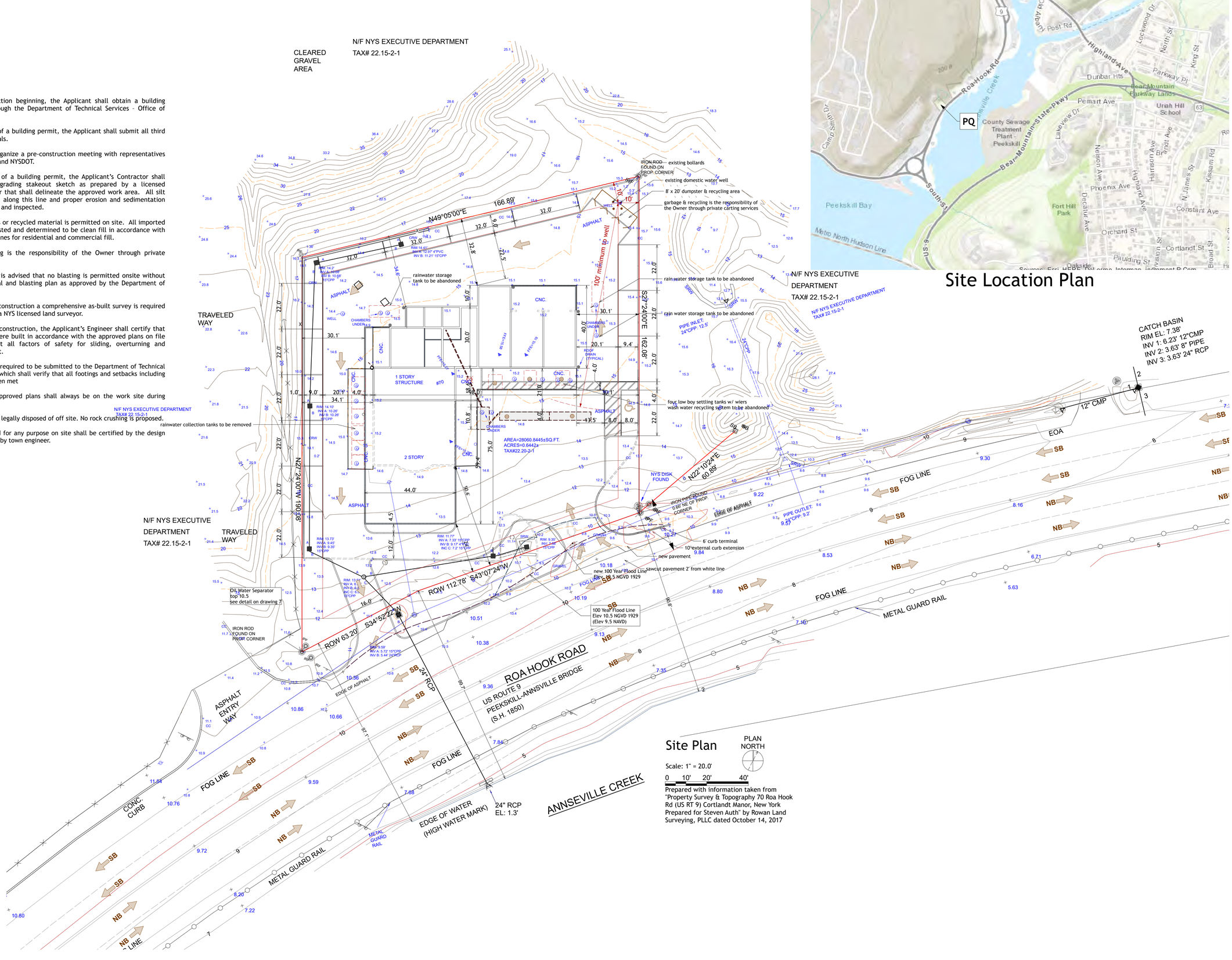
i. At the completion of construction, the Applicant's Engineer shall certify that all retaining structures were built in accordance with the approved plans on file with the Town and that all factors of safety for sliding, overturning and settlement have been met.

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

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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

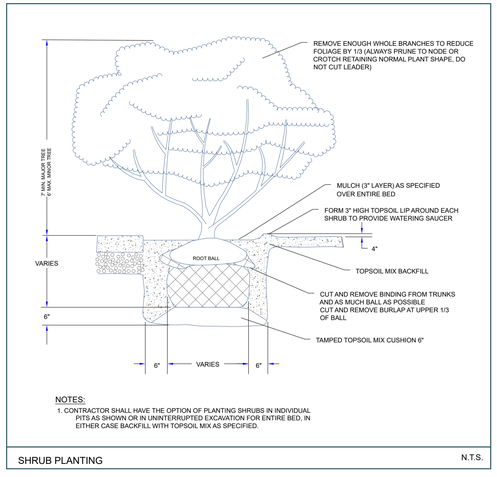
1. All removal of trees on property are to be minimized & shall be tagged by the contractor & inspected by the Town of Cortlandt prior to cutting. Tree wells shall be constructed around all trees that would be impacted as a result of cutting & filling

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

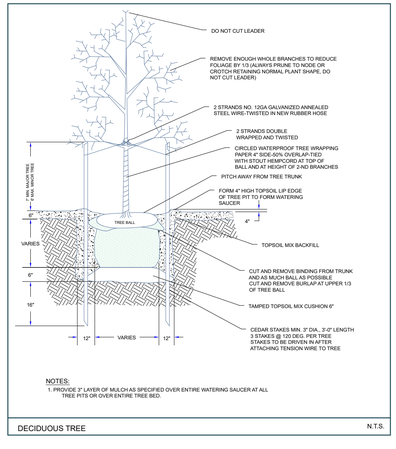
Plant List

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

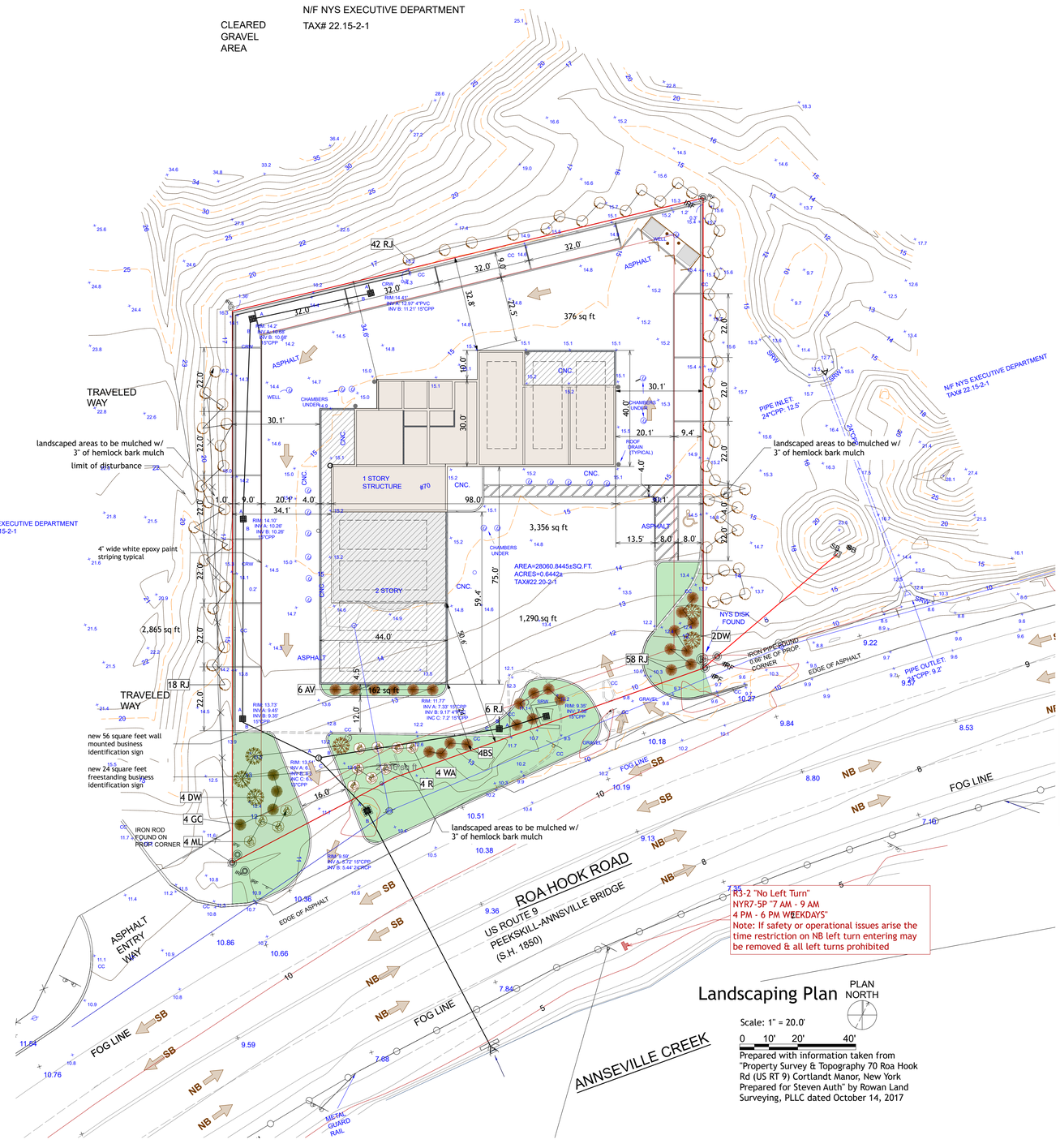
Off Site Planting



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
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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

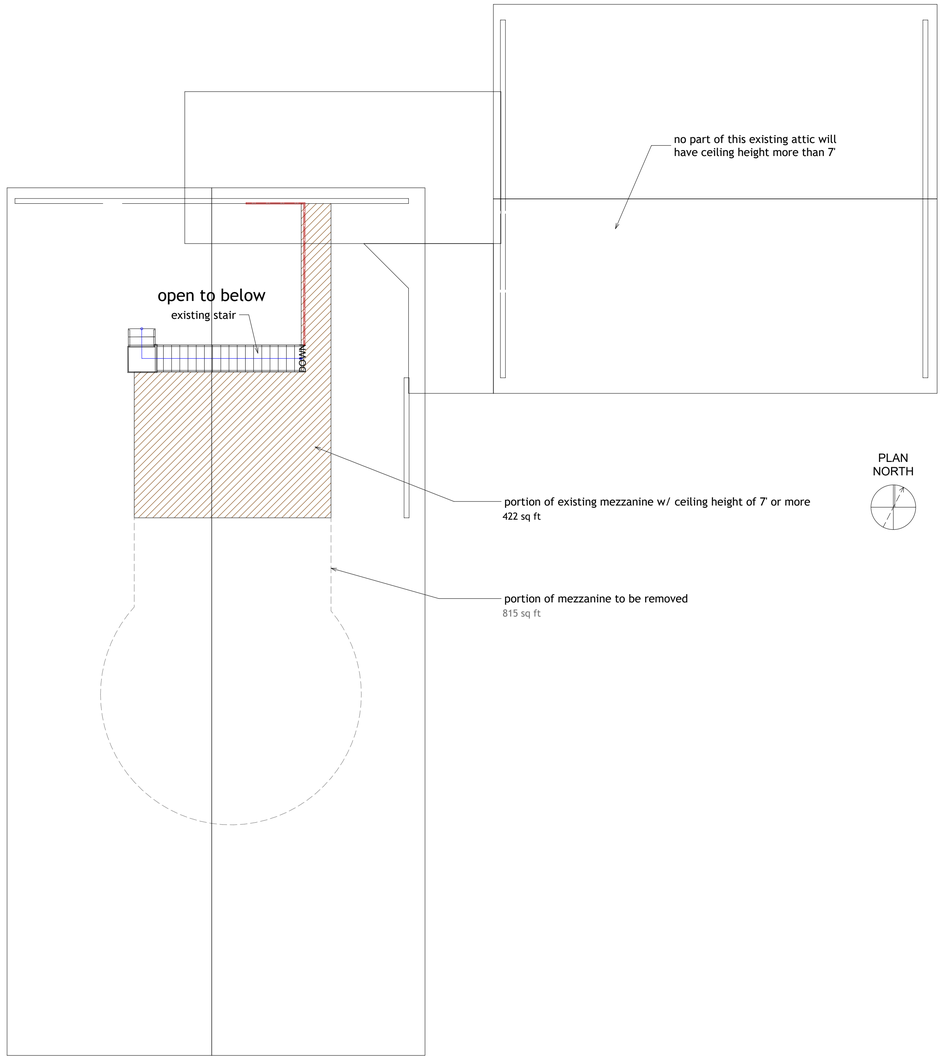
REGISTERED ARCHITECT John J Gilchrist 024343-1 STATE OF NEW YORK

NY 024343-01 exp 03-31-2027

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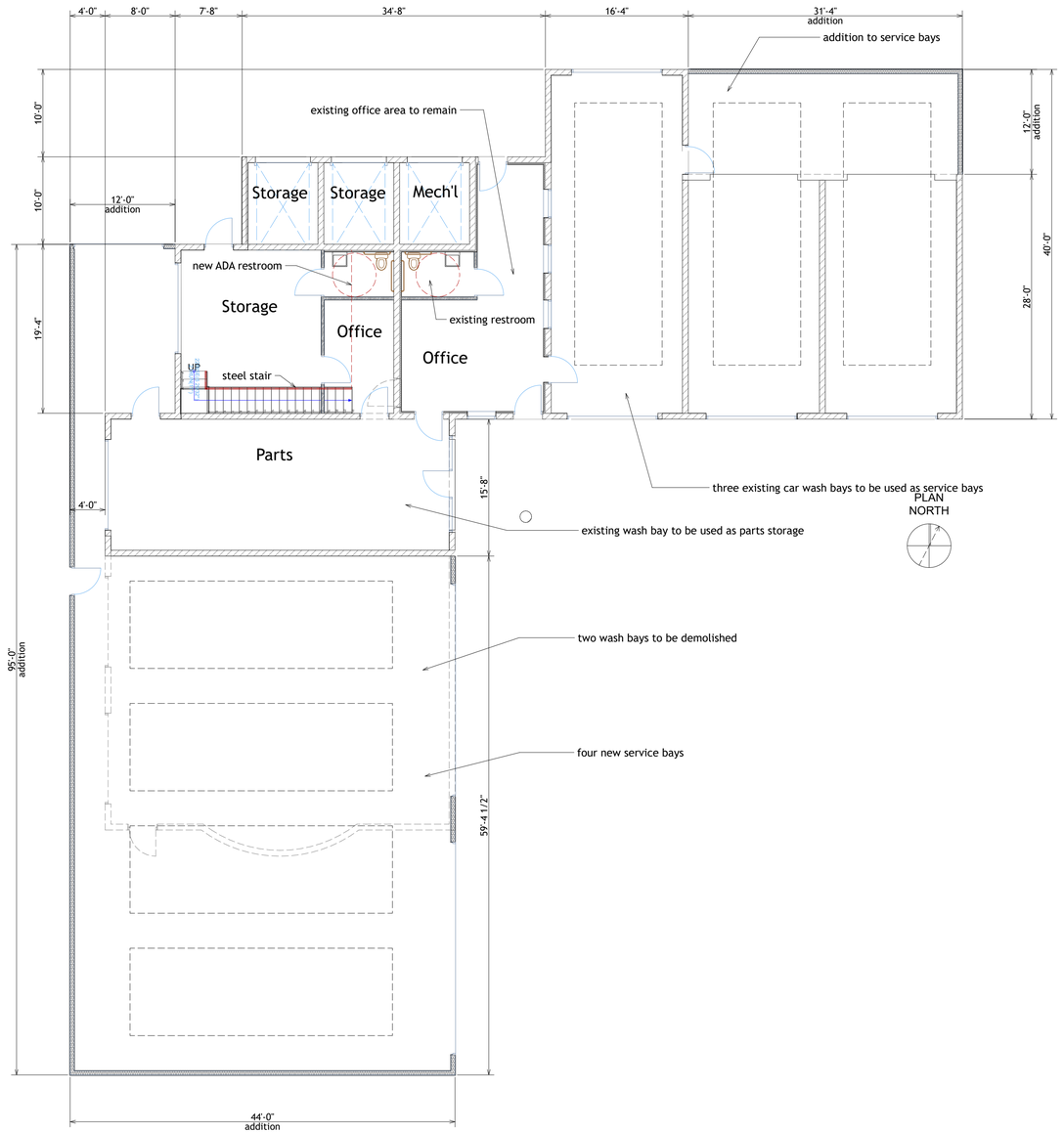
John J Gilchrist Architect
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Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

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
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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

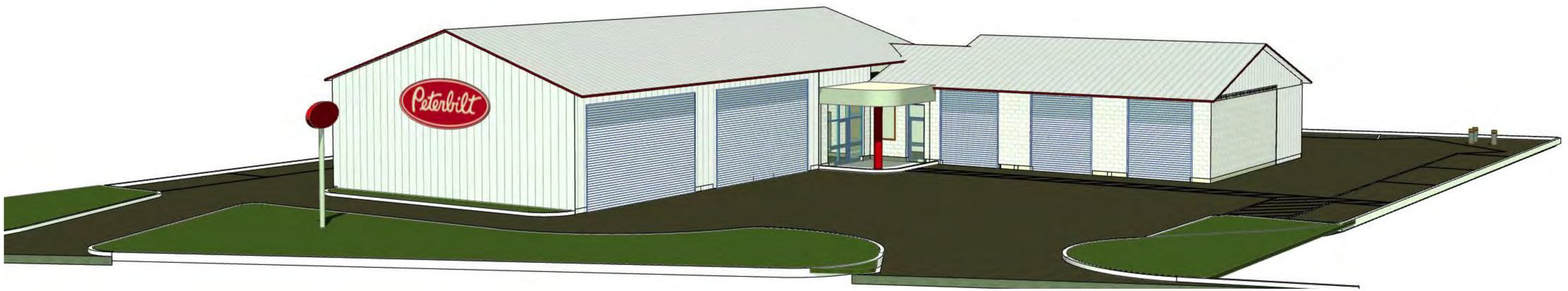
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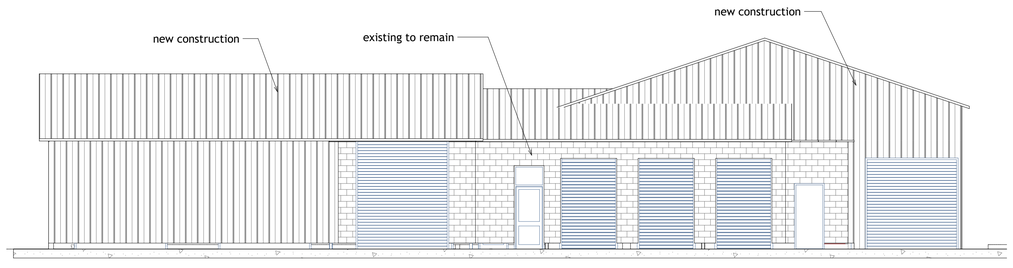
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1/8" = 1'-0"

Peterbilt
4 of 7

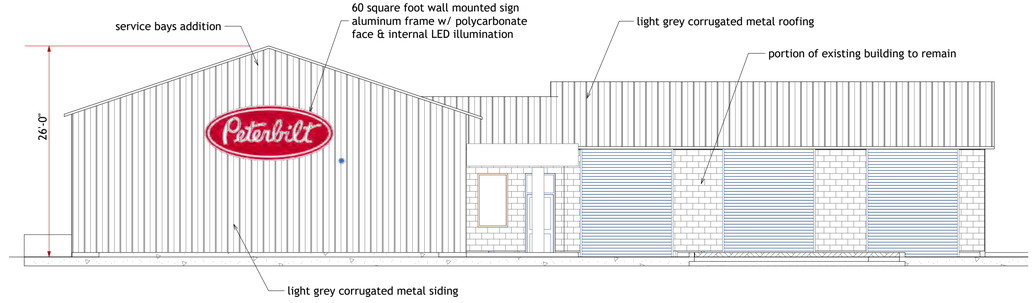
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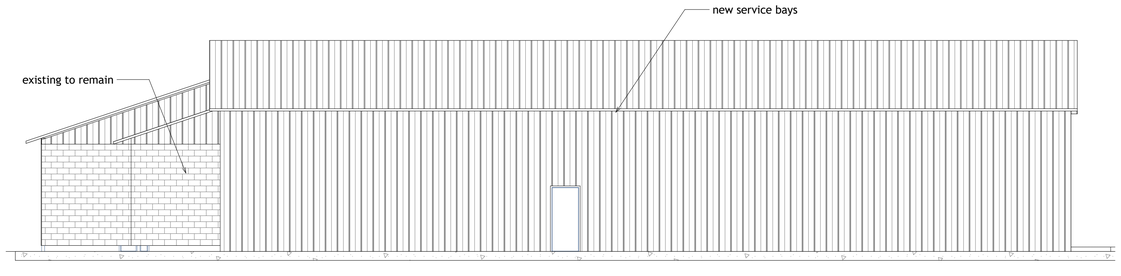
North (Rear)Elevation

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



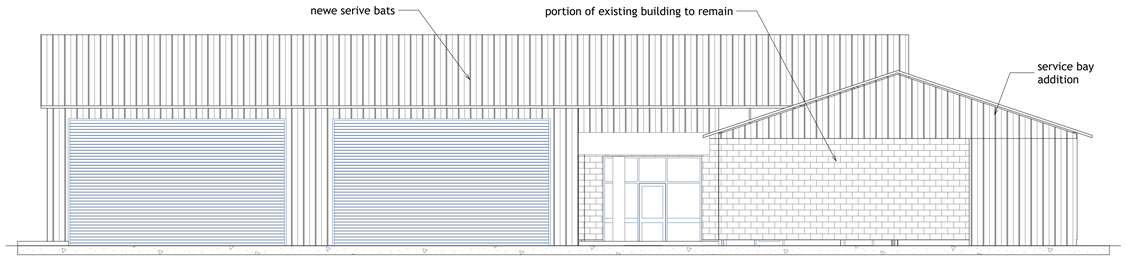
South (Facing Rt 9) Elevation

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
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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

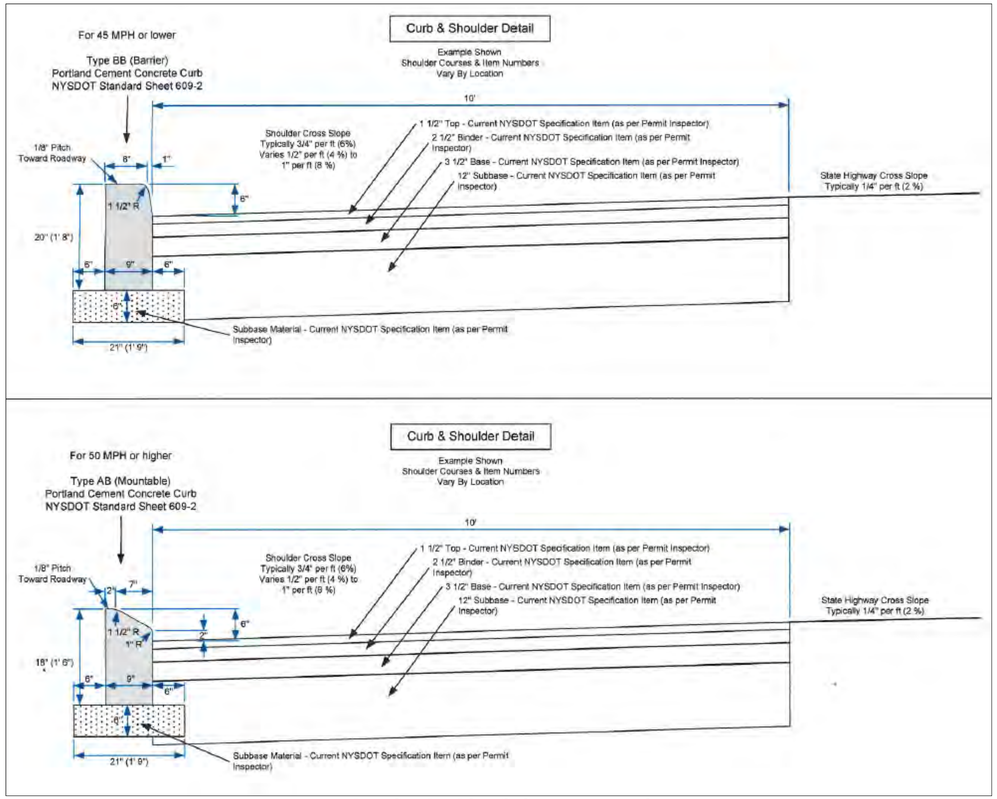
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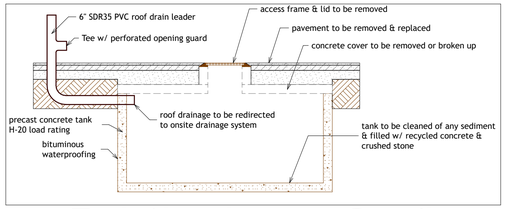
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Peterbilt
5 of 7

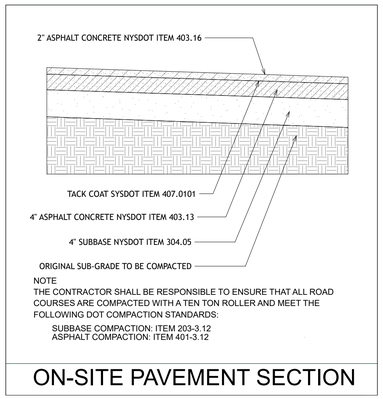
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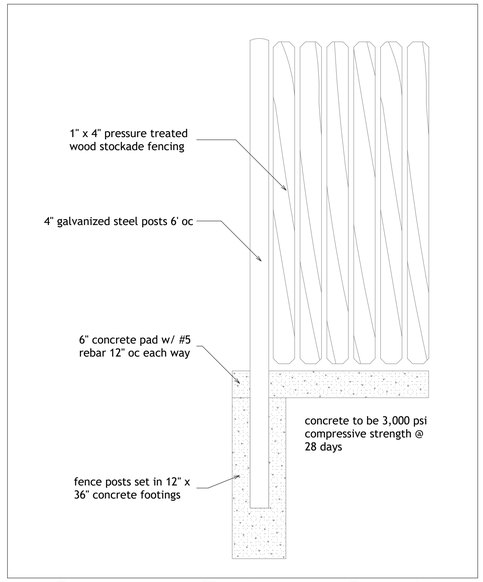
Curb & Sholder Detail



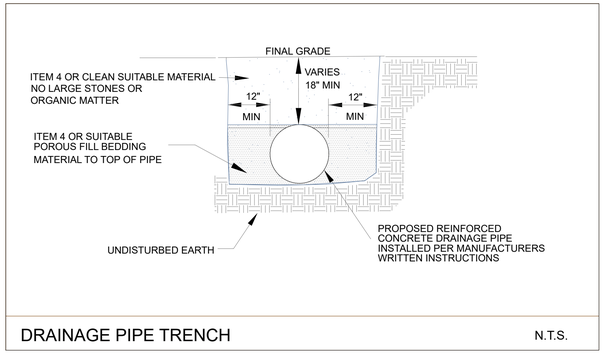
Tank Abandonment Detail



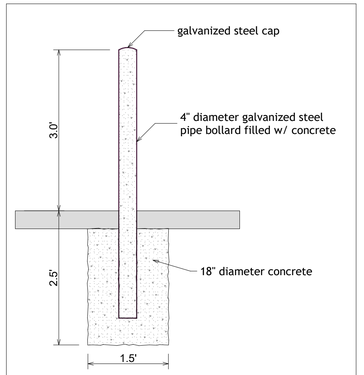
ON-SITE PAVEMENT SECTION



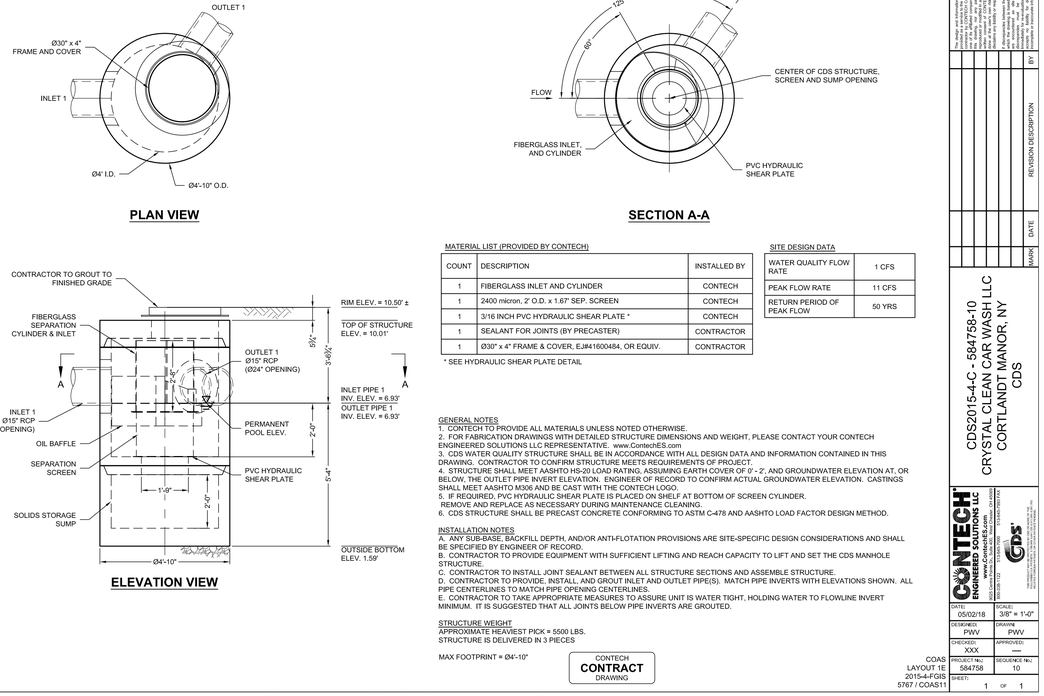
Dumpster Enclosure Detail



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

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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 Technologies, Inc. dba InfoSense, Inc. is licensed by the Stormwater Management, Inc. US Patent Nos. 5,322,629; 5,498,323; 5,725,760; 5,951,862; 6,027,639; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 7,186,333; 7,296,692; 7,297,266; 7,513,998; 7,566,394; 7,686,173; 7,905,367; 8,287,728; 8,470,173; 8,671,984; 8,673,157; 8,801,923; 8,852,436; 9,120,690; 9,334,180; 9,352,263; 9,359,755; 9,382,702; 9,382,703; 9,388,564; 9,428,898; 9,475,623; 9,481,499; 9,481,500; 9,487,338; 9,499,337; 9,505,538; 9,512,600; 9,512,601; 9,512,602; 9,512,603; 9,512,604; 9,512,605; 9,512,606; 9,512,607; 9,512,608; 9,512,609; 9,512,610; 9,512,611; 9,512,612; 9,512,613; 9,512,614; 9,512,615; 9,512,616; 9,512,617; 9,512,618; 9,512,619; 9,512,620; 9,512,621; 9,512,622; 9,512,623; 9,512,624; 9,512,625; 9,512,626; 9,512,627; 9,512,628; 9,512,629; 9,512,630; 9,512,631; 9,512,632; 9,512,633; 9,512,634; 9,512,635; 9,512,636; 9,512,637; 9,512,638; 9,512,639;

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.

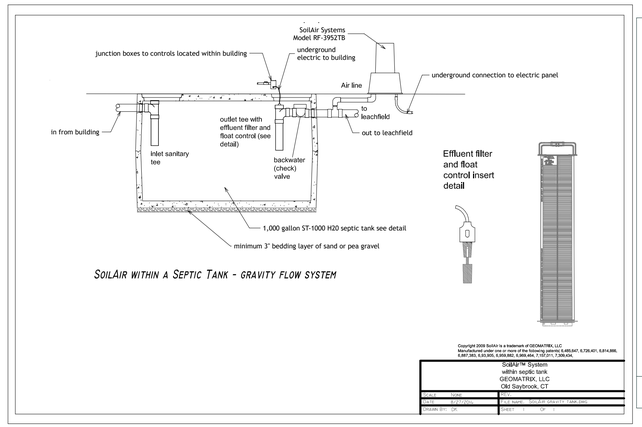
The proposed OWTS shall be installed by a Westchester County licensed septic contractor.

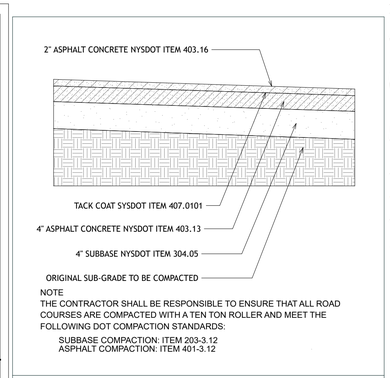
Prior to any excavation all underground utilities must be located. Call 1-800-962-7962.

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.

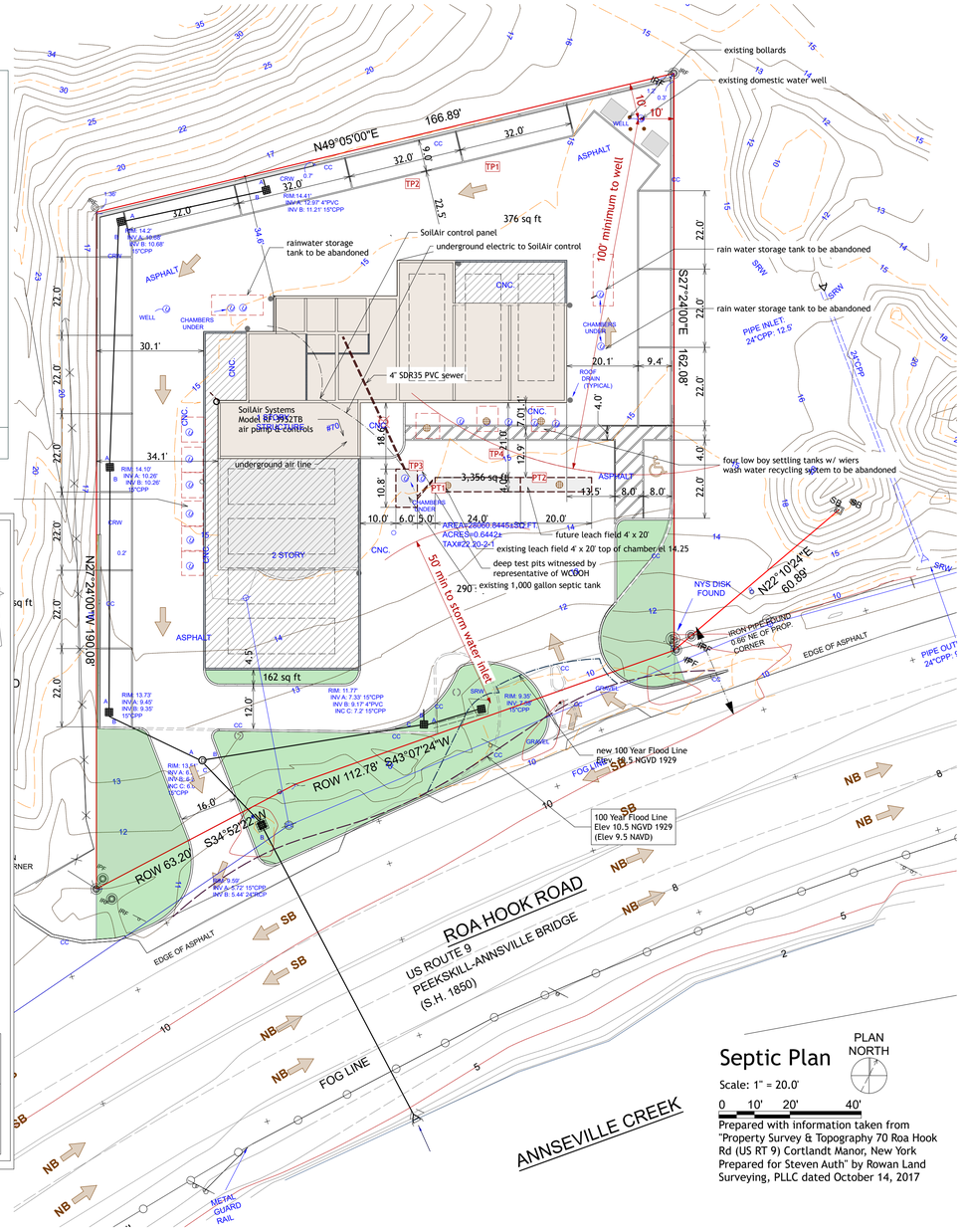
There are no unprotected sources of contamination within 200 feet of the proposed well.

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





ON-SITE PAVEMENT SECTION



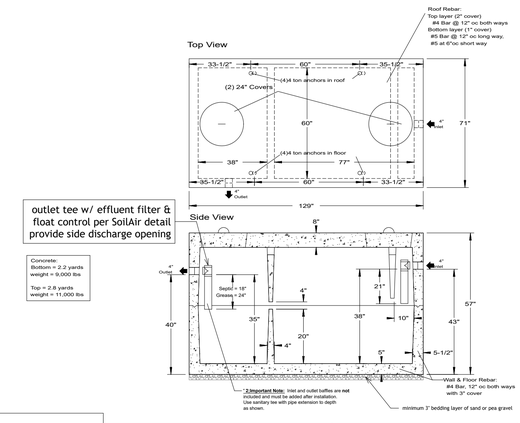
Septic Plan

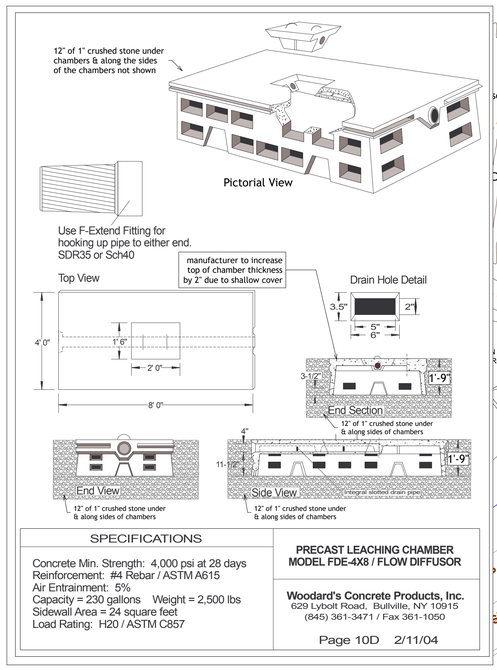
PLAN NORTH

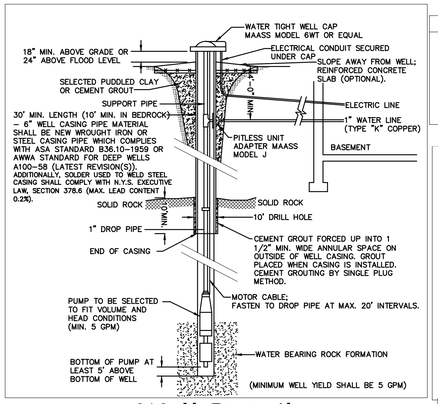
Scale: 1" = 20.0'

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



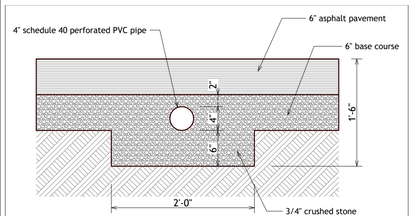




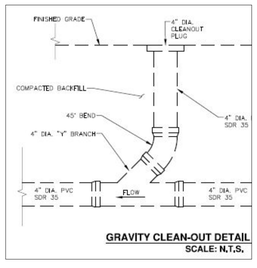
Well Detail

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

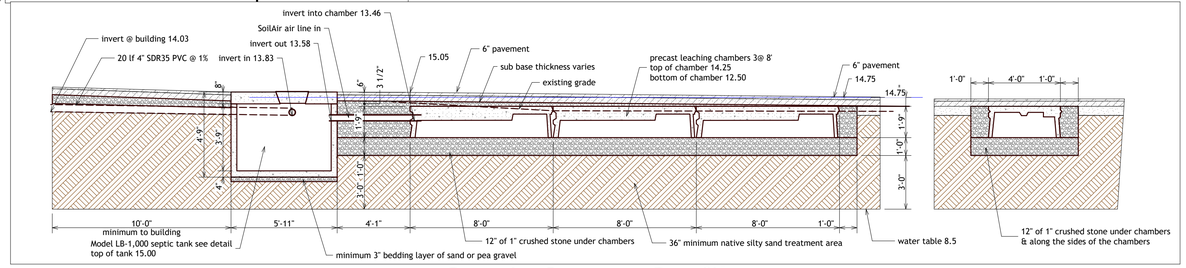


Service Line to Septic Tank



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

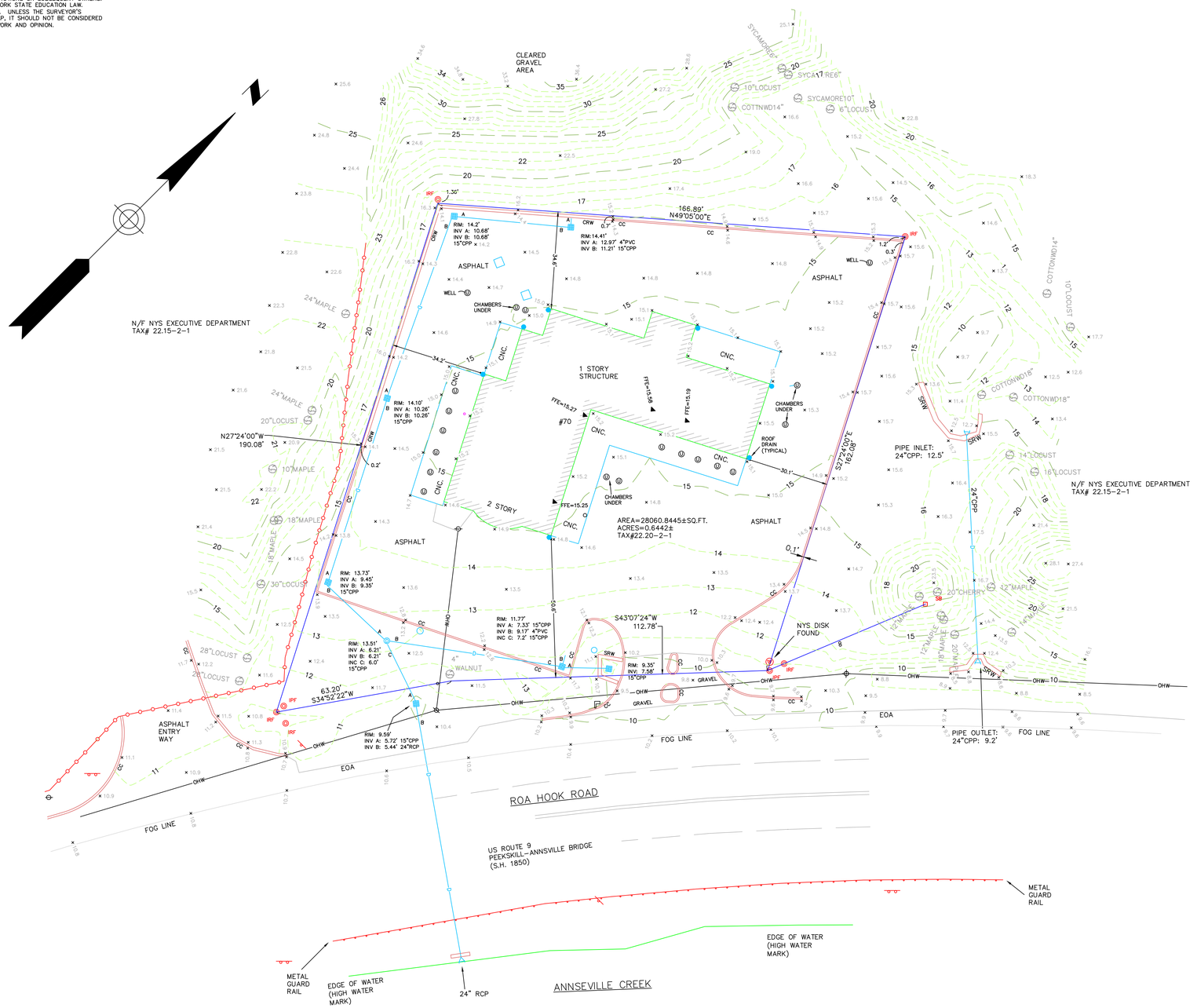
NY 024343-01 exp 03-31-2027

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

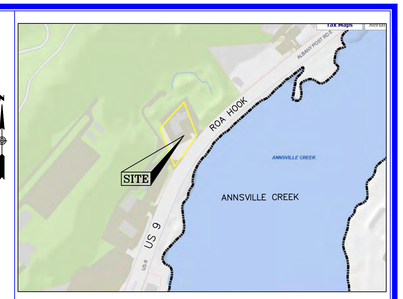
1" = 20.0'	Peterbilt
250311	7 of 7

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

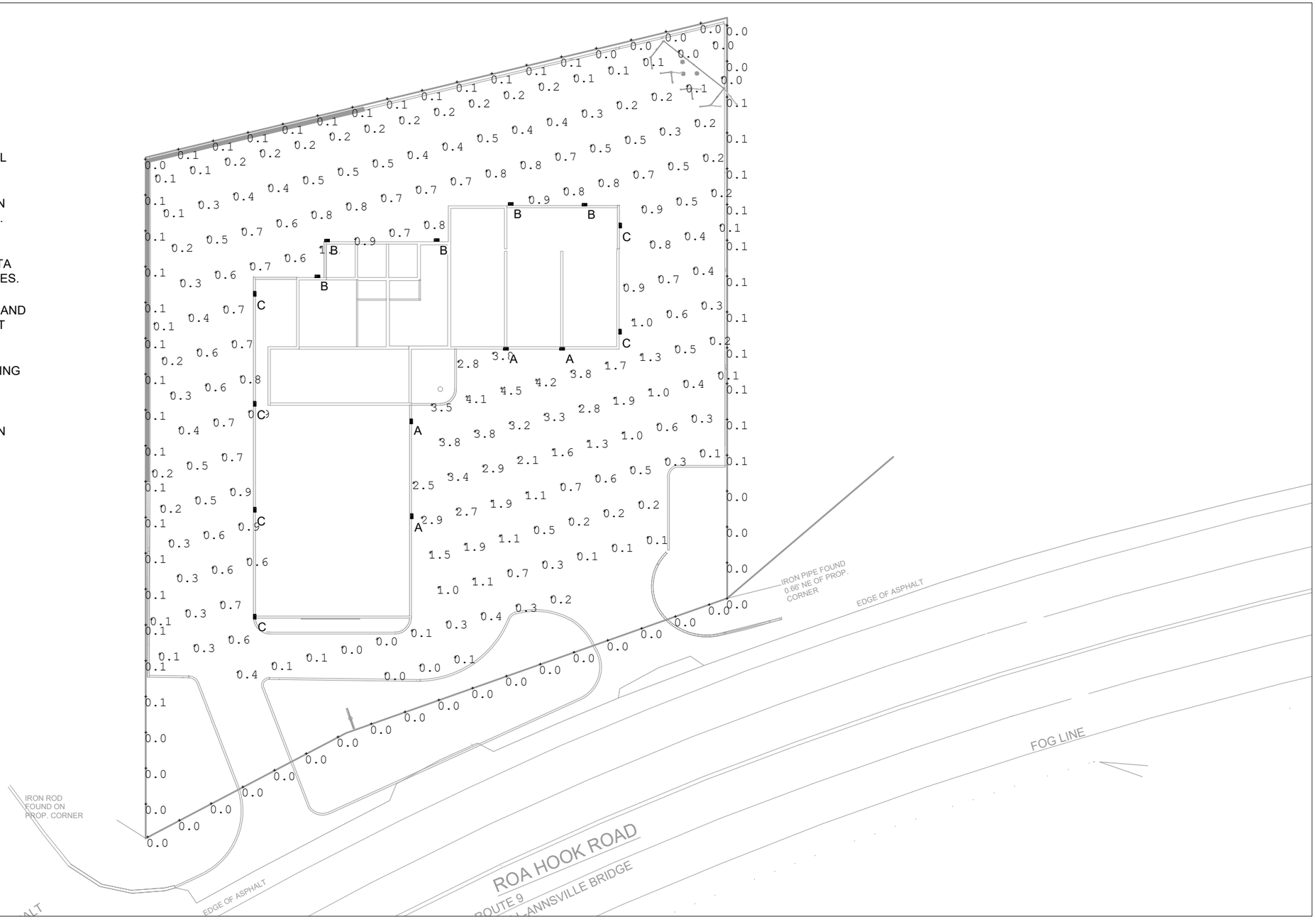
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LEGEND

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

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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

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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

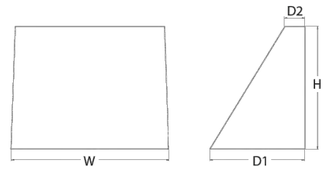
Notes

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

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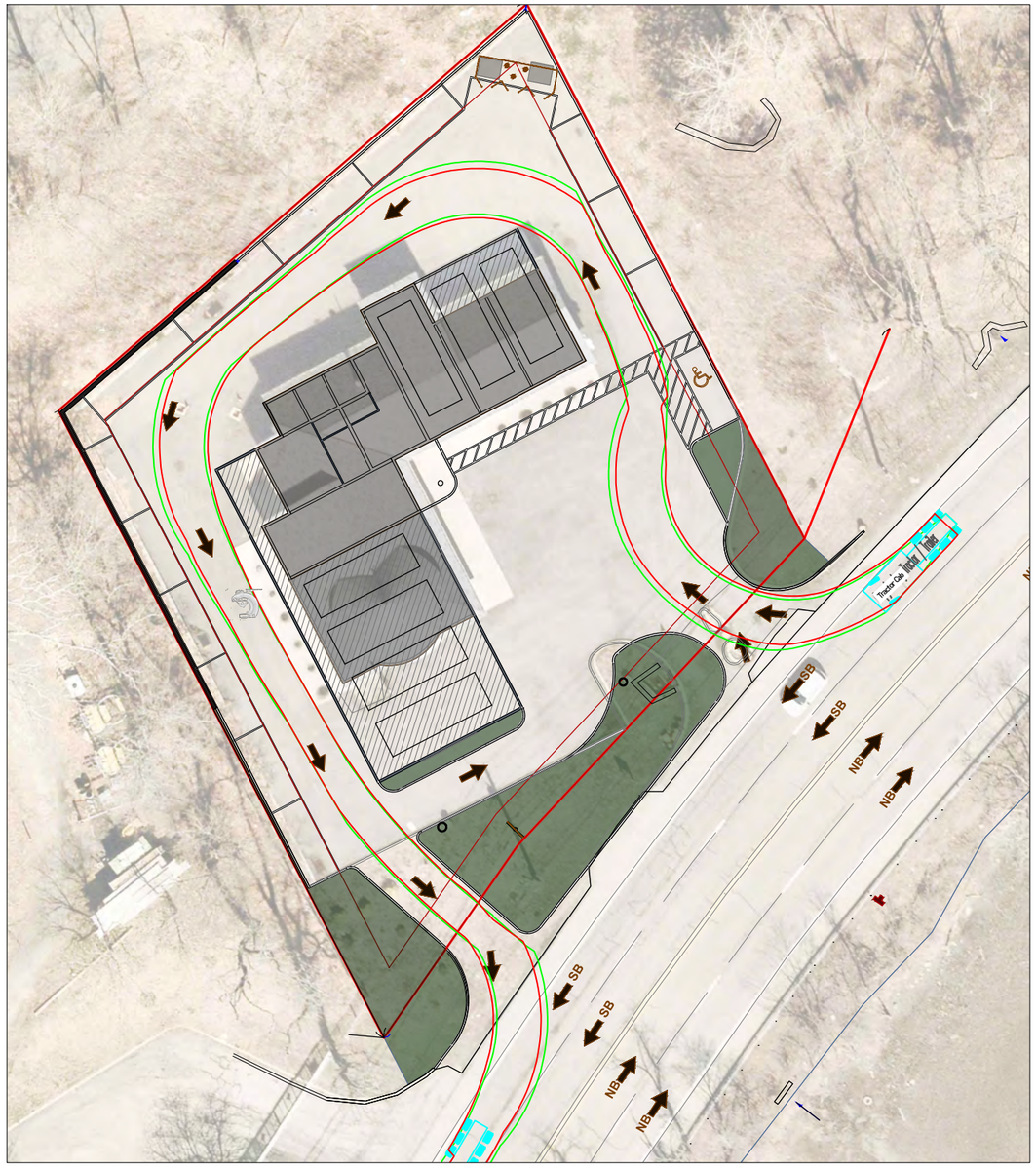
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70 Roa Hook Road
Town of Cortlandt, New York

DETAILS

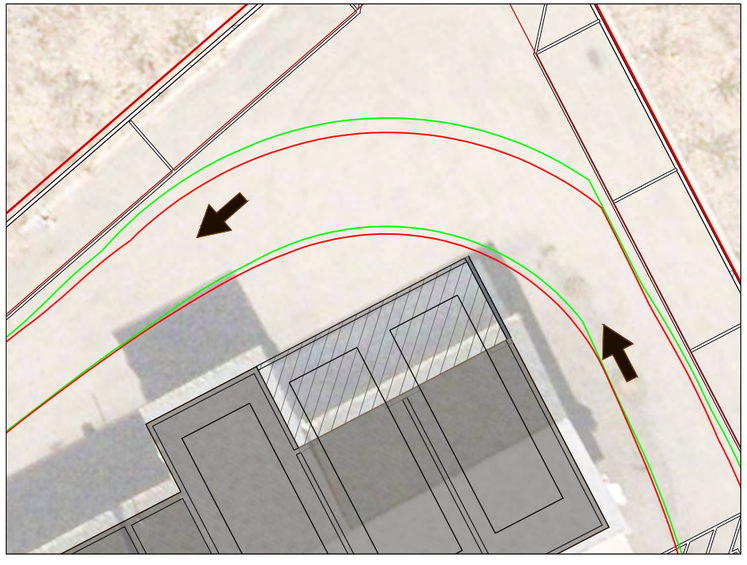
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DRAWN BY:	GAD
CHECKED BY:	JC

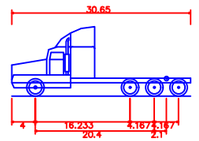
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Tractor Cab	
Overall Length	30.650ft
Overall Width	8.500ft
Overall Body Height	11.900ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	30.00°

VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

GRAPHIC SCALE IN FEET
0 20 40 80

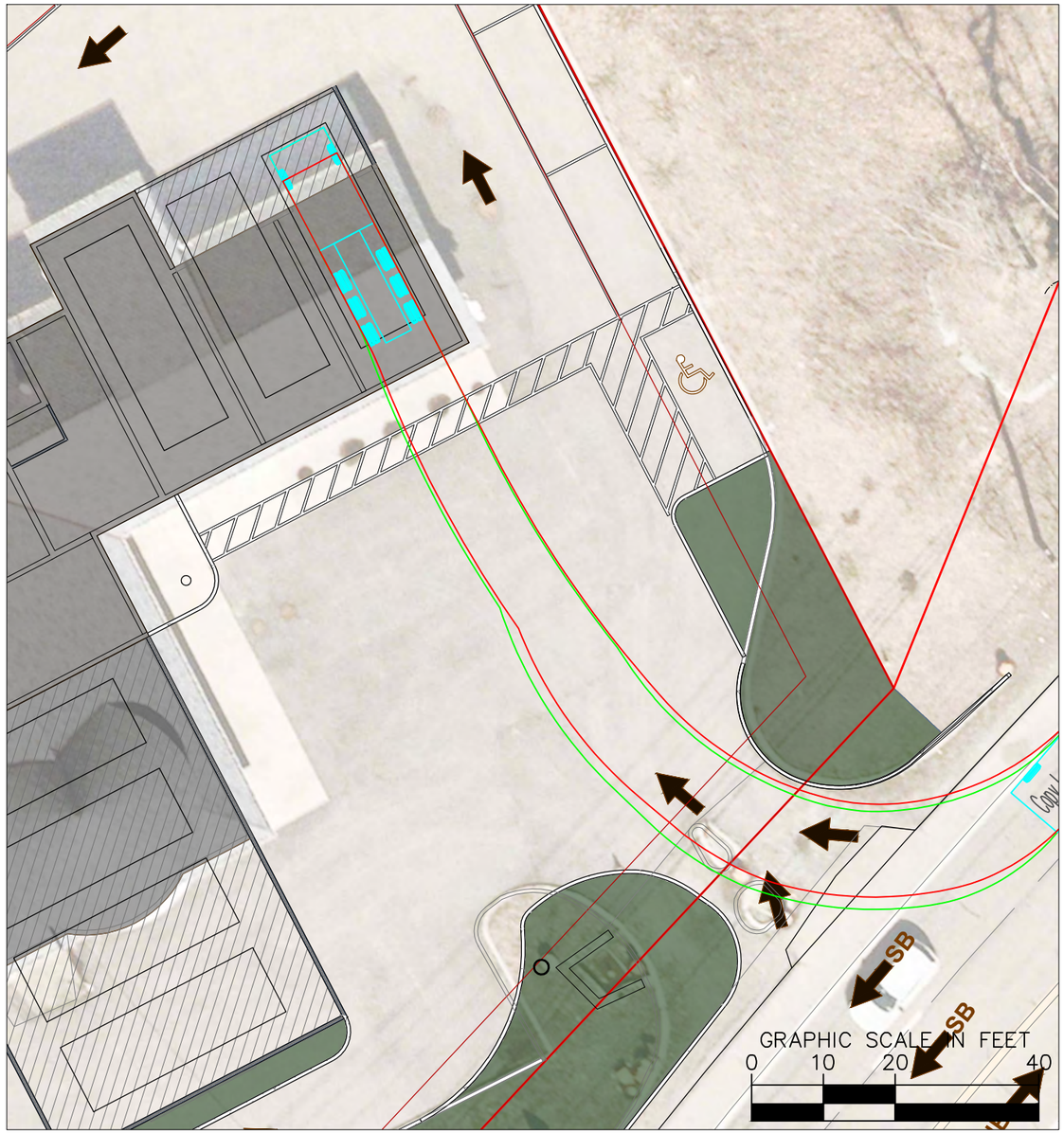
FULL SITE

Figure 1

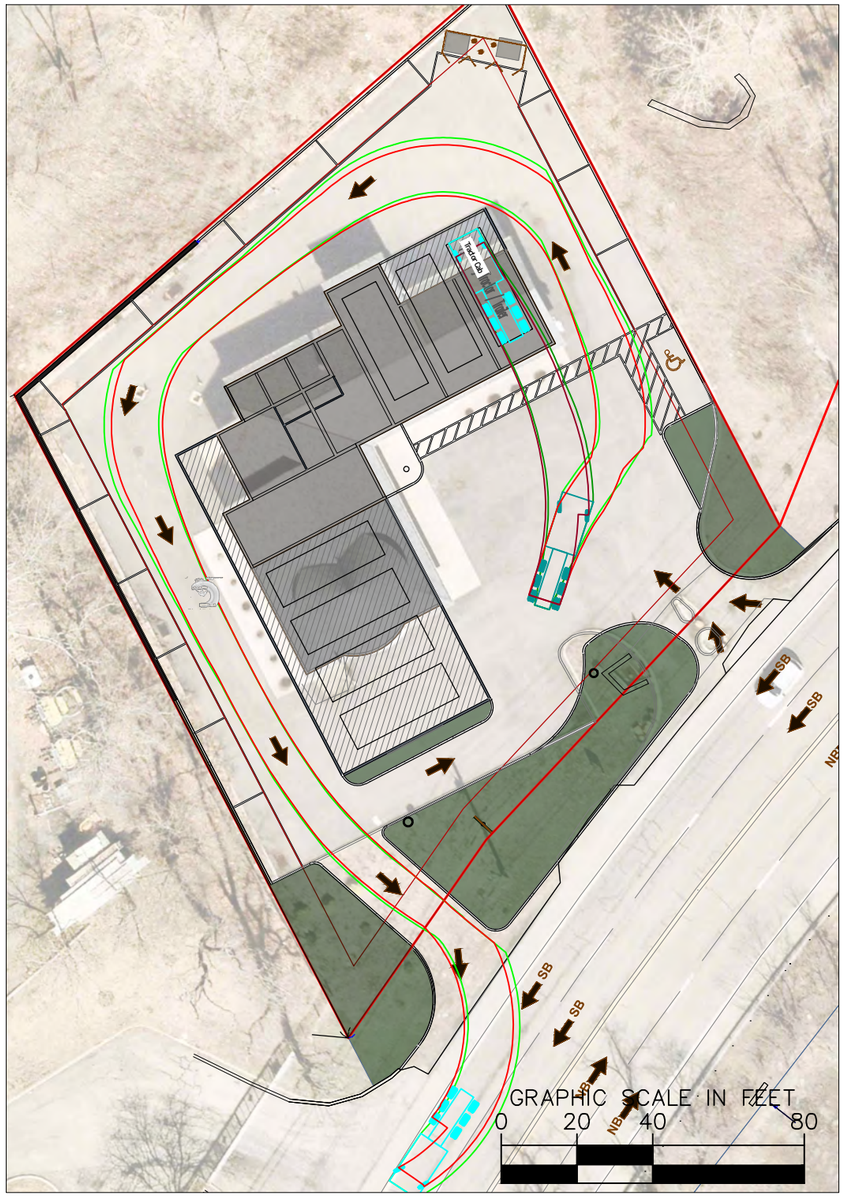
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DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

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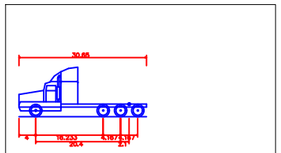
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1 NE BAY IN



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

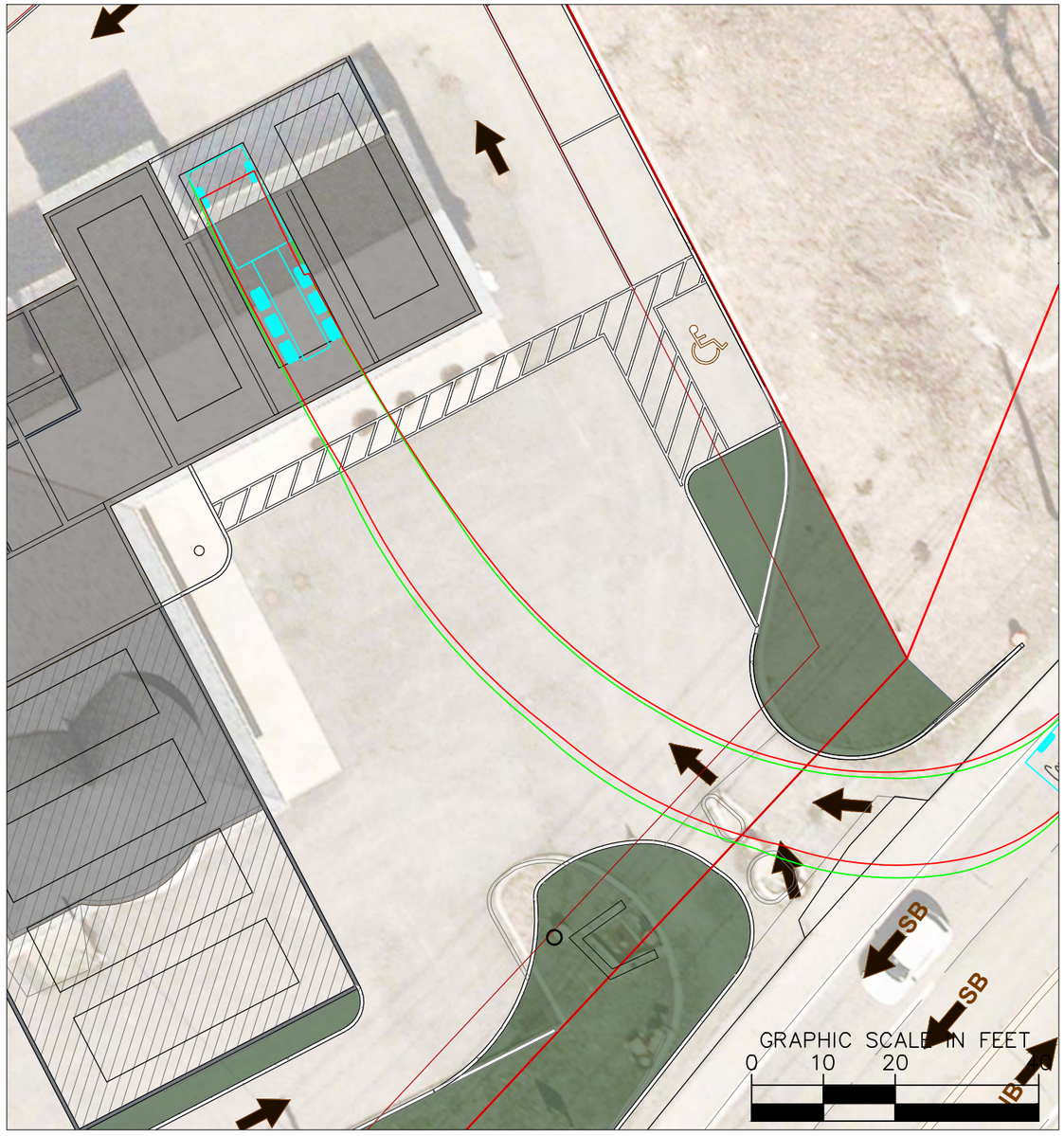
1 NE BAY

Figure 2

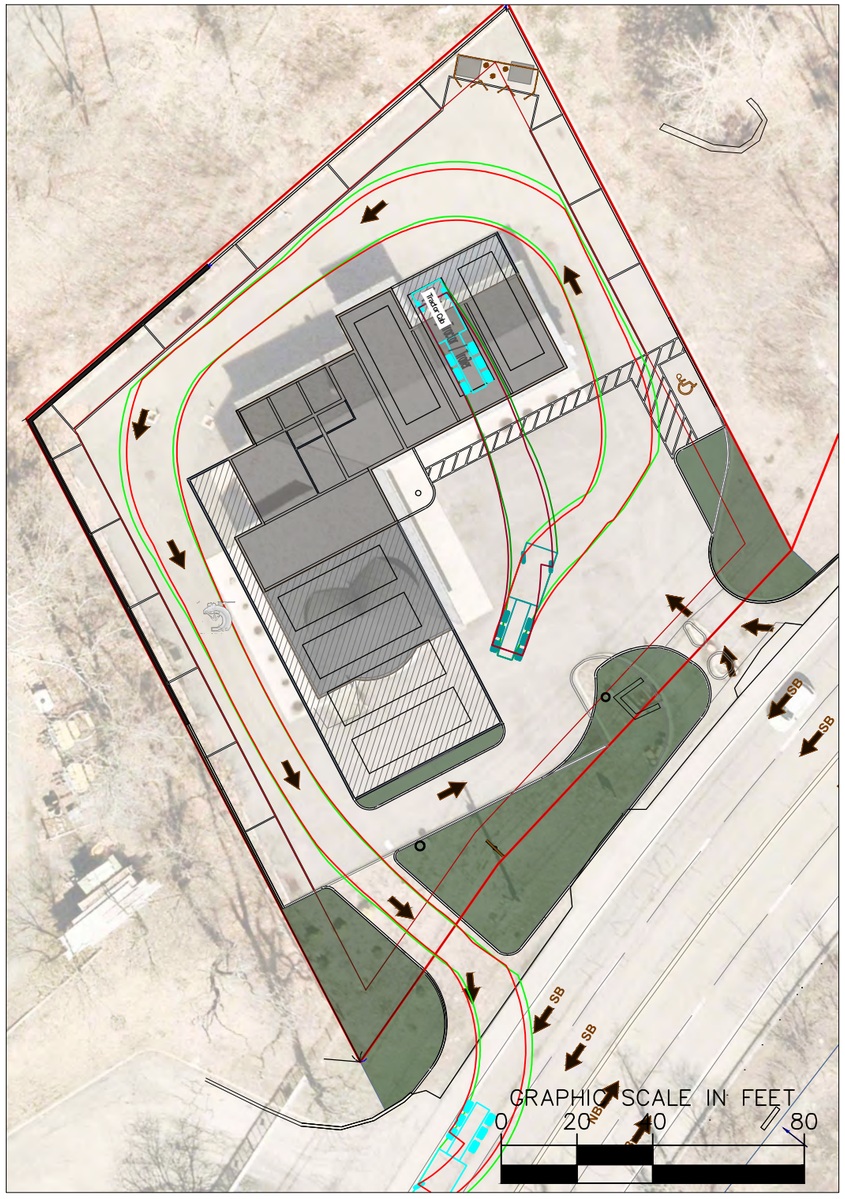
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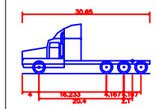
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2 NE BAY IN



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

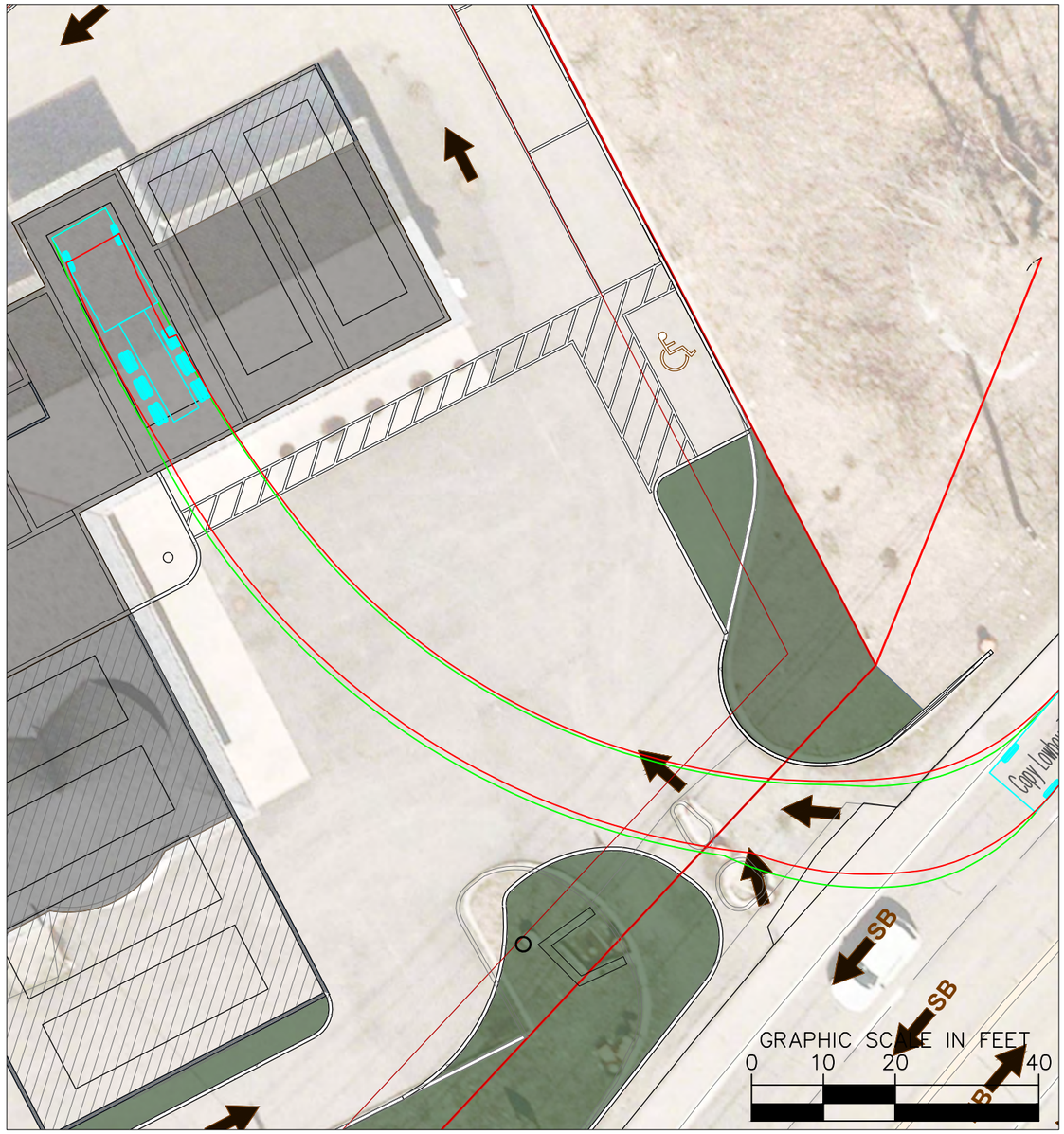
2 NE BAY

Figure 3

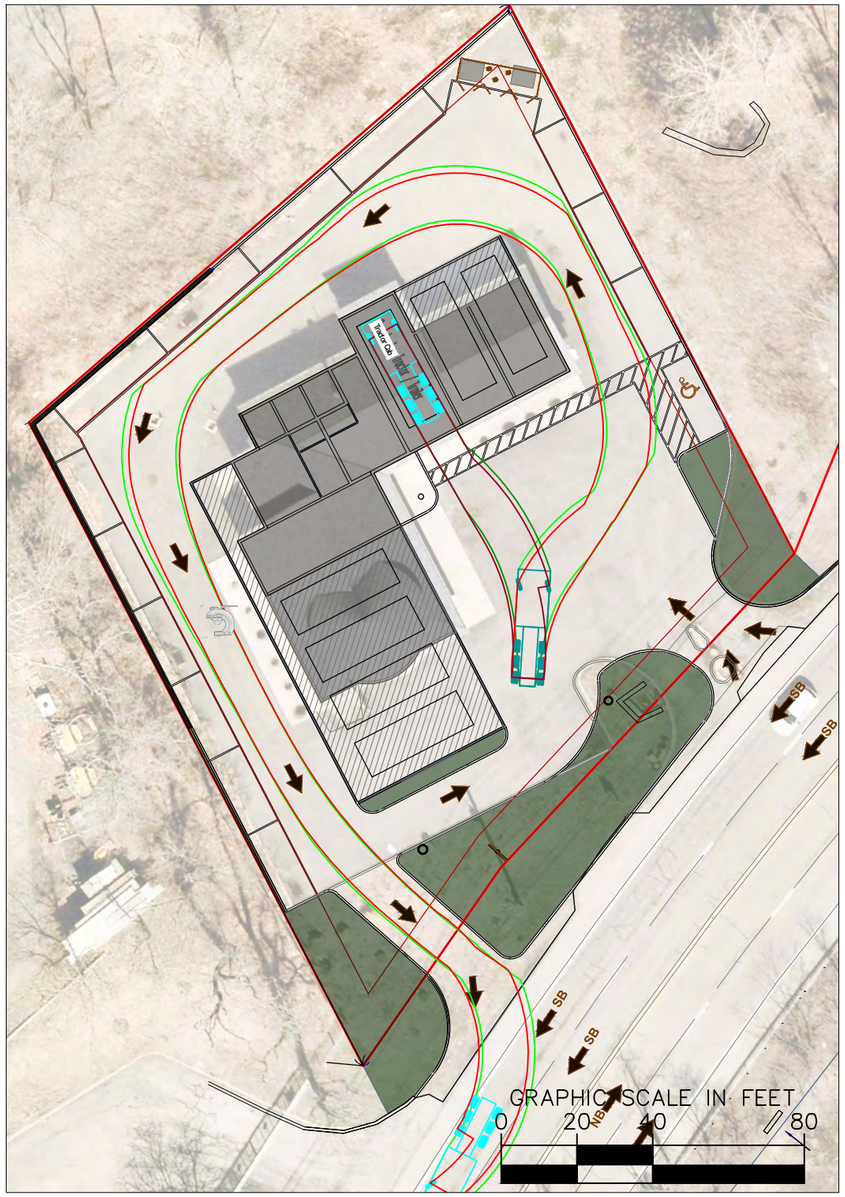
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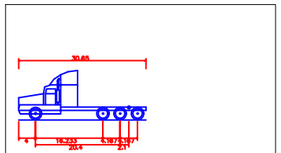
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3 NE BAY IN



3 NE BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

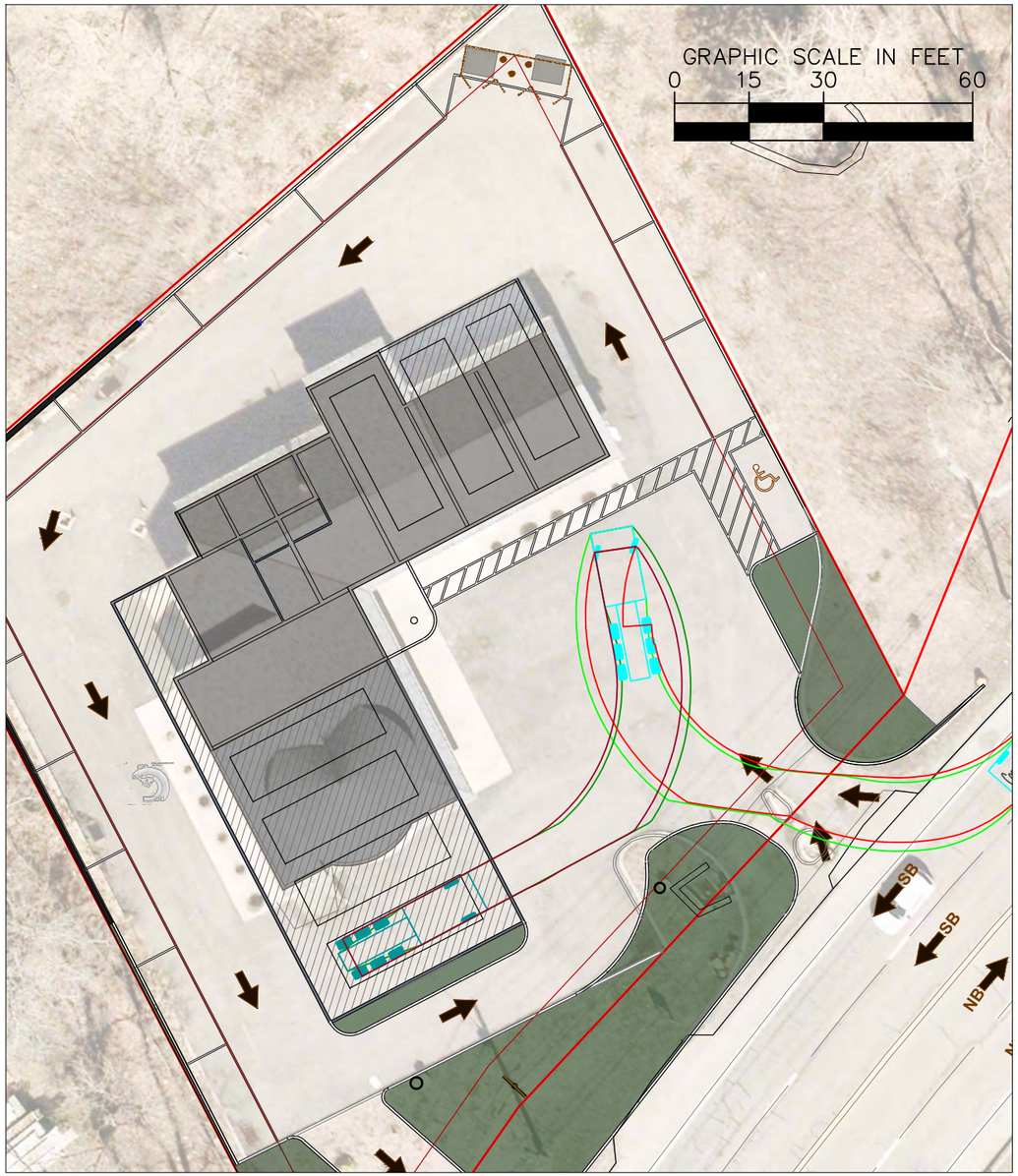
3 NE BAY

Figure 4

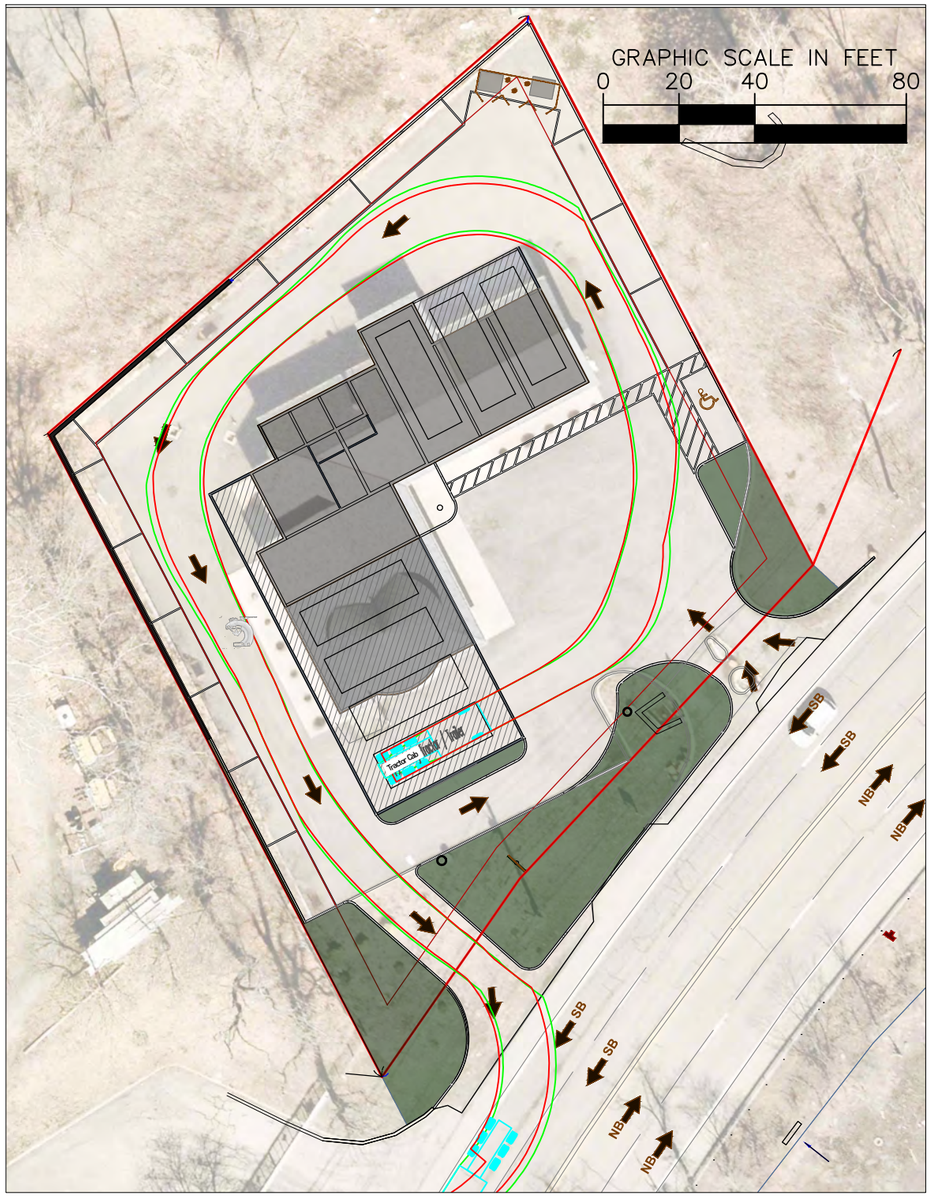
PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
DRAWN BY:	AD
CHECKED BY:	JC

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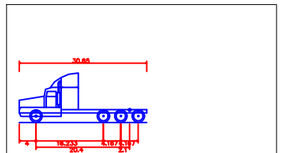
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1 SW BAY IN



1 SW BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

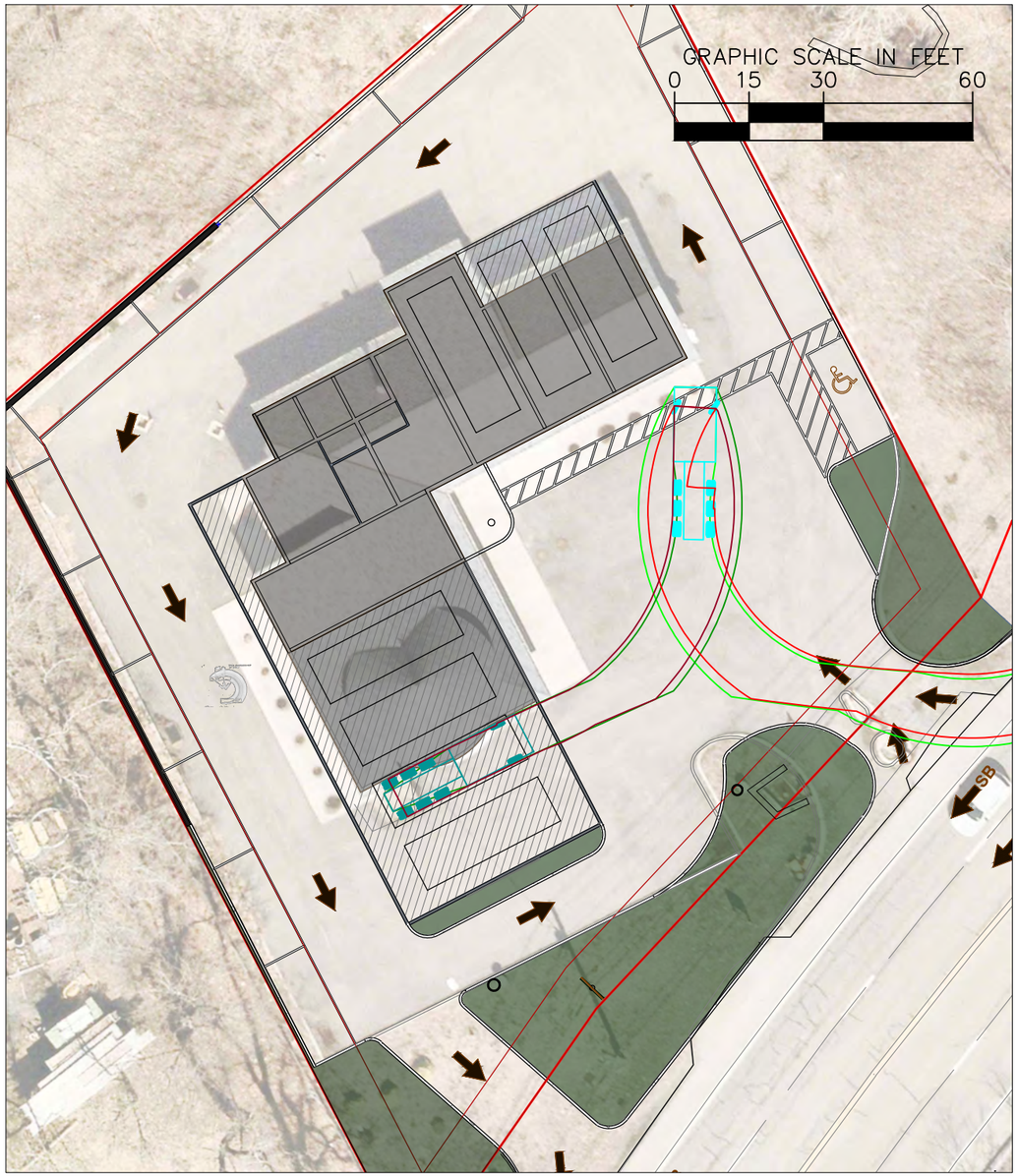
1 SW BAY

Figure 5

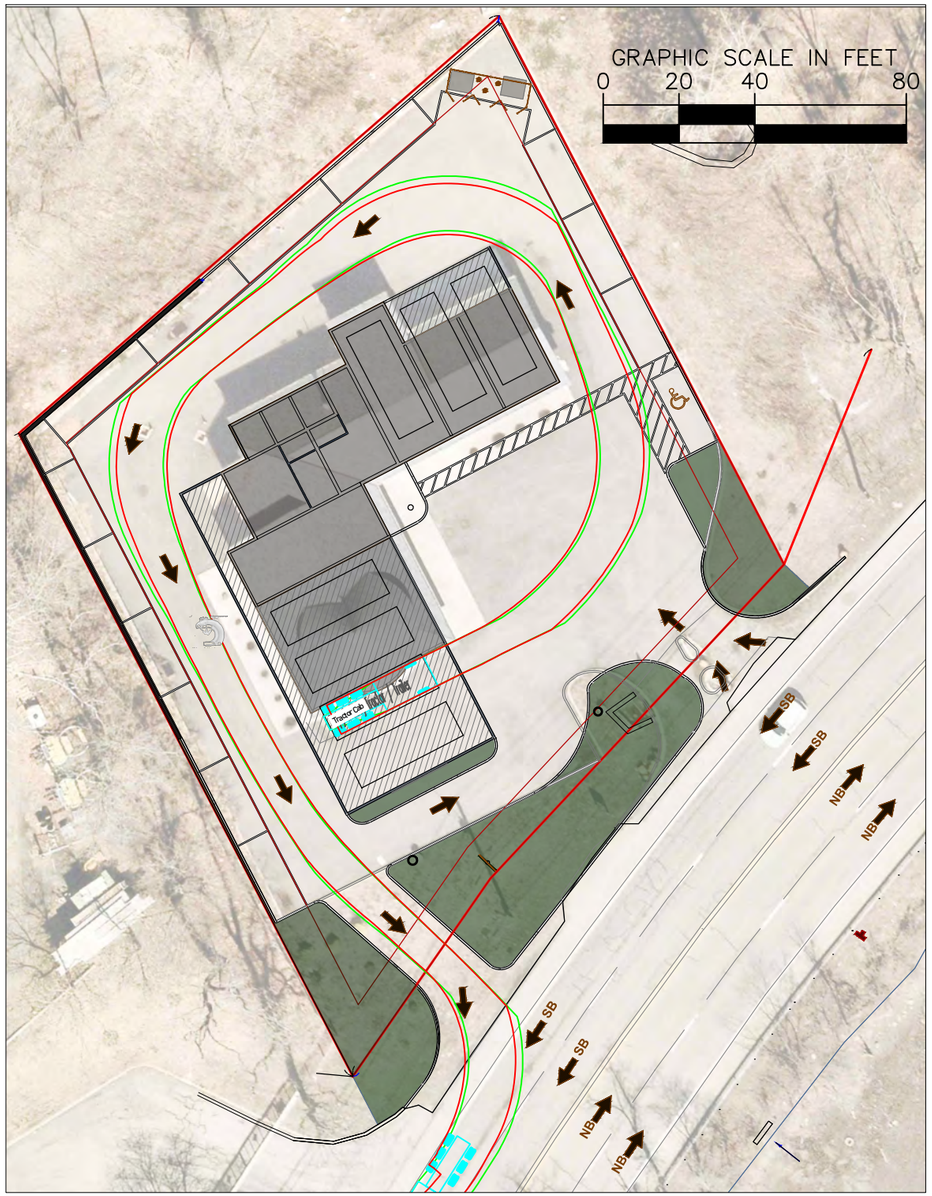
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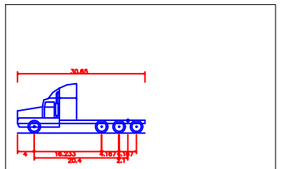
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2 SW BAY IN



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

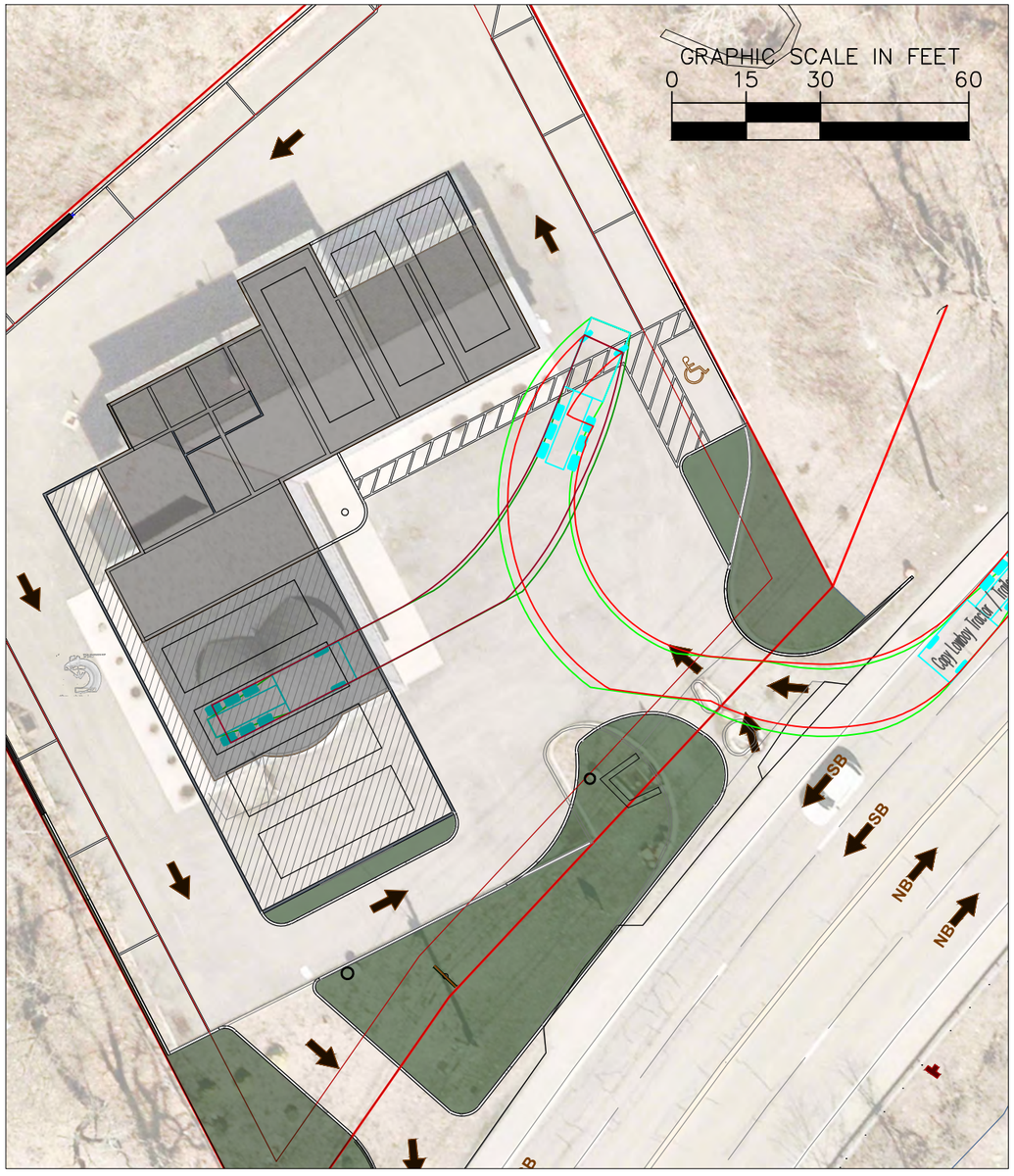
2 SW BAY

Figure 6

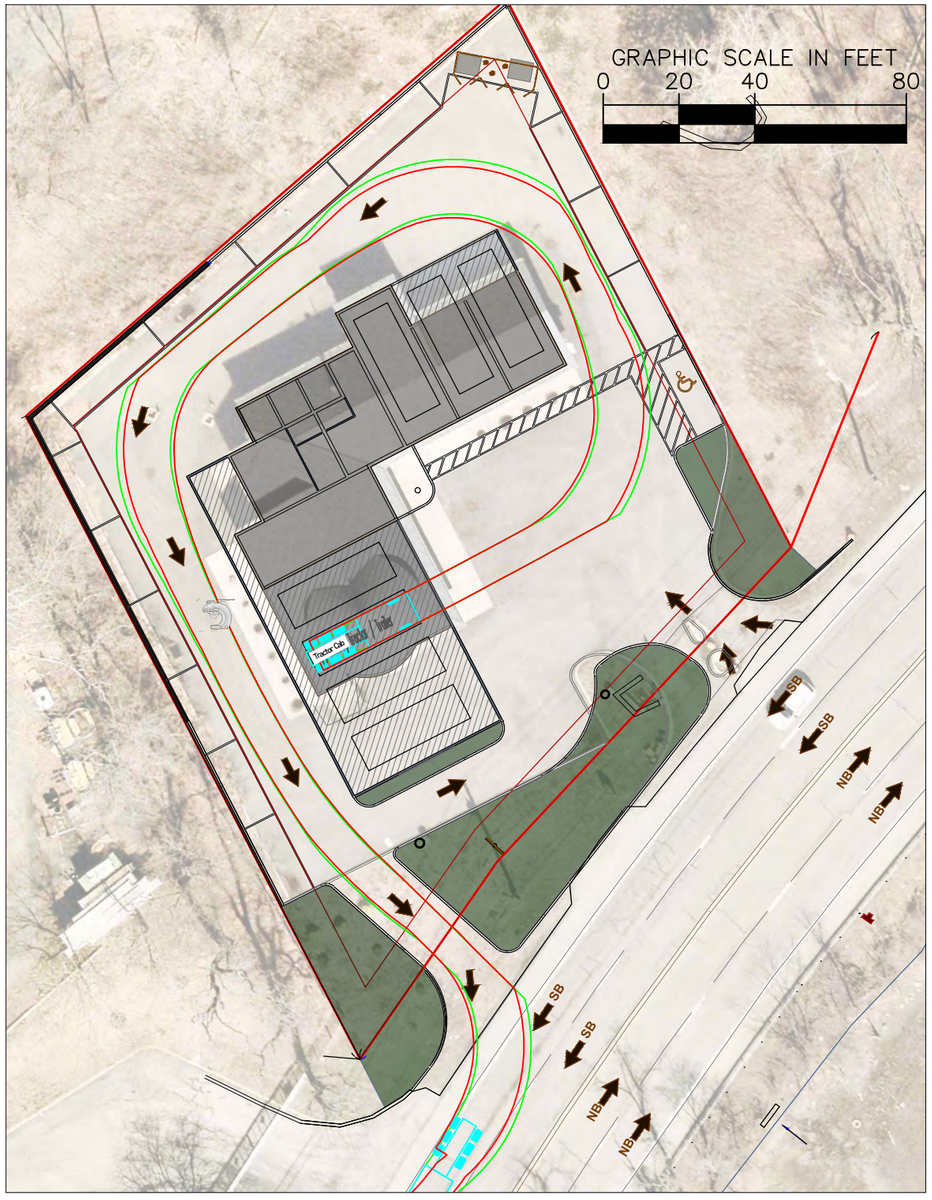
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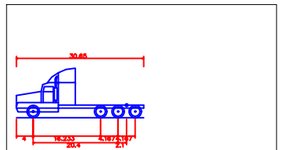
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3 SW BAY IN



3 SW BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

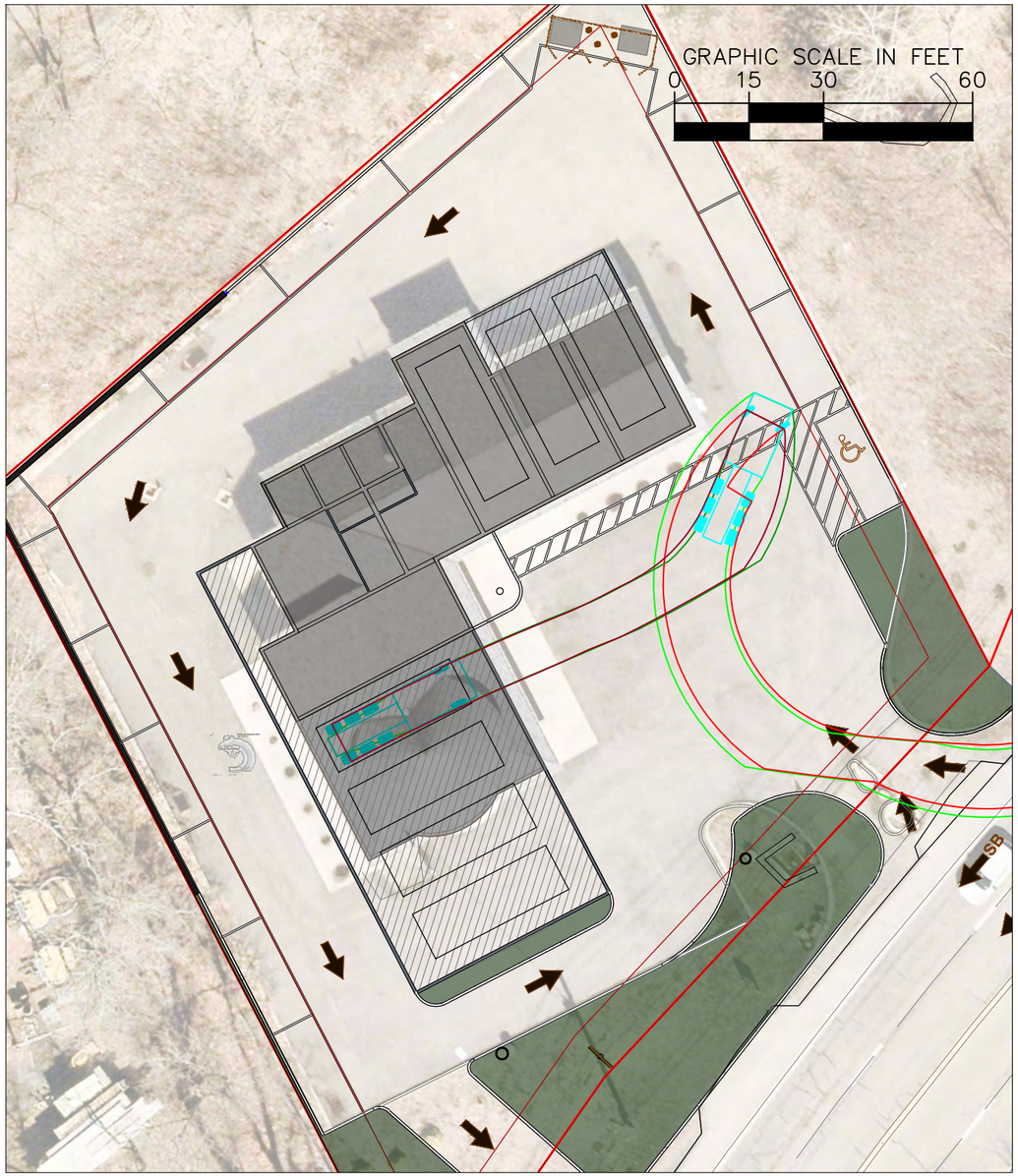
3 SW BAY

Figure 7

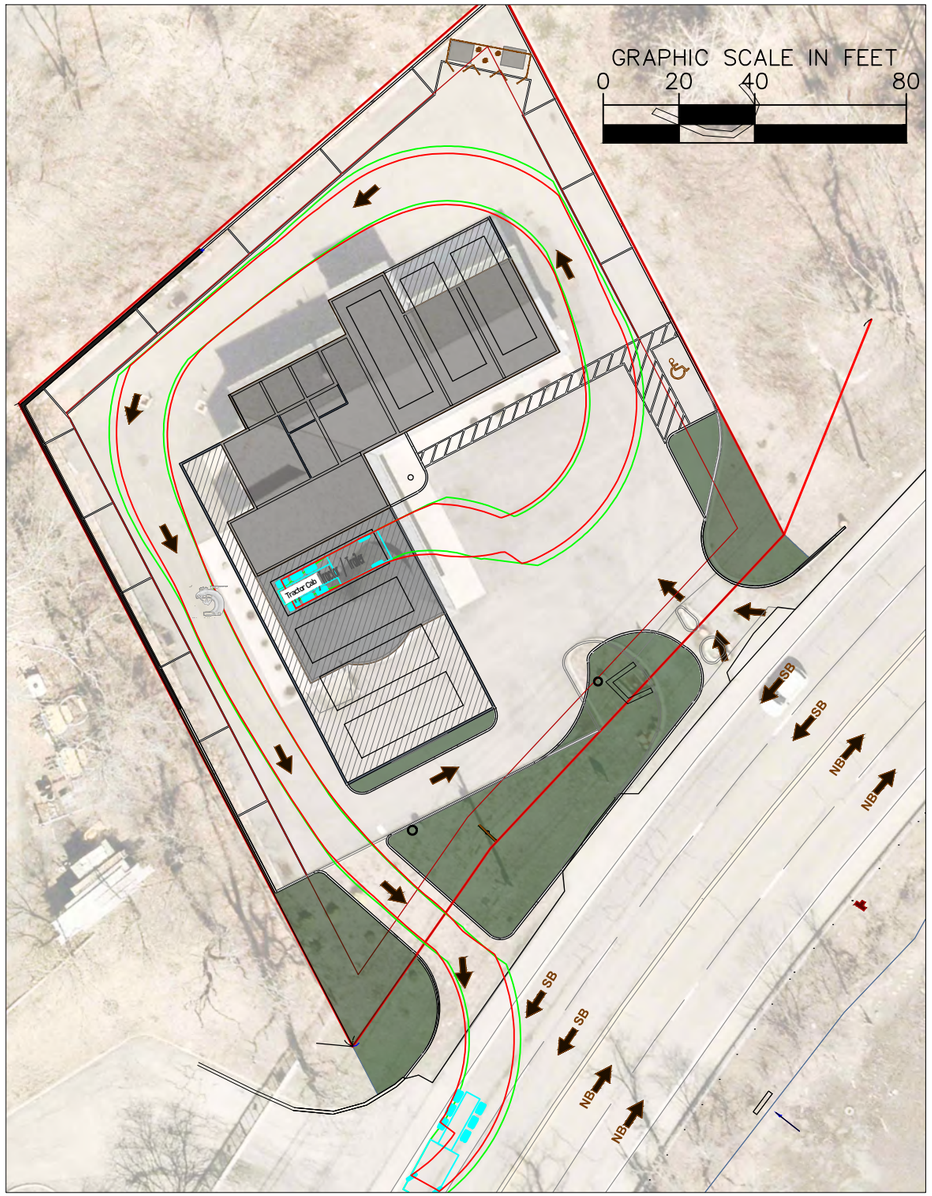
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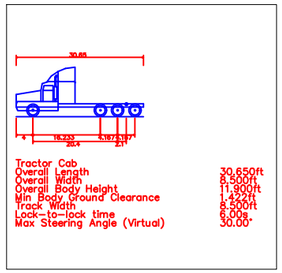
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4 SW BAY IN



4 SW BAY OUT



VEHICLE OVERHANG

OUTER EDGE OF VEHICLE TIRES

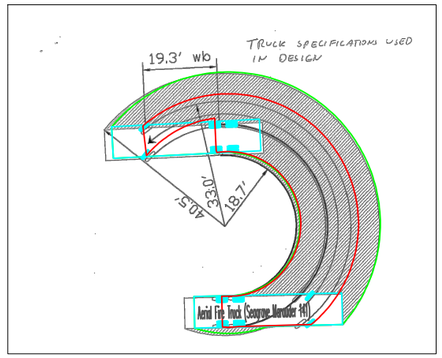
4 SW BAY

Figure 8

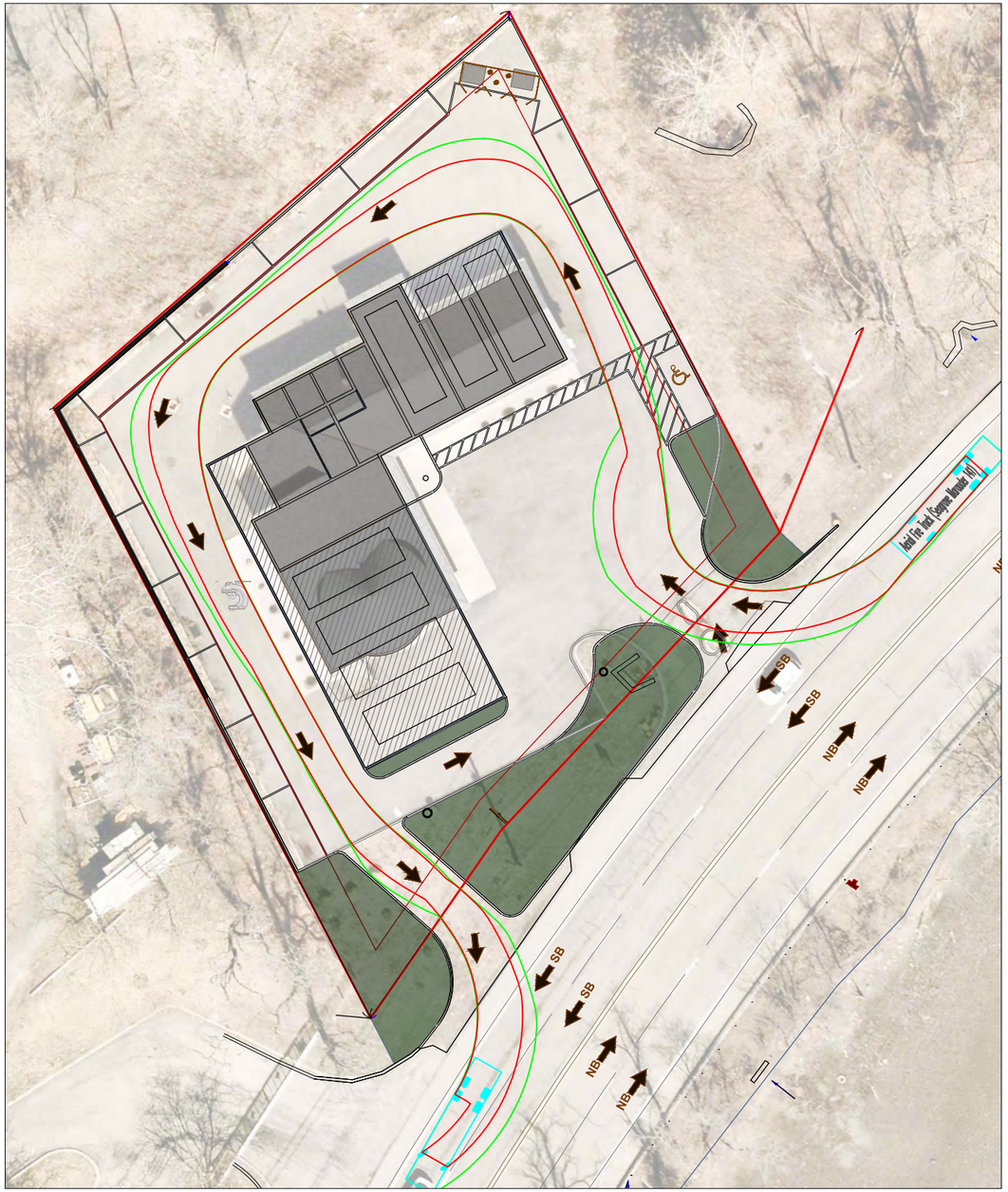
PROJECT:70 ROA HOOK ROAD	
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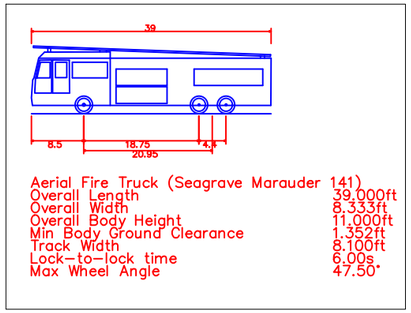
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FIRE TRUCK TURNING BASED ON THE ABOVE SKETCH FOR THE LAKE MOHEGAN FIRE DISTRICT SEAGRAVE MARAUDER 141.





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

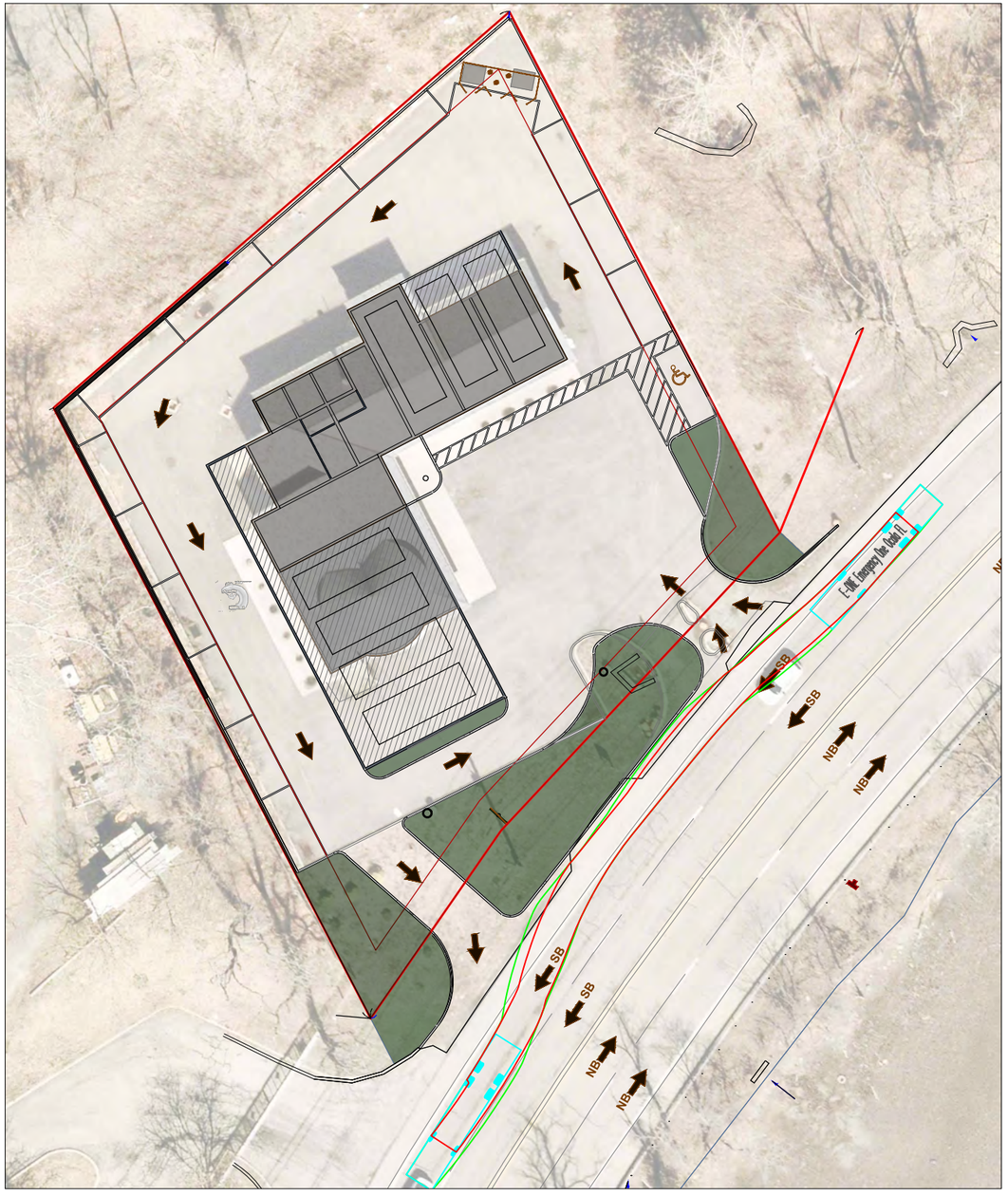
AERIAL FIRE TRUCK

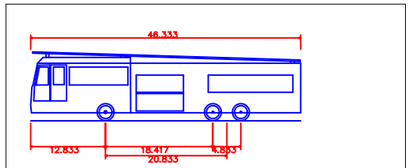
Figure 9

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

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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
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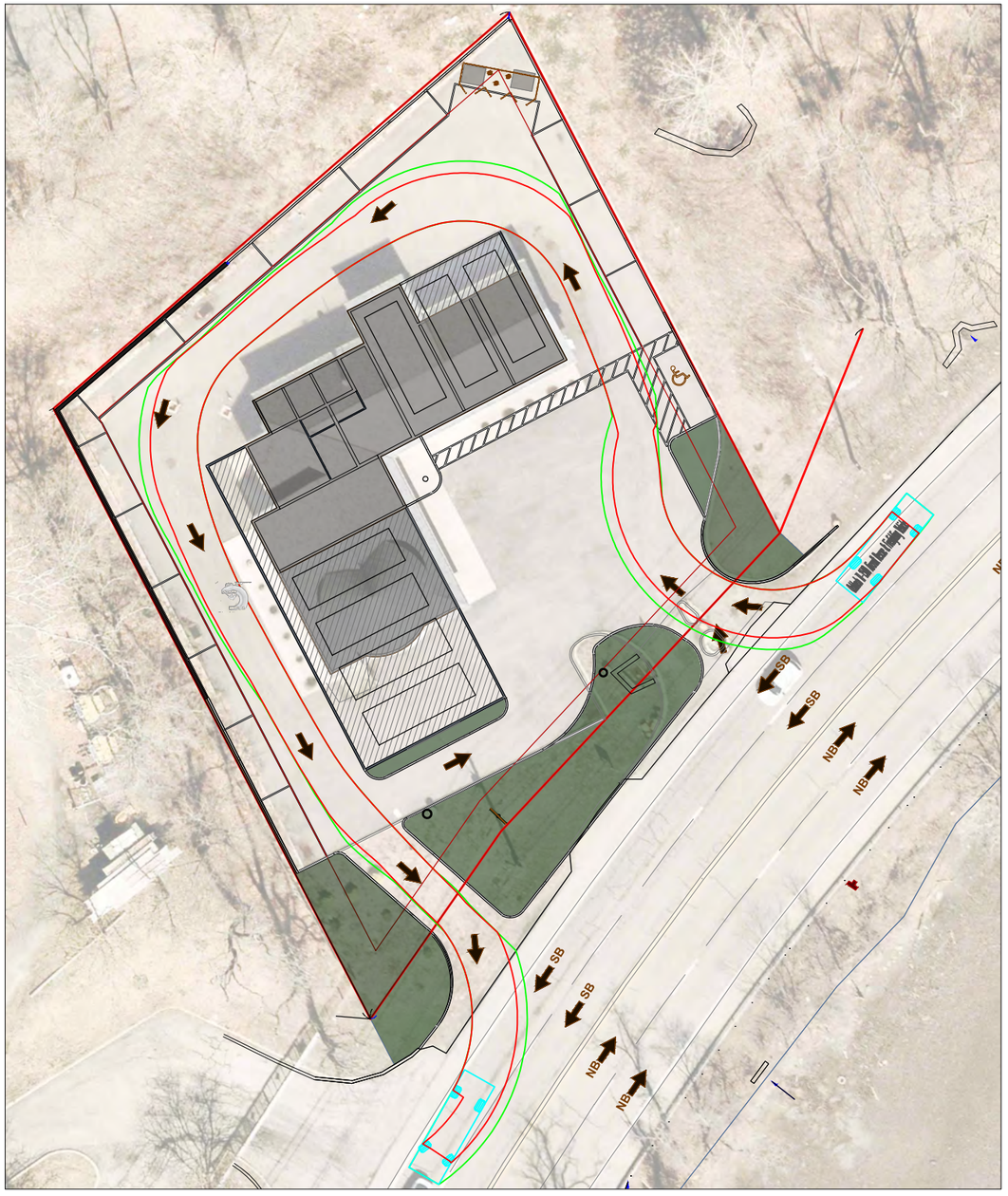
LARGE AERIAL FIRE TRUCK

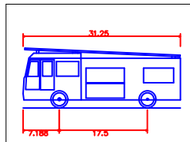
Figure 10

PROJECT:	70 ROA HOOK ROAD
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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

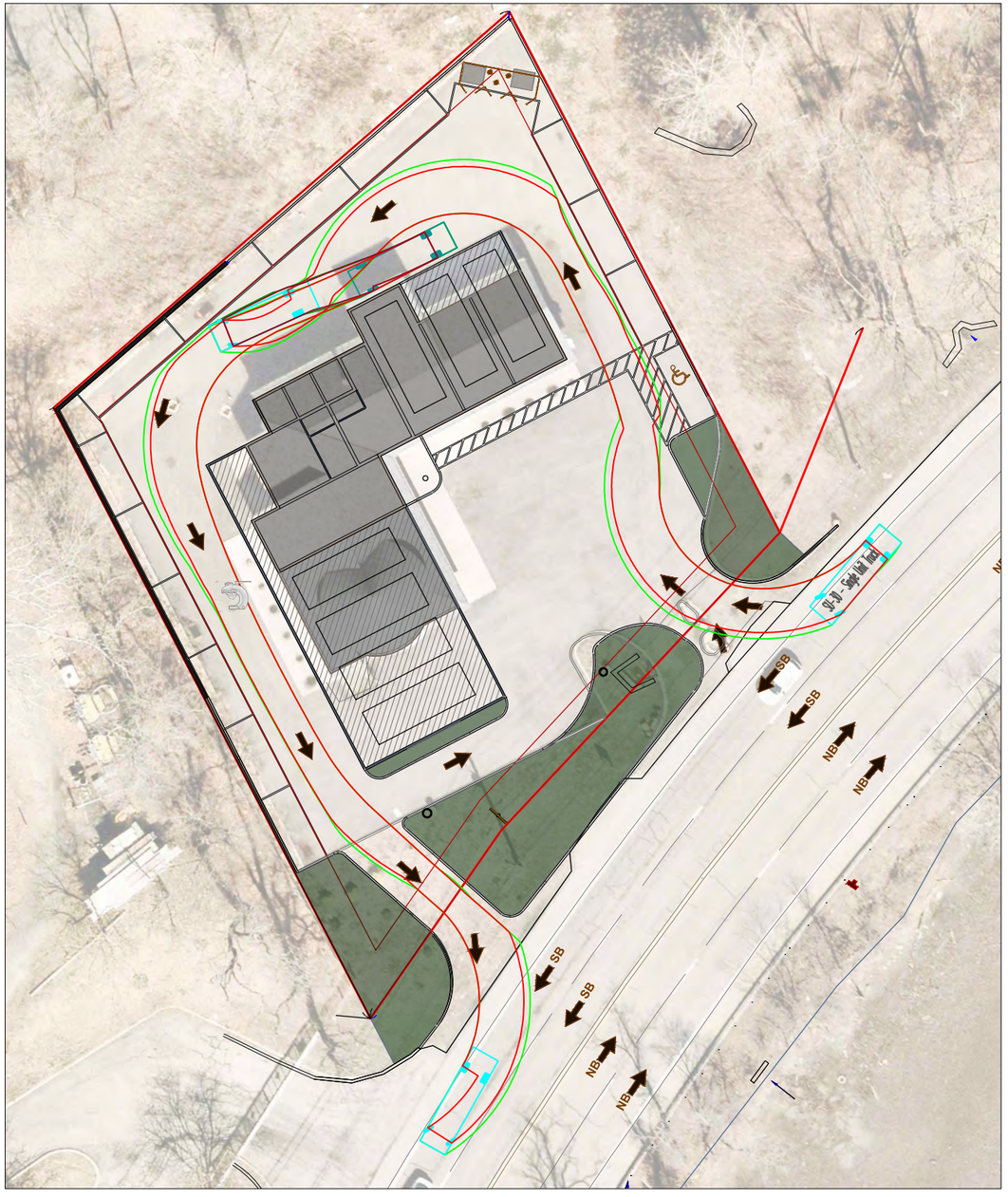
FIRE TRUCK

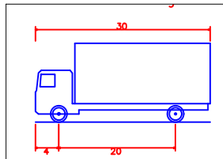
Figure 11

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

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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

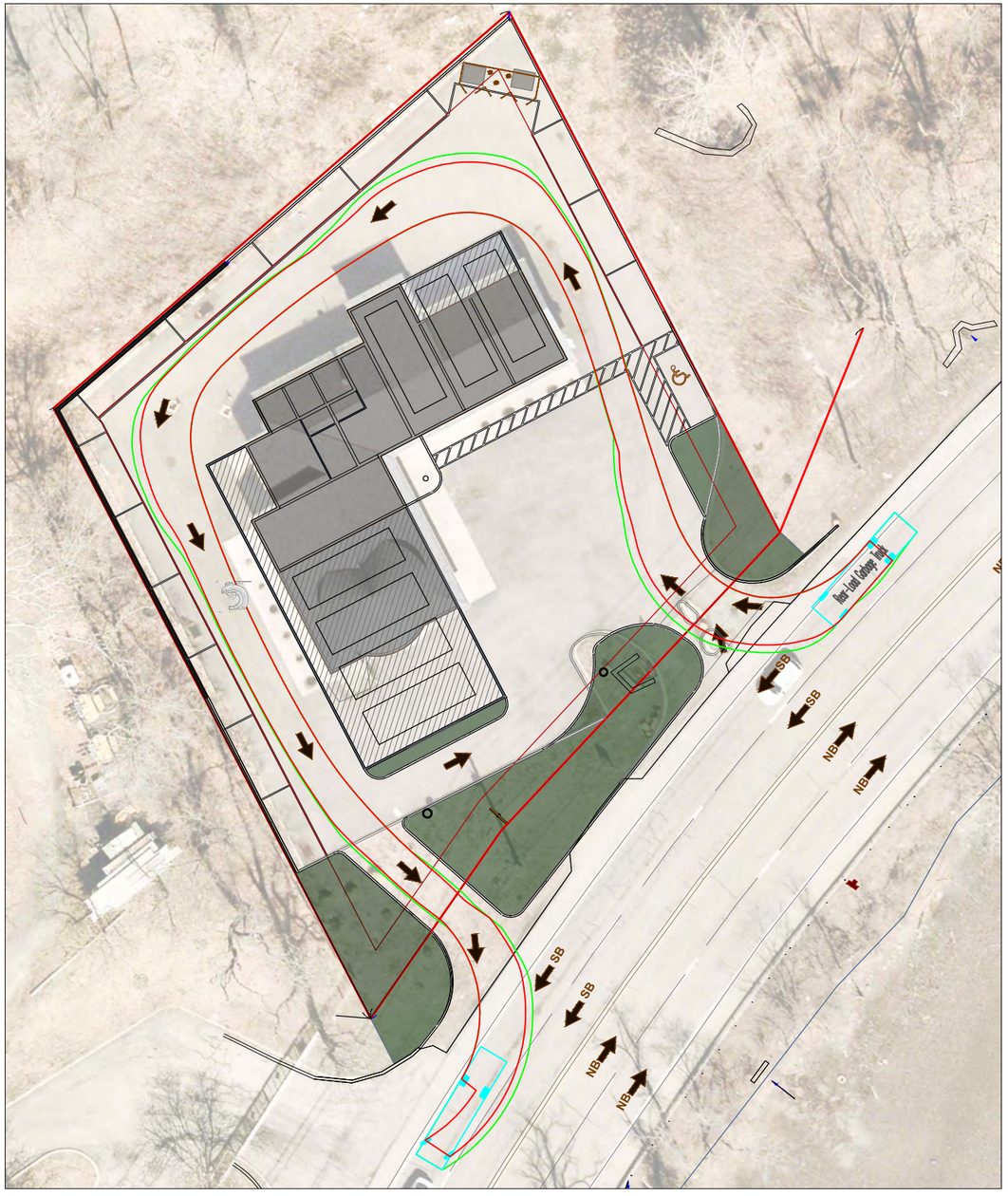
SU-30

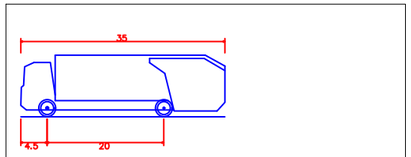
Figure 12

PROJECT:	70 ROA HOOK ROAD
DATE:	03-23-2026
DESIGNED BY:	JC
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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
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Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

April 22, 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 landscape and lighting plans, which have been updated to reflect the architectural renderings presented at the April 7, 2026 Planning Board meeting. The updated landscape plan will provide screening of the proposed parking lot while permitting views of the building from certain vantage points along Crompond Road. Additionally, enclosed Figure 1, *Parking Lot Perimeter Landscaping* provides calculations demonstrating that the proposed perimeter landscaping meets the minimum 5% requirement based on the parking lot area.

We look forward to continuing the review of this application with the Planning Board based on your site visit.

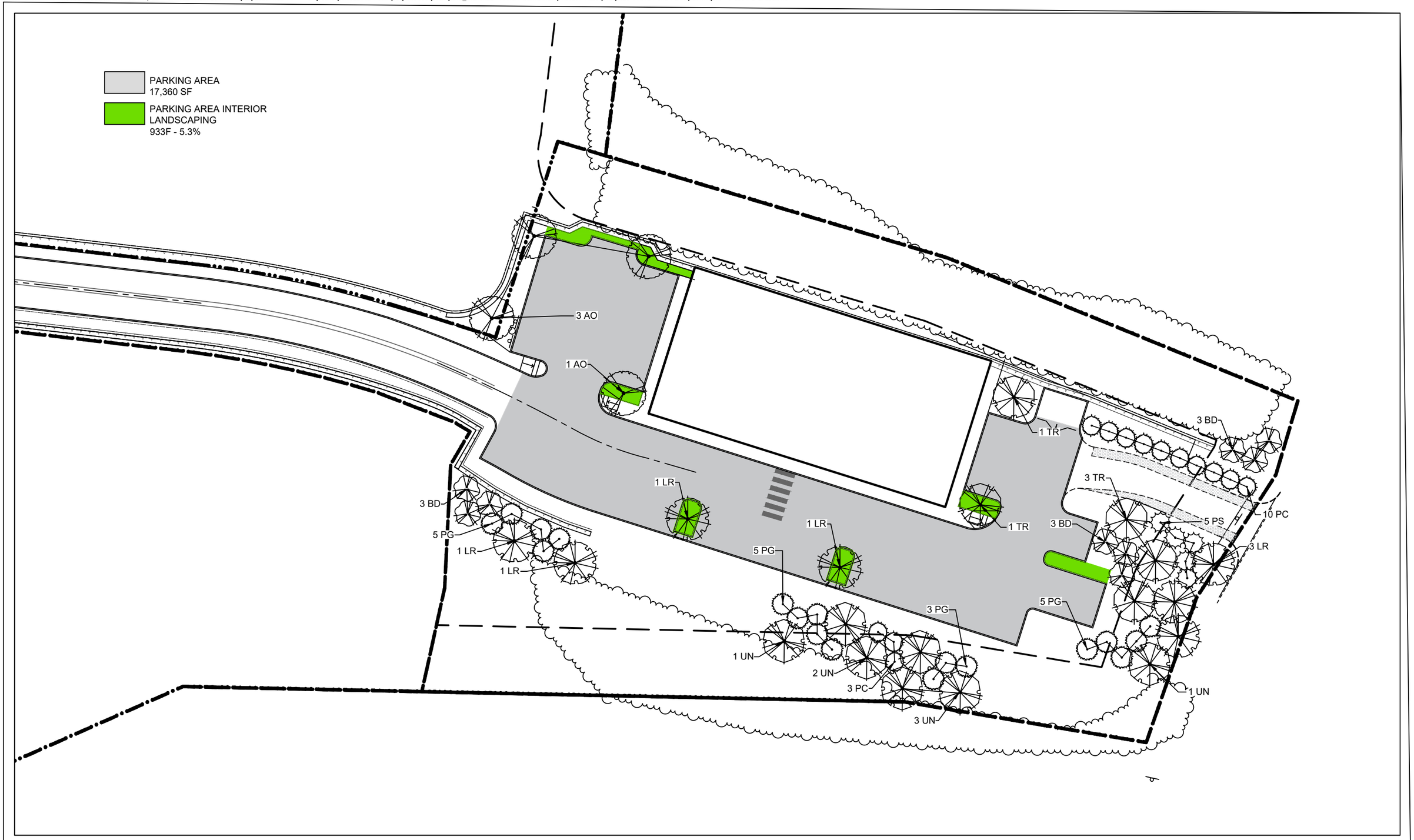
Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

[redacted]

Matthew N. Steinberg, AICP
Senior Associate

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



N

0 10 20 40

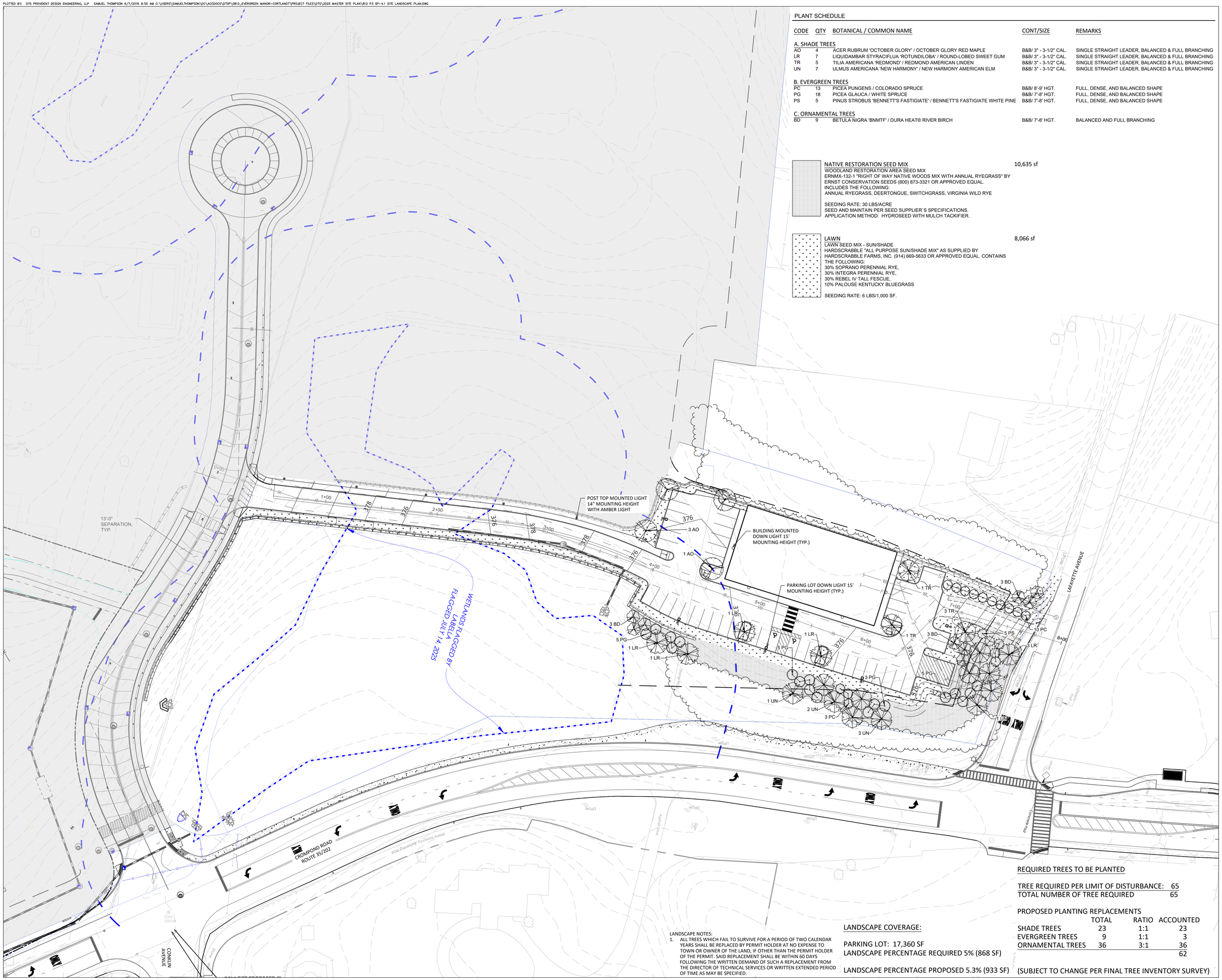
SCALE: 1" = 20'

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Intelligent Land Use

PARKING LOT PERIMETER LANDSCAPING

EVERGREEN MANOR
CORTLANDT, NY

FIGURE NO. 1



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 BRANCHING
LR	7	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
TR	5	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
UN	7	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B&B/ 3" - 3-1/2" CAL.	SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHING
B. EVERGREEN TREES				
PC	13	PICEA PUNGENS / COLORADO SPRUCE	B&B/ 8'-9' HGT.	FULL, DENSE, AND BALANCED SHAPE
PG	18	PICEA GLAUCA / WHITE SPRUCE	B&B/ 7'-8' HGT.	FULL, DENSE, AND BALANCED SHAPE
PS	5	PINUS STROBUS 'BENNETT'S FASTIGIATE' / BENNETT'S FASTIGIATE WHITE PINE	B&B/ 7'-8' HGT.	FULL, DENSE, AND BALANCED SHAPE
C. ORNAMENTAL TREES				
BD	9	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	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.

LANDSCAPE NOTES:
1. ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OR OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING THE WRITTEN DEMAND OF SUCH A REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.

LANDSCAPE COVERAGE:

PARKING LOT: 17,360 SF
LANDSCAPE PERCENTAGE REQUIRED 5% (868 SF)

LANDSCAPE PERCENTAGE PROPOSED 5.3% (933 SF)

REQUIRED TREES TO BE PLANTED

TREE REQUIRED PER LIMIT OF DISTURBANCE: 65
TOTAL NUMBER OF TREE REQUIRED 65

PROPOSED PLANTING REPLACEMENTS

	TOTAL	RATIO	ACCOUNTED
SHADE TREES	23	1:1	23
EVERGREEN TREES	9	1:1	3
ORNAMENTAL TREES	36	3:1	36
			62

(SUBJECT TO CHANGE PER FINAL TREE INVENTORY SURVEY)

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
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White Plains, NY 10601
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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 GROUND ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

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

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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

EXPIRES 1/31/27

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

DRAWING NO.

SP-4.1

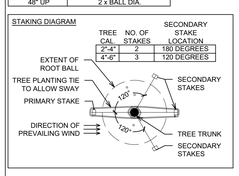
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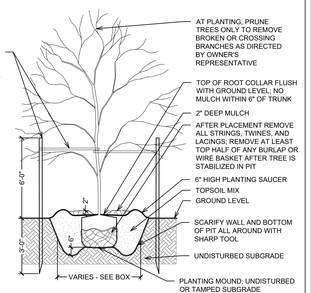
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2'
48" UP	1 3/4 x BALL DIA.

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

STAKING DIAGRAM

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





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

DECIDUOUS TREE PLANTING
SCALE: N.T.S.

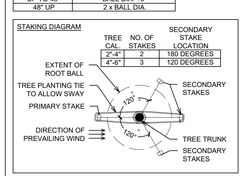
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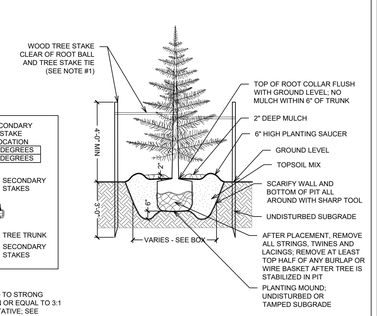
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STAKING DIAGRAM

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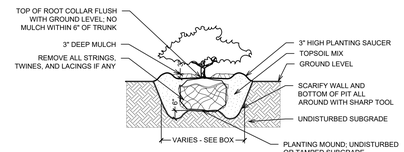




NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

EVERGREEN TREE PLANTING
SCALE: N.T.S.

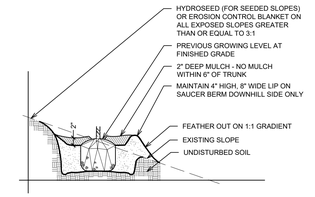
2



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

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

LAND USE ATTORNEY

ZARIN & STEINMETZ
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WHITE PLAINS, NY 10601

SURVEYOR

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

WETLAND CONSULTANT

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

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DRAWING TITLE:

PARCEL 3 - PLANT LIST AND PLANTING DETAILS

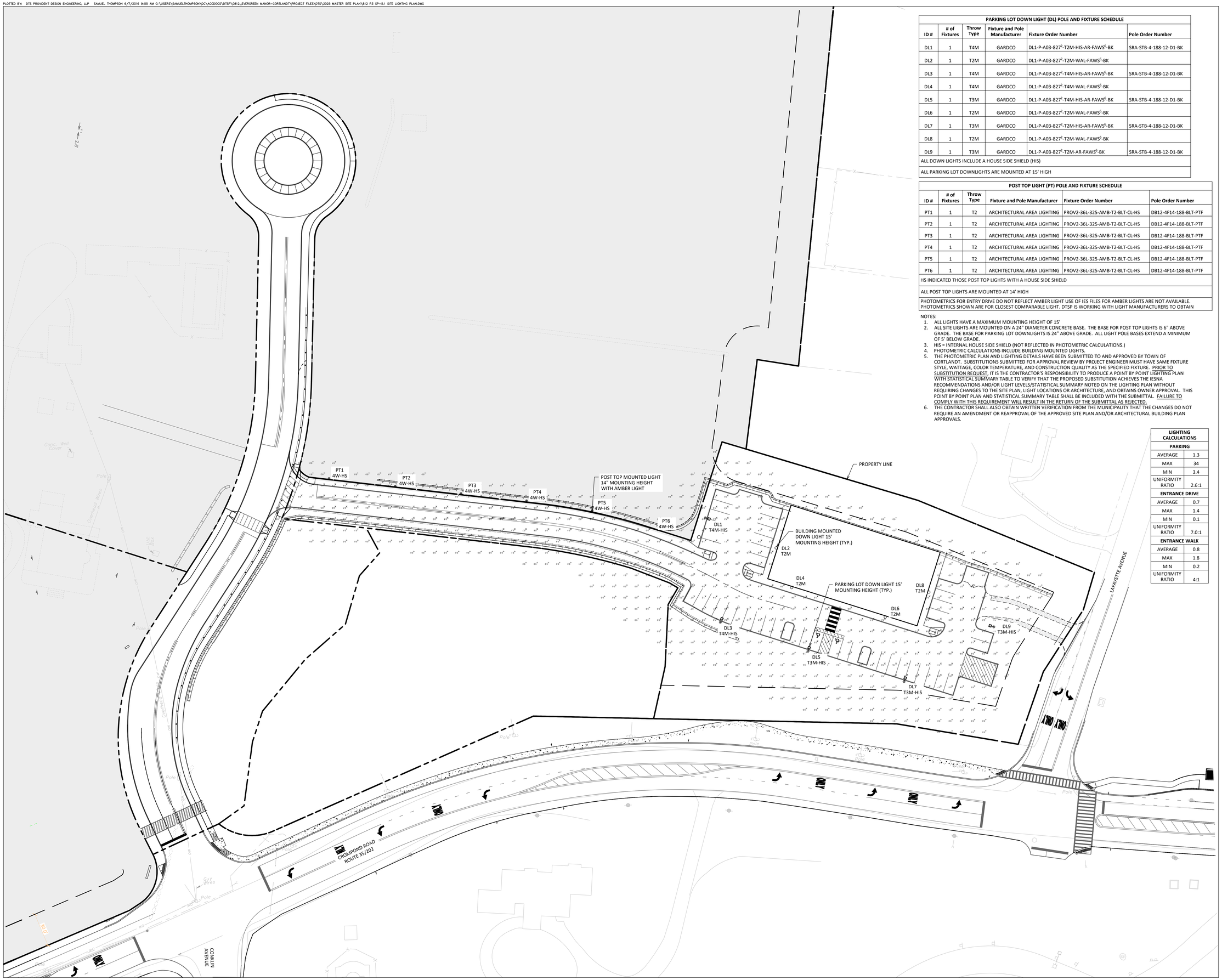
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PROJECT NO.	DATE:
812	01/21/25

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SP-4.2

EXPIRES 1/31/27

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PT1
4W-HS
PT2
4W-HS
PT3
4W-HS
PT4
4W-HS
PT5
4W-HS
PT6
4W-HS
POST TOP MOUNTED LIGHT
14" MOUNTING HEIGHT
WITH AMBER LIGHT
PROPERTY LINE
DL1
T4M-HIS
DL2
T2M
BUILDING MOUNTED
DOWN LIGHT 15'
MOUNTING HEIGHT (TYP.)
DL4
T2M
PARKING LOT DOWN LIGHT 15'
MOUNTING HEIGHT (TYP.)
DL8
T2M
DL6
T2M
DL3
T4M-HIS
DL9
T3M-HIS
DL5
T3M-HIS
DL7
T3M-HIS
LAFAYETTE AVENUE
ONLY
ONLY
CROMPOND ROAD
ROUTE 35/202
CONKLIN
AVENUE
Conc. Well
Cover
Pole
Guy Wire
Guy Anchor
Manhole
Catch Basin
Gate Valve
Water Line
Overhead Wire
Sign
Hydrant
Curb Inlet
Fence
Gas Line
Gas Valve
Gas Meter
Bollard
Light
Electric Box
Telephone Box
Cable Box
Electric Line
Telephone Line
Cable Line
Underground Electric
Underground Telephone
Underground Cable
Concrete
Asphalt
Stone
Grass
Brick
Wood
Deciduous Tree
Coniferous Tree
Shrub
Rock
Boulder
Stump
Retaining Wall
Stone Wall
Wood Fence
Chain Link Fence
Iron Fence
Stockade Fence
Guide Rail
Concrete Curb
Granite Curb
Asphalt Curb
Concrete Sidewalk
Flagstone Sidewalk
Brick Sidewalk
Asphalt Sidewalk
Concrete Steps
Stone Steps
Wood Steps
Brick Steps
Asphalt Steps
Concrete Ramp
Asphalt Ramp
Wood Ramp
Brick Ramp
Stone Ramp
Concrete Pad
Asphalt Pad
Stone Pad
Brick Pad
Wood Pad
Concrete Patio
Asphalt Patio
Stone Patio
Brick Patio
Wood Patio
Concrete Deck
Asphalt Deck
Stone Deck
Brick Deck
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Wood Ceiling
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Stone Frame
Brick Frame
Wood Frame
Concrete Sill
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Stone Arch
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Concrete Dome
Asphalt Dome
Stone Dome
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Brick Vault
Wood Vault
Concrete Tunnel
Asphalt Tunnel
Stone Tunnel
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Wood Tunnel
Concrete Bridge
Asphalt Bridge
Stone Bridge
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Wood Bridge
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Asphalt Manhole
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Concrete Gate Valve
Asphalt Gate Valve
Stone Gate Valve
Brick Gate Valve
Wood Gate Valve
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Asphalt Hydrant
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Wood Hydrant
Concrete Sign
Asphalt Sign
Stone Sign
Brick Sign
Wood Sign
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Stone Light
Brick Light
Wood Light
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Asphalt Electric Box
Stone Electric Box
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Wood Electric Box
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Wood Asphalt Floor
Concrete Stone Floor
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Concrete Wood Arch
Asphalt Wood Arch
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Brick Wood Arch
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Concrete Concrete Dome
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Concrete Wood Dome
Asphalt Wood Dome
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Brick Wood Dome
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Concrete Concrete Vault
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Concrete Wood Bridge
Asphalt Wood Bridge
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Concrete Concrete Culvert
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Brick Concrete Culvert
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Concrete Asphalt Culvert
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Concrete Concrete Pipe
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Concrete Concrete Manhole
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Concrete Concrete Catch Basin
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Brick Concrete Curb Inlet
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Concrete Wood Curb Inlet
Asphalt Wood Curb Inlet
Stone Wood Curb Inlet
Brick Wood Curb Inlet
Wood Wood Curb Inlet
Concrete Concrete Gate Valve
Asphalt Concrete Gate Valve
Stone Concrete Gate Valve
Brick Concrete Gate Valve
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Concrete Asphalt Gate Valve
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Brick Brick Gate Valve
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Concrete Wood Gate Valve
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Concrete Concrete Hydrant
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Concrete Concrete Sign
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Asphalt Brick Sign
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Brick Brick Sign
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Concrete Wood Sign
Asphalt Wood Sign
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Brick Wood Sign
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Concrete Concrete Light
Asphalt Concrete Light
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Concrete Concrete Electric Box
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Concrete Wood Electric Box
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Concrete Concrete Telephone Box
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Concrete Concrete Cable Box
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Wood Brick Cable Box
Concrete Wood Cable Box
Asphalt Wood Cable Box
Stone Wood Cable Box
Brick Wood Cable Box
Wood Wood Cable Box
Concrete Concrete Electric Line
Asphalt Concrete Electric Line
Stone Concrete Electric Line
Brick Concrete Electric Line
Wood Concrete Electric

PROVIDENCE®



PROV2

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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CATALOG # **Example:** PRO

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HOUSING

PROV2

Housing	LED Quantity	Lumen output	CCT/CRI	Distribution	Finish
PROV2 Providence Medium-29	36L 36 LED	295 450mA Microcore Equivalent 325 325mA, 4500 Lumens RE 510mA, 5000 Lumens 625 700mA Microcore Equivalent 615 615mA, 7500 Lumens	AMB Amber-59Smm Peak[1] 27K7 2700K, 70 CRI 30K7 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 Sinoth 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[1,2] Clear Anodize

Mounting		Optional Lens		Options		Mounting Options		Voltage	
Pole Mount:		CL Clear Lens		HS House-Side Shield[3]		ADP[4] Adaptor 0° OD Pole		UNV	120-277V
STND_MNT[4]	Standard Mount	DL Diffused Lens[4]		PTN Brass Colored Finial		PCA-C[4] Photocontrol Adapter Contemporary, not for Wall Mount.			
PT23	2 3/8" tenon			SPK Cast Spikes		PCA-T[4] Traditional Photocell Adapter, not for Wall Mount. Photocell by others.			
PT3	3" tenon			BPS Brass Colored Bfuts					
Arm Mount				SF Single Fuse (120, 277, 347)					
SLA1				DF Double Fuse (208, 240, 480)					
TRA5U-4	4" pole								
TRA8U-4	4" pole								
TRA10S-4	4" pole								
TRA5E-4	4" pole								
TRA5U-5	5" pole								
TRA8U-5	5" pole								
TRA10S-5	5" pole								
TRA5E-5	5" pole								
Wall Mount									
WMA5S	Wall Mount								
WMA5E	Wall Mount								

Current Control Solutions — Accessories (Sold Separately)

SCP Sensor Control Programmable learn more about it here!

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

For additional information related to these accessories please visit currentlighting.com. Options provided for use with integrated sensor, please view specifications sheet containing 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 14W distributions
4 Recommended for harsh environment, will spray 3,000 hours rated
5 See accessories for more information.
6 Slips over 4"OD Pole

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architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
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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)
38	295	450mA Microcore Equivalent	None	1	3807	1 0 1	111.6	3980	1 0 1	116.1	4128	1 0 1	121.0
				2	3596	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
			Diffused	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	1 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	1809	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
				3-DL	2343	1 0 1	65.8	2334	0 0 1	68.4	2434	0 0 1	71.3
				5W-DL	2280	1 0 1	66.9	2372	1 0 1	69.6	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	103.4	3674	1 0 1	97.1	3829	1 0 1	101.3
				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	3632	1 0 1	93.4	3674	1 0 1	97.1	3829	1 0 1	101.3
				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	66.3	2568	1 0 1	67.9	2677	1 0 1	70.9

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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 wearing 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 3.14" x 24" x 3"

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

ORDERING GUIDE

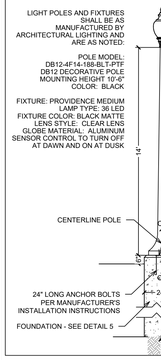
CATALOG # **Example:** DB12-4R14-1125-14-BLS-FS1

POLE

Base	Pole[1]		Finish	Options
DB12 4" Round Fluted Pole	ROUND POLE 4"		BLS Black Gloss Smooth	TEN Tenon, 2 3/8" Ø x 4"H
	4R10-125	4R10-125	BLT Black Matte Textured	TEN3 Tenon, 3" Ø x 3"H
	4R12-125	4R12-125	DBS Dark Bronze Gloss Smooth	IA Single Side Arm
	4R14-125	4R14-125	DBT Dark Bronze Matte Textured	2B Double Side Arm
	4R16-125	4R16-125	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 Verdé Green Matte Textured	PCR Low profile twist lock photocell receptacle with oasis 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,includes a NEC approved clear weather proof cover. Does 870mm*241.04mm*1550hole. Hand RSCTop of pole/standard/Bottom 13.2954mm *2.50 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 hand hole.
	FLUTED 4"		**Color Option**	
	4F10-188	4F10-188	CC Custom Color[2]	
	4F12-188	4F12-188		
	4F14-188	4F14-188		
	4F16-188	4F16-188		

Notes:
1 Consult Ameristar Ribweld® (PA-MR16 pwd) on page 2
2 Consult factory for custom color, texture, and corrosion finish

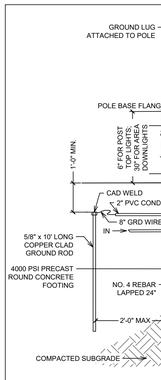
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NOTES:
1. PER TOWN OF CORTLANDT ZONING CODESECTION 307-12.3 G. (2) SHOULD ANY OUTDOOR LIGHTING FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN BE CHANGED AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED 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 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.
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 PLANS.

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.

POST TOP LIGHT FIXTURE (PT)
SCALE: N.T.S.

1

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

2

LIGHT POLE FOUNDATION
SCALE: N.T.S.

4



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.

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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

ELECTRICAL SITE LIGHTING NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND WESTCHESTER COUNTY RULES, LAWS AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF THEIR BID TO OWNER. ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED TO OWNER FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK, AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR, AND REMOVAL OF SOIL SPOILS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL TIE BACK INTO THE PANELBOARD GROUND BAR WHERE THE CIRCUIT IS DERIVED.
7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH FUSE CUT OUTS, ACCESSIBLE IN THE HAND HOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE. CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.
8. PROVIDE A WARNING TAPE ABOVE ALL SITE LIGHTING CONDUIT PATHWAYS, YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STATING: WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.
9. SEE ELECTRICAL DRAWINGS FOR LIGHTING CIRCUITS AND CONDUIT LAYOUT.

ELECTRICAL SITE LIGHTING NOTES
SCALE: N.T.S.

9

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON 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

DRAWING TITLE:

PARCEL 3 - SITE LIGHTING DETAILS

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

DRAWING NO.

SP-5.2

EXPIRES 1/31/27

PARKING LOT DOWNLIGHT FIXTURE (DL)
SCALE: N.T.S.

5

PARKING LOT DOWNLIGHT FIXTURE
SCALE: N.T.S.

6

PARKING LOT DOWNLIGHT POLE
SCALE: N.T.S.

7

PARKING LOT DOWNLIGHT
SCALE: N.T.S.

8

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-A05-840-T3M-EHS-AR1-120-DALI-CS30-PCB-F1-BZ

Prefix	Catalog Code	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
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 70CRI, 3000K 740 70CRI, 4000K 750 70CRI, 5000K 830 80CRI, 3000K 840 80CRI, 4000K 827 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° Left optics LCL LEED corner optic left LCR LEED corner 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	None HS Internal house side shield; clip on The following mounting kits must be ordered separately: (see accessories) EHS External house side shield, black	AR1 Arm-mount (RH) The following mounting kits must be ordered separately: (see accessories) RAM Retrofit arm mount kit WAL Wall mount	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 347-480V
	C[1] Comfort optics	A01 2,000 A02 4,000 A03 6,000 A04 8,000 A05 10,000	830 80CRI, 3000K 840 80CRI, 4000K 750[2] 70CRI, 5000K (ETO+) Amber[3] Direct Amber FWG (ETO+)	T1S Comfort optic type 1 short T2S Comfort optic type 2 short T4S Comfort optic type 4 short 4CO Comfort optic type 4 concentrated downlight T5S Comfort optic type 5 short			

Driver type	Dimming Controls (only one (1) may be selected)	Lighting controls	Options	Finish
0-10V (only one may be selected)		None ~	None ~	Standard textured
010V 0-10V	None ~	PCB[4] Photocontrol button (only available in 120-277V)	Emergency (only available in UNV)	BK Black
	DLEA Dimming leads externally accessible (controls by others)	TR7 7-pin twist lock and on/off photocell	EM Emergency battery backup (0°C to +40°C/32°F to +104°F)	WH White
	FANS[5] Fixed adjustable wattage selector	TL7[4] 7-pin twist lock	ER100[6] UL924 Listed Emergency relay (precision only)	BZ Bronze
	BLSCL2 PIR motion response dim to 50% L2 lens (precision only)		Fusing	DG Dark grey
	BLSCL3 PIR motion response dim to 50% L3 lens (precision only)		FP Single Fuse (120V, 277V, or 347V)	MG Medium grey
	BLSCMW Microwave motion sensor factory set at 50% dimming (comfort only)		FP2[4] Double Fuse (208V, 240V, or 480V)	Customer specified
DALI (only one may be selected)			FP3[4] Double Fuse Canadian double pole (208V, 240V, or 480V)	OC Optional color (specify optional color or RAL, contact factory)
DALI SR / DALI	None		Surge Protection	SC Special color (must supply color chip, requires factory quote)
	CS50 Security 50 % dimming, 7 hours		Blank SPT Surge Protector 10kV / 10kA (standard)	
	CM50 Medium 50 % dimming, 8 hours		SP2 Surge Protector 20kV/ 10kA (option)	
	CS30 Security 30 % dimming, 7 hours		Buy America[4]	
	SRDR SR driver connected to Zhaga bracket D4i		BAC Meets the requirements of the Buy American Act of

LAKE MOHEGAN FIRE DISTRICT

THOMAS EADE
FIRE CHIEF

April 22, 2026

Catherine Brosnan, P.E. ENVSP – Assistant Civil Engineer, Department of Technical Services
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

RE: Fire Department Referral PB 2026-03 2003 Crompond Rd (Parcel 3)

Dear Members of the Planning Board,

I am writing in my capacity as Fire Chief of the Lake Mohegan Fire District regarding the materials submitted for review, specifically the plan labeled "Parcel 3 – Emergency Service Vehicle Maneuvering Plan" - SP-12.0.

Upon review, I appreciate that the submitted plan reflects appropriately sized fire apparatus for our department. However, I would like to bring to your attention a concern identified with the maneuvering layout at the point where the emergency access road intersects with Lafayette Avenue.

As currently illustrated (shaded areas), the turning path of the fire apparatus appears to extend beyond the paved surface of the roadway and onto the adjacent "stabilized turf" areas. This condition raises operational concerns, as emergency vehicles should ideally remain fully supported on a stable, paved surface during ingress and egress. Reliance on turf areas, even if stabilized, may present limitations during adverse weather conditions or under the weight of fully loaded apparatus.

Considering this, I respectfully request that the Board and the applicant evaluate whether it is feasible to widen the paved portion of the roadway at this location. Ensuring that fire apparatus can maneuver entirely within the asphalt surface would enhance both safety and reliability for emergency response operations.

Additionally, I request confirmation that the slope and grade transitions along the proposed access roadway comply with applicable New York State Fire Code requirements, specifically that grades do not exceed 10 percent. Based on the plans provided, this information is not clearly depicted, and verification is necessary to ensure safe and effective apparatus operation.

PO BOX 249 MOHEGAN LAKE, NY 10547-0249 (914) 528-1808 (914) 528-1806 FAX

Thank you for your attention to these matters. Please feel free to contact me should you require any additional information or clarification.

Respectfully submitted

[redacted]

Thomas Eade

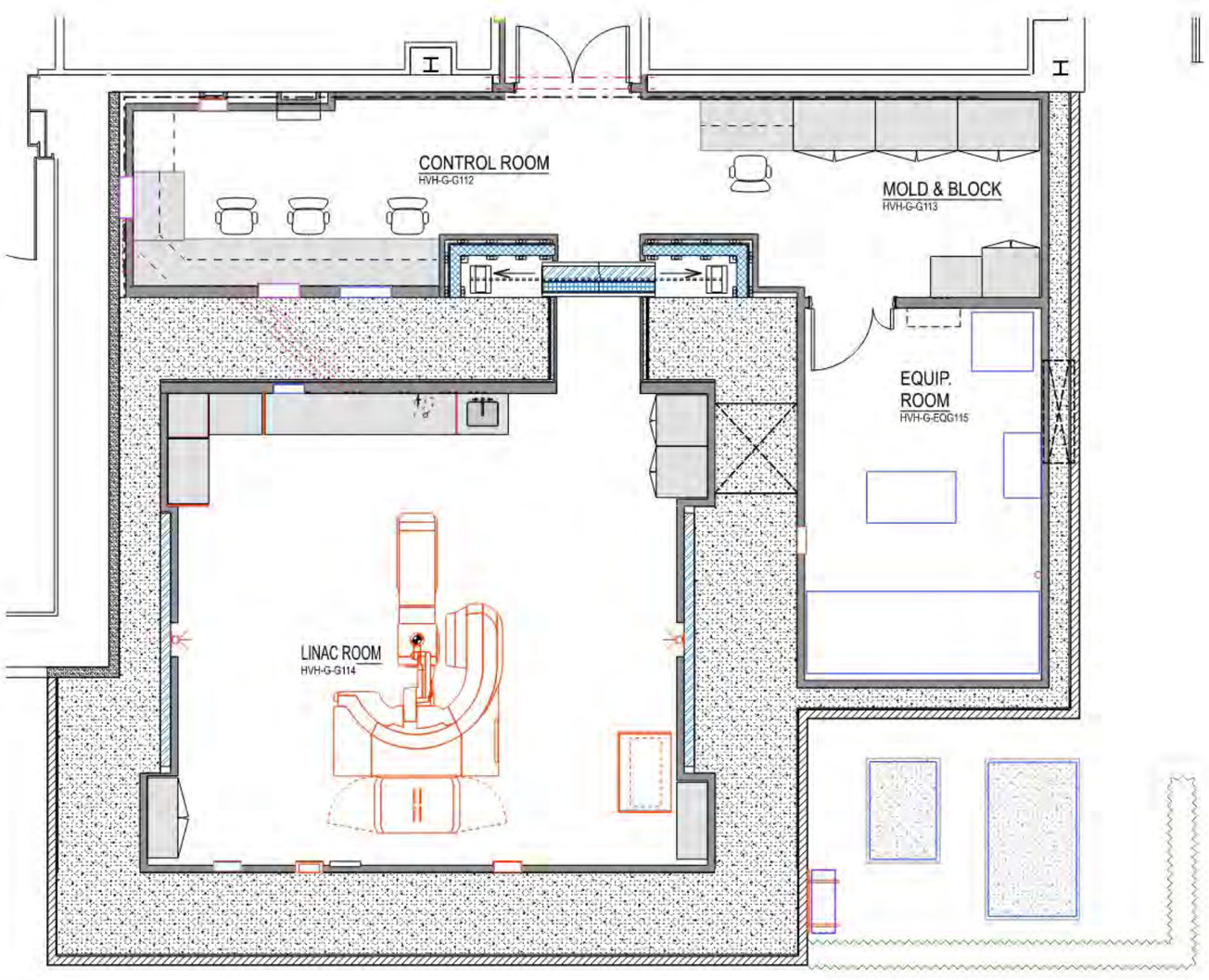
NewYork-Presbyterian
Hudson Valley Hospital

Hospital Campus



NewYork-Presbyterian
Hudson Valley Hospital

Plan Layout



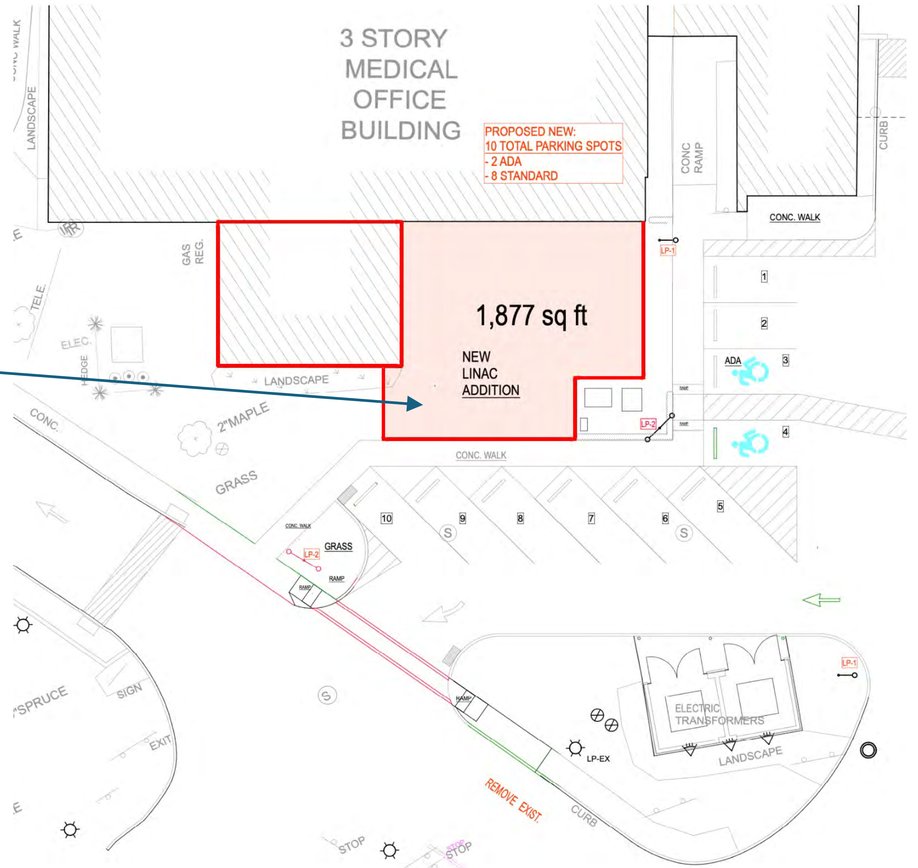
NewYork-Presbyterian
Hudson Valley Hospital

New Work Plan

Existing

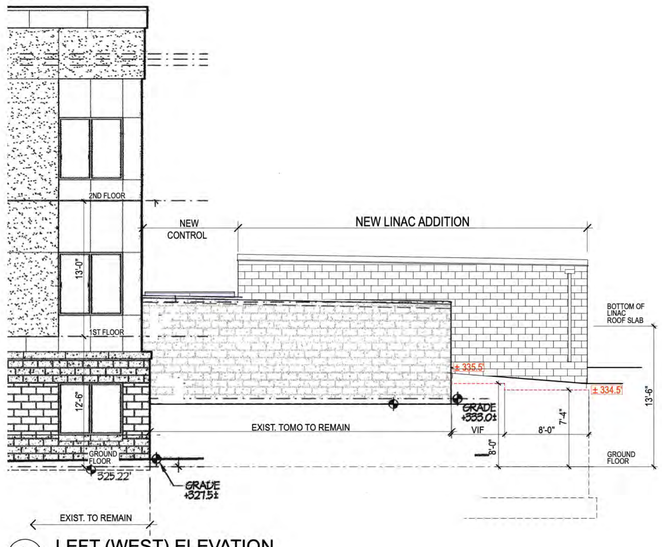


New LINAC

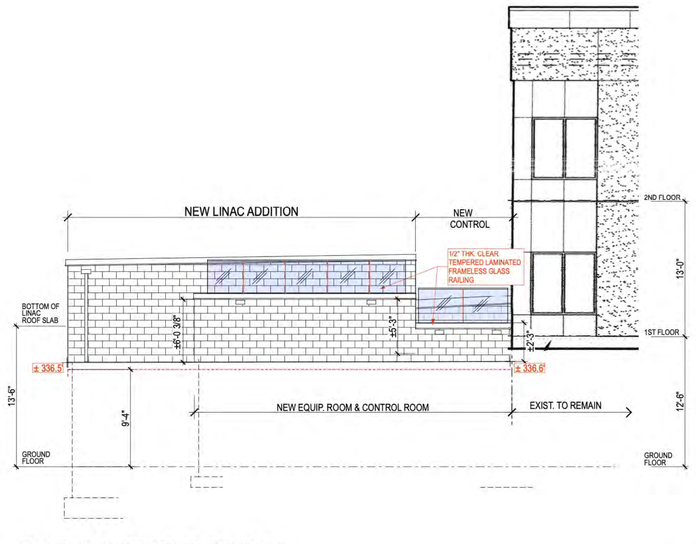


NewYork-Presbyterian
Hudson Valley Hospital

Elevation Plans



C1 LEFT (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



C4 RIGHT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



NewYork-Presbyterian
Hudson Valley Hospital





TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080

Chris Kehoe, AICP – Director

Planning Staff:
Heather LaVarnway, CNU-A, AICP
Michelle Robbins, AICP

Town Supervisor
Richard H. Becker, MD

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

MEMORANDUM

TO: Planning Board Members

FROM: Chris Kehoe, AICP, Planning Director CK
Heather LaVarnway, CNU-A, AICP, Planner HL
Michelle Robbins, AICP, Assistant Planner MR

SUBJECT: PB 2024-4 Application of John Lentini on behalf of J Glamour Nails & Spa Inc., for Site Development Plan approval for removal of existing building and construction of larger, 2-story structure for a nail/beauty salon use, located at 3172 E. Main Street (US Route 6). Section 24.6, Block 1, Lot 18

DATE: February 13, 2026

The Planning Department reviewed the subject application consisting of:

- Plot Plan for 3176 E. Main Street dated 5/12/25 and last revised 12/31/25
- Details and Architecturals dated 9/3/2025 and last revised 10/22/25

Project Description:
The applicant is applying for a change of use and amended site plan to construct a two-story beauty salon on a site formerly occupied by a one-story restaurant. The applicant is proposing to demolish the existing structure and possibly re-use the foundation for a new two-story structure. The existing building footprint would be expanded to include additional square footage over two stories. The site shares access from Route 6 with the residential building on the adjacent parcel to the east.

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

Additional Information Required:

1. The applicant shall provide the following additional information on the plot plan:
    A. The footprint of the existing building and the proposed building expansion. These items should be clearly labeled.
    B. Clearly label the proposed setbacks from all of the proposed building corners.
    C. Include the existing sidewalks along the Route 6 frontage.
    D. Site-wide front, rear, and side yard setback lines shall be shown on the plan.
    E. A dimensioned graphic for the wall-mounted sign shown on the architectural elevations. If additional sign details are known, they should be provided as well.
2. Per §307-12.3-E, the applicant shall provide a separate photometric plan with footcandle grid showing lighting levels throughout site, along with a luminaire schedule. Photometrics are typically procured in consultation with the lighting manufacturer based on the specific fixtures selected. Complete

manufacturer's cut sheets of each fixture shall also be provided, including details on which fixture specifications are proposed for this project. The lighting information currently shown on the plot plan is insufficient.

3. The applicant shall provide a separate landscaping plan with plant schedule indicating the number, type, and size at planting of all proposed plant materials. A key shall be included so that the locations of all proposed plant materials can be identified on the landscaping plan. Existing plant materials that will be retained shall be adequately labeled and included in the plant schedule.
4. A site circulation plan shall be provided that illustrates how vehicles, particularly garbage and fire trucks, will maneuver 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.

Site Layout:

5. As shown on the plans, the asphalt area between the front of the building and Route 6 appears to remain as-is. In order to prevent people from illegally parking in the front yard, which is too narrow to safely accommodate parking and two-way vehicle traffic, this area should be reclaimed for lawn/landscaping.
6. It appears that the proposed building would not meet the required side yard setbacks, potentially requiring multiple variances. Since the existing structure will be demolished and a new building footprint introduced on the site, the applicant should work with the Town to develop a more efficient site layout that prioritizes sound design and safety.
7. The proposed refuse container location at the rear of the parking lot is not 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.
8. 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.
9. The dumpster for the residential building on the adjacent parcel is positioned in an area that could create conflicts with traffic entering and circulating through the commercial site. Although not on the parcel under review, the residential dumpster could be relocated elsewhere on that property to reduce potential vehicle conflicts.

Parking & Traffic:

10. The site shares access to Route 6, via three separate curb cuts, with the neighboring residential property. The Planning Board may wish to secure a traffic engineer to coordinate with NYSDOT and review the proposed site layout, the location of the site's curb cuts, and the overall circulation to determine if curb cut closure(s) or other access improvements are warranted based on the proposed new use.
11. The applicant shall provide additional information about the number of client stations/rooms to be included in the building, along with the maximum number of employees and customers that could be on the site at one time. While the proposed number of parking spaces meets the minimum required by code, staff is concerned that the site may be underparked given the volume of customers that could be accommodated in this new, larger structure. If the site is significantly underparked, it could lead to customers illegally parking elsewhere onsite and potentially creating safety concerns. If additional parking spaces appear warranted, the applicant shall review the layout to determine where they could be provided. The Planning Board could consider land banking these additional spaces until the need for them materializes.

12. The commercial and adjacent residential parking areas currently flow together without delineation, which creates the potential for conflicts and safety issues between the intermingled traffic. The Planning Board may want to consider requiring a fence, safety bollards, or some other type of separation along a portion of the lot line between the parking area of the commercial property and the patio and rear yard of the residential property to improve safety and ensure privacy for the residential use.
13. The applicant shall ensure that all accessible parking spaces are properly sized, striped, and signed.

Architecture:

14. The applicant shall provide color renderings of the proposed buildings to clearly illustrate the proposed design and materials.
15. The applicant shall confirm whether the floor plans provided (revision date 10/22/25) accurately reflect the proposed interior of the building, on all floors. Nail/beauty stations, and other interior breakdowns of space, shall be clearly indicated on the floor plans; this will help inform expected parking needs. Floor plans shall be provided showing any basement and third story levels, if proposed.
16. The new building should be designed to avoid building entrances that would place pedestrians entering/exiting the building directly into the internal traffic lane. For example, the stair access shown on the "Right Side Elevation" would drop people directly into the vehicular path of travel.

Referrals: The subject application has been referred to the Department of Technical Services for their review and comment. DOTS has already provided a review memo dated December 15, 2025.

SEQRA: The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted a Short EAF in July 2024. The applicant should submit a revised Part One of the Short Environmental Assessment Form for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof, as applicable. The Planning Board shall declare their intent to be Lead Agent when the case returns to the Board. A coordinated review is required. The application must be forwarded to the NYSDOT as an involved agency. Attached is a current street view and an aerial view of the subject parcels(s). The drawing set was previously distributed to the Planning Board.

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

JOHN A. LENTINI, Architect
[redacted]

[redacted]
Cortlandt Manor, NY 10567
[redacted]

April 21, 2026

Town of Cortlandt
Department of Technical Services Planning Board
1 Heady St
Cortlandt Manor, NY 10567

Attn: Planning Board Chairman

Re: 3172 E. Main Street, Mohegan Lake, NY proposed expansion and change of use application PBCK-24-6 , A-24-539, A-24-792 (sewer) and A-24-802 (sewer)

Dear Chairman:

I have revised THE site plan in response to the 2/13/2026 memorandum as follows:

Additional information required

Comment 1.A. I have embellished the plan to highlight the layout of the proposed expansion. Please note I have corrected a Cadd conversion issue whereby drawn plan contrast was lost. Further I can convert for printing in any format, however, plans are formatted for D size media, 36” x 24”. I believe that the Town only has printing capability for Tabloid 17” x 11”, therefore, I am providing the same plan but in each media.

Comment 1.B. I believe that my contrast issue produced this comment that I believe is, now, corrected.

Comment 1.C. I have hatched the sidewalks so as to be clearer.

Comment 1.D. Plans have been revised adding missing setback dimensions or highlighting dimensions that existed on the plan.

Comment 1.E. Plans revised with added sign detail on drawing S-2.

Comment 2. Code compliant light fixtures have been shown on plan in place of existing lighting shown. Please refer to my general note following the line item response.

Comment 3. Drawing S-3 has been added to the set to partially address this comment. Please see general note following line item response.

Comment 4. Drawing S-3 has been added to the set to partially address this comment. Please see general note following line item response.

Site Layout.

Comment 5. I believe that the Town is directing landscaping, as a means to prevent parking is inappropriate for several reasons. Comment 4. concerns first responder's access to the building perimeter. Landscaping this area will restrict access and increase site maintenance. Landscaping at this location may affect sight distance. Landscaping in front of other properties, including the Crossing Shopping Center, along the North side of E. Main St. is set twice the distance away from road is far more expansive and, in some cases, at a higher elevation. I believe that this comment is a burden to the site and the application. I believe that the site plan complies with Zoning rules regarding impervious surfaces.

Comment 6. I have verbally requested referral to the Town's Zoning Board of Appeals. I have also requested a public hearing to air other potential public comments. Both requests have been denied. Please see general note following line item response.

Comment 7. It is the owner's intent to have a roll – out or carry out refuse service that will only arrive before business hours, if necessary, so that there is no interference with parked automobiles. Please note, this business does not create a large volume of refuse and the owner could likely bring a pail to the curb at collection time.

Comment 8. Details for a refuse enclosure has been added to drawing S-3.

Comment 9. Please see general note following line item response regarding 3176 E Main Street.

Parking and traffic

Comment 10. Please see general note following line item response regarding 3176 E Main Street.

Comment 11. The layout of the buildings use including all seating has been added to drawing A-1. Although it is unlikely that every chair will be used I have indicated that there are 28 seats per floor including reception and waiting areas. There is a lag time between clients and stations may be left vacant waiting on house cleaning. It is my understanding, and observation of other similar uses, that the employees will be taxied in and many clients will car pool. My wife, Daughter in Law and Granddaughters get dropped off at their chosen nail salon. Even if they drive there are 4 in my family that will arrive in one vehicle. I appreciate the observation, however, the plan conforms to the Town's Code, with regard to off street parking. Please note the prior business, a restaurant with a similar occupant load, operated with no major issues at the site.

Comment 12. . Please see general note following line item response regarding 3176 E Main Street.

Comment 13. I believe that parking and stripping is clearly shown on the plan and otherwise subject to Code Enforcement.

Comment 14. A color rendering will be provided under separate cover.

Comments 15 & 16. I believe that the plans are clear with regard to compliance for these items.

<u>Architects General Comment</u>

I am very aware of the need to comply with all codes or, if possible, request relief from the governing agency, when compliance is not possible. I am substantially in agreement with all comments, rendered by the Town Staff that are involved with site safety whether it's a code compliance issue or common sense. Every business operator most adheres to performance standards that insure safety. While I accept many of the comments I cannot always agree with the method suggested to improve the plan. Some of the comments have directions that are not an improvement nor do they enhance safety in my opinion. Perhaps the Town can consider a resolution providing for performance standards rather than re-design of elements of the plan.

Comments, regarding the neighboring property (3176), owned by the applicant presents a dilemma. Firstly the drop curb arrangement works well for entering and exiting both sites. The main issue I believe is that the Town cannot approve the subject site plan without approving the arrangement of

the two properties that share one of the drop curbs. If not an issue the second issue is providing for the safety of the residents of 3176 E. Main Str. The Final issue involves the potential for selling one of the properties and loosing the control over both properties with regard to safety. I do not believe that the hazards are any greater than any urban area where residential and commercial exist in close and dense proximity. I believe that the attention by the Town is bona fide. This issue, among others, may not be Zoning, Building or Civil Code related, however, is preventing the application from proceeding to public comment or presenting for zoning relief. Performance standards can mitigate hazards.

The prior architect and myself have prepared plans based on the belief that there was an ability to preserve the existing setbacks without the need for a variance. Once it became clear the structure needed to be razed we lost any prior right. Several renditions of the plans have been provided with the building area reduced. We have been requested to provide extra surveys and engineering for connecting the sewer main that, I believe would have been approved to connect to the former restaurant, but, can not be approved for connecting to an improvement (the Nail Salon) that is not approved by any aspect of the process. Other items such as site lighting, fire protection and HVAC involve entering into contracts or providing deposits for work that is not approved or may be changed by the continuing process. My client will be placed at a disadvantage if work is changed after a contract is signed.

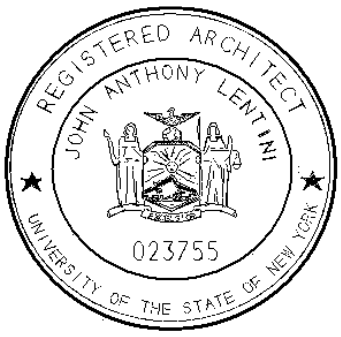
I respectfully request referral to the Town Zoning Board of Appeals and for scheduling one or two public hearings so as to learn of all of the issues. I am committed to continue to work with the Department of Technical Services in order to mitigate all concerns Please include this application on the next scheduled agenda.

Respectfully

JOHN A. LENTINI ARCHITECT

[redacted]

JOHN A. LENTINI, RA NY REG NO. 23755



EXPOSURE CRITERIA, CODE REVIEW NYS 2020 BUILDING CODE EFFECTIVE 5/12/2020												
	WIND DESIGN				POTENTIAL FOR DAMAGE FROM			WINTER DESIGN	SOIL	FLOOD	AIR FREEZE	MEAN ANNUAL
GROUND SNOW	PPH	TOPO EFFECT	SPECIAL DESIGN	WIND BORNE DEBRIS	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	TEMPERATURE	SOIL BEARING CAPACITY REQUIRED	ZONE	TEMPERATURE	TEMP.
30	SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7	YES	NO	500 OR LESS	51.6

MANUAL J DESIGN CRITERIA							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INTERIOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
436	41	7	87	1	68	75	61
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
12	20.4	7.5	72	M	30	55	

ZONING INFO

TOWN OF CORTLANDT, MOHEGAN LAKE
ZONE HC

EX. - EXISTING PRIOR NON CONFORMING
NC - NO PROPOSED CHANGE

4 VR - VARIANCE REQUIRED

	ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY	NOTE
	LOT SIZE (L)	20,000 SF	(L) 17,885 SF	EX. NC	18,180 SF	EX. NC	NC
	LOT WIDTH MIN	100 LF	96.47 LF	EX. NC	96.47 LF	EX. NC	NC
	MAX. HEIGHT	2.5 STY.35 LF	1 STY. 20 LF	YES	STY 33 LF	YES	
	FRONT YARD	30 LF	33.4 LF	YES	33.0 LF	YES	
	SIDE YARD 1	**30 LF**	**3.6 LF**	**EX. NC**	**3.6 LF**	**NO**	**VR**
	SIDE YARD 2	**30 LF**	**23.9 LF**	**EX. NC**	**23.9 LF**	**NO**	**VR**
	REAR YARD	30 LF	166.3 LF	YES	163.0 LF	YES	
	MAX. BLD. COV.	20%(L)=3,577 SF	1,200 SF	YES	1,510 SF	YES	
	MIN.LDSCP. COV.	30%(L)=5,366 SF	5,691 SF	YES	5,611 SF	YES	
	REQ PARKING						
1,480	FIRST FLOOR 1/300 SF FA-5 SPC						
1,480	SECOND FLOOR 1/500 SF FA-3 SPC						
	TOTAL	8 SPACES			9 SPACES	YES	

AREA SUMMARY					
		ADD			
	EXISTING	occupied	other	REDUCE	PROPOSED
FIRST FLR	1,232 SF	266 SF	30 SF	<18SF>	1,480 SF
SECOND FLOOR	-0-	1,493 SF			1,480 SF
					2,960 SF

PLAN FILED TO SUPERSEDE FORMER DESIGN PROFESSIONAL FOR A-24-539

REFERENCE
3176 E. MAIN ST
A-24-802 - SANITARY
3172 E. MAIN ST
PBCK-24-6
A-24-792 - SANITARY

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

REVISION	DATE	DESCRIBE	BY
5	2/31/2026	TWN COMMENTS	JL
4	12/31/2025	TWN COMMENTS	JL
3	10/22/2025		
2	9/3/2025		

CLIENT
MR/ CHEUNG LAM
LOCATION
3172 E. MAIN STREET
MOHEGAN LAKE, NY 10547
24.6-1-18, HC ZONE, 17,885 SF
PEEKSKILL SEWER DISTRICT

DRAWING | DATE 5/12/2025 | BY JL GHK

SITE PLAN

JOHN A. LENTINI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1614
PHONE [redacted]
EMAIL [redacted]

SEAL & SIGNATURE

REGISTERED ARCHITECT JOHN ANTHONY LENTINI 023755 STATE OF NEW YORK

EXPIRES 03/31/2026

DRAWING NUMBER 04324

SH

SHEET 1 OF 3

PBCK-24-6
A-24-539

N/F MENDELOWITZ
1 BAKER ST
24.6-1-20

N/F DNC REALTY, 7 BAKER ST. 24.6-1-17

CHGUNG LAM
3176 E. MAIN ST
24.6-1-19

CHGUNG LAM
3172 E. MAIN ST
24.6-1-18

N/F CORTLANDT CROSSING
E. MAIN ST
24.6-1-4

E. MAIN (US RTE 6) STREET

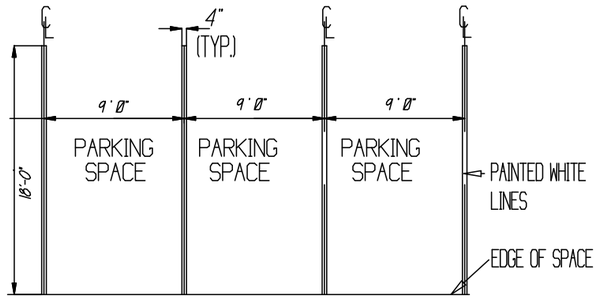
LP TANKS
UTIL.POLE
EX WOOD POST & RAIL FENCE
183.58'
POST AND WIRE FENCE
SHED
LAWN
EX. PARKING
EASEMENT
96.96'
PAVEMENT
H20 IN
GAS VALVE
4.94
NO BARRIER
C.B. RIM=321.6'
NO LEFT TURN SIGN
C.B. RIM =321.7'
EX. 2 STY FRAME DWELLING
#3176
EGRESS
EX DUMPSTER
LANDSCAPING TYPICAL
PATIO
PLANTER
PAD
85.00'
78.67'
68.70'
68.06'
18.44'
PAVED
NOTE: UPON CONNECTION OF SEWERS FOR 3172 & 3176 ABANDON EXISTING SEPTIC FIELDS IN ACCORD WITH RULES OF WESTCHESTER COUNTY HEALTH DEPARTMENT.
30.0'
70.00'
166.3'
163.0'
SETBACK
4% PAVEMENT SLOPE
10.0'
PARKING
9 8 7 6 5 4 3 2 1
PAD
5,437± SF
257.95'
DUMPSTER ENCLOSURE
HANDICAP SIGN
PROPOSED 2 STY ADDITIONS
PROPOSED SETBACK
BOLLARDS
PARK IN REAR SIGN
SEE NOTE
SANITARY EASEMENT
5686
540'
EX. 1 STY FRAME RESTAURANT
PROPOSED SECOND FLR
PROPOSED BEAUTY SHOP
+323.7
ADA ENTRY
1 STY ROOF
REMOVE EX. PLANTER(-80SF)
EX SHRUB
PROPOSED MATCH SHRUB
PLANTERS TO REMAIN
PROPOSED FRONT YARD
NO PARKING ANYTIME SIGN
EXISTING SHRUBS
UTILITY POLE
CONNECT LEADERS TO EXISTING STORM DRAIN
EXISTING 1 STY FRAME STRUCTURE
ENTRANCE TO THE CROSSING SHOPPING CENTER
EX. UG STORM DRAIN
SIDEWALK EASEMENT
Map No. 389 Parcel No. 535
NOTE: EXISTING STRUCTURE TO BE RAZED.
NOTE: EXTENT OF EXISTING FOUNDATION TO REMAIN AND TO BE REPAIRED FOR RE-USE

PLOT PLAN

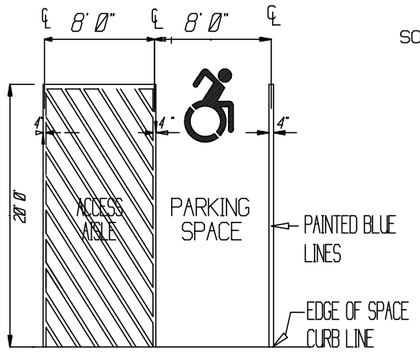
SCALE 1" = 10' 0"

2 NOTE: PLOT PLAN INFO AND TOPOGRAPHY TAKEN IN PART FROM SURVEY BY BADEY AND WATSON DATED MAY 7, 2024. REVISED MARCH 21, 2025. TOPO AND LOT AREA ADDED TO SURVEY.

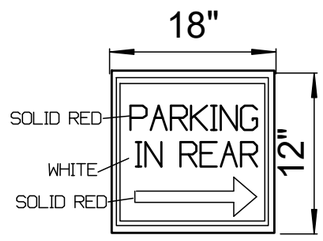
D MEDIA 36" X 24"



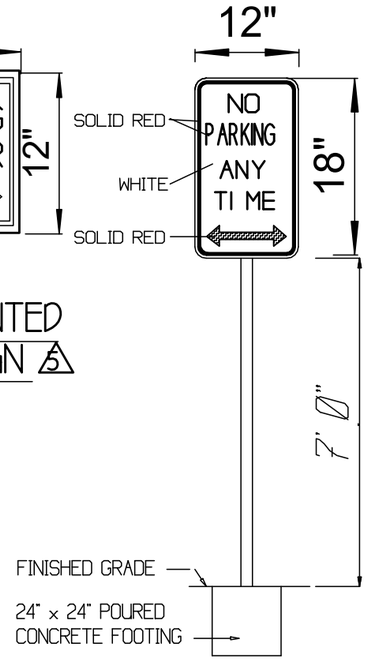
PARKING SPACE DETAIL



HANDICAPPED SPACE DETAIL

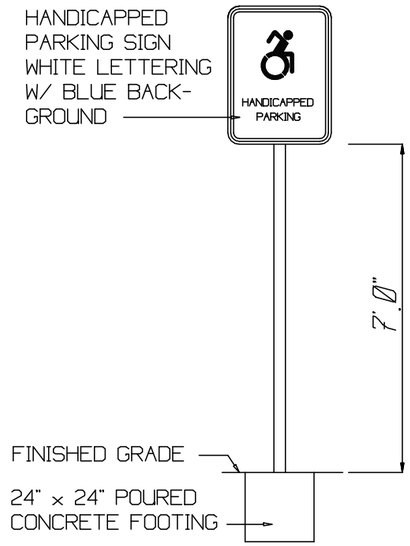


WALL MOUNTED PARKING SIGN 5

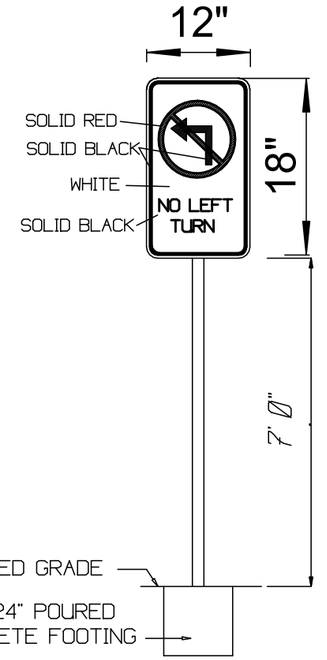


NO PARKING ANYTIME

5



HANDICAP SIGN DETAIL



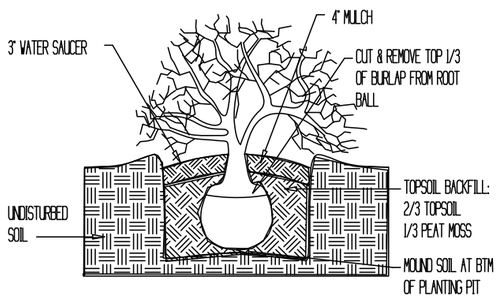
NO LEFT TURN SIGN

2020 NYS BUILDING CODE

- REQUIRED LIGHTIONG UNDER NORMAL POWER CONDITIONS PER S 1008.2.1
- LIGHTING TO REMAIN ON DURING ALL TIMES OF OCCUPANCY.
- ALL MEANS OF EGRESS SHALL MAINTAIN LIGHTING AT THE SURFACE OF 1 FOOT-CANDLE (11 LUX).
- LIGHTING AT EXIT DISCHARGE PER 1008.2.3 ILLUMINATION NOT REQUIRED IF LIGHTING IS NO LESS THAN 1 FOTTCANDLE (1 1LUX)
- ALL EXITS TO COMPLY WITH 1028.5. EXIT TO LEAD TO A PUBLIC WAY.

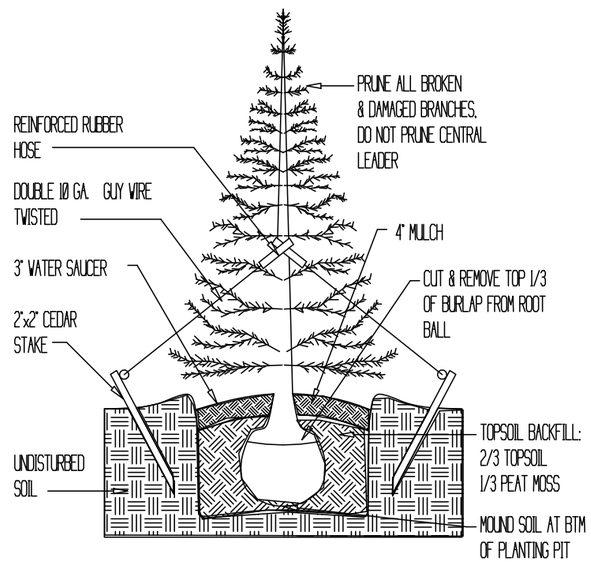
TOWN OF CORTLANDT SEC. 307-12.3

- ALL LIGHTING IMPROVEMENTS TO COMPLY WITH THE TOWN OF CORTLANDT ZONING CODE CHAPTER 307. SEC. 307-12.3
- LIGHT FIXTURES TO BE SELECTED AND ARRANGED TO PREVENT GLARE, TO INSURE THE SAFETY OF PEDESTRIANS AND TO CONSERVE ENERGY.
- ALL NEW AND ANY UPGRADES TO EXISTING LIGHTING SHALL MEET THE FULL STANDARDS PROVIDED IN THE OUTDOOR LIGHTING CODE.
- PROHIBITED OUTDOOR LIGHTING
  - a) UP LIGHTING. PROPOSED LIGHTING CAN'T CREATE SKY POLUTION.
  - b) EXTERNALLY LIT SIGNS, DISPLAY OR STRUCTURE.
  - c) ROOF MOUNTED AREA LIGHTING
  - d) SEARCH, STROBE OR LASER LIGHTS
  - e) MERCURY VAPOR OR METAL HALIDE ARE PROHIBITED.
  - f) UNSHIELDED FIXTURES ARE PROHIBITED.
  - g) NEON, :LED TUBE OR ROPE LIGHTS PROHIBITED PER CODE.
- MAXIMUM LIGHTING LEVELS AS FOLLOWS
  - a) PARKING LOTS, WALK WAYS AND BUILDING ENTRANCE SHALL HAVE A MAXIMUM AVERAGE LEVEL OF ONE FOOT CANDLE.
  - b) UNIFORMITY RATIOS NOT LESS THAN 1.3 (.33) PARKING AND TRAFFIC AREAS.



SHRUB PLANTING DETAIL

NO SCALE



TREE PLANTING DETAIL

NO SCALE

REVISION	DATE	DESCRIBE	BY
5	2/31/2026	TWN COMMENTS	JL
3	10/22/2025		
1	9/3/2025		

CLIENT
MR/ CHEUNG LAM
LOCATION
3172 E. MAIN STREET
MOHEGAN LAKE, NY 10547
24.6-1-18, HC ZONE, 18,180 SF
PEEKSKILL SEWER DISTRICT
DRAWING | DATE 5/12/2025 | BY JL | CHK
ALTERATION PLAN

JOHN A. LENTINI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1614
PHONE (9[redacted]
EMAIL [redacted]

SEAL & SIGNATURE
04324
REGISTERED ARCHITECT
JOHN ANTHONY LENTINI
023755
UNIVERSITY OF THE STATE OF NEW YORK
EXPIRES 03/31/2026

S2
SHEET 2 OF 5

PBCK-24-6
A-24-539

D MEDIA 36" X 24"

WALL MOUNTED ADJUSTABLE XL22-80 LED LIGHT NEW LOCATION

LUMINAIRE SCHEDULE							
SYMBOL	QTY	TYPE	WATTS	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIBE
	9	LED	80 EA.	ADJUSTABLE	65,457 - 113,688	< 1.00	RAB XL22-80

DESIGN CRITERIA

MAXIMUM FOOT CANDLES (FC) PER SQUARE FOOT (PSF)

E= ILLUMINANCE (FC) . A = AREA
1 FC = 1 LUMEN PSF

PAKING AND WALK AREA 10,000 SF
LIGHTED LANDSCAPE AREA 1,000 SF

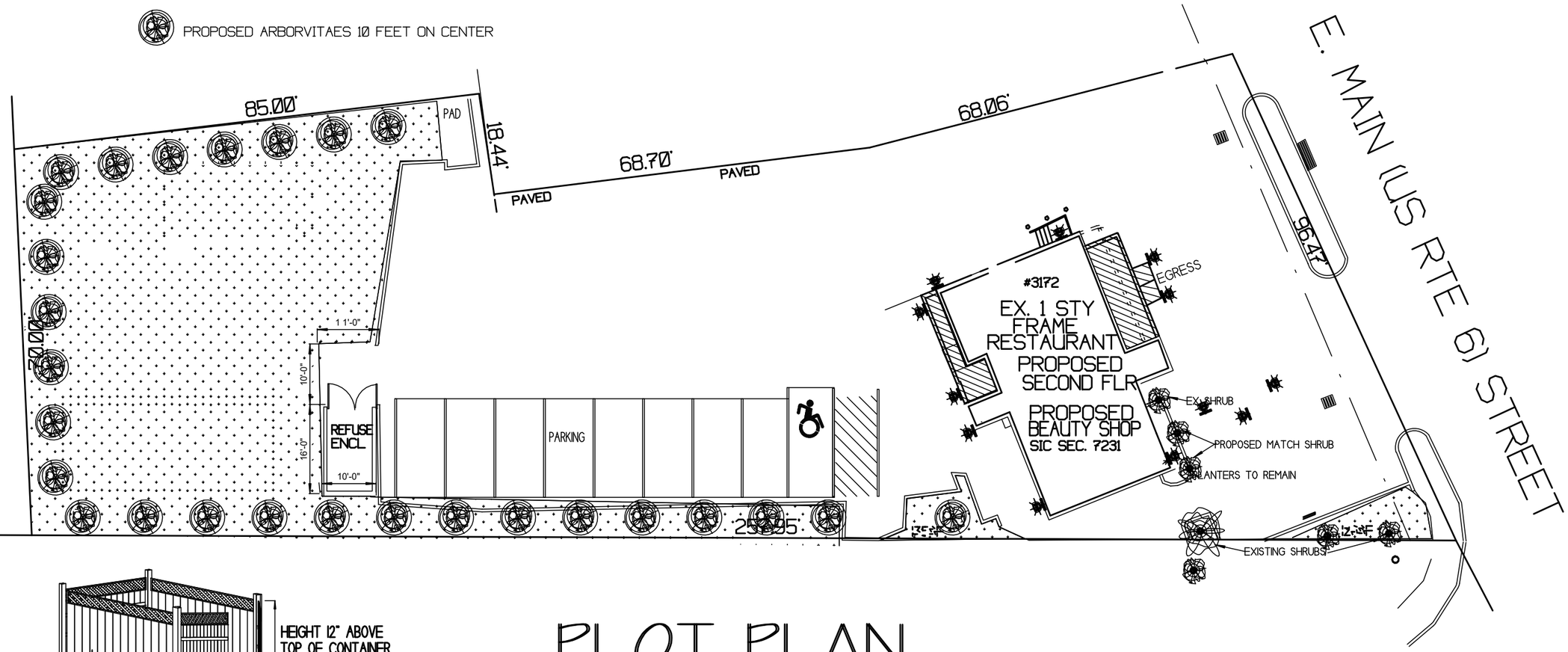
LUMENS = E X A = 1 X 11,000

E = 110,000

TOWN OF CORTLANDT SEC. 307-12.3

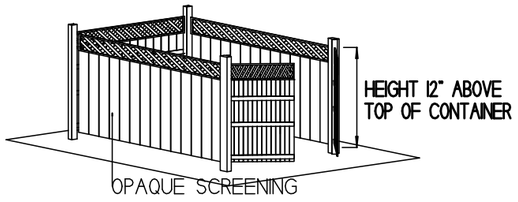
- REQUIRED LIGHTIONG UNDER NORMAL POWER CONDITIONS PER S 1008.2.1
- LIGHTING TO REMAIN ON DURING ALL TIMES OF OCCUPANCY.
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PROPOSED ARBORVITAES 10 FEET ON CENTER



PLOT PLAN

SCALE 1" = 10' 0"



DUMPSTER ENCLOSURE PERSPECTIVE

REVISION	DATE	DESCRIBE	BY

CLIENT
MR/ CHEUNG LAM
LOCATION
3172 E. MAIN STREET
MOHEGAN LAKE, NY 10547
24.6-1-18, HC ZONE, 18,180 SF
PEEKSKILL SEWER DISTRICT
DRAWING DATE 2/13/2026 BY JL CHK
SITE PLAN

JOHN A. LENTINI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567 (914
PHONE [redacted]
EMAIL [redacted]

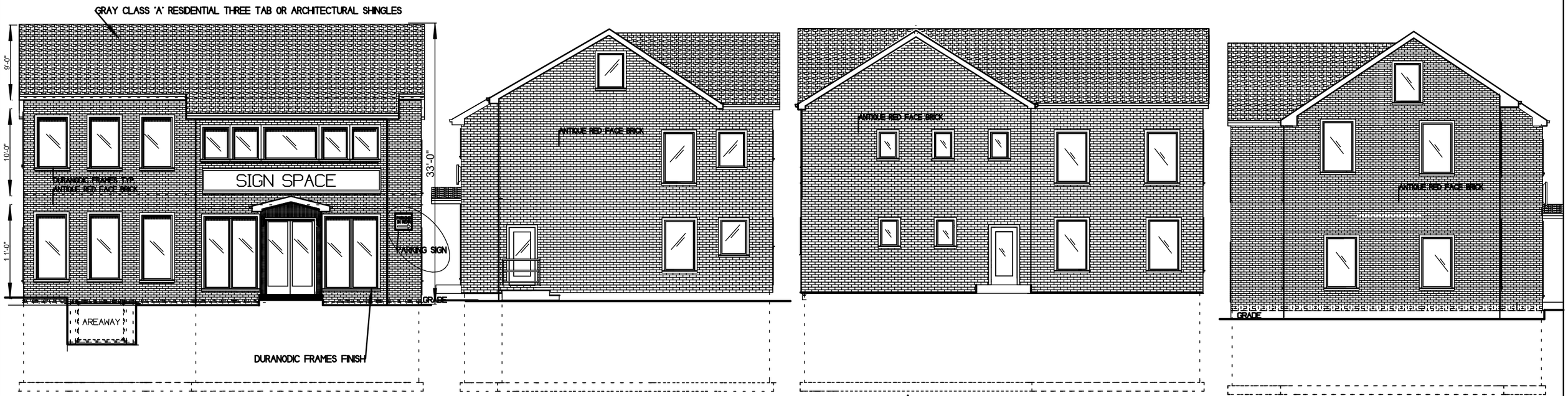
SEAL & SIGNATURE
REGISTERED ARCHITECT JOHN ANTHONY LENTINI 023755 STATE OF NEW YORK
EXPIRES 03/31/2026

04324

S3

SHEET OF

PBCK-24-6
A-24-539

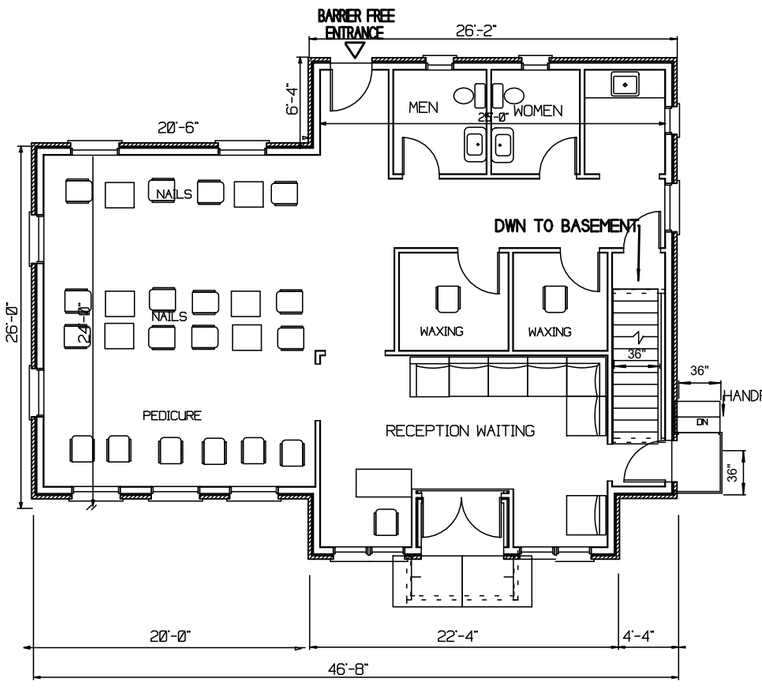


FRONT ELEVATION

RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

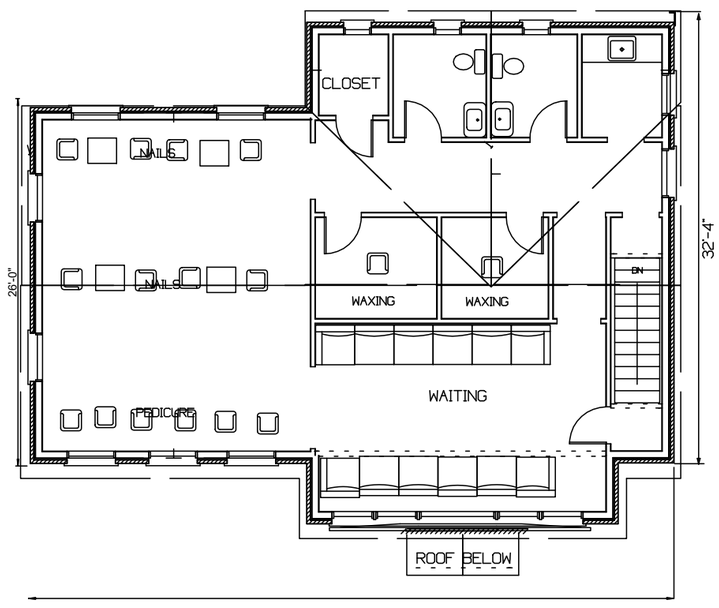


28 SEATS

FIRST FLOOR PLAN

1,480 SF

D MEDIA 36" X 24"



28 SEATS

SECOND FLOOR PLAN

1,480 SF

GENERAL NOTES:

NOTE: IT IS UNLAWFUL TO ALTER THIS DRAWING UNLESS ACTING UNDER THE DIRECTION OF A LIC. DESIGN PROFESSIONAL (DESIGNER).

NOTE: CONTRACTORS ARE RESPONSIBLE FOR CHECKING PLANS, SITE AND CONDITIONS AND REPORT ANY DESCREPANCIES TO THE DESIGNER IN WRITINGBEFORE THE COMMENCEMENT OF ANY WORK. THE DESIGNER WILL PERFORM REVISIONS THAT MAY BE NEEDED TO RESOLVE CONFLICTS.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING IF A PERMIT CONDITION REQUIRES ARCHITECT TO SUPERVISE WORK OR PERFORM INSPECTIONS

NOTE: THE OWNER AND CONTR ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.

NOTE: CONTRACTOR IS REQUIRED TO SCHEDULE ALL REQUIRED INSPECTIONS.

SOIL BEARING NOTE

NOTE: THE SOIL AT THE BOTTOM OF FOOTING IS ASSUMED TO BE DRY SAND WITH THE BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT.

INSPECTION NOTE

NOTE: DO NOT PLACE CONCRETE FOR FOOTINGS PRIOR TO THE INSPECTION OF SUB-SOILS, FORMS AND REINFORCING BY THE JURISDICTION CODE ENFORCEMENT OFFICER AND THE DESIGNER.

COMPLIANCE NOTE

REQUIRED WORK TO BE PERFORMED IN ACCORD WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK, LOCAL CODE ENFORCEMENT COUNTY HEALTH DEPARTMENT, OCCUPATIONAL SAFETY AND HEALTH STANDARDS "OSHA" FOR THE CONSTRUCTION INDUSTRY29 CFR PART 1926) AND THE NEW YORK STATE ENERGY CODE.

SMOKE AND CO DETECTOR REQUIREMENTS

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED AND MAINTAINED IN ACCORD WITH NYS CODES AND PER PLAN. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH LEVEL WHERE THERE IS A SOURCE OF CO EMMISION.

LICENSED TRADE CONTRACTOR REQUIREMENT

ANY REQUIRED PLUMBING AND/OR ELECTRICAL INVOLVING REQUIRED CERTIFICATIONS) TO BE WORK PERFORMED BY LICENSED AND INSURED TRADE CONTR.

SITE AND ADDITION NOTE

SITE WORK LAYOUT MAY REQUIRE A STAKE-OUT BY A LICENSED SURVEYOR. THE CONTRACTOR TO CONSULT AN EXISTING SURVEY, SITE STAKE OUT OR OTHER MEASURES TO ASSURE THAT WORK DOES NOT ENCROACH ANY ADJOINING PROPERTY OR REQUIRED SET BACKS.

FIRE BLOCKING NOTES

FIRE BLOCKING IN CONCEALED CAVITIES AT FLOOR AND CEILING VERTICALLY AND EVERY 10'-0" HORIZONTALLY. THE INTERCONNECTION OF HORIZONTAL AND VERTICAL FRAMING, SUCH AS SOFFITS ARE REQUIRED TO BE FIRE BLOCKED.

OPENINGS AROUND PIPES , DUCTS CONDUIT,ETC. ARE REQUIRED TO BE FIRE STOPPED.

ZONE 4 INSULATION R & U VALUES

FENESTRATION	U = .32
SKYLIGHTS	U = .55
CEILINGS	R = 49
WALLS CAVITY	R = 20
FLOOR	R = 19
BASEMENT WALLS CONT.	R = 10
BASEMENT WALL CAVITY	R = 13

INSULATION NOTES

EXTERIOR SHEATHING TO BE COVERED WITH CONTINUOUS LAYER OF TYVEK OR EQUAL. TYVEK SEAMS TO BE TAPED SEALED.

WALL BOARD TO EXTEND BEHIND ANY/ALL BATH TUBS AND / OR SHOWERS THAT ARE LOCATED ON EXTERIOR WALLS.

RIGID INSULATION NOTES

- WHERE RIGID CLOSED CELL INSULATION OR MEDIUM DENSITY SPS IS SPECIFIED RE RATING IS ASSUMED TO BE R 7 PER INCH (THICKNESS) OF APPLICATION.
- PER N1101.10.1.1 APPLICATION DEPTH MARKERS TO BE INSTALLED PRIOR TO APPLYING AT A RATE OF 1 FOR EACH 300 SQUARE FEET OF COVERAGE. THE MARKERS TO DISPLAY INCHES AND R RATINGS.
- RIGID SPRAY REMAINING EXPOSED INCLUDING THE RAFTERS SHALL BE PAINTED WITH FLAME RETARD COMPATIBLE PAINT.

GENERAL CONDITION NOTES

THE CONTRACTOR (AND SUB CONTRACTORS) ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE THAT MAY BE CAUSED TO RELATED OR UNRELATED AREAS STRUCTURE, SYSTEMS SURFACES, ETC. AT THE CONTRACTORS EXPENSE.

THE CONTRACTOR IS REQUIRED TO REPORT ANY DELETERIOUS CONDITIONS DISCOVERED AND TO REPAIR SAME PRIOR TO CONCEALING. CONDITIONS TO INCLUDE BUT NOT LIMITED TO ROTTED WOOD, INSECT DAMAGE AND OBSOLETE/OLD EQUIPMENT.

UNLESS OTHERWISE NOTED THE OWNER WILL MAKE SELECTIONS OF FINISH MATERIALS SUCH AS FLOORS, TRIM, TILE, PAINT, PAINT COLORS, WALL COVERINGS, IN THE ABSENCE OF SELECTIONS THE BIDDER SHALL PROVIDE A BUDGET PROPOSAL FOR EACH RELATIVE ITEM THAT IS SUBJECT TO THE OWNERS APPROVAL.

HANDRAILS FOR STAIRS

- HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS IN ACCORD WITH THE NYS BUILDING CODE.
- HANDRAILES SHALL BE 34 INCHES TO 38 INCHES ABOVE THE STAIR NOSINGS.
- HANDRAILS TO BE CONTINUOUS.
- HANDRAIL GRASPABILITY TO TYPE I CIRCULAR NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2"
- HANDRAILS TO BE 1 1/2" CLEAR FROM WALL OR OTHER OBSTRUCTION.
- HANDRAILS TO RETURN TO WALL OR TERMINATE AT A POST. OPEN ENDED RAILS PROHIBITED.
- HANDRAILS THAT ALSO SERVE AS GUARD RAILS TO CONFORM TO ALL APPLICABLE GUARD RAIL CODES.

SHOP DRAWING REQUIREMENT

WORKING DRAWINGS REFERENCE ITEMS THAT REQUIRE CONTRACTOR AND THE FABRICATORS TO PROVIDE SHOP DRAWINGS FOR THE OWNER AND ARCHIRTECTS REVIEW

SHOP DRAWINGS NOT LIMITED TO THE FOLLOWING:

- STRUCTURAL STEEL
- UNIT MASONRY
- STORE FRONT AND GLASS
- WINDOWS
- DOORS
- APPLIANCES
- HVAC
- TEMPORARY SHORING SUPPORT

REVISION	DATE	DESCRIBE	BY
5	2/31/2026	TWN COMMENTS	JL
3	10/22/2025		
1	9/3/2025		

CLIENT

MR/ CHEUNG LAM

LOCATION

3172 E. MAIN STREET
MOHEGAN LAKE, NY 10547

24.6-1-18, HC ZONE, 17,885 SF

DRAWING DATE 5/12/2025 BY JL CHK

BEAUTY SHOP

JOHN A. LENTINI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1414
PHONE [redacted]
EMAIL [redacted]

SEAL & SIGNATURE

REGISTERED ARCHITECT JOHN ANTHONY LENTINI 023755 UNIVERSITY OF THE STATE OF NEW YORK

EXPIRES 03/31/2026

DRAWING NUMBER 04324

A-H

SHEET 3 OF 3

A-24-539

Michael E. Miele, PE

Licensed Professional Engineer
Licensed In New York, New Jersey, Connecticut & California
New York License # 079676
New Jersey License # 44042
Connecticut License # 23158
California License # 31508

April 20, 2026

Town of Cortlandt Planning Board
1 Heady Street
Cortlandt, NY 10567

Re: 56 & 64 Roa Hook Road – Multi Sport Facility
Commercial Site Plan Submission – Cover Letter
Town of Cortlandt, County of Westchester, State of New York

Dear Planning Board

The project is a commercial site plan; the property is located in the AWE – Annsville Waterfront Enhancement District. There are (2) parcels as part of this application totaling 2.48 acres. The site plan consists of a proposed 160'x100' multi-sport facility on Tax Lot 22.16-1-1. Additional parking is provided on tax lot SBL: 22.16-2-2. There is a total of 31 spaces being provided. There is a 25' access for the lot in the back that separated the two lots. A sidewalk is being provided to access the facility from the overflow parking area. There is currently a single-family dwelling on the property that will be removed.

The site will have its own sewage disposal system and will connect to municipal water. All stormwater will be collected and stored underground, in the parking areas. There will be retaining wall provided to allow for proper grading of the site.

We look forward to presenting this application at the next available planning board meeting. If you have any questions, please feel free to call me at any time. Thanks in advance.

Sincerely Yours,



Michael E. Miele, PE

Exp. 8.31.2025

705 Orrs Mills Rd., New Windsor NY 12553 ▲ Phone: 845.629.9693 ▲ mmielepe@yahoo.com

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:

Multi Sport Facility - 56 & 64 Roa Hook Road

Project Location (describe, and attach a location map):

56 & 64 Roa Hook Road, Cortlandt Manor, NY 10567

Brief Description of Proposed Action:

The project consists of a proposed 160x100 multi-sport facility. The lot under same ownership to the right of the main lot will serve as additional parking for the multi-sport facility.

Name of Applicant or Sponsor:	Telephone: [redacted]
Douglas Cooper	E-Mail: [redacted]

Address: [redacted]

City/PO: [redacted]	State: NY	Zip Code: 10576

	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? 2.458 acres
   b. Total acreage to be physically disturbed? 1.2 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.458 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: Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90	☐	☑

	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: Individual SDS	☑	☐

	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? Atlantic Sturgeon, Shortnos...	☐	☑
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: Michael Miele, PE Date: 4.21.2026

Signature: _____ Title: Project Engineer

PRINT FORM

EAF Mapper Summary Report

Tuesday, April 21, 2026 8:06 AM

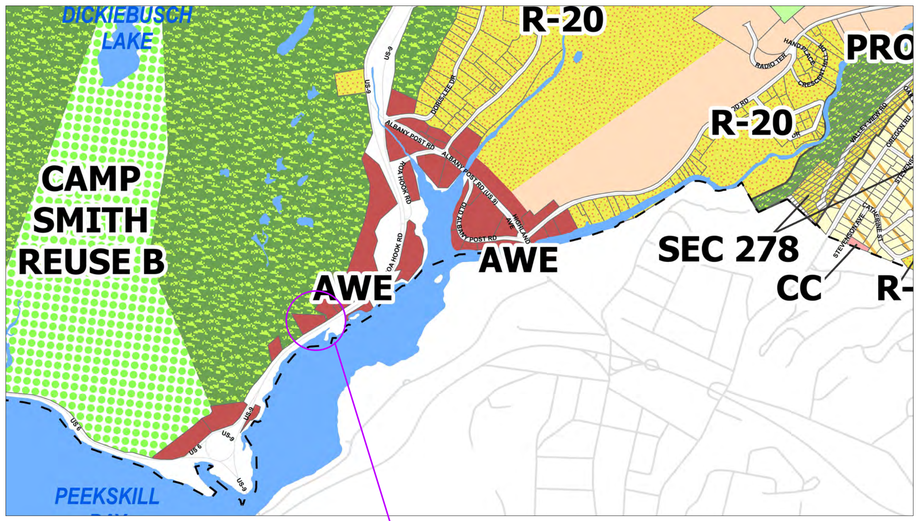


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



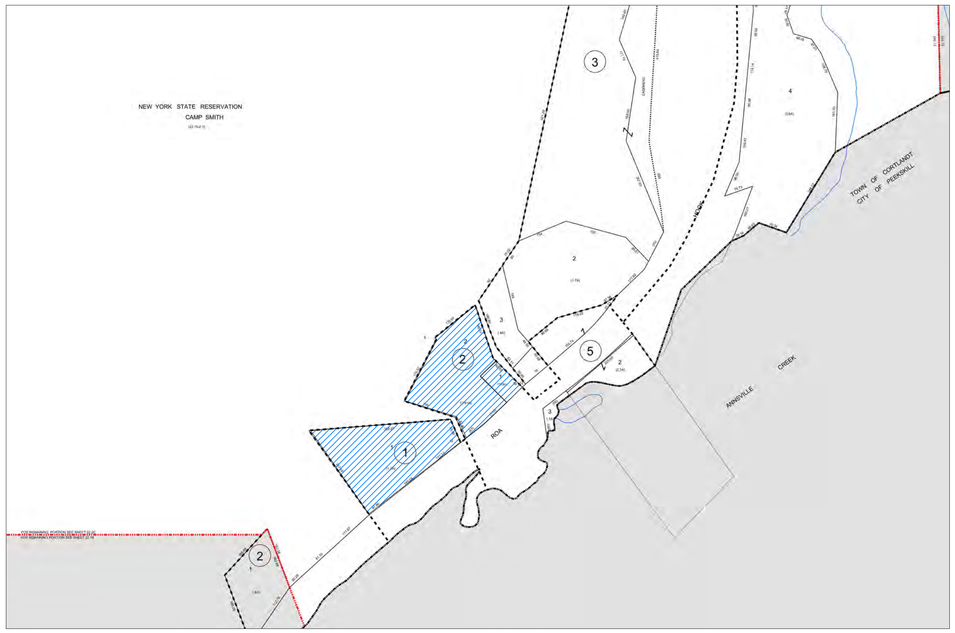
Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible 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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

COMMERCIAL SITE PLAN
MULTI-SPORT FACILITY
56 & 64 ROAD HOOK ROAD



ZONING MAP
SCALE: NTS

North



TAX MAP
NTS

NOTES:

1. THIS MAP IS FOR A PROPOSED LOT LINE CHANGE AND COMMERCIAL SITE PLAN FOR SECTION 122.12 BLOCK 2, LOTS 2 AND BLOCK 1, LOT1 AS SHOWN ON THE TOWN OF NORTH CASTLE TAX MAPS.
2. AREA OF TRACT: 2.458 ACRE OR 107,070.48 SQ.FT.
   SBL: 22.16–1–1 = 1.2 ACRE OR 52,272.0 SQ.FT.
   SBL: 22.16–2–2 = 1.258 ACRE OR 54,798.48 SQ.FT.
3. ZONES: AWE–ANNSVILLE WATERFRONT ENHANCEMENT DISTRICT
4. EXISTING USE: RESIDENTIAL
5. PROPOSED USE: COMMERCIAL MULTI–USE BUILDING
6. 3/4" CORNER PINS TO BE SET PRIOR TO ISSUANCE OF A C.O.
7. ALL NEW UTILITIES TO BE UNDERGROUND
8. SCHOOL DISTRICT: TBD
9. SEWER DISTRICT: NONE: INDIVIDUAL SDS SYSTEMS
10. DURING CONSTRUCTION THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS.
11. ALL ELEVATIONS SHOWN ARE BASED ON U.S.G.S DATUM.
12. THE LOCATION OF ALL UTILITYIES MUST BE VERIFIED

ZONING MAP
NTS

OWNER:

MANNIE YANEZ
132 FULTON ST
WHITE PLAINS, NY 10606

OWNER:

DOUGLAS COOPER
57 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

DRAWING LIST:

SHEET#	DRAWING TITLE:
SHEET 1 OF 3	COVER SHEET
SHEET 2 OF 3	COMMERCIAL SITE PLAN
SHEET 3 OF 3	DETAILS

SITE NOTES:

PRIOR TO SUBMISSION OF THE BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF THE BID, AND IF NOT RESOLVED TO SATISFACTION, SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE.

EXCAVATION NOTE:

CALL BEFORE YOU DIG, DRILL OF BLAST, 3 WORKING DAYS PRIOR TO ANY EXCAVATION ON OR AROUND THIS SITE.
ALL UTILITIES: (TELEPHONE, CABLE, ELECTRIC, GAS, ETC.) SHOULD BE CALLED 72 HOURS PRIOR TO ANY DIGGING.
CALL: 1.800.962.7962 UNDERGROUND FACILITIES.

COMMERCIAL SITE PLAN COVERSHEET

PREPARED FOR
56 & 64 ROA HOOK ROAD
MULTI–SPORT/REC FACILITY

LOCATED IN
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER
STATE OF NEW YORK

Michael E. Miele, P.E.
Licensed Professional Engineer
705 Orrs Mills Rd., New Windsor, NY 12553
TELEPHONE: (845) 629–9693 EMAIL: mmielepe@yahoo.com

DOUGLAS MARSHALL COOPER ASSOCIATES, LLC
57 WESTCHESTER AVENUE – #341
POUND RIDGE, N.Y. 10576
[redacted]

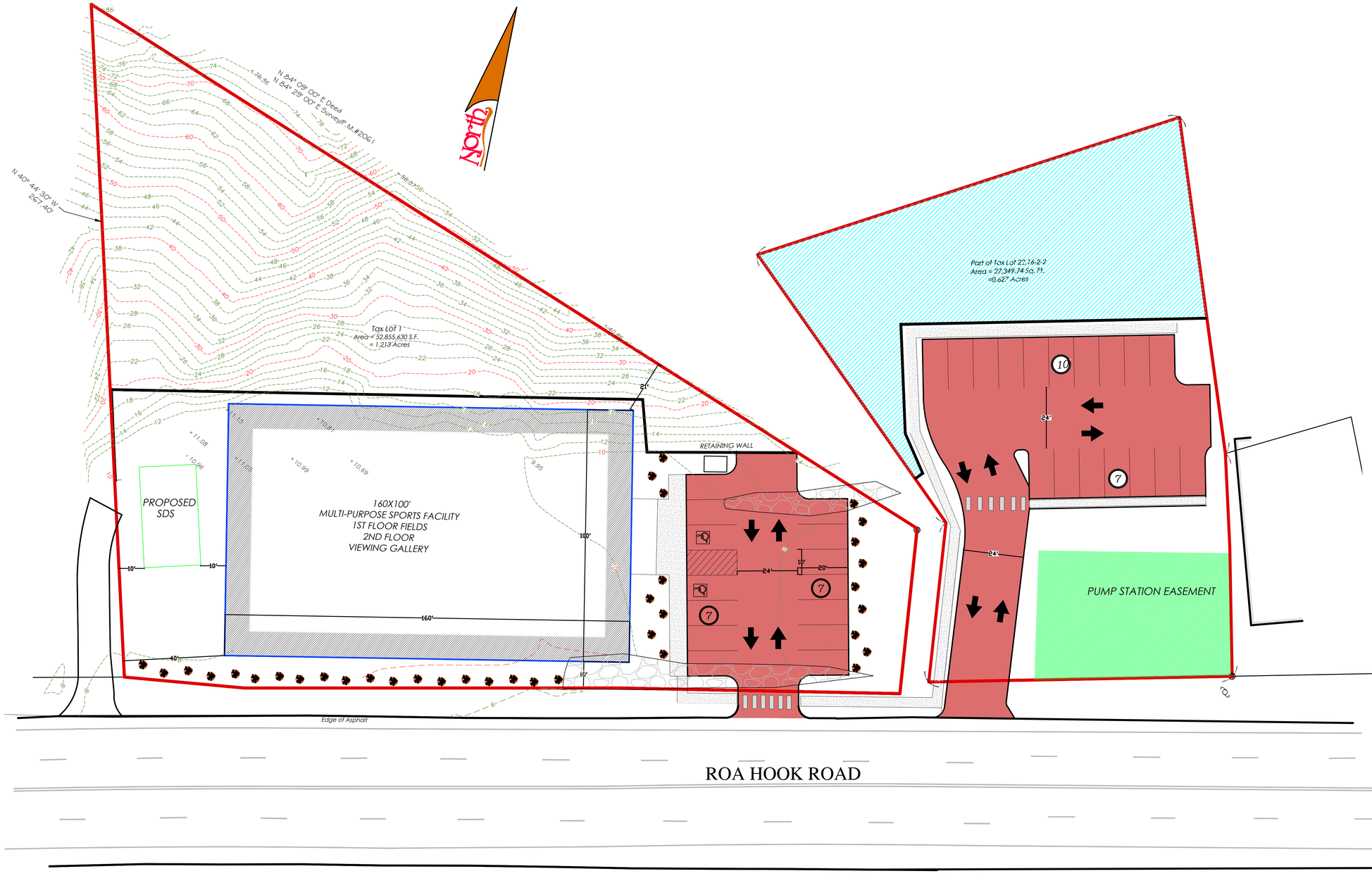
NOTE: Do not scale plan for dimensions. Refer to written measurements for accuracy

This document and the information contained therin is specifically created for the person(s) and location stated in the title block and may not be re–used and/or altered for any other purpose other than for this project.

DATE:	DESIGN BY:	SCALE:
FEBRUARY 22, 2025	MEM	AS–NOTED
	DRAWN BY: MEM	SHEET #:
	JOB #: 1552–24	1 OF 3

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE ENGINEER SHALL NOT BE VALID

MICHAEL E. MIELE,P.E. N.Y.S License No. 079676



PARKING NOTES:

COMBINED LOT:
PARKING REQUIRED = TBD BY PLANNING BOARD

SPACES PROVIDED = 31 SPACES OR 1 SPACE PER 516 SQ.FT.

LEGEND:

PROPERTY LINE

(9) # OF PARKING SPACES

PROPOSED SIDEWALK

0 20 40 80 160

1 INCH = 20 FEET
GRAPHIC SCALE

SITE PLAN

SCALE: 1"=20'

BULK TABLE:

ZONE: AWE ANNSVILLE WATERFRONT ENHANCEMENT DISTRICT	USE	LOT MIN. LOT AREA	MIN LOT WIDTH	MAX. BLDG. COVERAGE	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. BUILDING HEIGHT STORIES/FEET
REQUIRED		7,500 SQ.FT.	50 FT.	30%	10 FT.	10 FT.	10 FT.	2 / 35 FT.
COMBINED TAX LOT	GENERAL OFFICE SPACE W/ TRUCK PARKING	107,070.48 SQ.FT.	210 FT.	14.9%	10 FT.	21 FT.	40 FT.	< 2 / 35 FT.

COMMERCIAL SITE PLAN
PRELIMINARY LAYOUT

PREPARED FOR
56 & 64 ROA HOOK ROAD
MULTI-SPORT/REC FACILITY

LOCATED IN
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER
STATE OF NEW YORK

Michael E. Miele, P.E.
Licensed Professional Engineer
705 Orrs Mills Rd., New Windsor, NY 12553
TELEPHONE: (845) 629-9693 EMAIL: mmielepe@yahoo.com

DOUGLAS MARSHALL COOPER ASSOCIATES, LLC
57 WESTCHESTER AVENUE – #341
POUND RIDGE, N.Y. 10576
[redacted]

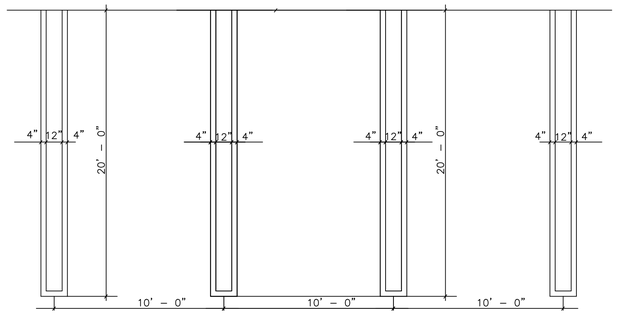
NOTE: Do not scale plan for dimensions. Refer to written measurements for accuracy

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DATE:	DESIGN BY:	SCALE:
FEBRUARY 22, 2025	MEM	AS-NOTED
	DRAWN BY: MEM	SHEET #:
	JOB #: 1552-24	2 OF 3

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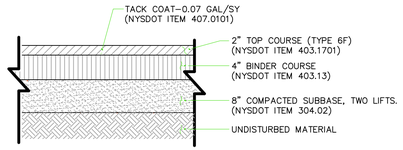
MICHAEL E. MIELE,P.E. N.Y.S License No. 079676



NOTE:
ALL PARKING AREAS TO BE RESTRIPED AT LEAST ONCE A YEAR.

TYPICAL PARKING PAVEMENT STRIPING DETAIL

NTS

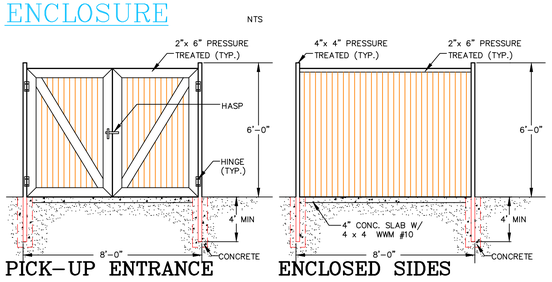


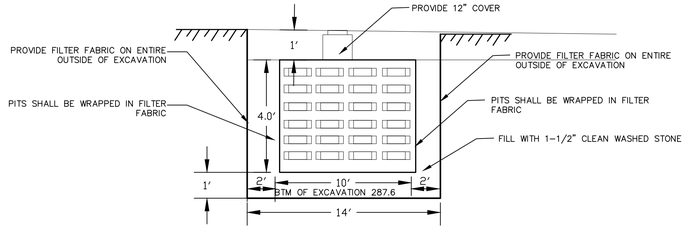
FULL DEPTH ASPHALT PAVEMENT (DRIVEWAY)

N.T.S.

REFUSE ENCLOSURE

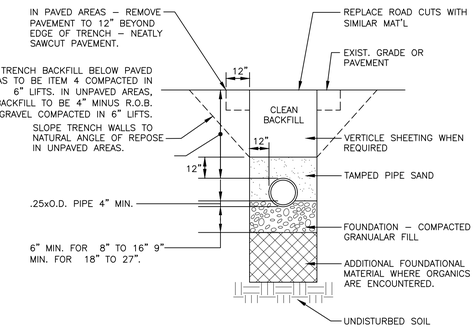
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SEEPAGE PIT DETAIL

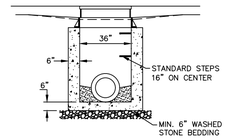
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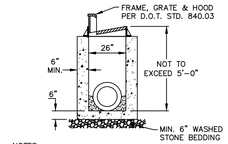


TYPICAL TRENCH – STORM DRAINAGE

SHALLOW TYPE

(5 FEET OR LESS IN DEPTH)



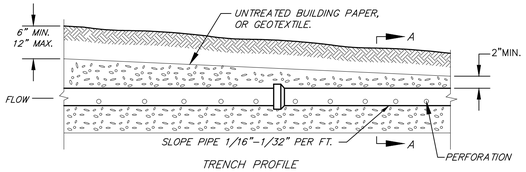


NOTES:

1. CONCRETE SHALL BE 4000 P.S.I. MINIMUM FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. "WAFFLE" BOXES ARE ACCEPTABLE FOR SHALLOW TYPE CATCH BASINS.
4. BRICK MAY BE USED TO ADJUST FRAME, GRATE & HOOD TO SURFACE ELEVATION A MAXIMUM OF 12 INCHES.

STANDARD CATCHBASIN DETAIL

NTS



NOTE: DO NOT INSTALL TRENCHES IN WET SOIL.
RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.(IN ULSTER COUNTY FILL SYSTEM PIPES TO BE INTERCONNECTED)

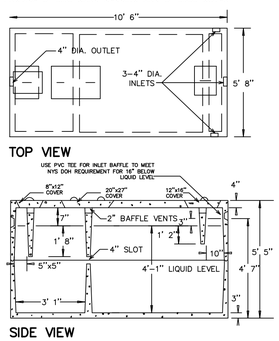
TYP. ABSORPTION TRENCH DETAIL

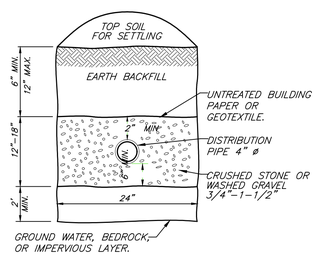
N.T.S.

SEPTIC TANK

2500 GALLONS NTS

NOTES:
PROVIDE W/12" MAX. EARTH COVER
PROVIDE PRECAST BAFFLE, EXTENDING VERTICALLY TO INLET CENTERLINE, AND LATERALLY 4" FROM INLET.
PROVIDE 6" MIN. SAND BEDDING AND 6" MAX. COVER





TYP. TRENCH SECTION

NTS

COMMERCIAL SITE PLAN PROJECT DETAILS

PREPARED FOR

56 & 64 ROA HOOK ROAD
MULTI–SPORT/REC FACILITY

LOCATED IN
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER
STATE OF NEW YORK

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NOTE: Do not scale plan for dimensions. Refer to written measurements for accuracy

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DATE: FEBRUARY 22, 2025	DESIGN BY: MEM	SCALE: AS–NOTED
	DRAWN BY: MEM	SHEET #: 3 OF 3
	JOB #: 1552–24	

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