TOWN OF CORTLANDT
PLANNING BOARD

Steven Kessler
Chairperson

Thomas A. Bianchi
Vice-Chairperson

David Douglas
Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder

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

Planning Staff email:
chrisk@townofcortlandt.com

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/84459989611?pwd=5W3IKYaRWaUxcPJrdQt2wmAGkOgSIp.1

WORK SESSION……SEPTEMBER 4, 2025 6:00 PM

1. Discuss September 4, 2025 Regular Planning Board Meeting Agenda.

MEETING AGENDA……..……...PLANNING BOARD
TOWN OF CORTLANDT
6:30 THURSDAY EVENING*
SEPTEMBER 4, 2025

1. **PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **CHANGES TO THE AGENDA BY MAJORITY VOTE**
4. **ADOPTION OF THE MINUTES OF THE MEETING OF JULY 1, 2025**
5. **CORRESPONDENCE**

PB 1-16 **a.** Letter dated August 13, 2025 from James Annicchiarico requesting the 4th, six-month time extension of Preliminary Plat approval for the Pomona Development, LLC (Boga) subdivision located on the south side of Revolutionary Rd., south of Eton Lane.

PB 2022-10 **b.** Letter dated August 20, 2025 from David Steinmetz, Esq. requesting the 2nd, one-year time extension of Conditional Site Development Plan approval for Bilal Ahmad for a proposed hotel located at 2054 East Main St.

PB 2019-1 **c.** Receive and file the Traffic Monitoring Program dated June 27, 2025 prepared by Colliers Engineering as required by Condition # 7 of Planning Board Resolution 6-20 for the Gasland project located at 2051 E. Main St.

6. NEW PUBLIC HEARINGS

PB 2025-10 **a.** Public Hearing: Application of PSW Realty, for Site Plan approval and a Special Permit for a Specialty Trade Electrical Contractor for property located at 2015 Albany Post Rd. Drawings latest revised August 21, 2025.

PB 2024-6 **b.** Public Hearing: Application of Richard Williams, P.E., on behalf of JAM Storage, LLC, for the property of Francisco Portillo, for Site Plan Approval and for Wetland, Steep Slope and Tree Removal permits for the construction of an approximately 60,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd. Drawings latest revised August 21, 2025.

7. OLD BUSINESS

PB 2025-3 **a.** Application of 77 Montrose Station, LLC for Preliminary Plat approval and for Tree Removal and Steep Slope Permits for a proposed 3-lot major subdivision of an approximately 9.7-acre parcel of property located at 77 Montrose Station Road. Drawings latest revised dated August 20, 2025.

PB 2025-7 **b.** Application of the Yeshiva Ohr Hamier for Site Plan approval, an amended Special Permit for a University, College or Seminary and a Wetland Permit for a proposed 51,730 sq. ft. dormitory building, renovation of staff housing and the enlargement of the existing sanctuary located at the existing Yeshiva Ohr Hamier campus at 141 Furnace Woods Rd. Drawings latest revised August 19, 2025. (see prior PB 7-09)

PB 2025-8 **c.** Application of BEB Capital, LLC for the property of Skyview/Westview LLC and Eastview/Southview, LLC for Site Plan approval, a Residential Reuse Special Permit (RRUSP) and for Tree Removal and Steep Slope permits for a proposed 70-unit residential development located on E. Main St. (Route 6), Regina Avenue and Lexington Ave. Drawings latest revised May 22, 2025.

PB 2025-5 **d.** Application of VS Construction Corp. for Site Plan approval and for Tree, Wetland and Steep Slope permits for a proposed 97,700 sq. ft. Assisted Living Facility located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings latest revised May 22, 2025.

8. NEW BUSINESS

PB 2025-13 **a.** Application of MCAS Roofing & Contracting for the renewal of a Special Permit for a Specialty Trade Contractor located at 2006 Albany Post Road as shown on a drawing entitled "Amended Site Plan for MCAS Roofing and Contracting, Inc." prepared by Joseph C. Riina, P.E. dated October 7, 2020 (see prior PB's 4-16, 2019-13 & 2022-7)

9. ADJOURNMENT

Next Regular Meeting; TUESDAY, OCTOBER 7, 2025 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com

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

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

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

August 13, 2025

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

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

Dear Chairman Kessler and Members of the Planning Board:

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

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

We respectfully request this item be placed on the September 4, 2025 Planning Board agenda for discussion and consideration for approval. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

James C. Annicchiarico
Project Engineer

cc: Cafo Boga, Pomona Development, LLC, Property Owner/Applicant
File: *Boga-Revolutionary Rd-Cortlandt-3 Lot Subdivision-Letter-Time Extension-20250821*

DRAFT

TOWN OF CORTLANDT **RESOLUTION NO. 17-25**
PLANNING BOARD
PB 1-16

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

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

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

WHEREAS, by letter a dated August 13, 2025 James Annicchiarico requested the 4th, 6-month time extension of Preliminary Plat approval in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby **APPROVES** the 4th six-month month time extension of Preliminary Plat approval said extension to expire on March 5, 2026.

TO BE CONSIDERED FOR ADOPTION: SEPTEMBER 4, 2025

ZARIN & STEINMETZ LLP

Brian T. Sinsabaugh
bsinsabaugh@zarin-steinmetz.com

August 20, 2025

Via FedEx and OpenGov

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

Re: Site Plan Approval Extension Request (PB2022-10/PBCK-22-2)
Bilal Ahmad/2054 E Main St (SBL: 23.20-1-2 & 3)

Dear Chairperson Kessler and Members of the Planning Board:

On behalf of the Applicant, Bilal Ahmad, we write to respectfully request an extension of the approvals granted by your Board in connection with the proposed construction of a Marriott-flag hotel at the Property located at 2054 East Main Street.

On September 5, 2024, the Planning Board adopted Resolution 10-23 approving the application for Site Development Plan pursuant to Chapter 307 of the Town of Cortlandt Code ("Code"), Tree Removal Permit pursuant to Code Chapter 283, Steep Slope Permit pursuant to Code Chapter 259, and a Wetland Permit pursuant to Code Chapter 179, to permit the development of a 93 room, 5-story hotel on the Property (the "Resolution").[1] The Applicant previously received a one-year extension of the site development plan approval, which is set to expire September 5, 2025.

The Applicant respectfully requests placement on the Planning Board's September 4th meeting agenda, or at the next available meeting agenda thereafter, to request a second 1-year extension of the site development plan approval to September 5, 2026.

The Applicant and his consultants have diligently pursued completion of each of the conditions of approval. On May 13, 2025, in satisfaction of Condition 24 to the Resolution, the Town Board approved the establishment of the Bear Mountain Sewer District, which includes the subject Property. However, certain conditions of approval remain outstanding. Accordingly, the Applicant requests, in advance of the approval's expiration, a 1-year extension pursuant to Town Code Section 77-23 to September 5, 2026.

[1] Planning Board Resolution No. 10-23, adopted September 5, 2023 and filed with the Office of the Town Clerk and Planning Board on September 6, 2023, is attached as **Schedule "A"**.

Enclosed, for payment of the requisite application fee, please find a check for $250 made payable to the Town of Cortlandt.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____
David S. Steinmetz
Brian T. Sinsabaugh

Cc: (*via email*)
Chris Kehoe, AICP
Michael Cunningham, Esq.
DTS Provident Design Engineering, LLP
Keplinger Freeman Associates, LLC
GTS Consulting
Bilal Ahmad
Phil Hersh, Esq.

Schedule “A”

TOWN OF CORTLANDT
PLANNING BOARD
PB 2022-10

RESOLUTION NO. 10-23

WHEREAS, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code was submitted by Bilal Ahmad for the property of Ace Sport Realty, for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled "Cortlandt Manor Hotel" prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, "A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group" prepared by the RAV Group dated latest revision dated August 18, 2023, and

WHEREAS, the subject property of approximately 2.4 acres is located at 2054 East Main St., is zoned CD, Designed Commercial, and is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lots 2 & 3.

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant, Bilal Ahmad, completed and submitted Part 1 of the Full Environmental Assessment Form latest revision dated October 18, 2022, and

WHEREAS, the Planning Board Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on June 6, 2023 adjourned to July 25, 2023, and

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

was given by the applicant to adjoining property owners and property owners directly across the street from the subject property, and

WHEREAS, the applicant is seeking Site Development plan approval from the Planning Board for an approximately 62,000 sq. ft. 5-story, 93 room-hotel to be located on Route 6 with access to the site from Jacobs Hill Road across from the entrance to Pike Plaza with associated parking and landscaping, and

WHEREAS, the subject property is located on State Route 6, also known as Cortlandt Boulevard, a 4-lane road, with center-turn lane that serves as the Town's principal commercial corridor housing the Cortlandt Crossing and Cortlandt Town Center Shopping centers and a variety of other commercial uses serving the entire Town and surrounding areas, and

WHEREAS, the Town's 2016 Comprehensive Master Plan "Envision Cortlandt" analyzed four key strategies for the future development of the Town and specifically called for the strengthening of the Cortlandt Boulevard area *"as a downtown center by permitting as-of-right mixed-use compact development along the corridor and encouraging streetscape improvements, infrastructure improvements, walkability and Complete Street principles. This approach to downtown planning is critical to help strengthen the commercial center and to create a sense of place within the Town for residents and visitors"*, and

WHEREAS, the proposed hotel is an as-of-right use that will provide additional sidewalk connections, an adaptive traffic signal, enhanced landscaping and the improvement of a vacant parcel of property consistent with the current character of the surrounding land uses that is consistent with the goals and objectives of the 2016 Comprehensive Plan, and

WHEREAS, as required by Chapter 283 (Trees) of the Town of Cortlandt Code the trees on the

subject property were inventoried by the Town Consulting Arborist, Sav A Tree Consulting Group and a report and inventory dated December 7, 2022 was submitted, and

WHEREAS, the report found that the site was made up of a fairly typical northern forest with a mixture of sugar maples, Canadian hemlock, black locust, black walnut with several trees dead, declining or non-native, and

WHEREAS, based on a site visit the Planning Board requested that Sav-A-Tree perform a second investigation to analyze trees located along the Bear Mountain Parkway off-ramp to see what trees could be preserved and what trees need to be removed based on anticipated construction impacts and a Supplemental Report dated July 7, 2023 was submitted, and

WHEREAS, based on the proposed site disturbance and trees to be removed on areas of steep slope the Town Code requires 148 trees to be planted on site, and

WHEREAS, the applicant is proposing a complete landscape plan showing the planting of 70 trees, 225 shrubs and 387 plants and grasses, and

WHEREAS, based on past practice the Planning Board has given partial credit for the planting of shrubs, plants and grasses and in this case the planting of the grasses and shrubs shall be calculated at 1/10 of a tree for a total credit of 60 trees leaving a shortfall of 18 trees requiring a contribution to the Town's Environmental Restoration Fund to make up the shortfall, and

WHEREAS, the subject drawing shows approximately 1.2 acres of regulated steep slope to be impacted within the proposed 2.2-acre Limit of Disturbance (LOD) including approximately 6,800 sq. ft. of disturbance to areas over 30%, and

WHEREAS, the subject site plan shows the proposed hotel and other site improvements located as close to Route 6 (to the south) as feasible so as to be located as far from the significant areas of steep slope as possible, a tiered system of retaining walls with planting in between, as well as

the preservation of existing vegetation, at the rear of the property where the most significant amount of steep slope disturbance is proposed, and

WHEREAS, the applicant submitted Geotechnical Investigation Report dated December 30, 2021 prepared by Kevin L. Patton, P.E. and

WHEREAS, seven borings were drilled on the subject property evaluating the soil and subsurface conditions of the subject property determining that substantial rock excavation may be required to develop the site, and

WHEREAS, the applicant has submitted the required analysis of the impacts to steep slope, as per Section 259-6 of the Steep Slope Law, "Standards for Approval", and

WHEREAS, the applicant's traffic engineer, GTS Engineering, developed a scope for a traffic study to study the potential traffic impacts associated with the proposed hotel, and

WHEREAS, the Town's Consulting Traffic Engineer, Hudson Valley Engineering Associates (HVEA) reviewed and concurred with the proposed scope in a memo dated November 28, 2022, and

WHEREAS, GTS Consulting completed the required Traffic Study entitled *"Traffic Impact Assessment – Proposed Cortlandt Manor Hotel"* dated January 19, 2023, and

WHEREAS, the subject traffic study determined, in part, "The additional traffic generated by the proposed Cortlandt Manor Hotel development will have no notable or significant impact on traffic operations on US Route 6 or Jacobs Hill Road. The development will only average 1 vehicle entering and exiting the site every 1½ minutes or longer during the peak hours, which equates to approximately 1 additional vehicle entering and exiting the study during each cycle of the traffic signals along US Route 6. This minimal increase in traffic will not be noticeable to

existing motorists in the area" and that no mitigation measures were required associated with the construction of the proposed hotel, and

WHEREAS, by a memo received by the Planning Department on April 4, 2023 the Town's traffic consultant concurred with the findings of the applicant's consultant and found, in part, "We agree that any necessary assumptions regarding traffic assignment are reasonable and serve to best represent existing and future traffic conditions. We concur that the development as presented shall have no significant impact on traffic conditions in the immediate area…", and

WHEREAS, the Town's traffic consultant noted that as required by the approvals for nearby projects the Town and the NYSDOT required signal modifications and the installation of adaptive traffic signals at the subject Jacobs Hill Dr./Route 6 intersection and the Bear Mountain Parkway EB and WB off-ramp intersections with Route 6 that will provide for coordinated, adaptive "smart" traffic signals that will improve the traffic flow on Route 6, and

WHEREAS, as per e-mailed correspondence from the NYSDOT the Department of Transportation may identify additional mitigation measures be included as a condition of their highway work permit to possibly include an upgrade of the Jacobs Hill Dr./Route 6 intersection signal to adaptive technology should the nearby previously approved projects not be progressed, and

WHEREAS, the subject site plan shows a sidewalk connection from the proposed site access on Jacobs Hill Rd. down to the existing sidewalk on Route 6, and

WHEREAS, wetlands on the subject property were delineated by Town Wetland Consultant Paul Jaehnig in a report entitled "Wetlands-N/F the Hersh Site" dated December 19, 2022, and

WHEREAS, two areas of wetland were found on the subject property and delineated as Wetland A & B, located at the southern edge of the site near Route 6 and the report stated that Wetland A

functioned as "....a local storm-water detention basin because of its concave profile and restricted drainage outlet. The vegetative cover may provide minor wildlife habitat opportunities including small frogs and song birds" and Wetland B functioned as "...mainly as a surface water discharge point, conveying drainage from one point to another within a small watershed. The small area and limited vegetative cover significantly limit the potential of this area for wildlife habitat opportunities", and

WHEREAS, the subject application proposes to disturb approximately 1,385 sq.ft. of regulated wetland and 24,231 sq. ft. of the 100 ft. regulated buffer requiring mitigation and the issuance of a wetland permit, and

WHEREAS, the applicant submitted a report entitled "Wetland Functional Analysis" prepared by B. Laing Associates dated August 2023, and

WHEREAS, the report analyzed the on-site wetland functions and conditions based on the Level 2 Rapid Assessment Method (NYRAM Version 4.2) and determined that Wetland A, as delineated by Town Consultant Paul Jaehnig, was a low-quality wetland with little natural function and operated as a "steep sided stormwater pond", and

WHEREAS, the applicant is proposing a wetland mitigation plan providing mitigation at a 2:1 ratio, an additional 880 sq. ft., of higher quality wetland creation on-site, immediately adjacent to the existing Wetland A., and

WHEREAS, the applicant submitted the required wetland evaluation as per Town Code Section 179-6, "Criteria for approval, disapproval or approving with modifications" of the Town of Cortlandt Code for the Planning Board to determine that the proposed impacts to the regulated wetland and wetland buffer are sufficiently mitigated as per the proposed on-site wetland mitigation, and

WHEREAS, the proposed site plan requires several variances including height variance, side yard variance, parking space variance and parking lot landscaping variance, and

WHEREAS, the applicant applied to the Zoning Board of Appeals for approval of the requested variance and the Zoning Board held a public hearing and considered the variances and indicated their support for granting the variances but cannot vote on the requests until the Planning Board, acting as Lead Agent on the subject application, approves the project, and

WHEREAS, the applicant provided a video depicting views to a rendering of the proposed hotel as well as several street view renderings and bird's eye views of the proposed hotel as well as building cross sections to show the minimal visual impact the proposed hotel will have an adjacent properties, and

WHEREAS, the applicant is proposing 6 electric charging stations in the parking lot as well as proposing solar panels on the roof and other sustainability measures as required by the Marriot Corporation, and

WHEREAS, the subject application was referred to all interested and involved agencies including the Town Engineering Division, the Town Code Enforcement Division, the Town Conservation Advisory Council (CAC), the Town's Architectural Advisory Council, the City of Peekskill, the Mohegan Fire District, the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), the New York State Department of Environmental Conservation (NYSDEC), the New York State Department of Transportation (NYSDOT), the Westchester County Department of Planning, the Westchester County Health Department and the Westchester County Department of Environmental Facilities, and

WHEREAS, the Planning Board completed a site inspection of the subject premises during which balloons were floated in order to give the Board a clearer understanding of the proposed

height of the building and retaining walls, and

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

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, the Town's water or sewer systems, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.

2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.

4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Comprehensive Master Plan and Town Zoning Ordinance.

5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or

neighborhood character.

6. The proposed action will not significantly impact the use of either the quantity or type of energy.

7. The proposed action will not create a hazard to human health.

8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.

10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.

11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and

FURTHER BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part 1 of the Full Environmental Assessment Form (EAF) prepared by the applicant dated October 18, 2022 and Parts II & III of the Full EAF prepared by the Planning Division

dated September 5, 2023 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II & III of the Full EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

NOW THEREFORE BE IT FURTHER RESOLVED that the application Bilal Ahmad for the property of Ace Sport Realty, for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled "Cortlandt Manor Hotel" prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, "A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group" prepared by the RAV Group latest revision dated August 18, 2023 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional

period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension,** and

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

CONDITIONS AND MODIFICATIONS:

1. Add the current signature block to the cover page of the drawing set and (a) Obtain the required signature from the Planning Director, the Planning Board Engineer, the Director of Environmental Services and the Planning Board Chairperson on the subject drawing(s) and (b) following the receipt of the required signatures submit four paper copies of said signed drawing set to the Planning Office (c) following all of the signatures e-mail a .pdf scan of the drawing set to the Planning office (d) submit an as-built survey in AutoCAD file in digital format at the completion of the project.

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

3. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required permits obtained prior to beginning any related work on the subject property.

4. Prior to the Chairman signing the site plan improvement drawings the applicant shall post a Performance Security based upon the cost of construction such as approved by the

Director of Technical Services and the Planning Board Engineer guaranteeing the completion of the required site work, landscaping, drainage structures, water and sewer system improvements. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code. In addition, the applicant shall fund a Construction and Inspection Fee in the amount of 5% of the Performance Bond amount.

5. Prior to the Chairperson signing the site plan drawing, a security or bond equal to 2 times the cost of all plantings and soil amendments shall be provided pursuant to Chapter 283.10 of the Town Code. The security or bond shall be kept in place for a period of 24 months from the date of issuance of a certificate of occupancy. This security shall also include the cost of all soil and erosion sedimentation control measures and be considered the security as required by Town Code Chapter 307-73.1.

a. Provide a watering plan for the proposed landscaping and submit a monitoring protocol with goals and deadlines for planting. Reports shall be submitted by a licensed landscape architect, arborist or individual deemed acceptable by the Director of Planning every six (6) months through the 2-year monitoring period.

6. Prior to the Chairperson signing the site plan submit a Final Storm Water Pollution Prevention Plan designed in compliance with Chapter 262 of the Town of Cortlandt Town Code and the NYSDEC Storm Water Design Manual for approval by the Director of the Department of Technical Services.

- **Post Construction controls for water quality and quantity shall be provided.**
- **Submit draft maintenance agreements and easements in accordance with Chapter 262-9 of the Town of Cortlandt Town Code.**

- **Coverage under the current NYSDEC SPDES General Permit for Construction Activities shall be obtained.**

7. Prior to the issuance of any certificate of occupancy, the required stormwater management facilities maintenance agreement and easements in accordance with Chapter 262-9 of the Town of Cortlandt Town Code.

- **All stormwater management best practices shall be inspected and certified by the design professional of record. Maintenance activities shall be performed prior to inspection and each practice shall be fully functional prior to the release of a certificate of occupancy. The design professional of record shall certify and provide computations that all practices as installed meet or exceed the design capacity as provided in the SWPPP.**
- **Maintenance agreements and easements shall be filed with the Westchester County Clerk – Division of Land Records and run concurrently with the deed.**

8. The Applicant is advised that no fill shall be imported to the site without prior authorization by the Town. All imported fill must be tested in accordance with Town's Soil Policy and meet the NYSDEC's requirements for unrestricted use. Any material that has received a beneficial use determination from NYSDEC proposed to be imported to the site shall also be tested and certified by the engineer of record that material is clean and is suitable for its intended use.

9. An as-built survey prepared by NYS Licensed Professional Land Surveyor shall be submitted prior to the release of any maintenance securities and certificate of occupancy. All utilities, site features, easements, etc…, shall be captured and shown.

10. Prior to the Chairperson signing the Improvement Drawings the applicant shall receive and respond to comments, if any, from the Architectural Advisory Council, on the proposed building renderings, elevations and floor plans prepared by the RAV Group dated August, 2023

11. Prior to the Chairman signing the subject Site Development Plan drawings a Photometric Plan showing no light spillage off of the subject property shall be submitted.

12. Prior to the Chair signing the subject site plan the applicant shall receive all required variances from the Zoning Board of Appeals.

13. The applicant shall merge Lots 2 & 3 to the satisfaction of the Town Assessor and the Town Legal Department.

14. The applicant shall contribute $2,500 dollars to the Town's Environmental Restoration Fund as a result of the tree re-planting deficiency on the subject site. In addition, the applicant shall work with Town staff and the Town Consulting Arborist to develop a detailed tree preservation plan to be implemented during construction.

15. Prior to the Chairman signing the subject Site Development Plan, the applicant shall submit a Wetland Monitoring Agreement to the satisfaction of the Director of Planning and the Legal Department with a payment of a $5,000 site monitoring fee (in addition to the usual construction inspection fee equal to 5% of the cost of the site improvements) which provides for the payment to the Town of a wetland monitor, selected by the Town, for the review of the proposed wetland plantings including the monitoring, maintenance and replacement of wetland disturbance after construction (for a period of 5 years minimum).

16. The applicant shall fund a $1,500 escrow account for the Town to use to retain a noise consultant to complete a noise study during peak summer time air conditioner usage, if

determined to be necessary, within 1-year of the issuance of a Certificate of Occupancy and to determine if any sound deadening features are required to be installed.

17. The applicant shall work with the Town, and as applicable the New York State Department of Transportation, to make safety improvements to the existing planted landscape island at the intersection of Route 6 and Jacobs Hill Rd. to include, but be not limited to, modifications to the existing landscaping, additional signage, lane markings, etc.

18. The subject landscape plan shall be modified to add additional buffer screening to the Bear Mountain Parkway off-ramp. If sufficient area for the buffering is not available on the subject property, the applicant, with the cooperation of the Town, will work with the New York State Department of Transportation to enter into a lease and maintenance agreement to permit landscaping within the New York State right-of-way of the Bear Mountain Parkway.

19. The applicant shall receive the required permits from the Town Departments of Environmental Services and Technical Services and re-pave the portion of Jacobs Hill Rd. from the proposed new site access to Route 6 as a mitigation measure due to the impact of the construction and utility connections on Jacobs Hill Rd. Additional traffic signage shall also be installed, to the satisfaction of the Director of Environmental Services, prohibiting right turns out of the subject property on to Jacobs Hill Road.

20. The applicant is advised that permits shall be required for all building and monument signage. In addition, the proposed signage shall be referred to the Architectural Review Council for their review and comment.

21. Any blasting that may be required for the construction of any proposed site improvements shall be in conformity *with Chapter 161, Explosives and Blasting* of the Town of Cortlandt Code.

22. The hotel shall comply with all relevant provisions of Chapter 281, *Transient and Non-Transient Lodging.*

23. The applicant shall submit construction improvement drawings including water and sanitary sewer infrastructure extensions as may be required, designed in accordance with the 10 State Standards, NYS Sanitary Code and Town of Cortlandt standards to the satisfaction of the Directors of Technical and Environmental Services. All approvals by agencies having approval jurisdiction shall be provided prior to the release of a building permit.

24. Prior to issuance of a building permit the Applicant shall submit an Engineering Map, Plan and Report and Engineering Study to extend the Jacobs Hill Sewer District to the satisfaction of Town Legal and the Directors of Technical and Environmental Services. Said report shall be filed with the Town Clerk, approved by the Town Board and New York State as required. The Applicant is advised that an inflow and infiltration study will be required with elimination standards set by the Town and Westchester County Department of Environmental Facilities.

25. The subject site plan shall be revised to show a crosswalk from the hotel, across Jacobs Hill Road, to connect to the Pikes Plaza shopping center, subject to the review and approval of the Town Department of Environmental Services and the Department of Technical Services.

26. The construction of the proposed hotel will be in conformance with the requirements of Chapter 197-16, Noise, of the Town of Cortlandt Code and all other applicable code sections.

Adopted: September 5, 2023
Cortlandt Manor, New York

Filed in the Office of the Town Clerk and Planning Board this 6th day of September, 2023.

Chris Kehoe
Clerk to the Planning Board

DRAFT

TOWN OF CORTLANDT **RESOLUTION NO. 18-25**
PLANNING BOARD
PB 2022-10

WHEREAS, the Planning Board approved a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code was submitted by Bilal Ahmad for the property of Ace Sport Realty, for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled "Cortlandt Manor Hotel" prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, "A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group" prepared by the RAV Group dated latest revision dated August 18, 2023 by Resolution 10-23 on September 5, 2023, and

WHEREAS, the subject property of approximately 2.4 acres is located at 2054 East Main St., is zoned CD, Designed Commercial, and is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lots 2 & 3, and

WHEREAS, by Resolution 9-24 adopted on September 10, 2024 the Planing Board previously granted the 1st, one-year time extension, and

WHEREAS by a letter dated August 21, 2025 David Steinmetz, Esq. requested the 2nd, one-year time extension of Conditional Site Development Plan approval in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of David Steinmetz, Esq. for the 2nd, one-year time extension of Conditional Site Development Plan approval is hereby approved, said extension to expire on September 5, 2026.

TO BE CONSIDERED FOR ADOPTION: SEPTEMBER 4, 2025

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772

Colliers
Engineering & Design

June 27, 2025

Michael Ibrahim
Gasland Cortlandt
2051 & 2053 East Main Street (U.S Route)
Town of Cortlandt, NY 14614

Gasland Cortlandt – Route 6
Town of Cortlandt, Westchester County, New York
Colliers Engineering & Design Project No. 19003182B

Dear Mr. Ibrahim,

As per Site Plan Approval Resolution Condition No. 7, we have completed our Traffic Monitoring Program for the above project. As required, the post-opening traffic monitoring and analysis focused on the Weekday AM and PM peak periods and Saturday midday periods. The traffic counts were conducted on Wednesday, 6/18/2025 and Saturday, 6/21/2025. An additional Weekday count was also collected at the site driveways on Tuesday, June 24, 2025. All counts were collected while schools were still in session. The counts were collected for the following intersections:

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

Copies of the peak hour traffic volumes are shown on Figures No. 5 through 9 for the Tuesday/Wednesday AM and PM, and Saturday Peak Hours and are contained in Appendix B.

These traffic volumes were compared with the projections for the site contained in the original Traffic Impact Study dated October 31, 2019. Copies of the peak hour traffic volumes from the original Traffic Impact Study are shown on Figures No. 2, 3 and 4 for the AM, PM and Saturday Peak Hours, respectively and are contained in Appendix A. A comparison of the counts, contained in the table in Appendix D, indicates that the site is generating traffic at levels lower than originally projected in the Traffic Study. A capacity analysis of the intersections was also completed and is provided in Appendix E.

In addition, it is noted that at the Bear Mountain Parkway WB Off Ramp in association with the planned redevelopment of the Sinclair Gas Station property, that this intersection will be signalized as part of that site's access improvements.

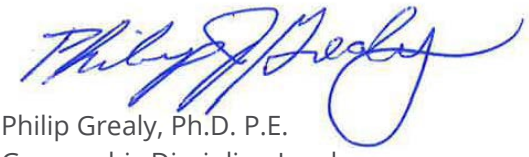
Colliers
Engineering & Design

Summary and Conclusions

Based on the recent data collection efforts, the original traffic projections for the site in the Traffic Study were higher than the actual observed counted traffic volumes. The project generated traffic is not impacting these intersections after the completed project mitigation. The Bear Mountain Parkway WB Off Ramp signalization will be addressed as part of the Sinclair Redevelopment Project.

Sincerely,

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



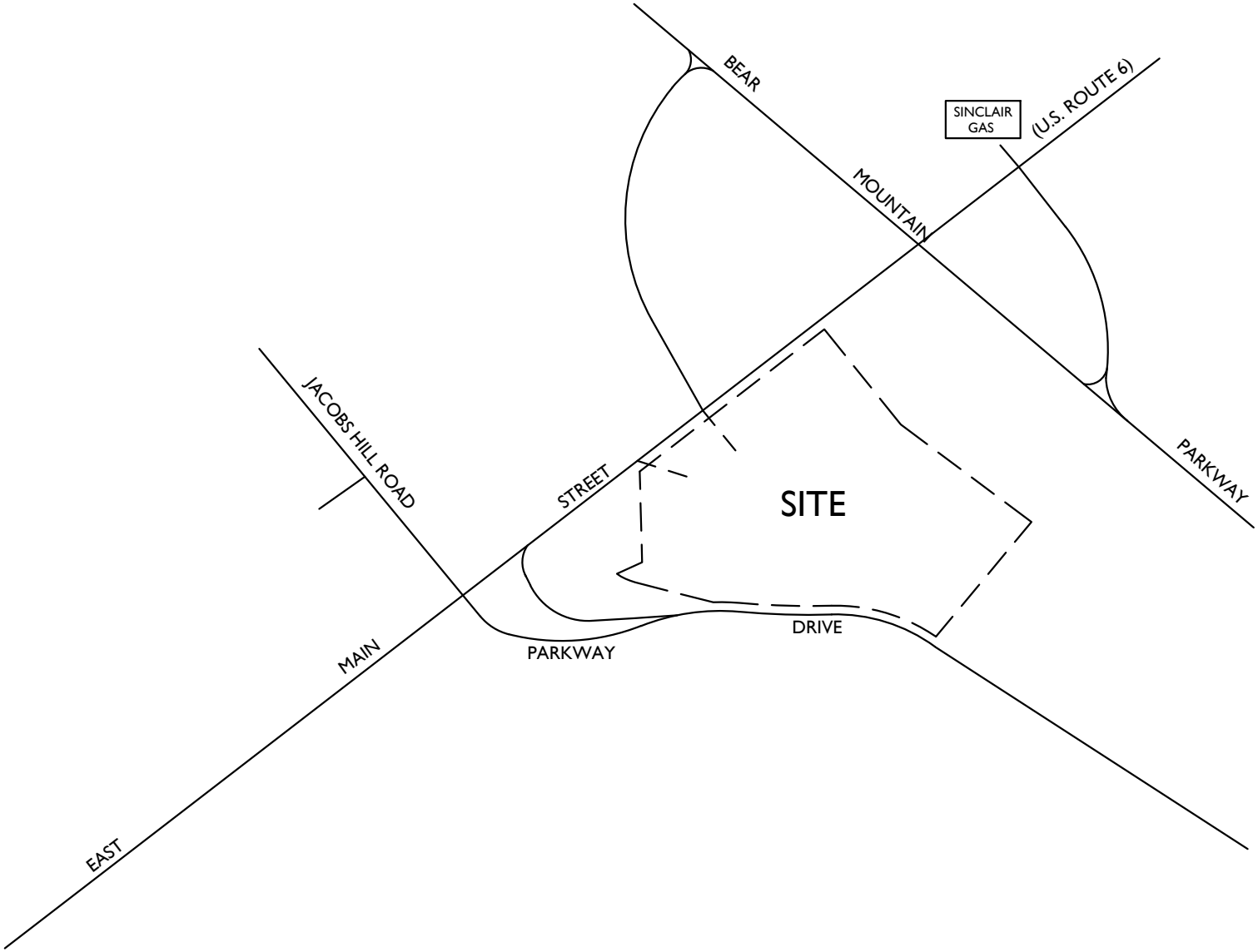
Philip Grealy, Ph.D. P.E.
Geographic Discipline Leader

R:\Projects\2019\19003182B\Correspondence\OUT\250627PJG_Ibrahim Letter_Traffic Monitoring.docx

Colliers
Engineering
& Design

Appendix A

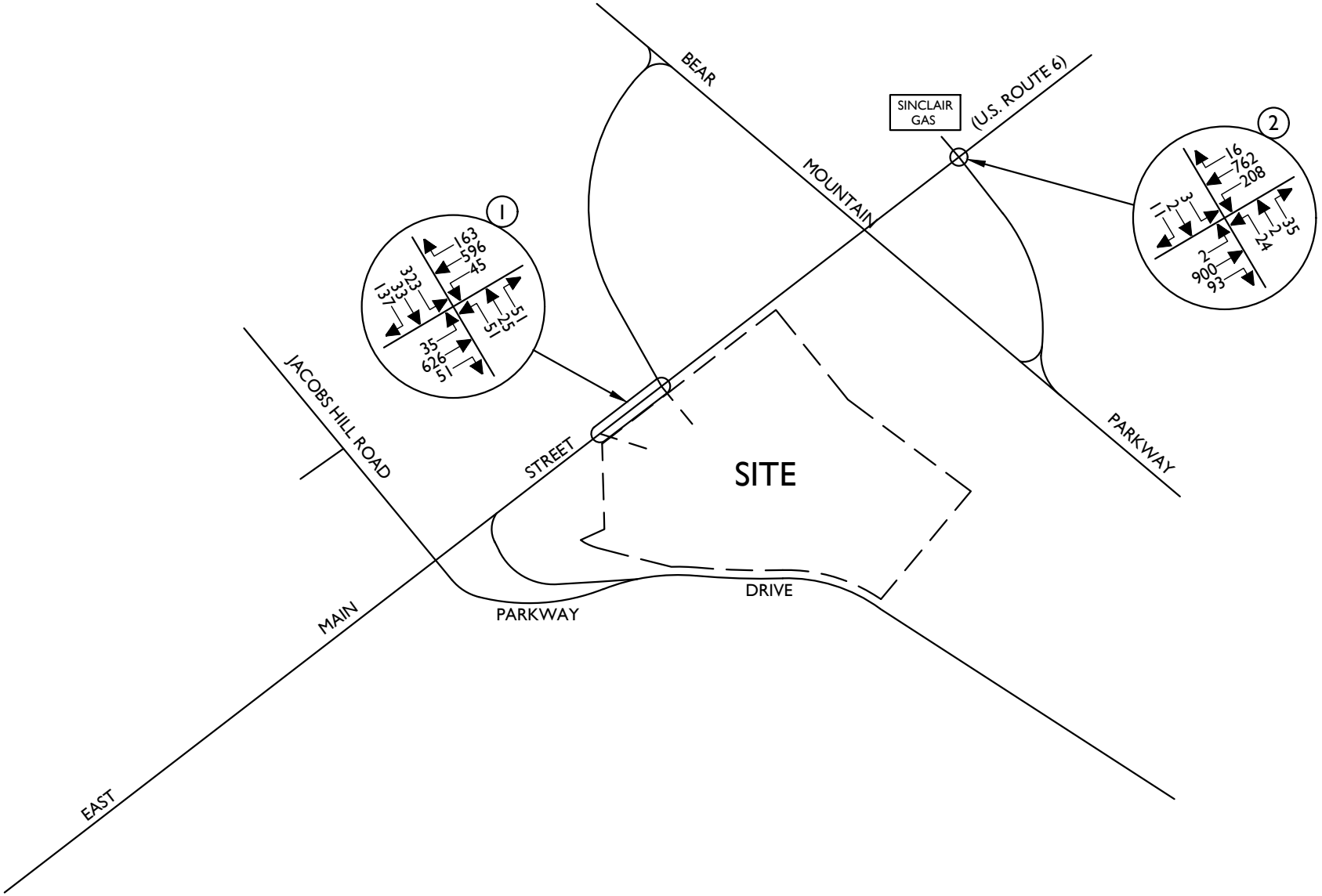
Original Traffic Study Projection Figures



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		SITE LOCATION MAP FIGURE No. 1

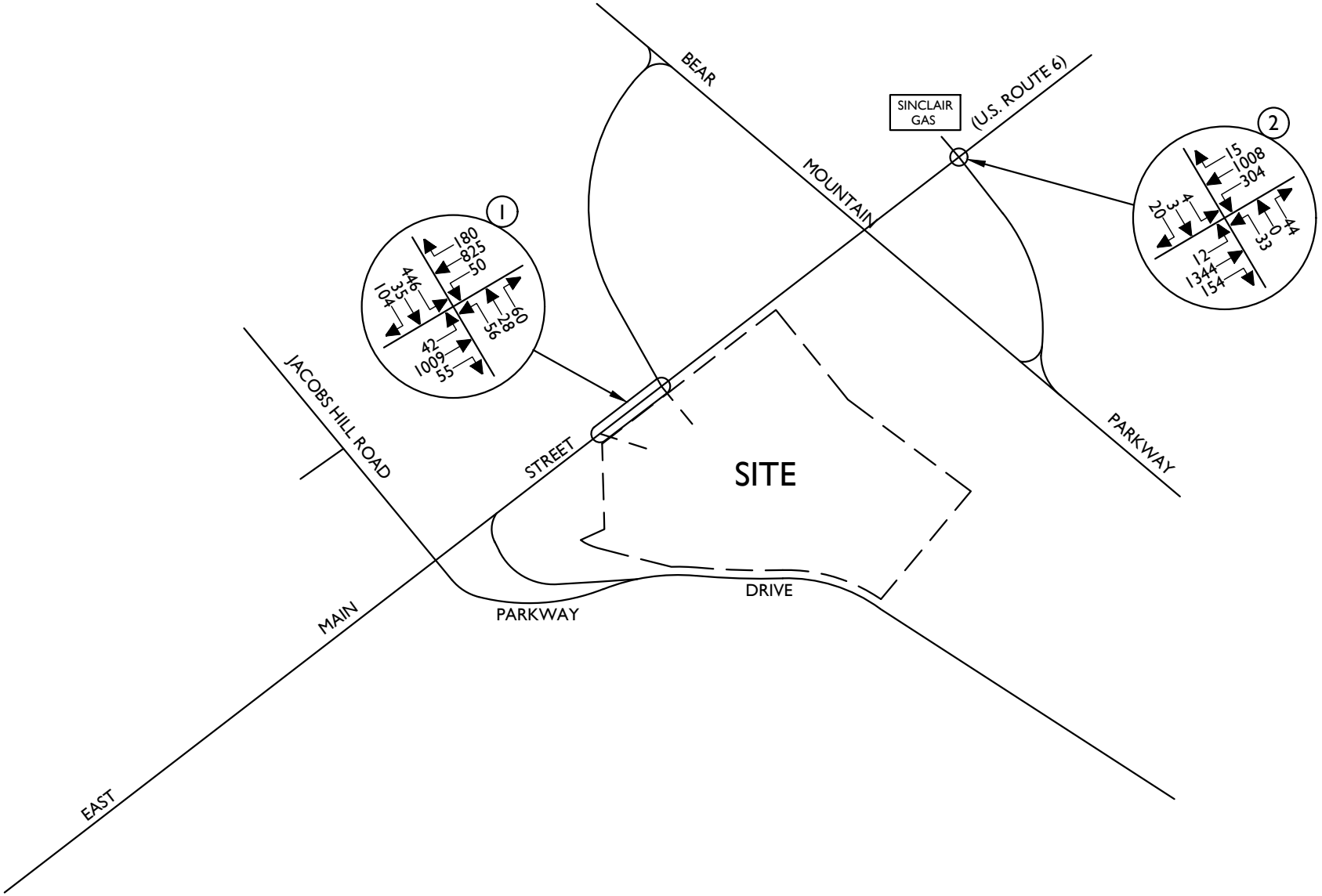
R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\1 By: KRISTEN.BARNA on 2025-06-26 -- 03:41pm



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2021 BUILD TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR FIGURE No. 2

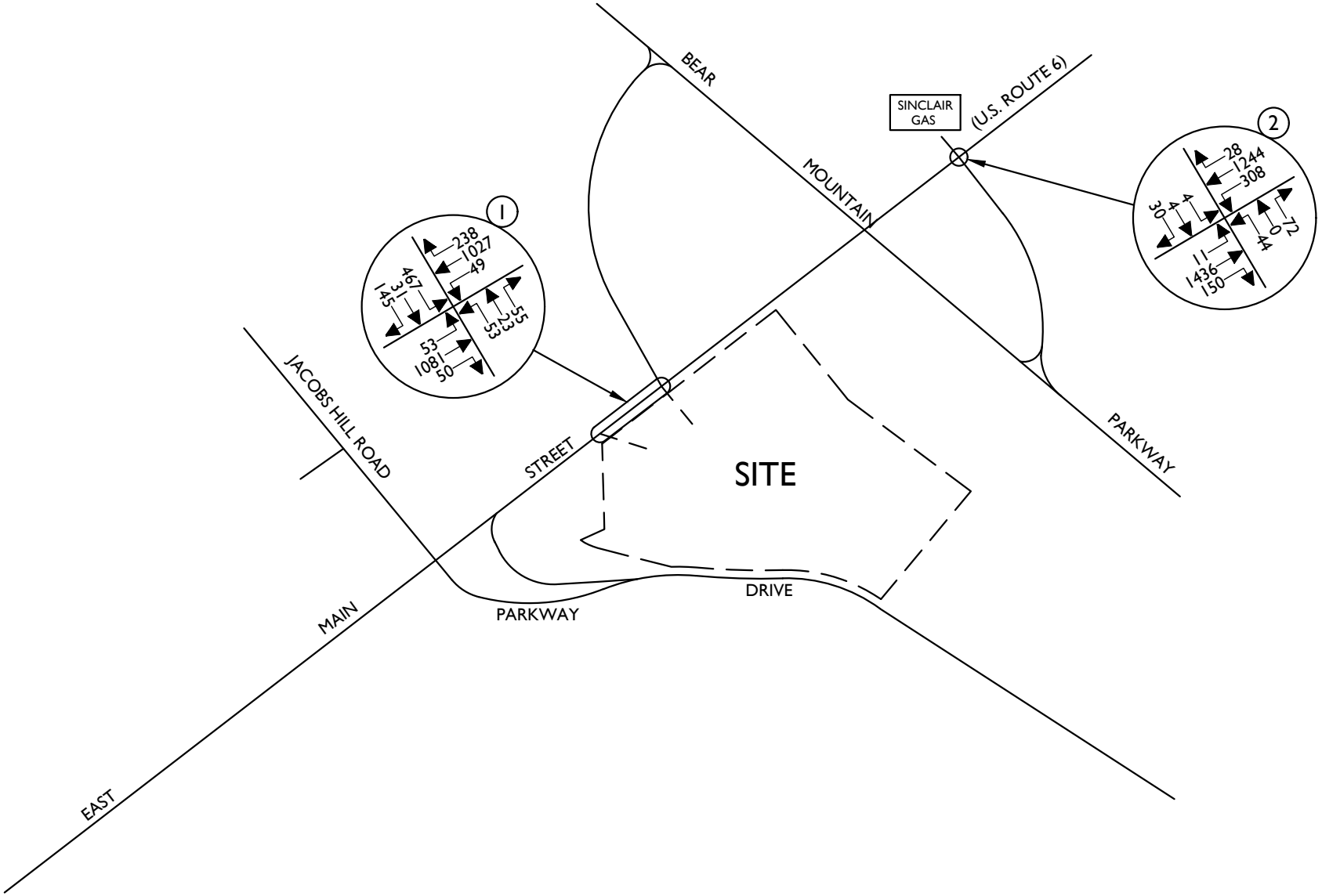
R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\2 By: KRISTEN.BARNA on 2025-06-26 -- 03:41pm



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2021 BUILD TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR FIGURE No. 3

R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\3 By: KRISTEN.BARNA on 2025-06-26 -- 03:41pm



NOTE: LINE DIAGRAM NOT TO SCALE

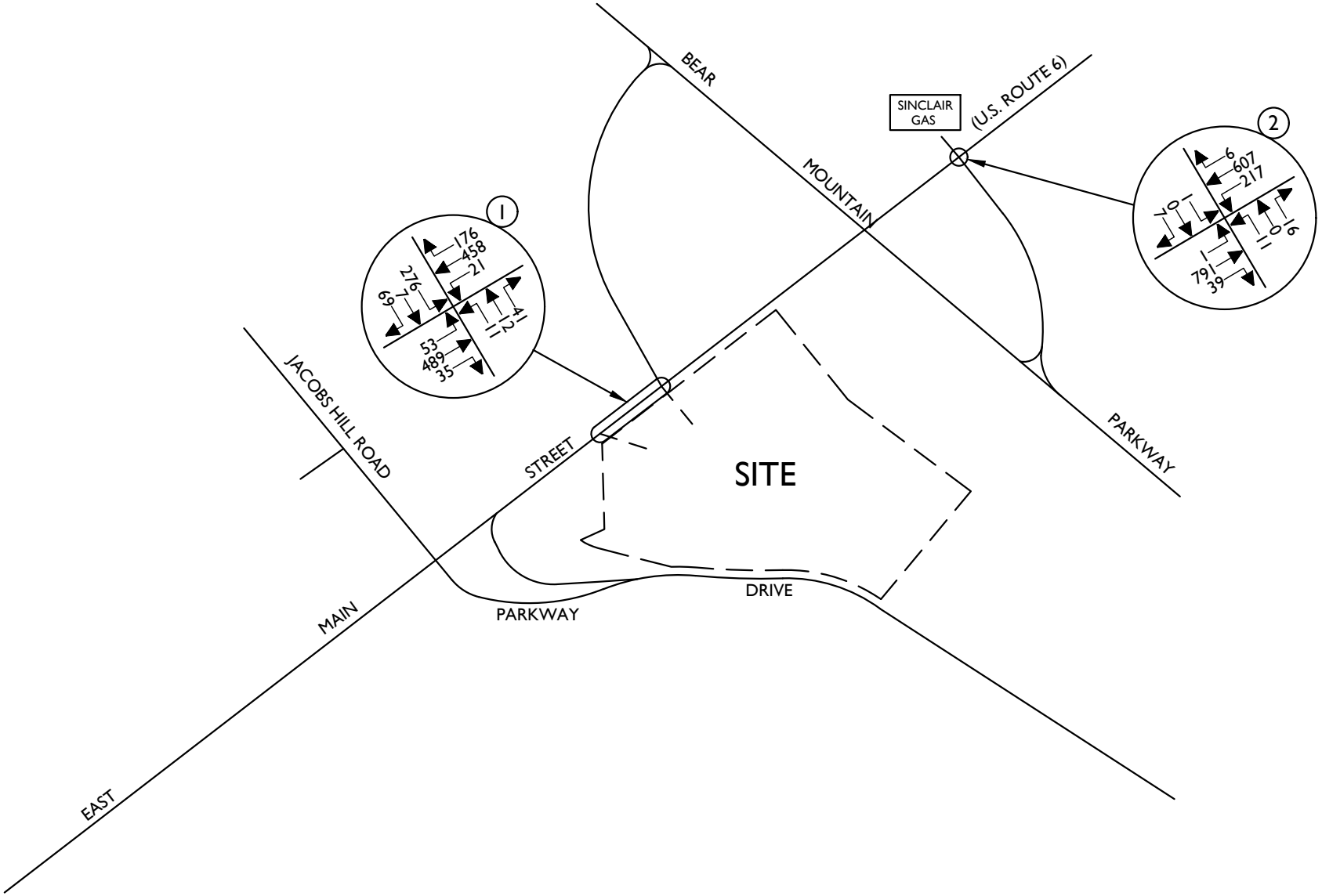
Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2021 BUILD TRAFFIC VOLUMES PEAK SATURDAY HOUR FIGURE No. 4

R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\4 By: KRISTEN.BARNA on 2025-06-26 -- 03:41pm

Colliers
Engineering
& Design

Appendix B

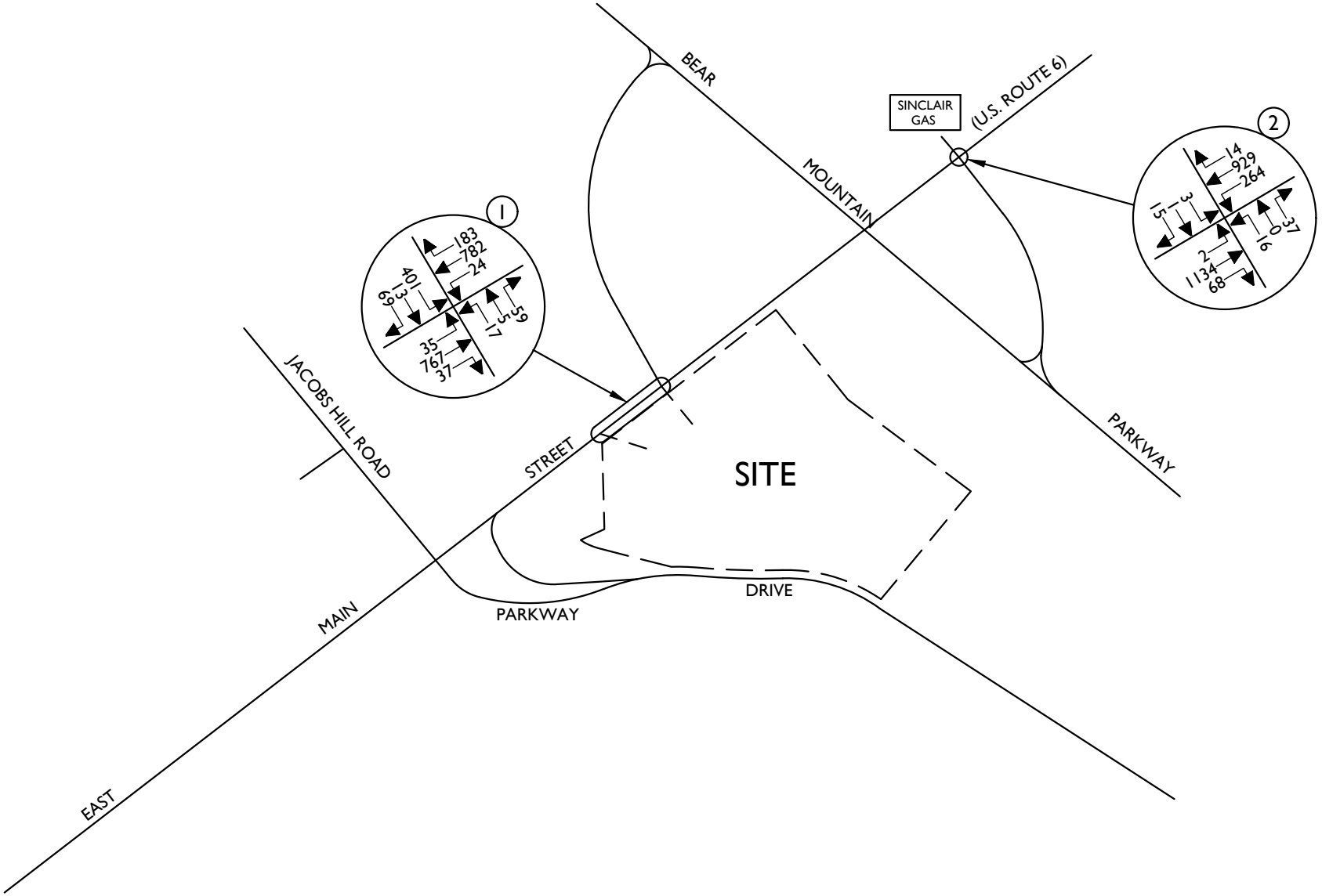
2025 Counted Traffic Volume Figures



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2025 EXISTING TRAFFIC VOLUMES WEDNESDAY PEAK AM HOUR FIGURE No. 5

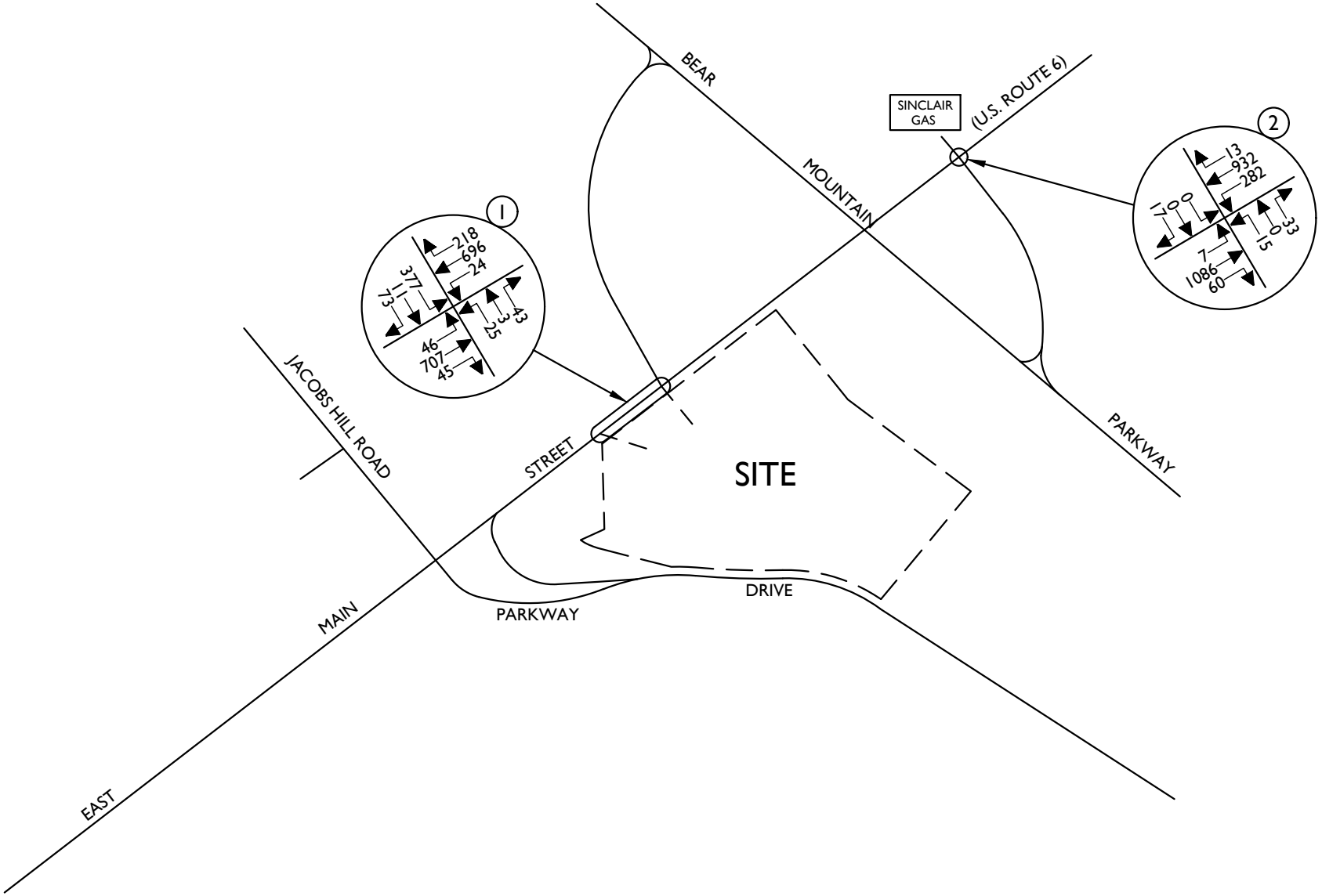
R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\5 By: KRISTEN.BARNA on 2025-06-26 -- 03:42pm



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2025 EXISTING TRAFFIC VOLUMES WEDNESDAY PEAK PM HOUR FIGURE No. 6

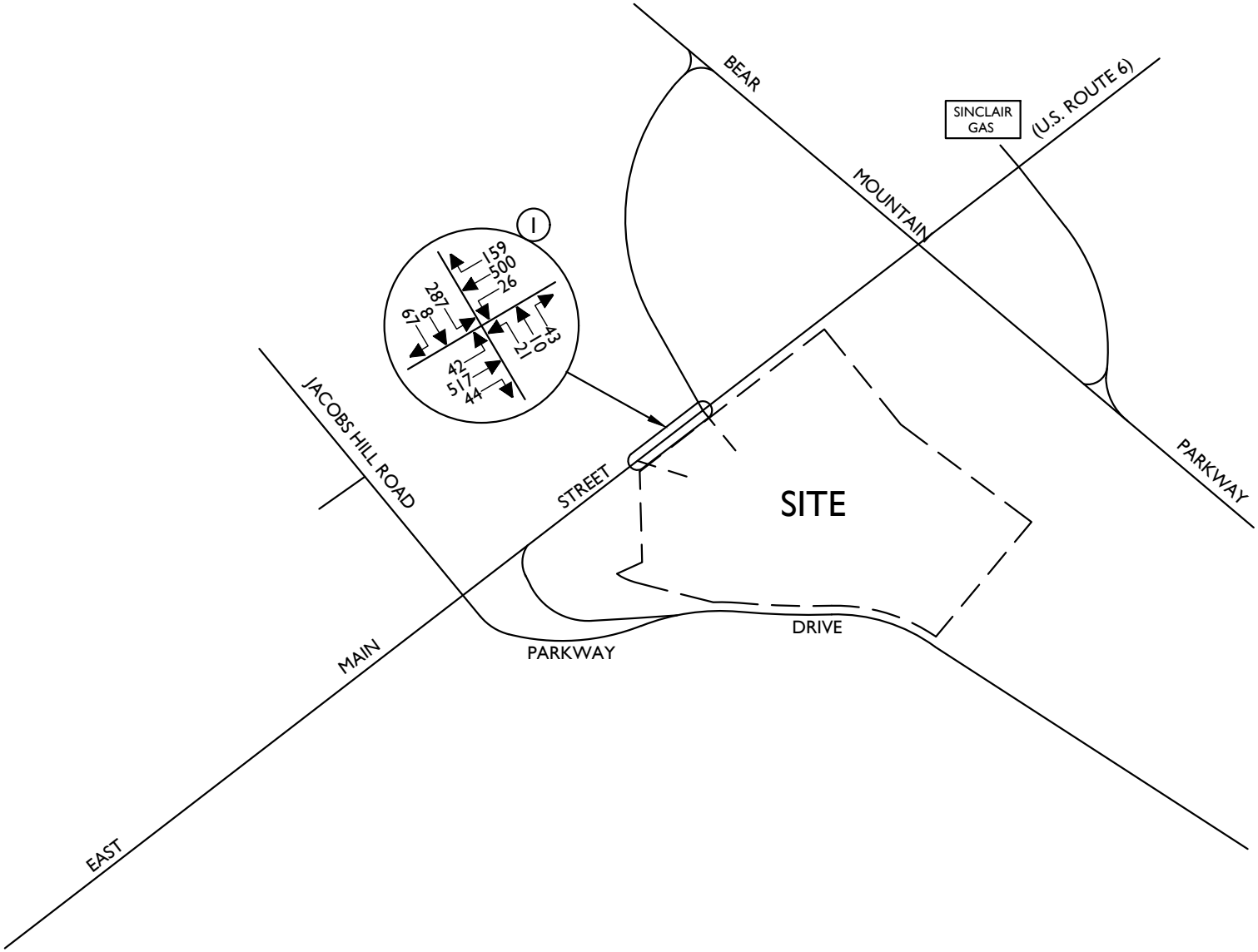
R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\6 By: KRISTEN.BARNA on 2025-06-26 -- 03:42pm



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2025 EXISTING TRAFFIC VOLUMES SATURDAY PEAK HOUR FIGURE No. 7

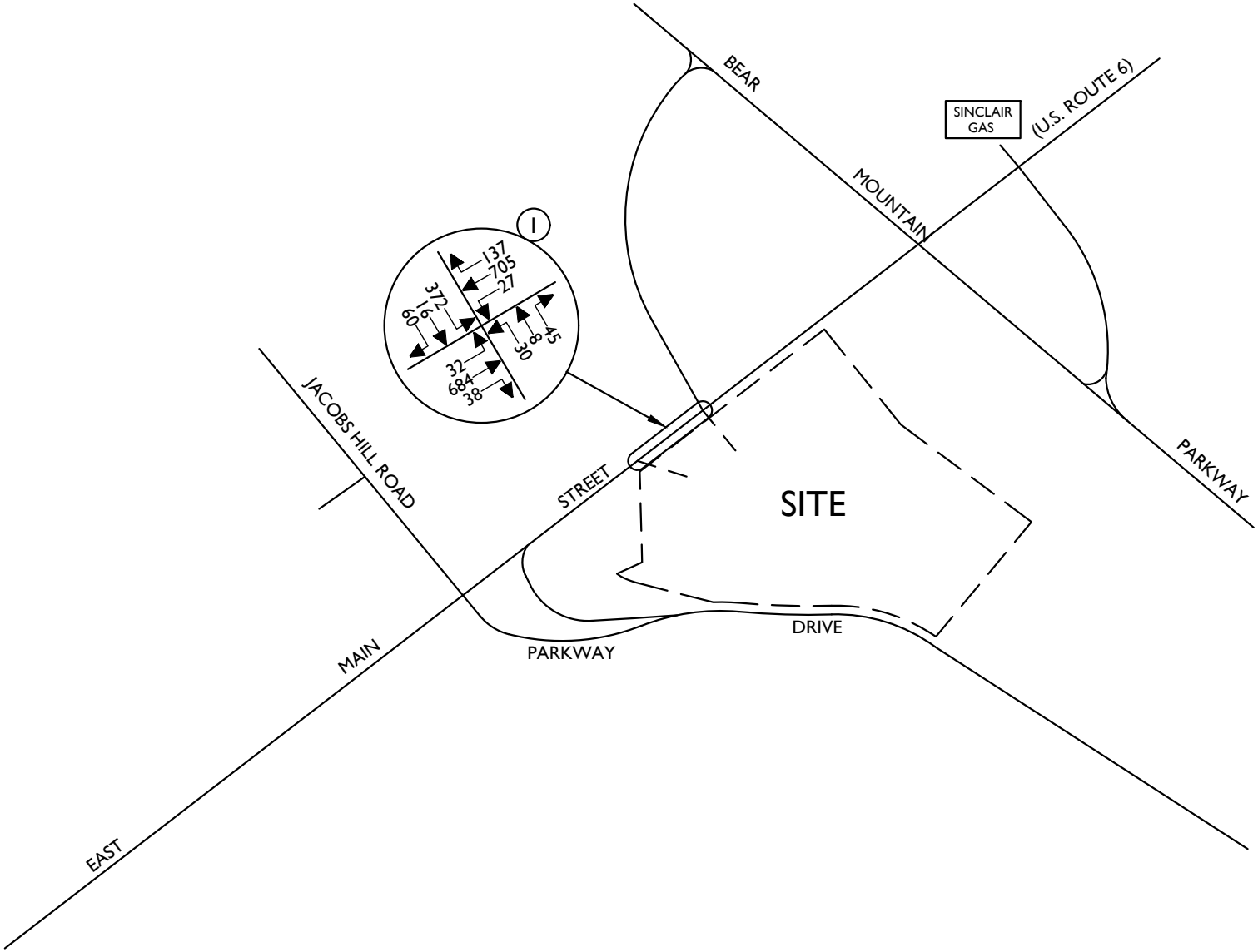
R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\7 By: KRISTEN.BARNA on 2025-06-26 -- 03:42pm



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2025 EXISTING TRAFFIC VOLUMES TUESDAY PEAK AM HOUR FIGURE No. 8

R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\8 By: KRISTEN.BARNA on 2025-06-26 -- 03:42pm



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	GASLAND CORTLANDT EAST MAIN STREET (U.S. ROUTE 6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK	TRAFFIC EVALUATION 19003182B 06/26/25		2025 EXISTING TRAFFIC VOLUMES TUESDAY PEAK PM HOUR FIGURE No. 9

R:\Projects\2019\19003182B\Reports\Traffic\Figures\250626KB_FIGURES.dwg\9 By: KRISTEN.BARNA on 2025-06-26 -- 03:42pm

Colliers
Engineering
& Design

Appendix C

Traffic Count Data

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595

Accelerating Success

File Name : 1-U.S_RT_6_&_GAS_STATION_RIGHT_TURN_ENTRY-WED_1312334_06-18-2025
Site Code :
Start Date : 6/18/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	From North						U.S ROUTE 6 From East						GAS STATION DRIVEWAY From South						PARKWAY EXIT From Southwest						U.S ROUTE 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	0	0	81	0	0	0	81	0	0	0	0	0	0	0	1	0	0	0	1	0	5	87	0	0	92	174
06:45 AM	0	0	0	0	0	0	0	107	0	0	0	107	1	0	0	0	0	1	0	2	0	0	0	2	0	5	110	0	0	115	225
Total	0	0	0	0	0	0	0	188	0	0	0	188	1	0	0	0	0	1	0	3	0	0	0	3	0	10	197	0	0	207	399
07:00 AM	0	0	0	0	0	0	0	101	0	0	0	101	0	0	0	0	0	0	0	1	0	0	0	1	0	11	112	0	0	123	225
07:15 AM	0	0	0	0	0	0	0	104	0	0	0	104	0	0	0	0	0	0	0	2	0	0	0	2	0	8	127	0	0	135	241
07:30 AM	0	0	0	0	0	0	0	118	0	0	0	118	0	0	0	0	0	0	0	4	0	0	1	5	0	10	135	0	0	145	268
07:45 AM	0	0	0	0	0	0	0	151	0	0	0	151	0	0	0	0	0	0	0	1	0	0	0	1	0	14	122	0	0	136	288
Total	0	0	0	0	0	0	0	474	0	0	0	474	0	0	0	0	0	0	0	8	0	0	1	9	0	43	496	0	0	539	1022
08:00 AM	0	0	0	0	0	0	0	129	0	0	0	129	0	0	0	0	0	0	0	1	0	0	0	1	0	6	123	0	0	129	259
08:15 AM	0	0	0	0	0	0	0	128	0	0	0	128	0	0	0	0	0	0	1	1	0	0	0	2	0	8	127	0	0	135	265
08:30 AM	0	0	0	0	0	0	0	127	0	0	0	127	0	0	0	0	0	0	0	2	0	0	0	2	0	13	136	0	0	149	278
08:45 AM	0	0	0	0	0	0	0	150	0	0	0	150	0	0	0	0	0	0	0	1	0	0	0	1	0	7	135	0	0	142	293
Total	0	0	0	0	0	0	0	534	0	0	0	534	0	0	0	0	0	0	1	5	0	0	0	6	0	34	521	0	0	555	1095
09:00 AM	0	0	0	0	0	0	0	136	0	0	0	136	0	0	0	0	0	0	0	0	0	0	0	0	0	4	141	0	0	145	281
09:15 AM	0	0	0	0	0	0	0	138	0	0	0	138	0	0	0	0	0	0	0	0	0	0	0	0	0	11	144	0	0	155	293
Grand Total	0	0	0	0	0	0	0	1470	0	0	0	1470	1	0	0	0	0	1	1	16	0	0	1	18	0	102	1499	0	0	1601	3090
Apprch %	0	0	0	0	0		0	100	0	0	0		100	0	0	0	0		5.6	88.9	0	0	5.6		0	6.4	93.6	0	0		
Total %	0	0	0	0	0	0	0	47.6	0	0	0	47.6	0	0	0	0	0	0	0	0.5	0	0	0	0.6	0	3.3	48.5	0	0	51.8	
Lights	0	0	0	0	0	0	0	1412	0	0	0	1412	1	0	0	0	0	1	1	13	0	0	0	14	0	98	1428	0	0	1526	2953
% Lights	0	0	0	0	0	0	0	96.1	0	0	0	96.1	100	0	0	0	0	100	100	81.2	0	0	0	77.8	0	96.1	95.3	0	0	95.3	95.6
Buses	0	0	0	0	0	0	0	23	0	0	0	23	0	0	0	0	0	0	0	3	0	0	0	3	0	0	16	0	0	16	42
% Buses	0	0	0	0	0	0	0	1.6	0	0	0	1.6	0	0	0	0	0	0	0	18.8	0	0	0	16.7	0	0	1.1	0	0	1	1.4
Trucks	0	0	0	0	0	0	0	35	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	4	55	0	0	59	94
% Trucks	0	0	0	0	0	0	0	2.4	0	0	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0	0	3.9	3.7	0	0	3.7	3
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	5.6	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_RT_6_&_GAS_STATION_RIGHT_TURN_ENTRY-WED_1312334_06-18-2025
Site Code :
Start Date : 6/18/2025

	From North						U.S ROUTE 6 From East						GAS STATION DRIVEWAY From South						PARKWAY EXIT From Southwest						U.S ROUTE 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 09:15 AM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 08:30 AM																															
08:30 AM	0	0	0	0	0	0	0	127	0	0	0	127	0	0	0	0	0	0	0	**2**	0	0	0	**2**	0	**13**	136	0	0	149	278
08:45 AM	0	0	0	0	0	0	0	**150**	0	0	0	**150**	0	0	0	0	0	0	0	1	0	0	0	1	0	7	135	0	0	142	**293**
09:00 AM	0	0	0	0	0	0	0	136	0	0	0	136	0	0	0	0	0	0	0	0	0	0	0	0	0	4	141	0	0	145	281
09:15 AM	0	0	0	0	0	0	0	138	0	0	0	138	0	0	0	0	0	0	0	0	0	0	0	0	0	11	**144**	0	0	**155**	293
Total Volume	0	0	0	0	0	0	0	551	0	0	0	551	0	0	0	0	0	0	0	3	0	0	0	3	0	35	556	0	0	591	1145
% App. Total	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		0	100	0	0	0		0	5.9	94.1	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.918	.000	.000	.000	.918	.000	.000	.000	.000	.000	.000	.000	.375	.000	.000	.000	.375	.000	.673	.965	.000	.000	.953	.977
Lights	0	0	0	0	0	0	0	532	0	0	0	532	0	0	0	0	0	0	0	2	0	0	0	2	0	35	535	0	0	570	1104
% Lights	0	0	0	0	0	0	0	96.6	0	0	0	96.6	0	0	0	0	0	0	0	66.7	0	0	0	66.7	0	100	96.2	0	0	96.4	96.4
Buses	0	0	0	0	0	0	0	6	0	0	0	6	0	0	0	0	0	0	0	1	0	0	0	1	0	0	3	0	0	3	10
% Buses	0	0	0	0	0	0	0	1.1	0	0	0	1.1	0	0	0	0	0	0	0	33.3	0	0	0	33.3	0	0	0.5	0	0	0.5	0.9
Trucks	0	0	0	0	0	0	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	31
% Trucks	0	0	0	0	0	0	0	2.4	0	0	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.2	0	0	3.0	2.7
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595

Accelerating Success

File Name : 1-U.S_RT_6_&_GAS_STATION_RIGHT_TURN_ENTRY-WED_1312334_06-18-2025
Site Code :
Start Date : 6/18/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	From North						U.S ROUTE 6 From East						GAS STATION DRIVEWAY From South						PARKWAY EXIT From Southwest						U.S ROUTE 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
03:30 PM	0	0	0	0	0	0	0	184	0	0	0	184	0	0	0	0	0	0	0	1	0	0	0	1	0	13	171	0	0	184	369
03:45 PM	0	0	0	0	0	0	0	180	0	0	0	180	0	0	0	0	0	0	0	0	0	0	0	0	0	5	173	0	0	178	358
Total	0	0	0	0	0	0	0	364	0	0	0	364	0	0	0	0	0	0	0	1	0	0	0	1	0	18	344	0	0	362	727
04:00 PM	0	0	0	0	0	0	0	208	0	0	0	208	0	0	0	0	0	0	0	1	0	0	0	1	0	9	204	0	0	213	422
04:15 PM	0	0	0	0	0	0	0	213	0	0	0	213	0	0	0	0	0	0	0	2	0	0	0	2	0	10	205	0	0	215	430
04:30 PM	0	0	0	0	0	0	0	212	0	0	0	212	0	0	0	0	0	0	0	0	0	0	0	0	0	8	189	0	0	197	409
04:45 PM	0	0	0	0	0	0	0	208	0	0	0	208	0	0	0	0	0	0	1	0	0	0	0	1	0	10	161	0	0	171	380
Total	0	0	0	0	0	0	0	841	0	0	0	841	0	0	0	0	0	0	1	3	0	0	0	4	0	37	759	0	0	796	1641
05:00 PM	0	0	0	0	0	0	0	206	0	0	0	206	0	0	0	0	0	0	0	1	0	0	0	1	0	9	223	0	0	232	439
05:15 PM	0	0	0	0	0	0	0	206	0	0	0	206	0	0	0	0	0	0	0	2	0	0	0	2	0	10	227	0	0	237	445
05:30 PM	0	0	0	0	0	0	0	220	0	0	0	220	0	0	0	0	0	0	1	0	0	0	0	1	0	7	165	0	0	172	393
05:45 PM	0	0	0	0	0	0	0	221	0	0	0	221	0	0	0	0	0	0	0	1	0	0	0	1	0	12	159	0	0	171	393
Total	0	0	0	0	0	0	0	853	0	0	0	853	0	0	0	0	0	0	1	4	0	0	0	5	0	38	774	0	0	812	1670
06:00 PM	0	0	0	0	0	0	0	226	0	0	0	226	0	0	0	0	0	0	0	1	0	0	1	2	0	12	182	0	0	194	422
06:15 PM	0	0	0	0	0	0	0	205	0	0	0	205	0	0	0	0	0	0	0	2	0	0	0	2	0	15	174	0	0	189	396
Grand Total	0	0	0	0	0	0	0	2489	0	0	0	2489	0	0	0	0	0	0	2	11	0	0	1	14	0	120	2233	0	0	2353	4856
Apprch %	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		14.3	78.6	0	0	7.1		0	5.1	94.9	0	0		
Total %	0	0	0	0	0	0	0	51.3	0	0	0	51.3	0	0	0	0	0	0	0	0.2	0	0	0	0.3	0	2.5	46	0	0	48.5	
Lights	0	0	0	0	0	0	0	2449	0	0	0	2449	0	0	0	0	0	0	2	11	0	0	0	13	0	117	2208	0	0	2325	4787
% Lights	0	0	0	0	0	0	0	98.4	0	0	0	98.4	0	0	0	0	0	0	100	100	0	0	0	92.9	0	97.5	98.9	0	0	98.8	98.6
Buses	0	0	0	0	0	0	0	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	14
% Buses	0	0	0	0	0	0	0	0.3	0	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0.3	0.3
Trucks	0	0	0	0	0	0	0	33	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	3	18	0	0	21	54
% Trucks	0	0	0	0	0	0	0	1.3	0	0	0	1.3	0	0	0	0	0	0	0	0	0	0	0	0	0	2.5	0.8	0	0	0.9	1.1
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	7.1	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_RT_6_&_GAS_STATION_RIGHT_TURN_ENTRY-WED_1312334_06-18-2025
Site Code :
Start Date : 6/18/2025

	From North						U.S ROUTE 6 From East						GAS STATION DRIVEWAY From South						PARKWAY EXIT From Southwest						U.S ROUTE 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:30 PM to 06:15 PM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 04:30 PM																															
04:30 PM	0	0	0	0	0	0	0	**212**	0	0	0	**212**	0	0	0	0	0	0	0	0	0	0	0	0	0	8	189	0	0	197	409
04:45 PM	0	0	0	0	0	0	0	208	0	0	0	208	0	0	0	0	0	0	**1**	0	0	0	0	1	0	**10**	161	0	0	171	380
05:00 PM	0	0	0	0	0	0	0	206	0	0	0	206	0	0	0	0	0	0	0	1	0	0	0	1	0	9	223	0	0	232	439
05:15 PM	0	0	0	0	0	0	0	206	0	0	0	206	0	0	0	0	0	0	0	**2**	0	0	0	**2**	0	10	**227**	0	0	**237**	**445**
Total Volume	0	0	0	0	0	0	0	832	0	0	0	832	0	0	0	0	0	0	1	3	0	0	0	4	0	37	800	0	0	837	1673
% App. Total	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		25	75	0	0	0		0	4.4	95.6	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.981	.000	.000	.000	.981	.000	.000	.000	.000	.000	.000	.250	.375	.000	.000	.000	.500	.000	.925	.881	.000	.000	.883	.940
Lights	0	0	0	0	0	0	0	816	0	0	0	816	0	0	0	0	0	0	1	3	0	0	0	4	0	36	792	0	0	828	1648
% Lights	0	0	0	0	0	0	0	98.1	0	0	0	98.1	0	0	0	0	0	0	100	100	0	0	0	100	0	97.3	99.0	0	0	98.9	98.5
Buses	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	5
% Buses	0	0	0	0	0	0	0	0.4	0	0	0	0.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0.2	0.3
Trucks	0	0	0	0	0	0	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	1	6	0	0	7	20
% Trucks	0	0	0	0	0	0	0	1.6	0	0	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0	0	2.7	0.8	0	0	0.8	1.2
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_RT_6_&_GAS_STATION_RIGHT_TURN_ENTRY-SAT_1312337_06-21-2025
Site Code :
Start Date : 6/21/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	From North						U.S ROUTE 6 From East						GAS STATION DRIVEWAY From South						PARKWAY EXIT From Southwest						U.S ROUTE 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
11:00 AM	0	0	0	0	0	0	0	177	0	0	0	177	0	0	0	0	0	0	0	1	0	0	0	1	0	10	202	0	0	212	390
11:15 AM	0	0	0	0	0	0	0	177	0	0	0	177	0	0	0	0	0	0	0	2	0	0	0	2	0	8	191	0	0	199	378
11:30 AM	0	0	0	0	0	0	0	235	0	0	0	235	0	0	0	0	0	0	0	1	0	0	0	1	0	9	161	0	0	170	406
11:45 AM	0	0	0	0	0	0	0	193	0	0	0	193	0	0	0	0	0	0	0	3	0	0	0	3	0	15	197	0	0	212	408
Total	0	0	0	0	0	0	0	782	0	0	0	782	0	0	0	0	0	0	0	7	0	0	0	7	0	42	751	0	0	793	1582
12:00 PM	0	0	0	0	0	0	0	180	0	0	0	180	0	0	0	0	0	0	0	1	0	0	0	1	0	8	178	0	0	186	367
12:15 PM	0	0	0	0	0	0	0	202	0	0	0	202	0	0	0	0	0	0	0	0	0	0	0	0	1	14	200	0	0	215	417
12:30 PM	0	0	0	0	0	0	0	221	0	0	0	221	0	0	0	0	0	0	0	2	0	0	0	2	0	9	177	0	0	186	409
12:45 PM	0	0	0	0	0	0	0	188	0	0	0	188	0	0	0	0	0	0	0	1	0	0	0	1	0	3	209	0	0	212	401
Total	0	0	0	0	0	0	0	791	0	0	0	791	0	0	0	0	0	0	0	4	0	0	0	4	1	34	764	0	0	799	1594
01:00 PM	0	0	0	0	0	0	0	188	0	0	0	188	0	0	0	0	0	0	0	1	0	0	1	2	0	6	169	0	0	175	365
01:15 PM	0	0	0	0	0	0	0	188	0	0	0	188	0	0	0	0	0	0	0	0	0	0	0	0	0	5	194	0	0	199	387
01:30 PM	0	0	0	0	0	0	0	171	0	0	0	171	0	0	0	0	0	0	0	0	0	0	0	0	0	3	191	0	0	194	365
01:45 PM	0	0	0	0	0	0	0	200	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	13	230	0	0	243	443
Total	0	0	0	0	0	0	0	747	0	0	0	747	0	0	0	0	0	0	0	1	0	0	1	2	0	27	784	0	0	811	1560
02:00 PM	0	0	0	0	0	0	0	217	0	0	0	217	0	0	0	0	0	0	0	0	0	0	0	0	0	8	192	0	0	200	417
02:15 PM	0	0	0	0	0	0	0	192	0	0	0	192	0	0	0	0	0	0	0	0	0	0	0	0	0	15	177	0	0	192	384
02:30 PM	0	0	0	0	0	0	0	198	0	0	0	198	0	0	0	0	0	0	0	0	0	0	0	0	0	9	174	0	0	183	381
02:45 PM	0	0	0	0	0	0	0	189	0	0	0	189	0	0	0	0	0	0	0	0	0	0	0	0	0	9	172	0	0	181	370
Total	0	0	0	0	0	0	0	796	0	0	0	796	0	0	0	0	0	0	0	0	0	0	0	0	0	41	715	0	0	756	1552
Grand Total	0	0	0	0	0	0	0	3116	0	0	0	3116	0	0	0	0	0	0	0	12	0	0	1	13	1	144	3014	0	0	3159	6288
Apprch %	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		0	92.3	0	0	7.7		0	4.6	95.4	0	0		
Total %	0	0	0	0	0	0	0	49.6	0	0	0	49.6	0	0	0	0	0	0	0	0.2	0	0	0	0.2	0	2.3	47.9	0	0	50.2	
Lights	0	0	0	0	0	0	0	3081	0	0	0	3081	0	0	0	0	0	0	0	12	0	0	0	12	1	143	2973	0	0	3117	6210
% Lights	0	0	0	0	0	0	0	98.9	0	0	0	98.9	0	0	0	0	0	0	0	100	0	0	0	92.3	100	99.3	98.6	0	0	98.7	98.8
Buses	0	0	0	0	0	0	0	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	14
% Buses	0	0	0	0	0	0	0	0.2	0	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.2	0	0	0.2	0.2
Trucks	0	0	0	0	0	0	0	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	1	34	0	0	35	63
% Trucks	0	0	0	0	0	0	0	0.9	0	0	0	0.9	0	0	0	0	0	0	0	0	0	0	0	0	0	0.7	1.1	0	0	1.1	1
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	7.7	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_RT_6_&_GAS_STATION_RIGHT_TURN_ENTRY-SAT_1312337_06-21-2025
Site Code :
Start Date : 6/21/2025

	From North						U.S ROUTE 6 From East						GAS STATION DRIVEWAY From South						PARKWAY EXIT From Southwest						U.S ROUTE 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 02:45 PM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 01:45 PM																															
01:45 PM	0	0	0	0	0	0	0	200	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	13	**230**	0	0	**243**	**443**
02:00 PM	0	0	0	0	0	0	0	**217**	0	0	0	**217**	0	0	0	0	0	0	0	0	0	0	0	0	0	8	192	0	0	200	417
02:15 PM	0	0	0	0	0	0	0	192	0	0	0	192	0	0	0	0	0	0	0	0	0	0	0	0	0	**15**	177	0	0	192	384
02:30 PM	0	0	0	0	0	0	0	198	0	0	0	198	0	0	0	0	0	0	0	0	0	0	0	0	0	9	174	0	0	183	381
Total Volume	0	0	0	0	0	0	0	807	0	0	0	807	0	0	0	0	0	0	0	0	0	0	0	0	0	45	773	0	0	818	1625
% App. Total	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		0	0	0	0	0		0	5.5	94.5	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.930	.000	.000	.000	.930	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.750	.840	.000	.000	.842	.917
Lights	0	0	0	0	0	0	0	799	0	0	0	799	0	0	0	0	0	0	0	0	0	0	0	0	0	45	763	0	0	808	1607
% Lights	0	0	0	0	0	0	0	99.0	0	0	0	99.0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	98.7	0	0	98.8	98.9
Buses	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	3
% Buses	0	0	0	0	0	0	0	0.2	0	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1	0	0	0.1	0.2
Trucks	0	0	0	0	0	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	15
% Trucks	0	0	0	0	0	0	0	0.7	0	0	0	0.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.2	0	0	1.1	0.9
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_RT_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-WED_1312339_06-18-2025
Site Code :
Start Date : 6/18/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	PARKWAY EB RAMP From North					U.S ROUTE 6 From East					GAS STATION DRIVEWAY From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	14	2	40	0	56	60	65	5	0	130	3	4	3	0	10	0	71	14	0	85	281
06:45 AM	15	2	54	1	72	56	84	3	0	143	3	2	5	0	10	0	104	6	0	110	335
Total	29	4	94	1	128	116	149	8	0	273	6	6	8	0	20	0	175	20	0	195	616
07:00 AM	11	1	47	1	60	50	85	3	0	138	12	1	3	0	16	0	106	6	0	112	326
07:15 AM	11	1	64	1	77	45	86	3	0	134	11	2	3	0	16	0	122	7	0	129	356
07:30 AM	15	5	74	2	96	34	103	3	0	140	9	1	2	0	12	0	126	14	0	140	388
07:45 AM	19	4	84	0	107	30	130	4	0	164	18	0	3	0	21	1	117	6	0	124	416
Total	56	11	269	4	340	159	404	13	0	576	50	4	11	0	65	1	471	33	0	505	1486
08:00 AM	26	2	74	0	102	41	100	5	0	146	10	2	2	0	14	0	112	10	0	122	384
08:15 AM	16	2	78	0	96	36	109	5	0	150	7	4	4	0	15	0	114	14	0	128	389
08:30 AM	15	3	76	0	94	41	108	5	0	154	16	3	3	0	22	0	123	14	0	137	407
08:45 AM	25	2	60	0	87	52	123	5	0	180	12	3	2	0	17	0	126	8	0	134	418
Total	82	9	288	0	379	170	440	20	0	630	45	12	11	0	68	0	475	46	0	521	1598
09:00 AM	13	0	62	0	75	47	118	6	0	171	6	2	2	0	10	0	126	17	0	143	399
09:15 AM	11	3	57	1	72	36	120	2	0	158	7	1	6	0	14	0	130	10	0	140	384
Grand Total	191	27	770	6	994	528	1231	49	0	1808	114	25	38	0	177	1	1377	126	0	1504	4483
Apprch %	19.2	2.7	77.5	0.6		29.2	68.1	2.7	0		64.4	14.1	21.5	0		0.1	91.6	8.4	0		
Total %	4.3	0.6	17.2	0.1	22.2	11.8	27.5	1.1	0	40.3	2.5	0.6	0.8	0	3.9	0	30.7	2.8	0	33.5	
Lights	191	27	750	0	968	512	1171	48	0	1731	107	25	36	0	168	1	1300	124	0	1425	4292
% Lights	100	100	97.4	0	97.4	97	95.1	98	0	95.7	93.9	100	94.7	0	94.9	100	94.4	98.4	0	94.7	95.7
Buses	0	0	5	0	5	12	20	0	0	32	0	0	0	0	0	0	17	2	0	19	56
% Buses	0	0	0.6	0	0.5	2.3	1.6	0	0	1.8	0	0	0	0	0	0	1.2	1.6	0	1.3	1.2
Trucks	0	0	15	0	15	4	40	1	0	45	7	0	2	0	9	0	60	0	0	60	129
% Trucks	0	0	1.9	0	1.5	0.8	3.2	2	0	2.5	6.1	0	5.3	0	5.1	0	4.4	0	0	4	2.9
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
% Pedestrians	0	0	0	100	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_RT_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-WED_1312339_06-18-2025
Site Code :
Start Date : 6/18/2025

	PARKWAY EB RAMP From North					U.S ROUTE 6 From East					GAS STATION DRIVEWAY From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 09:15 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:15 AM																					
08:15 AM	16	2	**78**	0	**96**	36	109	5	0	150	7	**4**	**4**	0	15	0	114	14	0	128	389
08:30 AM	15	**3**	76	0	94	41	108	5	0	154	**16**	3	3	0	**22**	0	123	14	0	137	407
08:45 AM	**25**	2	60	0	87	**52**	**123**	5	0	**180**	12	3	2	0	17	0	**126**	8	0	134	**418**
09:00 AM	13	0	62	0	75	47	118	**6**	0	171	6	2	2	0	10	0	126	**17**	0	**143**	399
Total Volume	69	7	276	0	352	176	458	21	0	655	41	12	11	0	64	0	489	53	0	542	1613
% App. Total	19.6	2	78.4	0		26.9	69.9	3.2	0		64.1	18.8	17.2	0		0	90.2	9.8	0		
PHF	.690	.583	.885	.000	.917	.846	.931	.875	.000	.910	.641	.750	.688	.000	.727	.000	.970	.779	.000	.948	.965
Lights	69	7	271	0	347	174	440	20	0	634	39	12	10	0	61	0	464	53	0	517	1559
% Lights	100	100	98.2	0	98.6	98.9	96.1	95.2	0	96.8	95.1	100	90.9	0	95.3	0	94.9	100	0	95.4	96.7
Buses	0	0	2	0	2	1	3	0	0	4	0	0	0	0	0	0	3	0	0	3	9
% Buses	0	0	0.7	0	0.6	0.6	0.7	0	0	0.6	0	0	0	0	0	0	0.6	0	0	0.6	0.6
Trucks	0	0	3	0	3	1	15	1	0	17	2	0	1	0	3	0	22	0	0	22	45
% Trucks	0	0	1.1	0	0.9	0.6	3.3	4.8	0	2.6	4.9	0	9.1	0	4.7	0	4.5	0	0	4.1	2.8
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_RT_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-WED_1312339_06-18-2025
Site Code :
Start Date : 6/18/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	PARKWAY EB RAMP From North					U.S ROUTE 6 From East					GAS STATION DRIVEWAY From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:30 PM	13	1	83	0	97	42	170	8	0	220	16	0	7	0	23	0	160	11	0	171	511
03:45 PM	9	4	86	2	101	37	161	2	0	200	7	3	8	0	18	0	163	9	0	172	491
Total	22	5	169	2	198	79	331	10	0	420	23	3	15	0	41	0	323	20	0	343	1002
04:00 PM	14	4	82	1	101	46	183	3	0	232	9	2	8	0	19	1	200	4	0	205	557
04:15 PM	17	3	89	0	109	35	183	7	0	225	11	1	5	0	17	0	195	8	0	203	554
04:30 PM	15	2	88	0	105	36	196	5	0	237	13	5	5	0	23	1	179	7	0	187	552
04:45 PM	10	1	83	0	94	36	198	8	0	242	10	2	2	0	14	2	153	6	0	161	511
Total	56	10	342	1	409	153	760	23	0	936	43	10	20	0	73	4	727	25	0	756	2174
05:00 PM	12	0	100	1	113	45	201	6	0	252	14	2	3	0	19	0	222	11	0	233	617
05:15 PM	19	4	93	0	116	36	196	8	0	240	16	0	5	0	21	0	223	13	0	236	613
05:30 PM	17	5	99	0	121	47	198	7	0	252	14	3	3	0	20	0	164	6	0	170	563
05:45 PM	21	4	109	0	134	55	187	3	0	245	15	0	6	0	21	0	158	5	0	163	563
Total	69	13	401	1	484	183	782	24	0	989	59	5	17	0	81	0	767	35	0	802	2356
06:00 PM	19	5	124	0	148	42	198	5	0	245	6	2	11	0	19	0	190	6	0	196	608
06:15 PM	20	2	102	1	125	35	166	8	0	209	15	2	11	0	28	0	176	11	0	187	549
Grand Total	186	35	1138	5	1364	492	2237	70	0	2799	146	22	74	0	242	4	2183	97	0	2284	6689
Apprch %	13.6	2.6	83.4	0.4		17.6	79.9	2.5	0		60.3	9.1	30.6	0		0.2	95.6	4.2	0		
Total %	2.8	0.5	17	0.1	20.4	7.4	33.4	1	0	41.8	2.2	0.3	1.1	0	3.6	0.1	32.6	1.5	0	34.1	
Lights	185	34	1128	0	1347	487	2201	70	0	2758	142	22	74	0	238	4	2162	96	0	2262	6605
% Lights	99.5	97.1	99.1	0	98.8	99	98.4	100	0	98.5	97.3	100	100	0	98.3	100	99	99	0	99	98.7
Buses	0	0	5	0	5	4	8	0	0	12	0	0	0	0	0	0	6	1	0	7	24
% Buses	0	0	0.4	0	0.4	0.8	0.4	0	0	0.4	0	0	0	0	0	0	0.3	1	0	0.3	0.4
Trucks	1	1	5	0	7	1	28	0	0	29	4	0	0	0	4	0	15	0	0	15	55
% Trucks	0.5	2.9	0.4	0	0.5	0.2	1.3	0	0	1	2.7	0	0	0	1.7	0	0.7	0	0	0.7	0.8
Bicycles on Crosswalk	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
% Bicycles on Crosswalk	0	0	0	60	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Pedestrians	0	0	0	40	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_RT_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-WED_1312339_06-18-2025
Site Code :
Start Date : 6/18/2025

	PARKWAY EB RAMP From North					U.S ROUTE 6 From East					GAS STATION DRIVEWAY From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	12	0	100	**1**	113	45	**201**	6	0	**252**	14	2	3	0	19	0	222	11	0	233	**617**
05:15 PM	19	4	93	0	116	36	196	**8**	0	240	**16**	0	5	0	**21**	0	**223**	**13**	0	**236**	613
05:30 PM	17	**5**	99	0	121	47	198	7	0	252	14	**3**	3	0	20	0	164	6	0	170	563
05:45 PM	**21**	4	**109**	0	**134**	**55**	187	3	0	245	15	0	**6**	0	21	0	158	5	0	163	563
Total Volume	69	13	401	1	484	183	782	24	0	989	59	5	17	0	81	0	767	35	0	802	2356
% App. Total	14.3	2.7	82.9	0.2		18.5	79.1	2.4	0		72.8	6.2	21	0		0	95.6	4.4	0		
PHF	.821	.650	.920	.250	.903	.832	.973	.750	.000	.981	.922	.417	.708	.000	.964	.000	.860	.673	.000	.850	.955
Lights	69	12	400	0	481	183	770	24	0	977	56	5	17	0	78	0	760	35	0	795	2331
% Lights	100	92.3	99.8	0	99.4	100	98.5	100	0	98.8	94.9	100	100	0	96.3	0	99.1	100	0	99.1	98.9
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	4
% Buses	0	0	0	0	0	0	0.1	0	0	0.1	0	0	0	0	0	0	0.4	0	0	0.4	0.2
Trucks	0	1	1	0	2	0	11	0	0	11	3	0	0	0	3	0	4	0	0	4	20
% Trucks	0	7.7	0.2	0	0.4	0	1.4	0	0	1.1	5.1	0	0	0	3.7	0	0.5	0	0	0.5	0.8
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Pedestrians	0	0	0	100	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595

Accelerating Success

File Name : 2-U.S_RT_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-SAT_1312340_06-21-2025
Site Code :
Start Date : 6/21/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	PARKWAY EB RAMP From North					U.S ROUTE 6 From East					GAS STATION DRIVEWAY From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
11:00 AM	11	6	87	0	104	43	161	8	0	212	19	2	5	0	26	0	196	7	0	203	545
11:15 AM	15	1	94	0	110	48	155	9	0	212	12	2	9	0	23	0	179	9	0	188	533
11:30 AM	11	1	85	0	97	60	215	9	0	284	8	0	9	0	17	1	141	15	0	157	555
11:45 AM	15	0	90	2	107	54	169	7	0	230	11	4	5	0	20	0	186	15	0	201	558
Total	52	8	356	2	418	205	700	33	0	938	50	8	28	0	86	1	702	46	0	749	2191
12:00 PM	14	3	97	3	117	42	159	6	0	207	11	2	3	0	16	0	172	11	0	183	523
12:15 PM	26	1	90	0	117	60	178	3	0	241	14	0	3	0	17	0	187	14	0	201	576
12:30 PM	18	3	87	0	108	55	186	8	0	249	13	1	10	0	24	1	158	15	0	174	555
12:45 PM	14	3	91	0	108	58	167	6	0	231	9	1	5	0	15	0	198	11	0	209	563
Total	72	10	365	3	450	215	690	23	0	928	47	4	21	0	72	1	715	51	0	767	2217
01:00 PM	15	4	109	0	128	45	165	7	0	217	7	1	7	0	15	0	164	6	0	170	530
01:15 PM	14	1	83	0	98	41	159	7	0	207	6	2	6	0	14	1	183	13	0	197	516
01:30 PM	18	4	75	2	99	53	146	4	0	203	11	1	4	0	16	0	185	9	0	194	512
01:45 PM	14	1	89	0	104	46	180	9	0	235	12	0	6	0	18	1	209	16	0	226	583
Total	61	10	356	2	429	185	650	27	0	862	36	4	23	0	63	2	741	44	0	787	2141
02:00 PM	13	3	86	0	102	49	194	6	0	249	10	4	6	0	20	0	181	13	0	194	565
02:15 PM	10	2	88	1	101	44	180	4	0	228	16	0	7	0	23	0	168	11	0	179	531
02:30 PM	19	0	74	2	95	62	173	3	0	238	7	2	4	0	13	0	173	5	0	178	524
02:45 PM	11	0	86	1	98	53	180	1	0	234	6	1	2	0	9	0	172	8	0	180	521
Total	53	5	334	4	396	208	727	14	0	949	39	7	19	0	65	0	694	37	0	731	2141
Grand Total	238	33	1411	11	1693	813	2767	97	0	3677	172	23	91	0	286	4	2852	178	0	3034	8690
Apprch %	14.1	1.9	83.3	0.6		22.1	75.3	2.6	0		60.1	8	31.8	0		0.1	94	5.9	0		
Total %	2.7	0.4	16.2	0.1	19.5	9.4	31.8	1.1	0	42.3	2	0.3	1	0	3.3	0	32.8	2	0	34.9	
Lights	238	33	1403	0	1674	809	2733	97	0	3639	171	23	91	0	285	4	2816	176	0	2996	8594
% Lights	100	100	99.4	0	98.9	99.5	98.8	100	0	99	99.4	100	100	0	99.7	100	98.7	98.9	0	98.7	98.9
Buses	0	0	1	0	1	0	6	0	0	6	0	0	0	0	0	0	6	1	0	7	14
% Buses	0	0	0.1	0	0.1	0	0.2	0	0	0.2	0	0	0	0	0	0	0.2	0.6	0	0.2	0.2
Trucks	0	0	7	0	7	4	28	0	0	32	1	0	0	0	1	0	30	1	0	31	71
% Trucks	0	0	0.5	0	0.4	0.5	1	0	0	0.9	0.6	0	0	0	0.3	0	1.1	0.6	0	1	0.8
Bicycles on Crosswalk	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	9.1	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
% Pedestrians	0	0	0	90.9	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_RT_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-SAT_1312340_06-21-2025
Site Code :
Start Date : 6/21/2025

	PARKWAY EB RAMP From North					U.S ROUTE 6 From East					GAS STATION DRIVEWAY From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 02:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 12:15 PM																					
12:15 PM	**26**	1	90	0	117	**60**	178	3	0	241	**14**	0	3	0	17	0	187	14	0	201	**576**
12:30 PM	18	3	87	0	108	55	**186**	**8**	0	**249**	13	**1**	**10**	0	**24**	**1**	158	**15**	0	174	555
12:45 PM	14	3	91	0	108	58	167	6	0	231	9	1	5	0	15	0	**198**	11	0	**209**	563
01:00 PM	15	**4**	**109**	0	**128**	45	165	7	0	217	7	1	7	0	15	0	164	6	0	170	530
Total Volume	73	11	377	0	461	218	696	24	0	938	43	3	25	0	71	1	707	46	0	754	2224
% App. Total	15.8	2.4	81.8	0		23.2	74.2	2.6	0		60.6	4.2	35.2	0		0.1	93.8	6.1	0		
PHF	.702	.688	.865	.000	.900	.908	.935	.750	.000	.942	.768	.750	.625	.000	.740	.250	.893	.767	.000	.902	.965
Lights	73	11	375	0	459	217	689	24	0	930	43	3	25	0	71	1	696	46	0	743	2203
% Lights	100	100	99.5	0	99.6	99.5	99.0	100	0	99.1	100	100	100	0	100	100	98.4	100	0	98.5	99.1
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	4
% Buses	0	0	0	0	0	0	0.1	0	0	0.1	0	0	0	0	0	0	0.4	0	0	0.4	0.2
Trucks	0	0	2	0	2	1	6	0	0	7	0	0	0	0	0	0	8	0	0	8	17
% Trucks	0	0	0.5	0	0.4	0.5	0.9	0	0	0.7	0	0	0	0	0	0	1.1	0	0	1.1	0.8
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 3-U.S_RT_6_&_PARKWAY_WB_RAMP-WED_1312343_06-18-2025
Site Code :
Start Date : 6/18/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	DRIVEWAY From North					U.S ROUTE 6 From East					PARKWAY WB RAMP From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	1	0	1	0	2	3	128	40	0	171	2	0	1	0	3	4	115	0	0	119	295
06:45 AM	3	2	0	0	5	5	143	60	0	208	1	0	1	0	2	5	154	1	0	160	375
Total	4	2	1	0	7	8	271	100	0	379	3	0	2	0	5	9	269	1	0	279	670
07:00 AM	1	1	0	0	2	2	136	49	0	187	4	0	0	0	4	11	155	2	0	168	361
07:15 AM	3	0	2	0	5	2	131	45	0	178	5	0	3	0	8	12	186	0	0	198	389
07:30 AM	1	0	0	2	3	1	136	55	0	192	5	0	2	0	7	13	185	1	0	199	401
07:45 AM	2	0	0	0	2	1	162	49	0	212	3	0	4	0	7	15	209	0	0	224	445
Total	7	1	2	2	12	6	565	198	0	769	17	0	9	0	26	51	735	3	0	789	1596
08:00 AM	4	0	0	0	4	2	151	54	0	207	4	0	2	0	6	8	186	0	0	194	411
08:15 AM	0	0	0	0	0	2	141	60	0	203	6	0	2	0	8	8	191	0	0	199	410
08:30 AM	1	0	1	0	2	1	153	54	0	208	3	0	3	0	6	8	205	1	0	214	430
08:45 AM	1	1	1	0	3	3	168	45	0	216	8	0	3	0	11	13	182	0	0	195	425
Total	6	1	2	0	9	8	613	213	0	834	21	0	10	0	31	37	764	1	0	802	1676
09:00 AM	5	1	0	0	6	6	167	39	0	212	5	0	3	0	8	12	171	1	0	184	410
09:15 AM	1	1	0	1	3	1	150	40	0	191	6	0	6	0	12	5	185	0	0	190	396
Grand Total	23	6	5	3	37	29	1766	590	0	2385	52	0	30	0	82	114	2124	6	0	2244	4748
Apprch %	62.2	16.2	13.5	8.1		1.2	74	24.7	0		63.4	0	36.6	0		5.1	94.7	0.3	0		
Total %	0.5	0.1	0.1	0.1	0.8	0.6	37.2	12.4	0	50.2	1.1	0	0.6	0	1.7	2.4	44.7	0.1	0	47.3	
Lights	23	6	5	0	34	29	1690	569	0	2288	51	0	27	0	78	111	2022	6	0	2139	4539
% Lights	100	100	100	0	91.9	100	95.7	96.4	0	95.9	98.1	0	90	0	95.1	97.4	95.2	100	0	95.3	95.6
Buses	0	0	0	0	0	0	30	5	0	35	0	0	2	0	2	2	21	0	0	23	60
% Buses	0	0	0	0	0	0	1.7	0.8	0	1.5	0	0	6.7	0	2.4	1.8	1	0	0	1	1.3
Trucks	0	0	0	0	0	0	46	16	0	62	1	0	1	0	2	1	81	0	0	82	146
% Trucks	0	0	0	0	0	0	2.6	2.7	0	2.6	1.9	0	3.3	0	2.4	0.9	3.8	0	0	3.7	3.1
Bicycles on Crosswalk	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	33.3	2.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Pedestrians	0	0	0	66.7	5.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 3-U.S_RT_6_&_PARKWAY_WB_RAMP-WED_1312343_06-18-2025
Site Code :
Start Date : 6/18/2025

	DRIVEWAY From North					U.S ROUTE 6 From East					PARKWAY WB RAMP From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 09:15 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	2	0	0	0	2	1	**162**	49	0	**212**	3	0	**4**	0	7	**15**	**209**	0	0	**224**	**445**
08:00 AM	**4**	0	0	0	**4**	**2**	151	54	0	207	4	0	2	0	6	8	186	0	0	194	411
08:15 AM	0	0	0	0	0	2	141	**60**	0	203	**6**	0	2	0	**8**	8	191	0	0	199	410
08:30 AM	1	0	**1**	0	2	1	153	54	0	208	3	0	3	0	6	8	205	**1**	0	214	430
Total Volume	7	0	1	0	8	6	607	217	0	830	16	0	11	0	27	39	791	1	0	831	1696
% App. Total	87.5	0	12.5	0		0.7	73.1	26.1	0		59.3	0	40.7	0		4.7	95.2	0.1	0		
PHF	.438	.000	.250	.000	.500	.750	.937	.904	.000	.979	.667	.000	.688	.000	.844	.650	.946	.250	.000	.927	.953
Lights	7	0	1	0	8	6	580	206	0	792	16	0	10	0	26	39	746	1	0	786	1612
% Lights	100	0	100	0	100	100	95.6	94.9	0	95.4	100	0	90.9	0	96.3	100	94.3	100	0	94.6	95.0
Buses	0	0	0	0	0	0	7	2	0	9	0	0	1	0	1	0	8	0	0	8	18
% Buses	0	0	0	0	0	0	1.2	0.9	0	1.1	0	0	9.1	0	3.7	0	1.0	0	0	1.0	1.1
Trucks	0	0	0	0	0	0	20	9	0	29	0	0	0	0	0	0	37	0	0	37	66
% Trucks	0	0	0	0	0	0	3.3	4.1	0	3.5	0	0	0	0	0	0	4.7	0	0	4.5	3.9
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 3-U.S_RT_6_&_PARKWAY_WB_RAMP-WED_1312343_06-18-2025
Site Code :
Start Date : 6/18/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	DRIVEWAY From North					U.S ROUTE 6 From East					PARKWAY WB RAMP From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:30 PM	6	0	0	0	6	3	215	75	0	293	8	0	3	0	11	13	239	2	0	254	564
03:45 PM	4	2	2	2	10	7	208	55	0	270	4	0	1	0	5	19	233	0	0	252	537
Total	10	2	2	2	16	10	423	130	0	563	12	0	4	0	16	32	472	2	0	506	1101
04:00 PM	5	0	0	1	6	5	218	65	0	288	8	0	2	0	10	12	267	0	0	279	583
04:15 PM	4	0	0	0	4	4	227	65	0	296	6	0	2	0	8	12	275	0	0	287	595
04:30 PM	3	0	0	0	3	3	229	65	0	297	5	0	1	0	6	10	271	0	0	281	587
04:45 PM	4	0	0	1	5	3	242	64	0	309	6	0	2	0	8	21	226	1	0	248	570
Total	16	0	0	2	18	15	916	259	0	1190	25	0	7	0	32	55	1039	1	0	1095	2335
05:00 PM	4	0	0	1	5	6	244	83	0	333	7	0	2	0	9	13	303	0	0	316	663
05:15 PM	6	0	2	0	8	5	213	56	0	274	12	0	6	0	18	22	294	2	0	318	618
05:30 PM	3	0	1	0	4	1	235	70	0	306	10	0	2	0	12	20	265	0	0	285	607
05:45 PM	2	1	0	0	3	2	237	55	0	294	8	0	6	0	14	13	272	0	0	285	596
Total	15	1	3	1	20	14	929	264	0	1207	37	0	16	0	53	68	1134	2	0	1204	2484
06:00 PM	0	0	1	0	1	0	246	59	0	305	4	0	0	0	4	11	294	0	0	305	615
06:15 PM	2	0	0	0	2	3	198	66	0	267	8	0	4	0	12	18	280	0	0	298	579
Grand Total	43	3	6	5	57	42	2712	778	0	3532	86	0	31	0	117	184	3219	5	0	3408	7114
Apprch %	75.4	5.3	10.5	8.8		1.2	76.8	22	0		73.5	0	26.5	0		5.4	94.5	0.1	0		
Total %	0.6	0	0.1	0.1	0.8	0.6	38.1	10.9	0	49.6	1.2	0	0.4	0	1.6	2.6	45.2	0.1	0	47.9	
Lights	43	3	6	0	52	42	2668	768	0	3478	85	0	31	0	116	183	3182	5	0	3370	7016
% Lights	100	100	100	0	91.2	100	98.4	98.7	0	98.5	98.8	0	100	0	99.1	99.5	98.9	100	0	98.9	98.6
Buses	0	0	0	0	0	0	14	1	0	15	1	0	0	0	1	0	12	0	0	12	28
% Buses	0	0	0	0	0	0	0.5	0.1	0	0.4	1.2	0	0	0	0.9	0	0.4	0	0	0.4	0.4
Trucks	0	0	0	0	0	0	30	9	0	39	0	0	0	0	0	1	25	0	0	26	65
% Trucks	0	0	0	0	0	0	1.1	1.2	0	1.1	0	0	0	0	0	0.5	0.8	0	0	0.8	0.9
Bicycles on Crosswalk	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Bicycles on Crosswalk	0	0	0	40	3.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
% Pedestrians	0	0	0	60	5.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 3-U.S_RT_6_&_PARKWAY_WB_RAMP-WED_1312343_06-18-2025
Site Code :
Start Date : 6/18/2025

	DRIVEWAY From North					U.S ROUTE 6 From East					PARKWAY WB RAMP From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	4	0	0	**1**	5	**6**	**244**	**83**	0	**333**	7	0	2	0	9	13	**303**	0	0	316	**663**
05:15 PM	**6**	0	**2**	0	**8**	5	213	56	0	274	**12**	0	**6**	0	**18**	**22**	294	**2**	0	**318**	618
05:30 PM	3	0	1	0	4	1	235	70	0	306	10	0	2	0	12	20	265	0	0	285	607
05:45 PM	2	**1**	0	0	3	2	237	55	0	294	8	0	6	0	14	13	272	0	0	285	596
Total Volume	15	1	3	1	20	14	929	264	0	1207	37	0	16	0	53	68	1134	2	0	1204	2484
% App. Total	75	5	15	5		1.2	77	21.9	0		69.8	0	30.2	0		5.6	94.2	0.2	0		
PHF	.625	.250	.375	.250	.625	.583	.952	.795	.000	.906	.771	.000	.667	.000	.736	.773	.936	.250	.000	.947	.937
Lights	15	1	3	0	19	14	918	261	0	1193	37	0	16	0	53	67	1123	2	0	1192	2457
% Lights	100	100	100	0	95.0	100	98.8	98.9	0	98.8	100	0	100	0	100	98.5	99.0	100	0	99.0	98.9
Buses	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	3	0	0	3	5
% Buses	0	0	0	0	0	0	0.1	0.4	0	0.2	0	0	0	0	0	0	0.3	0	0	0.2	0.2
Trucks	0	0	0	0	0	0	10	2	0	12	0	0	0	0	0	1	8	0	0	9	21
% Trucks	0	0	0	0	0	0	1.1	0.8	0	1.0	0	0	0	0	0	1.5	0.7	0	0	0.7	0.8
Bicycles on Crosswalk	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	100	5.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595

Accelerating Success

File Name : 3-U.S_RT_6_&_PARKWAY_WB_RAMP-SAT_1312344_06-21-2025
Site Code :
Start Date : 6/21/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	DRIVEWAY From North					U.S ROUTE 6 From East					PARKWAY WB RAMP From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
11:00 AM	5	0	0	0	5	2	205	60	0	267	15	1	4	0	20	13	265	2	0	280	572
11:15 AM	2	0	2	0	4	4	212	62	0	278	9	0	3	0	12	10	278	0	0	288	582
11:30 AM	6	0	0	0	6	5	279	68	0	352	8	0	3	0	11	13	227	0	0	240	609
11:45 AM	3	0	0	2	5	3	224	79	0	306	7	0	5	0	12	8	272	2	0	282	605
Total	16	0	2	2	20	14	920	269	0	1203	39	1	15	0	55	44	1042	4	0	1090	2368
12:00 PM	6	0	0	2	8	4	221	90	0	315	10	0	1	0	11	6	272	1	0	279	613
12:15 PM	3	0	0	0	3	2	226	66	0	294	9	0	2	0	11	21	275	2	0	298	606
12:30 PM	6	0	0	0	6	4	253	56	0	313	6	0	5	0	11	20	237	2	0	259	589
12:45 PM	2	0	0	0	2	3	232	70	0	305	8	0	7	0	15	13	302	2	0	317	639
Total	17	0	0	2	19	13	932	282	0	1227	33	0	15	0	48	60	1086	7	0	1153	2447
01:00 PM	5	0	1	0	6	4	209	76	0	289	10	0	3	0	13	13	268	1	0	282	590
01:15 PM	4	0	0	0	4	3	205	79	0	287	12	0	1	0	13	17	248	2	0	267	571
01:30 PM	6	0	1	2	9	7	198	79	0	284	12	0	1	0	13	14	248	1	0	263	569
01:45 PM	6	1	1	0	8	8	230	69	0	307	15	0	4	0	19	19	294	0	0	313	647
Total	21	1	3	2	27	22	842	303	0	1167	49	0	9	0	58	63	1058	4	0	1125	2377
02:00 PM	3	0	1	0	4	4	243	71	0	318	7	0	2	0	9	21	262	0	0	283	614
02:15 PM	4	0	1	1	6	4	220	68	0	292	12	0	5	0	17	15	259	4	0	278	593
02:30 PM	5	0	1	4	10	4	230	61	0	295	10	0	3	0	13	9	238	2	0	249	567
02:45 PM	2	1	1	1	5	2	232	60	0	294	11	0	0	0	11	10	257	0	0	267	577
Total	14	1	4	6	25	14	925	260	0	1199	40	0	10	0	50	55	1016	6	0	1077	2351
Grand Total	68	2	9	12	91	63	3619	1114	0	4796	161	1	49	0	211	222	4202	21	0	4445	9543
Apprch %	74.7	2.2	9.9	13.2		1.3	75.5	23.2	0		76.3	0.5	23.2	0		5	94.5	0.5	0		
Total %	0.7	0	0.1	0.1	1	0.7	37.9	11.7	0	50.3	1.7	0	0.5	0	2.2	2.3	44	0.2	0	46.6	
Lights	68	2	9	0	79	63	3574	1101	0	4738	158	1	49	0	208	221	4158	21	0	4400	9425
% Lights	100	100	100	0	86.8	100	98.8	98.8	0	98.8	98.1	100	100	0	98.6	99.5	99	100	0	99	98.8
Buses	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	7	0	0	7	15
% Buses	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0	0.2	0	0	0.2	0.2
Trucks	0	0	0	0	0	0	37	13	0	50	3	0	0	0	3	1	37	0	0	38	91
% Trucks	0	0	0	0	0	0	1	1.2	0	1	1.9	0	0	0	1.4	0.5	0.9	0	0	0.9	1
Bicycles on Crosswalk	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	8.3	1.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
% Pedestrians	0	0	0	91.7	12.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 3-U.S_RT_6_&_PARKWAY_WB_RAMP-SAT_1312344_06-21-2025
Site Code :
Start Date : 6/21/2025

	DRIVEWAY From North					U.S ROUTE 6 From East					PARKWAY WB RAMP From South					U.S ROUTE 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 02:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	**6**	0	0	**2**	**8**	**4**	221	**90**	0	**315**	**10**	0	1	0	11	6	272	1	0	279	613
12:15 PM	3	0	0	0	3	2	226	66	0	294	9	0	2	0	11	**21**	275	**2**	0	298	606
12:30 PM	6	0	0	0	6	4	**253**	56	0	313	6	0	5	0	11	20	237	2	0	259	589
12:45 PM	2	0	0	0	2	3	232	70	0	305	8	0	**7**	0	**15**	13	**302**	2	0	**317**	**639**
Total Volume	17	0	0	2	19	13	932	282	0	1227	33	0	15	0	48	60	1086	7	0	1153	2447
% App. Total	89.5	0	0	10.5		1.1	76	23	0		68.8	0	31.2	0		5.2	94.2	0.6	0		
PHF	.708	.000	.000	.250	.594	.813	.921	.783	.000	.974	.825	.000	.536	.000	.800	.714	.899	.875	.000	.909	.957
Lights	17	0	0	0	17	13	921	277	0	1211	33	0	15	0	48	60	1072	7	0	1139	2415
% Lights	100	0	0	0	89.5	100	98.8	98.2	0	98.7	100	0	100	0	100	100	98.7	100	0	98.8	98.7
Buses	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	4
% Buses	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0	0.2	0	0	0.2	0.2
Trucks	0	0	0	0	0	0	9	5	0	14	0	0	0	0	0	0	12	0	0	12	26
% Trucks	0	0	0	0	0	0	1.0	1.8	0	1.1	0	0	0	0	0	0	1.1	0	0	1.0	1.1
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Pedestrians	0	0	0	100	10.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_ROUTE_6_&_GAS_STATION_RIGHT_TURN_ENTRY-TUE_1312505_06-24-2025
Site Code :
Start Date : 6/24/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	From North						US RT 6 From East						GAS STATION ENTRANCE From South						PARKWAY DR From Southwest						US RT RT 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	0	0	71	0	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0	0	2	112	0	0	114	185
06:45 AM	0	0	0	0	0	0	0	92	0	0	0	92	0	0	0	0	0	0	0	1	0	0	0	1	0	10	97	0	0	107	200
Total	0	0	0	0	0	0	0	163	0	0	0	163	0	0	0	0	0	0	0	1	0	0	0	1	0	12	209	0	0	221	385
07:00 AM	0	0	0	0	0	0	0	118	0	0	0	118	0	0	0	0	0	0	2	0	0	0	0	2	0	7	104	0	0	111	231
07:15 AM	0	0	0	0	0	0	0	127	0	0	0	127	0	0	0	0	0	0	0	0	0	0	0	0	0	4	133	0	0	137	264
07:30 AM	0	0	0	0	0	0	0	137	0	0	0	137	0	0	0	0	0	0	0	3	0	0	0	3	0	8	133	0	0	141	281
07:45 AM	0	0	0	0	0	0	0	145	0	0	0	145	0	0	0	0	0	0	0	0	0	0	0	0	0	8	139	0	0	147	292
Total	0	0	0	0	0	0	0	527	0	0	0	527	0	0	0	0	0	0	2	3	0	0	0	5	0	27	509	0	0	536	1068
08:00 AM	0	0	0	0	0	0	0	136	0	0	0	136	0	0	0	0	0	0	0	1	0	0	0	1	0	8	132	0	0	140	277
08:15 AM	0	0	0	0	0	0	0	113	0	0	0	113	0	0	0	0	0	0	0	2	0	0	0	2	0	5	135	0	0	140	255
08:30 AM	0	0	0	0	0	0	0	134	0	0	0	134	0	0	0	0	0	0	0	2	0	0	0	2	0	16	135	0	0	151	287
08:45 AM	0	0	0	0	0	0	0	165	0	0	0	165	0	0	0	0	0	0	0	2	0	0	0	2	0	8	116	0	0	124	291
Total	0	0	0	0	0	0	0	548	0	0	0	548	0	0	0	0	0	0	0	7	0	0	0	7	0	37	518	0	0	555	1110
09:00 AM	0	0	0	0	0	0	0	143	0	0	0	143	0	0	0	0	0	0	0	0	0	0	0	0	0	11	149	0	0	160	303
09:15 AM	0	0	0	0	0	0	0	147	0	0	0	147	0	0	0	0	0	0	0	0	0	0	0	0	0	9	150	0	0	159	306
Grand Total	0	0	0	0	0	0	0	1528	0	0	0	1528	0	0	0	0	0	0	2	11	0	0	0	13	0	96	1535	0	0	1631	3172
Apprch %	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		15.4	84.6	0	0	0		0	5.9	94.1	0	0		
Total %	0	0	0	0	0	0	0	48.2	0	0	0	48.2	0	0	0	0	0	0	0.1	0.3	0	0	0	0.4	0	3	48.4	0	0	51.4	
Lights	0	0	0	0	0	0	0	1457	0	0	0	1457	0	0	0	0	0	0	2	8	0	0	0	10	0	95	1463	0	0	1558	3025
% Lights	0	0	0	0	0	0	0	95.4	0	0	0	95.4	0	0	0	0	0	0	100	72.7	0	0	0	76.9	0	99	95.3	0	0	95.5	95.4
Buses	0	0	0	0	0	0	0	17	0	0	0	17	0	0	0	0	0	0	0	3	0	0	0	3	0	0	13	0	0	13	33
% Buses	0	0	0	0	0	0	0	1.1	0	0	0	1.1	0	0	0	0	0	0	0	27.3	0	0	0	23.1	0	0	0.8	0	0	0.8	1
Trucks	0	0	0	0	0	0	0	54	0	0	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	1	59	0	0	60	114
% Trucks	0	0	0	0	0	0	0	3.5	0	0	0	3.5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3.8	0	0	3.7	3.6
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_ROUTE_6_&_GAS_STATION_RIGHT_TURN_ENTRY-TUE_1312505_06-24-2025
Site Code :
Start Date : 6/24/2025

	From North						US RT 6 From East						GAS STATION ENTRANCE From South						PARKWAY DR From Southwest						US RT RT 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 09:15 AM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 08:30 AM																															
08:30 AM	0	0	0	0	0	0	0	134	0	0	0	134	0	0	0	0	0	0	0	**2**	0	0	0	**2**	0	**16**	135	0	0	151	287
08:45 AM	0	0	0	0	0	0	0	**165**	0	0	0	**165**	0	0	0	0	0	0	0	2	0	0	0	2	0	8	116	0	0	124	291
09:00 AM	0	0	0	0	0	0	0	143	0	0	0	143	0	0	0	0	0	0	0	0	0	0	0	0	0	11	149	0	0	**160**	303
09:15 AM	0	0	0	0	0	0	0	147	0	0	0	147	0	0	0	0	0	0	0	0	0	0	0	0	0	9	**150**	0	0	159	**306**
Total Volume	0	0	0	0	0	0	0	589	0	0	0	589	0	0	0	0	0	0	0	4	0	0	0	4	0	44	550	0	0	594	1187
% App. Total	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		0	100	0	0	0		0	7.4	92.6	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.892	.000	.000	.000	.892	.000	.000	.000	.000	.000	.000	.000	.500	.000	.000	.000	.500	.000	.688	.917	.000	.000	.928	.970
Lights	0	0	0	0	0	0	0	566	0	0	0	566	0	0	0	0	0	0	0	3	0	0	0	3	0	43	526	0	0	569	1138
% Lights	0	0	0	0	0	0	0	96.1	0	0	0	96.1	0	0	0	0	0	0	0	75.0	0	0	0	75.0	0	97.7	95.6	0	0	95.8	95.9
Buses	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2	0	0	2	6
% Buses	0	0	0	0	0	0	0	0.5	0	0	0	0.5	0	0	0	0	0	0	0	25.0	0	0	0	25.0	0	0	0.4	0	0	0.3	0.5
Trucks	0	0	0	0	0	0	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	1	22	0	0	23	43
% Trucks	0	0	0	0	0	0	0	3.4	0	0	0	3.4	0	0	0	0	0	0	0	0	0	0	0	0	0	2.3	4.0	0	0	3.9	3.6
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_ROUTE_6_&_GAS_STATION_RIGHT_TURN_ENTRY-TUE_1312505_06-24-2025
Site Code :
Start Date : 6/24/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	From North						US RT 6 From East						GAS STATION ENTRANCE From South						PARKWAY DR From Southwest						US RT RT 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
03:30 PM	0	0	0	0	0	0	0	187	0	0	0	187	0	0	0	0	0	0	0	0	0	0	0	0	0	8	189	0	0	197	384
03:45 PM	0	0	0	0	0	0	0	171	0	0	0	171	0	0	0	0	0	0	0	2	0	0	0	2	0	6	166	0	0	172	345
Total	0	0	0	0	0	0	0	358	0	0	0	358	0	0	0	0	0	0	0	2	0	0	0	2	0	14	355	0	0	369	729
04:00 PM	0	0	0	0	0	0	0	183	0	0	0	183	0	0	0	0	0	0	1	0	0	0	0	1	0	6	183	0	0	189	373
04:15 PM	0	0	0	0	0	0	0	219	0	0	0	219	0	0	0	0	0	0	0	1	0	0	0	1	0	8	181	0	0	189	409
04:30 PM	0	0	0	0	0	0	0	202	0	0	0	202	0	0	0	0	0	0	0	0	0	0	0	0	0	8	190	0	0	198	400
04:45 PM	0	0	0	0	0	0	0	190	0	0	0	190	0	0	0	0	0	0	0	0	0	0	0	0	0	7	178	0	0	185	375
Total	0	0	0	0	0	0	0	794	0	0	0	794	0	0	0	0	0	0	1	1	0	0	0	2	0	29	732	0	0	761	1557
05:00 PM	0	0	0	0	0	0	0	164	0	0	0	164	0	0	0	0	0	0	0	0	0	0	0	0	0	13	197	0	0	210	374
05:15 PM	0	0	0	0	0	0	0	210	0	0	0	210	0	0	0	0	0	0	1	0	0	0	0	1	0	8	192	0	0	200	411
05:30 PM	0	0	0	0	0	0	0	205	0	0	0	205	0	0	0	0	0	0	0	1	0	0	0	1	0	9	173	0	0	182	388
05:45 PM	0	0	0	0	0	0	0	193	0	0	0	193	0	0	0	0	0	0	0	1	0	0	0	1	0	11	185	0	0	196	390
Total	0	0	0	0	0	0	0	772	0	0	0	772	0	0	0	0	0	0	1	2	0	0	0	3	0	41	747	0	0	788	1563
06:00 PM	0	0	0	0	0	0	0	194	0	0	0	194	0	0	0	0	0	0	0	0	0	0	0	0	0	10	178	0	0	188	382
06:15 PM	0	0	0	0	0	0	0	237	0	0	0	237	0	0	0	0	0	0	0	0	0	0	0	0	0	8	146	0	0	154	391
Grand Total	0	0	0	0	0	0	0	2355	0	0	0	2355	0	0	0	0	0	0	2	5	0	0	0	7	0	102	2158	0	0	2260	4622
Apprch %	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		28.6	71.4	0	0	0		0	4.5	95.5	0	0		
Total %	0	0	0	0	0	0	0	51	0	0	0	51	0	0	0	0	0	0	0	0.1	0	0	0	0.2	0	2.2	46.7	0	0	48.9	
Lights	0	0	0	0	0	0	0	2324	0	0	0	2324	0	0	0	0	0	0	2	5	0	0	0	7	0	101	2144	0	0	2245	4576
% Lights	0	0	0	0	0	0	0	98.7	0	0	0	98.7	0	0	0	0	0	0	100	100	0	0	0	100	0	99	99.4	0	0	99.3	99
Buses	0	0	0	0	0	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	12
% Buses	0	0	0	0	0	0	0	0.3	0	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0.3	0.3
Trucks	0	0	0	0	0	0	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8	0	0	9	34
% Trucks	0	0	0	0	0	0	0	1.1	0	0	0	1.1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0.4	0	0	0.4	0.7
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 1-U.S_ROUTE_6_&_GAS_STATION_RIGHT_TURN_ENTRY-TUE_1312505_06-24-2025
Site Code :
Start Date : 6/24/2025

	From North						US RT 6 From East						GAS STATION ENTRANCE From South						PARKWAY DR From Southwest						US RT RT 6 From West						
Start Time	Right	Bear Right	Thru	Left	Peds	App. Total	Right	Thru	Bear Left	Left	Peds	App. Total	Right	Thru	Left	Hard Left	Peds	App. Total	Hard Right	Bear Right	Bear Left	Hard Left	Peds	App. Total	Hard Right	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:30 PM to 06:15 PM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 05:15 PM																															
05:15 PM	0	0	0	0	0	0	0	**210**	0	0	0	**210**	0	0	0	0	0	0	**1**	0	0	0	0	**1**	0	8	**192**	0	0	**200**	**411**
05:30 PM	0	0	0	0	0	0	0	205	0	0	0	205	0	0	0	0	0	0	0	**1**	0	0	0	1	0	9	173	0	0	182	388
05:45 PM	0	0	0	0	0	0	0	193	0	0	0	193	0	0	0	0	0	0	0	1	0	0	0	1	0	**11**	185	0	0	196	390
06:00 PM	0	0	0	0	0	0	0	194	0	0	0	194	0	0	0	0	0	0	0	0	0	0	0	0	0	10	178	0	0	188	382
Total Volume	0	0	0	0	0	0	0	802	0	0	0	802	0	0	0	0	0	0	1	2	0	0	0	3	0	38	728	0	0	766	1571
% App. Total	0	0	0	0	0		0	100	0	0	0		0	0	0	0	0		33.3	66.7	0	0	0		0	5	95	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.955	.000	.000	.000	.955	.000	.000	.000	.000	.000	.000	.250	.500	.000	.000	.000	.750	.000	.864	.948	.000	.000	.958	.956
Lights	0	0	0	0	0	0	0	795	0	0	0	795	0	0	0	0	0	0	1	2	0	0	0	3	0	38	721	0	0	759	1557
% Lights	0	0	0	0	0	0	0	99.1	0	0	0	99.1	0	0	0	0	0	0	100	100	0	0	0	100	0	100	99.0	0	0	99.1	99.1
Buses	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	4
% Buses	0	0	0	0	0	0	0	0.2	0	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0.3	0.3
Trucks	0	0	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	10
% Trucks	0	0	0	0	0	0	0	0.6	0	0	0	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.7	0	0	0.7	0.6
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_ROUTE_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-TUE_1312656_06-24-2025
Site Code :
Start Date : 6/24/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	PARKWAY EB RAMP From North					US RT 6 From East					GAS STATION DRIVEWAY From South					US RT 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:30 AM	13	1	43	0	57	51	56	2	0	109	4	0	4	0	8	0	99	14	0	113	287
06:45 AM	12	4	61	0	77	50	87	6	0	143	10	0	3	0	13	0	87	7	0	94	327
Total	25	5	104	0	134	101	143	8	0	252	14	0	7	0	21	0	186	21	0	207	614
07:00 AM	17	1	60	2	80	57	106	2	0	165	10	3	4	0	17	1	90	9	0	100	362
07:15 AM	20	4	47	1	72	57	113	5	0	175	5	4	3	0	12	0	118	7	0	125	384
07:30 AM	10	4	55	1	70	52	117	4	0	173	8	3	7	0	18	0	119	11	0	130	391
07:45 AM	19	1	92	0	112	37	126	2	0	165	3	1	4	0	8	0	121	9	0	130	415
Total	66	10	254	4	334	203	462	13	0	678	26	11	18	0	55	1	448	36	0	485	1552
08:00 AM	22	1	48	1	72	27	115	1	0	143	9	0	3	0	12	1	113	13	0	127	354
08:15 AM	14	3	82	0	99	40	95	3	0	138	6	1	4	0	11	0	109	10	0	119	367
08:30 AM	13	3	69	0	85	46	120	6	0	172	12	1	5	0	18	0	124	9	0	133	408
08:45 AM	25	3	71	0	99	52	130	5	0	187	13	3	7	0	23	0	104	13	0	117	426
Total	74	10	270	1	355	165	460	15	0	640	40	5	19	0	64	1	450	45	0	496	1555
09:00 AM	16	2	84	1	103	27	122	7	0	156	7	3	2	0	12	0	136	10	0	146	417
09:15 AM	13	0	63	1	77	34	128	8	0	170	11	3	7	0	21	0	153	10	0	163	431
Grand Total	194	27	775	7	1003	530	1315	51	0	1896	98	22	53	0	173	2	1373	122	0	1497	4569
Apprch %	19.3	2.7	77.3	0.7		28	69.4	2.7	0		56.6	12.7	30.6	0		0.1	91.7	8.1	0		
Total %	4.2	0.6	17	0.2	22	11.6	28.8	1.1	0	41.5	2.1	0.5	1.2	0	3.8	0	30.1	2.7	0	32.8	
Lights	193	27	754	0	974	516	1251	51	0	1818	94	22	53	0	169	2	1308	120	0	1430	4391
% Lights	99.5	100	97.3	0	97.1	97.4	95.1	100	0	95.9	95.9	100	100	0	97.7	100	95.3	98.4	0	95.5	96.1
Buses	0	0	3	0	3	14	18	0	0	32	0	0	0	0	0	0	15	2	0	17	52
% Buses	0	0	0.4	0	0.3	2.6	1.4	0	0	1.7	0	0	0	0	0	0	1.1	1.6	0	1.1	1.1
Trucks	1	0	18	0	19	0	46	0	0	46	4	0	0	0	4	0	50	0	0	50	119
% Trucks	0.5	0	2.3	0	1.9	0	3.5	0	0	2.4	4.1	0	0	0	2.3	0	3.6	0	0	3.3	2.6
Bicycles on Crosswalk	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	14.3	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
% Pedestrians	0	0	0	85.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_ROUTE_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-TUE_1312656_06-24-2025
Site Code :
Start Date : 6/24/2025

	PARKWAY EB RAMP From North					US RT 6 From East					GAS STATION DRIVEWAY From South					US RT 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 09:15 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:30 AM																					
08:30 AM	13	**3**	69	0	85	46	120	6	0	172	12	1	5	0	18	0	124	9	0	133	408
08:45 AM	**25**	3	71	0	99	**52**	**130**	5	0	**187**	**13**	**3**	**7**	0	**23**	0	104	**13**	0	117	426
09:00 AM	16	2	**84**	**1**	**103**	27	122	7	0	156	7	3	2	0	12	0	136	10	0	146	417
09:15 AM	13	0	63	1	77	34	128	**8**	0	170	11	3	7	0	21	0	**153**	10	0	**163**	**431**
Total Volume	67	8	287	2	364	159	500	26	0	685	43	10	21	0	74	0	517	42	0	559	1682
% App. Total	18.4	2.2	78.8	0.5		23.2	73	3.8	0		58.1	13.5	28.4	0		0	92.5	7.5	0		
PHF	.670	.667	.854	.500	.883	.764	.962	.813	.000	.916	.827	.833	.750	.000	.804	.000	.845	.808	.000	.857	.976
Lights	67	8	281	0	356	158	480	26	0	664	40	10	21	0	71	0	496	42	0	538	1629
% Lights	100	100	97.9	0	97.8	99.4	96.0	100	0	96.9	93.0	100	100	0	95.9	0	95.9	100	0	96.2	96.8
Buses	0	0	3	0	3	1	3	0	0	4	0	0	0	0	0	0	4	0	0	4	11
% Buses	0	0	1.0	0	0.8	0.6	0.6	0	0	0.6	0	0	0	0	0	0	0.8	0	0	0.7	0.7
Trucks	0	0	3	0	3	0	17	0	0	17	3	0	0	0	3	0	17	0	0	17	40
% Trucks	0	0	1.0	0	0.8	0	3.4	0	0	2.5	7.0	0	0	0	4.1	0	3.3	0	0	3.0	2.4
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Pedestrians	0	0	0	100	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_ROUTE_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-TUE_1312656_06-24-2025
Site Code :
Start Date : 6/24/2025
Page No : 1

Groups Printed- Lights - Buses - Trucks - Bicycles on Crosswalk - Pedestrians

	PARKWAY EB RAMP From North					US RT 6 From East					GAS STATION DRIVEWAY From South					US RT 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:30 PM	5	1	69	0	75	35	169	5	0	209	7	1	3	0	11	1	172	10	0	183	478
03:45 PM	14	2	93	1	110	41	144	7	0	192	14	0	4	0	18	0	159	4	0	163	483
Total	19	3	162	1	185	76	313	12	0	401	21	1	7	0	29	1	331	14	0	346	961
04:00 PM	13	3	89	1	106	35	162	6	0	203	7	1	3	0	11	0	166	11	0	177	497
04:15 PM	16	2	88	0	106	37	189	7	0	233	8	1	8	0	17	0	163	5	0	168	524
04:30 PM	15	3	83	0	101	42	182	5	0	229	2	3	5	0	10	0	173	9	0	182	522
04:45 PM	9	3	65	0	77	40	175	3	0	218	8	0	7	0	15	0	169	6	0	175	485
Total	53	11	325	1	390	154	708	21	0	883	25	5	23	0	53	0	671	31	0	702	2028
05:00 PM	12	6	75	0	93	40	142	6	0	188	10	1	3	0	14	0	182	8	0	190	485
05:15 PM	12	3	110	0	125	32	188	5	0	225	11	1	6	0	18	0	171	4	0	175	543
05:30 PM	17	2	104	0	123	32	186	6	0	224	10	0	4	0	14	0	163	10	0	173	534
05:45 PM	11	8	68	0	87	38	171	7	0	216	13	6	11	0	30	0	179	10	0	189	522
Total	52	19	357	0	428	142	687	24	0	853	44	8	24	0	76	0	695	32	0	727	2084
06:00 PM	20	3	90	0	113	35	160	9	0	204	11	1	9	0	21	1	171	8	0	180	518
06:15 PM	17	2	90	0	109	37	209	7	0	253	13	1	9	0	23	0	150	3	0	153	538
Grand Total	161	38	1024	2	1225	444	2077	73	0	2594	114	16	72	0	202	2	2018	88	0	2108	6129
Apprch %	13.1	3.1	83.6	0.2		17.1	80.1	2.8	0		56.4	7.9	35.6	0		0.1	95.7	4.2	0		
Total %	2.6	0.6	16.7	0	20	7.2	33.9	1.2	0	42.3	1.9	0.3	1.2	0	3.3	0	32.9	1.4	0	34.4	
Lights	160	38	1013	0	1211	440	2047	72	0	2559	113	15	72	0	200	2	2001	88	0	2091	6061
% Lights	99.4	100	98.9	0	98.9	99.1	98.6	98.6	0	98.7	99.1	93.8	100	0	99	100	99.2	100	0	99.2	98.9
Buses	0	0	2	0	2	3	7	0	0	10	0	0	0	0	0	0	7	0	0	7	19
% Buses	0	0	0.2	0	0.2	0.7	0.3	0	0	0.4	0	0	0	0	0	0	0.3	0	0	0.3	0.3
Trucks	1	0	9	0	10	1	23	1	0	25	1	1	0	0	2	0	10	0	0	10	47
% Trucks	0.6	0	0.9	0	0.8	0.2	1.1	1.4	0	1	0.9	6.2	0	0	1	0	0.5	0	0	0.5	0.8
Bicycles on Crosswalk	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on Crosswalk	0	0	0	50	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Pedestrians	0	0	0	50	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers Engineering & Design

400 Columbus Avenue - Suite 180E
Valhalla, New York, 10595
Accelerating Success

File Name : 2-U.S_ROUTE_6_&_PARKWAY_EB_RAMP_GAS_STATION_DRIVEWAY-TUE_1312656_06-24-2025
Site Code :
Start Date : 6/24/2025

	PARKWAY EB RAMP From North					US RT 6 From East					GAS STATION DRIVEWAY From South					US RT 6 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:15 PM																					
05:15 PM	12	3	**110**	0	**125**	32	**188**	5	0	**225**	11	1	6	0	18	0	171	4	0	175	**543**
05:30 PM	17	2	104	0	123	32	186	6	0	224	10	0	4	0	14	0	163	**10**	0	173	534
05:45 PM	11	**8**	68	0	87	**38**	171	7	0	216	**13**	**6**	**11**	0	**30**	0	**179**	10	0	**189**	522
06:00 PM	**20**	3	90	0	113	35	160	**9**	0	204	11	1	9	0	21	**1**	171	8	0	180	518
Total Volume	60	16	372	0	448	137	705	27	0	869	45	8	30	0	83	1	684	32	0	717	2117
% App. Total	13.4	3.6	83	0		15.8	81.1	3.1	0		54.2	9.6	36.1	0		0.1	95.4	4.5	0		
PHF	.750	.500	.845	.000	.896	.901	.938	.750	.000	.966	.865	.333	.682	.000	.692	.250	.955	.800	.000	.948	.975
Lights	60	16	365	0	441	137	699	26	0	862	45	7	30	0	82	1	675	32	0	708	2093
% Lights	100	100	98.1	0	98.4	100	99.1	96.3	0	99.2	100	87.5	100	0	98.8	100	98.7	100	0	98.7	98.9
Buses	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	4
% Buses	0	0	0	0	0	0	0.3	0	0	0.2	0	0	0	0	0	0	0.3	0	0	0.3	0.2
Trucks	0	0	7	0	7	0	4	1	0	5	0	1	0	0	1	0	7	0	0	7	20
% Trucks	0	0	1.9	0	1.6	0	0.6	3.7	0	0.6	0	12.5	0	0	1.2	0	1.0	0	0	1.0	0.9
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Colliers
Engineering
& Design

Appendix D

Tables

Peak Hour Entry/Exit Comparison

	Enter	Exit
AM Peak TIS Projected	129	127
Actual Counted		
2025 Tuesday AM Peak	78	74
2025 Wednesday AM Peak	63	64
Average of 2025 Counts	71	69

	Enter	Exit
PM Peak TIS Projected	140	144
Actual Counted		
2025 Tuesday PM Peak	81	83
2025 Wednesday PM Peak	74	81
Average of 2025 Counts	78	82

	Enter	Exit
Saturday Peak TIS Projected	130	131
Actual Counted		
2025 Saturday Peak	80	71

Colliers
Engineering
& Design

Appendix E

Analysis

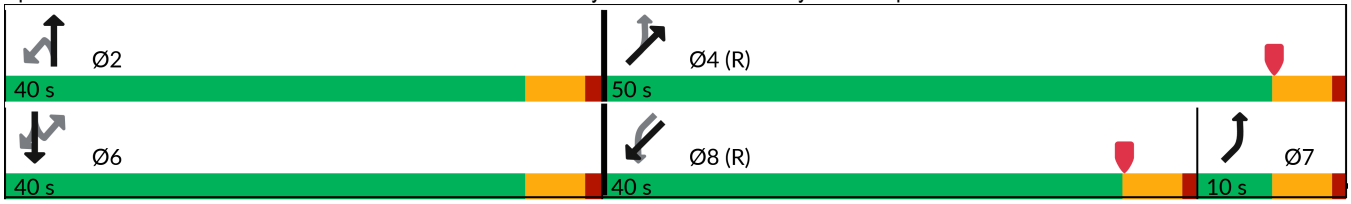
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	11	12	41	276	7	69	53	489	35	21	458	176
Future Volume (vph)	11	12	41	276	7	69	53	489	35	21	458	176
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12	11	11	12	10	11	11
Grade (%)		0%			-3%			1%			0%	
Storage Length (ft)	0		0	135		0	45		0	50		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			86			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.883				0.850		0.990			0.958	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1645	0	1719	1828	1607	1669	3251	0	1652	3206	0
Flt Permitted	0.752			0.719			0.333			0.410		
Satd. Flow (perm)	1401	1645	0	1301	1828	1607	585	3251	0	713	3206	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		46				85		12			73	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		126			290			316			430	
Travel Time (s)		2.9			6.6			5.4			7.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	3%	2%	2%	4%	6%	2%	2%	4%	5%
Adj. Flow (vph)	12	13	46	307	8	77	59	543	39	23	509	196
Shared Lane Traffic (%)												
Lane Group Flow (vph)	12	59	0	307	8	77	59	582	0	23	705	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			11			11	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.02	1.02	0.98	1.05	1.05	1.01	1.09	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2	1	2	2		1	2	
Detector Template						Right				Left		
Leading Detector (ft)	83	83		83	83	20	83	83		20	83	
Trailing Detector (ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Position(ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Size(ft)	40	40		40	40	20	40	40		20	40	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	43	43		43	43		43	43			43	
Detector 2 Size(ft)	40	40		40	40		40	40			40	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		Perm	NA	
Protected Phases		2			6		7	4			8	
Permitted Phases	2			6		6	4			8		
Detector Phase	2	2		6	6	6	7	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	23.0	23.0		23.0	23.0	23.0	10.0	23.0		23.0	23.0	
Total Split (s)	40.0	40.0		40.0	40.0	40.0	10.0	50.0		40.0	40.0	
Total Split (%)	44.4%	44.4%		44.4%	44.4%	44.4%	11.1%	55.6%		44.4%	44.4%	
Maximum Green (s)	35.0	35.0		35.0	35.0	35.0	5.0	45.0		35.0	35.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Lead/Lag							Lag			Lead	Lead	
Lead-Lag Optimize?							Yes			Yes	Yes	
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Recall Mode	None	None		None	None	None	None	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	11.0		11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	0		0		0	0	
v/c Ratio	0.02	0.11		0.82	0.01	0.14	0.14	0.29		0.06	0.42	
Control Delay (s/veh)	19.2	8.5		46.9	18.8	4.5	11.6	10.2		16.0	15.0	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.2		0.0	0.0	
Total Delay (s/veh)	19.2	8.5		46.9	18.8	4.5	11.6	10.5		16.0	15.0	
Queue Length 50th (ft)	5	5		162	3	0	16	98		7	116	
Queue Length 95th (ft)	15	28		227	12	23	45	165		25	198	
Internal Link Dist (ft)		46			210			236			350	
Turn Bay Length (ft)				135			45			50		
Base Capacity (vph)	544	667		505	710	676	411	1958		365	1677	
Starvation Cap Reductn	0	0		0	0	0	0	724		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.02	0.09		0.61	0.01	0.11	0.14	0.47		0.06	0.42	

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWTL, Start of Yellow
Natural Cycle: 60
Control Type: Actuated-Coordinated

Splits and Phases: 1: U.S. Route 6 & Site Access Driveway/Bear Mountain Pkwy EB Ramp





Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	11	12	41	276	7	69	53	489	35	21	458	176
Future Volume (veh/h)	11	12	41	276	7	69	53	489	35	21	458	176
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1973	1988	1988	1835	1805	1864	1870	1841	1826
Adj Flow Rate, veh/h	12	13	46	307	8	77	59	543	39	23	509	196
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	3	2	2	4	6	2	2	4	5
Cap, veh/h	430	97	345	423	536	454	537	2011	144	340	961	368
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27	0.18	0.62	0.62	0.39	0.39	0.39
Sat Flow, veh/h	1313	361	1279	1418	1988	1685	1747	3246	233	833	2472	947
Grp Volume(v), veh/h	12	0	59	307	8	77	59	286	296	23	359	346
Grp Sat Flow(s),veh/h/ln	1313	0	1640	1418	1988	1685	1747	1715	1763	833	1749	1670
Q Serve(g_s), s	0.6	0.0	2.5	18.9	0.3	3.1	0.0	6.9	6.9	1.8	14.2	14.4
Cycle Q Clear(g_c), s	0.9	0.0	2.5	21.3	0.3	3.1	0.0	6.9	6.9	8.7	14.2	14.4
Prop In Lane	1.00		0.78	1.00		1.00	1.00		0.13	1.00		0.57
Lane Grp Cap(c), veh/h	430	0	442	423	536	454	537	1062	1092	340	680	650
V/C Ratio(X)	0.03	0.00	0.13	0.73	0.01	0.17	0.11	0.27	0.27	0.07	0.53	0.53
Avail Cap(c_a), veh/h	587	0	638	593	773	655	537	1062	1092	340	680	650
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.4	0.0	24.9	33.0	24.1	25.2	18.7	7.8	7.8	21.9	21.2	21.2
Incr Delay (d2), s/veh	0.0	0.0	0.1	1.3	0.0	0.1	0.0	0.6	0.6	0.4	2.9	3.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.9	6.5	0.1	1.2	0.8	2.3	2.4	0.4	5.9	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.4	0.0	25.0	34.2	24.1	25.2	18.7	8.4	8.4	22.3	24.1	24.3
LnGrp LOS	C		C	C	C	C	B	A	A	C	C	C
Approach Vol, veh/h		71			392			641			728	
Approach Delay, s/veh		24.9			32.3			9.4			24.1	
Approach LOS		C			C			A			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		29.2		60.8		29.2	20.8	40.0				
Change Period (Y+Rc), s		5.0		5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		35.0		45.0		35.0	5.0	35.0				
Max Q Clear Time (g_c+I1), s		4.5		8.9		23.3	2.0	16.4				
Green Ext Time (p_c), s		0.2		1.8		0.9	0.0	2.3				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			20.7									
HCM 6th LOS			C									

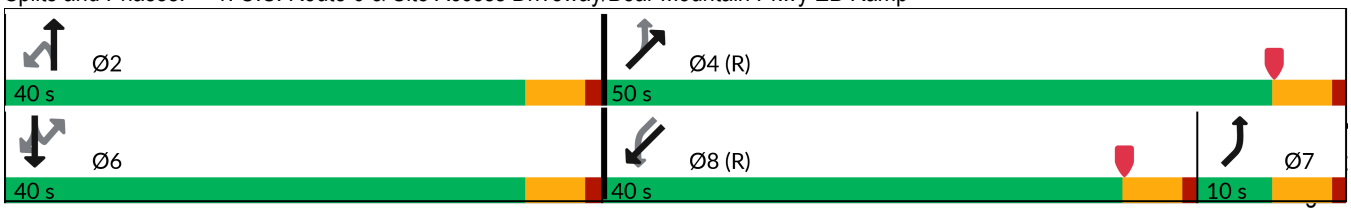
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	17	5	59	401	13	69	35	767	37	24	782	183
Future Volume (vph)	17	5	59	401	13	69	35	767	37	24	782	183
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12	11	11	12	10	11	11
Grade (%)		0%			-3%			1%			0%	
Storage Length (ft)	0		0	135		0	45		0	50		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			86			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.862				0.850		0.993			0.972	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1606	0	1719	1828	1607	1669	3258	0	1652	3256	0
Flt Permitted	0.748			0.710			0.155			0.234		
Satd. Flow (perm)	1393	1606	0	1285	1828	1607	272	3258	0	407	3256	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		66				85		8			37	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		126			290			316			430	
Travel Time (s)		2.9			6.6			5.4			7.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	3%	2%	2%	4%	6%	2%	2%	4%	5%
Adj. Flow (vph)	19	6	66	446	14	77	39	852	41	27	869	203
Shared Lane Traffic (%)												
Lane Group Flow (vph)	19	72	0	446	14	77	39	893	0	27	1072	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			11			11	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.02	1.02	0.98	1.05	1.05	1.01	1.09	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2	1	2	2		1	2	
Detector Template						Right				Left		
Leading Detector (ft)	83	83		83	83	20	83	83		20	83	
Trailing Detector (ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Position(ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Size(ft)	40	40		40	40	20	40	40		20	40	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	43	43		43	43		43	43			43	
Detector 2 Size(ft)	40	40		40	40		40	40			40	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		Perm	NA	
Protected Phases		2			6		7	4			8	
Permitted Phases	2			6		6	4			8		
Detector Phase	2	2		6	6	6	7	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	23.0	23.0		23.0	23.0	23.0	10.0	23.0		23.0	23.0	
Total Split (s)	40.0	40.0		40.0	40.0	40.0	10.0	50.0		40.0	40.0	
Total Split (%)	44.4%	44.4%		44.4%	44.4%	44.4%	11.1%	55.6%		44.4%	44.4%	
Maximum Green (s)	35.0	35.0		35.0	35.0	35.0	5.0	45.0		35.0	35.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Lead/Lag							Lag			Lead	Lead	
Lead-Lag Optimize?							Yes			Yes	Yes	
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	3.0	2.0		2.0	2.0	
Recall Mode	None	None		None	None	None	None	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	11.0		11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	0		0		0	0	
v/c Ratio	0.03	0.11		0.94	0.02	0.11	0.17	0.52		0.14	0.71	
Control Delay (s/veh)	17.4	5.9		57.9	17.1	4.1	17.4	16.6		20.4	24.2	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.9		0.0	0.0	
Total Delay (s/veh)	17.4	5.9		57.9	17.1	4.1	17.4	17.5		20.4	24.2	
Queue Length 50th (ft)	7	2		233	5	0	13	202		10	275	
Queue Length 95th (ft)	21	28		#417	17	23	32	267		30	362	
Internal Link Dist (ft)		46			210			236			350	
Turn Bay Length (ft)				135			45			50		
Base Capacity (vph)	541	664		499	710	676	219	1698		184	1496	
Starvation Cap Reductn	0	0		0	0	0	0	501		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.04	0.11		0.89	0.02	0.11	0.18	0.75		0.15	0.72	

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWTL, Start of Yellow
Natural Cycle: 80
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: U.S. Route 6 & Site Access Driveway/Bear Mountain Pkwy EB Ramp





Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	17	5	59	401	13	69	35	767	37	24	782	183
Future Volume (veh/h)	17	5	59	401	13	69	35	767	37	24	782	183
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1973	1988	1988	1835	1805	1864	1870	1841	1826
Adj Flow Rate, veh/h	19	6	66	446	14	77	39	852	41	27	869	203
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	3	2	2	4	6	2	2	4	5
Cap, veh/h	553	49	540	553	730	619	263	1738	84	248	1094	256
Arrive On Green	0.37	0.37	0.37	0.37	0.37	0.37	0.10	0.69	0.69	0.39	0.39	0.39
Sat Flow, veh/h	1306	134	1472	1401	1988	1685	1747	3331	160	623	2814	657
Grp Volume(v), veh/h	19	0	72	446	14	77	39	439	454	27	540	532
Grp Sat Flow(s),veh/h/ln	1306	0	1605	1401	1988	1685	1747	1715	1776	623	1749	1722
Q Serve(g_s), s	0.8	0.0	2.7	27.8	0.4	2.7	0.0	10.7	10.7	3.0	24.6	24.6
Cycle Q Clear(g_c), s	1.3	0.0	2.7	30.5	0.4	2.7	0.0	10.7	10.7	13.7	24.6	24.6
Prop In Lane	1.00		0.92	1.00		1.00	1.00		0.09	1.00		0.38
Lane Grp Cap(c), veh/h	553	0	589	553	730	619	263	895	927	248	680	670
V/C Ratio(X)	0.03	0.00	0.12	0.81	0.02	0.12	0.15	0.49	0.49	0.11	0.79	0.79
Avail Cap(c_a), veh/h	582	0	624	583	773	655	263	895	927	248	680	670
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.5	0.0	18.9	29.0	18.2	18.9	32.5	8.2	8.2	25.1	24.3	24.3
Incr Delay (d2), s/veh	0.0	0.0	0.0	7.1	0.0	0.0	0.2	1.9	1.8	0.9	9.3	9.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	1.0	10.1	0.2	1.0	0.7	3.3	3.5	0.5	11.1	10.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.6	0.0	18.9	36.1	18.2	18.9	32.7	10.1	10.0	25.9	33.6	33.7
LnGrp LOS	B		B	D	B	B	C	B	B	C	C	C
Approach Vol, veh/h		91			537			932			1099	
Approach Delay, s/veh		18.8			33.2			11.0			33.5	
Approach LOS		B			C			B			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		38.0		52.0		38.0	12.0	40.0				
Change Period (Y+Rc), s		5.0		5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		35.0		45.0		35.0	5.0	35.0				
Max Q Clear Time (g_c+I1), s		4.7		12.7		32.5	2.0	26.6				
Green Ext Time (p_c), s		0.3		2.9		0.5	0.0	2.7				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			25.0									
HCM 6th LOS			C									



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	25	3	43	377	11	73	46	707	45	24	696	218
Future Volume (vph)	25	3	43	377	11	73	46	707	45	24	696	218
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12	11	11	12	10	11	11
Grade (%)		0%			-3%			1%			0%	
Storage Length (ft)	0		0	135		0	45		0	50		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			86			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.859				0.850		0.991			0.964	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1600	0	1719	1828	1607	1669	3254	0	1652	3227	0
Flt Permitted	0.750			0.724			0.188			0.271		
Satd. Flow (perm)	1397	1600	0	1310	1828	1607	330	3254	0	471	3227	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		48				85		11			57	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		126			290			316			430	
Travel Time (s)		2.9			6.6			5.4			7.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	3%	2%	2%	4%	6%	2%	2%	4%	5%
Adj. Flow (vph)	28	3	48	419	12	81	51	786	50	27	773	242
Shared Lane Traffic (%)												
Lane Group Flow (vph)	28	51	0	419	12	81	51	836	0	27	1015	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			11			11	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.02	1.02	0.98	1.05	1.05	1.01	1.09	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2	1	2	2		1	2	
Detector Template						Right				Left		
Leading Detector (ft)	83	83		83	83	20	83	83		20	83	
Trailing Detector (ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Position(ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Size(ft)	40	40		40	40	20	40	40		20	40	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	43	43		43	43		43	43			43	
Detector 2 Size(ft)	40	40		40	40		40	40			40	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	

2025 Actual Counted Traffic Volumes — Peak Saturday Hour

1: U.S. Route 6 & Site Access Driveway/Bear Mountain Pkwy EB Ramp — 06/27/2025

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		Perm	NA	
Protected Phases		2			6		7	4			8	
Permitted Phases	2			6		6	4			8		
Detector Phase	2	2		6	6	6	7	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	23.0	23.0		23.0	23.0	23.0	10.0	23.0		23.0	23.0	
Total Split (s)	37.0	37.0		37.0	37.0	37.0	10.0	53.0		43.0	43.0	
Total Split (%)	41.1%	41.1%		41.1%	41.1%	41.1%	11.1%	58.9%		47.8%	47.8%	
Maximum Green (s)	32.0	32.0		32.0	32.0	32.0	5.0	48.0		38.0	38.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Lead/Lag							Lag			Lead	Lead	
Lead-Lag Optimize?							Yes			Yes	Yes	
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Recall Mode	None	None		None	None	None	None	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	11.0		11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	0		0		0	0	
v/c Ratio	0.05	0.08		0.94	0.01	0.13	0.20	0.46		0.11	0.63	
Control Delay (s/veh)	19.6	7.0		61.0	19.0	5.0	15.2	13.9		17.5	20.0	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.6		0.0	0.0	
Total Delay (s/veh)	19.6	7.0		61.0	19.0	5.0	15.2	14.5		17.5	20.0	
Queue Length 50th (ft)	10	1		222	4	0	16	173		9	233	
Queue Length 95th (ft)	29	25		#402	16	28	36	231		28	308	
Internal Link Dist (ft)		46			210			236			350	
Turn Bay Length (ft)				135			45			50		
Base Capacity (vph)	496	599		465	649	626	255	1793		227	1587	
Starvation Cap Reductn	0	0		0	0	0	0	559		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.06	0.09		0.90	0.02	0.13	0.20	0.68		0.12	0.64	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWTL, Start of Yellow

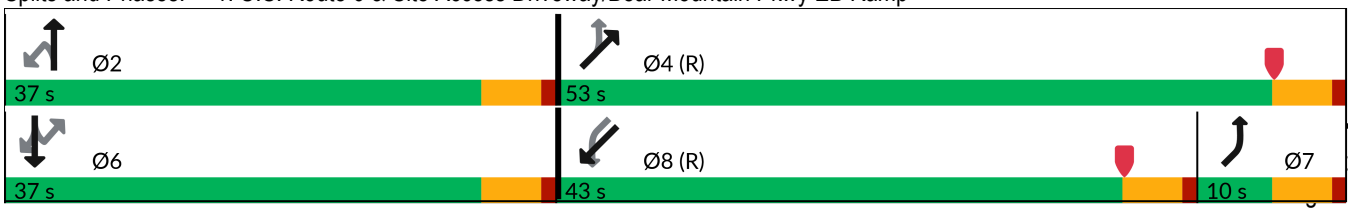
Natural Cycle: 70

Control Type: Actuated-Coordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: U.S. Route 6 & Site Access Driveway/Bear Mountain Pkwy EB Ramp





Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	25	3	43	377	11	73	46	707	45	24	696	218
Future Volume (veh/h)	25	3	43	377	11	73	46	707	45	24	696	218
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1973	1988	1988	1835	1805	1864	1870	1841	1826
Adj Flow Rate, veh/h	28	3	48	419	12	81	51	786	50	27	773	242
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	3	2	2	4	6	2	2	4	5
Cap, veh/h	511	31	504	527	665	564	300	1815	115	357	1107	346
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.15	1.00	1.00	0.42	0.42	0.42
Sat Flow, veh/h	1303	94	1505	1428	1988	1685	1747	3274	208	657	2621	821
Grp Volume(v), veh/h	28	0	51	419	12	81	51	412	424	27	516	499
Grp Sat Flow(s),veh/h/ln	1303	0	1599	1428	1988	1685	1747	1715	1768	657	1749	1693
Q Serve(g_s), s	1.3	0.0	2.0	25.7	0.4	3.0	0.0	0.0	0.0	2.2	21.7	21.8
Cycle Q Clear(g_c), s	1.7	0.0	2.0	27.7	0.4	3.0	0.0	0.0	0.0	2.2	21.7	21.8
Prop In Lane	1.00		0.94	1.00		1.00	1.00		0.12	1.00		0.48
Lane Grp Cap(c), veh/h	511	0	535	527	665	564	300	951	980	357	738	715
V/C Ratio(X)	0.05	0.00	0.10	0.80	0.02	0.14	0.17	0.43	0.43	0.08	0.70	0.70
Avail Cap(c_a), veh/h	538	0	569	556	707	599	300	951	980	357	738	715
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.6	0.0	20.6	30.1	20.0	20.9	26.4	0.0	0.0	15.7	21.3	21.3
Incr Delay (d2), s/veh	0.0	0.0	0.0	6.8	0.0	0.0	0.1	1.4	1.4	0.4	5.4	5.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.7	9.5	0.2	1.1	0.8	0.4	0.4	0.4	9.2	9.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.6	0.0	20.6	36.9	20.0	21.0	26.5	1.4	1.4	16.1	26.7	26.9
LnGrp LOS	C		C	D	C	C	C	A	A	B	C	C
Approach Vol, veh/h		79			512			887			1042	
Approach Delay, s/veh		20.6			33.9			2.8			26.5	
Approach LOS		C			C			A			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		35.1		54.9		35.1	11.9	43.0				
Change Period (Y+Rc), s		5.0		5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		32.0		48.0		32.0	5.0	38.0				
Max Q Clear Time (g_c+I1), s		4.0		2.0		29.7	2.0	23.8				
Green Ext Time (p_c), s		0.2		2.7		0.5	0.0	3.3				

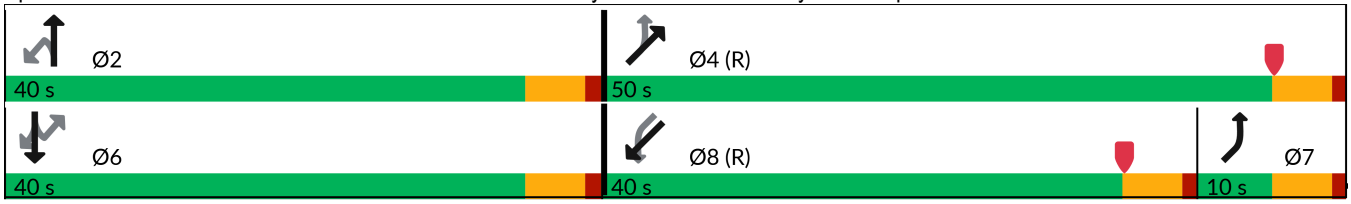
Intersection Summary												
HCM 6th Ctrl Delay, s/veh			19.5									
HCM 6th LOS			B									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	21	10	43	287	8	67	42	517	44	26	500	159
Future Volume (vph)	21	10	43	287	8	67	42	517	44	26	500	159
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12	11	11	12	10	11	11
Grade (%)		0%			-3%			1%			0%	
Storage Length (ft)	0		0	135		0	45		0	50		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			86			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.878				0.850		0.988			0.964	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1635	0	1719	1828	1607	1669	3246	0	1652	3227	0
Flt Permitted	0.752			0.719			0.320			0.387		
Satd. Flow (perm)	1401	1635	0	1301	1828	1607	562	3246	0	673	3227	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		48				85		14			55	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		126			290			316			430	
Travel Time (s)		2.9			6.6			5.4			7.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	3%	2%	2%	4%	6%	2%	2%	4%	5%
Adj. Flow (vph)	23	11	48	319	9	74	47	574	49	29	556	177
Shared Lane Traffic (%)												
Lane Group Flow (vph)	23	59	0	319	9	74	47	623	0	29	733	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			11			11	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.02	1.02	0.98	1.05	1.05	1.01	1.09	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2	1	2	2		1	2	
Detector Template						Right				Left		
Leading Detector (ft)	83	83		83	83	20	83	83		20	83	
Trailing Detector (ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Position(ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Size(ft)	40	40		40	40	20	40	40		20	40	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	43	43		43	43		43	43			43	
Detector 2 Size(ft)	40	40		40	40		40	40			40	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		Perm	NA	
Protected Phases		2			6		7	4			8	
Permitted Phases	2			6		6	4			8		
Detector Phase	2	2		6	6	6	7	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	23.0	23.0		23.0	23.0	23.0	10.0	23.0		23.0	23.0	
Total Split (s)	40.0	40.0		40.0	40.0	40.0	10.0	50.0		40.0	40.0	
Total Split (%)	44.4%	44.4%		44.4%	44.4%	44.4%	11.1%	55.6%		44.4%	44.4%	
Maximum Green (s)	35.0	35.0		35.0	35.0	35.0	5.0	45.0		35.0	35.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Lead/Lag							Lag			Lead	Lead	
Lead-Lag Optimize?							Yes			Yes	Yes	
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Recall Mode	None	None		None	None	None	None	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	11.0		11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	0		0		0	0	
v/c Ratio	0.05	0.11		0.83	0.01	0.13	0.11	0.32		0.08	0.42	
Control Delay (s/veh)	19.7	8.0		47.4	18.6	4.2	11.6	10.6		16.3	15.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.5		0.0	0.0	
Total Delay (s/veh)	19.7	8.0		47.4	18.6	4.2	11.6	11.1		16.3	15.1	
Queue Length 50th (ft)	9	4		167	4	0	10	85		9	130	
Queue Length 95th (ft)	24	28		238	13	22	31	147		30	213	
Internal Link Dist (ft)		46			210			236			350	
Turn Bay Length (ft)				135			45			50		
Base Capacity (vph)	544	665		505	710	676	395	1933		354	1727	
Starvation Cap Reductn	0	0		0	0	0	0	863		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.04	0.09		0.63	0.01	0.11	0.12	0.58		0.08	0.42	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWTL, Start of Yellow	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	

Splits and Phases: 1: U.S. Route 6 & Site Access Driveway/Bear Mountain Pkwy EB Ramp





Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	10	43	287	8	67	42	517	44	26	500	159
Future Volume (veh/h)	21	10	43	287	8	67	42	517	44	26	500	159
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1973	1988	1988	1835	1805	1864	1870	1841	1826
Adj Flow Rate, veh/h	23	11	48	319	9	74	47	574	49	29	556	177
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	3	2	2	4	6	2	2	4	5
Cap, veh/h	441	84	368	435	552	468	490	1955	167	323	1016	322
Arrive On Green	0.28	0.28	0.28	0.28	0.28	0.28	0.17	0.61	0.61	0.13	0.13	0.13
Sat Flow, veh/h	1315	304	1327	1418	1988	1685	1747	3199	273	801	2612	829
Grp Volume(v), veh/h	23	0	59	319	9	74	47	307	316	29	372	361
Grp Sat Flow(s),veh/h/ln	1315	0	1631	1418	1988	1685	1747	1715	1756	801	1749	1692
Q Serve(g_s), s	1.2	0.0	2.4	19.6	0.3	3.0	0.0	7.6	7.7	3.0	17.9	18.0
Cycle Q Clear(g_c), s	1.5	0.0	2.4	22.0	0.3	3.0	0.0	7.6	7.7	10.6	17.9	18.0
Prop In Lane	1.00		0.81	1.00		1.00	1.00		0.16	1.00		0.49
Lane Grp Cap(c), veh/h	441	0	453	435	552	468	490	1048	1074	323	680	658
V/C Ratio(X)	0.05	0.00	0.13	0.73	0.02	0.16	0.10	0.29	0.29	0.09	0.55	0.55
Avail Cap(c_a), veh/h	587	0	634	593	773	655	490	1048	1074	323	680	658
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.1	0.0	24.4	32.6	23.6	24.6	21.4	8.3	8.3	32.1	31.8	31.8
Incr Delay (d2), s/veh	0.0	0.0	0.0	1.7	0.0	0.1	0.0	0.7	0.7	0.5	3.1	3.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.9	6.7	0.1	1.1	0.7	2.6	2.7	0.7	8.9	8.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.1	0.0	24.4	34.3	23.6	24.6	21.5	9.0	9.0	32.6	34.9	35.1
LnGrp LOS	C		C	C	C	C	C	A	A	C	C	D
Approach Vol, veh/h		82			402			670			762	
Approach Delay, s/veh		24.3			32.3			9.9			34.9	
Approach LOS		C			C			A			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		30.0		60.0		30.0	20.0	40.0				
Change Period (Y+Rc), s		5.0		5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		35.0		45.0		35.0	5.0	35.0				
Max Q Clear Time (g_c+I1), s		4.4		9.7		24.0	2.0	20.0				
Green Ext Time (p_c), s		0.2		1.9		0.9	0.0	2.3				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			25.2									
HCM 6th LOS			C									

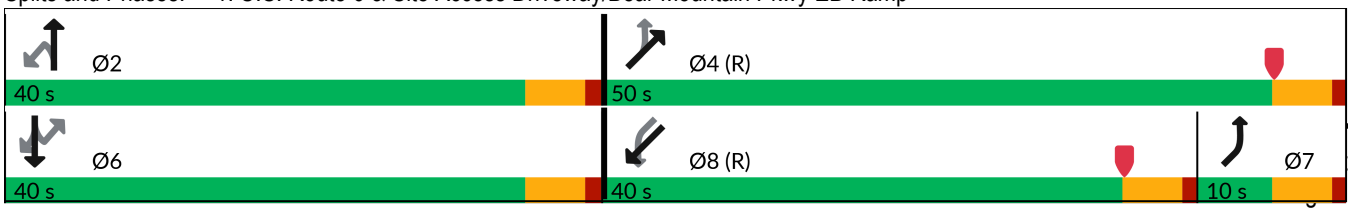
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	30	8	45	372	16	60	32	684	38	27	705	137
Future Volume (vph)	30	8	45	372	16	60	32	684	38	27	705	137
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12	11	11	12	10	11	11
Grade (%)		0%			-3%			1%			0%	
Storage Length (ft)	0		0	135		0	45		0	50		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			86			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.873				0.850		0.992			0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1626	0	1719	1828	1607	1669	3256	0	1652	3270	0
Flt Permitted	0.746			0.719			0.214			0.282		
Satd. Flow (perm)	1390	1626	0	1301	1828	1607	376	3256	0	490	3270	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		50				85		9			29	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		126			290			316			430	
Travel Time (s)		2.9			6.6			5.4			7.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	3%	2%	2%	4%	6%	2%	2%	4%	5%
Adj. Flow (vph)	33	9	50	413	18	67	36	760	42	30	783	152
Shared Lane Traffic (%)												
Lane Group Flow (vph)	33	59	0	413	18	67	36	802	0	30	935	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			11			11	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.02	1.02	0.98	1.05	1.05	1.01	1.09	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	2	2		2	2	1	2	2		1	2	
Detector Template						Right				Left		
Leading Detector (ft)	83	83		83	83	20	83	83		20	83	
Trailing Detector (ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Position(ft)	-5	-5		-5	-5	0	-5	-5		0	-5	
Detector 1 Size(ft)	40	40		40	40	20	40	40		20	40	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)	43	43		43	43		43	43			43	
Detector 2 Size(ft)	40	40		40	40		40	40			40	
Detector 2 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Turn Type	Perm	NA		Perm	NA	Perm	pm+pt	NA		Perm	NA	
Protected Phases		2			6		7	4			8	
Permitted Phases	2			6		6	4			8		
Detector Phase	2	2		6	6	6	7	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	23.0	23.0		23.0	23.0	23.0	10.0	23.0		23.0	23.0	
Total Split (s)	40.0	40.0		40.0	40.0	40.0	10.0	50.0		40.0	40.0	
Total Split (%)	44.4%	44.4%		44.4%	44.4%	44.4%	11.1%	55.6%		44.4%	44.4%	
Maximum Green (s)	35.0	35.0		35.0	35.0	35.0	5.0	45.0		35.0	35.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Lead/Lag							Lag			Lead	Lead	
Lead-Lag Optimize?							Yes			Yes	Yes	
Vehicle Extension (s)	2.0	2.0		2.0	2.0	2.0	3.0	2.0		2.0	2.0	
Recall Mode	None	None		None	None	None	None	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0	7.0		7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0	11.0		11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0	0		0		0	0	
v/c Ratio	0.06	0.09		0.90	0.02	0.10	0.13	0.45		0.12	0.59	
Control Delay (s/veh)	18.1	7.0		53.1	17.4	3.3	14.5	14.8		20.2	25.3	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.5		0.0	0.2	
Total Delay (s/veh)	18.1	7.0		53.1	17.4	3.3	14.5	15.4		20.2	25.6	
Queue Length 50th (ft)	12	3		210	6	0	12	173		13	268	
Queue Length 95th (ft)	30	27		#369	20	18	30	236		34	318	
Internal Link Dist (ft)		46			210			236			350	
Turn Bay Length (ft)				135			45			50		
Base Capacity (vph)	540	662		505	710	676	274	1760		231	1560	
Starvation Cap Reductn	0	0		0	0	0	0	536		0	149	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.06	0.09		0.82	0.03	0.10	0.13	0.66		0.13	0.66	

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWTL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: U.S. Route 6 & Site Access Driveway/Bear Mountain Pkwy EB Ramp





Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	30	8	45	372	16	60	32	684	38	27	705	137
Future Volume (veh/h)	30	8	45	372	16	60	32	684	38	27	705	137
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1973	1988	1988	1835	1805	1864	1870	1841	1826
Adj Flow Rate, veh/h	33	9	50	413	18	67	36	760	42	30	783	152
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	3	2	2	4	6	2	2	4	5
Cap, veh/h	517	84	466	525	673	571	349	1818	100	284	1136	220
Arrive On Green	0.34	0.34	0.34	0.34	0.34	0.34	0.14	0.73	0.73	0.39	0.39	0.39
Sat Flow, veh/h	1313	248	1375	1418	1988	1685	1747	3305	183	678	2920	567
Grp Volume(v), veh/h	33	0	59	413	18	67	36	394	408	30	469	466
Grp Sat Flow(s),veh/h/ln	1313	0	1623	1418	1988	1685	1747	1715	1772	678	1749	1739
Q Serve(g_s), s	1.5	0.0	2.2	25.4	0.5	2.5	0.0	8.0	8.0	2.9	20.1	20.1
Cycle Q Clear(g_c), s	2.1	0.0	2.2	27.6	0.5	2.5	0.0	8.0	8.0	10.9	20.1	20.1
Prop In Lane	1.00		0.85	1.00		1.00	1.00		0.10	1.00		0.33
Lane Grp Cap(c), veh/h	517	0	550	525	673	571	349	944	975	284	680	676
V/C Ratio(X)	0.06	0.00	0.11	0.79	0.03	0.12	0.10	0.42	0.42	0.11	0.69	0.69
Avail Cap(c_a), veh/h	583	0	631	596	773	655	349	944	975	284	680	676
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	0.97	0.97	0.97	0.94	0.94	0.94
Uniform Delay (d), s/veh	20.6	0.0	20.4	29.9	19.9	20.5	25.9	6.5	6.5	23.1	23.0	23.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	5.2	0.0	0.0	0.1	1.3	1.3	0.7	5.3	5.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.8	9.1	0.2	0.9	0.6	2.5	2.6	0.5	8.6	8.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.6	0.0	20.5	35.1	19.9	20.5	26.1	7.8	7.8	23.8	28.3	28.3
LnGrp LOS	C		C	D	B	C	C	A	A	C	C	C
Approach Vol, veh/h		92			498			838			965	
Approach Delay, s/veh		20.5			32.6			8.6			28.2	
Approach LOS		C			C			A			C	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		35.5		54.5		35.5	14.5	40.0				
Change Period (Y+Rc), s		5.0		5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		35.0		45.0		35.0	5.0	35.0				
Max Q Clear Time (g_c+I1), s		4.2		10.0		29.6	2.0	22.1				
Green Ext Time (p_c), s		0.3		2.6		0.8	0.0	2.8				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			21.9									
HCM 6th LOS			C									

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

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.11	B	18.7
			T	0.27	A	8.4
			TR	0.27	A	8.4
	East Main Street (U.S. Route 6)	WB	L	0.07	C	22.3
			T	0.53	C	24.1
			TR	0.53	C	24.3
	Site Access Driveway	NB	LT	0.03	C	24.4
			R	0.13	C	25.0
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.73	C	34.2
			T	0.01	C	24.1
			R	0.17	C	25.2
		Overall		-	**C**	**20.7**

NOTES:

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

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

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.15	C	32.7
			T	0.49	B	10.1
			TR	0.49	B	10.0
	East Main Street (U.S. Route 6)	WB	L	0.11	C	25.9
			T	0.79	C	33.6
			TR	0.79	C	33.7
	Site Access Driveway	NB	LT	0.03	B	18.6
			R	0.12	B	18.9
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.81	D	36.1
			T	0.02	B	18.2
			R	0.12	B	18.9
		Overall		-	**C**	**25.0**

NOTES:

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

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

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.17	C	26.5
			T	0.43	A	1.4
			TR	0.43	A	1.4
	East Main Street (U.S. Route 6)	WB	L	0.08	B	16.1
			T	0.70	C	26.7
			TR	0.70	C	26.9
	Site Access Driveway	NB	LT	0.05	C	20.6
			R	0.10	C	20.6
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.80	D	36.9
			T	0.02	C	20.0
			R	0.14	C	21.0
		Overall		-	**B**	**19.5**

NOTES:

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

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

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.10	C	21.5
			T	0.29	A	9.0
			TR	0.29	A	9.0
	East Main Street (U.S. Route 6)	WB	L	0.09	C	32.6
			T	0.55	C	34.9
			TR	0.55	D	35.1
	Site Access Driveway	NB	LT	0.06	C	24.1
			R	0.13	C	24.2
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.73	C	34.3
			T	0.02	C	23.6
			R	0.16	C	24.6
		Overall		-	**C**	**25.2**

NOTES:

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

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

				2025 Existing		
				v/c	LOS	Delay
1	**East Main Street (U.S. Route 6) & Bear Mountain Parkway EB On/Off Ramp/ Site Access Driveway**	**Signalized**				
	East Main Street (U.S. Route 6)	EB	L	0.10	C	26.1
			T	0.42	A	7.8
			TR	0.42	A	7.8
	East Main Street (U.S. Route 6)	WB	L	0.11	C	23.8
			T	0.69	C	28.3
			TR	0.69	C	28.3
	Site Access Driveway	NB	LT	0.06	C	20.6
			R	0.11	C	20.5
	Bear Mountain Pkwy EB On/Off Ramp	SB	L	0.79	D	35.1
			T	0.03	B	19.9
			R	0.12	C	20.5
		Overall		-	**C**	**21.9**

NOTES:

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

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

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

August 21, 2025

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

Re: Site Plan & Special Permit Application
PSW Realty (Applicant)
Switch Inc. Electrical (Specialty Contractor)
2015 Albany Post Road
Town of Cortlandt, NY
Tax Map Designation: 55.18-2-19

Dear Chairman Kessler and Members of the Planning Board:

Please find enclosed the following information for the above-referenced application:

- Site Development Plan, dated May 20, 2025, revised August 21, 2025

We have not received any review memo's subsequent to our submission for the July Planning Board meeting that addressed Planning and Engineering review comments. We would also like to update you that the applicant has officially purchased the property since the last Planning Board meeting.

On August 6, 2025 the Planning Board conducted their site inspection, which I attended. The focus of the site inspection was the existing landscaping and the parking areas and behind the existing building. We have revised the Site Plan to address the issues/comments that were discussed.

The following are specific explanations of the revisions that were made to the Site Plan per the site inspection:

- As witnessed at the site inspection the previously shown "Metal Box Trailers", which were "To Be Removed" have been removed so the Site Plan has been revised to reflect this.

- The proposed "dumpster" has been revised to reflect this would be a smaller receptable similar to a residential refuse container, which will still be located behind the existing fencing with privacy slats.

- As discussed at the site inspection, we have modified the proposed parking area behind the building to reflect the actual number of business vans and have shown employee vehicles. We have also proposed the parking area to be gravel. We have shown actual vehicles and note there is sufficient room for maneuvering considering the size of the vehicles that would be parking in this area (i.e. van being the largest).

- At the site inspection we all witnessed ~5 trees that had been planted in the area of the proposed van parking at the rear of the property. It appears these were planted by the previous owner in order to satisfy the violation for tree removal that was issued by Code Enforcement prior to the Site Plan the Site Plan for Down Cycle being approved. Our Site Plan submitted for the July meeting proposed six (6) white spruce trees to be planted along the top of the slope behind the building. The current Site Plan still shows them in this location. We would like to discuss removal/relocation of the recently planted trees and agree on a location and an appropriate number of trees. We believe there is plenty of vegetation/landscaping on the site and we are, in fact, prepared to remove the weeds from the

landscaped areas and the invasive plants on the slope behind the building. We also feel there is substantial buffers for the adjacent properties to the north, east and west of the site.

The following are items that are outstanding that we believe are technical in nature and will take some time to obtain answers/approvals for considering they involve outside government agencies:

- Installation of a backflow prevention device on the water service. An application will be prepared and submitted to the Town and Westchester County Department of Health ("WCDH") and approval will be secured and the device will be installed. We suggest this should be part of the building permit/certificate of occupancy process.

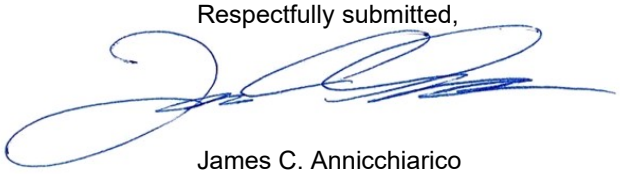
- The existing septic system has been inspected by a licensed septic contractor. The information obtained/provided will be included in the Engineer's Report as part of the Change of Use application we will be submitting to the WCDH.

- The NYSDOT will be contacted regarding a license agreement for the parking spaces within the right-of-way.

We look forward to appearing before the Planning Board to discuss the project on September 4, 2025 at which time I would respectfully request that you consider voting on a conditional approval of the application, of course pending no significant issues that may arise during the Public Hearing.

Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

enclosures

cc: John & Kerry Whelan, PSW Realty & Switch Inc. Electrical, Applicant/Property Owner
File: *Whelan-2015 Albany Post Rd-Cortlandt-Site Plan & Special Permit-Letter-20250821*

SITE DEVELOPMENT PLAN
FOR
PSW REALTY
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

1. SURVEY INFORMATION SHOWN HEREON IS BASED ON A MAP PREPARED BY JRL LAND SURVEYORS, P.C., ENTITLED "SURVEY OF PROPERTY SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK, PREPARED FOR ALBERT PICARELLO" DATED JULY 12, 2021.
2. TOPOGRAPHY IS BASED ON DATA FROM THE WESTCHESTER COUNTY GIS WEBSITE.
3. PARCEL TAX MAP DESIGNATION: SECTION: 55.18, BLOCK: 2, LOT: 19
4. TOTAL AREA OF LOT: 26,562 SQ. FT. (0.610 ACRES)
5. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT HC (HIGHWAY COMMERCIAL) ZONING DISTRICT.
4. THE PROJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.

SPECIAL NOTE

1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

ZONING DATA CHART - HC (HIGHWAY COMMERCIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FEET)	MAXIMUM HEIGHT (STORIES / FT)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (%)	MINIMUM LANDSCAPE COVERAGE (%)
MINIMUM REQUIRED	20,000	100	2 ½ / 35	30	30	30	20%	30%
EXISTING	26,562	158	1 / <35'	7.3*	30.8	109.5	5%	84%
*PRE EXISTING NON CONFORMING CONDITION								

PARKING DATA CHART

DESCRIPTION	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
STANDARD SPACES	4	5
HANDICAP SPACES	1	1
TOTAL SPACES	5	6

PURSUANT TO SECTION 307-29 OF THE TOWN CODE; "Other personal or business service or repair facility" 1 per 300 square feet of habitable ground floor space, plus 1 per 500 square feet of habitable floor space on upper floors

* EXISTING HABITABLE GROUND FLOOR SPACE = 1,250 SF/300 SF = 4.16 SPACES



MUNICIPAL APPROVAL

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES:

_____ _____
DIRECTOR *DATE*

REVIEWED BY THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT:

_____ _____
DIRECTOR *DATE*

REVIEWED BY THE PLANNING BOARD ENGINEER:

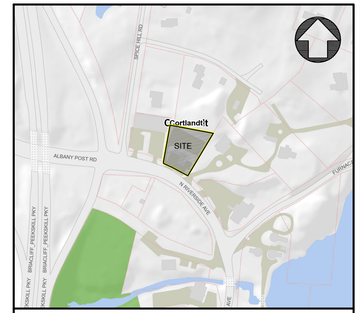
_____ _____
ENGINEER *DATE*

APPROVED BY RESOLUTION NO. _____ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE ____ DAY OF _____, 2025, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 2025 BY:

_____
CHAIRMAN OF THE PLANNING BOARD

STEPHEN FERREIRA, P.E., DIRECTOR DES		*737-0100*
CHRIS KEHOE, AICP, PLANNING DIRECTOR		*734-1080*
PLANNING BOARD ENGINEER		*734-1080*



VICINITY MAP SCALE: 1" = 300'

811 Know what's **below.** **Call** before you dig.

15 0 7.5 15

SCALE: 1" = 15 FT.

CONTRACT VENDEE/APPLICANT

PSW REALTY
25 N. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NY 10520

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
2	TOWN ENGINEER COMMENTS DATED JUNE 11, 2025	08-21-2025
1	TOWN ENGINEER COMMENTS DATED JUNE 11, 2025	06-18-2025

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	55.18
BLOCK:	2
LOT:	19
SUBLOT:	-----
DRAWN BY:	KW
CHECKED:	JA
PROJECT:	WHELAN-2015 ALBANY POST RD
DATE:	MAY 22, 2025
JOB #:	250514

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

AUTHORIZATION No. 029856
EXPIRATION DATE: 03-31-2027

PATRICK M. BELL, PE
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE PLAN FOR PSW REALTY

LOCATION:
2015 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 1 SP-1.1

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

August 21, 2025

Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

RE: Jam Storage
2059 Albany Post Road
Town of Cortlandt, NY

Dear Chairman Kessler and Members of the Board:

Enclosed please find the following documents submitted in support of your review of the above project.

- Architectural Drawings, 2 full size & 7 reduced size, dated August 21, 2025.
- Site Plan Drawing Set, 2 full size & 7 reduced size, last revised August 21, 2025.
- Stormwater Pollution Prevention Plan, 2 full size, dated August 21, 2025.
- Draft Tree Removal Application, 2 copies.
- Updated Full Environmental Assessment Form, 2 copies, dated August 21, 2025.
- Steep Slopes Narrative, 2 copies, dated August 21, 2025.

With respect to the comments received from the Town Planner, Director of Code Enforcement and Town Engineer we offer the following responses:

Memorandum from Christopher Lapine, P.E., LEED AP of LaBella Associates, DPC, dated July 24, 2025:

Administrative

1. *All plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, ACOE, NYSDEC, etc.).*

   The comment is acknowledged, no response necessary.

2. *Applicant shall be required to meet the standards set forth in Chapter 157 - Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board*.

   The Applicant will meet the standards set forth in Chapter 157 - Excavations and Topsoil Removal should publication of this chapter become available during the design process, and it found to be applicable to the project.

3. *The Application and EAF should be revised to include a lot merger of the parcels. Additionally, EAF should be updated to indicate Highway Department approval for curb cut, as well as new footprint of storage building.*

   The EAF has been revised and updated.

4. *The Applicant has indicated they will provide a narrative in support of the issuance of a steep*

slope permit. The applicant should submit this narrative for review prior to issuance of a negative declaration.

As requested, a narrative in support of the issuance of a steep slopes permit has been provided.

5. *Given the work proposed within close proximity of the wetland, a jurisdictional determination should be submitted to the NYS DEC. The applicant should provide any determination made by the NYS DEC.*

   The jurisdictional determination was received by NYSDEC and it was determined that the proposed onsite wetland is regulated by NYSDEC.

6. *The Applicant shall submit an application for a permit in accordance with Chapter 283 Trees when completed.*

   A draft Tree Removal Application has been included with this submission. Once a contractor has been selected and the supporting documents have been generated the application will be formally submitted.

7. *The Applicant has indicated they will provide a narrative in support of the issuance of a Freshwater Wetlands, Water Bodies, and Watercourses Permit. The applicant should submit this narrative for review prior to issuance of a negative declaration.*

   The project environmental consultant is currently preparing the wetland narrative which will be submitted under separate cover.

8. *Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district.*

   A Cortlandt Consolidated Water District approval for the connection to the existing water district will be sought and it is requested that this be made a condition of approval.

9. *Provide computations demonstrating that all factors of safety for sliding, overturning and settlement have been met for all proposed retaining walls. Note the factors of safety and provide a letter stating such. Note factors of safety are either 1.5 or 2.0 depending on if active or passive earth pressure is used. Include any surcharges the walls may be exposed to if any.*

   Computations demonstrating that all factors of safety for sliding, overturning and settlement for all proposed retaining walls will be provided and it is requested that this be made a condition of approval.

10. *Provide visual material representing the contemplated retaining wall color, texture, and stone size for Planning Board consideration.*

    Visual material representing the contemplated retaining wall color, texture, and stone size will be provided for the Planning Board's consideration.

11. *Westchester County of Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), existing SSDS abandonment, and water service will be required.*

    Westchester County of Department of Health (WCDOH) Approvals will be provided and it is requested that this be made a condition of approval.

12. *The jurisdictional fire department supporting the project site should be consulted related to the necessity of hydrants around the building*

    It is our understanding the Town will coordinate with the fire department to determine the necessity of hydrants around the building.

Plans

1. *Sheet SP-1 - Provide dimension along the proposed driveway to show that it meets the requirements of a fire apparatus access road which entails a width of 26-ft*

   As requested, 26-ft dimensions along the proposed driveway have been provided.

2. *Sheet EX-1 - Include all trees to be removed on this plan.*

   Trees to be removed have been included on sheet EX-1.

3. *Sheet EX-1 - Update survey along Memorial Drive to depict trees, guiderail, and curbing.*

   A tree survey was conducted by the town arborist and the resultant information has been shown on the project plans. Additionally, the guiderail, curbing, and other site features in proximity of the prosed drive have been surveyed located.

4. *Sheet EX-1 - Extended wetland delineation west to Memorial Drive, as opposed to relying upon 2007 aerial imagery.*

   An additional wetland delineation was conducted to the west of Memorial Drive and has been surveyed located and updated on the project plans.

5. *Sheet EX-1 - Indicate extents of guiderail, tree, and concrete curb removal along Memorial Drive, and provide a tapered end transition on the southern side of the proposed entrance.*

   A tree survey was conducted by the town arborist, and the resultant information has been shown on the project plans. Additionally, the guiderail, curbing, and other site features in proximity of the proposed drive have been surveyed located. The driveway entrance has been modified to provided a tapered entrance on the southern side.

6. *Sheet EX-1 - Indicate a Highway Work Permit from the Town of Cortlandt will be required for curb cut at Memorial Drive.*

   Per discussion with the Town, the Highway Work Permit is now part of the Building permit and will be completed with that permit.

7. *Sheet SP-1 - It is inferred the area labelled SSA is the snow storage area. Please call it our explicitly.*

   A callout labelling the snow storage area has been added.

8. *Sheet SP-1 - Label points off entry and egress doors.*

   Points off building entry and egress have been shown on the project drawings.

9. *Sheet SP-1 - Indicate a Highway Work Permit from the Town of Cortlandt will be required at the proposed Memorial Drive curb cut.*

   Per discussion with the Town the Highway Work Permit is now part Building permit and will be completed with that permit.

10. *Sheet SP-1 - The Planning Board should discuss with the Applicant the extent of screening contemplated between the Emergency Services property and proposed driveway access.*

    Additional plantings and screening have been added along the access drive.

11. *Sheet SP-1 -Provide Soil restoration requirements on this Sheet as outlined in the SWPPP. Identify all areas of soil restoration.*

    Soil Restoration Requirements have been provided on sheet D-3. Soil Restoration will be performed on all disturbed soil within the limit of disturbance.

12. *Sheet SP-1 - Show the building ingress and egress Locations.*

    The Building ingress and egress locations have been shown on the project drawings.

13. *Sheet SP-1 - Depict curbing and guiderail modifications along Memorial Drive.*

    Curbing and guiderail modifications along Memorial Drive have been shown on the project plans.

14. *Sheet SP-1 - Callout indicates to connect to Ferris Court for secondary emergency access. Ferris Court in its existing state, does not meet the NYS Fire Code for emergency access, and this office does not believe it is the intent of the Applicant to upgrade Ferris Court. This note should be modified to connect to Ferris Court for required fire apparatus turnaround. Additionally, Ferris Court, was never dedicated to the Town of Cortlandt. The Town of Cortlandt only received an easement for the waterline. Permission for fire apparatus turn around shall be obtained.*

    It is our understanding that the ownership of Ferris Court has been resolved and the continued use of the existing driveway entrance for a secondary emergency access is permitted.

15. *Sheet SP-1 - Consider substituting Landscaping or grass adjacent to the storage facility in Lieu of striping in some areas to break up the monotony of asphalt.*

    Select areas of asphalt have been substituted for landscaping adjacent to the storage facility to break up the aphalt.

16. *Sheet SP-1 Provide a detail for the proposed entry gate. The applicant shall identify how access will be provided for emergency vehicles and provide approval from the fire code official.*

    Emergency vehicle access will be provided via a Knox box. A Gate detail will be provided in subsequent submissions.

17. *SP-2 - Provide spot elevations around the edge of building to confirm the cross slope of the access drive will adequately drain to the Low points*.

    Spot elevations have been provided around the edge of the building.

18. *Sheet SP-2 - Stormwater planters on Plan.*

    a. *. Identify the points of roof Leader discharge into the planters.*

    The points of roof leader discharge have been identified on the project plans.

19. *Sheet SP-2 - Provide a 25-foot-wide vegetative pond buffer from the peak water surface with Landscaping on all sides per NYSDEC*

    As requested a 25' wide vegetative buffer has been provided from the peak water surface elevation for the gravel wetland.

20. *Sheet SP-2 - Provide additional Labels of the existing topography in the vicinity of the proposed driveway and bioslope, and inverts of the underdrain, to verify the bioslope can function as intended. For Example, it cannot be verified that the underdrain can be installed as designed. If additional grading is required, it should be shown on Sheet SP- 2.*

    Additional labels of existing topography have been provided in the vicinity of the proposed driveway and bioslope. No additional grading is required for the installation of the underdrain.

21. *Sheet SP-2 - Specify class of RCP pipe.*

    The class of RCP has been specified on sheet SP-2

22. *Sheet SP-3 - Tree protection has been included but not Labeled on this sheet. Provide a Label for all areas of tree protection.*

    Tree Protection has been included on the legend on sheet SP-3.

23. *Sheet SP3 - Due to the close proximity of work to the wetland, two sediment control barriers shall be provided along the entire southern edge to minimize potential for sediment Laden runoff from entering the wetland.*

    Double silt fence has been provided along the entire southern edge to minimize potential sediment laden runoff from entering the wetland.

24. *Sheet SP-3 - Construction Sequencing Note Comments:*

    a. *Notes reference a sediment trap which is not shown on the plans. Please depict Location and provide detail and sizing calculations.*

       The sediment trap location has been outlined on drawings SP-3 and Detail provided on drawing D-2. Sizing calculations have been included as Appendix K of the project SWPPP.

    b. *Please incorporate the retaining wall and gravel wetland installation into the phasing schedule.*

       The construction sequence for the project has been updated to incorporate the retaining walls and gravel wetland.

    c. *Please note, the removal of the erosion and sediment control measures shall not occur without the approval of the Department of Technical Services.*

       A note indicating the removal of the erosion and sediment control measures shall not occur without the approval of the Department of Technical Services has been added to drawing SP-3.

25. *Sheet D-1 - The curb valve shall be Mueller H-15219 on Water Service Line Connection Detail.*

    The curb valve has been updated to be Mueller H-15219 on the Water Service Line Connection Detail on sheet D-1

26. *Sheet D-1 - There are references to other municipalities and counties. Update water notes with the attached Town of Cortlandt Standard notes.*

Water notes have been updated and the Town of Cortlandt Standard notes have been added to the project drawings.

27. *Sheet D-1 - Provide a tapping sleeves detail for the fire service.*

    Tapping Sleeve, Valve And Trust Block detail has been added to sheet D-1

28. *Sheet D-1 - Provide a 12-inch Layer of 3/4 inch crushed stone beneath catch basins and storm manholes.*

    A 12-inch layer of ¾ inch crushed stone beneath catch basins and storm manholes has been provided.

29. *Sheet D-1 - Provide fall protection as part of retaining wall detail.*

    Fall protection has been provided on the retaining wall detail on sheet D-1.

30. *Sheet D-2 - The applicant states the outlet structure detail has been revised to use aluminum grating on the outlet structure. Detail W-5 calls for galvanized steel grating. The applicant should clarify what material is proposed.*

    The outlet structure grate has been updated on detail W-5 Gravel Wetland Outlet and Emergency Spillway Detail on Sheet D-2

31. *Sheet D-2 - Add the following notes to the domestic water and fire trench detail.*

    a. *Contractor shall surround the new pipe with 6-inches of NYSDOT Item 304.14 all around the outside of the pipe.*
    b. *When determined by Engineer or DOTS, and as directed, remove unsuitable material, and backfill with NYSDOT Item 304.14 or %" washed gravel and crushed stone, Compact in 6-inch Lifts.*
    c. *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.*
    d. *Remove all bedrock within 6-inches of pipe.*
    e. *Contractor shall follow all guidelines established by OSHA (Title 29 Part 1926.650652 (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.*
    f. *Recycled fill/item 4 is not permitted as backfill*

    The above notes have been added to the domestic water and fire trench detail on sheet D-2.

32. *Sheet D-2 - W-5 Gravel Wetland Outlet and Emergency Spillway Detail.*
    a. *Provide a geotextile fabric above and below the 40 miL HDPE Geomembrane.*
       The gravel wetland has been revised to propose 12" of clay soil instead of a Geomembrane.
    b. *Provide a note indicating a base beneath the gravel wetland shall be prepared on the bottom and side slopes of the area to be Lined. The base shall be free of all shar objects, roots, grass, and vegetation. A pre-installation inspection shall be performed by DOTS and the project engineer prior to installation of the geotextile fabric and HDPE Geomembrane. Should unsuitable material be found, it should be removed.*
       The above note has been added to the Gravel Wetland Detail.
    c. *Please provide field seaming requirements, field seaming testing requirements, and*

pipe penetration procedures of the HDPE Geomembrane to ensure water tightness.
The gravel wetland has been revised to propose 12" of clay soil instead of a Geomembrane.

d. *Provide an anchor detail of the geotextile and geomembrane.*
The gravel wetland has been revised to propose 12" of clay soil instead of a Geomembrane.

e. *Detail how geomembrane will be adhered to the outlet structure to ensure water tightness.*
The gravel wetland has been revised to now propose 12" of clay soil instead of a Geomembrane.

33. *Sheet D-3 - Update erosion and sediment control notes to reference State Pollutant Discharge Elimination System (SPDES) General Permit (GP-0-25-001).*

The erosion and sediment control notes have been updated to reference State Pollutant Discharge Elimination System (SPDES) General Permit (GP-0-25-001) on sheet D-3.

SWPPP

1. *The project will require coverage under the GP-0-25-001 General Permit for Stormwater Discharges from Construction Activities. Update the SWPPP to reference the current permit.*

The SWPPP has been updated to reference the current permit, GP-0-25-001.

2. *The minimum RRv Calculation uses a Hydrologic Soil Group number of D and is consistent with the HydroCAD Model. However, the Pre and Post Development Drainage Map indicates the impervious area is proposed on B and C soils. Provide justification for using D soils for the developed areas in the SWPPP, or revise the RRv calculations and HydroCAD model to use B and C soils.*

Both Ff and LCB soils have a rating of A/D. Based on onsite soil observations and deep test results these soils are D soils. The area in and around the proposed septic system was the only area to have improved soil characteristics from a D soil and will be considered a B soil (CsD). There are no C soils within the contributing area for the project. The Hydrologic Soil Group Specific Reduction Factor for the RRv calculation has been updated accordingly.

3. *Discrepancies between the plans and HydroCAD Model are present. For example, the 12" outlet pipe has an upstream inv. of 32.1 shown on the plans and 33.1 shown on the sheet D-2, revise the plans for consistency and update the HydroCAD model.*

The project details have been updated to conform with Hydrocad.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Richard D. Williams, Jr., PE
Senior Principal Engineer

RDW/kfl

Enclosures

cc:

Insite File No. 22240.100

TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
ENGINEERING DIVISION

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

Arthur D'Angelo, Jr., P.E.
Deputy Director
D.O.T.S – Engineering

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

Town Supervisor
Richard H. Becker

Town Board
James F. Creighton
Francis X. Farrell
Cristin Jacoby
Robert Mayes

TREE REMOVAL APPLICATION

Reason for Proposed Removal: Development of a 30,000sf (foot print) Self storage facility

Total # of trees, species, diameter at 4' from grade: A total of 28 trees are proposed to be removed and consist of Maple, Sycamore, Tulip, Cherry, Poplar, Birch, Sycamore, Oak, Walnut, Ash, Yew, and Russian Olive. Diameters ranges from 5" to 33".

Indicate if any of the trees are located in a wetland or within a 100' buffer: 8 trees to be removed in buffer

Owner / Applicant Information

Name: DHIP Group c/o Timothy Fisher

Address: 446 Bedford Rd, Pleasantville, NY 10570

Telephone: 347-266-3514

Email: tfisher@dhipgroup.com

Contractor's Information

Name: TBD

Address:

Telephone:

Email:

The Applicant/Contractor agree to comply with all applicable laws, ordinances, and regulations and attest that the proposed work outlined in this application conforms to all provisions of the Code of the Town of Cortlandt and laws of New York State.

Signature:

Date:

Signature:

Date:

Attach the following:

- Copy of contractor's Westchester County Home Improvement License;
- With **The Town of Cortlandt** identified as "Certificate Holder", provide proof of Insurance Certificates for Liability, Worker's Compensation (CE-200 form, C-105.2, SI-12, GSI-105.2), and Disability (CE-200, DB-120.1, DB-155). Note that ACORD Forms are not acceptable proof;
- If the Homeowner elects not to retain a licensed contractor, include Homeowner's Insurance Declaration of Coverage;
- **$50 Permit Fee** if greater than 3 trees to be removed. Checks are made payable to **The Town of Cortlandt**;
- Submit the Application, supporting documentation, and the fee (if applicable) to the Code Enforcement Division.

SEE CHECKLIST ON REVERSE SIDE OF THE APPLICATION

TREE REMOVAL CHECKLIST

The items listed below are requirements of this application.

RESIDENTIAL

1. Estimate prepared by a licensed and insured tree removal company indicating the number of trees, type, and diameter at breast height proposed to be removed.
2. Homeowner or authorized proxy provides details of the purpose of the proposed removal.
3. If less than 10 trees are proposed to be removed: Provide sketch or copy of a site plan/survey indicating the location of the property and property boundaries, the location of structures, driveways, and roadways on the property, and the location of the proposed removal(s).
4. If more than 10 trees are proposed to be removed: submit a tree removal plan and landscape mitigation plan prepared by a New York State licensed professional (landscape architect, architect, engineer, or certified arborist).
5. Tag or mark the trees to be removed prior to inspection.
6. Following project completion, notify the Engineering Division at (914) 734-1060. The Town will re-inspect the site for compliance with all conditions of the Permit. Upon satisfactory review, a Certificate of Compliance will be issued.

COMMERCIAL

1. Estimate prepared by a licensed and insured tree removal company indicating the number of trees, type, and diameter at breast height proposed to be removed.
2. A written statement signed by the property owner or authorized proxy (tenant) detailing the purpose of the proposed removal.
3. A tree removal plan prepared by a New York State licensed professional (architect, engineer, landscape architect, or certified arborist) showing the location of the property and property boundaries, the location of structures, onsite utilities, driveways and roadways on the property, and the location of the proposed work. Note that if more than 3 trees are proposed to be removed, a landscape mitigation plan shall be submitted as well.
4. If more than 10 trees are proposed to be removed Planning Board approval may be required.
5. Response to Conservation Advisory Council comments.
6. Tag or mark the trees to be removed prior to inspection.
7. Following project completion, notify the Engineering Division at (914) 734-1060. The Town will re-inspect the site for compliance of all conditions of the Permit. Upon satisfactory review, a Certificate of Compliance will be issued.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

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

B. Government Approvals

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

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

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

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

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

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

C.4. Existing community services.

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

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

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

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

D. Project Details

D.1. Proposed and Potential Development

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

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

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

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

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

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 1

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

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

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Primary disturbance due to earthwork associated with re-grading driveway and constructing walls, as well as the stormwater treatment facility. Extent of activity 54,000 s.f.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No

If Yes, describe: _____

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

Native trees, shrubs, and perennials will be planted in disturbed areas to mitigate impacts.

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If, Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

Not applicable.

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

If Yes:

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

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

137,694 Square feet or 3.16 acres (parcel size)

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

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

On site stormwater management basin and planters.

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

Onsite local wetland.

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

Approximately 150mWh

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

via grid/local utility

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

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

i. During Construction:

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

ii. During Operations:

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

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

If yes:

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

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

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

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

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

If yes:

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

Building mounted emergency lighting.

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

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

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

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

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

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

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

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

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

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

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

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

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

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

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

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

If Yes:
i. Species and listing: _____

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

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

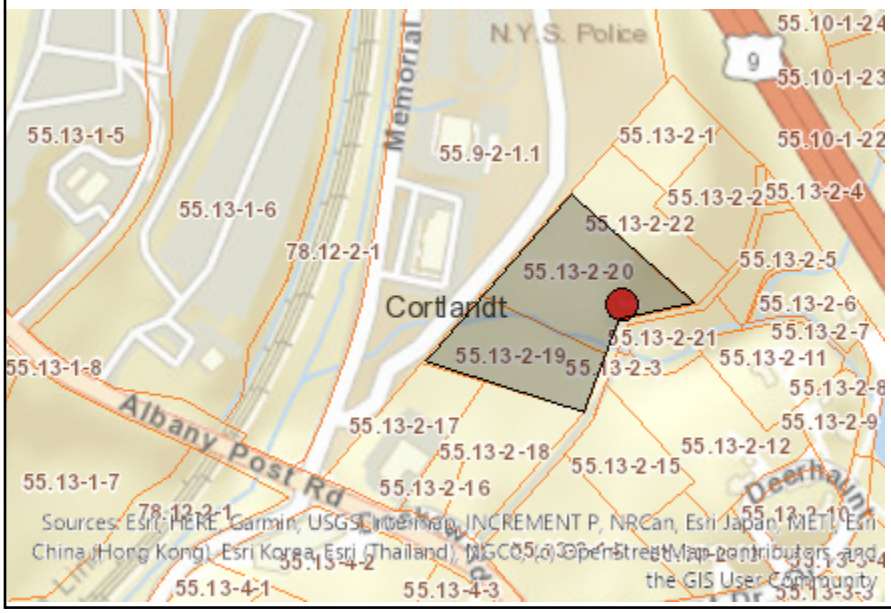
Applicant/Sponsor Name Richard D. Williams, Jr. PE Date 8/21/25

Signature  Title Senior Project Engineer

PRINT FORM

EAF Mapper Summary Report

Friday, August 30, 2024 12:02 PM



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



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

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

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

STEEP SLOPE NARRATIVE

For

DHIP Group

2059 Albany Post Road
Town of Cortlandt Manor
Westchester County, New York
August 21, 2025

The project proposes the construction of a self-storage facility with associated parking and driveway. The property is comprised of two parcels totaling 3.2 acres and is currently a single-family residence. Access to the site will be provided by a new driveway connection from Memorial Drive via the adjoining town property. The existing driveway off of Albany Post Road will continue to exist in its current condition and will not be improved as part of this project. The proposed storage building will be served by municipal water and a proposed onsite wastewater treatment system. The project sites are identified as tax map 55.13-2-19 & 20 and are located in the HC-9A zoning district.

Chapter 259 of the Town of Cortlandt Steep Slopes Ordinance defines a steep slope as *ground areas with a slope greater than 15% with a minimum area of 500 square feet possess one dimension of a minimum of ten feet. Measurements shall be made along a horizontal plane.*

There are two areas of steep slopes on the property. On the western portion of the stie along Albany Post Road and Ferris court there is a small band of slopes between 15% and 30%. On eastern portion of the project there is a band of steep slopes that rise to an offsite high point on the adjacent Town owned property. The eastern slopes are predominantly greater than 30%. Refer to the project constraints map, Drawing CM-1 for a map of the project steep slopes. Approximately 5,000s.f. of steep slopes disturbance is proposed to the eastern slopes in order to construct a retaining wall to allow for vehicular access around the proposed building. As such this narrative has been provided to demonstrate conformance with Section 259-6, Standards for Approval of the Steep Slopes Ordinance.

In the following section text in italics is taken directly from Section 259-6 of the Town Code, and responses outlining projects conformance with the standard are in bold.

§ 259-6Standards for approval.

In denying, granting or granting with modifications any application for a permit as required by this section, the approval authority shall consider, and make specific findings addressing, the consistency of the proposed activity with the findings set forth in § 259-2 of this chapter and each of the following standards:

A. *Disturbance or alterations of trees and forests and topographical disturbances or alterations on steep slopes shall be in conformance with all provisions of this steep slopes ordinance as well as with all other applicable ordinances and regulations of the Town of Cortlandt, including, by way of example only, the requirements of Chapter 175 regarding flood damage control, Chapter 283 regarding trees, and Chapter 301 regarding diversion of watercourses.* **Disturbance or alterations of trees, forest and topographical features will all be in conformance with all applicable ordinances and regulations of the Town of Cortlandt. Tree removals have been identified on the project drawings and consist of the removal of 4 trees, within steep slopes, one of which**

was identified as dead. It should be noted these trees are on the very perimeter to the existing forest area and the majority of the existing forest remains undisturbed. These trees are also located close to existing retaining walls, indicating at some point this portion of the site may have been previously disturbed. The project contains an erosion and sediment control plan to ensure the steep slope disturbance and retaining wall construction will meet Town stormwater standards. In addition, an engineered design will be provided to the Town demonstrating the wall will be constructed in accordance with applicable Building Code requirements.

B. Activities within wetlands shall be in conformance with Chapter 179, Freshwater Wetlands, Water Bodies and Watercourses, and, whether within or outside of wetlands, will not adversely affect any wetlands, water bodies, or watercourses. **No steep slopes disturbance is proposed within a Freshwater Wetlands, Water Bodies and Watercourse, or any associated control area. The proposed steep slope disturbance is an upland area on the other side of the site. Regardless the project has an erosion and sediment control plan designed to ensure the proposed steep slope disturbance will not impact the proposed onsite wetlands.**

C. The proposed activity will not result in creep, sudden slope failure, or additional erosion. **Engineered Drawings will be provided for the wall design prior to construction which will include any shoring necessary to construct the wall. In addition, the proposed project has an erosion and sediment control plan designed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment Control (Blue Book) to prevent creep, slope failure or any additional erosion.**

D. The proposed activity will not adversely affect existing or proposed wells or sewage disposal systems. **The proposed development will include a new Onsite Wastewater Treatment System (OWTS) that will be cordoned off with construction fence during construction activities. No wells currently exist on the site or are proposed with the development. The proposed steep slope disturbance is not proximate to the proposed OWTS.**

E. The proposed activity will not adversely affect any endangered or threatened species of flora or fauna. **No know endangered or threatened species of flora or fauna are located on site and as such will not be impacted by the proposed Steep Slope Disturbance.**

F. The proposed activity is in accordance with the principles and recommendations of the most recent Master Plan of the Town. **The Proposed activity is in accordance with the principles and recommendations of the most recent Master Plan of the Town of Cortlandt. Specifically, the proposed use is consistent with the zoning which is a reflection of the goals of the Master Plan. Further the self-storage use is a complimentary use for Transit Oriented Developments, which is sought in the immediate vicinity of the project site.**

G. The proposed activity constitutes the minimum disturbance necessary to allow the property owner a reasonable use of the property. **The proposed steep slope disturbance is necessary to balance use of the property, while reclaiming a substantial portion of the existing onsite wetland buffer. There is a wetland that bisects the western portion of the property and generally runs from south to north. The steep slopes generally run south to north on the eastern side of the property leaving a developable area in between. In order to reclaim a portion of the existing wetland buffer and still provide access around the building a small amount of steep slopes disturbance is necessary. The disturbance has been minimized to just allow safe access around the building.**

I. Burden of proof.

(1) The presumption in all cases shall be that no disturbance or alteration of any steep slope shall be approved by the approval authority. The applicant shall in all cases have the burden of proof of demonstrating, by clear and convincing evidence, that the proposed activity is fully consistent with each of the findings set forth in § 259-2 and that each of the standards for approval set forth in Subsections A through G above has been fully and completely met. **Regarding Items A through G the following is noted:**

A. There are no wetlands, watercourses, rock outcrops or other natural features associated with the proposed steep slope disturbance. Based on the presence of existing walls it appears this area of the property, which is adjacent to the existing residence may have been previously disturbed, including for the construction of the house. As such the proposed steep slope disturbance will not impact other environmentally sensitive lands.

B. The proposed steep slopes disturbance has several layers of environmental review to ensure the proposed disturbance is safely accomplished. First an erosion and sediment control plan for the project has been prepared in accordance with the standards of the Blue Book. Second engineered drawings including any temporary shoring measures will be provided for review prior to the walls construction.

C. The proposed steep slope disturbance will stabilize with the provision of a retaining wall and as such will not result in future unintended steep slope erosion.

D. Through the engineered design of the retaining wall the proposed steep slope disturbance will not result in the potential for future slope failures.

E. The steep slopes proposed for disturbance are currently not visible from any neighboring properties. The steep slopes proposed to be disturbed are immediately adjacent to the existing residence and were likely created during the construction of the existing house. As such the proposed disturbance is not anticipated to negatively affect surrounding property values. Instead, the proposed project is expected to positively affect the surrounding areas based on the proposed reclamation of the site.

F. The proposed steep slope disturbance is the minimum necessary to accommodate the proposed site design, and has been carefully designed to be adjacent to existing disturbed portions of the site that are not visible to surrounding properties. Through the proposed steep slope disturbance, the maximum amount of wetland buffer can be reclaimed.

G. The proposed project is not residential and will not have an impact on provision of affordable housing in the Town.

(2) With respect to applications involving proposed disturbance or alteration of any steep slope with a grade of 30% or greater, the applicant shall have the additional burden of demonstrating, again by clear and convincing evidence, that the applicant's circumstances are compelling and exceptional, including, at a minimum, demonstrating by clear and convincing evidence that no reasonable use of the site, lot, or parcel is possible without disturbance to a steep slope area having a grade of 30% or greater. **As shown on sheets CM-1 and CM-2, reasonable use of the site will not be possible without disturbing a small section of steep slopes with a grade of 30% or greater. As stated in Item G above, the minimal amount of steep slopes disturbance is necessary to provide safe access around the building while balancing reclamation of a substantial amount of disturbed wetland buffer. It is also noted he the proposed disturbance is located in areas immediately adjacent to the existing residence and proximate to existing retaining walls indicating previous disturbance at some point in the past.**

JAM STORAGE LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

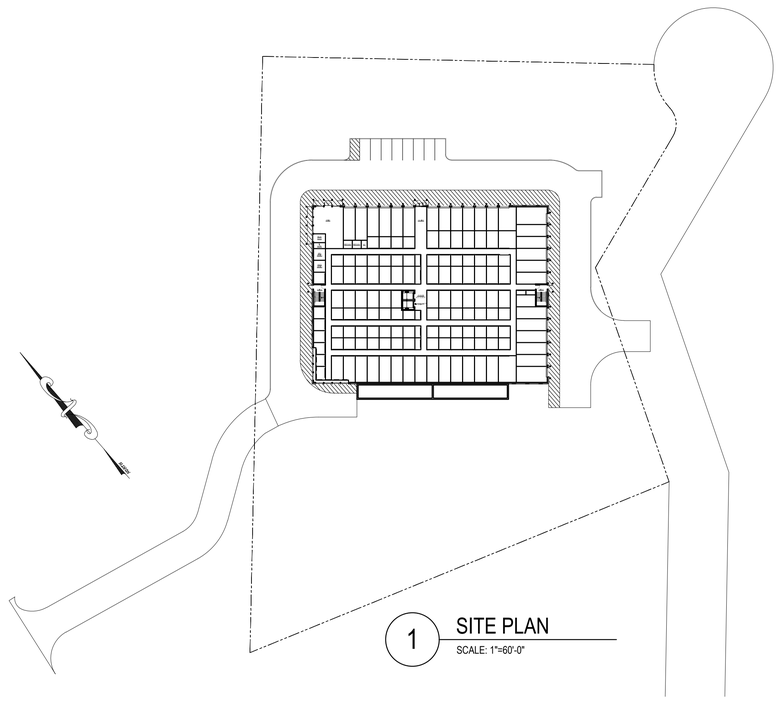
SITE PLAN APPROVAL

DATE : 08.23.25

DRAWING LIST

SHEET		SITE PLAN APPROVAL 08.23.25
ARCHITECTURAL		
A-0	COVER SHEET	06.23.25 ●
A-1	1ST. FLOOR PLAN	06.23.25 ●
A-2	2ND. FLOOR PLAN	06.23.25 ●
A-3	3RD. FLOOR PLAN	06.23.25 ●
A-4	ROOF PLAN	06.23.25 ●
A-5	NORTH & EAST BUILDING ELEVATIONS	06.23.25 ●
A-5.1	NORTH & EAST BUILDING ELEVATIONS - RENDERED	06.23.25 ●
A-6	SOUTH & WEST BUILDING ELEVATIONS	06.23.25 ●
A-6.1	SOUTH & WEST BUILDING ELEVATIONS - RENDERED	06.23.25 ●
A-7	BUILDING SECTIONS	06.23.25 ●
A-8	NORTH-WEST & SOUTH-WEST VIEWS	06.23.25 ●
A-9	SOUTH-EAST & NORTH-EAST VIEWS	06.23.25 ●
A-10	MATERIALS BOARD	06.23.25 ●

SITE PLAN



1 SITE PLAN
SCALE: 1"=60'-0"

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-0 - COVER SHEET.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

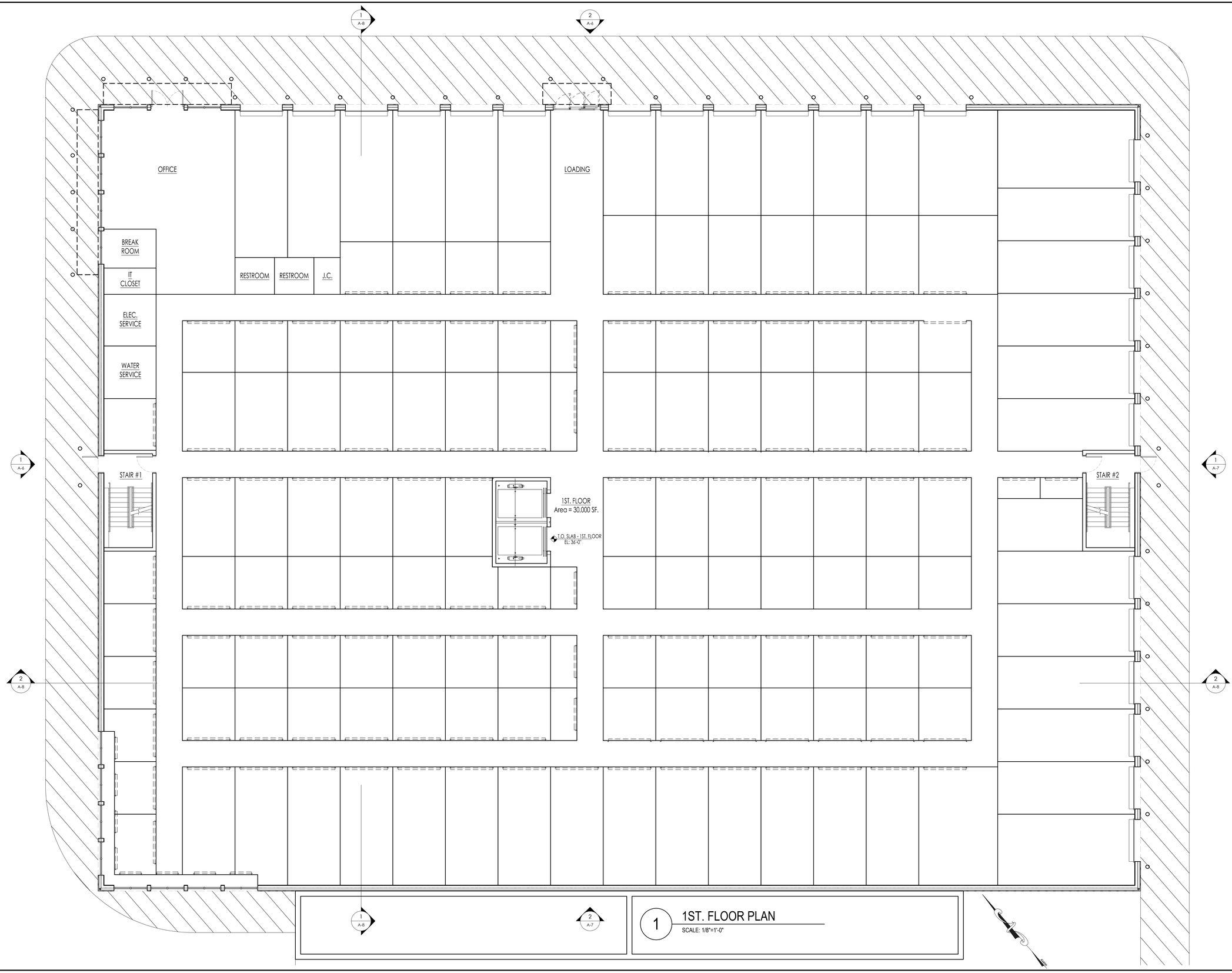
SHEET TITLE :

COVER SHEET

DRAWING NO :

A-0

8/21/2025 11:54 AM, G:\01 STUDIO MV\CORTLANDT - JAM STORAGE\SHEETS\A-0 - COVER SHEET.DWG



1 1ST. FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

I N S I T E
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-1 - 1ST. FLOOR PLAN.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

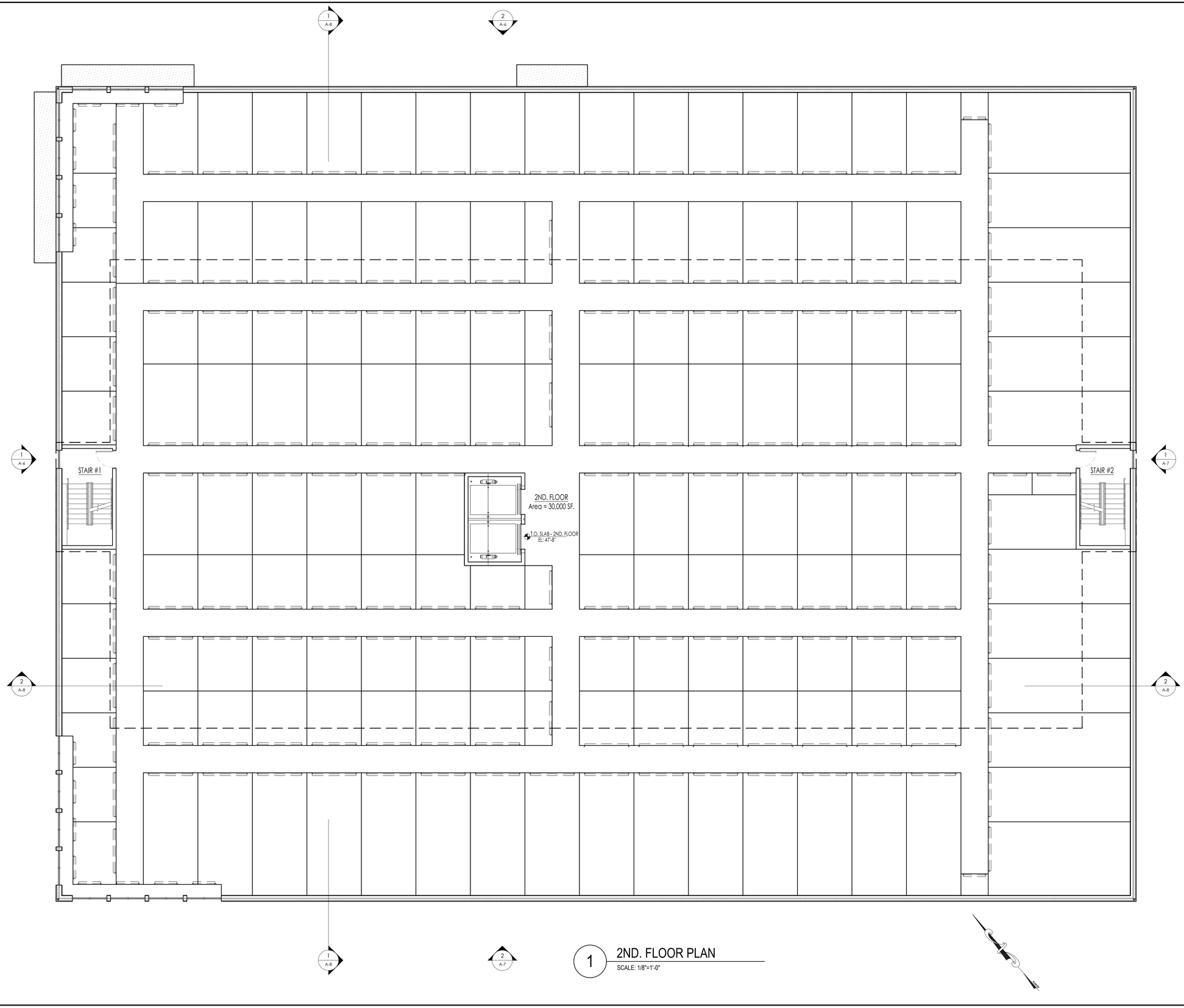
SHEET TITLE :

1ST. FLOOR PLAN

DRAWING NO :

A-1

8/20/2025 11:27 PM, G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-1 - 1ST. FLOOR PLAN.DWG



1 2ND. FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :
ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :
SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

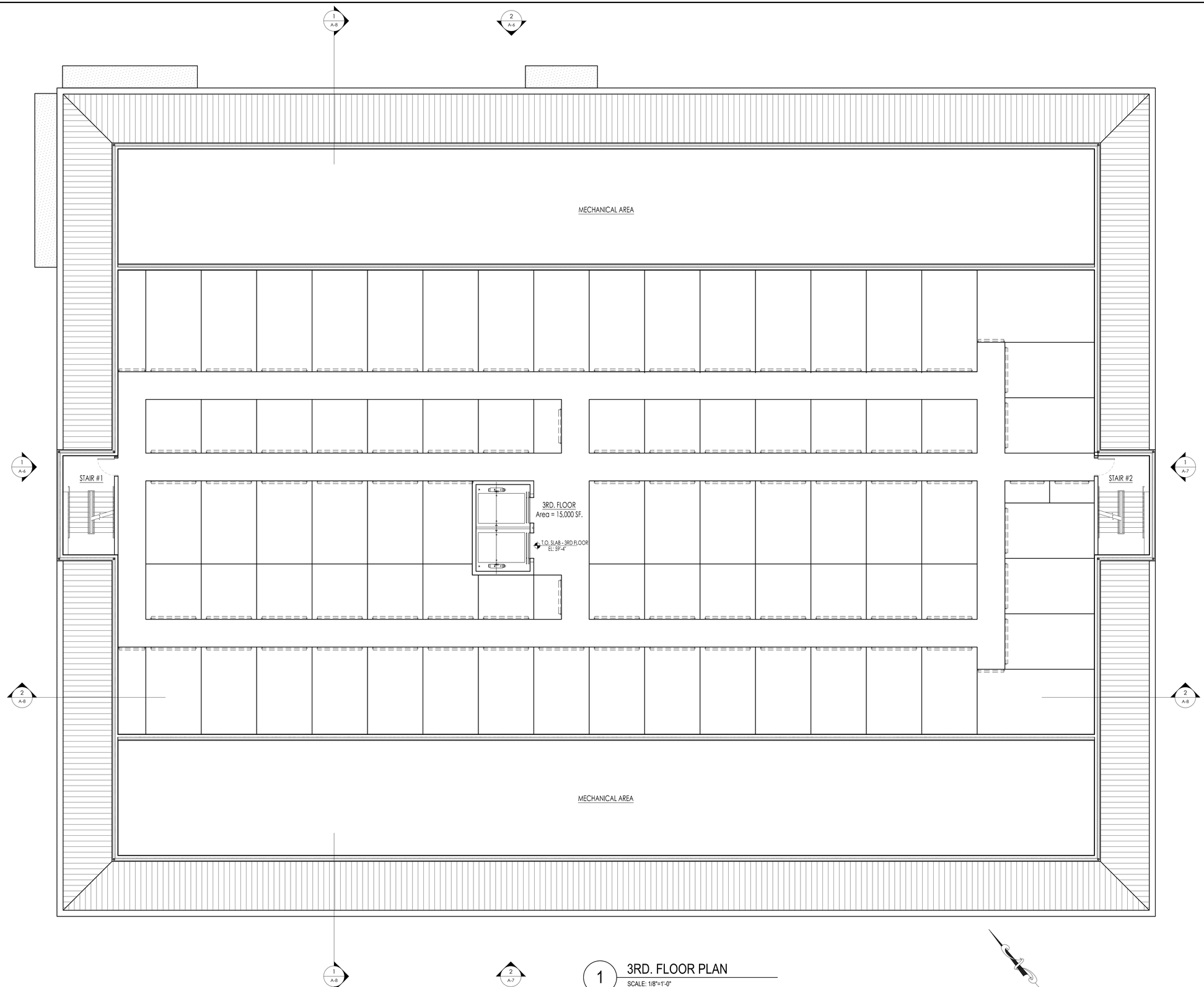
REVISIONS :
PROJECT NO : CORTLANDT - JAM STORAGE
CAD DWG FILE : A-2 - 2ND. FLOOR PLAN.DWG
DRAWN BY : A. PENA
CHK'D BY : M. SCHULMAN
SHEET TITLE :

2ND. FLOOR PLAN

DRAWING NO :

A-2

8/20/2025 11:30 PM G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-2 - 2ND. FLOOR PLAN.DWG



1 3RD. FLOOR PLAN

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

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

I N S I T E
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-3 - 3RD. FLOOR PLAN.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

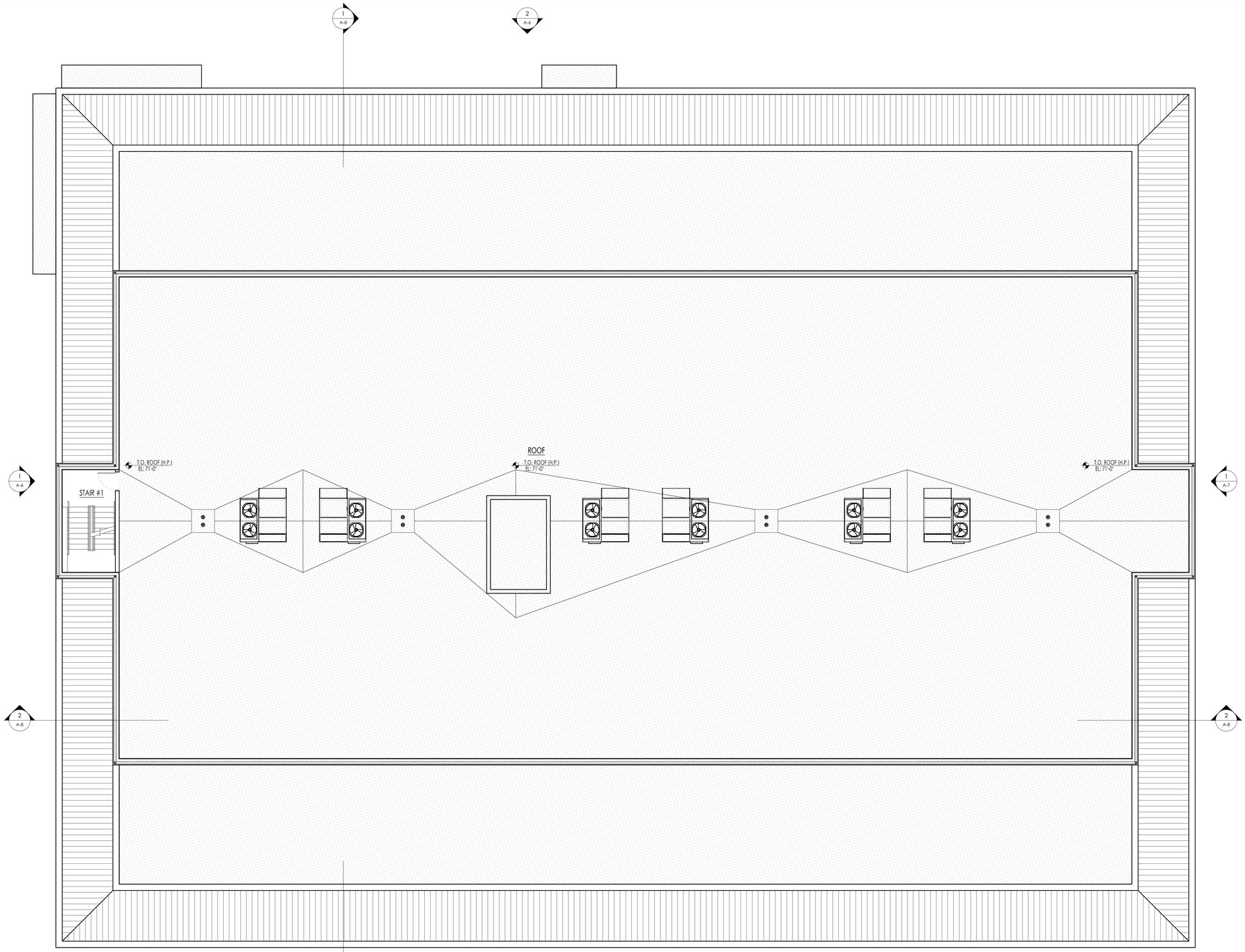
SHEET TITLE :

3RD. FLOOR PLAN

DRAWING NO :

A-3

8/21/2025 11:41 AM, G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-3 - 3RD. FLOOR PLAN.DWG



1 ROOF PLAN

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

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

I N S I T E
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-4 - ROOF PLAN.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

ROOF PLAN

DRAWING NO :

A-4

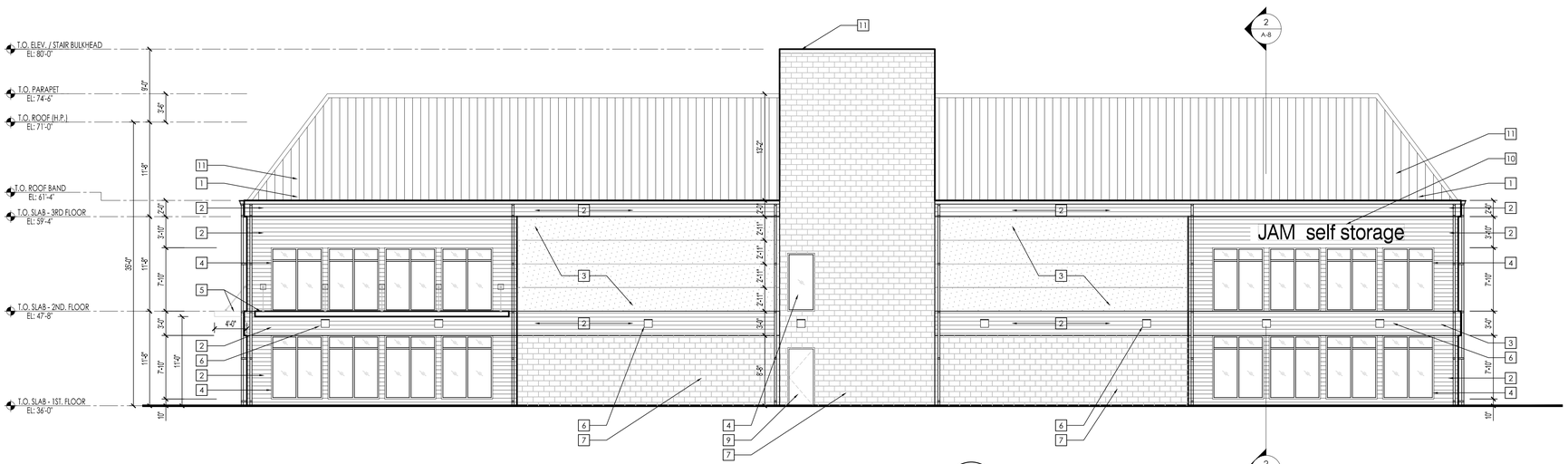
8/20/2025 1:33 PM, G:\01 STUDIO WC\CORTLANDT - JAM STORAGE\SHEETS\A-4 - ROOF PLAN.DWG

EXTERIOR FINISH SCHEDULE

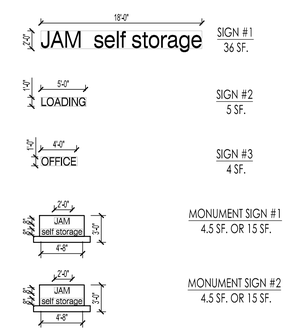
TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
1	INSULATED METAL ROOF PANEL	MBCI OR EQUAL	N / A	SIGNATURE 300 FOREST GREEN	R-VALUE = 60
2	INSULATED METAL WALL PANEL - RIBBED	MBCI OR EQUAL	CF FLUTED 2.5 INSULATED WALL PANEL	SIGNATURE 300 FOREST GREEN	24" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
3	INSULATED METAL WALL PANEL - SOLID	MBCI OR EQUAL	CF ARCHITECTURAL HORIZONTAL 2.5 INSULATED WALL PANEL	SIGNATURE 300 POLAR WHITE	35" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
4	ANODIZED ALUMINUM & GLASS STOREFRONT SYSTEM	KAWNEER OR EQUAL	TRIFAB 451	CLEAR ANODIZED	CLEAR ANODIZED
5	METAL CANOPY	N / A	N / A	FOREST GREEN	---
6	ALUMINUM DOWNLIGHT - CUT OFF	---	---	---	---
7	SPLIT FACE BLOCK	N / A	N / A	---	---
8	TELESCOPIC SLIDING DOOR SYSTEM	ASSA ABLOY	SL500	CLEAR ANODIZED FRAME	CONCEALED, FULL BREAKOUT, SINGLE SLIDE, NARROW STILE.

EXTERIOR FINISH SCHEDULE

TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
9	HOLLOW METAL DOOR AND FRAME	PAINT: BENJAMIN MOORE	N / A	COLOR TO MATCH ADJACENT SURFACE	PRIMED AND PAINTED
10	EXTERIOR SIGNAGE	---	---	---	---
11	PREFINISH ROOF COPING	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
12	EXTERIOR ROLL-UP DOOR	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
13	BOLLARDS	BENJAMIN MOORE	N / A	SAFETY YELLOW	



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



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



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-5 - NORTH & EAST BUILDING ELEVATIONS.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

NORTH AND EAST BUILDING ELEVATIONS

DRAWING NO :

A-5

8/20/2025 10:33 PM G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-5 - NORTH & EAST BUILDING ELEVATIONS.DWG



1 NORTH ELEVATION

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



2 EAST ELEVATION

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

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-5.1 - NORTH & EAST BUILDING ELEVATIONS - RENDERED.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

NORTH AND EAST BUILDING ELEVATIONS RENDERED

DRAWING NO :

A-5.1

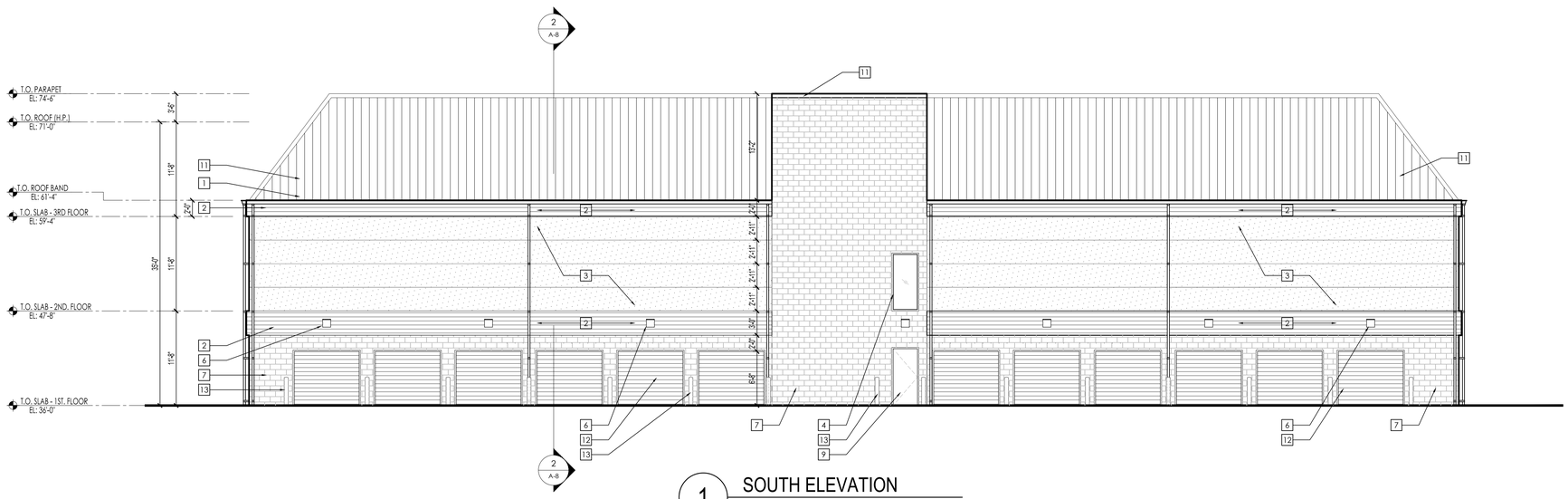
8/20/2025 10:29 PM, G:\01 STUDIO MI\CORTLANDT - JAM STORAGE\SHEETS\A-5.1 - NORTH & EAST BUILDING ELEVATIONS - RENDERED.DWG

EXTERIOR FINISH SCHEDULE

TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
1	INSULATED METAL ROOF PANEL	MBCI OR EQUAL	N / A	SIGNATURE 300 FOREST GREEN	R-VALUE = 60
2	INSULATED METAL WALL PANEL - RIBBED	MBCI OR EQUAL	CF FLUTED 2.5 INSULATED WALL PANEL	SIGNATURE 300 FOREST GREEN	24" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
3	INSULATED METAL WALL PANEL - SOLID	MBCI OR EQUAL	CF ARCHITECTURAL HORIZONTAL 2.5 INSULATED WALL PANEL	SIGNATURE 300 POLAR WHITE	35" WIDE - EMBOSSED HORIZONTAL CONFIGURATION R-VALUE = 17.9
4	ANODIZED ALUMINUM & GLASS STOREFRONT SYSTEM	KAWNEER OR EQUAL	TRIFAB 451	CLEAR ANODIZED	CLEAR ANODIZED
5	METAL CANOPY	N / A	N / A	FOREST GREEN	---
6	ALUMINUM DOWNLIGHT - CUT OFF	---	---	---	---
7	SPLIT FACE BLOCK	N / A	N / A	---	---
8	TELESCOPIC SLIDING DOOR SYSTEM	ASSA ABLOY	SL500	CLEAR ANODIZED FRAME	CONCEALED, FULL BREAKOUT, SINGLE SLIDE, NARROW STILE.

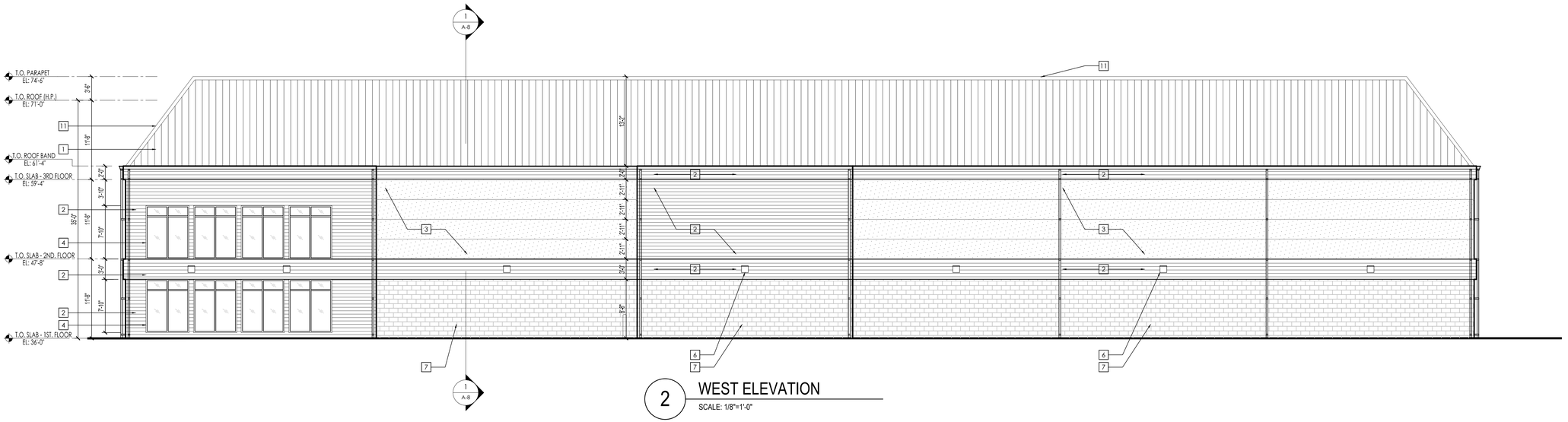
EXTERIOR FINISH SCHEDULE

TAG #	DESIGNATION	MANUFACTURER	MODEL	COLOR	REMARKS
9	HOLLOW METAL DOOR AND FRAME	PAINT: BENJAMIN MOORE	N / A	COLOR TO MATCH ADJACENT SURFACE	PRIMED AND PAINTED
10	EXTERIOR SIGNAGE	---	---	---	---
11	PREFINISH ROOF COPING	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
12	EXTERIOR ROLL-UP DOOR	JANUS INTERNATIONAL	650 MODEL OR EQUAL	TO MATCH ITEM # X	
13	BOLLARDS	BENJAMIN MOORE	N / A	SAFETY YELLOW	



1 SOUTH ELEVATION

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



2 WEST ELEVATION

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

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :
ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :
SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.22.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :
PROJECT NO : CORTLANDT - JAM STORAGE
CAD DWG FILE : A-6 - SOUTH & WEST BUILDING ELEVATIONS.DWG
DRAWN BY : A. PENA
CHK'D BY : M. SCHULMAN
SHEET TITLE :

SOUTH AND WEST BUILDING ELEVATIONS

DRAWING NO :

A-6

8/20/2025 10:40 PM, G:\01 STUDIO MV\CORTLANDT - JAM STORAGE\SHEETS\A-6 - SOUTH & WEST BUILDING ELEVATIONS.DWG



1 SOUTH ELEVATION

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



2 WEST ELEVATION

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

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-6.1 - SOUTH & WEST BUILDING ELEVATIONS - RENDERED.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

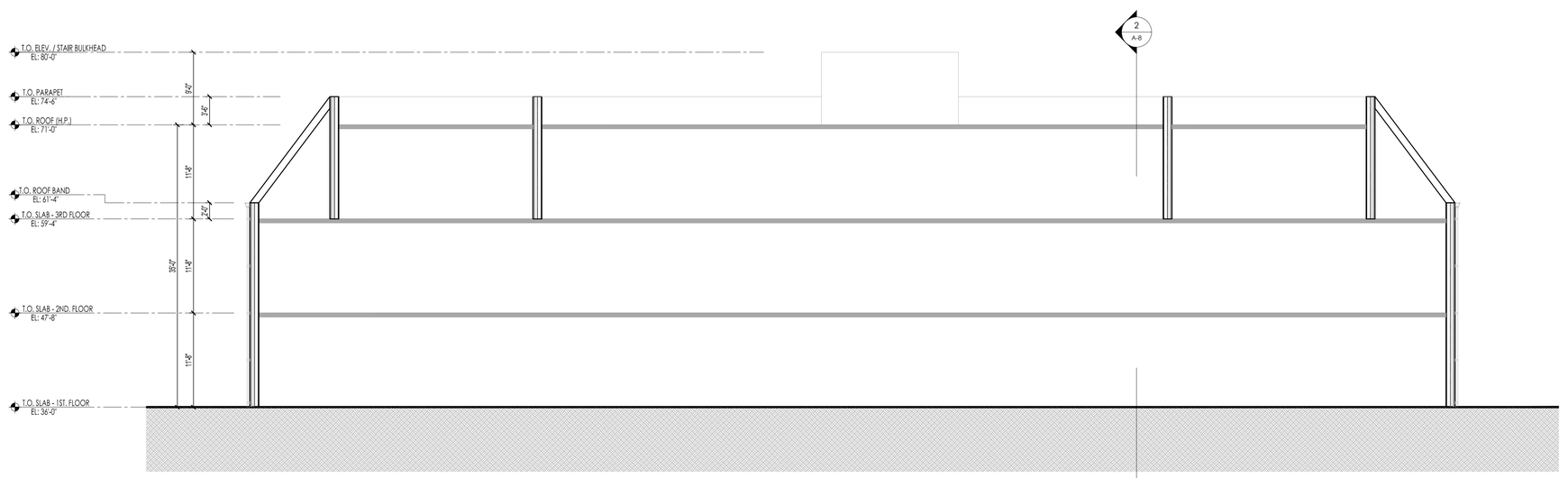
SHEET TITLE :

SOUTH AND WEST BUILDING ELEVATIONS RENDERED

DRAWING NO :

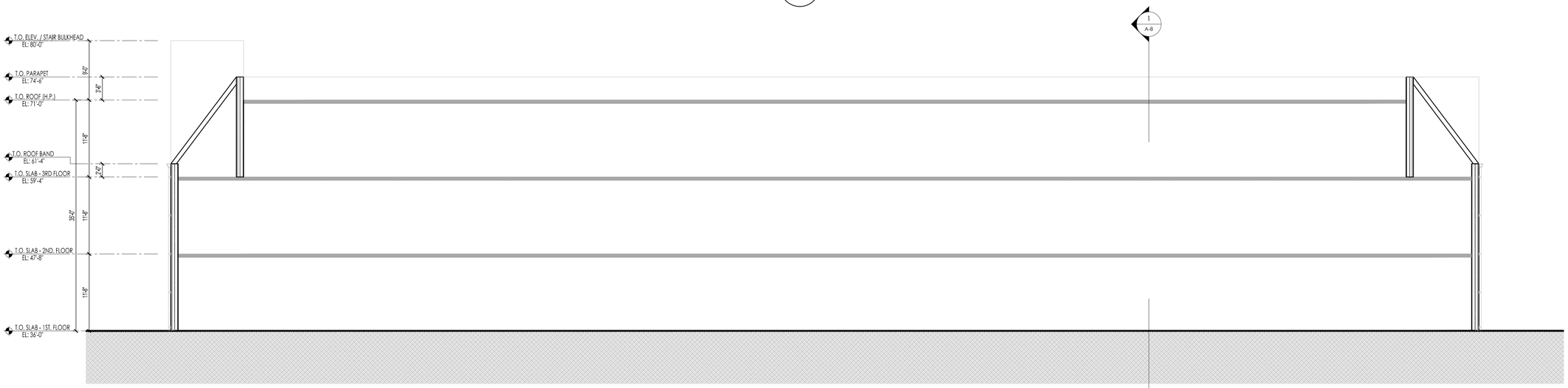
A-6.1

8/20/2025 10:54 PM, G:\01 STUDIO AI\CORTLANDT - JAM STORAGE\SHEETS\A-6.1 - SOUTH & WEST BUILDING ELEVATIONS - RENDERED.DWG



1 BUILDING SECTION

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



2 BUILDING SECTION

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

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-7 - BUILDING SECTIONS.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

BUILDING SECTIONS

DRAWING NO :

A-7

8/20/2025 11:08 PM, G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-7 - BUILDING SECTIONS.DWG



1 NORTH-WEST VIEW
SCALE: N.T.S.



2 SOUTH-WEST VIEW
SCALE: N.T.S.

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :
ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :
SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :
PROJECT NO : CORTLANDT - JAM STORAGE
CAD DWG FILE : A-8 - NW & SW MODEL.DWG
DRAWN BY : A. PENA
CHK'D BY : M. SCHULMAN
SHEET TITLE :

NORTH-WEST AND SOUTH WEST VIEWS

DRAWING NO :

A-8

8/20/2025 11:14 PM, G:\01 STUDIO AA\CORTLANDT - JAM STORAGE\SHEETS\A-8 - NW & SW MODEL.DWG



1 SOUTH - EAST VIEW

SCALE: N.T.S.



2 NORTH-EAST VIEW

SCALE: NTS

PROJECT :

JAM STORAGE, LLC.

2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :

ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :

SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

REVISIONS :

PROJECT NO : CORTLANDT - JAM STORAGE

CAD DWG FILE : A-9 - SE & NE VIEWS.DWG

DRAWN BY : A. PENA

CHK'D BY : M. SCHULMAN

SHEET TITLE :

SOUTH-EAST AND NORTH-EAST VIEWS

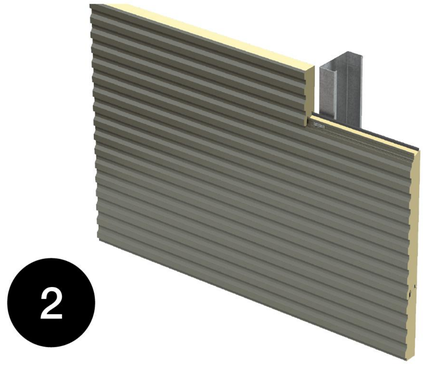
DRAWING NO :

A-9

8/21/2025 11:43 AM, G:\01 STUDIO M\CORTLANDT - JAM STORAGE\SHEETS\A-9 - SE & NE VIEWS.DWG

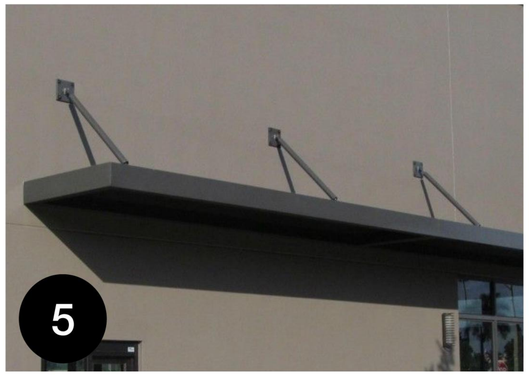
1. Insulated Metal Roof Panel
2. Insulated Metal Wall Panel - Ribbed
3. Insulated Wall Panel - Solid
4. Anodized Aluminum & Glass Storefront
5. Metal Canopy
6. Aluminum Downlight - Cut-Off
7. Split Face Block
8. Anodized Telescopic Sliding Door



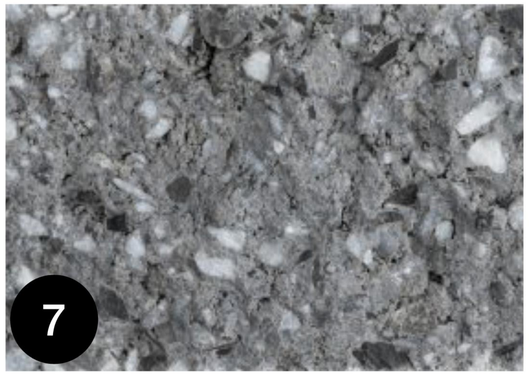


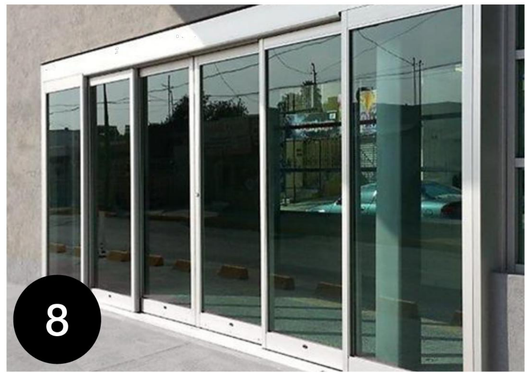












JAM - STORAGE
Town of Cortlandt, New York

BUILDING MATERIALS

PROJECT :

JAM STORAGE, LLC.
2059 ALBANY POST ROAD
TOWN OF CORTLANDT, NY 10567

OWNER :

CONSULTANTS :
ARCHITECT :

Design Development, pllc
165 Mamaroneck Ave, Floor 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

CONSULTANTS :
SITE / CIVIL ENGINEER :

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, N.Y. 10512

ALL CONCEPTS, DETAILS AND INFORMATION CONTAINED, IMPLIED OR REPRESENTED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF DESIGN DEVELOPMENT PLLC AND MAY NOT BE REUSED, WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THIS OFFICE.
DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

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

SEAL

MARK	DATE	ISSUE
	08.23.25	ISSUED FOR SITE PLAN APPROVAL

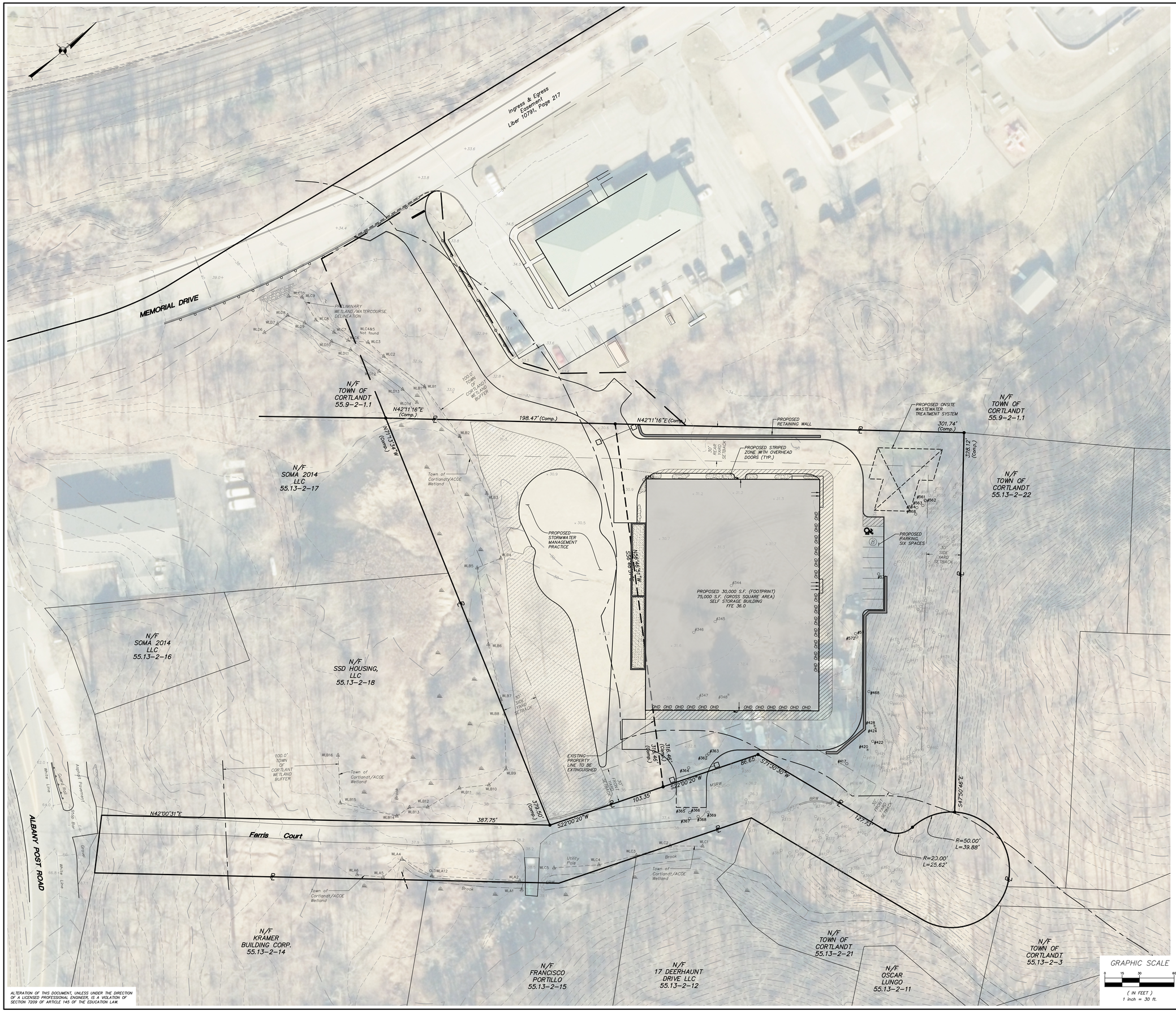
REVISIONS :
PROJECT NO : CORTLANDT - JAM STORAGE
CAD DWG FILE : A-9 - MATERIALS BOARD.DWG
DRAWN BY : A. PENA
CHK'D BY : M. SCHULMAN
SHEET TITLE :

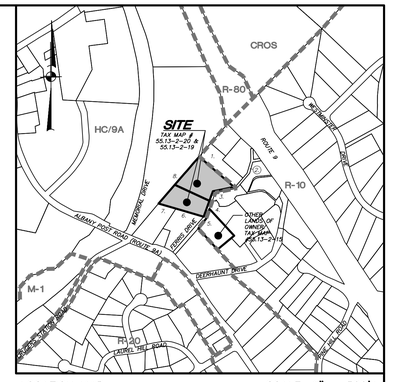
MATERIALS BOARD

DRAWING NO :

A-10

8/20/2025 11:06 PM, G:\01 STUDIO WK\CORTLANDT - JAM STORAGE\SHEETS\A-9 - MATERIALS BOARD.DWG





LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT:

DHIP Group
446 Bedford Road
Pleasantville, NY 10570

SITE DATA:

Zone: HC-9A
Tax Map No.: 55.13-2-20 (1.2 ACRES ±)
55.13-2-19 (2.0 ACRES ±)
Total Acreage 3.2 AC

ADJACENT PROPERTIES

1.	Town of Cortlandt	55.13-2-22
2.	Town of Cortlandt	55.13-2-3
3.	Town of Cortlandt	55.13-2-21
4.	17 Deerhaunt Drive LLC	55.13-2-12
5.	Portillo Francisco	55.13-2-15
6.	SSD HOUSING, LLC	55.13-2-18
7.	SOMA 2014 LLC	55.13-2-17
8.	Town of Cortlandt	55.9-2-1.1

GENERAL NOTES:

1. Property line, topography wetland boundary, and existing features shown hereon taken from survey of property prepared by Insite Engineering, Surveying, and Landscape Architecture, P.C. dated August XX, 2025. Additional topography outside of property taken from Westchester GIS.
2. Wetland boundaries taken hereon were from field delineation by Jim Bates on June 8, 2022 and updated May 23, 2024.
3. Aerial Orthophoto shown hereon taken from Westchester County GIS.
4. Tree location, type, and caliper taken from the tree inventory prepared by Bartlett Tree Experts, dated July 27, 2025.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING TO BE REMOVED
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- PROPOSED CONCRETE CURB
- PROPOSED SEPTIC

SUMMARY OF WETLAND AND BUFFER DISTURBANCE TABLE

		ONSITE	OFFSITE
WETLAND	Total Disturbance:	0 sf	0 sf
	Impervious Cover:	0 sf	0 sf
BUFFER	Total Disturbance:	36,100 sf	17,180 sf
	Impervious Cover:	2,660 sf	5,610 sf

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(945) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
OVERALL PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 095806 — PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	D.W.M.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. OP-1 SHEET 1 / 11

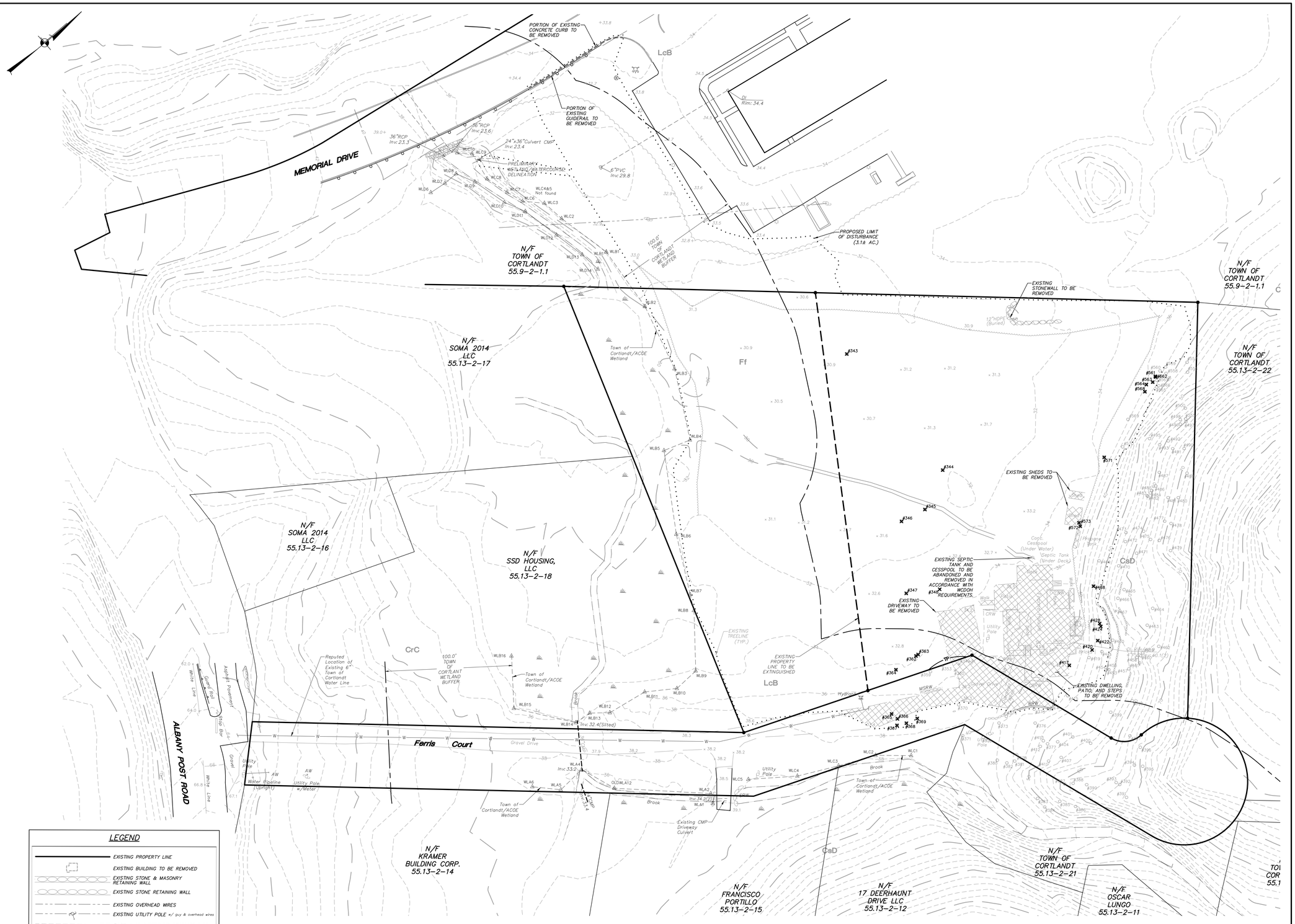
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E3\22240\00\DWG\Prop_Plan Insert Sheets\OP-1.dwg, 8/22/2025 10:34:56 AM, mwes, 1:1

TREE INVENTORY

TREE ID	SCIENTIFIC NAME	COMMON NAME	CONDITION CLASS	DIAMETER (IN)	REMOVE/ PRESERVE
343	ELAEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE	FAIR	10	REMOVE
344	SALIX NIGRA	WILLOW	FAIR	19	REMOVE
345	SALIX DISCOLOR	WILLOW	FAIR	9	REMOVE
346	SALIX DISCOLOR	WILLOW	FAIR	22	REMOVE
347	SALIX NIGRA	WILLOW	FAIR	30	REMOVE
348	PICEA ABIES	SPRUCE	POOR	22	REMOVE
349	TAXUS BACCATA	YEW	FAIR	17	PRESERVE
350	TAXUS BACCATA	YEW	FAIR	14	PRESERVE
353	TAXUS BACCATA	YEW	FAIR	14	PRESERVE
359	CORNUS FLORIDA	DOGWOOD	FAIR	7	PRESERVE
362	FRAXINUS PENNSYLVANICA	ASH	DEAD	12	REMOVE
363	TAXUS BACCATA	YEW	FAIR	10	REMOVE
364	FRAXINUS PENNSYLVANICA	ASH	DEAD	11	REMOVE
365	LIRODENDRON TULIPIFERA	TULIPTREE	POOR	10	REMOVE
366	JUGLANS NIGRA	WALNUT	FAIR	10	REMOVE
367	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	33	REMOVE
368	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	14	REMOVE
369	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	22	REMOVE
370	LIRODENDRON TULIPIFERA	TULIPTREE	POOR	32	PRESERVE
371	ACER RUBRUM	MAPLE	FAIR	30	PRESERVE
372	TILIA AMERICANA	LINDEN	FAIR	10	PRESERVE
373	CORNUS FLORIDA	DOGWOOD	POOR	7	PRESERVE
374	CORNUS FLORIDA	DOGWOOD	POOR	8	PRESERVE
375	ACER RUBRUM	MAPLE	FAIR	8	PRESERVE
376	BETULA LENTA	BIRCH	FAIR	23	PRESERVE
377	FAGUS GRANDIFOLIA	BEECH	POOR	10	PRESERVE
378	FAGUS GRANDIFOLIA	BEECH	POOR	12	PRESERVE
380	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
381	FAGUS GRANDIFOLIA	BEECH	POOR	9	PRESERVE
382	ACER SACCHARUM	MAPLE	DEAD	13	PRESERVE
383	ACER SACCHARUM	MAPLE	FAIR	11	PRESERVE
384	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	24	PRESERVE
385	ACER SACCHARUM	MAPLE	GOOD	10	PRESERVE
386	ACER SACCHARUM	MAPLE	GOOD	5	PRESERVE
387	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
388	ACER RUBRUM	MAPLE	GOOD	5	PRESERVE
390	QUERCUS RUBRA	OAK	FAIR	41	PRESERVE
391	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	26	PRESERVE
392	ACER SACCHARUM	MAPLE	FAIR	15	PRESERVE
393	ACER SACCHARUM	MAPLE	FAIR	10	PRESERVE
394	QUERCUS VELUTINA	OAK	FAIR	26	PRESERVE
395	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	21	PRESERVE
396	QUERCUS RUBRA	OAK	FAIR	24	PRESERVE
397	ACER SACCHARUM	MAPLE	GOOD	5	PRESERVE
398	QUERCUS RUBRA	OAK	FAIR	29	PRESERVE
399	ACER SACCHARUM	MAPLE	GOOD	5	PRESERVE
400	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
401	FAGUS GRANDIFOLIA	BEECH	POOR	7	PRESERVE
404	ACER RUBRUM	MAPLE	FAIR	12	PRESERVE
407	QUERCUS RUBRA	OAK	FAIR	29	PRESERVE
411	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
412	FAGUS GRANDIFOLIA	BEECH	POOR	7	PRESERVE
413	QUERCUS RUBRA	OAK	FAIR	27	PRESERVE
414	TSUGA CANADENSIS	HEMLOCK	DEAD	8	PRESERVE
415	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	43	PRESERVE
416	PICEA ABIES	SPRUCE	FAIR	16	PRESERVE
417	ACER PALMATUM	MAPLE	FAIR	11	REMOVE
419	CORNUS FLORIDA	DOGWOOD	FAIR	5	PRESERVE
420	TSUGA CANADENSIS	HEMLOCK	FAIR	14	REMOVE
421	ACER SACCHARUM	MAPLE	FAIR	5	PRESERVE
422	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	13	REMOVE
424	PINUS NIGRA	PINE	DEAD	8	REMOVE
428	JUNIPERUS VIRGINIANA	CEDAR	FAIR	8	REMOVE
430	SASSAFRAS ALBIDUM	SASSAFRAS	FAIR	5	PRESERVE
453	ACER SACCHARUM	MAPLE	FAIR	7	PRESERVE
454	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	6	PRESERVE
455	TAXUS BACCATA	YEW	FAIR	7	PRESERVE
457	ACER SACCHARUM	MAPLE	FAIR	8	PRESERVE
458	QUERCUS RUBRA	OAK	FAIR	20	PRESERVE
459	FAGUS GRANDIFOLIA	BEECH	POOR	8	PRESERVE
460	ACER SACCHARUM	MAPLE	FAIR	16	PRESERVE
461	QUERCUS RUBRA	OAK	FAIR	34	PRESERVE
462	QUERCUS RUBRA	OAK	FAIR	33	PRESERVE
463	BETULA LENTA	BIRCH	FAIR	15	PRESERVE
464	LIRODENDRON TULIPIFERA	TULIPTREE	FAIR	22	PRESERVE
465	QUERCUS RUBRA	OAK	FAIR	21	PRESERVE
466	FAGUS GRANDIFOLIA	BEECH	FAIR	14	PRESERVE
467	PINUS STROBUS	PINE	FAIR	13	PRESERVE
468	QUERCUS RUBRA	OAK	FAIR	16	REMOVE
469	QUERCUS RUBRA	OAK	GOOD	9	PRESERVE
470	ACER SACCHARUM	MAPLE	GOOD	15	PRESERVE
471	ACER SACCHARUM	MAPLE	FAIR	16	PRESERVE
472	ULMUS AMERICANA	ELM	FAIR	6	PRESERVE
473	QUERCUS RUBRA	OAK	FAIR	21	PRESERVE
474	ACER SACCHARUM	MAPLE	FAIR	8	PRESERVE
475	QUERCUS RUBRA	OAK	FAIR	30	PRESERVE
476	ACER SACCHARUM	MAPLE	FAIR	7	PRESERVE
477	ACER SACCHARUM	MAPLE	FAIR	14	PRESERVE
478	QUERCUS RUBRA	OAK	FAIR	24	PRESERVE
479	QUERCUS VELUTINA	OAK	FAIR	36	PRESERVE
480	ACER SACCHARUM	MAPLE	FAIR	9	PRESERVE
481	CARYA TOMENTOSA	HICKORY	FAIR	11	PRESERVE
482	QUERCUS RUBRA	OAK	FAIR	28	PRESERVE
483	QUERCUS RUBRA	OAK	FAIR	18	PRESERVE
484	FAGUS GRANDIFOLIA	BEECH	POOR	7	PRESERVE
485	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
486	QUERCUS VELUTINA	BEECH	FAIR	30	PRESERVE
487	FAGUS GRANDIFOLIA	BEECH	POOR	9	PRESERVE
488	FAGUS GRANDIFOLIA	BEECH	POOR	13	PRESERVE
490	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
491	FAGUS GRANDIFOLIA	BEECH	DEAD	13	PRESERVE
492	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
493	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
495	QUERCUS RUBRA	OAK	POOR	24	PRESERVE
496	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
497	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
498	FAGUS GRANDIFOLIA	BEECH	POOR	6	PRESERVE
499	FAGUS GRANDIFOLIA	BEECH	POOR	4	PRESERVE
500	FAGUS GRANDIFOLIA	BEECH	POOR	9	PRESERVE
555	QUERCUS RUBRA	OAK	POOR	29	PRESERVE
556	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	6	PRESERVE
557	POPULUS DELTOIDES	POPLAR	FAIR	12	PRESERVE
558	PRUNUS SEROTINA	CHERRY	FAIR	5	PRESERVE
559	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	14	PRESERVE
560	POPULUS DELTOIDES	POPLAR	FAIR	9	PRESERVE
561	POPULUS DELTOIDES	POPLAR	FAIR	12	REMOVE
562	PRUNUS SEROTINA	CHERRY	FAIR	6	REMOVE
563	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	5	REMOVE
564	BETULA LENTA	BIRCH	FAIR	8	REMOVE
565	BETULA LENTA	BIRCH	FAIR	7	PRESERVE
566	BETULA LENTA	BIRCH	FAIR	5	PRESERVE
567	FAGUS GRANDIFOLIA	BEECH	POOR	5	PRESERVE
568	POPULUS DELTOIDES	POPLAR	FAIR	16	REMOVE
569	ACER SACCHARUM	MAPLE	FAIR	5	PRESERVE
570	PRUNUS SEROTINA	CHERRY	POOR	6	PRESERVE
571	LIRODENDRON TULIPIFERA	TULIPTREE	POOR	12	REMOVE
572	PLATANUS OCCIDENTALIS	SYCAMORE	FAIR	13	REMOVE
573	ACER RUBRUM	MAPLE	FAIR	13	REMOVE

*TREES WITH A CALIPER OF 4" OR LESS WERE NOT CONSIDERED.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING TO BE REMOVED
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING CATCH BASIN
- EXISTING EDGE OF WATER
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Location)
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING TREELINE
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
EXISTING CONDITIONS AND REMOVALS PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085868 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. EX-1 SHEET 2 / 11

Z:\22240100 2MDP Emap, Dwtr Haun Drive\SDP EX-1.dwg, 8/22/2025 5:07:15 AM, rmeo.11

HC/9A – HIGHWAY COMMERCIAL/MULTI-FAMILY ZONE REQUIREMENTS

	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	3.2 AC
Minimum Lot Width:	200'	370'
Maximum Building Height:	2 1/2 stories or 35'	35'
Maximum Building Floor Area:	75,000 s.f.	60,000 s.f.
Minimum Front Yard:	30'	38'
Minimum Side Yard:	30'	114'
Minimum Rear Yard:	30'	44'
Maximum Building Coverage:	25%	22%
Minimum Landscape Coverage:	35%	76%

ZONING NOTES:

1. Lot area, building coverage, & landscape coverage are based on total area of the 2 subject lots.
2. Landscaped coverage calculated from existing and proposed landscaped and vegetated areas.

PARKING SUMMARY

1 per 10,000 s.f. of Gross Floor Area	= 8 REQUIRED
	= 8 PROVIDED

1. Approximately 3 parking spaces are taken up from the northern property to accommodate the proposed driveway access to the property. To maintain the northern property's parking spaces, 3 parking spaces are proposed before the access gate.

SEED MIXES

- SEED MIX #1 FOR ALL DISTURBED AREAS NOT IMPROVED WITH, SPECIFIED PAVEMENT, LANDSCAPING, OR SPECIFIED GROUND COVER (SEE SEEDING NOTE 3.1).
- SEED MIX #2 RAIN GARDEN MIX (ERNMX-180) (SEE SEEDING NOTE 3.3).
- SEED MIX #3 RIGHT OF WAY NATIVE WOODS MIX (ERNMX-132-1) (SEE SEEDING NOTE 3.4).

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixture per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according August 2005.
   - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. The seed mixes as specified on these drawings are as follows:
1. Seed Mix #1 for lawn areas, OWTS areas, mow strip along roads at a rate of 100 lbs. per acre:
   Kentucky Bluegrass 20%
   Creeping Red Fescue 40%
   Perennial Ryegrass 20%
   Annual Ryegrass 20%
2. Seed Mix #2 for gravel wetland as shown on drawings at a rate of 20 lbs./acre
   Shall be (ERNMX-180) Rain Garden Mix with a cover crop
3. Seed Mix #3 for wetland mitigation and disturbed woodland areas as shown on drawings at a rate of 30 lbs./acre
   Shall be (ERNMX-132-1) Right of Way Native Woods Mix with annual ryegrass

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- RAMP — PROPOSED ADA COMPLIANT RAMP
- PROPOSED STRIPED ISLAND
- RE — PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
- PROPOSED SINGLE POLE SIGN
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED LANDSCAPING

SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1*	NO PARKING FIRE LANE	R7-6-9	12" x 18"	Red on White
2	RESERVED PARKING / VAN ACCESS	NY R7-8** / R7-8P	12" x 18" / 12" x 6"	Green on White Blue Symbol / Green on White
3	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White
4	STOP	R1-1C	30" x 30"	White on Red

* NOTE: See NYS Fire Code Appendix D103.6.

** NOTE: New NYS Handicap symbol recognized only by NYS

SITE PLANT SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT
			SHADE TREES		
	AR	2	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" CAL.	B&B
			FLOWERING TREES		
	AC	4	Amelanchier canadensis / Shadblow Serviceberry	8'-10' CLUMP FORM	B&B
			EVERGREEN TREES		
	JV	5	Juniperus virginiana / Eastern Redcedar	7'-8' HT.	B&B
	TG	6	Thuja occidentalis / Green Giant Arborvitae	8' HT.	B&B
			SHRUBS		
	CA	11	Ceonanthus americanus / New Jersey Tea	18" HT.	#3 CONT.
	HV	4	Hammamelis virginiana / Witchhazel	5 GAL.	CONT.
	IS	23	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	24" HT.	#5 CONT
	VA	10	Viburnum acerifolia / Mapleleaf Viburnum	24" HT.	CONT.
	VC	8	Vaccinium corymbosum / Highbush Blueberry	3' HT.	B & B
			PERENNIALS (SITE)		
	At	18	Amsonia tabernaemontana / Eastern Bluestar	#2 CONT	24" O.C.
	Ha	26	Heuchera americana/ Coral Bells	#1 CONT	18" O.C.
	Lm	33	Liriope muscari / Big Blue Lilyturf	#3 CONT	18" O.C.
			PERENNIALS (STORMWATER PLANTERS)		
	Cg	170	Chelone glabra / White Turtlehead	2" PLUG	PLUG/18" O.C.
	Cl	170	Carex lurida / Lurid Sedge	2" PLUG	PLUG/18" O.C.
	Cp	170	Caltha palustris / Marsh Marigold	2" PLUG	PLUG/18" O.C.

GENERAL PLANTING NOTES:

1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
4. All plant material to be nursery grown.
5. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
6. Plant material shall be taken from healthy nursery stock.
7. All plants shall be grown under climate conditions similar to those in the locality of the project.
8. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
9. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
10. Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
11. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085868 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. SP-1 SHEET 3 / 11

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\ES\22240\100 DWG\Final Dwgs\ Base Sheet Done\V03.SP-1.dwg, 8/21/2025 10:15:15 AM, Plot1, 1:1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED GRASS SWALE
- PROPOSED OWTS AREA
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED PITCH TO DRAIN
- PROPOSED CLEAN OUT
- PROPOSED DISTRIBUTION BOX (DB)
- PROPOSED SEPTIC TANK
- PROPOSED PUMP PIT
- DEEP TEST HOLE
- PERCOLATION TEST HOLE

TOWN OF CORTLANDT NOTES:

1. The applicant is aware that the disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.
2. The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing.
3. Prior to the backfilling of any stormwater best management practice, DOTS-Engineering shall be notified to perform an inspection.
4. All Proposed import fill must be tested and certified as unrestricted, suitable for residential use in accordance with Town Policy. Certification must be provided by a licensed professional. All certifications shall be addressed to Towns Planning Board Engineer. All soil analytics and reports for review and approval.
5. 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 adverse impact to adjoining or downstream properties.
6. Backflow prevention devices shall be designed and installed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations and Building Code.

PERCOLATION TEST RESULTS:
PERCOLATION TESTS PERFORMED: 7-16-2024
PERCOLATION TESTS PERFORMED BY:
KYLE MOREAU (INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.)

P-1:	46 MIN./IN.
P-2:	48 MIN./IN.
P-3:	51 MIN./IN.

DEEP HOLE TEST RESULTS:
DEEP TESTS PERFORMED: 3-10-2023
DEEP TESTS PERFORMED BY:
TAYLOR BETZ (INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.)
DEEP TESTS WITNESSED BY: WAYNE SCHNEIDER (WCDOH)

D-1:	0"-6"	TOPSOIL
	6"-36"	BROWN MEDIUM TO COARSE SANDY LOAM
	36"-48"+	GREY MEDIUM SILTY SANDY LOAM W/ LARGE COBBLE
		GROUNDWATER @ 42"
D-2:	0"-6"	TOPSOIL
	6"-30"	BROWN MEDIUM TO COARSE SANDY LOAM
	30"-64"+	GREY MEDIUM SILTY SANDY LOAM W/ LARGE COBBLE
		GROUNDWATER @ 62"
D-3:	0"-6"	TOPSOIL
	6"-30"	BROWN MEDIUM TO COARSE SANDY LOAM
	30"-90"+	COMPACT FINE SANDY LOAM
		GROUNDWATER @ 60"
D-4:	0"-12"	ROAD BASE/TOPSOIL
	12"-60"	MEDIUM TO COARSE SAND
		GROUNDWATER @ 54"
D-5:	0"-6"	TOPSOIL
	6"-84"	MEDIUM TO COARSE SAND
		GROUNDWATER @ 66"
D-6:	0"-12"	TOPSOIL
	12"-43"	BROWN/BLACK LOAMY SILT WITH GRAVEL & LARGE COBBLES
		GROUNDWATER @ 43"
D-7:	0"-16"	TOPSOIL
	16"-60"	BROWN/BLACK LOAMY SILT WITH GRAVEL & LARGE COBBLES
		SEEPING @ 16"
		GROUNDWATER @ 60"

NOTE: NO GROUNDWATER, LEDGE ROCK OR MOTTLING OBSERVED UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
GRADING & UTILITIES PLAN

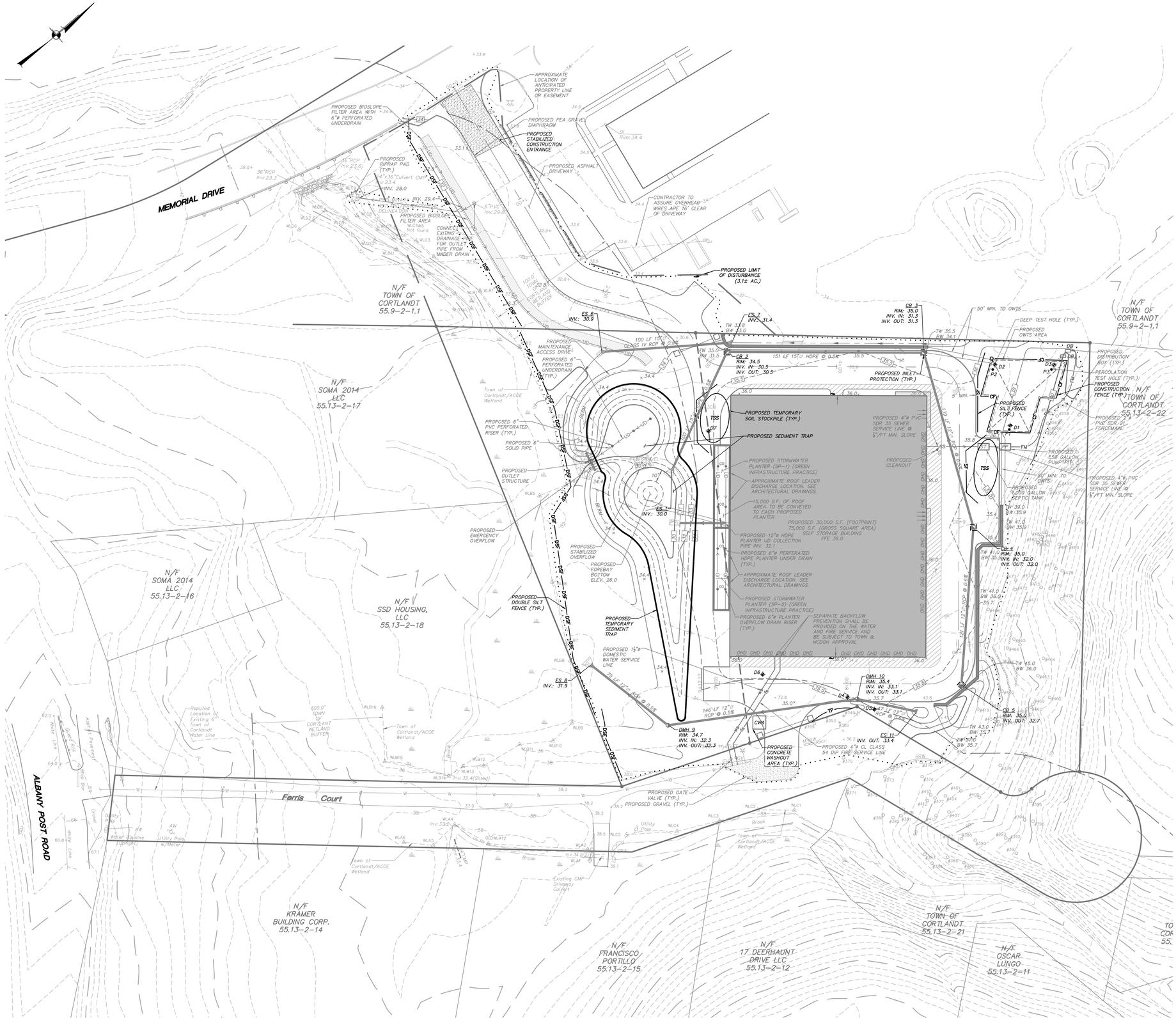
STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085866 — LICENSED PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. SP-2 SHEET 4 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\22240\100\DWG\Prop_Plan Insert Sht\SP-2.dwg, 8/26/2025 11:23:48 AM, rmoss, 1:1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED GRASS SWALE
- PROPOSED OWTS AREA
- PROPOSED SILT FENCE
- PROPOSED DOUBLE SILT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. All areas of proposed disturbance not being covered with hardscape shall undergo soil restoration.
2. The removal of erosion and sediment control measures shall not happen without the approval of the Department of Technical Services.

CONSTRUCTION SEQUENCE:

1. Install stabilized construction entrance/anti-tracking pad at driveway entrance.
2. Install silt fence in general locations indicated on the plan.
3. Begin clearing and grubbing operations associated with structure, driveway and OWTS.
4. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
5. Construct temporary sediment trap.
6. Begin excavation for foundation, site grading, retaining walls and driveway.
7. Construct retaining walls.
8. Begin installation of stormwater structures and piping.
9. Construct structure and install SSTS and well.
10. Install infiltration stormwater planters and bioslope.
11. Upon completion of grading operations, install finished driveway surfaces.
12. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.
13. When stabilization of all contributing areas is achieved, convert the temporary sediment basin to the proposed gravel wetland practice per the notes and details. This includes removing any accumulated sediment, excavating bottom of basin the final grade, and installing any needs components of the proposed practice.
14. Remove temporary erosion and sediment control facilities associated with the project once final stabilization has been achieved. Final stabilization is achieved when all soil disturbance activities have ceased and a uniform, perennial vegetation cover with a density of 80% or greater over the entire pervious surface has been established; or equivalent stabilization measures, such as permanent landscape mulch, rip rap, or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

STATE OF NEW YORK — RICHARD D. WILTSEK JR. — 085868 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

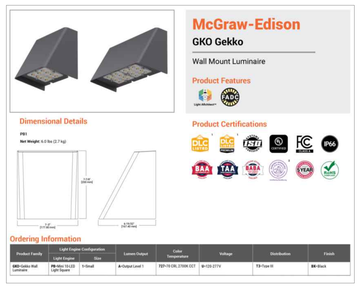
DRAWING NO. SP-3
SHEET 5 / 11

Z:\D\22240.100 DrEP Emag_Deer Heart Farms\05 SP-3.dwg, 8/21/2025 10:40:48 AM, mtrela, 1:1





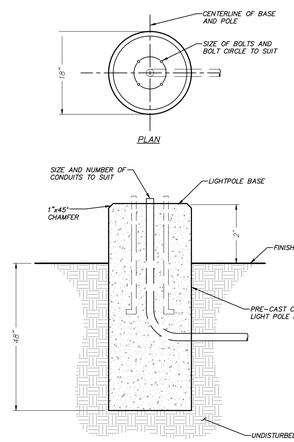
FIXTURE A



FIXTURE B



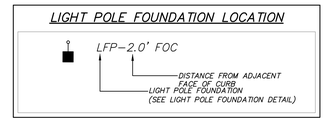
FIXTURE C



NOTE:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BOLT PATTERN AND CONDUIT SIZES WITH LIGHTING SUPPLIER AND ELECTRICAL DESIGN.
2. LIGHT POLE FOUNDATION SHALL RISE 2" ABOVE GRADE
3. FIXTURE MOUNTING HEIGHT SHALL BE CONSISTENT REGARDLESS OF LIGHT POLE BASE EXPOSURE.

LIGHT POLE FOUNDATION DETAIL
(N.T.S.)

LIGHT POLE FOUNDATION LOCATION



1. FOC = FACE OF CURB
   EOP = EDGE OF PAVEMENT
2. DISTANCE FROM FACE OF ADJACENT CURB OR EDGES OF PAVEMENT ARE MEASURED FROM THE CENTER POINT OF THE LIGHT POLE FOUNDATION.

LIGHTING NOTES:

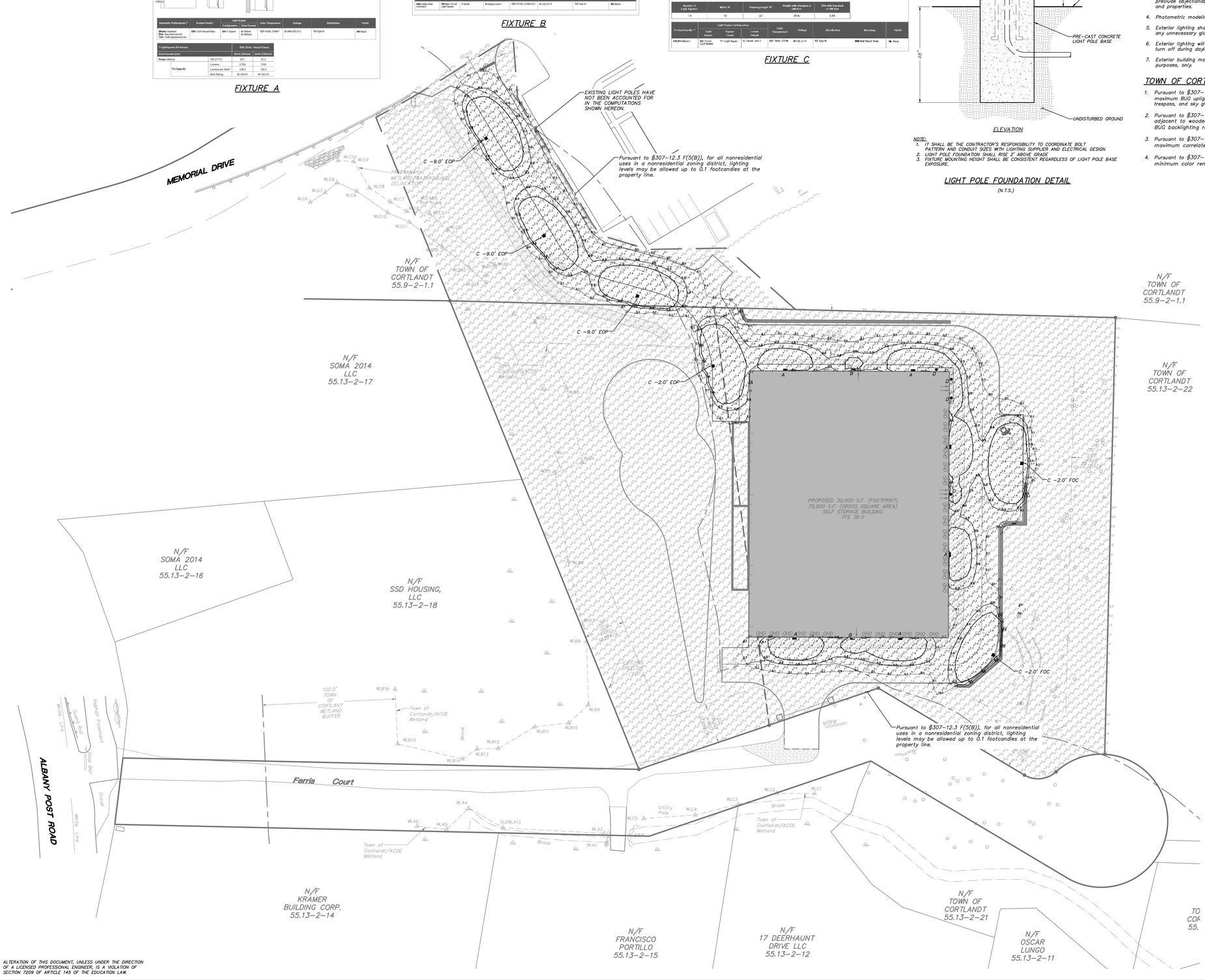
1. All lighting shall be as noted on the plan or approved equal.
2. Calculation values shown in this plan are taken on a horizontal plane at ground level using a 0.90 light loss factor for LEDs. Topographical information and landscaping have not been accounted for in these calculations.
3. All lighting on this plan shall be directed and/or shielded so as to preclude objectionable glare from being observable from adjoining streets and properties.
4. Photometric modeling based on specified fixtures shown hereon.
5. Exterior lighting shall be dark sky compliant and angled down to minimize any unnecessary glare.
6. Exterior lighting will turn on between dusk and dawn and automatically turn off during daylight hours.
7. Exterior building mounted lights to remain on sufficient for security purposes, only.

TOWN OF CORTLANDT OUTDOOR LIGHTING STANDARDS

1. Pursuant to §307–12.3 F(2(A)), all outdoor lighting fixtures shall have a maximum BUG uplighting ratio of zero (U0) to prevent glare, light trespass, and sky glow
2. Pursuant to §307–12.3 F(2(C)), all outdoor lighting fixtures installed adjacent to wooded or other natural habitats shall have a maximum BUG backlighting ratio of zero (B0).
3. Pursuant to §307–12.3 F(3), all LED light sources shall have a maximum correlated color temperature (CCT) of 2,700K.
4. Pursuant to §307–12.3 F(4), all LED light sources shall have a minimum color rendering index of (CRI) rating of 70.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Typical Locations)
- EXISTING WETLAND BUFFER
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED ADA COMPLIANT RAMP
- PROPOSED STRIPED ISLAND
- PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
- PROPOSED SINGLE POLE SIGN
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED LANDSCAPING



STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN [1]	MAX/MIN	MIN/AVG [2]
Project Area	+	0.2 fc	3.7 fc	0.0 fc	37.0	0.5

1. In the photometric computations shown on the site plan, light levels of 0.0 footcandles are shown to depict that the proposed lighting conditions are complaint with the Town of Cortlandt lighting requirements. A minimum value of 0.1 was used in order to conduct the calculations for Max/Min and Min/Avg in the statistics table above.
2. Pursuant to §307–12.3 F(1(C)), the uniformity ratio (calculated by dividing minimum/average) shall not be less than 1:3 (0.33) for all parking and traffic areas, or 1:4 (0.25) for all pedestrian areas.

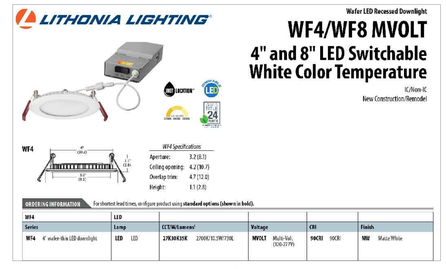
LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
A	6	ENC–SA1A–727–U–T3	Invue Lighting Entri Series Building Mounted Area Light, Type 3 Distribution with Cast Aluminum Housing, 2700K	LED	10'–6"	20.1
B	2	ENC–SA1A–727–U–T3	Invue Lighting Entri Series Building Mounted Area Light, Type 3 Distribution with Cast Aluminum Housing, 2700K	LED	9'–0"	20.1
C	6	GALN–SA1C–727–U–T3–HSS	Galleon Lighting GALN Series Area Light, Type 3 Distribution with House Side Shield, 2700K	LED	14'–0"	57.0
D	4	WF4 LED MVOLT 90CRI 2700K	4" LED Wafer Selectable White MVOLT Recessed Downlight	LED	9'–6"	10.7

LIGHT CONTOUR LEGEND

- 0.1 — 0.10 Foot Candles
- 0.5 — 0.50 Foot Candles
- 1 — 1.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.



FIXTURE D

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
2	8–21–25	REVISED PER TOWN COMMENTS	RAR
1	5–27–25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
PHOTOMETRIC LIGHTING PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085866 — LICENSED PROFESSIONAL ENGINEER

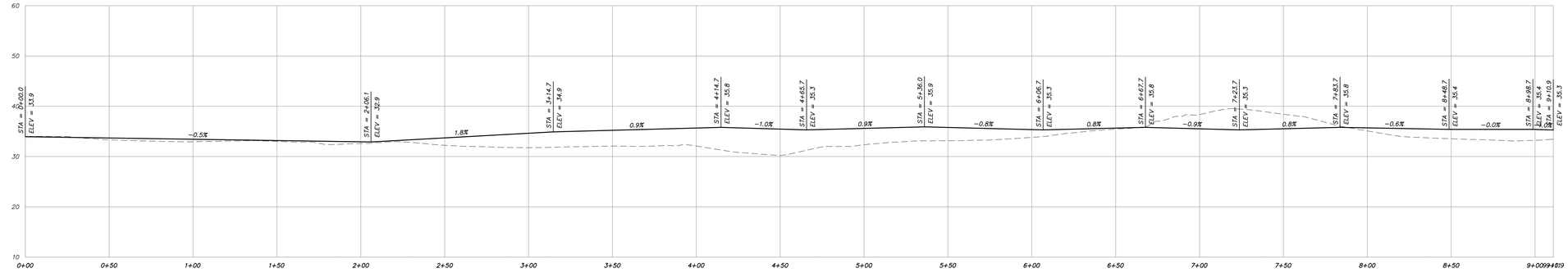
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9–4–24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. LP–1
SHEET 6 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\JC\22240.100 SHP Group, Door Heart Dorm\CAD\LP-1.dwg, 8/27/2025 10:43:28 AM, mcvey, 1:1



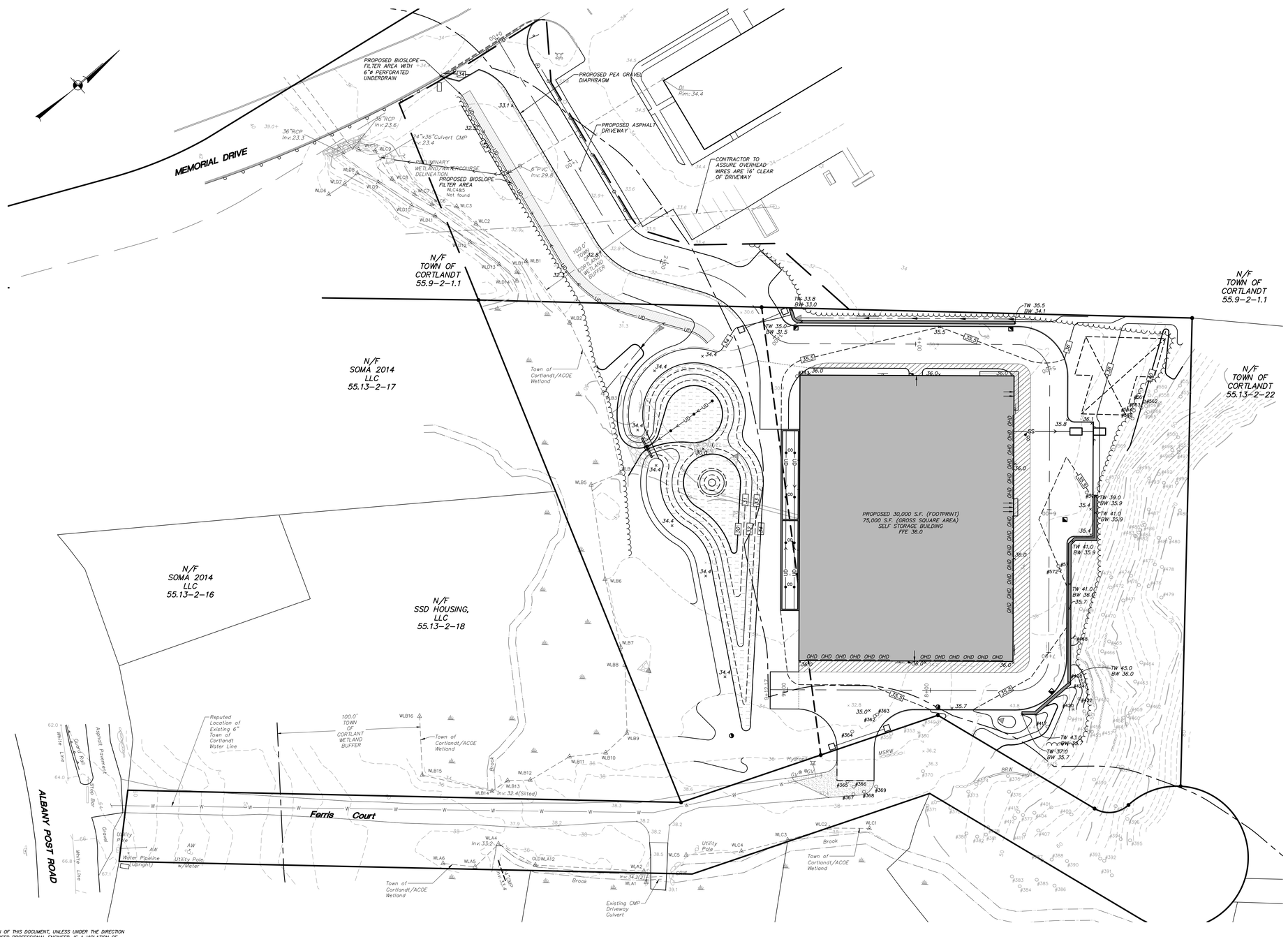
DRIVEWAY PROFILE

SCALE: HORIZ. 1" = 30'
VER. 1" = 10'

NOTE:
ACCESS DRIVEWAY HAS BEEN DESIGNED TO ACCOMMODATE A 2% CROSS PITCH THROUGHOUT THE SITE WITH A MINIMUM OF 1% CROSS PITCH

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE & MASONRY RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING WETLAND FLAG (Survey Located)
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED GRASS SWALE
- PROPOSED OWTS AREA
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PITCH TO DRAIN
- PROPOSED CLEAN OUT
- PROPOSED DISTRIBUTION BOX (DB)
- PROPOSED SEPTIC TANK
- PROPOSED PUMP PIT
- DEEP TEST HOLE
- PERCOLATION TEST HOLE



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
2	8−21−25	REVISED PER TOWN COMMENTS	RAR
1	5−27−25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225−9690
(845) 225−9717 fax
www.insite−eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
DRIVEWAY PROFILE PLAN

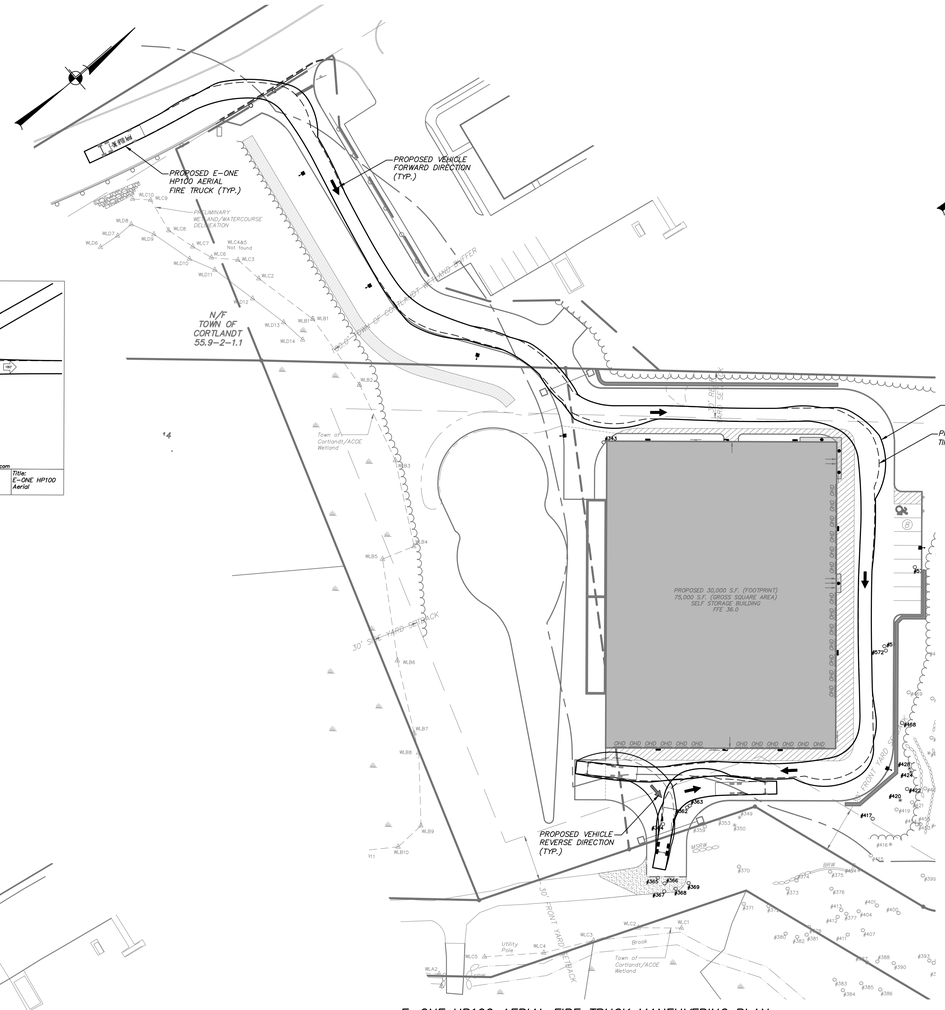
STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085866 — PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

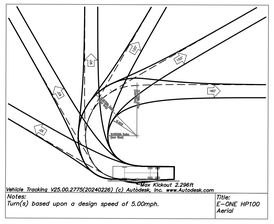
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9−4−24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

DRAWING NO. PR−1
SHEET 7 / 11

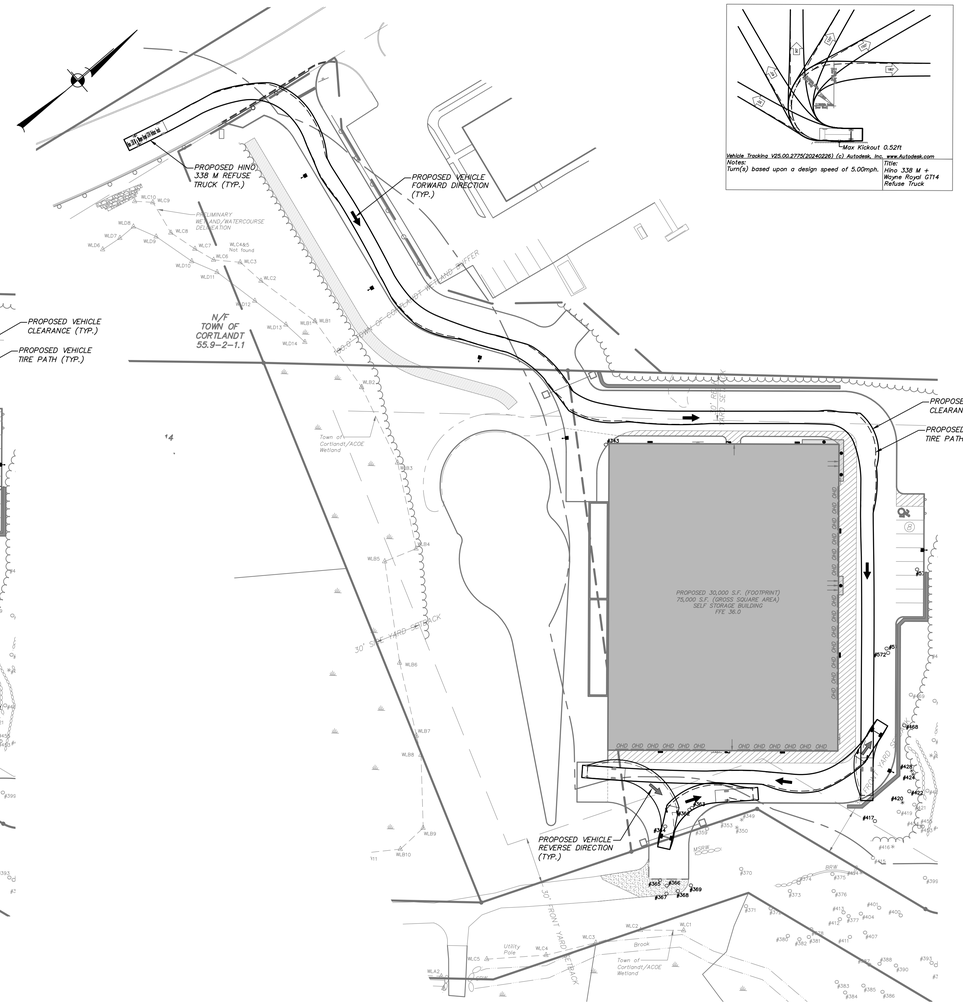
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

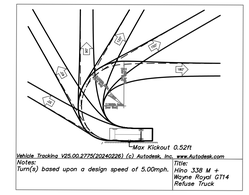
Z:\ES2240\00\2405F.dwg, Plan Insert Sht-05F.PR-1.dwg, 8/22/2025 09:44:09 AM, mcnab, 1:1



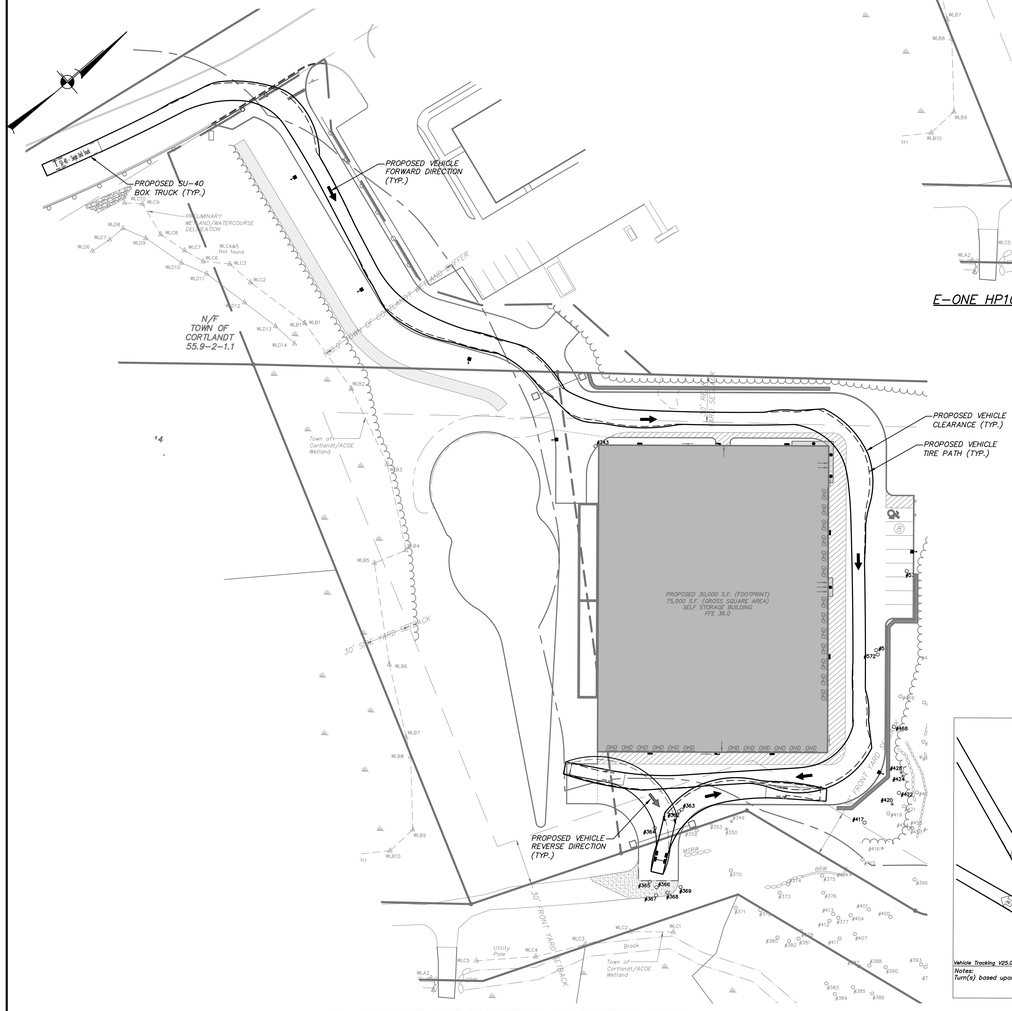


E-ONE HP100 AERIAL FIRE TRUCK MANEUVERING PLAN
SCALE: 1" = 40'

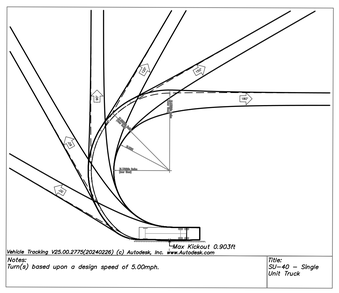




HINO 338 M REFUSE TRUCK MANEUVERING PLAN
SCALE: 1" = 40'



SU-40 SINGLE UNIT BOX TRUCK MANEUVERING PLAN
SCALE: 1" = 40'



LEGEND

- PROPOSED VEHICLE TIRE PATH
- PROPOSED VEHICLE BODY CLEARANCE
- PROPOSED VEHICLE FORWARD DIRECTION
- PROPOSED VEHICLE REVERSE DIRECTION

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

DRAWING:
VEHICLE MANEUVERING PLAN

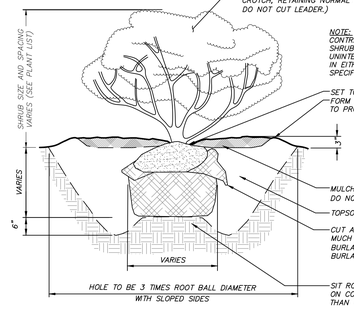
STATE OF NEW YORK – RICHARD D. WILLIAMS JR. – 095866 – PROFESSIONAL ENGINEER
LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.

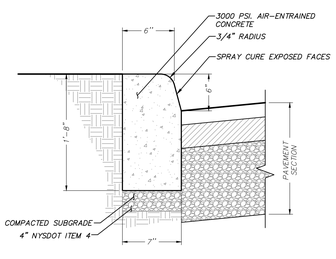
DRAWING NO. VM-1
SHEET 8 / 11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\D\22240.100 DrEP Emap, Dwr Heart Dome\VB Mkt Emp, 8/21/2025 10:44:54 AM, rmeo, 1:1

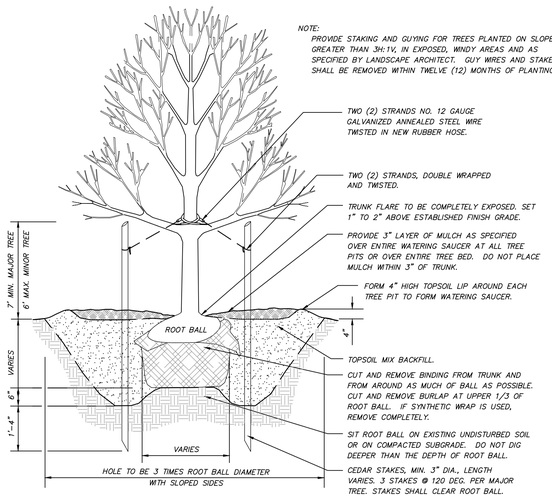


SHRUB PLANTING DETAIL
(N.T.S.)

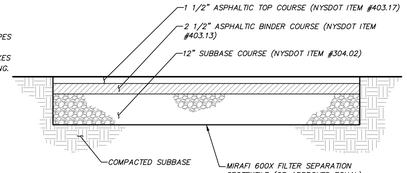


NOTE:
ISOLATION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

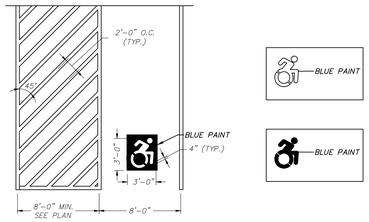
CONCRETE CURB DETAIL
(N.T.S.)



TREE PLANTING DETAIL
(N.T.S.)

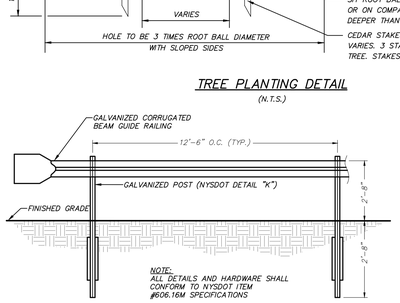


ASPHALT ROADWAY PAVEMENT DETAIL
(N.T.S.)

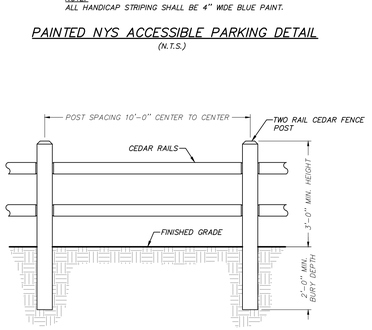


NOTE:
ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT.

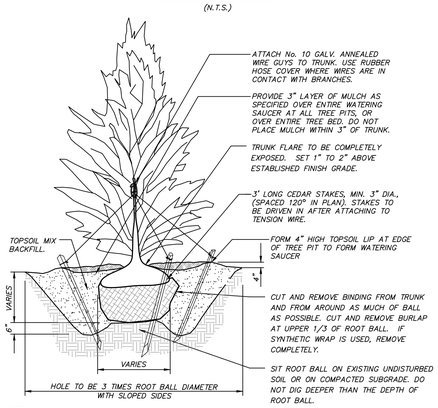
PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)



GUIDERAIL DETAIL
(N.T.S.)

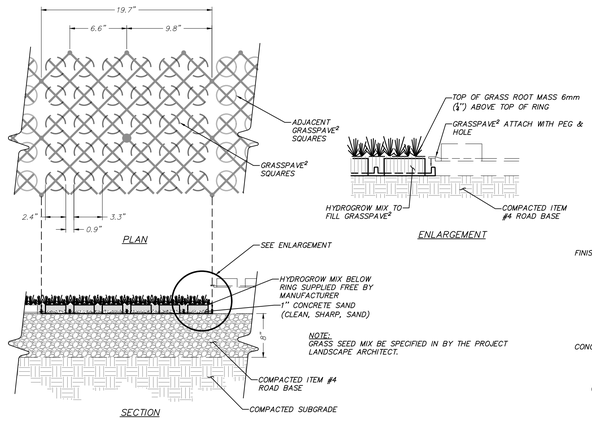


POST AND RAIL FENCE DETAIL
(N.T.S.)



NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



GRASSPAVE² PARKING DETAIL
(N.T.S.)

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

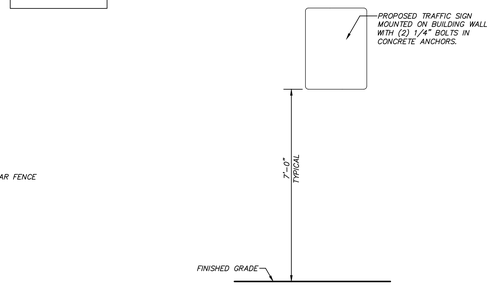
TOWN OF CORTLANDT WATER INSTALLATION NOTES:

1. All installations shall be made at the expense of the consumer or owner of the premises and shall conform in all respects to the requirements and specifications established by the district from time to time and by these rules and regulations.
2. All permanent water services and all replacements of existing water services shall be installed in accordance with the requirements of the district and with the rules and regulations concerning backflow and cross-connections.
3. No more than one (1) premises or building shall be supplied through any single service line without the written approval of the district.
4. The district reserves the right to grant permits, upon written application therefor, for the installation of temporary service at a flat rate or to require that a meter be installed for such temporary service.
5. No contractor or plumber shall be permitted to tap mains. All tapping shall be done by an authorized employee of the district.
6. No person shall make any attachment to or connection with the pipes or mains of the district or make any repairs, additions, extensions or alterations to a water service pipe between the main and the meter or open any street for such work unless he is an authorized employee of the district or a contractor or plumber, licensed by the town and duly bonded in favor of the district as hereinafter provided, who shall have obtained a permit from the district and from the town authorities.
7. Any plumber or contractor making street openings or excavations shall take all precautions for the safety and convenience of the public and shall assume all responsibility and liability for injuries or damages resulting therefrom and shall save and hold the district, the Town Board, its agents and employees harmless from all liability for damages or injuries resulting therefrom.
8. Every approved contractor or plumber shall execute and file with the district a bond in the sum set by resolution of the Town Board from time to time, with one (1) or more sureties acceptable to the Board, conditioned upon compliance with the rules and regulations of the district in connection with the performance of his work upon any facility owned by or which at any time in the future may be owned by the district, and further conditioned that he will indemnify and save the district, the town and the employees thereof harmless from liabilities and all damages and injuries resulting directly or indirectly from any installation, repairs, extension or use of the facilities of the district performed by him, and further conditioned that he will replace and restore to the satisfaction and approval of the appropriate government authority all streets and pavement removed by him in connection with the work performed. Such bond is to cover and insure the district, and shall name the town as an additional insured, against defective material or workmanship of such installation, repairs or improvements for a period of one (1) year from the date of inspection by the district as herein provided.



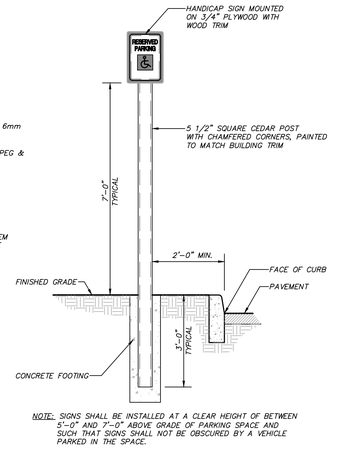
NOTE:
SYMBOL MAY EITHER BE PAINTED IN WHITE ON BLUE FIELD OR IN BLUE ON BLANK FIELD.

PAINTED NYS ACCESSIBLE SYMBOL DETAIL
(N.T.S.)



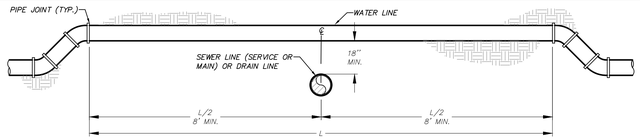
NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

BUILDING MOUNTED SIGN DETAIL
(N.T.S.)

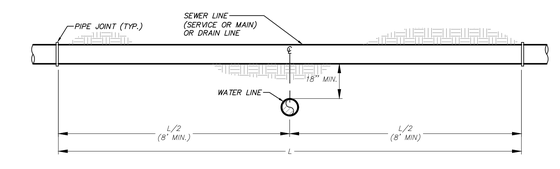


NOTE: SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

HANDICAP SIGN DETAIL
(N.T.S.)



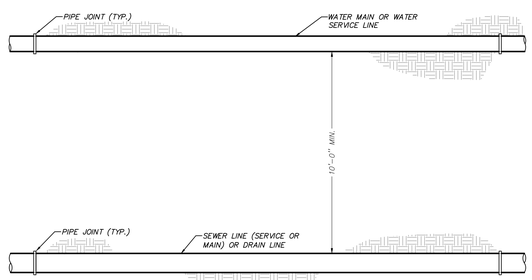
WATER LINE CROSSING OVER SANITARY SEWER LINE OR STORM DRAIN LINE



WATER LINE CROSSING UNDER SANITARY SEWER LINE OR STORM DRAIN LINE

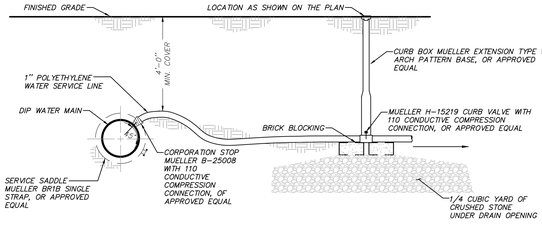
WATER LINE CROSSING DETAIL
(N.T.S.)

NOTES:
1. WHEN 18" SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE ENCASED IN CONCRETE (SEE DETAIL) ONLY WITH PRIOR APPROVAL OF THE DESIGN ENGINEER AND DEPARTMENT OF HEALTH.
2. PROVIDE PIPE AND FITTING RESTRAINT AS REQUIRED.
3. THE 18" SEPARATION APPLIES TO WATER MAINS AND WATER SERVICE CONNECTIONS.

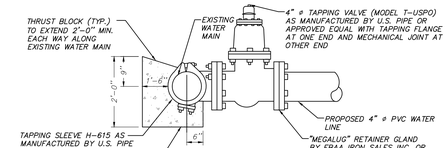


NOTES:
1. WHEN THE 10' SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE ENCASED IN CONCRETE (SEE DETAIL) ONLY WITH PRIOR APPROVAL OF THE DESIGN ENGINEER AND DEPARTMENT OF HEALTH.
2. THE 10' SEPARATION APPLIES TO WATER MAINS AND WATER SERVICE CONNECTIONS.

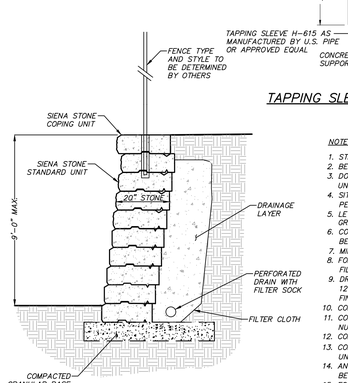
WATER LINE HORIZONTAL SEPARATION DETAIL
(N.T.S.)



WATER SERVICE LINE CONNECTION TO DIP WATER MAIN DETAIL
(N.T.S)



TAPPING SLEEVE, VALVE, AND THRUST BLOCK DETAIL
(N.T.S.)



NOTES:
1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AREA.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
14. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.

RETAINING WALL DETAIL
(N.T.S.)

DUCTILE IRON PIPE WATER MAIN NOTES:

1. All water mains shall be class 54 cement lined tyton joint ductile iron pipe, push on (rubber gasket) type and installed with 2 bronze wedges for continuous electrical conductivity per joint. All pipe and appurtenances shall be in accordance with the latest edition of AWWA/ANSI standard C600, C150/A21.50, C151/A21.51, C110/A21.10 and C104/A21.4.
2. All water main fittings shall be Class 350 ductile iron mechanical joints with "Field Lok 350" restrained joint gaskets (as manufactured by U.S. Pipe Foundry Co., or approved equal) in accordance with the latest AWWA/ANSI standard C111/A21.11.
3. All water mains and appurtenances shall be installed in accordance with the latest edition of AWWA C600.
4. Gate valves shall be "CLOW" or approved equal, iron body, non-rising stem conventional packing, resilient seated, mechanical joint with restrained joint gaskets, pressure class 50, opening shall be left (CCW) and operation shall be by 2" square wrench nut.
5. Every pipe joint and every fitting shall be secured with "Field Lok 350" restrained joint gaskets (as manufactured by U.S. Pipe Foundry Co., or approved equal) unless otherwise authorized by the Design Engineer, and with prior approval.
6. All water mains and appurtenances (including water service lines up to the curb stop) shall be pressure tested and leakage tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C600.
7. All water mains and appurtenances shall be flushed, disinfected, and tested to the satisfaction of the Design Engineer, and the Westchester County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C651, except for section 4.4.2 "the tablet method" will not be allowed.
8. Water mains shall be laid at least 10 feet horizontally from any existing or proposed sanitary or storm sewer main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the installation of the water line.
9. Water mains crossing sanitary or storm sewer mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. The vertical separation also applies to water service connections. In cases where it is not practical to maintain a 10 foot separation, the Design Engineer and Westchester County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the installation of the water line.
10. The Design Engineer, Westchester County Department of Health, and Village of Pawling shall be notified forty eight (48) hours before construction is started.
11. The water mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Westchester County Department of Health.
12. The Westchester County Department of Health and the Town of Cortlandt must be notified forty eight (48) hours prior to pressure testing the water main improvements.
13. Deflection of joints on water main shall not exceed 50% of the maximum deflection recommended by the manufacturer, or as ordered by the Design Engineer.
14. Exact location of all fittings shall be approved in the field by the Design Engineer.
15. The Design Engineer shall inspect all thrust blocks and sewer/drainage crossings prior to backfill.
16. The contractor shall notify the Design Engineer every day that water main construction shall occur.

DUCTILE IRON PIPE WATER TESTING PROCEDURES

TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

A. Hydrostatic Pressure Test
Hydrostatic testing shall be performed in accordance with the revision of AWWA C600, Section 5.2, "Hydrostatic Testing".
1. Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150% of the maximum working pressure or 150 psi, whichever is higher.
2. Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.
3. The test medium shall be water.

B. Hydrostatic Leakage Test
1. The leakage test shall be conducted concurrently with the pressure test.
2. The rate of leakage shall be determined at 15-minute intervals by means of volumetric measurement of the makeup water added to maintain the test pressure. The test shall proceed until the rate of leakage has stabilized or is decreasing below an allowable value, for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.
a. At the completion of the test, the pressure shall be released at the furthermost point from the point of application.
3. All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before repeating the tests.
4. The allowable leakage will be determined by the following formula.

$$Q = \frac{LD\sqrt{P}}{148{,}000}$$

Where:
Q = quantity of makeup water, in gallons per hour
L = length of pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

5. Regardless of the above allowables, any visible leaks shall be permanently stopped.
6. The test medium shall be water.

C. Disinfection
Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C651, Section 4.4.3, "The Continuous Feed Method". The "Tablet Method" will not be accepted.
1. All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.
2. Chlorination shall be scheduled such that sampling and flushing will be performed during normal daylight working hours. The contractor shall provide acceptable backflow prevention on all supply water to prevent any potential backflow contamination or cross connection.
3. Chlorination shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe or structure as specified.
4. Prior to chlorination, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.
5. The chlorine solution shall be introduced to pipelines through corporation stops placed in the horizontal axis of the pipe, to structures by means of tubing extending directly into the structure, or other approved methods.
6. The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/l).
7. The chlorine treated water shall be retained in the pipe or structure at least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.
8. The chlorine residual shall be not less than 10 PPM (or mg/l) at any point in the pipe or structure at the end of the 24-hour retention period.
9. When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 200 PPM (mg/l) of free chlorine. The solution shall be applied with a brush or sprayed on the entire inner surface of the empty pipes or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.
10. After the required retention of chlorinated water in the pipe or structures, they shall be thoroughly flushed until the replacement water shall, upon test, both chemically and bacteriological, be proven equal to water quality served by the public from the existing water supply system.
11. The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.
12. The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two acceptable bacteriological test, taken at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples must be collected from every 1,000 LF of the new water main, plus one set from the end of the line and at least one set from each branch. The results for all tests shall be forwarded to the Design Engineer and the public health authority having jurisdiction.
13. All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567

DRAWING:
DETAILS

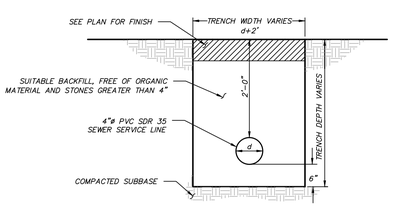
STATE OF NEW YORK — RICHARD D. WILLIAMS — 095886 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

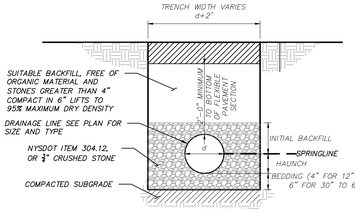
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.

DRAWING NO. D-1 SHEET 9/11

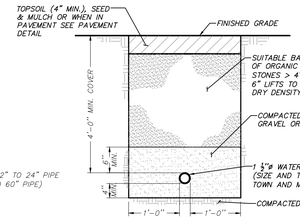
Z:\C\22240\100 SHOP Drwg. Dsgn\Hard Drive\09 Cs Dwg, 8/21/2025 10:49:52 AM, mcrea, 1:1



SEWER SERVICE LINE TRENCH DETAIL
(N.T.S.)



DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



WATER SERVICE LINE TRENCH DETAIL
(N.T.S.)

WATER SERVICE LINE AND FIRE TRENCH NOTES

CONTRACTOR SHALL SURROUND THE PIPE WITH 6" OF NYSDOT ITEM 304.14

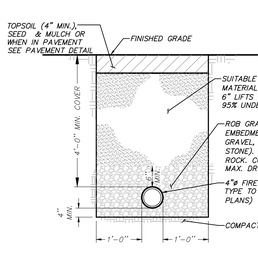
WHEN DETERMINED BY ENGINEER OR DOTS AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL, AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASH GRAVEL AND CRUSHED STONE COMPACTED IN 6" LIFTS.

FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CL-52 CEMENT LINED DIP SEWER MAIN TRENCH SHALL BE 30" PLUS THE O.D. OF PIPE AND THE PIPE SHALL BE IN THE CENTER OF THE TRENCH.

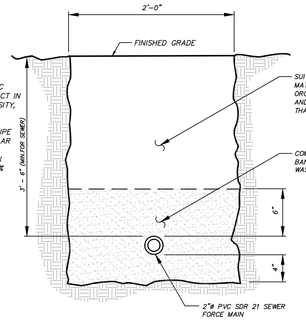
REMOVE ALL BEDROCK WITHIN 6" OF PIPE.

CONTRACTORS SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P)) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5' IN DEPTH REQUIRE A PROTECTIVE SYSTEM. PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.

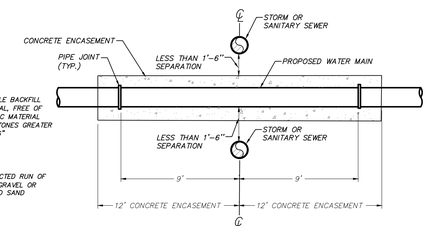
RECYCLED FILL/ITEM 4 IS NOT PERMITTED AS BACKFILL



FIRE SERVICE LINE TRENCH DETAIL
(N.T.S)

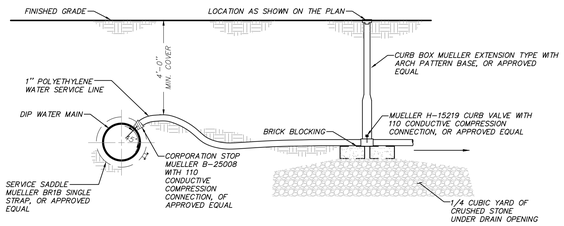


SEWER FORCE MAIN TRENCH DETAIL
(N.T.S.)



NOTE: CONCRETE ENCASEMENT IS ONLY TO BE USED WHEN 18" MINIMUM SEPARATION IS NOT POSSIBLE. CONCRETE ENCASEMENT REQUIRES PRIOR APPROVAL BY THE DESIGN ENGINEER & THE DEPARTMENT OF HEALTH.

WATER MAIN CONCRETE ENCASEMENT DETAIL
(N.T.S)



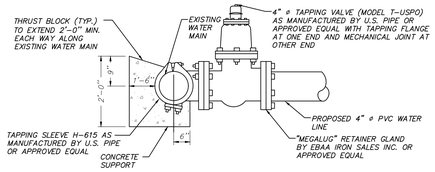
WATER SERVICE LINE CONNECTION TO DIP WATER MAIN DETAIL
(N.T.S)

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

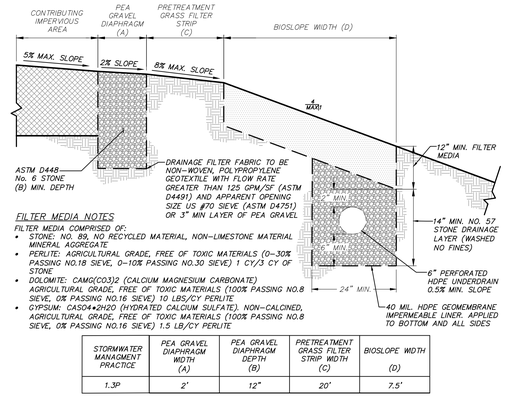
PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
GRASS & RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & evidence of flow bypassing swales.	–	Inspect & clean accumulated sediment.	–
STORMWATER PLANTER	Inspect vegetation & mulch layer.	Ensure dewaters between storms.	–	–	–
SUBSURFACE STORMWATER COLLECTION SYSTEMS	–	–	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	–
GRAVEL WETLAND	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	–	Inspect for & remove accumulated sediment
CATCH BASINS	–	–	Inspect for damage to frame and grate, and pipe inlets/outlets. Clean accumulated sediment in sump.	–	–
BIOSLOPE	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & discharge from underdrain	–	Inspect & clean	–

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

DHP Group
446 Bedford Road
Pleasantville, NY 10570



TAPPING SLEEVE, VALVE, AND THRUST BLOCK DETAIL
(N.T.S.)

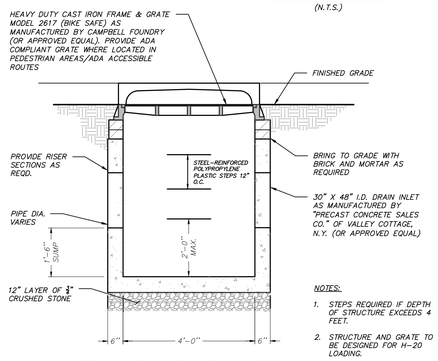


FILTER MEDIA NOTES

FILTER MEDIA COMPRISED OF:
- STONE: NO. 89, NO RECYCLED MATERIAL, NON-LIMESTONE MATERIAL MINERAL AGGREGATE
- PERLITE: AGRICULTURAL GRADE, FREE OF TOXIC MATERIALS (0-30% PASSING NO.18 SIEVE, 0-10% PASSING NO.30 SIEVE) 1 CY/3 CY OF STONE
- DOLOMITE: CAMG(CO3)2 (CALCIUM MAGNESIUM CARBONATE) AGRICULTURAL GRADE, FREE OF TOXIC MATERIALS (100% PASSING NO.8 SIEVE, 0% PASSING NO.16 SIEVE) 10 LBS/CY PERLITE
- GYPSUM: CASO4•2H2O (HYDRATED CALCIUM SULFATE), NON-CALCINED, AGRICULTURAL GRADE, FREE OF TOXIC MATERIALS (100% PASSING NO.8 SIEVE, 0% PASSING NO.16 SIEVE) 1.5 LB/CY PERLITE

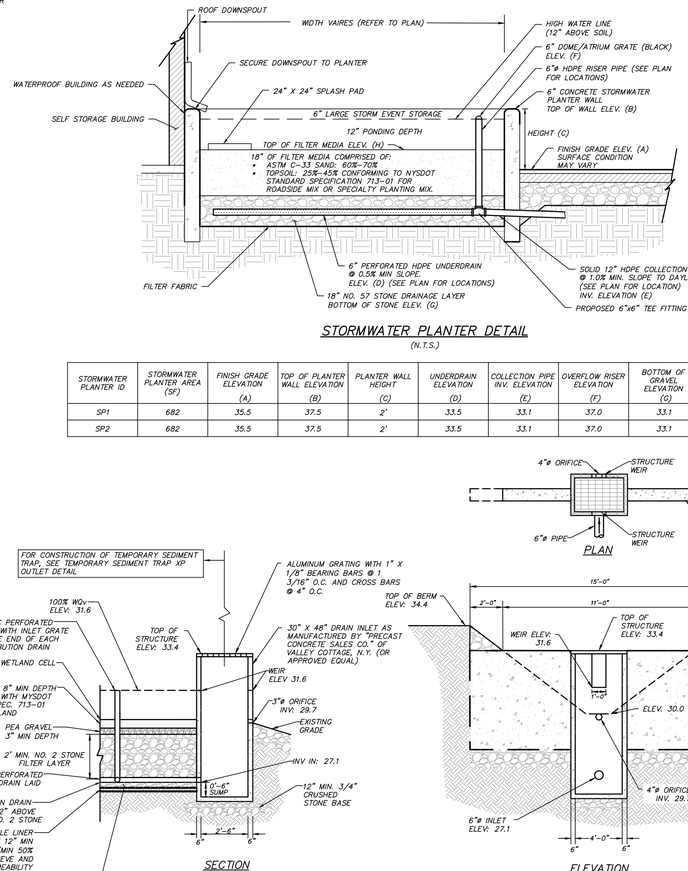
STORMWATER MANAGEMENT PRACTICE	PEA GRAVEL DIAPHRAGM WIDTH (A)	PEA GRAVEL DIAPHRAGM DEPTH (B)	PRETREATMENT GRASS FILTER STRIP WIDTH (C)	BIOSLOPE WIDTH (D)
1.3ᴘ	2'	12"	20'	7.5'

BIOSOPLE DETAIL
(N.T.S.)



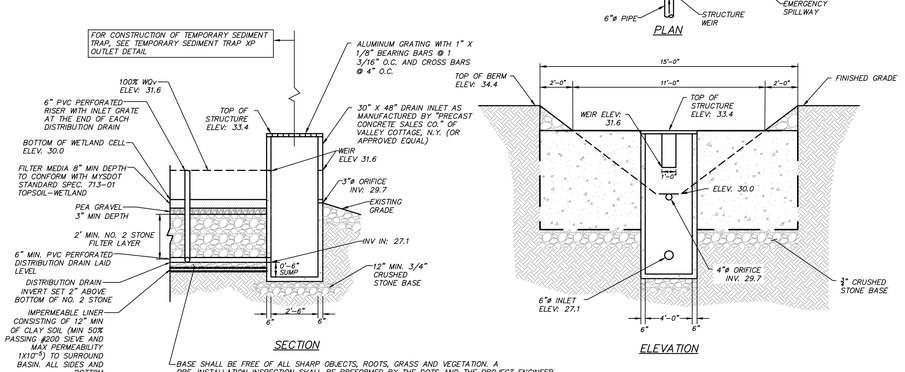
NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.
3. KNOCKOUT STRUCTURES ACCEPTABLE.

30" X 48" CATCH BASIN DETAIL
(N.T.S.)



STORMWATER PLANTER DETAIL
(N.T.S.)

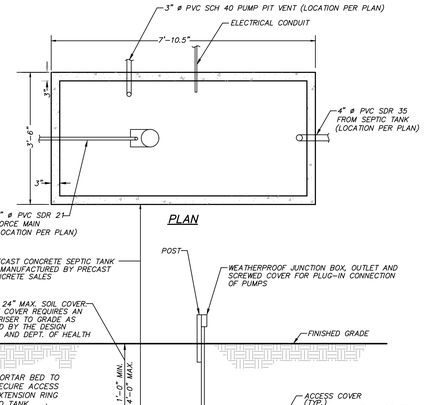
STORMWATER PLANTER ID	STORMWATER PLANTER AREA (SF)	FINISH GRADE ELEVATION (A)	TOP OF PLANTER WALL ELEVATION (B)	PLANTER WALL HEIGHT (C)	UNDERDRAIN ELEVATION (D)	COLLECTION PIPE INV. ELEVATION (E)	OVERFLOW RISER ELEVATION (F)	BOTTOM OF GRAVEL ELEVATION (G)	TOP OF FILTER MEDIA ELEVATION (H)
SP1	682	35.5	37.5	2'	33.5	33.1	37.0	33.1	36.0
SP2	682	35.5	37.5	2'	33.5	33.1	37.0	33.1	36.0



BASE SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS, GRASS AND VEGETATION. A PRE-INSTALLATION INSPECTION SHALL BE PREFORMED BY THE DOTS AND THE PROJECT ENGINEER PRIOR TO INSTALLATION OF THE GEOTEXTILE FABRIC AND HDPE GEOMEMBRANE. SHOULD UNSUITABLE MATERIAL BE FOUND, IT SHOULD BE REMOVED.

DEWATERING NOTES
1. To drain the gravel wetland for malignance purposes a pump should be placed into the outlet structure and utilized to dewater the practice.
2. In order to dewater the gravel wetland within 48 hours the pump should be capable of running at 10gpm or more.

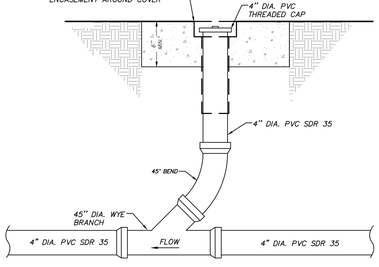
W-5 GRAVEL WETLAND OUTLET AND EMERGENCY SPILLWAY DETAIL
(N.T.S.)



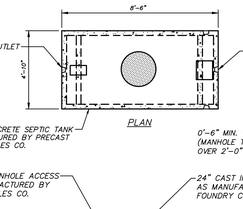
SECTION

550 GALLON PUMP PIT DETAIL
(TO BE H-20 LOADING)
(N.T.S.)

PUMP PIT NOTES:
1. PUMP CONTROL PANEL AND AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE BUILDING.
2. ALL ELECTRICAL WORK AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS 1 GROUP D, DIVISION 1 LOCATIONS.
3. ALL MODEL NUMBERS SPECIFIED ARE FROM GOULDS PUMPS, INC., SENECA FALLS, NEW YORK. CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM DESIGN ENGINEER.
4. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER COMPONENTS MUST BE PROVIDED TO THE COUNTY DEPARTMENT OF HEALTH AS A PART OF THE CONSTRUCTION COMPLIANCE SUBMISSION PACKAGE.
5. EACH PUMP AND ALARM TO BE CONNECTED TO SEPARATE CIRCUITS.
6. ABSORPTION TRENCH VOLUME = 224 LF X $\pi\left(\frac{2'}{2}\right)^2$ X $\frac{7.48\ GAL}{CF}$ = 146 GALLONS
   - PROPOSED DOSE VOLUME = 110 GALLONS (75% OF PIPE VOLUME)
   - VOLUME PER INCH OF DRAW = 3 FT X 7.4 FT X 1 IN X $\frac{1\ FT}{12\ IN}$ X $\frac{7.48\ GAL}{CF}$ = 14 GAL/IN
   - VOLUME OF FORCE MAIN = 100 LF X $\pi\left(\frac{2"}{2}\right)^2$ X $\frac{7.48\ GAL}{CF}$ = 17 GAL
   - DOSE DRAW = $\frac{17\ GAL + 110\ GAL}{14\ GAL/IN}$ = 9 IN
7. EMERGENCY STORAGE ABOVE HIGH LEVEL ALARM = 19 IN X 14 GAL/IN = 266 GALLONS 266 GALLONS > 200 GALLONS OF DESIGN FLOW (OK)
8. PUMPS, GATE VALVES AND UNIONS MUST BE LOCATED UNDER MANHOLE OPENING AND BE ACCESSIBLE WITHOUT HAVING TO ENTER THE PUMP PIT.
9. REMOVE ALL BAFFLES FROM THE TANK.
10. THE FLOAT SETTINGS NOTED ARE FOR A PUMP PIT WITH THE SPECIFIC DIMENSIONS SHOWN HEREON. CONTACT THE DESIGN ENGINEER FOR THE PROPER FLOAT SETTINGS IF A PUMP PIT WITH DIFFERENT DIMENSIONS IS USED.

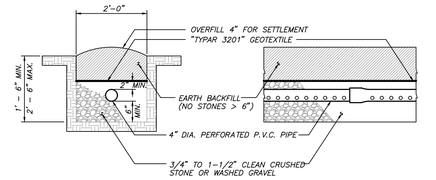


SEWER LINE CLEANOUT DETAIL
(N.T.S.)



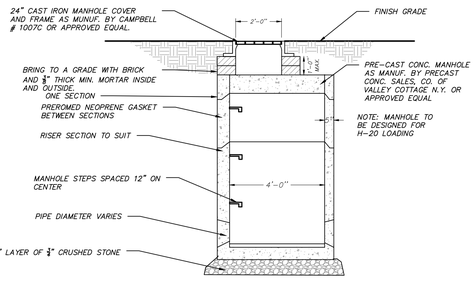
NOTES:
1. MINIMUM TOP DESIGN LOADING SHALL BE 300 PSF.
2. AS NOTED ABOVE, IF DEPTH OF SOIL COVER EXCEEDS 2'-0" OVER THE TANK, A RISER AND MANHOLE SHALL BE PROVIDED.

1,000 GALLON SEPTIC TANK DETAIL
(TO BE H-20 LOADING)
(N.T.S.)



NOTES:
1. PROVIDE 2' OF SOLID PIPE AT THE BEGINNING OF EVERY TRENCH.
2. PROVIDE END CAPS AT THE END OF EACH ABSORPTION TRENCH.
3. THE SLOPE OF THE PERFORATED PIPES SHALL BE BETWEEN A MINIMUM OF 1/32"/FT AND A MAXIMUM OF 1/16"/FT, UNLESS THE TRENCHES ARE DOSED BY PUMPING OR BY A DOSING TANK. DOSED TRENCHES SHALL BE LEVEL.

ABSORPTION TRENCH DETAIL
(N.T.S.)



DRAINAGE MANHOLE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
2	8-21-25	REVISED PER TOWN COMMENTS	RAR
1	5-27-25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567

DRAWING:
DETAILS

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 098868 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.

DRAWING NO. D-2 — SHEET 10/11

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\C\22240\00\DWG\Prop_Dwr Hard Drive\09 D-Dwg, A7/2/2025 10:44:58 AM, mrew, 1:1

EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610–3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP–3.1

* Permanent vegetation is considered stabilized when 80% of the plant density is established.

Note: Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

The party responsible for implementation of the maintenance schedule during and after construction is:

DHIP Group
446 Bedford Road
Pleasantville, NY 10570

and/or the current owner(s) of the subject property.

SOIL RESTORATION REQUIREMENTS

The contractor shall be required to perform the following soil restoration techniques prior to installing topsoil, seed and mulch. Items stricken in the following table do not need to be performed.

Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only – no change in grade	HSG A&B: Apply 6 inches of topsoil	HSG C&D: Aerate* and apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	HSG A&B: Aerate* and apply 6 inches of topsoil	HSG C&D: Apply full Soil Restoration**	
Heavy traffic areas on site (especially in a zone 5–25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (decompaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

* Aeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini–subsoiler.
** Per 'Deep Ripping and De–compaction, DEC 2008':

REQUIRED SWPPP CONTENTS PER GP–0–25–001:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–25–001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1c(i–xi) of General Permit GP–0–25–001:

   i. Background Information: The subject project consists of the construction of a self–storage building with offices, and asphalt parking.

   ii. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

   iii. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Fluvaquents–Udifluvents Complex (Ft), Chatfield–Charlton Complex (CsD), Charlton–Chatfield Complex (CrC), and Leicester loam (LcB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."

   iv. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

   v. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

   vi. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

   vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

   viii. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP–0–25–001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

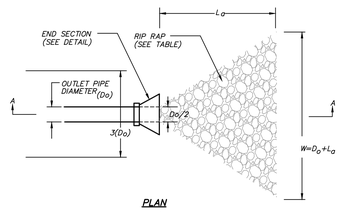
   ix. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

   x. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

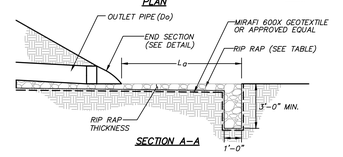
   xi. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\EC\22406000 SWPP Prep\ Dan Hoerl Drive\09 Dwg\ R7\2025.05.R7.21 AR_more.t.t



PLAN

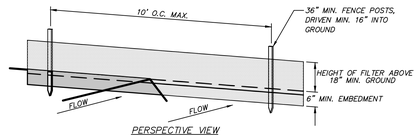


SECTION A–A

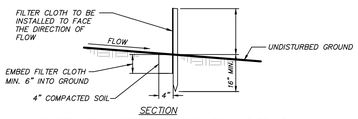
OUTLET NUMBER	OUTLET PIPE DIAMETER (Do)	DISCHARGE (CFS)	Dso RIP RAP SIZE	MAX. RIP RAP SIZE	RIP RAP THICKNESS	LENGTH (Lo)MIN.
WL	12"	2.2	6"	9"	14"	6'
SWP	6"	4.8	6"	9"	14"	8'
ES 1	15"	4.7	6"	9"	14"	8'
ES 6	15"	4.7	6"	9"	14"	8'
ES 8	12"	1.8	6"	9"	14"	6'

ROCK OUTLET PROTECTION DETAIL

(N.T.S.)



PERSPECTIVE VIEW



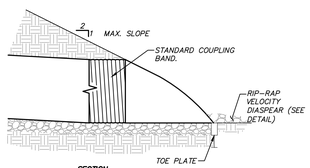
SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

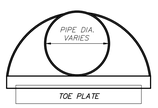
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH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

STANDARD SILT FENCE DETAIL

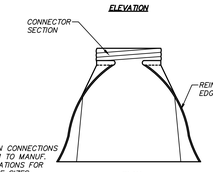
(N.T.S.)



SECTION



ELEVATION

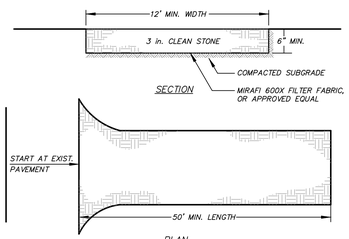


NOTE:
END SECTION CONNECTIONS TO CONFORM TO MANUF. RECOMMENDATIONS FOR VARIOUS PIPE SIZES

PLAN

END SECTION DETAIL

(N.T.S.)



SECTION

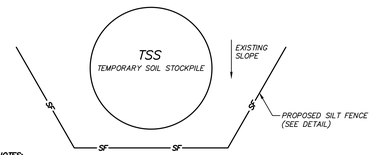
PLAN

INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY . THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ACCESS DETAIL

(N.T.S.)

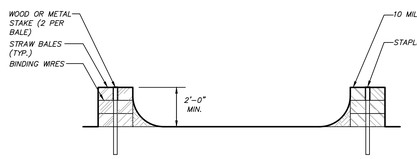


NOTES:

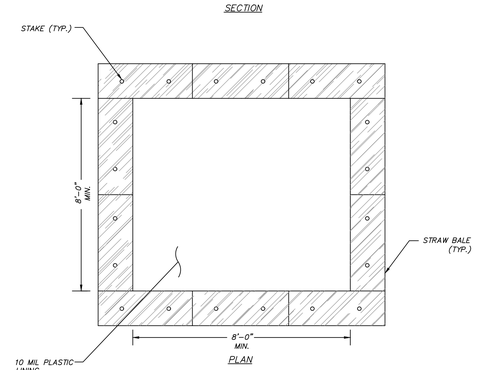
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)



SECTION



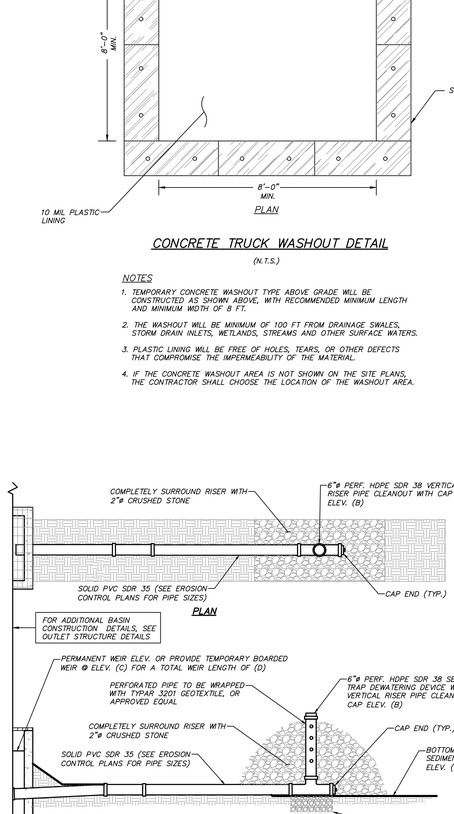
PLAN

CONCRETE TRUCK WASHOUT DETAIL

(N.T.S.)

NOTES

1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 8 FT.
2. THE WASHOUT WILL BE MINIMUM OF 100 FT FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
4. IF THE CONCRETE WASHOUT AREA IS NOT SHOWN ON THE SITE PLANS, THE CONTRACTOR SHALL CHOOSE THE LOCATION OF THE WASHOUT AREA.



PLAN

SECTION

STORMWATER BASIN OUTLET CONVERSION NOTES

THE BASIN IS PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.

AFTER THE CONTRIBUTING AREA TO THE BASIN HAS BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:

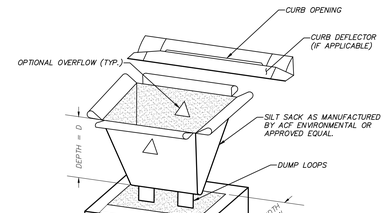
A. CLEAN TRAP AND OUTLET STRUCTURE AND REMOVE 6"ø PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.
B. ESTABLISH THE FINAL VEGETATION AND ELEVATIONS IN THE POND.

SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM A TRAP SHALL BE DEPOSITED IN A PROTECTED AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.

STORMWATER MANAGMENT PRACTICE	CONTRIBUTING AREA (AC)	STORAGE VOLUME REQUIRED (CF)	STORAGE VOLUME PROVIDED BELOW WEIR (CF)	TOP OF BERM ELEVATION	BOTTOM OF TEMPORARY BASIN ELEVATION (A)	CLEANOUT ELEVATION (B)	WEIR ELEVATION (PERMANENT OR BOARDED) (C)	TEMPORARY WEIR LENGTH (D)
1.2	2.8	10,080	10,562	34.4	26.0	31.6	31.6	1'

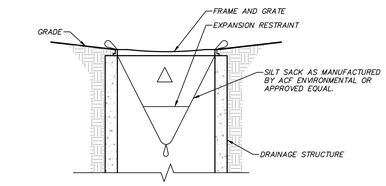
TEMPORARY PIPE OUTLET SEDIMENT TRAP DETAIL

(N.T.S.)



SIZE = L" x W" x D"

EXPLODED ISOMETRIC



ELEVATION

NOTE:
FABRIC FOR INSERT SHALL MEET THE FOLLOWING:

FABRIC PROPERTIES	MINIMUM ACCEPTABLE VALUE	TEST METHOD
Grab Tensile Strength (lbs)	110	ASTM D 4632
Mullen Burst Strength (PSI)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40–80	US Std Sieve ASTM D 4751

MANUFACTURED INSERT INLET PROTECTION DETAIL

(N.T.S.)

NO.	DATE	REVISION	BY
2	8–21–25	REVISED PER TOWN COMMENTS	RAR
1	8–21–25	REVISED PER TOWN COMMENTS	JJS

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:
JAM STORAGE, LLC
2059 ALBANY POST ROAD, CROTON–ON–HUDSON, NY 10567

DRAWING:
DETAILS

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 22406 — LICENSED PROFESSIONAL ENGINEER

LICENSE EXP. DATE: 12-31-2026
FIRM CERT. NO: 0021263

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	5–27–25	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.

DRAWING NO. D–3
SHEET 11 / 11

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

2240 SAW MILL RIVER ROAD
ELMSFORD, NY 10523
(914) 592-4520
(914) 592-5068(FAX)

August 26th, 2025

Town of Cortlandt Planning Board
ATTN: Chris Kehoe
1 Heady Street
Cortlandt Manor, NY 10567

Work Location: 2059 Albany Post Road Montrose

To Whom it may Concern

We inventoried the trees at the site as requested. There are 160 trees on the site with a pretty diverse mix of trees. There are 3 species that are under threat from insect or disease in the Beech, Elm and Ash. This was a previously cleared site and partially developed site with most trees in the young range of age. The trees are mostly small and there is a lot of vine growth covering the trees.

There were an additional 25 trees included for the proposed entrance off the neighbor's side and there were no significant trees located in this area.

There are no tree species on site which are listed in the Town Code as one of the protected categories.

There are no individual trees on site that would be categorized as specimen trees, according to the town code.

I have sent the spreadsheet in an email and please let me know if it is needed in any other format.

If you have any questions please feel free to give me a call.

Sincerely

Trevor Hall
Bartlett Tree Experts
ISA Certified Arborist PD0269

VN OF CORTLANDT PLANNING DEPARTMENT - 2059 ALBA...



Tree ID	Common Name	Scientific Name	Condition	Longitude	Latitude	Dbh Height	Dbh 1	Dbh 2	Dbh 3	Dbh 4	Dbh 5	
293	Locust-Black	Robinia pseudoacacia	Fair	-73.9204666	41.24053	4.5	10	9	9			
294	Locust-Black	Robinia pseudoacacia	Fair	-73.9205204	41.24055	1	19					
295	Locust-Black	Robinia pseudoacacia	Good	-73.9204881	41.24061	4.5	6					
296	Locust-Black	Robinia pseudoacacia	Fair	-73.9205705	41.2406	1	10	8	3			
297	Locust-Black	Robinia pseudoacacia	Good	-73.9205553	41.2406	4.5	13					
298	Cherry-Sweet	Prunus avium	Fair	-73.9206769	41.24055	4.5	17					
299	Maple-Red	Acer rubrum	Good	-73.9209159	41.24079	4.5	9					
300	Maple-Red	Acer rubrum	Good	-73.9209414	41.24071	4.5	6					
343	Elaeagnus-Russian Olive	Elaeagnus angustifolia	Fair	-73.9197812	41.24078	4.5	6	4	4			
344	Willow-Black	Salix nigra	Fair	-73.9193498	41.24077	4.5	7	6	6	6	5	
345	Willow-Pussy	Salix discolor	Fair	-73.919298	41.24069	4.5	4	3	3	3		
346	Willow-Pussy	Salix discolor	Fair	-73.9193167	41.24063	4.5	9	8	7	6	5	
347	Willow-Black	Salix nigra	Fair	-73.9191518	41.24054	2	30					
348	Spruce-Norway	Picea abies	Poor	-73.9190978	41.2406	4.5	22					
349	Yew-English	Taxus baccata	Fair	-73.9188993	41.24052	4.5	10	7	6			
350	Yew-English	Taxus baccata	Fair	-73.9188931	41.24051	4.5	14					
353	Yew-English	Taxus baccata	Fair	-73.9189267	41.24049	4.5	8	6	6			
359	Dogwood-Flowering	Cornus florida	Fair	-73.9189371	41.24047	4.5	7					
362	Ash-Green	Fraxinus pennsylvanica	Dead	-73.9189986	41.24047	4.5	12					
363	Yew-English	Taxus baccata	Fair	-73.9189979	41.24047	4.5	6	4	4			
364	Ash-Green	Fraxinus pennsylvanica	Dead	-73.9190066	41.24041	4.5	8	6				
365	Tuliptree	Liriodendron tulipifera	Poor	-73.9189188	41.24034	4.5	7	5				
366	Walnut-Black	Juglans nigra	Fair	-73.9188984	41.24035	4.5	10					
367	Tuliptree	Liriodendron tulipifera	Fair	-73.9188845	41.24034	4.5	25	15				
368	Tuliptree	Liriodendron tulipifera	Fair	-73.9188714	41.24035	4.5	11	6				
369	Tuliptree	Liriodendron tulipifera	Fair	-73.9188613	41.24038	4.5	22					
370	Tuliptree	Liriodendron tulipifera	Poor	-73.9188122	41.24047	4.5	22	19				
371	Maple-Red	Acer rubrum	Fair	-73.9187382	41.24043	4.5	30					
372	Linden-American	Tilia americana	Fair	-73.9186957	41.24046	4.5	10					
373	Dogwood-Flowering	Cornus florida	Poor	-73.9186968	41.2405	4.5	7					
374	Dogwood-Flowering	Cornus florida	Poor	-73.9186977	41.24053	4.5	8					
375	Maple-Red	Acer rubrum	Fair	-73.9186608	41.24058	4.5	8					
376	Birch-Sweet	Betula lenta	Fair	-73.9186285	41.24056	4.5	23					
377	Beech-American	Fagus grandifolia	Poor	-73.9185604	41.24055	4.5	10					
378	Beech-American	Fagus grandifolia	Poor	-73.9185953	41.24049	4.5	12					
379	Beech-American	Fagus grandifolia	Poor	-73.9186408	41.24045	4.5	4					
380	Beech-American	Fagus grandifolia	Poor	-73.9186198	41.24045	4.5	6					

381	Beech-American	Fagus grandifolia	Poor	-73.9185851	41.24048	4.5	9			
382	Maple-Sugar	Acer saccharum	Dead	-73.9185959	41.24046	4.5	13			
383	Maple-Sugar	Acer saccharum	Fair	-73.9184612	41.24046	4.5	11			
384	Tuliptree	Liriodendron tulipifera	Fair	-73.9184293	41.24046	4.5	24			
385	Maple-Sugar	Acer saccharum	Good	-73.9184132	41.24049	4.5	10			
386	Maple-Sugar	Acer saccharum	Good	-73.9183723	41.24051	4.5	5			
387	Oak-Northern Red	Quercus rubra	Fair	-73.9184412	41.24053	4.5	28			
388	Maple-Red	Acer rubrum	Good	-73.9184269	41.24054	4.5	5			
389	Beech-American	Fagus grandifolia	Poor	-73.9184048	41.24055	4.5	4			
390	Oak-Northern Red	Quercus rubra	Fair	-73.9183984	41.24056	4.5	30	22		
391	Tuliptree	Liriodendron tulipifera	Fair	-73.9182958	41.24061	4.5	26			
392	Maple-Sugar	Acer saccharum	Fair	-73.9183365	41.24061	4.5	12	5		
393	Maple-Sugar	Acer saccharum	Fair	-73.9183474	41.24061	4.5	8	3		
394	Oak-Black	Quercus velutina	Fair	-73.9183504	41.24067	4.5	26			
395	Tuliptree	Liriodendron tulipifera	Fair	-73.9183325	41.24068	4.5	21			
396	Oak-Northern Red	Quercus rubra	Fair	-73.918378	41.2407	4.5	24			
397	Maple-Sugar	Acer saccharum	Good	-73.9184223	41.2407	4.5	5			
398	Oak-Northern Red	Quercus rubra	Fair	-73.9184936	41.24075	4.5	29			
399	Maple-Sugar	Acer saccharum	Good	-73.9185095	41.2407	4.5	5			
400	Oak-Northern Red	Quercus rubra	Fair	-73.9184803	41.24063	4.5	22	12		
401	Beech-American	Fagus grandifolia	Poor	-73.9185276	41.24061	4.5	7			
404	Maple-Red	Acer rubrum	Fair	-73.9185456	41.24057	4.5	12			
407	Oak-Northern Red	Quercus rubra	Fair	-73.9185053	41.24056	4.5	29			
411	Oak-Northern Red	Quercus rubra	Fair	-73.9185212	41.24053	4.5	20	16		
412	Beech-American	Fagus grandifolia	Poor	-73.9185685	41.24054	4.5	7			
413	Oak-Northern Red	Quercus rubra	Fair	-73.9185749	41.24055	4.5	27			
414	Hemlock-Canadian	Tsuga canadensis	Dead	-73.9186185	41.24062	4.5	8			
415	Tuliptree	Liriodendron tulipifera	Fair	-73.9186263	41.24066	4.5	43			
416	Spruce-Norway	Picea abies	Fair	-73.9186157	41.2407	4.5	16			
417	Maple-Japanese	Acer palmatum	Fair	-73.9186891	41.2407	4.5	7	7		
418	Yew-English	Taxus baccata	Fair	-73.9186641	41.24074	4.5	4			
419	Dogwood-Flowering	Cornus florida	Fair	-73.9186685	41.24074	4.5	5			
420	Hemlock-Canadian	Tsuga canadensis	Fair	-73.9186793	41.24076	4.5	14			
421	Maple-Sugar	Acer saccharum	Fair	-73.9186571	41.24077	4.5	5			
422	Tuliptree	Liriodendron tulipifera	Fair	-73.9186887	41.24078	4.5	13			
424	Pine-Austrian	Pinus nigra	Dead	-73.9187133	41.24081	4.5	8			
428	Juniper-Eastern Redcedar	Juniperus virginiana	Fair	-73.9187218	41.24081	4.5	4	4	4	
429	Maple-Japanese	Acer palmatum	Fair	-73.9186953	41.24082	4.5	4			

430	Sassafras-Common	Sassafras albidum	Fair	-73.9186614	41.24081	4.5	5		
452	Sassafras-Common	Sassafras albidum	Dead	-73.9186352	41.2408	4.5	4		
453	Maple-Sugar	Acer saccharum	Fair	-73.9186048	41.24076	4.5	7		
454	Tuliptree	Liriodendron tulipifera	Fair	-73.9186095	41.24075	4.5	6		
455	Yew-English	Taxus baccata	Fair	-73.918608	41.24076	4.5	4	4	2
456	Maple-Sugar	Acer saccharum	Fair	-73.9185483	41.24074	4.5	4		
457	Maple-Sugar	Acer saccharum	Fair	-73.9185689	41.24079	4.5	6	4	
458	Oak-Northern Red	Quercus rubra	Fair	-73.9185784	41.24082	4.5	20		
459	Beech-American	Fagus grandifolia	Poor	-73.9185773	41.24084	4.5	8		
460	Maple-Sugar	Acer saccharum	Fair	-73.9185748	41.24083	4.5	16		
461	Oak-Northern Red	Quercus rubra	Fair	-73.9185614	41.24082	4.5	34		
462	Oak-Northern Red	Quercus rubra	Fair	-73.9185613	41.24087	4.5	33		
463	Birch-Sweet	Betula lenta	Fair	-73.9186286	41.24089	4.5	15		
464	Tuliptree	Liriodendron tulipifera	Fair	-73.9186547	41.24092	4.5	22		
465	Oak-Northern Red	Quercus rubra	Fair	-73.918749	41.2409	4.5	21		
466	Beech-American	Fagus grandifolia	Fair	-73.9187419	41.24088	4.5	14		
467	Pine-Eastern White	Pinus strobus	Fair	-73.9187187	41.24085	4.5	13		
468	Oak-Northern Red	Quercus rubra	Fair	-73.9188143	41.24085	4.5	16		
469	Oak-Northern Red	Quercus rubra	Good	-73.9188587	41.2409	4.5	9		
470	Maple-Sugar	Acer saccharum	Good	-73.9188108	41.24092	4.5	15		
471	Maple-Sugar	Acer saccharum	Fair	-73.9188042	41.24097	4.5	11	9	
472	Elm-American	Ulmus americana	Fair	-73.9188503	41.24097	4.5	6		
473	Oak-Northern Red	Quercus rubra	Fair	-73.9188688	41.24098	4.5	21		
474	Maple-Sugar	Acer saccharum	Fair	-73.9188384	41.24101	4.5	8		
475	Oak-Northern Red	Quercus rubra	Fair	-73.9188075	41.24101	4.5	30		
476	Maple-Sugar	Acer saccharum	Fair	-73.918789	41.24103	4.5	7		
477	Maple-Sugar	Acer saccharum	Fair	-73.9188205	41.24106	4.5	14		
478	Oak-Northern Red	Quercus rubra	Fair	-73.9188036	41.24107	4.5	24		
479	Oak-Black	Quercus velutina	Fair	-73.9187458	41.24103	4.5	36		
480	Maple-Sugar	Acer saccharum	Fair	-73.9188456	41.24112	4.5	9		
481	Hickory-Mockernut	Carya tomentosa	Fair	-73.9188651	41.2411	4.5	11		
482	Oak-Northern Red	Quercus rubra	Fair	-73.9189061	41.24107	4.5	26		
483	Oak-Northern Red	Quercus rubra	Fair	-73.9189085	41.24107	4.5	18		
484	Beech-American	Fagus grandifolia	Poor	-73.9189084	41.24108	4.5	7		
485	Beech-American	Fagus grandifolia	Poor	-73.9189108	41.24109	4.5	5		
486	Oak-Black	Quercus velutina	Fair	-73.9189135	41.2411	4.5	30		
487	Beech-American	Fagus grandifolia	Poor	-73.9189358	41.24112	4.5	6	5	
488	Beech-American	Fagus grandifolia	Poor	-73.918882	41.24117	4.5	13		

490	Beech-American	Fagus grandifolia	Poor	-73.9189405	41.2412	4.5	6			
491	Beech-American	Fagus grandifolia	Dead	-73.9189619	41.24118	4.5	13			
492	Beech-American	Fagus grandifolia	Poor	-73.9189871	41.24118	4.5	5			
493	Beech-American	Fagus grandifolia	Poor	-73.918995	41.24116	4.5	5			
495	Oak-Northern Red	Quercus rubra	Poor	-73.9190275	41.24116	4.5	24			
496	Beech-American	Fagus grandifolia	Poor	-73.9190004	41.24123	4.5	5			
497	Beech-American	Fagus grandifolia	Poor	-73.9189954	41.24124	4.5	4	3		
498	Beech-American	Fagus grandifolia	Poor	-73.9190106	41.24123	4.5	6			
499	Beech-American	Fagus grandifolia	Poor	-73.9190244	41.24126	4.5	4			
500	Beech-American	Fagus grandifolia	Poor	-73.9190256	41.24126	4.5	7	3		
555	Oak-Northern Red	Quercus rubra	Poor	-73.9190017	41.24124	4.5	20	18		
556	Sycamore-American	Platanus occidentalis	Fair	-73.9190991	41.24131	4.5	6			
557	Poplar-Eastern	Populus deltoides	Fair	-73.9191215	41.24133	4.5	12			
558	Cherry-Black	Prunus serotina	Fair	-73.9191373	41.24128	4.5	5			
559	Sycamore-American	Platanus occidentalis	Fair	-73.9191517	41.24128	4.5	14			
560	Poplar-Eastern	Populus deltoides	Fair	-73.9191539	41.24127	4.5	9			
561	Poplar-Eastern	Populus deltoides	Fair	-73.9191513	41.24125	4.5	12			
562	Cherry-Black	Prunus serotina	Fair	-73.9191488	41.24125	4.5	6			
563	Sycamore-American	Platanus occidentalis	Fair	-73.9191434	41.24124	4.5	5			
564	Birch-Sweet	Betula lenta	Fair	-73.9191508	41.24123	4.5	8			
565	Birch-Sweet	Betula lenta	Fair	-73.9191254	41.24124	4.5	7			
566	Birch-Sweet	Betula lenta	Fair	-73.919124	41.24125	4.5	5			
567	Beech-American	Fagus grandifolia	Poor	-73.9191391	41.24125	4.5	5			
568	Poplar-Eastern	Populus deltoides	Fair	-73.9191378	41.24121	4.5	16			
569	Maple-Sugar	Acer saccharum	Fair	-73.9191097	41.24115	4.5	5			
570	Cherry-Black	Prunus serotina	Poor	-73.9190601	41.2411	4.5	6			
571	Tuliptree	Liriodendron tulipifera	Poor	-73.9190728	41.24105	4.5	12			
572	Sycamore-American	Platanus occidentalis	Fair	-73.9189689	41.24092	4.5	13			
573	Maple-Red	Acer rubrum	Fair	-73.918979	41.24092	4.5	9	8		
575	Willow-Pussy	Salix discolor	Good	-73.9198439	41.24068	1	6	4	3	3
576	Locust-Black	Robinia pseudoacacia	Good	-73.9200995	41.2407	4.5	7			
577	Locust-Black	Robinia pseudoacacia	Good	-73.9201007	41.24076	4.5	11			
578	Locust-Black	Robinia pseudoacacia	Good	-73.9201679	41.24072	4.5	13			
579	Tree of Heaven	Ailanthus altissima	Good	-73.9202873	41.24061	4.5	10			
580	Willow-Pussy	Salix discolor	Fair	-73.9203966	41.24068	1	7	4	4	4
581	Poplar-Eastern	Populus deltoides	Poor	-73.9204452	41.24069	4.5	6			
582	Sycamore-American	Platanus occidentalis	Poor	-73.9204845	41.2407	4.5	5			
583	Poplar-Eastern	Populus deltoides	Poor	-73.9204895	41.24069	4.5	5			

584	Tree of Heaven	Ailanthus altissima	Fair	-73.920529	41.24067	4.5	7		
585	Elm-American	Ulmus americana	Poor	-73.920625	41.2407	4.5	4		
586	Sycamore-American	Platanus occidentalis	Fair	-73.9206028	41.24067	4.5	12	5	3
587	Maple-Red	Acer rubrum	Fair	-73.9205746	41.24067	4.5	5		
588	Locust-Black	Robinia pseudoacacia	Fair	-73.9205684	41.24065	4.5	13		
589	Poplar-Eastern	Populus deltoides	Fair	-73.9206232	41.24067	4.5	6		
590	Poplar-Eastern	Populus deltoides	Fair	-73.9206657	41.24065	4.5	12		
591	Sycamore-American	Platanus occidentalis	Fair	-73.9207062	41.24066	4.5	23		
592	Poplar-Eastern	Populus deltoides	Fair	-73.9207048	41.24059	4.5	11		
593	Tuliptree	Liriodendron tulipifera	Fair	-73.9207498	41.24062	4.5	11		
594	Hickory-Shagbark	Carya ovata	Fair	-73.9207829	41.24061	4.5	8		
595	Hickory-Pignut	Carya glabra	Fair	-73.9207983	41.24063	4.5	12		
596	Poplar-Eastern	Populus deltoides	Fair	-73.920815	41.24065	4.5	7		
597	Willow-Pussy	Salix discolor	Fair	-73.9208604	41.24065	1	11		
598	Poplar-Eastern	Populus deltoides	Fair	-73.9208436	41.24062	4.5	7		
599	Poplar-Eastern	Populus deltoides	Fair	-73.9208381	41.24062	4.5	16		
600	Maple-Red	Acer rubrum	Fair	-73.9209301	41.24066	4.5	10	8	

MEMORANDUM

TO: **Town of Cortlandt Planning Board**

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

DATE: **July 24, 2025**

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

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

The following documents were resubmitted for our review:

- **In-Site, May 27, 2025 Letter**
- **Site Plan Set for Jam Storage, LLC. at 2059 Albany Post Road prepared by Insite Engineering, Surveying & Landscape Architecture, P.C Submitted May 27, 2025**
  1. **Sheet OP-1 – Overall Plan, last revised May 27, 2025**
  2. **Sheet EX-1 – Existing Conditions and Removals Plan, last revised May 27, 2025**
  3. **Sheet SP-1 – Layout and Landscape Plan, last revised May 27, 2025**
  4. **Sheet SP-2 - Grading and Utilities Plan, last revised May 27, 2025**
  5. **Sheet SP-3 –Erosion and Sediment Control Plan, , last revised May 27, 2025**
  6. **Sheet LP-1 –Photometric Lighting Plan, last revised May 27, 2025 (Review By Planning)**
  7. **Sheet PR-1 - Driveway Profile Plan, last revised May 27, 2025**
  8. **Sheet VM-1- Vehicle Maneuvering Plan, last revised May 27, 2025**
  9. **Sheet D-1 – Details, last revised May 27, 2025**
  10. **Sheet D-2 – Details, last revised May 27, 2025**
  11. **Sheet D-3 – Details, last revised May 27, 2025**
- **Stormwater Pollution Prevention Plan for Jam Storage, LLC, dated May 22, 2025**
- **Sheet CM-1 Constraints Map, dated May 22, 2025**

Our office offers the following comments:

Administrative

1. All plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, ACOE, NYSDEC, etc.).

2. Applicant shall be required to meet the standards set forth in Chapter 157 – Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board.
3. The Application and EAF should be revised to include a lot merger of the parcels. Additionally, EAF should be updated to indicate Highway Department approval for curb cut, as well as new footprint of storage building.
4. The Applicant has indicated they will provide a narrative in support of the issuance of a steep slope permit. The applicant should submit this narrative for review prior to issuance of a negative declaration.
5. Given the work proposed within close proximity of the wetland, a jurisdictional determination should be submitted to the NYS DEC. The applicant should provide any determination made by the NYS DEC.
6. The Applicant shall submit an application for a permit in accordance with Chapter 283 Trees when completed.
7. The Applicant has indicated they will provide a narrative in support of the issuance of a Freshwater Wetlands, Water Bodies, and Watercourses Permit. The applicant should submit this narrative for review prior to issuance of a negative declaration.
8. Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district.
9. Provide computations demonstrating that all factors of safety for sliding, overturning and settlement have been met for all proposed retaining walls. Note the factors of safety and provide a letter stating such. Note factors of safety are either 1.5 or 2.0 depending on if active or passive earth pressure is used. Include any surcharges the walls may be exposed to if any.
10. Provide visual material representing the contemplated retaining wall color, texture, and stone size for Planning Board consideration.
11. Westchester County of Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), existing SSDS abandonment, and water service will be required.
12. The jurisdictional fire department supporting the project site should be consulted related to the necessity of hydrants around the building.

Plans

1. Sheet SP-1 – Provide dimension along the proposed driveway to show that it meets the requirements of a fire apparatus access road which entails a width of 26-ft.
2. Sheet EX-1 – Include all trees to be removed on this plan.
3. Sheet EX-1 – Update survey along Memorial Drive to depict trees, guiderail, and curbing.
4. Sheet EX-1 - Extended wetland delineation west to Memorial Drive, as opposed to relying upon 2007 aerial imagery.
5. Sheet EX-1 – Indicate extents of guiderail, tree, and concrete curb removal along Memorial Drive, and provide a tapered end transition on the southern side of the proposed entrance.
6. Sheet EX-1 – Indicate a Highway Work Permit from the Town of Cortlandt will be required for curb cut at Memorial Drive.
7. Sheet SP-1 – It is inferred the area labelled SSA is the snow storage area. Please call it our explicitly.
8. Sheet SP-1 – Label points off entry and egress doors.

9. Sheet SP-1 – Indicate a Highway Work Permit from the Town of Cortlandt will be required at the proposed Memorial Drive curb cut.
10. Sheet SP-1 – The Planning Board should discuss with the Applicant the extent of screening contemplated between the Emergency Services property and proposed driveway access.
11. Sheet SP-1 -Provide soil restoration requirements on this Sheet as outlined in the SWPPP. Identify all areas of soil restoration.
12. Sheet SP-1 - Show the building ingress and egress locations.
13. Sheet SP-1 – Depict curbing and guiderail modifications along Memorial Drive.
14. Sheet SP-1 – Callout indicates to connect to Ferris Court for secondary emergency access. Ferris Court in its existing state, does not meet the NYS Fire Code for emergency access, and this office does not believe it is the intent of the Applicant to upgrade Ferris Court. This note should be modified to connect to Ferris Court for required fire apparatus turnaround. Additionally, Ferris Court, was never dedicated to the Town of Cortlandt. The Town of Cortlandt only received an easement for the waterline. Permission for fire apparatus turn around shall be obtained.
15. Sheet SP-1 – Consider substituting landscaping or grass adjacent to the storage facility in lieu of striping in some areas to break up the monotony of asphalt.
16. Sheet SP-1 Provide a detail for the proposed entry gate. The applicant shall identify how access will be provided for emergency vehicles and provide approval from the fire code official.
17. SP-2 – Provide spot elevations around the edge of building to confirm the cross slope of the access drive will adequately drain to the low points.
18. Sheet SP-2 – Stormwater planters on plan.
    a. Identify the points of roof leader discharge into the planters.
19. Sheet SP-2 - Provide a 25-foot-wide vegetative pond buffer from the peak water surface with landscaping on all sides per NYSDEC
20. Sheet SP-2 – Provide additional labels of the existing topography in the vicinity of the proposed driveway and bioslope, and inverts of the underdrain, to verify the bioslope can function as intended. For example, it cannot be verified that the underdrain can be installed as designed. If additional grading is required, it should be shown on Sheet SP-2.
21. Sheet SP-2 – Specify class of RCP pipe.
22. Sheet SP-3 – Tree protection has been included but not labeled on this sheet. Provide a label for all areas of tree protection.
23. Sheet SP3 – Due to the close proximity of work to the wetland, two sediment control barriers shall be provided along the entire southern edge to minimize potential for sediment laden runoff from entering the wetland.
24. Sheet SP-3 – Construction Sequencing Note Comments:
    a. Notes reference a sediment trap which is not shown on the plans. Please depict location and provide detail and sizing calculations.
    b. Please incorporate the retaining wall and gravel wetland installation into the phasing schedule.
    c. Please note, the removal of the erosion and sediment control measures shall not occur without the approval of the Department of Technical Services.
25. Sheet D-1 – The curb valve shall be Mueller H-15219 on Water Service Line Connection Detail.
26. Sheet D-1 – There are references to other municipalities and counties. Update water notes with the attached Town of Cortlandt Standard notes.
27. Sheet D-1 – Provide a tapping sleeve detail for the fire service.

28. Sheet D-1 – Provide a 12-inch layer of ¾ inch crushed stone beneath catch basins and storm manholes.
29. Sheet D-1 – Provide fall protection as part of retaining wall detail.
30. Sheet D-2 – The applicant states the outlet structure detail has been revised to use aluminum grating on the outlet structure. Detail W-5 calls for galvanized steel grating. The applicant should clarify what material is proposed.
31. Sheet D-2 – Add the following notes to the domestic water and fire trench detail:
    a. Contractor shall surround the new pipe with 6-inches of NYSDOT Item 304.14 all around the outside of the pipe.
    b. 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.
    c. 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.
    d. Remove all bedrock within 6-inches of pipe.
    e. 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.
    f. Recycled fill/item 4 is not permitted as backfill.
32. Sheet D-2 – W-5 Gravel Wetland Outlet and Emergency Spillway Detail
    a. Provide a geotextile fabric above and below the 40 mil HDPE Geomembrane.
    b. Provide a note indicating a base beneath the gravel wetland shall be prepared on the bottom and side slopes of the area to be lined. The base shall be free of all shar objects, roots, grass, and vegetation. A pre-installation inspection shall be performed by DOTS and the project engineer prior to installation of the geotextile fabric and HDPE Geomembrane. Should unsuitable material be found, it should be removed.
    c. Please provide field seaming requirements, field seaming testing requirements, and pipe penetration procedures of the HDPE Geomembrane to ensure water tightness.
    d. Provide an anchor detail of the geotextile and geomembrane.
    e. Detail how geomembrane will be adhered to the outlet structure to ensure water tightness.
33. Sheet D-3 – Update erosion and sediment control notes to reference State Pollutant Discharge Elimination System (SPDES) General Permit (GP-0-25-001)

SWPPP

1. The project will require coverage under the GP-0-25-001 General Permit for Stormwater Discharges from Construction Activities. Update the SWPPP to reference the current permit.
2. The minimum RRv Calculation uses a Hydrologic Soil Group number of D and is consistent with the HydroCAD model. However, the Pre and Post Development Drainage Map indicates the impervious area is proposed on B and C soils. Provide justification for using D soils for the developed areas in the SWPPP, or revise the RRv calculations and HydroCAD model to use B and C soils.
3. Discrepancies between the plans and HydroCAD Model are present. For example, the 12" outlet pipe has an upstream inv. of 32.1 shown on the plans and 33.1 shown on the sheet D-2, revise the plans for consistency and update the HydroCAD model.

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

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

August 20, 2025

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

Re: Subdivision Application (3 Lots)
77 Montrose Station LLC
77 Montrose Station Road
Tax ID: Section 44.17, Block 1, Lot(s) 6 & 11

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced Proposed 3-Lot Subdivision Project:

- Subdivision and Site Development Plan, revised August 20, 2025
- Slopes & Wetlands Map
- Tree Removal Overlay Plan
- Steep Slope Findings Statement
- Deed L2120 P12 for 50' easement

The following is an annotated response to review comments by LaBella dated February 13, 2025:

Administrative

1. ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, etc.). Acknowledged

2. Applicant shall be required to meet the standards set forth in Chapter 157 – Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board. Acknowledged

3. Westchester County of Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), and water service will be required. Acknowledged

4. The Applicant's Engineer indicated at the February 4, 2025 Planning Board meeting that their office is still working on the drainage design for the project, Therefore our office has excluded that from our review. Drainage design is included in the plan set for review. Design for each individual proposed lot includes capturing the water quality volume from the proposed roof areas and routing it to proposed subsurface Cultec units. Calculations have been provided. Stormwater mitigation for the proposed driveway(s) has been provided in the form of infiltration trenches along the edges of the driveway(s). The stormwater design for each individual lot can be revisited during the individual Site Plan review that will be conducted as part of the Building Permit process.

5. Since the project is a residential subdivision disturbing more than 1 acre but less than 5 acres and creates an impervious area which is 25% or less cover of the buildable area, the NYSDEC General SPDES Permit requires the Applicant to prepare a Stormwater Pollution Prevention Plan (SWPPP) that includes Erosion and Sediment Control. The Erosion and Sediment Control Plan is included on sheet 5 and E&SC Details can be found on sheet 6.

6. Conduct a sight distance analysis for the proposed location of the driveway. Contact the Town of Department of Environmental Services to request the following:
   a. Request road opening permit from DES and include the appropriate permanent asphalt repaving detail on site plans.
   i. Top course asphalt, Type 6F3
   ii. Binder course asphalt, Type 3
   iii. NYSDOT Subbase course Type 2
   b. Discuss appropriate signage to be placed along Montrose Road in the vicinity of the proposed driveway alerting drivers to slow down/drive slowly due to vehicles entering and exiting driveways ahead.

   The sight distance was field measured by our office and is indicated on sheet SP-3.1. The sight distances take into account proposed grading and clearing of brush. A road opening permit application will be filed at the time of the building permit. The water service pavement restoration detail includes the required specifications. Road signage to be discussed.

7. Applicant shall provide a Cortlandt Consolidated Water District approval for the proposed connection to the existing water line. A letter stating the capacity and willingness to serve will be requested from the water department as required by the WCDH as part of their Realty Subdivision Application review. Water service Applications for each individual lot will be part of the Site Plan and building permit applications for each individual lot.

8. Applicant shall provide an addendum application for steep slope permit. Acknowledged. See the enclosed Steep Slope Findings Statement.

Plans
(Note that a Preliminary Subdivision Plat has been added as sheet 3)

1. Sheet 1 of 5 – Remove Special Note 2. Note removed

2. Sheet 1 of 5 – In accordance with Chapter 265 Subdivision of Land, please provide locations of school, fire districts, and other special district lines within the vicinity of the subdivision. The districts that the site is in are listed in the General Notes on sheet 1. There are no boundary lines between districts in the vicinity of the property that would display on a map of the surrounding area.

3. Sheet 2 of 5 – Our office overlaid the tree removal plan and grading plan, to determine if there were opportunities to save additional trees on-site. 40 trees fell outside areas of contemplated disturbance which were not in close proximity to the proposed dwelling, These trees are listed as 24, 25, 26, 69, 70, 44, 47, 48, 49, 55, 56, 57, 91, 92, 94, 95, 185, 186, 193, 194, 215, 334, 335, 218, 219, 220, 221, 519, 442, 443, 455. 549, 550, 544, 545, 481, 482, 539, 540, Of the 40 trees, 7 were recommended for removal as they dead, significantly died back, or suffering from beech tree disease. These were identified as 24, 25, 186, 193, 215, 220, and 540. This office asks that the other 33 trees identified herein be identified to remain. The above list includes 39 trees that were previously identified to be removed. Of the 32 recommended to remain, we are proposing that 16 be listed to remain. The trees of that list that we are still proposing for removal are numbers 44, 47, 48, 49, 55, 56, 57, 91, 92, 94, 95, 185, 218, 219, 221, and 519. Some of this is due to a modification to the grading of the hill east of the driveway on lot 2, others are due to their proximity to proposed house & driveway locations / utilities / septic systems. It should be noted that all trees within 10-ft. of a septic system must be removed per Westchester County Department of Health requirements.

2. Sheet 2 of 5 – Tree 59 is identified to be removed. I believe this was an oversight, as the SavaTree Report denotes tree 58 to be removed and tree 59 is in good condition. Tree 59 is now shown to remain with tree 58 to be removed.

3. Please provide a tree protection detail and delineate the trees to be protected during construction. A detail is included on sheet 2 as well as a callout for the trees to be protected

4. Sheet 2 of 5 – Provide delineation of saw cut within the Montrose Station Road for the water line. The sawcut for both water services are now shown on the Utilities Plan.

5. Sheet 2 of 5 – Please provide the following notes on the plan: Notes added
   i. Permittee is to maintain work zone traffic control plan in accordance with Section 104 of Highway Law, while working within the Town Right-of-Way.
   ii. Road Closures are not permitted.
   iii. Overnight excavation will not be permitted.

6. Sheet 3 of 5 – Pease provide the following notes: Notes added.

   i. The applicant is aware that the disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.
   ii. The applicant shall submit an as-built foundation survey to the Town of Cortlandt prior to framing.
   iii. The applicant shall submit an as-built centerline driveway profile with slopes/grades to the Town of Cortlandt prior to paving.
   iv. Prior to the backfilling of any storm water best management practice, DOTS- Engineering shall be notified to perform an inspection.
   v. 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.
   vi. 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.
   vii. Double check valve shall be installed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations, and Building Code.
   viii. Rock ripping will be used wherever possible. If blasting is required, it will require prior approval from the Town of Cortlandt and an air quality permit from the Westchester County Department of Health.
   ix. There shall no processing of excavated materials by a rock crusher or similar equipment on-site.
   x. An application for a road opening permit shall be submitted to the Department of Environmental Services (DOES).
   xi. Provide 10-foot separation between water and other services.
   xii. Roof and footing drains shall be 2 separate pipes. Roof leaders shall be directed to proposed storm water best management practices. Footing drains shall daylight to energy dissipators (level spreaders) away from steep slopes.

7. Sheet 3 of 5 – Incorporate 19 provisions associated with steep slope disturbance in accordance with Chapter 259 Steep Slopes Section6. H. The provisions have been added.

8. Sheet 3 of 5 – Investigate whether it is viable to excavate a gutter/ditch alongside the roadway to convey driveway runoff to the catch basin 170-ft north of the shared driveway. A swale is now proposed to run from the driveway to the catch basin

9. Sheet 4 of 5- Add note 10 indicating "Topsoil removed shall be replaced to a depth of at least 4-inches over all exposed ground surfaces except rock and shall be planted or seeded and mulched repeatedly until the area is stabilized." Note added

10. Sheet 4 of 5 – Add note 11 indicating "All trees which fail to survive for a period of two calendar years shall be replaced by permit holder at no expense to Town of Owner of the Land, if other than the permit holder of the permit. Said replacement shall be within 60 days following written demand for

such replacement from the Director of Technical Services or written extended period of time as may be specified. Note added

11. Sheet 4 of 5 - Provide erosion control matting and associated detail where proposed slopes exceed 5:1. Erosion control matting has been added to the plans and a detail included on sheet 6.

12. Sheet 4 of 5 – Extend silt fence to the driveway along the frontage of Lot 2. Provide invert elevations of roof leaders and footing drains. The silt fence has been extended to the driveway. Inverts of footing drains and roof leaders are included on sheet 4.

13. Sheet 5 of 5 - Update Water Service Connection detail to specify Mueller H-15000N Corporation Valve, Mueller 15214 Curb Stop and Drain, and Mueller 15204N Adjustable Curb Box, provide brick beneath the curb stop, identify the copper service as proposed instead of existing, and crushed stone beneath the drain opening. Detail updated accordingly

14. Sheet 5 of 5: Provide a geotextile fabric beneath the rip-rap within the rip-rap dispersion pad installation detail. Detail updated accordingly

The following is an annotated response to the comments by the Town of Cortlandt Department of Planning & Community Development dated February 20, 2025:

1. The Planning Division conducted a review of the subject application consisting of a 5-page set of drawings entitled “Subdivision & Site Development Plan for 77 Montrose Station Rd., LLC” prepared by Cronin Engineering, P.E., P.C. dated January 22, 2025. No response required

2. The applicant is requesting preliminary subdivision approval for a 3-lot major subdivision of an approximately 9.77-acre parcel of property. The parcel contains an existing single-family home that is currently being renovated. The existing house is located on proposed Lot 1 which is 245,821 sq. ft. and is accessed by an approximately 900-foot-long driveway. The existing driveway is currently partially located on Lot 6, which is also owned by the applicant. Lot 6 is proposed to be merged with Lot 11. The house on proposed lot 1 is served by public water and an on-site septic system. Proposed lot 2 is 80,891 sq. ft., and will be served by public water and an on-site septic system with a proposed shared driveway access to Montrose Station Rd. Proposed lot 3 is 97,001 sq. ft. and also served by public water and an on-site septic system. The subject property is zoned R-80, single-family residential which requires a minimum lot size of 80,000 sq. ft. No response required

3. The subject drawing shows the driveway from Montrose Station Road to the subject parcel, for the existing residence, being located within a 50 ft. r-o-w with a deed reference of Liber 2120 Page 12. Access through this r-o-w is also provided to an additional parcel in the back, tax lot 44.17-1-9 & 10, n/f owned by the Thomas & Marcia Hintze Irrevocable Trust. The applicant shall provide proof to the Board and staff of legal access in this r-o-w. In addition, the applicant shall provide proof that access to the Hintze parcel is not precluded. A copy of the easement deed is included.

4. An easement will need to be filed to the satisfaction of the Town Legal Department to provide access to proposed lot 3 over proposed lot 2. There is a proposed easement shown on the plans, which will be finalized and filed as the process moves forward.

5. A tree inventory on the subject parcel was completed by Town Arborist Sav-A-Tree dated October 3, 2024. According to the inventory a total of 565 trees were found within the proposed limits of disturbance. According to the arborist 104 trees should be considered for removal based upon their condition, i.e. dead, critical condition or poor. The arborist report states that 353 healthy trees, native trees may need to be removed based on the proposed layout. The applicant is stating that 247 trees need to be removed. The proposed improvements shall be overlaid on top of the tree inventory, and all trees that are required to be removed for the construction of the houses and all the site work shall be clearly marked with an “x” to give the Planning Board a clear visual representation of the required

removals. The applicant shall clearly differentiate the proposed tree removals between trees that the Town Arborist determined to be dead, dying or in poor condition versus healthy trees.

The applicant is proposing 12 trees be planted. The total amount of required tree re-planting has been determined by Town staff to be 1 tree to be planted for every 1,000 sq. ft. of disturbance. According to the applicant, to be confirmed by the Town as the project progresses, 137,525 sq. ft. of disturbance is required for the proposed improvements. At this time, subject to further plan revisions, a total of 138 trees are required to be re-planted. The applicant shall provide the required responses to Section 283-7, (Trees) *Standards for approval* for the Board to consider. An overlay plan has been included that shows trees that are proposed to be removed alongside proposed conditions, as well as trees that Sav-A-Tree recommends for removal due to their condition (i.e. 63 standing dead, 16 critical condition and 25 poor condition). We have revised the proposed limits of disturbance and reduced the number of existing trees to be removed from 247 to 230. We have also reduced the proposed disturbance from 137, 525 sq. ft. to 77,100 sq. ft., which accordingly would require the planting of 78 trees. Although we have shown 12 trees to be planted along the proposed driveway, we feel it is more appropriate to establish the number of required plantings overall, as well as for each lot, and to provide a proposed tree planting plan that includes those requirements at the time of individual Site Plan submission for a building permit.

6. The applicant shall provide a colored map as per the attached guidelines depicting the impacts of the proposed site plan and all associated site improvements to wetlands, wetland buffers and areas of steep slope. As per the guidelines the regulated buffer shall be colored yellow, wetlands colored light blue and areas of steep slope colored tan and/or brown. The proposed subdivision improvement shall be overlaid on top of the environmental constraints map. A colored map of the steep slopes is enclosed. There are no known wetlands on the site. The Westchester County GIS database indicates there are no NYS or federal wetlands on the site.

7. The subject subdivision will impact regulated steep slopes. The applicant shall provide the Board the total amount of proposed steep slope disturbance for slopes 15-30% and for slopes greater than 30%. The applicant shall provide the required responses to Chapter 259-6 (Trees) *Standards for approval* for the Board to consider. The colored map mentioned above lists the area of steep slope disturbances within the disturbance limits.

8. The applicant shall provide a written response to the concerns raised by the neighbors in letters dated February 14 and February 18, 2025. (attached) Responses included below

9. The applicant shall respond to all comments raised by the Planning Board Engineer in his memo dated February 13, 2025. Comments have been addressed and responses included with this submission.

10. The applicant is required to have a follow-up meeting with Town staff, after they have completed their revisions to the drawings as per the review memos, prior to being placed back on a Planning Board agenda. Noted

11. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Full Environmental Assessment Form (see attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof, as applicable. No response required

12. Also attached herewith for the Planning Board's information is an aerial image showing the character of the area of this application. The subject drawing was transmitted to the members of the Planning Board at the time the application was submitted. No response required

13. Referrals of this application include the Code Administration and Enforcement Division and the Town

Fire Inspector, the Conservation Advisory Council and the Parks & Recreation Advisory Council. No response required

In response to the letter(s) from nearby property owners dated February 14, 2025:

1. The work done to the existing house and property have been handled under separate applications and are not considered as part of the subdivision application.

2. The site plans takes into consideration trees that will need to be removed due to the proposed construction, while the Savatree report includes trees throughout the entire site that are recommended to be removed due to their condition.

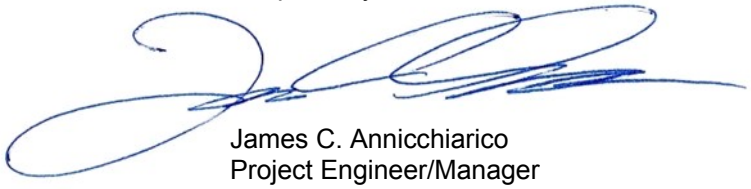
3. It is unclear what parcel is being referred to. The letter may be referring to the portion of the right-of-way that lies between the edge of the physical road and the property line. It is proposed to excavate out the area of the driveway entrance, with proposed grading resulting in a 4% driveway slope for the first 40-ft of driveway off of Montrose Station Road.

4. It is not uncommon for surveys to show discrepancies between bearings and distances listed in a deed and those determined during the survey. All proposed construction is well within the property, zoning setbacks and far from the boundary lines.

5. The project will require the approval of the Westchester County Department of Health for both the Realty Subdivision and the proposed septic systems for each individual lot. Applications for individual septic systems will be required prior to the issuance of building permits.

We look forward to discussing the project and, if necessary, the revisions to the plans as noted above, at the September 4, 2025 Planning Board meeting. Please feel free to contact me if there are any questions or if any additional information is required.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giordano, 77 Montrose Station LLC via email w/enclosures
File: *Giordano-77 Montrose Station Rd-Cortlandt-PB Subdivision-Submission Letter-20250820.doc*

SUBDIVISION & SITE DEVELOPMENT PLAN
77 MONTROSE STATION, LLC

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 44.17, BLOCK: 1, LOT(S): 6 & 11
2. TOTAL AREA OF EXISTING LOTS: 423,713 SQ. FT. (9.73 ACRES).
   EXISTING LOT 6: 42,058 (0.97 ACRES)
   EXISTING LOT 11: 381,655 SQ. FT. (8.76 ACRES).
3. SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY TC MERRITT'S LAND SURVEYORS ENTITLED "PRELIMINARY MAP PREPARED FOR STEVE GIORDANO BUILDERS, INC." DATED JULY 12, 2024, LAST REVISED AUGUST 28, 2024.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON DATA DOWNLOADED FROM THE WESTCHESTER COUNTY GIS WEBSITE.
5. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:
   - TOWN OF CORTLANDT R-80 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT
   - HENDRICK HUDSON SCHOOL DISTRICT
   - CORTLANDT CONSOLIDATED WATER DISTRICT
   - MONTROSE FIRE DISTRICT
6. PARCEL IS LOCATED IN THE HUDSON RIVER WATERSHED.

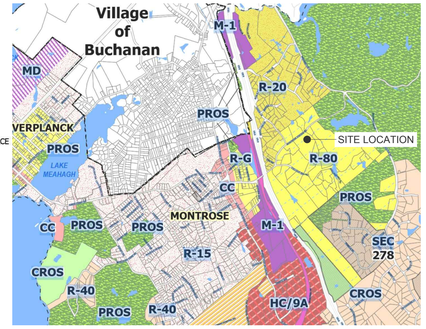
ENGINEER'S NOTES

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
4. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.

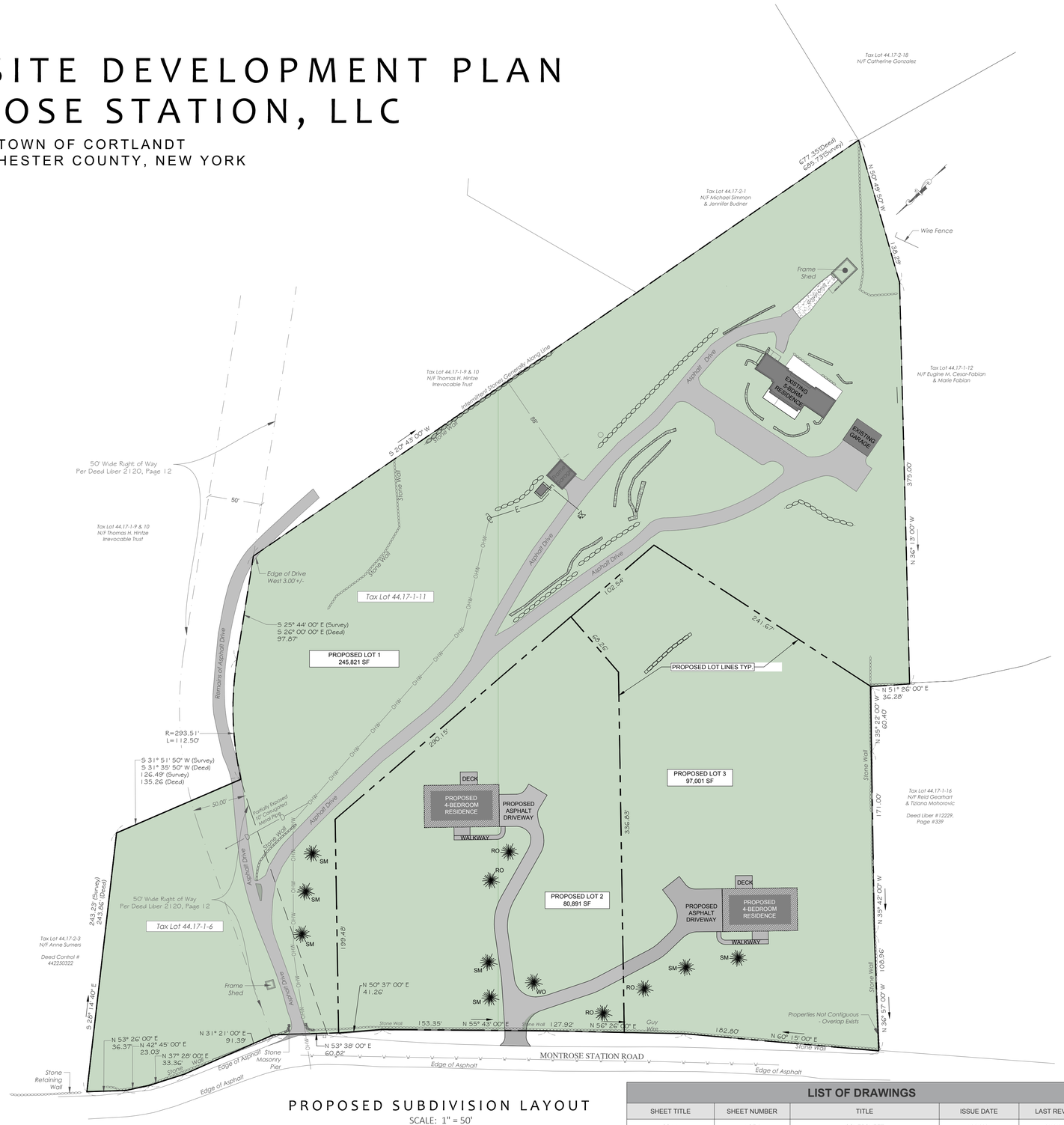
SPECIAL NOTES

1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

SITE CAPACITY ANALYSIS		
ZONING DISTRICT	R-80	
LOT #	SEC: 44.17, BLOCK: 1, LOT: 6 + 11	
TOTAL APPROXIMATE GPA IN ZONE	423,713 SF	9.73 AC
WETLAND (WWW)	0 SF	0 AC
50% OF 100' WETLAND BUFFER AREA	0 SF	0 AC
SLOPES > 20% (SS)	140,085 SF	3.22 AC
NYSDEC WETLAND (FW)	0 SF	0 AC
100 YEAR FLOODPLAIN (FD)	0 SF	0 AC
TOTAL CONSTRAINED AREA	0 SF	0 AC
PARCEL AREA AFTER CONSTRAINTS	283,628 SF	6.51 AC
10% OF PARCEL AREA AFTER CONSTRAINTS	N.A.	N.A.
NET PARCEL AREA (NPA)	283,628 SF	6.51 AC
R-80 RESIDENTIAL DENSITY PERMITTED (80,000 SF. / LOT MIN. REQUIRED)	3.55 LOTS = 3 LOTS MAX	

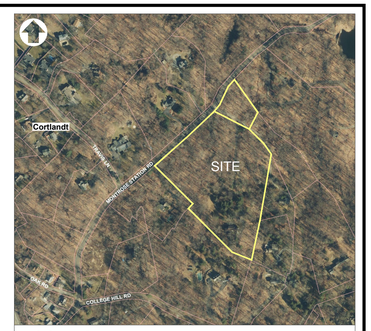


TOWN OF CORTLANDT ZONING MAP
NTS



PROPOSED SUBDIVISION LAYOUT
SCALE: 1" = 50'

LIST OF DRAWINGS				
SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-1.1	1 OF 6	COVERSHEET	1/22/2025	8/20/2025
EX-2.1	2 OF 6	EXISTING CONDITIONS / TREE REMOVAL PLAN	1/22/2025	8/20/2025
SP-3.1	3 OF 6	PRELIMINARY SUBDIVISION PLAT	7/22/2025	8/20/2025
UG-4.1	4 OF 6	UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN	1/22/2025	8/20/2025
ESC-4.1	5 OF 6	EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS	1/22/2025	8/20/2025
CD-5.1	6 OF 6	CONSTRUCTION DETAILS	1/22/2025	8/20/2025



LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

50 0 25 50
SCALE: 1" = 50 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

EXPIRATION DATE: 03-31-2027
PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

COVERSHEET

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 1 OF 6 | CS-1.1

TREE REMOVAL AND PROTECTION NOTES

1) ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING. TREE WELLS SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.

2) ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.

3) TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY " BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.

4) ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.

5) ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.

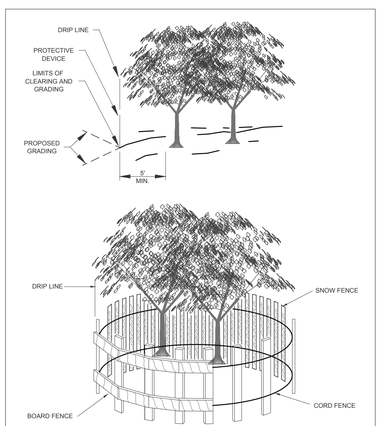
6) WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.

7) WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.

8) ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR OR BACKFILLING PURPOSES.

SUBDIVISION CONSTRUCTION SCHEDULE

1. FILE ANY PERTINENT DOCUMENTS WITH THE TOWN BUILDING DEPARTMENT, TOWN HIGHWAY DEPARTMENT AND ANY OTHER INVOLVED AGENCY. OBTAIN A SEWAGE DISPOSAL SYSTEM PERMIT FROM THE WCDH.
2. OBTAIN REQUIRED BUILDING PERMIT, ROAD OPENING PERMIT, EXCAVATION PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE CONSTRUCTION OF THE RESIDENCE.
3. CONTACT THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT 800-245-2828. INSTALL THE LIMITS OF DISTURBANCE FENCING (ORANGE CONSTRUCTION FENCING).
4. THE HOUSE AND DRIVEWAY LOCATIONS SHALL BE STAKED OUT, WITH OFFSETS, BY A LICENSED LAND SURVEYOR.
5. TREES TO BE PRESERVED ARE TO BE CLEARLY MARKED AND PROTECTED FROM CONSTRUCTION.
6. INSTALL ALL REQUIRED EROSION CONTROL STRUCTURES PER THE PLANS.
7. CLEAR AND GRUB AREAS PROPOSED FOR CONSTRUCTION, INCLUDING THE HOMESITE, DRIVEWAY, AND SEPTIC AREA. CHIP BRANCHES AND LOGS AS PRACTICABLE AND REMOVE STUMPS AND UNUSED LOGS AND OTHER DEBRIS FROM THE SITE IN A LAWFUL MANNER.
8. BEGIN SITE EXCAVATIONS AND FILLING OPERATIONS FOR THE ROUGH GRADING OF THE LOTS.
9. CONSTRUCT FOOTING FORMS AND HAVE SAME APPROVED BY THE BUILDING DEPARTMENT. CONSTRUCT FOUNDATION WALLS AND HAVE SAME INSPECTED AND APPROVED. PROCEED WITH CONSTRUCTION OF HOUSE IN ACCORDANCE WITH ALL BUILDING DEPARTMENT REQUIREMENTS.
10. INSTALL SEWAGE DISPOSAL SYSTEMS PER SEWAGE DISPOSAL PLAN APPROVED BY THE WCDH. SAME SHALL BE INSPECTED AND APPROVED BY THE WCDH PRIOR TO BACKFILL. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL WCDH REQUIREMENTS.
11. INSTALL ROOF LEADER LINES AND FOOTING DRAIN LINES PER THE APPROVED PLANS.
12. COORDINATE WITH UTILITY COMPANIES FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. UPON COMPLETION OF THE SEWAGE DISPOSAL SYSTEM AND HOUSE, LOT TO BE FINAL GRADED. TOPSOIL TO BE PLACED WHERE NECESSARY AND SEEDED AND MULCHED.
13. CONTINUAL INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES IS REQUIRED. DISTURBANCE OUTSIDE OF THE LIMITS OF DISTURBANCE FENCE IS NOT PERMITTED.
14. COMPLETE THE DRIVEWAY PER THE PLAN SPECIFICATIONS.
15. PROVIDE THE NECESSARY PLANTINGS AND GENERAL CLEAN UP OF THE LOT OBTAIN A CERTIFICATE OF OCCUPANCY.



CORRECT METHODS OF TREE FENCING

TREE AND ROOT PROTECTION

1. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED.
2. PETROLEUM PRODUCTS AND CHEMICALS SHOULD NOT BE STORED, SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES.
3. EXCAVATION OR STOCKPILING BENEATH PROTECTED TREES IS NOT ACCEPTABLE.
4. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES.

N.T.S.

TREE PROTECTION FENCING INSTALLATION

SLOPE ANALYSIS

SLOPE RANGE	AREA (SF)
0 - 15%	242,000
15% - 30%	131,063
> 30%	50,650

TREE TABLE

	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	252	255	507
TREES TO BE REMOVED	157	73	230
TREES TO REMAIN	95	182	277
TREES TO BE PLANTED:	12		

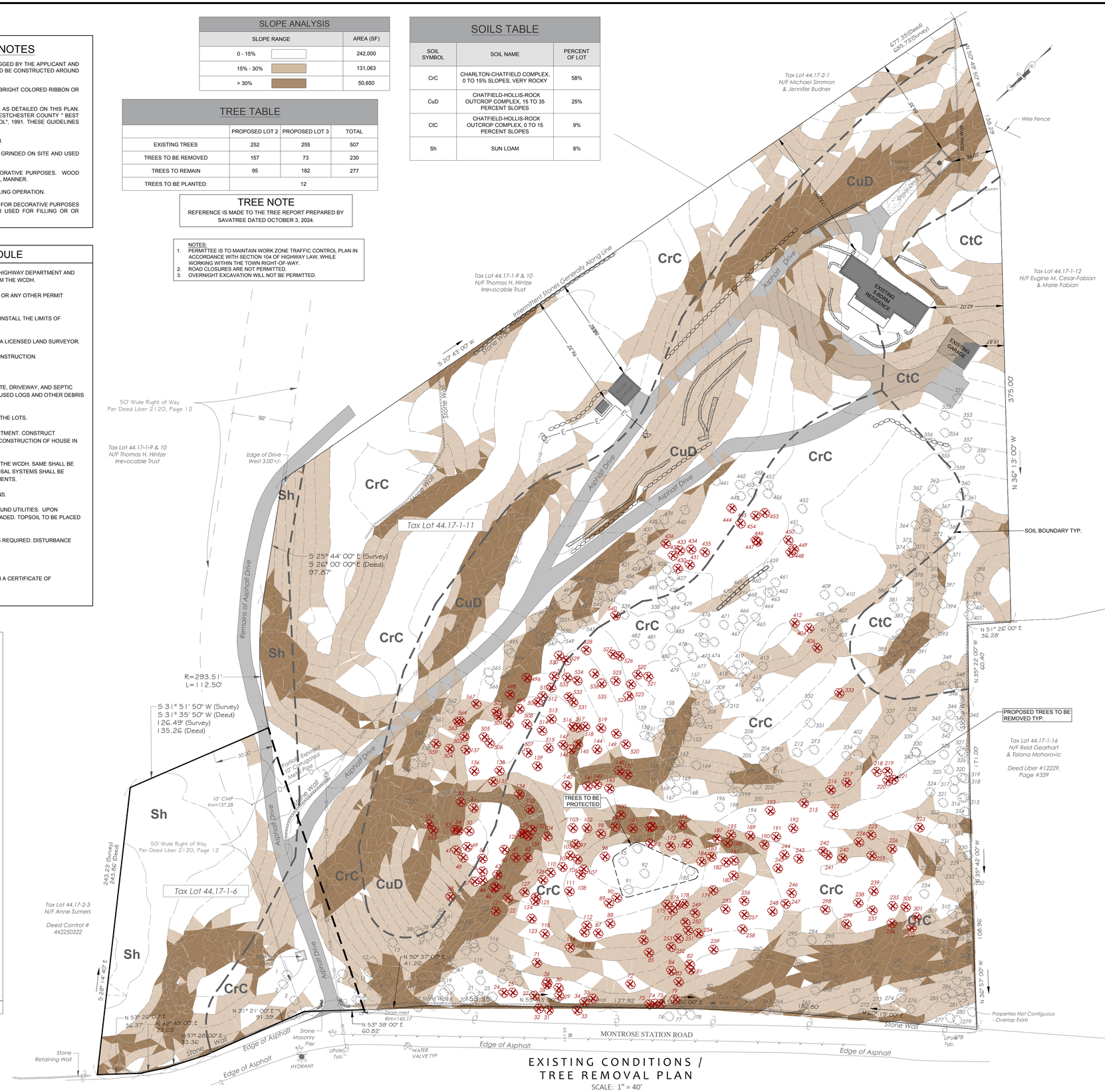
TREE NOTE

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

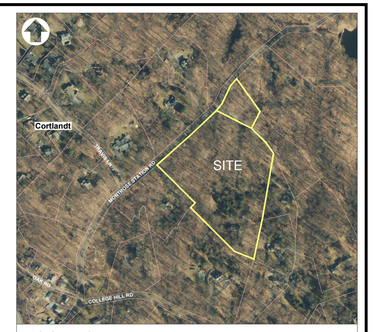
NOTES:
1. PERMITTEE IS TO MAINTAIN WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH SECTION 104 OF HIGHWAY LAW, WHILE WORKING WITHIN THE TOWN RIGHT-OF-WAY.
2. ROAD CLOSURES ARE NOT PERMITTED.
3. OVERNIGHT EXCAVATION WILL NOT BE PERMITTED.

SOILS TABLE

SOIL SYMBOL	SOIL NAME	PERCENT OF LOT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY	58%
CuD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES	25%
CtC	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES	9%
Sh	SUN LOAM	8%



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



LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York
Call 811 before you dig

40 0 20 40
SCALE: 1" = 40 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

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

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS / TREE REMOVAL PLAN

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 2 OF 6 | EX-2.1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			4 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)			
LOT 1	5.64	2%	D1 D2 D3 D4	0" TO 6" 6" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	NEW OWTS + 100% EXPANSION	N/A	N/A	N/A	N/A	N/A	EXISTING HOUSE. SEE WCDH PERMIT APPLICATION FOR OWTS
LOT 2	1.86	2%	D5 D6	0" TO 8" 8" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	N/A	N/A	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D7 D8	0" TO 8" 8" TO 96"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							
LOT 3	2.23	10%	D9 D10 D12	0" TO 8" 8" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	1 FT	110	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D11	0" TO 8" 8" TO 72"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							

1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 6 AND 7, 2024.
2. LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING P.E. P.C., THE OWTS APPEARED TO BE OPERATING SATISFACTORILY.
3. THE HOUSE PRE-DATES ZONING AND THERE IS NO FILE ON RECORD SHOWING NUMBER OF BEDROOMS.

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (SF)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 ½ STORIES or 35 FT.	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,058	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	83	30	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

OWNERS CERTIFICATION

THE UNDERSIGNED OWNER, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

SIGNED THIS ____ DAY OF _____, 20___.

_____
MARK GIORDANO

TOWN OF CORTLANDT APPROVAL

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES

_____ _____
DIRECTOR DATE

REVIEWED BY THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

_____ _____
DIRECTOR DATE

REVIEWED BY THE PLANNING BOARD ENGINEER

_____ _____
ENGINEER DATE

APPROVED BY RESOLUTION No._____ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE _____ DAY OF _____, 20____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

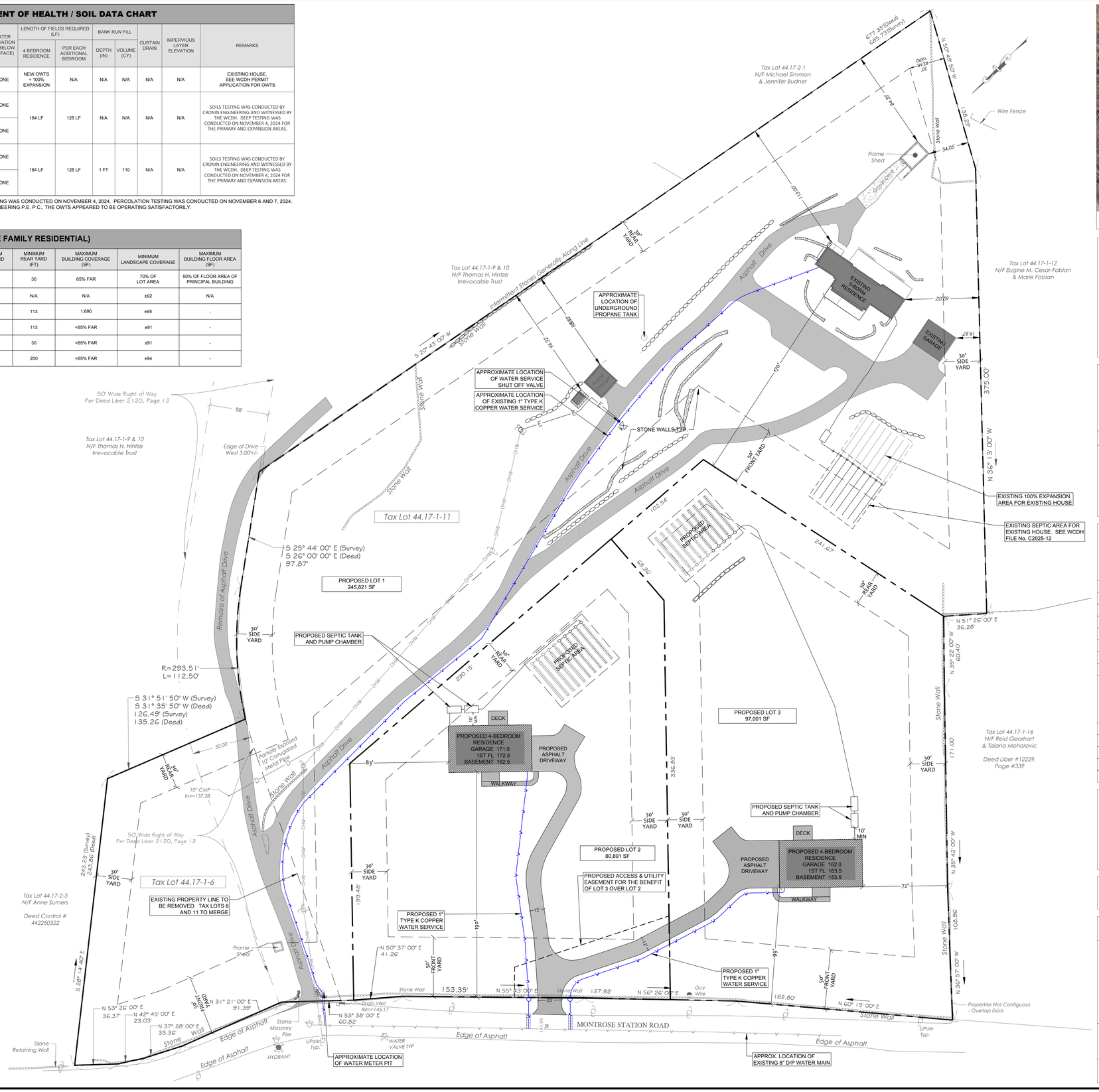
SIGNED THIS _____ DAY OF _____, 20_____ BY

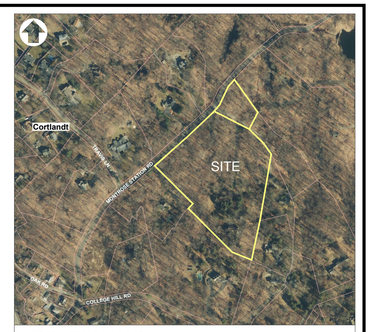
_____
CHAIRPERSON OF THE PLANNING BOARD

WCDH APPROVAL

EXISTING PUBLIC WATER / PROPOSED SEPARATE SEWAGE TREATMENT SYSTEM
APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1011 AND ARTICLES VII AND VIII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND SEPARATE SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.
EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS, OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF ANOTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAT AFTER THIS APPROVAL, SHALL INVALIDATE THE APPROVAL.

_____ _____
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH — DATE





LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

40 0 20 40
SCALE: 1" = 40 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

EXPIRATION DATE: 03-31-2027
PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

PRELIMINARY SUBDIVISION PLAT

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 3 OF 6 | SP-3.1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			4 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)			
LOT 1	5.64	2%	D1 D2 D3 D4	0" TO 8" 6" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	NEW OWTS + 100% EXPANSION	N/A	N/A	N/A	N/A	N/A	EXISTING HOUSE. SEE WCDH PERMIT APPLICATION FOR OWTS
LOT 2	1.86	2%	D5 D6	0" TO 8" 8" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	N/A	N/A	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D7 D8	0" TO 8" 8" TO 96"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							
LOT 3	2.23	10%	D9 D10 D12	0" TO 8" 8" TO 84"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	1 FT	110	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D11	0" TO 8" 8" TO 72"	TOPSOIL FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (SF)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 ½ STORIES or 35 FT.	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,058	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	83	30	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

TOWN OF CORTLANDT SITE PLAN NOTES

1. AS PART OF THE BUILDING PERMIT PROCESS FOR THE INITIAL DEVELOPMENT OF ALL SINGLE FAMILY LOTS AN INDIVIDUAL SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT FOR APPROVAL BY THE DIRECTOR OF TECHNICAL SERVICES IN COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING AMONG OTHERS, THE TOWN'S WETLAND ORDINANCE AND STEEP SLOPE ORDINANCE AND INCLUDING SOIL EROSION AND DUST CONTROLS AND STORMWATER DRAINAGE FACILITIES DURING CONSTRUCTION. PURSUANT TO CHAPTER 283 (TREES) OF THE TOWN OF CORTLANDT CODE, TREES SHALL BE LOCATED AND IDENTIFIED ON A TREE INVENTORY AND TREE PROTECTION PLAN PREPARED BY AN ISA CERTIFIED ARBORIST AS TO SIZE AND SPECIES. TREES TO BE CUT AND TREES TO BE SAVED SHOULD BE IDENTIFIED. THE LOCATION AND SIZE OF LOADING AREAS FOR THE REMOVAL OF CUT TREES SHOULD BE SHOWN ON THE PLAN FOR TREE DISPOSITION AND CLEAN UP DESCRIBED. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOTS SHOWN HEREON UNTIL THE DIRECTOR OF TECHNICAL SERVICES APPROVES THE SITE DEVELOPMENT PLAN FOR SAME, AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS UNTIL AN "AS BUILT" SURVEY HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF TECHNICAL SERVICES. THE "AS BUILT" SURVEY SHALL SHOW COMPLETE INFORMATION INCLUDING FINAL CONTOURS, FLOOR LEVELS, AND ALL PERTINENT FEATURES.

WCDH NOTES

1. THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWTS AREA UNLESS OTHERWISE SHOWN HEREON.
2. ALL COMPONENTS OF THE OWTS AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY" AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
3. THE OWTS AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWTS AREA SHALL BE REPAIRED BEFORE APPROVAL IS GRANTED.
4. EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
5. THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
6. THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

NOTES

1. THE APPLICANT IS AWARE THAT THE DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
2. THE APPLICANT SHALL SUBMIT AN AS-BUILT FOUNDATION SURVEY TO THE TOWN OF CORTLANDT PRIOR TO FRAMING.
3. THE APPLICANT SHALL SUBMIT AN AS-BUILT CENTERLINE DRIVEWAY PROFILE WITH SLOPES/GRADES TO THE TOWN OF CORTLANDT PRIOR TO PAVING.
4. PRIOR TO THE BACKFILLING OF ANY STORMWATER BEST MANAGEMENT PRACTICES, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
5. ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWNS PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWNS PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
6. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.), THE TOWN WILL REQUIRE A CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.
7. DOUBLE CHECK VALVE SHALL BE INSTALLED IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION DEVICES, NYSDOH GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS, AND BUILDING CODE.
8. ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, IT WILL REQUIRE PRIOR APPROVAL FROM THE TOWN OF CORTLANDT AND AN AIR QUALITY PERMIT FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
9. THERE SHALL BE NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT ON SITE.
10. AN APPLICATION FOR A ROAD OPENING PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DOES).
11. PROVIDE 10-FOOT SEPARATION BETWEEN WATER AND OTHER SERVICES.
12. ROOF AND FOOTING DRAINS SHALL BE 2 SEPARATE PIPES. ROOF LEADERS SHALL BE DIRECTED TO PROPOSED STORMWATER BEST MANAGEMENT PRACTICES. FOOTINGS SHALL DAYLIGHT TO ENERGY DISSIPATORS (LEVEL SPREADERS) AWAY FROM STEEP SLOPES.

STEEP SLOPE NOTES

DISTURBANCE OR ALTERATION OF AREAS WITH STEEP SLOPES SHALL ADDITIONALLY BE IN CONFORMANCE WITH THE FOLLOWING PROVISIONS:

1. THE PLANNING, DESIGN AND DEVELOPMENT OF BUILDINGS SHALL PROVIDE THE MAXIMUM IN STRUCTURAL SAFETY, SLOPE STABILITY AND HUMAN ENJOYMENT WHILE ADAPTING THE AFFECTED SITE TO, AND TAKING ADVANTAGE OF, THE BEST USE OF THE NATURAL TERRAIN AND AESTHETIC CHARACTER.
2. THE TERRACING OF BUILDING SITES, INCLUDING THE MOUNDING OF SEPTIC TILE FIELDS, SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
3. ROADS AND DRIVEWAYS SHALL FOLLOW THE NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND SHALL BE CONSISTENT WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF CORTLANDT AND CURRENT ENGINEERING PRACTICES.
4. REPLANTING SHALL CONSIST OF INDIGENOUS VEGETATION AND SHALL REPLICATE THE ORIGINAL VEGETATION ON THE SITE AS MUCH AS POSSIBLE.
5. THE NATURAL ELEVATIONS AND VEGETATIVE COVER OF RIDGELINES SHALL BE DISTURBED ONLY IF THE CREST OF A RIDGE AND THE TREE LINE AT THE RIDGE REMAIN UNINTERRUPTED. THIS MAY BE ACCOMPLISHED EITHER BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE BELOW A RIDGELINE OR BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE AT A RIDGELINE SO THAT THE ELEVATION OF THE ROOFLINE OF THE BUILDING IS NO GREATER THAN THE ELEVATION OF THE NATURAL TREE LINE. HOWEVER, UNDER NO CIRCUMSTANCES SHALL MORE THAN 100 FEET ALONG THE RIDGELINE, TO A WIDTH OF 100 FEET GENERALLY CENTERED ON THE RIDGELINE, BE DISTURBED.
6. ANY REGRADING SHALL BLEND IN WITH THE NATURAL CONTOURS AND UNDULATIONS OF THE LAND.
7. CUTS AND FILLS SHALL BE ROUNDED OFF TO ELIMINATE SHARP ANGLES AT THE TOP, BOTTOM AND SIDES OF REGRADED SLOPES. VISIBLE CONSTRUCTION CUTS AND PERMANENT SCARRING SHOULD BE MINIMIZED.
8. THE ANGLE OF CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL EXCEPT WHERE RETAINING WALLS, STRUCTURAL STABILIZATION OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.
9. TOPS AND BOTTOMS OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE IN THE EVENT OF THE COLLAPSE OF THE CUT OR FILL SLOPES. GENERALLY, SUCH DISTANCE SHALL BE CONSIDERED TO BE SIX FEET PLUS 1/2 THE HEIGHT OF THE CUT OR FILL. NEVERTHELESS, A STRUCTURE BUILT ON A SLOPE OR AT THE TOE OF A SLOPE IS PERMITTED IF IT IS PROPERLY DESIGNED TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINED SLOPE.
10. DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.
11. DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN IN WORKABLE UNITS IN WHICH THE DISTURBANCE CAN BE COMPLETED AND STABILIZED IN ONE CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).
12. DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.
13. TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING TO SECURE SOIL DURING THE GROW-IN PERIOD, MUST BE APPLIED TO AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.
14. SOIL STABILIZATION MUST BE APPLIED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.
15. MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDED, OR THEIR EQUIVALENTS SATISFACTORY TO THE APPROPRIATE AUTHORITY.
16. ALL PROPOSED DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN WITH CONSIDERATION OF THE SOILS LIMITATIONS CHARACTERISTICS CONTAINED IN THE IDENTIFICATION LEGEND, WESTCHESTER COUNTY SOILS SURVEY, 1989, AS PREPARED BY THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.
17. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.
18. NO ORGANIC MATERIAL OR ROCK WITH A SIZE THAT WILL NOT ALLOW APPROPRIATE COMPACTION OR COVER BY TOPSOIL SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
19. COMPACTION OF FILL MATERIALS IN FILL AREAS SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES.

PIPE CHART

PIPE LOCATION	TYPE
ROOF LEADERS	4"Ø SOLID PVC SDR35 @ 1% MIN SLOPE
FOOTING DRAINS	4"Ø PERFORATED HDPE
FOOTING DRAIN DISCHARGE	4"Ø SOLID HDPE @ 1% MIN SLOPE
WATER SERVICE	1"Ø TYPE "K" COPPER
WATER METER	NEPTUNE T-10 WATER METER
UTILITIES	BY UTILITY COMPANY, TO BE UNDERGROUND
RAW SEWER LINE TO SEPTIC SYSTEM	4"Ø SOLID PVC SDR35 @ 2% MIN SLOPE

SOIL DATA NOTES

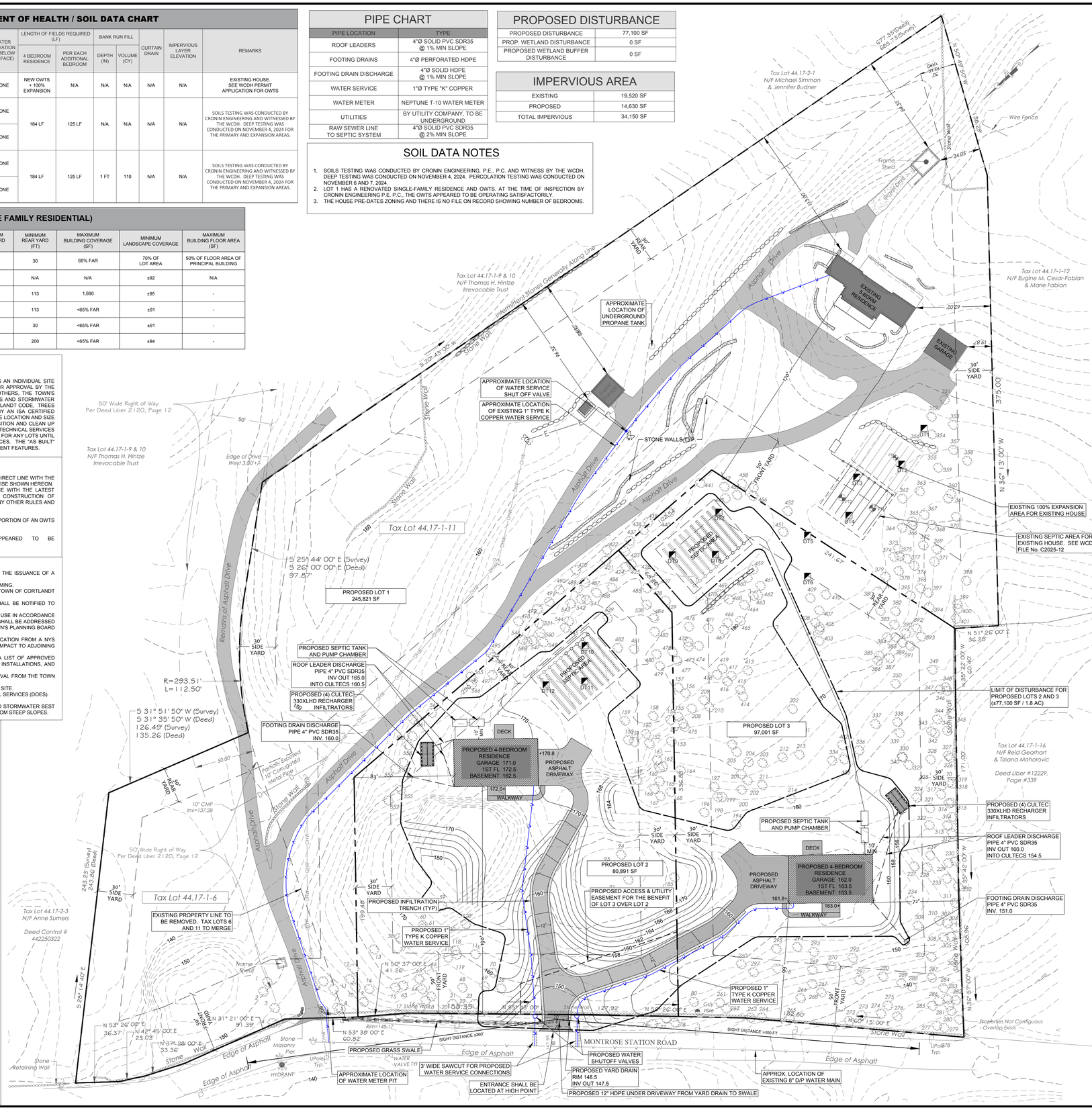
1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 6 AND 7, 2024.
2. LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING P. E. P.C., THE OWTS APPEARED TO BE OPERATING SATISFACTORILY.
3. THE HOUSE PRE-DATES ZONING AND THERE IS NO FILE ON RECORD SHOWING NUMBER OF BEDROOMS.

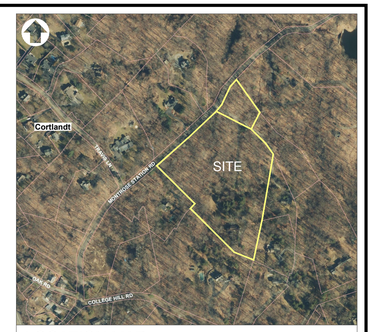
PROPOSED DISTURBANCE

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

IMPERVIOUS AREA

EXISTING	19,520 SF
PROPOSED	14,630 SF
TOTAL IMPERVIOUS	34,150 SF





LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

40 0 20 40

SCALE: 1" = 40 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
• COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
• AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

EXPIRATION DATE: 03-31-2027

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

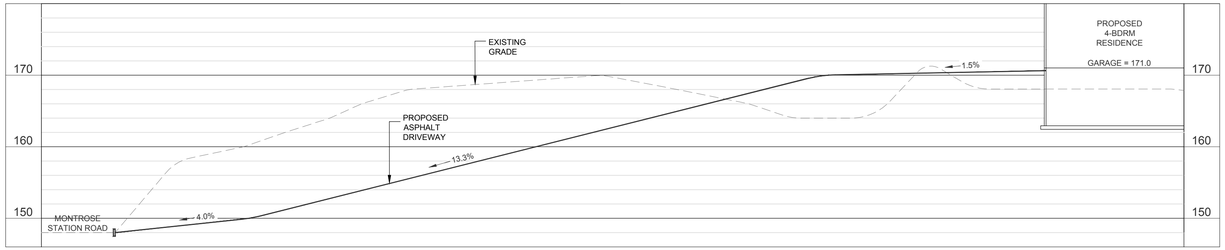
39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

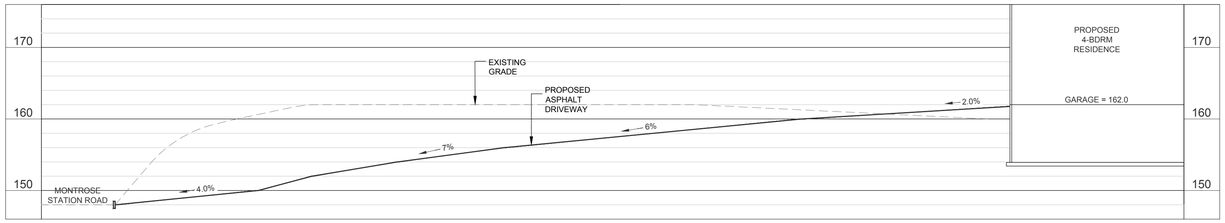
LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 4 OF 5 | UG-4.1



PROFILE THRU PROPOSED LOT 2 DRIVEWAY & RESIDENCE

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



PROFILE THRU PROPOSED LOT 3 DRIVEWAY & RESIDENCE

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

LANDSCAPE PLANTING CHART

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
7	SM	ACER SACCHARUM	SUGAR MAPLE	2" - 3"	-----	-----	SEE PLAN
1	WO	QUERCUS ALBA	WHTE OAK	2" - 3"	-----	-----	SEE PLAN
4	RO	QUERCUS RUBRA	RED OAK	2" - 3"	-----	-----	SEE PLAN

LANDSCAPING NOTES

1. ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SOD, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROFESSIONAL, ISA CERTIFIED ARBORIST, CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
2. ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
3. TREES TO BE PLANTED IMMEDIATELY AFTER DELIVERY FROM THE NURSERY.
4. CONTRACTOR TO ASSURE SUITABLE SOIL CONDITION, IF NECESSARY PROVIDE ORGANIC MATTER-COMPOST, NUTRIFIED BARK, IN THE PROPORTION OF 2 PARTS OF SOIL TO 1 PART OF ORGANIC MATTER.
5. WATERING BASIN FOR TREES TO BE AT LEAST 30" IN DIAMETER OR THREE TIMES THE SIZE OF THE ROOTBALL.
6. BACKFILLING OF PLANT BASIN TO BE WITH THE ORIGINAL SOIL TO THE LEVEL OF 2 TO 4 INCHES ABOVE THE ORIGINAL LEVEL.
7. PROVIDE APPROPRIATE WATERING AND IF NECESSARY WRAP THE TRUNK TO LIMIT DAMAGE FROM INSECTS.
8. ALL STAKING AND PIT DETAILS SHALL BE IN ACCORDANCE WITH THE NYS STANDARD SHEETS SECTION 611-1R1
9. CONTRACTOR TAKES ALL RESPONSIBILITY FOR MAINTAINING A SAFE CONSTRUCTION AND POST-CONSTRUCTION CONDITION.
10. A GRASS SEEDING MIXTURE FOR THE PROPOSED LAWN AREAS WILL BE 50% KENTUCKY BLUE, 25% PERENNIAL RYE AND 25% FINE OR RED FESCUE.
11. TOPSOIL REMOVED SHALL BE REPLACED TO A DEPTH OF AT LEAST 4-INCHES OVER ALL EXPOSED GROUND SURFACES EXCEPT ROCK, AND SHALL BE PLANTED OR SEEDED AND MULCHED REPEATEDLY UNTIL THE AREA IS STABILIZED.
12. ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OF OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.



WHITE OAK TREE



SUGAR MAPLE

RED OAK

EROSION AND SEDIMENT CONTROL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.

THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.

ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.

THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

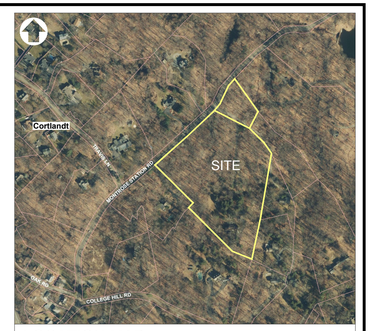
SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".



EROSION CONTROL + TREE PLAN

SCALE: 1" = 50'



LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

50 0 25 50

SCALE: 1" = 50 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

EXPIRATION DATE: 03-31-2027

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

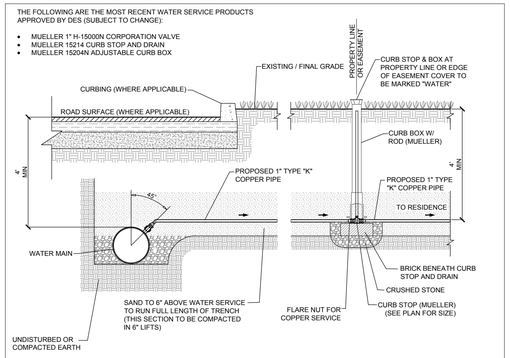
EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

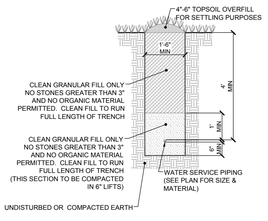
LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

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

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



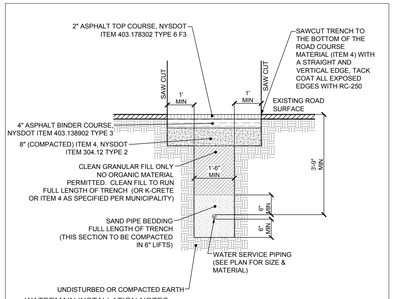
WATER SERVICE CONNECTION N.T.S.



WATERMAIN INSTALLATION NOTES:

1. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4" + PIPE ø + 6" AND REPLACED WITH 6" OF SAND.
2. CLAY, SILT LOAM, OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING.
3. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
4. ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.

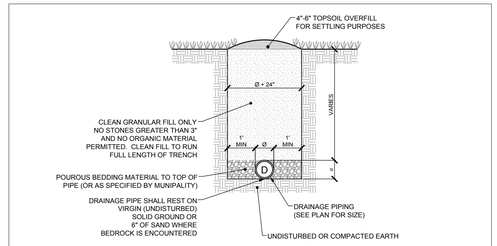
WATER SERVICE INSTALLATION W/O PAVEMENT RESTORATION N.T.S.



WATERMAIN INSTALLATION NOTES:

1. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4" + PIPE ø + 6" AND BEDDING AND TRENCH BACKFILL MATERIAL SHALL BE No. 57 CRUSHED STONE.
2. CLAY, SILT LOAM, OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING.
3. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
4. ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.

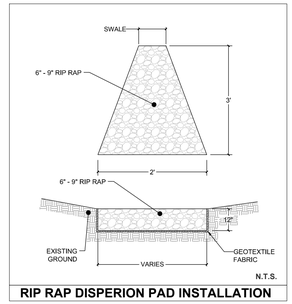
WATER SERVICE INSTALLATION W/ PAVEMENT RESTORATION N.T.S.



DRAIN PIPE INSTALLATION NOTES:

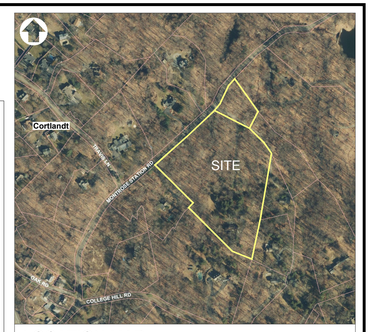
1. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF INVERT AS SPECIFIED ON SITE DEVELOPMENT PLANS + 6" AND REPLACED WITH 6" OF SAND.
2. CLAY, SILT LOAM, OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING.
3. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
4. ANY UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT USED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE DESIGN ENGINEER.

DRAIN PIPE INSTALLATION W/O PAVEMENT RESTORATION N.T.S.

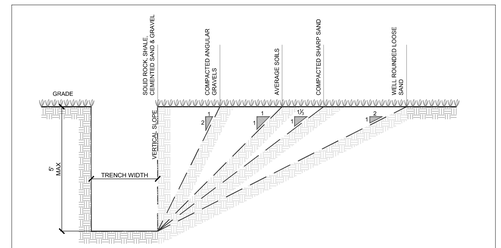


N.T.S.

RIP RAP DISPERION PAD INSTALLATION



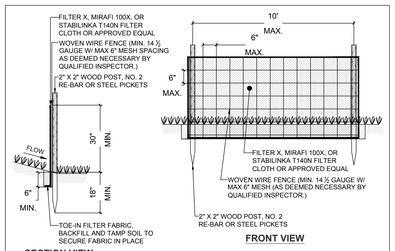
LOCATION MAP SCALE: 1" = 600'



TRENCH-EXCAVATION & SLOPING NOTES:

1. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
2. CLAY, SILT, LOAM OR NON-HOMOGENOUS SOILS REQUIRE SHORING AND BRACING. PRESENCE OF GROUND WATER REQUIRES SPECIAL TREATMENT
3. SOURCE- U.S. DEPARTMENT OF LABOR (OSHA)

TRENCH EXCAVATION & SLOPING N.T.S.



INSTALLATION NOTES:

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE
6. PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

SILT FENCE INSTALLATION N.T.S.

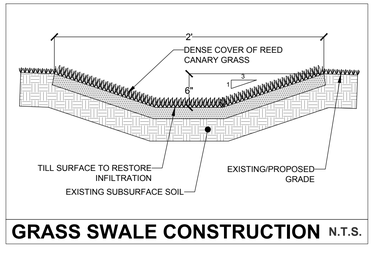


INSTALLATION NOTES:

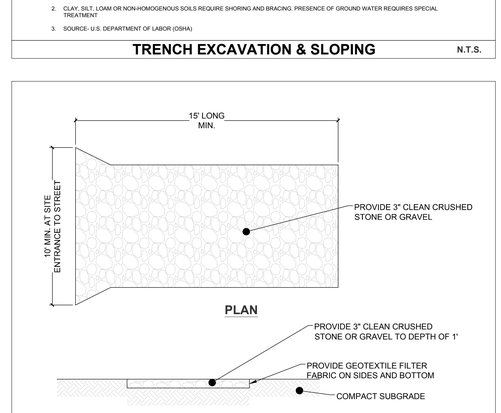
1. AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
2. MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
3. REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

* EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

SOIL STOCKPILING CONSTRUCTION N.T.S.



GRASS SWALE CONSTRUCTION N.T.S.

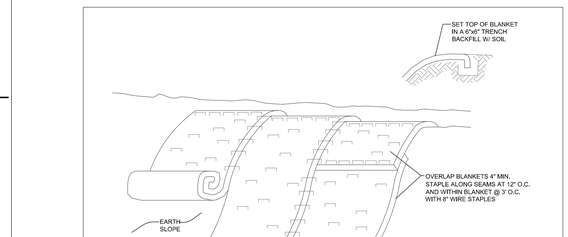


INSTALLATION NOTES:

1. STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
2. LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 15'
3. THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
4. THE WIDTH SHALL BE 10' AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
5. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE CONSTRUCTION.
6. IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SIDE SLOPES SHALL BE PERMITTED.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT. ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
8. WHEELS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
9. PERIODIC INPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

N.T.S.

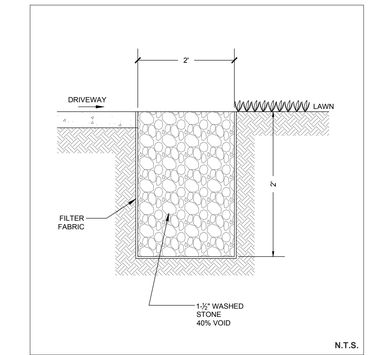
STABILIZED CONSTRUCTION ENTRANCE



NOTES:

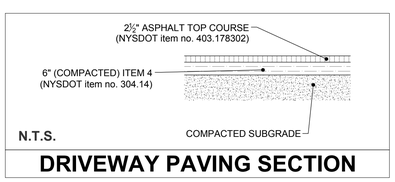
1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING APPROVED TYPES ARE AS FOLLOWS:
   - -C350 -NORTH AMERICAN GREEN #1-800-772-3040
   - -ECOCOR 900- EASTERN PRODUCTS, INC. #1-201-234-5050
   - -ERO-MAT V125C- EROSION CONTROL TECH. #1-800-245-0551
   - -ALL SLOPE RESTORATION TO GET 4" TOPSOIL
2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.

SLOPE STABILIZATION BLANKET INSTALLATION N.T.S.



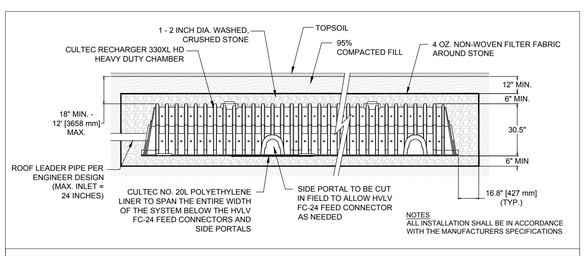
N.T.S.

INFILTRATION TRENCH

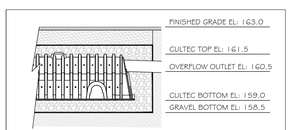


N.T.S.

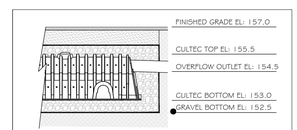
DRIVEWAY PAVING SECTION



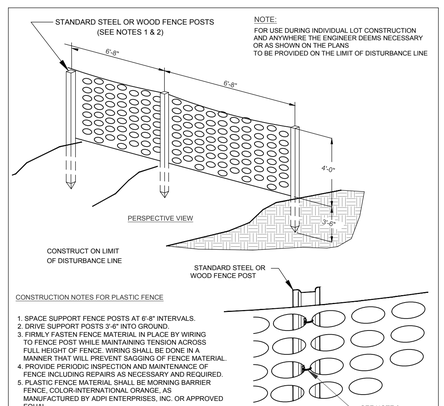
CULTEC© RECHARGER 330XLHD STORMWATER SYSTEM DETAIL N.T.S.



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



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



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

CONSTRUCTION NOTES FOR PLASTIC FENCE

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

ORANGE CONSTRUCTION FENCE N.T.S.

ROOF DRAINAGE CALCULATIONS (LOT 2 + LOT 3)

PURPOSE - CAPTURE AND TREAT ROOF RUNOFF
DESIGN - NYSDEC WATER QUALITY VOLUME
AREA = ROOF AREA = 2,800 SF
WQv - WATER QUALITY VOLUME

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

P = 90TH PERCENTILE RAINFALL = 1.5"
Rv = 100% IMPERVIOUS, 0.05 + 0.09(I) = 0.95
A = 2,800 SF

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

CULTEC 330 XLHD VOLUME = 79.26 CU FT

NO. OF UNITS REQUIRED = $\frac{332.5}{79.26} = 4$ UNITS

NO. OF UNITS PROVIDED = 4 UNITS

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

Dig Safely. New York Call 811 before you dig

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

EXPIRATION DATE: 03-31-2027

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 6 OF 6 | CD-6.1

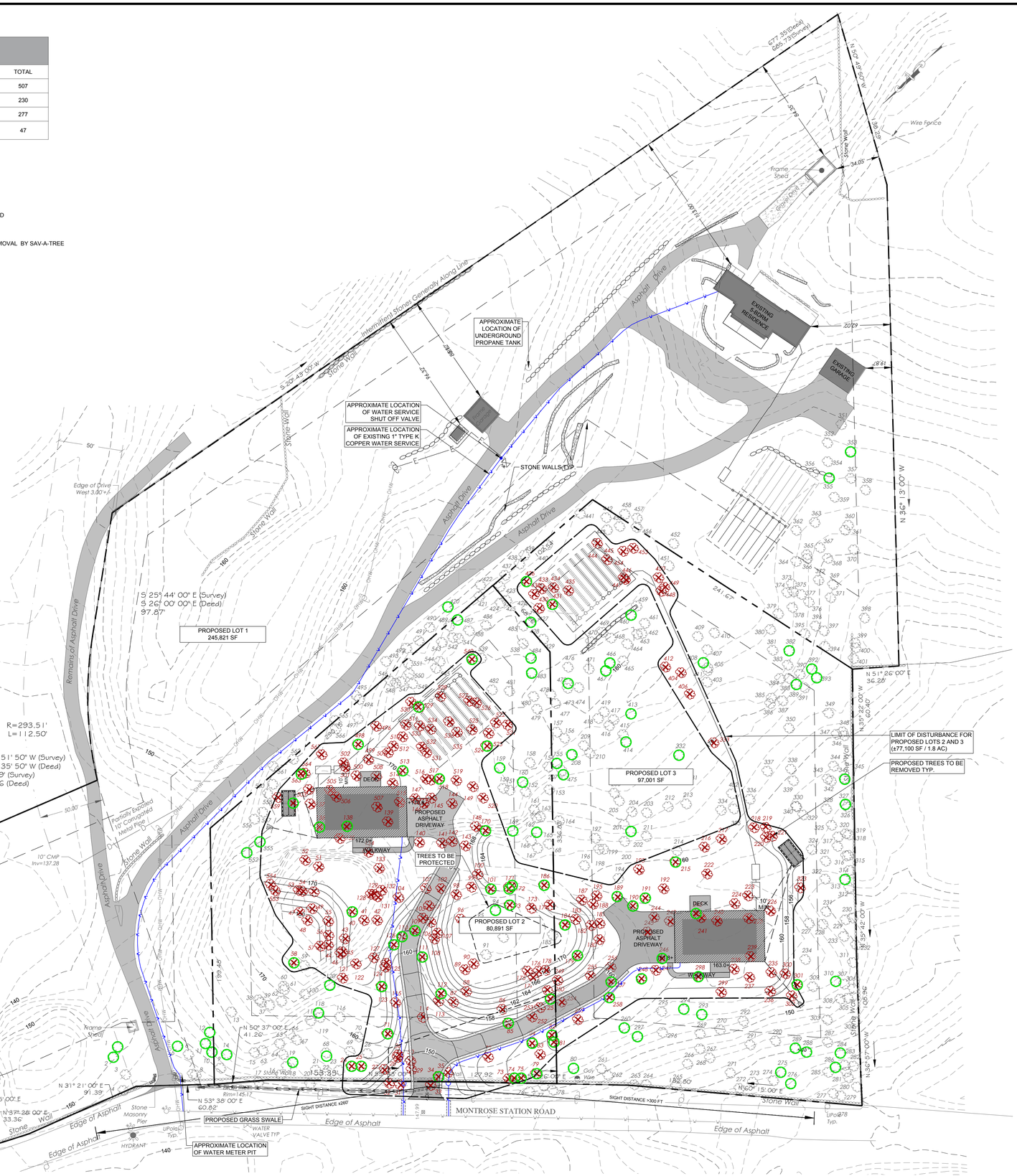
TREE TABLE

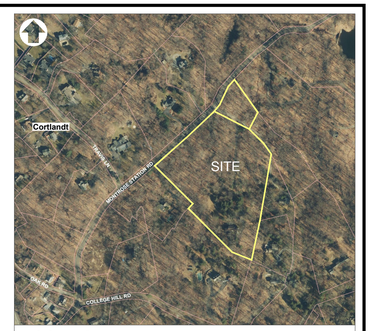
	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	252	255	507
TREES TO BE REMOVED	157	73	230
TREES TO REMAIN	95	182	277
TREES RECOMMENDED TO BE REMOVED THAT ARE NOT PROPOSED TO BE REMOVED	15	32	47

= EXISTING TREE TO REMAIN

= EXISTING TREE TO BE REMOVED

= TREE RECOMMENDED FOR REMOVAL BY SAV-A-TREE





LOCATION MAP SCALE: 1" = 600'

Dig Safely. New York Call 811 before you dig

40 0 20 40

SCALE: 1" = 40 FT.

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE

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

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

EXPIRATION DATE: 03-31-2027

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

TREE REMOVAL OVERLAY

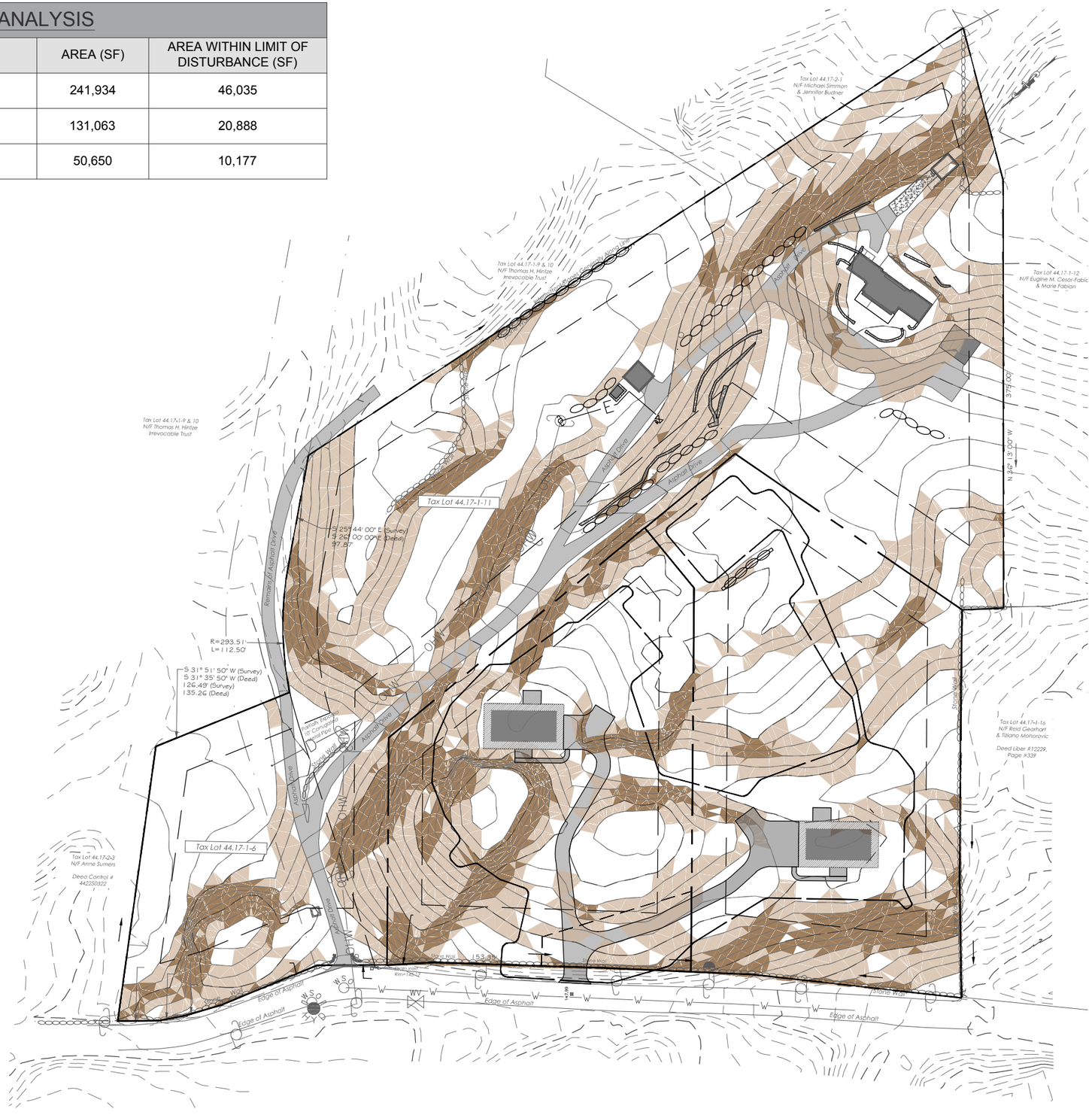
SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 1 OF 1 TP

SLOPE ANALYSIS

SLOPE RANGE	AREA (SF)	AREA WITHIN LIMIT OF DISTURBANCE (SF)
0 - 15%	241,934	46,035
15% - 30%	131,063	20,888
> 30%	50,650	10,177



100 0 50 100

SCALE: 1" = 100 FT.

DATE: AUGUST 18, 2025

SLOPES & WETLAND MAP W/PROPOSED IMPROVEMENTS

77 MONTROSE STATION ROAD

TOWN OF CORTLANDT
WESTCHESTER COUNTY
NEW YORK

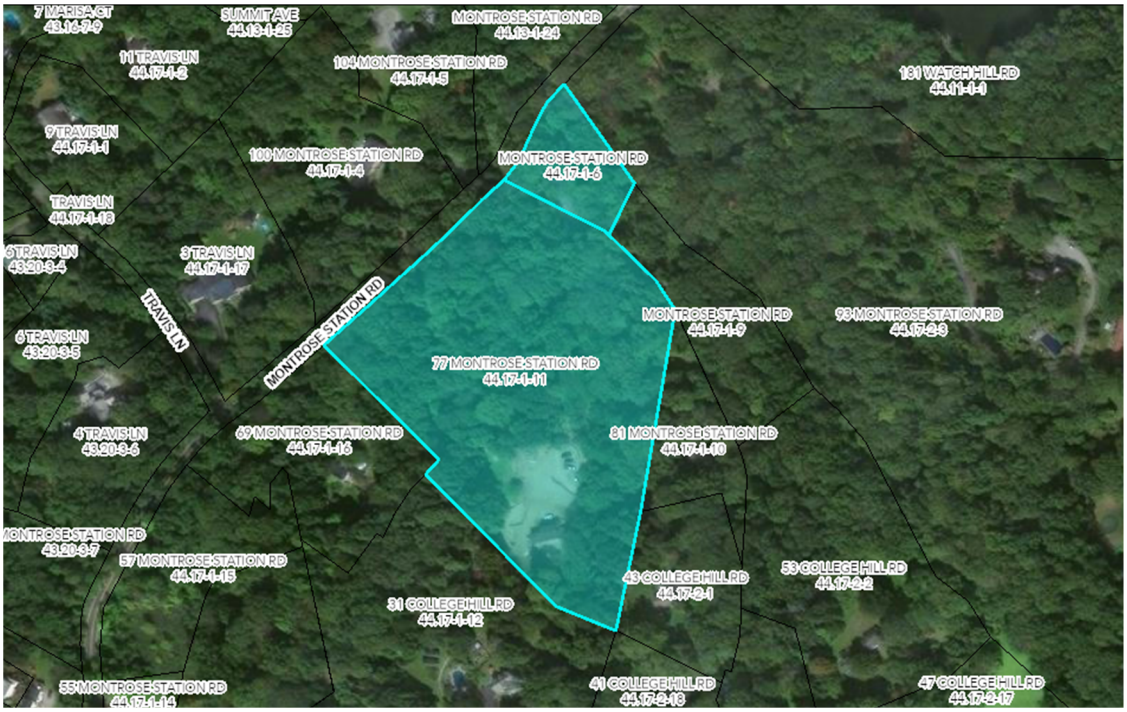
SHEET 1 OF 1 | SWM-2

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING

39 ARLO LANE, CORTLANDT, NEW YORK
(P) 914-736-3664, (F) 914-736-3693
WWW.CRONINENGINEERING.NET

SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

STEEP SLOPE FINDINGS STATEMENT



August 20, 2025

77 Montrose Station, LLC

77 MONTROSE STATION ROAD (44.17-1-11)

MONTROSE, NEW YORK 10548

WESTCHESTER COUNTY

STEEP SLOPE FINDINGS STATEMENT

*While a certain amount of steep slope disturbance is unavoidable, the extent of such disturbance will be limited to the maximum extent practicable. See **Table 1** for a breakdown of existing slope ranges and see **Table 2** for a breakdown of the proposed steep slope disturbances. There is approximately 31,065 square feet of disturbance proposed to slopes greater than 15% on the entire Project Site. Any potential impacts from steep slope disturbance would be adequately mitigated through the proposed Soil Erosion and Sediment Control Program. The Site Plan complies with and meets the intended goals of **Chapter 259** of the Town Code, "Steep Slopes". However, a Steep Slopes permit is required per code for the described disturbances.*

TABLE 1 – EXISTING SLOPE RANGES

Slope Range	Area	% of property
0-15%	242,000 sf	57.1%
15% - 30%	131,063 sf	30.9%
>30%	50,650 sf	12.0%
Total	423,713 sf	100.0%

TABLE 2 – PROPOSED SLOPE DISTURBANCES

Slope Range	Area	% of slope range
0-15%	46,035 sf	19.0%
15% - 30%	20,888 sf	15.9%
>30%	10,177 sf	20.0%
Total	77,100 sf	N/A

PURSUANT TO SECTION 259 OF THE TOWN OF CORTLANDT TOWN CODE, STANDARDS FOR APPROVAL FOR SEEEP SLOPES PERMIT, ***TABLE 3*** OFFERS THE STANDARDS FOR APPROVAL AND THE PROJECT COMPLIANCE

TABLE 3 – STEEP SLOPE STANDARDS FOR APPROVAL

259-6 Standards for Approval.	
259-6A: Disturbance or alterations of trees and forests and topographic disturbances shall be in accordance with this ordinance and other applicable ordinances of the Town.	Complies, only trees absolutely necessary for the construction of the residence, driveway & associated grading and utilities will be removed. The areas of steep slope disturbance are predominantly limited to areas where the houses will be located. All disturbances are minimal in scope.

259-6 Standards for Approval.	
259-6B: Activities within wetlands shall be in accordance with Chapter 179 of the Town Code.	Complies, there is no wetland disturbance nor is there any wetland buffer disturbance associated with the proposed project.
259-6C: The proposed activity will not result in any creep, sudden slope failure or additional erosion.	Complies, there is no regrading associated with the proposed project that would result in any creep, sudden slope failure, or additional erosion. All areas downgrade of the proposed areas to be disturbed will be protected with erosion controls and disturbed areas will be permanently stabilized as required by completion of the project.
259-6D: The proposed activity will not adversely affect existing or proposed wells or sewage disposal systems.	Complies, the surrounding area is served by public water and private on-site septic systems. The activity will have no adverse effects on any existing sewage disposal systems.
259-6E: The proposed activity will not affect any endangered or threatened species of flora or fauna.	Complies, the Project Site does not contain any threatened and/or endangered species of flora or fauna. Additionally, pursuant to the NYSDEC Natural heritage Program report, there are no endangered or threatened species on-site or in close proximity to the Project Site.
259-6F: The activity is consistent with principles and recommendations of the latest Town Master Plan.	Complies, the parcel is located in a single-family residential zoning district (R-80) and the proposed project is a single-family residence.
259-6G: The proposed activity is the minimum disturbance necessary to allow the property owner a reasonable use of the property.	Complies, the proposed development as shown complies with the Zoning Ordinance and provides the owner with a reasonable use of the property.
259-6H: Conformance with the following specific items is required:	
259-6H1: 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.	Complies, the proposed project provides maximum slope stability. Slopes will remain stable during construction via erosion and sediment control measures.
259-6H2: The terracing of building sites, including the mounding of septic tile fields, shall be kept to an absolute minimum.	Complies, there is no terracing proposed.
259-6H3: 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 other applicable regulations of the Town of Cortlandt and current engineering practices.	Complies, the proposed driveway is consistent with Town of Cortlandt engineering practices.

259-6 Standards for Approval.	
259-6H4: Replanting shall consist of indigenous vegetation and shall replicate the original vegetation on the site as much as possible.	Complies, general landscape plantings will be provided and will consist of indigenous plant varieties per Section 259-6H4.
259-6H5: 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 remains 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 one hundred (100) feet along the ridgeline, to a width of one hundred (100) feet generally centered on the ridgeline, be disturbed.	Complies, there are no ridgelines on site. The site will remain as vegetated as possible.
259-6H6: Any re-grading shall blend in with the natural contours and undulations of the land.	Complies, the re-grading required as part of this project will blend into the natural contours of the land.
259-6H7: Cuts and fills shall be rounded off to eliminate sharp angles at the top, bottom and sides of re-graded slopes.	Complies, the cuts and/or fills required as part of this project will be rounded and will not produce any sharp angles.
259-6H8: The angle of cut and fill slopes shall not exceed a slope of one (1) vertical on two (2) horizontal except where retaining walls, structural stabilization or other methods acceptable to the Town Engineer are used.	Complies, all disturbed slopes greater than 1 vertical on 2 horizontal will be provided with a geo-textile erosion control blanket.
259-6H9: 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 (6) feet plus one-half (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.	Complies, there will not be any adverse impact on the proposed residences as a result of the nature of the existing/proposed topography.
259-6H10: 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 regulations of the Town of Cortlandt and the State of New York.	Complies, any rock outcrops to be disturbed/removed will be accomplished by machinery.
259-6H11: Disturbance of steep slopes shall be undertaken in workable units in which the disturbance can be completed and stabilized in one (1) construction season so that areas are not left bare and exposed during the winter and spring thaw periods (December 15 through April 15).	Complies, the steep slopes to be constructed on will be completed and stabilized in compliance with Section 259-6H11.

259-6 Standards for Approval.	
259-6H12: Disturbance of existing vegetative ground cover shall not take place more than fifteen (15) days prior to grading and construction.	Complies, see Erosion & Sediment Control Notes and Details in the Site Plan Set.
259-6H13: 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 (2) days of establishing the final grade, and permanent stabilization must be applied within fifteen (15) days of establishing the final grade.	Complies, see Erosion & Sediment Control Notes and Details in the Site Plan Set.
259-6H14: Soil stabilization must be applied within two (2) days of disturbance if the final grade is not expected to be established within sixty (60) days.	Complies, see Erosion & Sediment Control Notes and Details in the Site Plan Set.
259-6H15: 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 its equivalent satisfactory to the approval authority.	Complies, see Erosion & Sediment Control Notes and Details in the Site Plan Set.
259-6H16: 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.	Complies, see Erosion & Sediment Control Notes and Details in the Site Plan Set.
259-6H17: 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 ten percent (10%).	Complies, see Erosion & Sediment Control Notes and Details in the Site Plan Set.
259-6H18: No organic material or rocks 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.	Complies, it is anticipated that the material excavated for the driveway and the foundation will be used for the fill material around the foundation.
259-6H19: Compaction of fill materials in fill areas shall be such to ensure support of proposed structures and stabilization for intended uses.	Complies, the owner/builder will be required to provide the necessary compaction testing to the Town where appropriate/required.
259-6I: Burden of Proof	

259-6 Standards for Approval.	
259-611: The applicant shall prove compliance with each of the above noted conditions and standards.	Complies, see the responses above and the Site Plan set for the project prepared by Cronin Engineering P.E., P.C.
259-612: On lots with grades in excess of 30% the applicant shall have the additional burden of demonstrating that the applicant's circumstances are compelling and exceptional and demonstrating that no reasonable use of the lot is possible without disturbance to the 30% slopes.	Complies, disturbance to slopes greater than 30% has been limited to the extent possible.

of the first part expressly retaining all restricting rights for its neighboring properties. IN WITNESS WHEREOF, the said party of the first part has caused its corporate seal to be hereto affixed and these presents to be signed by its proper officers, the day and year first above written.

(L.S.) SURPLUS ASSETS COMPANY,

BY FRANCIS HENDERSON, PRESIDENT.

ATTEST: EDWARD A. LYON, Secretary.

1 U. S. I. R. Stamp for 50¢ attached & cancelled.

STATE OF NEW YORK, COUNTY OF NEW YORK. SS. On the seventh day of June, in the year one thousand nine hundred and sixteen, before me personally came Francis Henderson, to me known, who, being by me duly sworn, did depose and say that he resides in Scotch Plains, Union County, New Jersey, that he is the President of the Surplus Assets Company, the corporation described in and which executed the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order. (L.S.) O. R. Kelly, Notary Public, Bronx County, Notary Public, Bronx County, No. 30, Register's Office, Bronx County, No. 726, Notary Public, New York County, No. 153, Register's Office, N.Y.County, No. 7152, certificates filed in Westchester County, in County Clerks and Register's Office, term expires March 30, 1917.

The foregoing instrument was endorsed for record as follows:- The property affected by this instrument is situate in the town of EASTCHESTER, in the County of Westchester, N.Y. A true copy of the original Deed and acknowledgment thereof, recorded June 22, 1916, at 4.42 P.M.

Isaac H. Smith

Register.

EDWARD L. THORNDIKE, AND W., :

TO :

LETA STETTER HOLLINGWORTH, : THIS INDENTURE, Made this ninth day of May, in the year of our Lord one thousand nine hundred and sixteen, BETWEEN EDWARD L. THORNDIKE and ELIZABETH M. THORNDIKE, his wife, of the town of Cortlandt, County of Westchester, State of New York, parties of the first part, and LETA STETTER HOLLINGWORTH, of the City, County and State of New York, now living at 417 West 118th St., party of the second part; WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE DOLLAR, lawful money of the United States, AND OTHER VALUABLE CONSIDERATIONS, to them duly paid, have sold, and by these presents do grant and convey to the said party of the second part, her heirs and assigns, ALL that piece or parcel of land, situate, lying and being in the town of CORTLANDT, County of Westchester and State of New York, bounded on the north by lands now of said Edward L. Thorndike, on the east and south by lands now or formerly of Frederick P. Keppel and on the west by lands now or formerly of F. J. E. Wood-

bridge, and said Edward L. Thorndike, containing in all two acres and six hundred fifty-seven thousandths of an acre of land, the same being more exactly bounded and described as follows:- PARCEL C. BEGINNING at the southwest corner of lands conveyed by the parties of the first part to Frederick P. Keppel, by a deed dated September fifteenth, nineteen hundred and nine, and recorded in book 1895 of Deeds, page 194, of the Register of Deeds of Westchester County, New York; running thence north 36° 40' east 110 feet and 74 hundredths of a foot; thence north 53° 30' east 323 feet and 86 hundredths of a foot; thence north 35° 26' east 161 feet and 51 hundredths of a foot; thence south 54° 38' west 104 feet and 87 hundredths of a foot; thence south 54° 02' west 82 feet and 57 hundredths of a foot; thence south 48° 33' west 45 feet and 20 hundredths of a foot; thence south 53° 05' west 36 feet and 96 hundredths of a foot; thence south 53° 30' west 208 feet and 7 hundredths of a foot; thence south 36° 40' west 133 feet and 43 hundredths of a foot; thence south 62° 42' east 50 feet and 67 hundredths of a foot to the point of beginning, containing in said parcel C fifty-five hundredths of an acre of land.

PARCEL B. BEGINNING at the most northerly point of said Parcel C of the lands conveyed running thence north 9° 31' east 114 feet and forty hundredths of a foot; thence south 35° 26' west 246 feet and 85 hundredths of a foot; thence north 54° 02' east 47 feet and 52 hundredths of a foot; thence north 54° 38' east 104 feet and 87 hundredths of a foot to the point of beginning, of said parcel B, containing 142 thousandths of an acre of land. PARCEL A. BEGINNING at the most northerly point of said parcel B of the lands conveyed; running thence north 9° 31' east 179 feet and 10 hundredths of a foot; thence south 84° 52' west 287 feet and 66 hundredths of a foot; thence south 20° 27' west 251 feet and 51 hundredths of a foot; thence south 38° 29' east 56 feet and 31 hundredths of a foot; thence south 42° 19' east 52 feet and 58 hundredths of a foot; thence south 39° 25' east 109 feet; thence north 48° 33' east 45 feet and 20 hundredths of a foot; thence north 54° 02' east 35 feet and 5 hundredths of a foot; thence north 35° 26' east 246 feet and 85 hundredths of a foot to the point of beginning of said Parcel A, containing one acre and 965 thousandths of an acre of land. Together with a right of way on foot or in private vehicles over a strip of land fifty feet wide extending along the easterly side of the lands conveyed; and thence to Montrose Avenue, said strip of land containing one acre and 337 thousandths of an acre of land, and being more exactly bounded and described as follows:- BEGINNING at the most northerly point of said parcel C of the lands conveyed; running thence N. 9° 31' E. 293 ft. and 50 hundredths of a foot; thence N. 9° 31' E. 21 feet and 97 hundredths of a foot; thence in a curve of R - 178 ft. to the north and west 110 feet and 34 hundredths of a foot; thence N. 26° 0' W. 378 feet and 24 hundredths of a foot; thence in a curve of radius 293.50 feet 144 feet and 93 hundredths of a foot; thence N. 54° 12' W. 220

feet and 37 hundredths of a foot; thence N. 49° 03' E. 11 feet and 6 hundredths of a foot; thence N. 56° 07' E. 37 feet and 18 hundredths of a foot; thence N. 31° 19' E. four feet and 38 hundredths of a foot; thence S. 54° 12' E. 205 feet and 27 hundredths of a foot; thence in a curve of radius 243.50 feet, 169 feet and 62 hundredths of a foot; thence S. 26° 0' E. 378 feet and 24 hundredths of a foot; thence in a curve of radius 228 feet 141 feet and 33 hundredths of a foot; thence S. 9° 31' W. 265 feet and 67 hundredths of a foot; thence S. 54° 38' W. 70 feet and 56 hundredths of a foot to the point of beginning. Together with a right of way on foot or in private vehicles to and over the private road leading from the southwesterly end of the parcel of land hereinbefore described as parcel C to Montrose Avenue.

Together with the privilege of cutting ice on Washington lake for any but commercial purposes, and of sharing with the parties of the first part the use of said lake, for fishing, boating or other purposes, so far as the parties of the first part have the right to convey the same. Reserving to the parties of the first part, their heirs and assigns forever, right of way on foot and in private vehicles over, the lands hereinbefore described as Parcel B and Parcel C. It is further understood and agreed that the ___ of the second part for ___ heirs and assigns, agree that he will not erect or cause to be erected any building to be used as a nuisance or otherwise, use the property conveyed as a nuisance nor permit any part of the property conveyed to be used within a space of twenty-one years for a manufactory employing a large number of hands. The lands conveyed by this instrument are parts of lands conveyed to said Edward L. Thorndike of the first part by a deed from Clarence R. Peterson and Carrie E. Peterson his wife, dated April 11, 1906, and recorded in Liber 1752 of Deeds of Westchester County, page 264, and by a deed from Luella S. Peterson and Eugene O. Peterson, dated May 8, 1906, and recorded in Liber 1752 of Deeds of Westchester County, page 267. The lands conveyed by this instrument are shown as parcels A, parcel B and parcel C on a map of property belonging to E. L. Thorndike, dated Peekskill, April 17, 1916.

WITH THE APPURTENANCES, and all the estate, title and interest therein of the said parties of the first part. AND the said parties of the first part, do hereby covenant and agree to and with the said party of the second part, her heirs and assigns, that the premises thus conveyed in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, they will forever warrant and defend against any person whomsoever lawfully claiming the same, or any part thereof. IN WITNESS WHEREOF, the parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Sealed and delivered in presence of EDWARD L. THORNDIKE. (L.S.)

James Dempsey. ELIZABETH M. THORNDIKE. (L.S.)

3 U. S. I. R. Stamps for 50¢ each, attached & cancelled.

STATE OF NEW YORK, COUNTY OF WESTCHESTER, TOWN OF CORTLANDT. SS. On this ninth day

of May, in the year one thousand nine hundred and sixteen, before me, the subscriber personally came Edward L. Thorndike and Elizabeth M. Thorndike, to me known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged that they executed the same.

James Dempsey, Notary Public, West. Co.

The foregoing instrument was endorsed for record as follows:- The property affected by this instrument is situate in the town of CORTLANDT, in the County of Westchester, N.Y. A true copy of the original Deed and acknowledgment thereof, recorded June 22, 1916, at 12.05 P.M.

Isaac H. Smith Register.

EDMUND WHITTAKER, AND W., :

TO :

WILLIAM H. FLETCHER, :

THIS INDENTURE, Made the thirty-first day of May, in the year of our Lord one thousand nine hundred and sixteen, BETWEEN EDMUND WHITTAKER and FANNIE _ WHITTAKER, his wife, of the Borough of Haledon, in the County of Passaic, and State of New Jersey, of the first part; and WILLIAM H. FLETCHER, of the City of Paterson, in the County of Passaic, and State of New Jersey, of the second part; WITNESSETH, that the said party of the first part, for and in consideration of ONE DOLLAR, AND OTHER GOOD AND VALUABLE CONSIDERATION, money of the United States of America, to them in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part, therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give grant, bargain, sell, alien, release, enfeoff, convey and confirm to the said party of the second part, and to his heirs and assigns forever, ALL that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the town of Louisboro, in the County of Westchester and State of New York, containing sixteen acres more or less and bounded and described as follows:- bounded northerly by land of O. H. Hoyt; easterly by land of Samuel Smith and by the highway; southerly by land of A. G. Clark land of Mary A. Fitch and by the highway, and on the west by lands of Esquire Dixon and Humphrey Mead. Being the same premises conveyed to Fannie Whittaker by John Woudenberg, by deed dated October 10, 1912, and recorded in the office of the Register of the County of Westchester, in Liber 2021 on page 234. TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining: ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof. TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances

Wetland and Soils Survey

The Yeshiva Ohr Hameir Site

141 Furnace Woods Road
Tax ID 44.12 - 1 - 3
Cortlandt, NY

Approx. 37-Acres Area

Prepared for
The Town of Cortlandt

Aug. 7, 2025



P.O.Box 1071 *Ridgefield, CT 06877* *tel. 203 241 3515*

Introduction

A wetland investigation was completed on property identified as 141 Furnace Woods Road in the Town of Cortlandt, NY on Aug. 7, 2025 by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings at selected locations across the site to identify the presence of wetland or hydric soils and the delineation or flagging of the wetland boundary. The work was conducted in accordance with the Town of Cortlandt Wetlands Law. The work was conducted at the request of the Town of Cortlandt.

Site Description

The site is an approx. 37.0 acres area property located on the west side of Furnace Woods Road. The intersection with Galloway Lane is located approx. midway along the eastern property line. The site consists of a seminary campus, lawn and meadow areas, woodlands, and wetlands (see *photos 1 to 22* in Appendix I and enclosed *Wetlands and Soils Map*).

Slopes on the site vary from nearly level and gently sloping to steeply sloping. to nearly level. Nearly level to gently sloped areas are on the eastern and central portions of the site. Steep-sloped areas are on the southern and western portions of the site. Much of the topography throughout the site has been modified by past man-made disturbances.

Review of historical aerial photos from Westchester County Planning Dept. show that in 1947 the site was mainly undeveloped. During the 1960s the northeast portion of the site shows some development with buildings. During the 1970s a large portion of the site, the central and eastern portions, show clearing of land and many buildings on the eastern portion of the site. From this time on the site appears generally as today, with the addition of a few buildings on the eastern portion of the site, and some of the cleared land on the western portion of the site reverting to woodlands. Interviews with a local resident revealed that the site had been previously run as a dude ranch prior to the site becoming a seminary. The occurrence of partly buried and surficial debris consisting of iron machinery typically used in mining, as well as, an examination of rock outcroppings and altered landscape, point to past mining operations were carried-out across the site. The rock mining operations appear to have been for emery. Once mining operations were ended, much of the mining equipment used was abandoned and left on site, either buried, partly buried, or on the ground surface.

Vehicle access into the site is off of the west side of Furnace Woods Road (see *photo 1* in Appendix I). The Yeshiva campus covers the eastern portion of the site. The campus includes classrooms, associated buildings, basketball court, parking area, and shed (see *photos 2 to 4* in Appendix I).

Regularly mowed lawn covers lands around the campus structures and continue across some of the central portion of the site (see *photo 5 & 6* in Appendix I). The ground across much of the lawn area is nearly level to very gently sloped, but is undulating in many areas. Some scrap metal, including rebar and machine parts is scattered across lawn areas in the central portion of the site. The scrap metal is both partly buried or lying on the

surface (see *photos 7 & 8* in Appendix I). Near the southern end of the Yeshiva campus, the level lawn area has a network of shallow, linear gutter drains filled up to the surface with small pea stone sized processed stone (see *photos 9 & 10* in Appendix I). Examination of the subsoil in this area found a subsoil of installed loamy sand. The gutter network and subsoil amendments are designed to improve surface drainage in this portion of the lawn area.

Mowed lawn areas transition to fingers of meadow in the central and western portions of the site. These meadow areas have similar topography as lawn areas, with nearly level to gently sloped topography with areas of undulating ground. There is also scattered scrap metal debris, both surficial and partly buried in these meadow areas (see *photo 11* in Appendix I). The vegetative cover consists of tall meadow grasses, as well as, deer tongue grass, goldenrod, mugwort, ragweed, patches of phragmites, and raspberries.

Non-wetland woodlands areas cover western and southern edges of the site (see *photos 12 & 13* in Appendix I). Woodlands have a tree canopy of sugar maple, northern red oak, tulip, black birch, and locust. The woodland understory is open except for a few barberry shrubs. Herbaceous growth is sparse except for a few garlic mustard and wintergreen. Near some woodland edges grows patches of Japanese Bamboo and honeysuckle. Twig and leaf litter covers the woodland floor. Scrap metal debris, tires, and some electric appliances also occurs in some of the woodland areas, particularly on the southern edge of the site (see *photo 14* in Appendix I).

Rock outcroppings occur throughout the site, particularly in the woodland areas. The rock outcroppings appear in many cases to have be picked at and rocks dislodged in the course of mining.

Wetlands

Introduction

Wetlands on the site were delineated and the wetlands boundary marked in intervals with consecutively numbered flagging labeled WL-A-1, A-2, A-3, etc. Six distinct wetland areas were identified on the site. These wetlands have been labelled wetland areas WL-"A" to "F" for discussion purposes on the enclosed *Wetlands and Soils Map*. Wetlands on the site consist of swampland, wet meadow, and wetland lawn areas. A small watercourse and small ponds are associated with some of the wetland areas. Most of the wetlands on the site have been previously disturbed by man. These disturbances include modification of natural vegetative covers, mixed and re-grading of natural wetland soil profiles, and alteration of natural surface drainage patterns.

Description of Wetlands

Wetland Area WL-"A"

Wetland area *WL-"A"* covers the northern-central and central-northern portions of the site. All but the wetland portion on the northern edge of the site has been previously disturbed by man-made activity. Most of the wetland is wetland lawn and wet meadow (see *photo 15* in Appendix I). Areas of swampland are on the northern end of the wetland (see *photo 16* in Appendix I). Wetland area *WL-"A*" drains to the north and extends to the

north beyond the site. A small brook begins in the north-central portion of the of the site and flows northwest and then north through the wetland and off of the site (see *photo 17* in Appendix I). The brook has a channel 2 to 3 ft. wide, 1 to 2 ft. deep, and carries 6 inches flowing water at this time the brook gradient is nearly flat and flow is sluggish.

In the mowed wetland lawn areas, the vegetative cover consists of lawn grass, sedges, and soft rush. Wet meadow areas have a vegetative cover of: few phragmities, tussock sedge, sensitive fern, sallow sedge, soft rush, skunk cabbage, goldenrod, tearthumb, and Japanese stilt grass. Swampland areas have a vegetative cover of: red maple and ash tree canopy shrub understory of spicebush, winterberry, and multiflora rose; and herbaceous cover of skunk cabbage, tussock sedge, sensitive fern, and cinnamon fern.

Wetlands WL-"B" to "F"
These are small, narrow, and isolated wetland areas, generally occupying narrow valley areas in the woodlands on the southern and southwest portions of the site (see *photos 18 to 22* in Appendix I). Except for wetland area *WL-"D*", located on the southern edge of the site, these wetland areas appear to have no surface drainage outlet or inlet, connecting to other wetland systems. All of these wetland areas have been disturbed by man, likely during the period when mining operations were conducted. Small man-made ponds are associated with wetland areas *WL-"C", "E",* and *"F"*. The ponds are man-made and are shallow in depth. The ponds in wetlands *"E" & "F"* are vernal, having little to no standing water, respectively, at this time.

The vegetative cover in these wetland areas is generally unspectacular, being mainly unvegetated ground with matted leaf litter. Patches of sensitive fern occur in wetland *WL-"B"*. The northern portion of wetland area *"WL-E"* has a lush cover of Japanese stilt grass and a small stand of phragmites. The surrounding forest canopy provides an ample shade cover to these wetlands.

<u>Wetland Functions</u>
Site wetlands function mainly as groundwater recharge areas because of their level and slightly concave topography, and in many cases lack drainage outlets; characteristics that promote retention of run-off and precipitation so it can be available for groundwater recharge. At wetter times of the year drainage build-up is sufficient for wetland *WL-"A"* to provide drainage discharge function via the brook that brings drainage north and off-site to other wetland systems on the watershed. Wetland *WL-"A"* wetland lawn area provides habitat area for wildlife habitat for Canada Geese. Adjacent wet meadow and brook areas in wetland *WL-"A"* provide habitat area for small frogs, butterflies, and dragonflies. The brook in wetland *WL-"A"* does not support fish.
Wetlands *WL-"B" and "D"* provide little in the way of wildlife habitat function due to their small area or narrow shape, somewhat drier end wetland hydrology, and undiversified vegetative development. Wetlands *"C", "E", and "F"* have small ponds that are utilized by small communities of green and leopard frogs. These ponds do not support a fish population. Deer, raccoon, and coyote browse the outer portions of these wetlands as evidenced by their tracks left in the muddy soil.

NY State Dept. of Environmental Conservation (NYSDEC) Wetlands Jurisdiction

Wetlands on the site are identified as NYSDEC regulated wetlands "***P-1***"according to a review of their published maps (see NYSDEC wetland map in Appendix II).

Regional Drainage

Drainage from the site is ultimately directed to Furnace Brook, located to the south of the site (see *Regional Drainage Map* in Appendix III).

Soils

Soil borings were taken across selected portions of the site using a spade and Dutch auger. The location of the soil borings (SS-1, SS-2, etc.) were marked in the field and plotted on the enclosed *Wetlands and Soils Map.* The following soil information was gathered for each soil boring: color (recorded with the Munsell Color Notation), texture (amount of clay, silt, and sand), depth of soil horizon change, redoximorphic features such as mottling, and water table. Detailed descriptions of each soil boring are in Appendix IV. The soil types identified on the site include: non-wetland, well drained Chatfield-Hollis Rock outcrop complex (CtC), slopes 0 to 15 %, in the undisturbed, gently sloped woodland areas of the site; non-wetland, well drained Chatfield-Hollis Rock outcrop complex (CuD), slopes 15 to 25 %, in the undisturbed, moderate to steep sloped woodland areas of the site; non-wetland, well drained Hollis Rock outcrop complex, very steep (HrF), slopes 35 to 60 %, in the undisturbed very steep sloped woodland areas; non-wetland, well drained Udorthents (Ud1), slopes varied, to describe areas with soils mixed or disturbed by past man-made activity including soil cut, fill, and grading, around the site; non-wetland, moderately well drained Udorthents (Ud2), slopes varied, to describe areas with soils mixed or disturbed by past man-made activity in areas often adjacent to wetlands; wetland, poorly-drained Aquents soils (Aq), slopes 0 to 3%, to describe wetland soils where the soil profile has been mixed or disturbed by past man-made activity; and wetland, very poorly-drained Carlisle muck (Ce), slopes 0 to 1 %, in the undisturbed large wetland area bordering the northern edge of the site. The distribution of the various soil-types found across the site is on the enclosed *Wetlands and Soils Map.*

Appendix I

Selected Site Photos



Photo 1 Looking southwest along the driveway entrance from off of Furnace Woods Road.



Photo 2 Looking southwest along drive going into the site.



Photo 3 Looking northeast across lawn area and toward the southern end of the seminary campus.

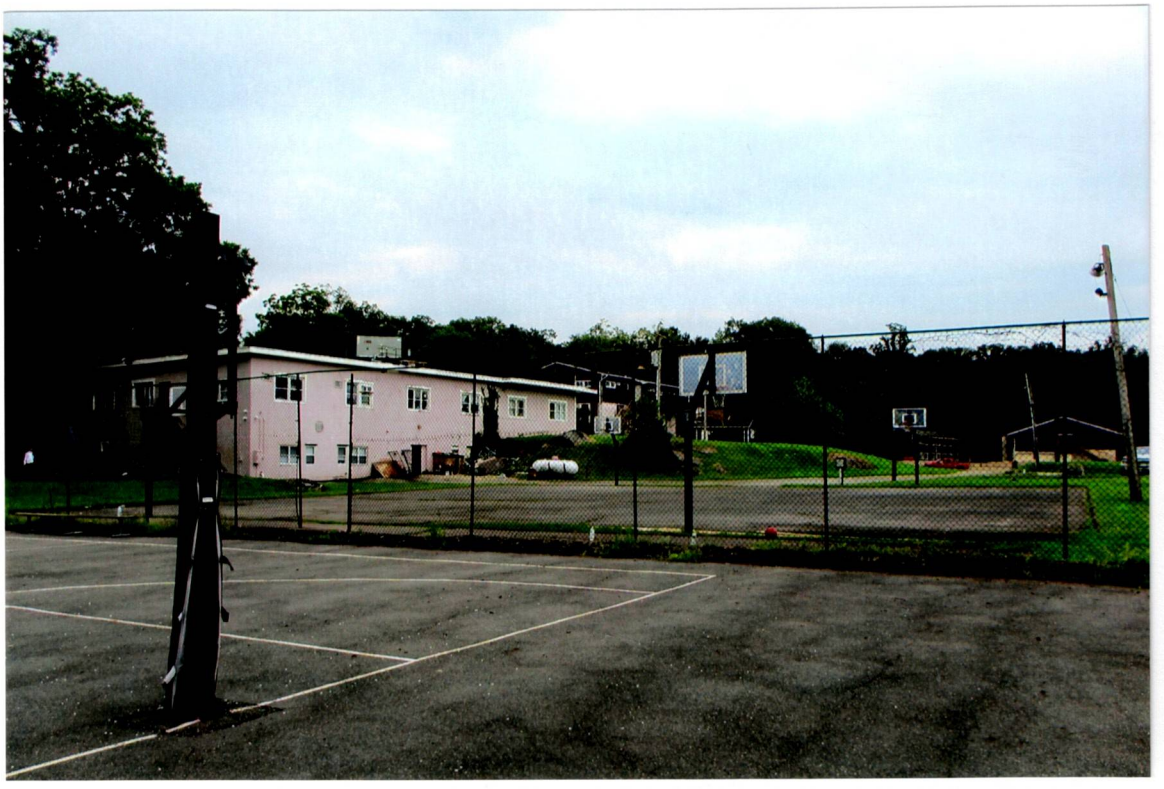


Photo 4 Looking southeast across sports court and toward buildings on northern end of the seminary campus.

Aug. 2025- The Yeshiva Ohr Hameir Site, 141 Furnace Woods Road., Cortlandt, NY



Photo 5 Looking southeast across lawn area on the northern end of the campus.



Photo 6 Looking east and upslope across meadow and lawn area on the central-eastern edge of the site.



Photo 7 Looking southeast along lawn area on central-northern edge of the site. Note scrap metal debris in foreground of photo.



Photo 8 Looking southerly toward partly buried metal tank in lawn on the central-northern edge of the site.



Photo 9 Looking northwest across lawn with surface drainage gutters in the east-central portion of the site.



Photo 10 Looking southerly across lawn with surface drainage gutter in the east-central portion of the site.



Photo 11 Looking at meadow in the northwest portion of the site. Note old television on office desk in the center of photo.



Photo 12 Looking northwest across woodlands on the northwest corner of the site.



Photo 13 Looking northerly across woodlands on the southeast portion of the site. Note undulating topography from past mining.



Photo 14 Looking toward galleys for septic field discarded in woodland edge on the southeast portion of the site.



Photo 15 Looking northwest across wetland lawn and wet meadow area in wetland WL-"A" in the central portion of the site. Note Canada Geese feeding on grasses.



Photo 16 Looking north toward swampland portion of wetland WL-"A" in north edge of the site.



Photo 17 Looking northwest and downstream along brook associated with wetland WL-"A" in central portion of the site.

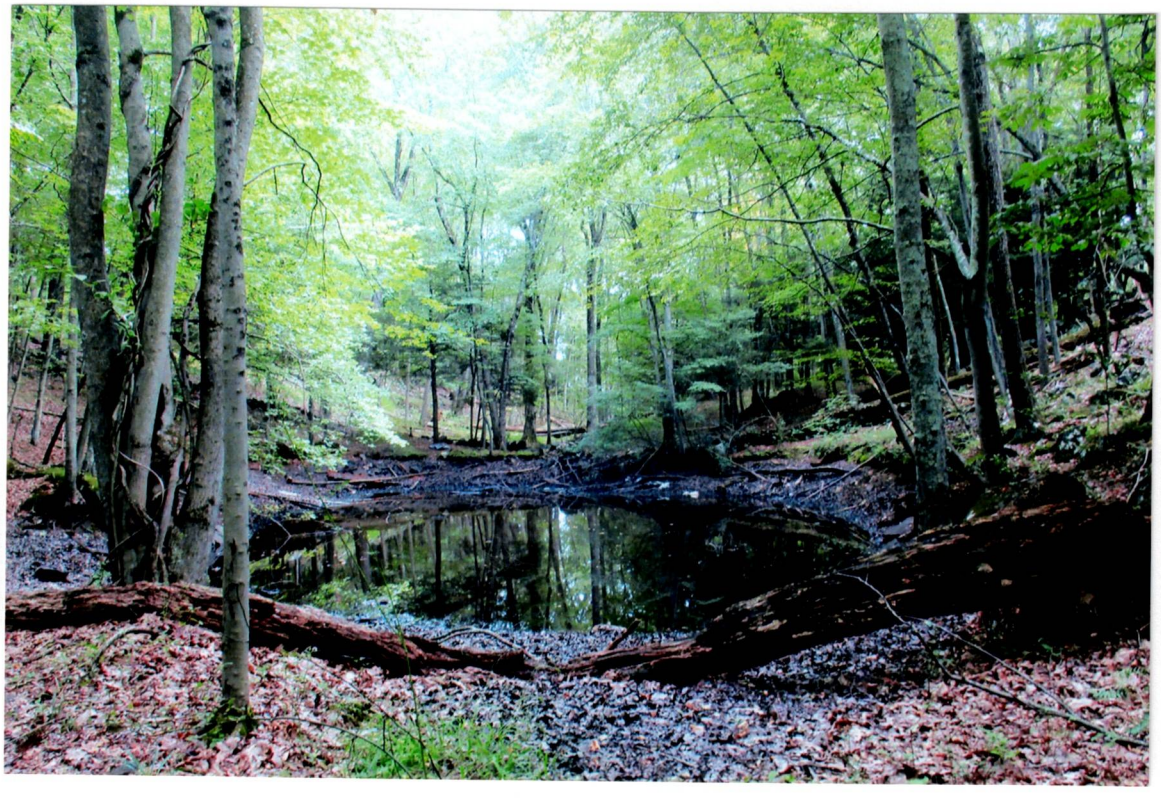


Photo 18 Looking southeast across the pond associated with wetland WL-"C".



Photo 19 Looking southerly along wetland WL-"D" on southern edge of site.



Photo 20 Looking northwest across wetland WL-"E". Note small ponded area in foreground of photo.



Photo 21 Looking northerly along northern end of wetland WL-"E". Note lush Japanese stilt grass cover.



Photo 22 Looking northwest across wetland WL-"F" on the southwest edge of the site.

Appendix II

New York State
Dept. of Environmental Conservation
Wetland Map



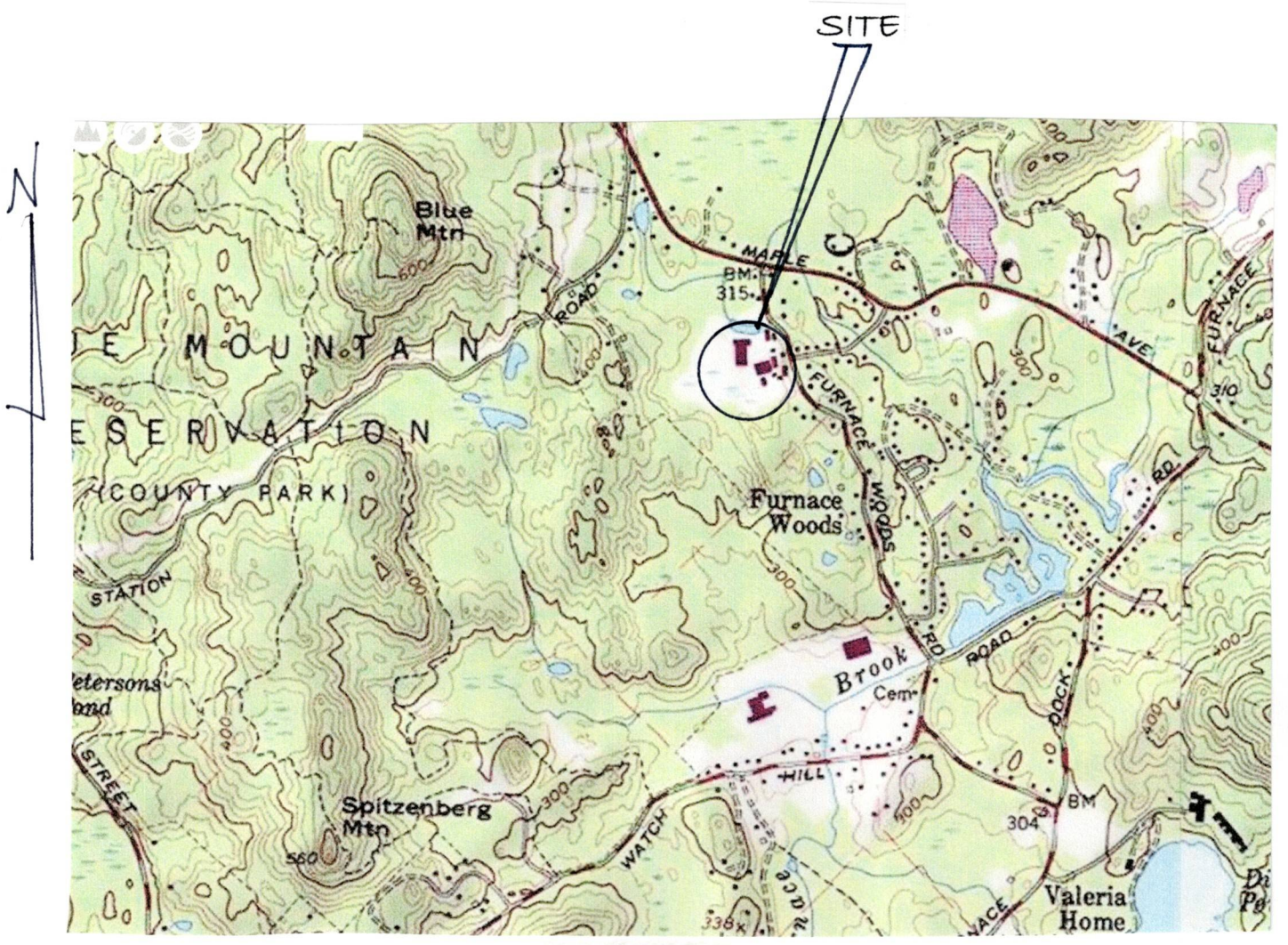
NYSDEC FRESHWATER WETLAND MAP

Up to 2025

N.T.S.

Appendix III

Regional Drainage Map



REGIONAL DRAINAGE MAP

N.T.S.

Appendix IV

Soil Borings

Key To Soil Boring Logs

SS-1	Soil Boring
Color	Munsell Color Notation
	Hue Value Chroma
Brown	10YR 4 / 3
Texture	Portion of Sand / Silt / Clay silt loam – sandy loam – loamy sand
Water table	In inches depth measured from ground surface

SS-1

SITE: NEARLY LEVEL LAWN; ADJACENT BASKETBALL COURT.

0-3” BROWN 10YR 4/3 LOAM.

3-28” MIXED PALE BROWN 2.5Y 6/3 FINE SANDY LOAM WITH 10% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-2

SITE: LEVEL AND SLIGHTLY CONCAVE LAWN; ADJACENT SWAMPLAND;

0-5” GRAY BROWN 10YR 5/2 LOAM.

5-28” GRAY 10YR 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

2-6” GRAY BROWN 10YR 5/2 VERY FINE SANDY LOAM.

6-15” LIGHT OLIVE BROWN 2.5Y 5/4 VERY FINE SANDY LOAM.

WATER TABLE AT 20”.

SS-3

SITE: NEARLY LEVEL LAWN.

0-6” DARK GRAY 10YR 4/1 SILT LOAM.

6-28” LIGHT GREENISH GRAY 5GY 7/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 20”.

SS-4

SITE: VERY GENTLY SLOPED GRASS MEADOW.

0-24” MIXED GRAY BROWN 10YR 5/2 AND DARK GRAY BROWN 10YR 4/2 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-5

SITE: LEVEL GRASS MEADOW.

0-6” DARK GRAY 10YR 4/1 SILT LOAM.

6-28” MIXED GRAY 10YR 6/1 FINE SANDY LOAM AND INCLUSIONS OF LIGHT BLUISH GRAY 10B 6/1 FINE SANDY LOAM AND 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 20”.

SS-6

SITE: LEVEL GRASS MEADOW.

0-4” MIXED BROWN 10YR 4/3 LOAM.

4-8” MIXED DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

8-28” DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 10”.

SS-7

SITE: SIMILAR TO SS-6; SEDGES

0-6” MIXED DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

6-12” MIXED GRAY BROWN 10YR 5/2 AND GRAY 10YR 5/1 LOAM.

12-28” GRAY BROWN 10YR 5/2 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 10”.

SS-8

SITE: LEVEL GRASS MEADOW WITH UNDULATION GROUND; UMBRELLA SEDGE; GOLDENROD.

0-6” BLACK 2.5Y 2.5/1 SILT LOAM.

(SS-8 cont.)

6-15” MIXED GRAY 10YR 4/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

15-28” GRAY 10YR 5/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 20”.

SS-9

SITE: NEARLY UNCUT MEADOW; DEER TONGUE GRASS.

0-26” DARK BROWN 10YR 3/3 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-10

SITE: LEVEL WET MEADOW WITH SEDEGS AND SOFT RUSH COMMON.

0-15” DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

15-28” BLACK 2.5Y 2.5/1 MUCK.

WATER TABLE AT 8”.

SS-11

SITE: LEVEL LAWN WITH UNDULATING GROUND.

0-28” MIXED BROWN 10YR 4/3 LOAM WITH INCLUSIONS OF LIGHT YELLOW BROWN 2.5Y 6/3 AND LIGHT BROWN GRAY 2.5Y 6/2 LOAM WITH 10% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-12

SITE: SIMIILAR TO SS-11.

0-28” MIXED BROWN 10YR 4/3 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-13

SITE: LEVEL AND SLIGHTLY CONCAVE MEADOW AREA ADJACENT TO WOODLANDS; COVER OF SILT GRASS AND FEW PHRAGMITES.

0-30” DARK BROWN 10YR 3/3 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-14

SITE: LEVEL AND SLIGHTLY CONCAVE MEADOW BETWEEN ROCKY KNOLLS; DENSE TALL JAPANESE STILT GRASS, FEW GOLDENROD, AND FEW RASPBERRIES.

0-28” DARK BROWN 10YR 3/3 LOAM WITH INCLUSIONS OF YELLOW BROWN 10YR 5/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-15

SITE: LEVEL LAWN WITH UNDULATIING GROUND.

0-15” DARK GRAY BROWN 10YR 4/2 LOAM.

15-28” PALE YELLOW BROWN 2.5Y 6/3 LOAMY FINE SAND WITH 10% ROUNDED GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-16

SITE: SIMILAR TO SS-15.

0-15” MIXED DARK BROWN 10YR 3/3 LOAM, LIGHT BROWN GRAY 2.5Y 6/2 LOAM, AND DARK GRAY BROWN 10YR 4/2 LOAM WITH 10% DRAK YELLOW BROWN 10YR 4/6 RELIC MOTTLES (RELIC REDOX CONCENTRATIONS).

15-20” MIXED BROWN 10YR 4/3 LOAM WITH INCLUSIONS OFLIGHT BROWN GRAY 2.5Y 6/2 LOAM AND 10% GRAVEL.

20-28” PALE YELLOW 2.5Y 6/3 LOAMY FINE SAND.

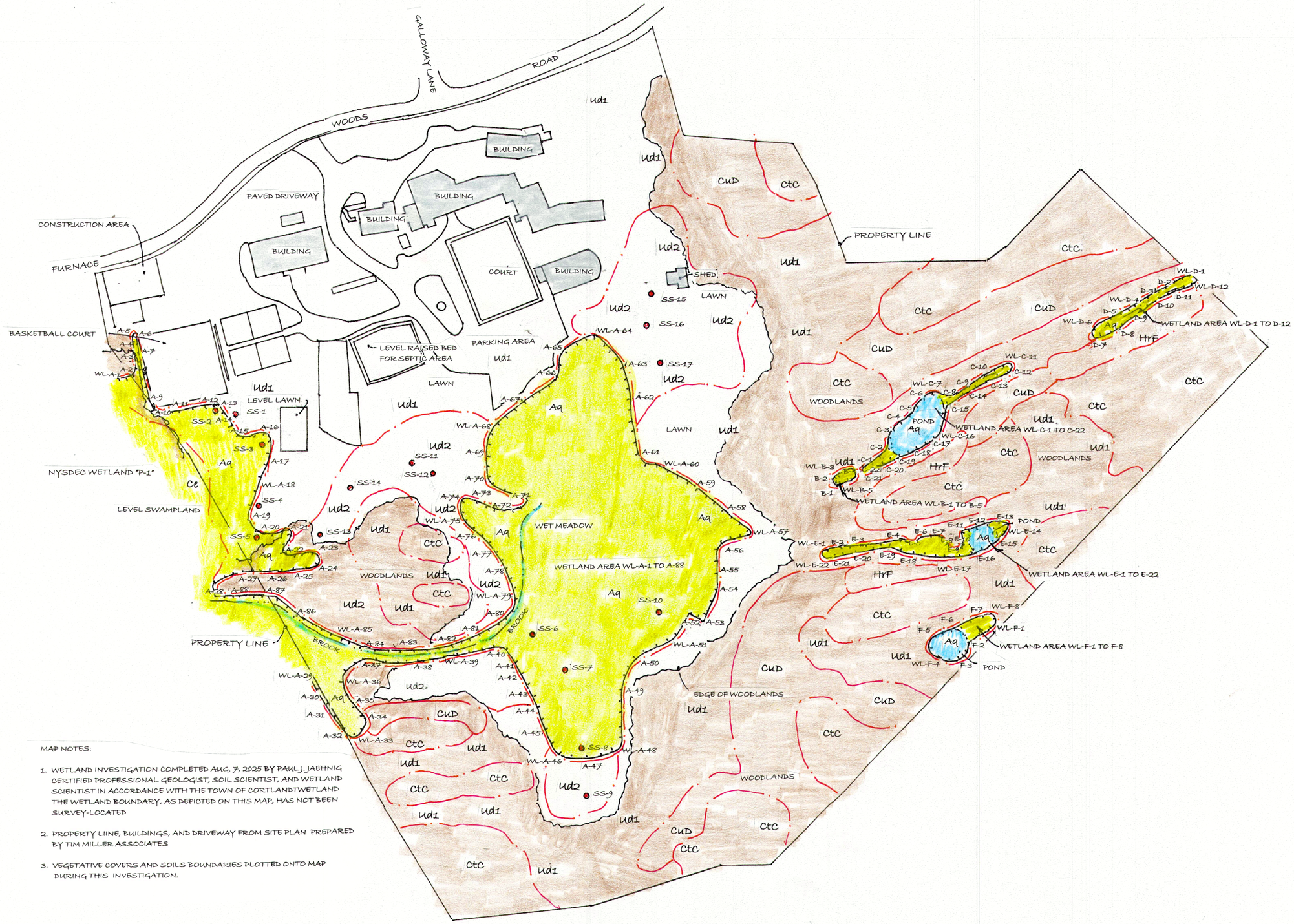
WATER TABLE NOT ENCOUNTERED.

SS-17

SITE: LEVEL LAWN WITH UNDULATING GROUND.

0-28” MIXED BROWN 10YR 4/3 AND DARK GRAY BROWN 10YR 4/2 LOAM AND FINE SANDY LOAM WITH 10% GRAVEL AND FRAGMENTS OF BRICK.

WATER TABLE NOT ENCOUNTERED.



KEY TO MAP

SS-1 SOIL BORING LOCATION

WL-A-1 WL-A-2 WL-A-3 FLAGGED WETLAND BOUNDARY

SOILS INFORMATION

NON-WETLAND SOILS

CtC	Chatfield-Hollis Rock Outcrop complex, well drained, slopes 0 to 15 %
CuD	Chatfield-Hollis Rock Outcrop complex well drained, slopes 15 to 25 %
HrF	Hollis-Rock Outcrop, v. steep well drained, slopes 35 to 60 %
Ud1	Udorthents, cut, fill & graded soils well drained, slopes varied
Ud2	Udorthents, cut, fill, & graded soils moderately well drained, slopes varied

WETLAND SOILS

Aq	Aquents soils poorly drained, slopes 0 to 3 %
Ce	Carlisle muck very poorly drained, slopes 0 to 1 %

CtC Ud1 SOILS BOUNDARY

MAP NOTES:

1. WETLAND INVESTIGATION COMPLETED AUG. 7, 2025 BY PAUL J. JAEHNIG CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST IN ACCORDANCE WITH THE TOWN OF CORTLANDTWETLAND THE WETLAND BOUNDARY, AS DEPICTED ON THIS MAP, HAS NOT BEEN SURVEY-LOCATED
2. PROPERTY LIINE, BUILDINGS, AND DRIVEWAY FROM SITE PLAN PREPARED BY TIM MILLER ASSOCIATES
3. VEGETATIVE COVERS AND SOILS BOUNDARIES PLOTTED ONTO MAP DURING THIS INVESTIGATION.

Wetlands and Soils Map
The Yeshiva Ohr Hameir Site

141 Furnace Woods Road
Tax ID 44.12 - 1 - 3
Cortlandt, NY

An Approx. 37 Acres Study Area

Prepared for
The Town of Cortlandt

Aug 7, 2025

Prepared By
Paul J. Jaehnig- Wetlands and Soils Consulting
P.O. Box 1071 Ridgefield, CT 06877

Scale: 1 inch = 100 ft.

ZARIN & STEINMETZ LLP

David S. Steinmetz
david@zarin-steinmetz.com

August 21, 2025

Via Electronic Submission and Hand Delivery

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

Re: Yeshiva Ohr Hameir - Amended Site Plan Application
141 Furnace Woods Road
Tax Lot 44.12-1-3

Dear Chairman Kessler and Members of the Planning Board:

As you know, our firm, together with Ciarcia Engineering, P.C., Tim Miller Associates, and Weisz Architects, represents Yeshiva Ohr Hameir (the "Yeshiva"), located at 141 Furnace Woods Road, in connection with its application for Amended Site Plan Approval. We write to request placement on your Board's September 4th agenda where we intend to make a presentation and then respectfully request that your Board set the public hearing for November 6th.[1]

Since we last met with your Board, and following the site inspection and ongoing discussions we've had with Town Staff, the Yeshiva has worked diligently with its consultants to revisit its design to alleviate some of the concerns and mitigate some additional impacts associated with its Project. The Yeshiva is excited to present changes to its site plan that will greatly reduce its intrusion into the wetland buffer, and further improve the functionality and aesthetics of its Campus.[2] The new plan also reduces the Yeshiva's proposed building footprint by approximately 1,000 sf, while still allowing the Yeshiva to maintain functionality for all of its program needs. Enclosed please find a copy of the updated site plan, along with updated architectural drawings.

The key revisions can be summarized as follows:

- Chalet (Sanctuary) Building: The existing footprint will remain mostly intact, with all existing support spaces and second-floor guest rooms removed. This will allow

[1] Because of the holiday Sukkot, neither the Yeshiva, nor any of its representatives will be able to attend the October meeting.

[2] The Yeshiva fully understands that this is not a complete submission. In an effort to continue the productive conversations and progress we've had with the Town, we wished to submit in time for the September meeting. When the plans are fully completed, we will submit them to the Town.

the entire two-story chalet to be dedicated solely to sanctuary (prayer and educational) use. We are no longer pursuing the previously proposed ±3,000 sf expansion, which would have encroached into the DEC wetlands buffer.

- Support Spaces: These functions will now be shared with the dormitory/classroom building, located on its first floor. A new attractive enclosed connection between the dormitory and sanctuary buildings will allow for direct flow from entry and support spaces into the sanctuary.

- Dormitory/Classroom Building: The footprint will be increased by approximately 2,000 sf and its location will be slightly shifted on the site. This modification will also allow the 16 dormitory rooms currently in the Dallas building to be relocated into a single central dormitory facility. The Dallas building rooms will in turn be repurposed as the guest rooms previously located within the chalet.

- Dining Room Adjacency: The existing two-story building next to the dining room will be modified to share a continuous roofline with the dining building, creating a more cohesive architectural appearance across the site.

- Pool Building, Dakota Building, Texas Building, and Dallas Building: The architectural theme of colors and materials will be made consistent on all remaining buildings within the Campus.

If you have any questions, please do not hesitate to contact me. We look forward to appearing before your Board at the September 4th meeting to present the new design. Thank you for your consideration.

Respectfully submitted,
ZARIN & STEINMETZ LLP

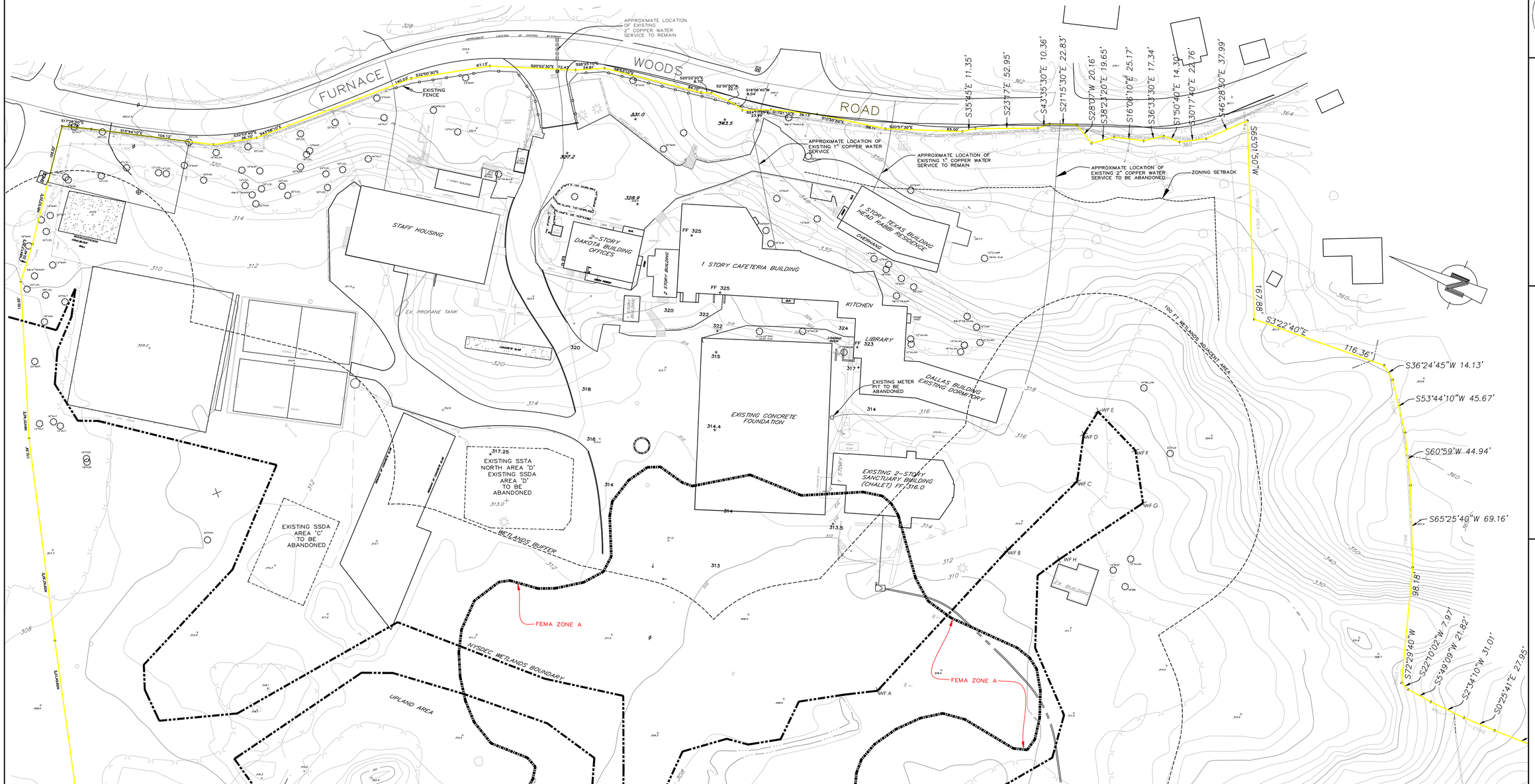
By: 

David S. Steinmetz
Vincent M. Pedone

Encls.
cc: (*via e-mail*)
Yeshiva Ohr Hameir
Chris Kehoe, AICP
Heather LaVarnway
Michael Preziosi, P.E.
Michael Cunningham, Esq.
Dan Ciarcia, P.E.
Steve Marino
Chana Weisz

EROSION CONTROL NOTES:

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



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

SCALE: 1"=40'

SHEET NUMBER 1 2

5	
4	
3	MISC. REVISIONS 8-19-25
2	MISC. REVISIONS 6-11-25
1	MISC. REVISIONS 4-18-25
	ORIGINAL DATE: 3/27/2012
	PROJECT NUMBER:

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

EXISTING / DEMOLITION PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

PLANNING BOARD NOTES:

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

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

Reviewed by the Department of Environmental Services

_____ _____
Director Date

Reviewed by the Department of Technical Services

_____ _____
Director Date

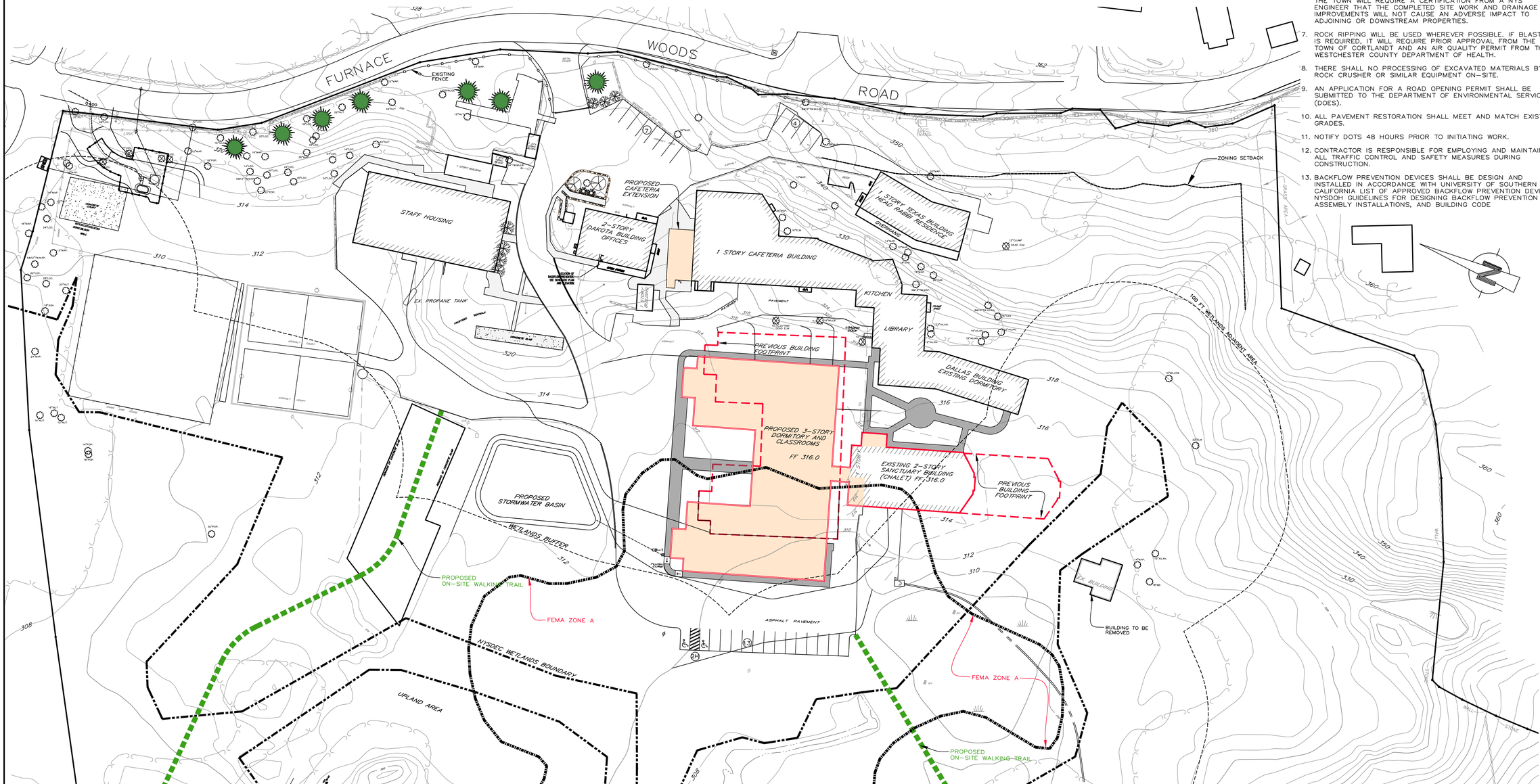
Approved by Resolution No. 18-12 of the Planning Board of the Town of Cortlandt, New York on the 10 day of July 2012, and as ammended by resolution 4-14 subject to all requirements and conditions of said Resolution. Any change, erasure, modification of revision in this plat or site development plan,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

Signed this ____ day of _____, 2025 by

_____
Chairman of the Planning Board

ADDITIONAL TOWN NOTES:

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



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

SCALE: 1"=40'

SHEET NUMBER 2/2

5	4	3	2	1	

ORIGINAL DATE: 8/19/2025

PROJECT NUMBER:

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

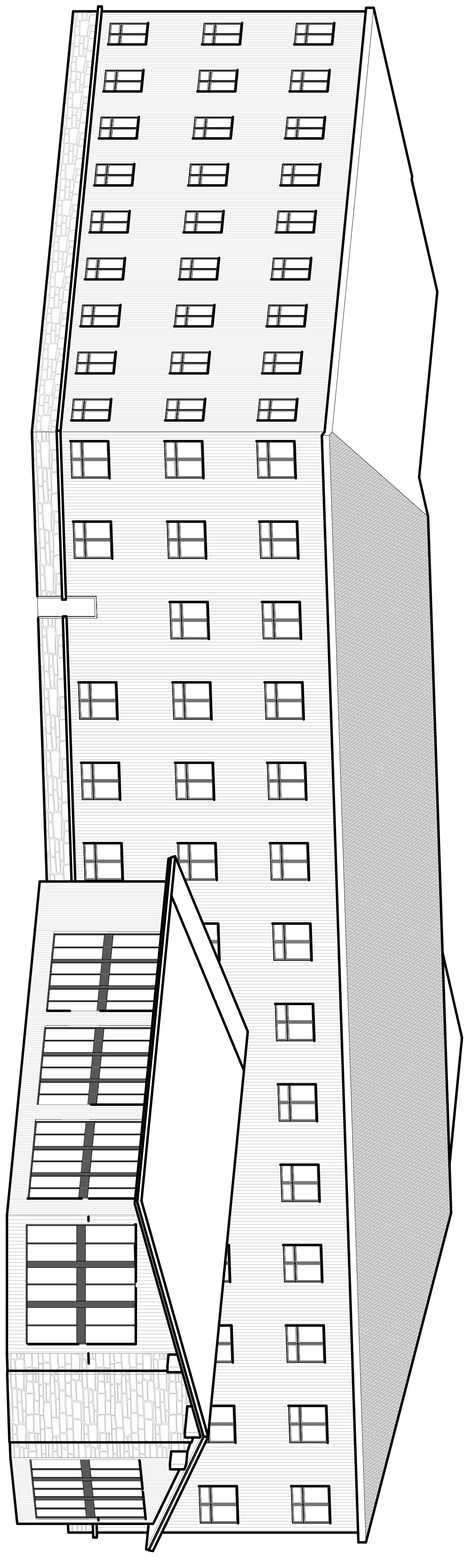
PRELIMINARY SITE PLAN

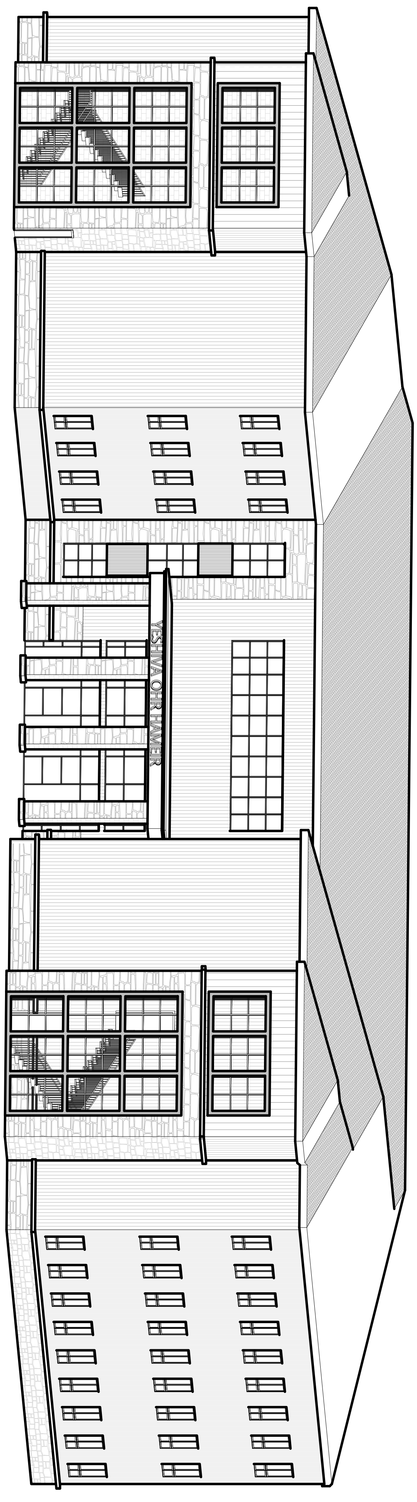
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

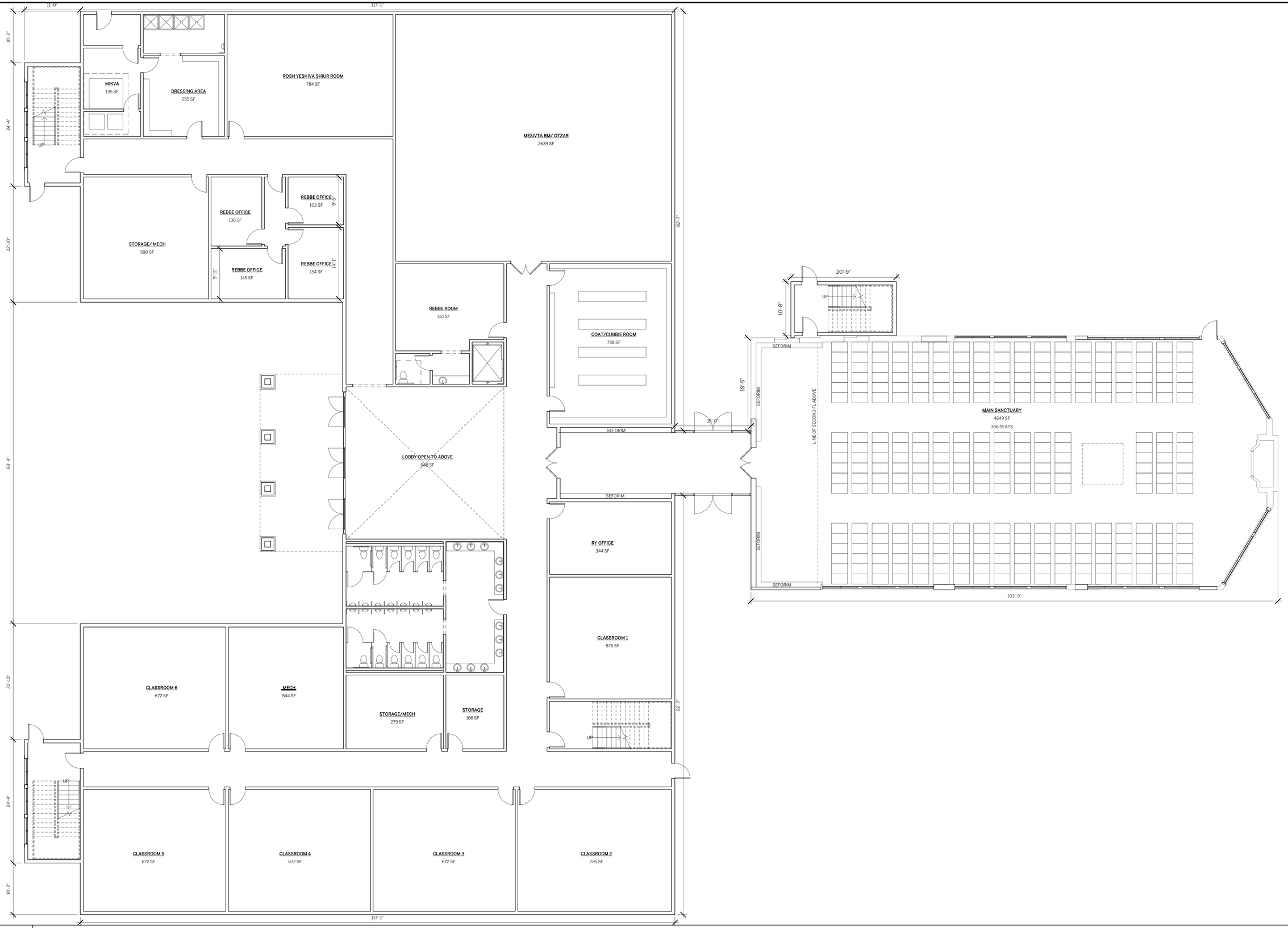
A

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY





JOB NO: 109.20 DATE: 8/21/2025 DWG NO: D1	PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY: YESHIVA OHR HAMEIR OF PEEKSKILL 141 FURNACE WOODS RD CORTLANDT, NY 10567 BLOCK XX LOT XXX	REVISIONS SCHEDULE NO. | DATE | DESCRIPTION	WEISZ ARCHITECTS 1515 FOREST AVENUE #101, LAKWOOD NJ 08701 732.202.5455	NJ LICENSE # 21A102138500



A PROPOSED FIRST FLOOR PLAN

N.J.LICENSE
21A102138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

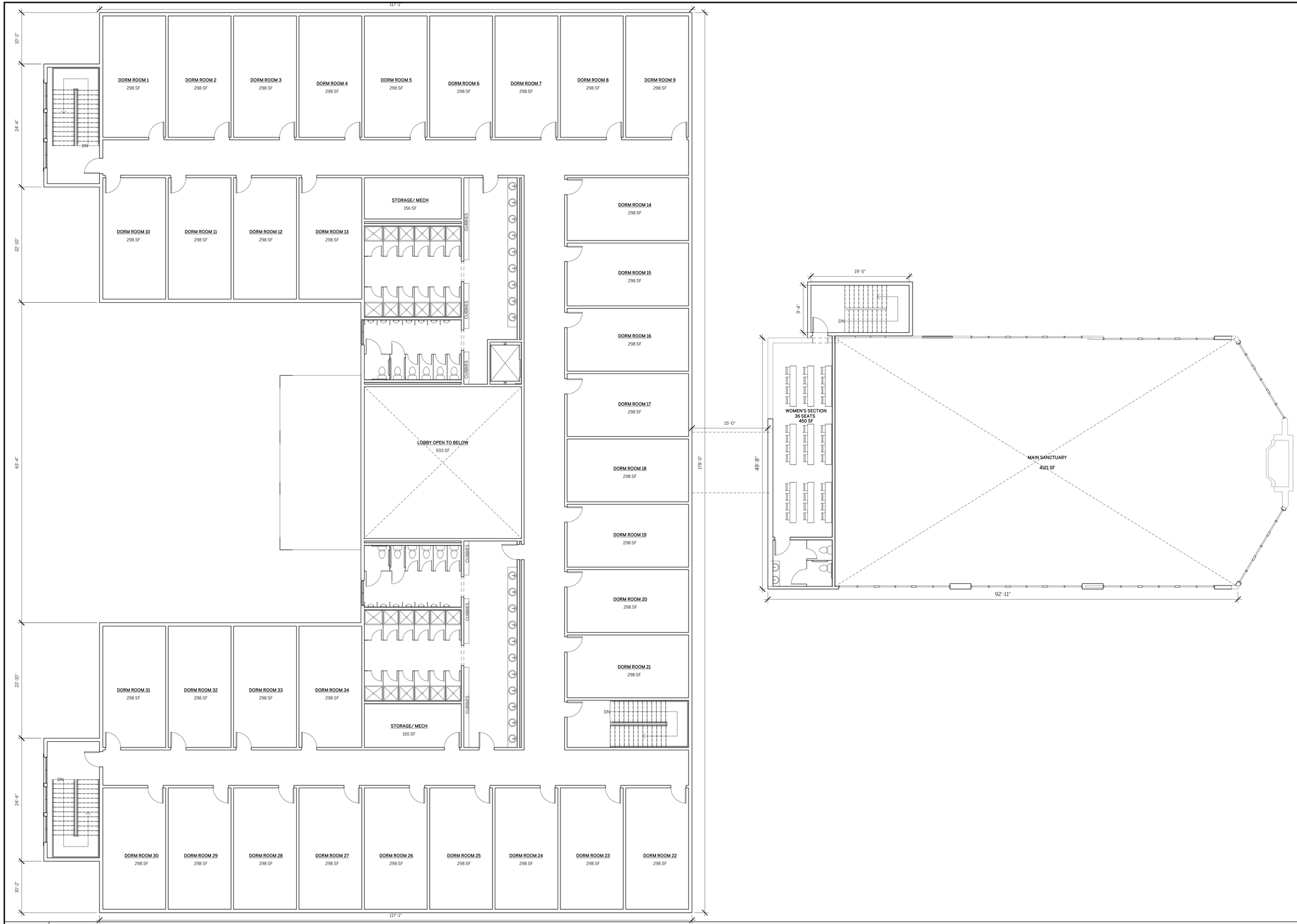
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D2



A PROPOSED SECOND AND THIRD FLOOR PLAN

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

N.J.LICENSE
21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

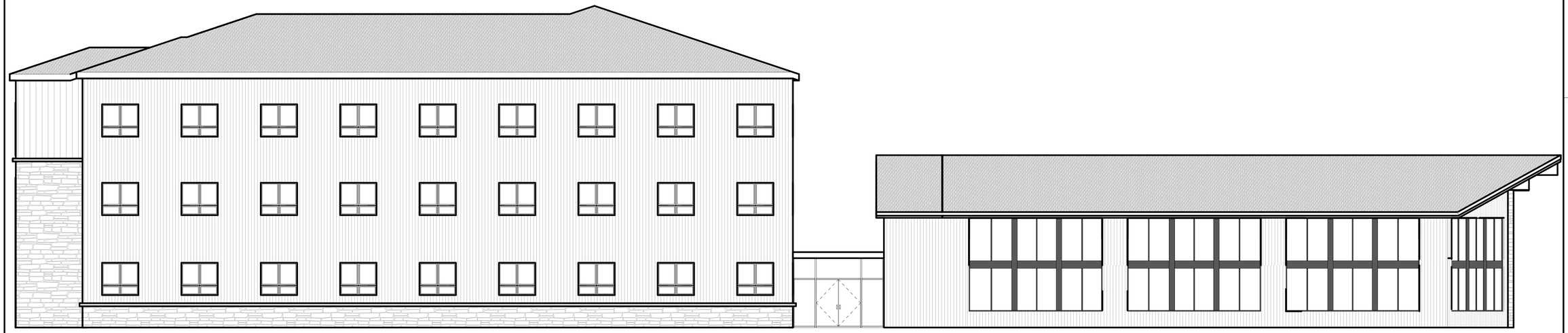
PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK XX LOT XXX

JOB NO. 109.20
DATE: 8/21/2025
DWG NO. D3



A PROPOSED FRONT ELEVATION



B PROPOSED RIGHT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

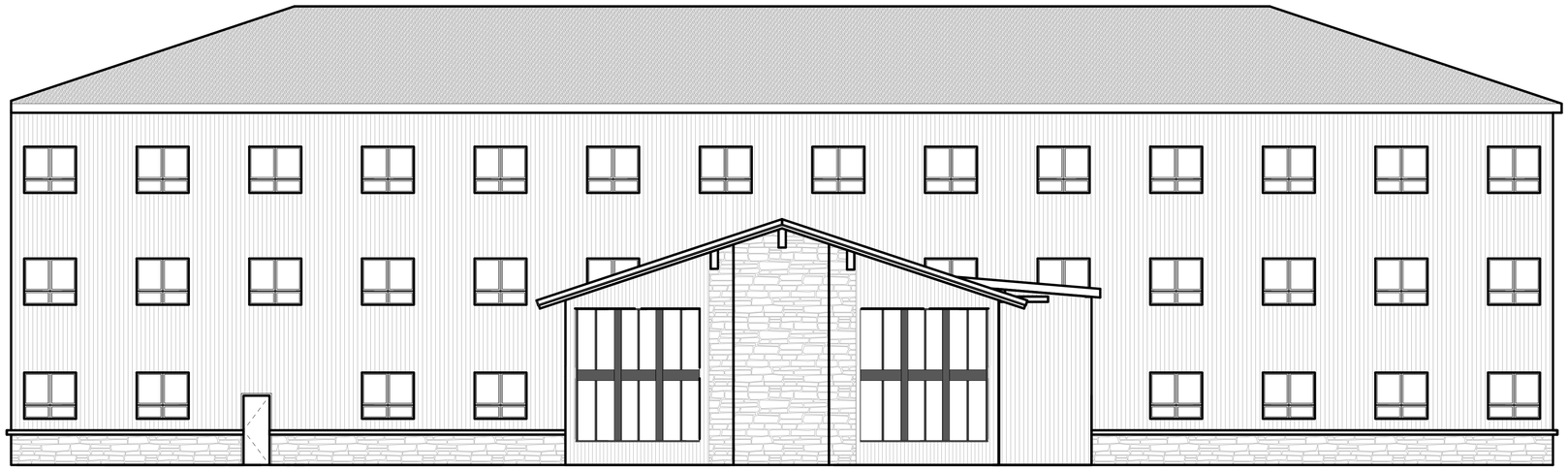
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D4



A PROPOSED REAR ELEVATION



B PROPOSED LEFT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE
21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

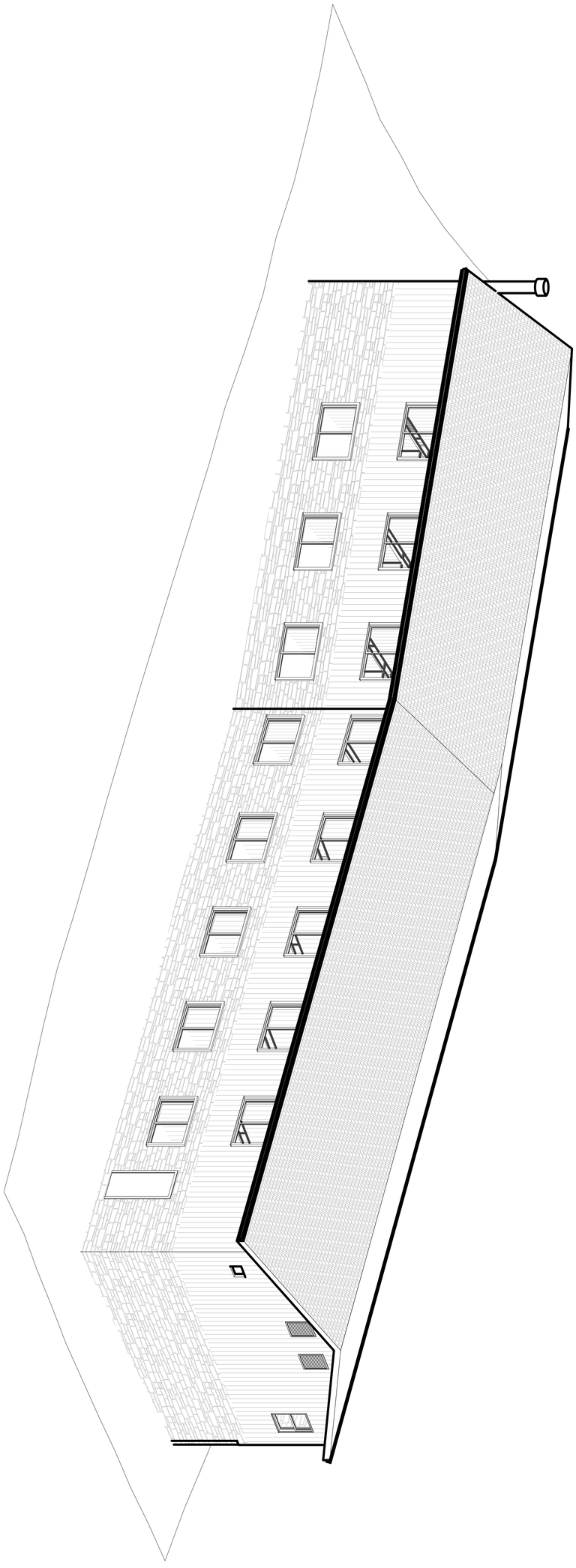
PROPOSED NEW/RENOVATED DORMITORY AND SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D5

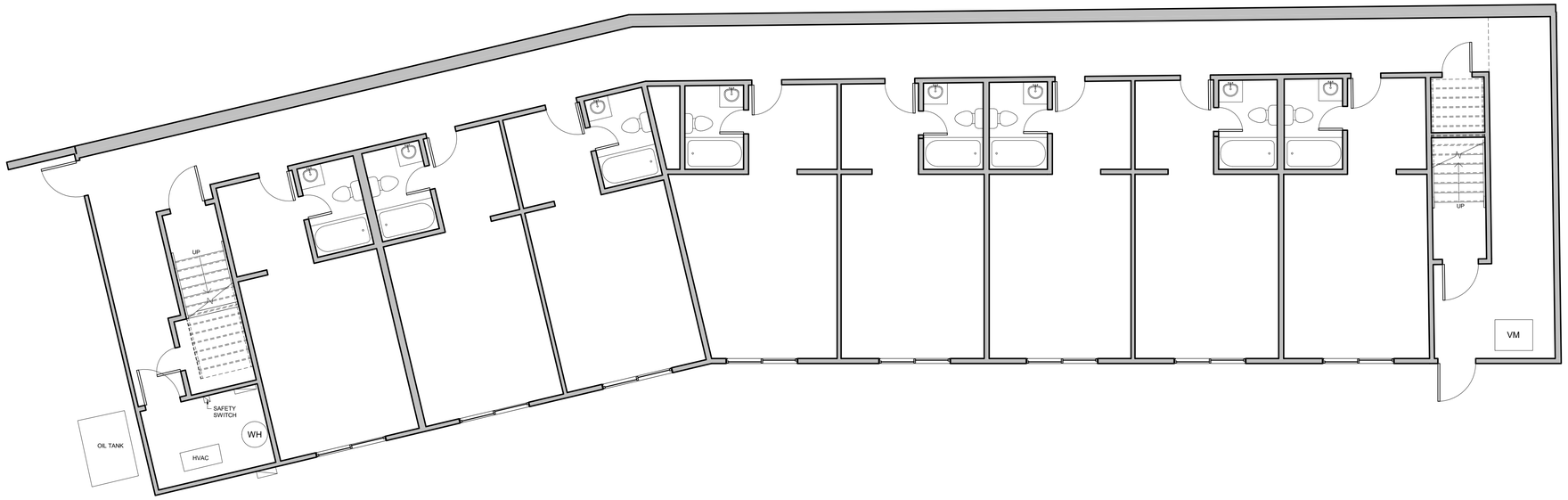
A

DALLAS BUILDING

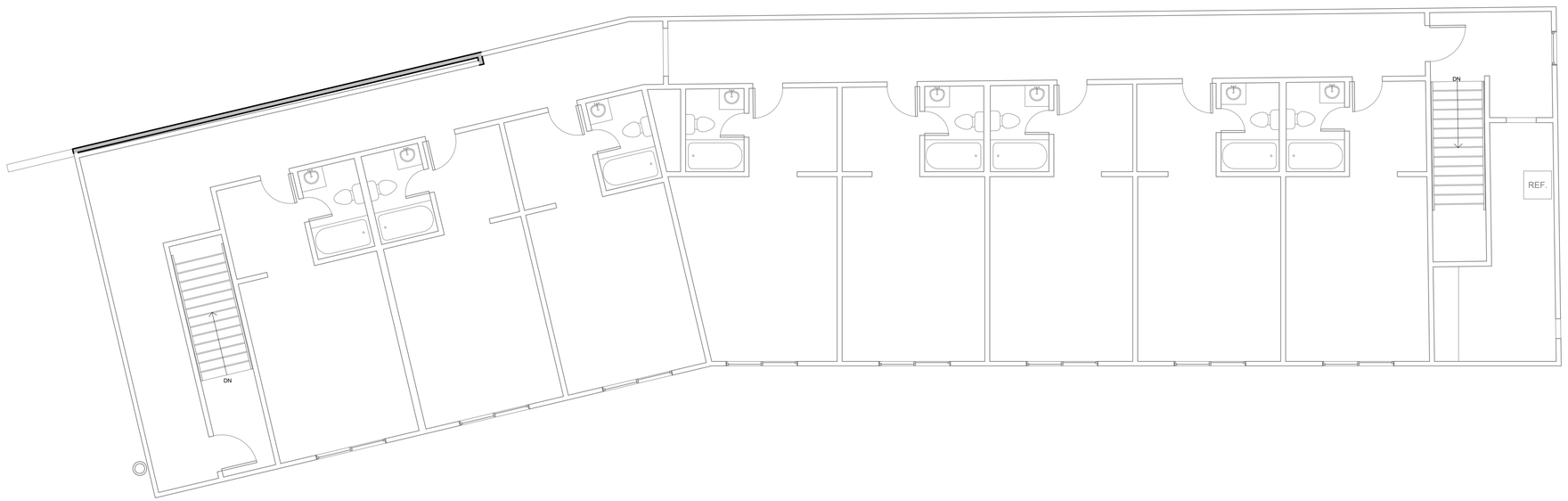


SCALE: 3/16"=1'-0"

JOB NO: 109.20 DATE: 8/21/2025 DWG NO: A101	PROPOSED FACADE ALTERATION FOR: YESHIVA OHR HAMEIR OF PEEKSKILL 141 FURNACE WOODS ROAD CORTLANDT MANOR, NY 10567 BLOCK XX LOT XXX	REVISIONS SCHEDULE NO. / DATE / DESCRIPTION	WEISZ ARCHITECTS 1515 FOREST AVENUE #101, LAKWOOD NJ 08701 732.202.5455	NJ LICENSE # 21A102138500



A | EXISTING FIRST FLOOR DORM ROOMS- PROPOSED GUEST ROOMS



B | EXSISTING SECOND FLOOR DORM ROOMS- PROPOSED GUEST ROOMS

SCALE: 3/16"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

REVISIONS SCHEDULE

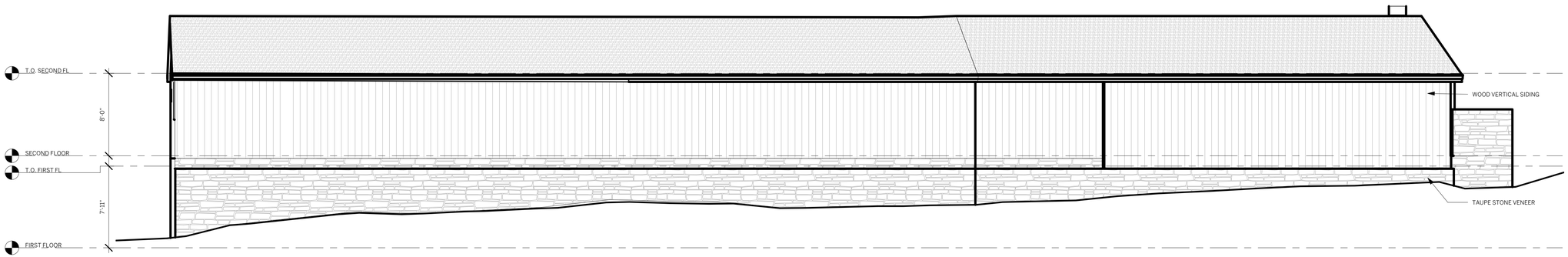
NO.	DATE	DESCRIPTION

PROPOSED FACADE ALTERATION FOR:
YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

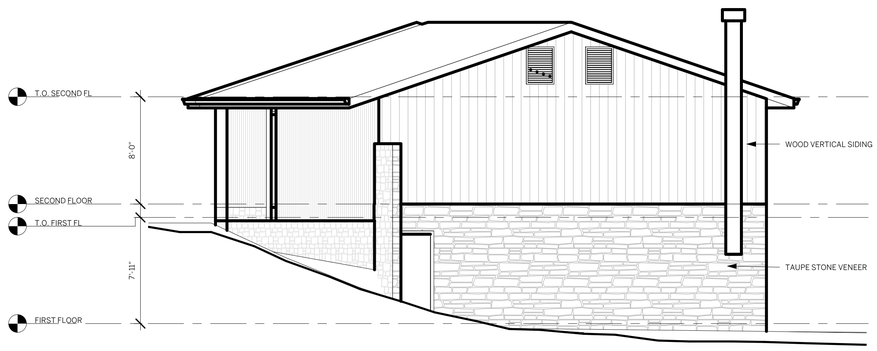
JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A102



A PROPOSED FRONT ELEVATION



B PROPOSED REAR ELEVATION



C PROPOSED LEFT ELEVATION



B PROPOSED RIGHT ELEVATION

N.J.LICENSE
21A102138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

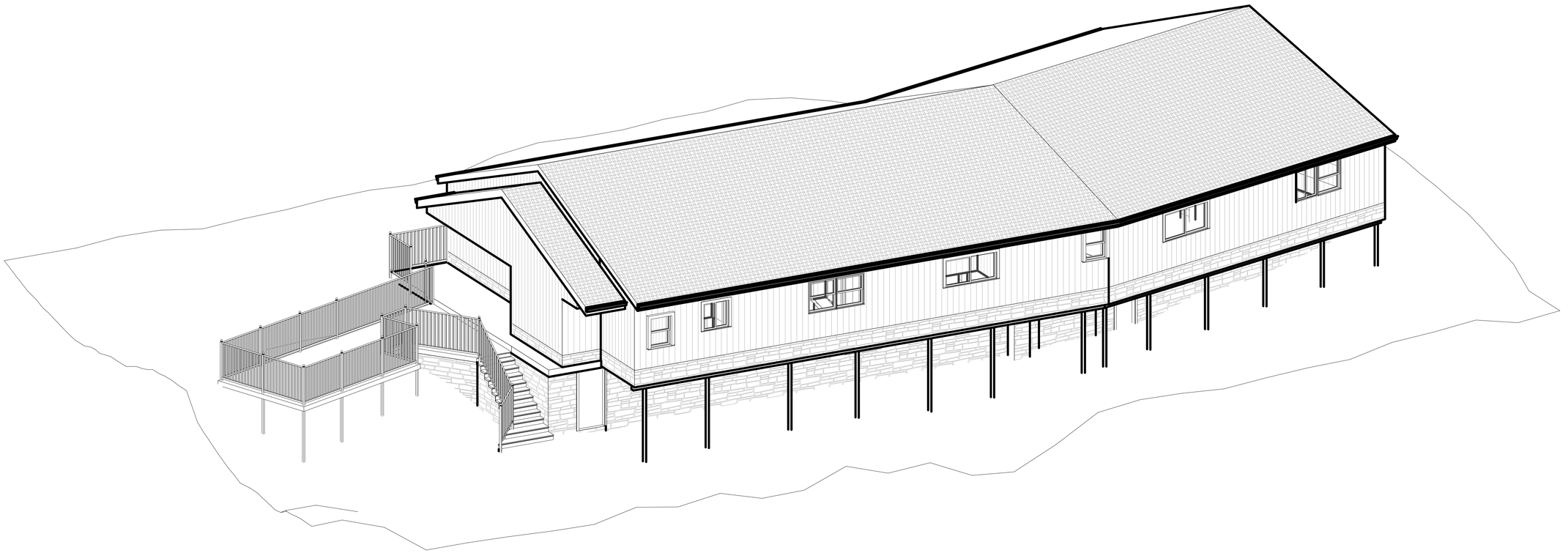
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED FACADE ALTERATION FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A103



A | TEXAS BUILDING | SCALE: 1/4"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE
21A102138500

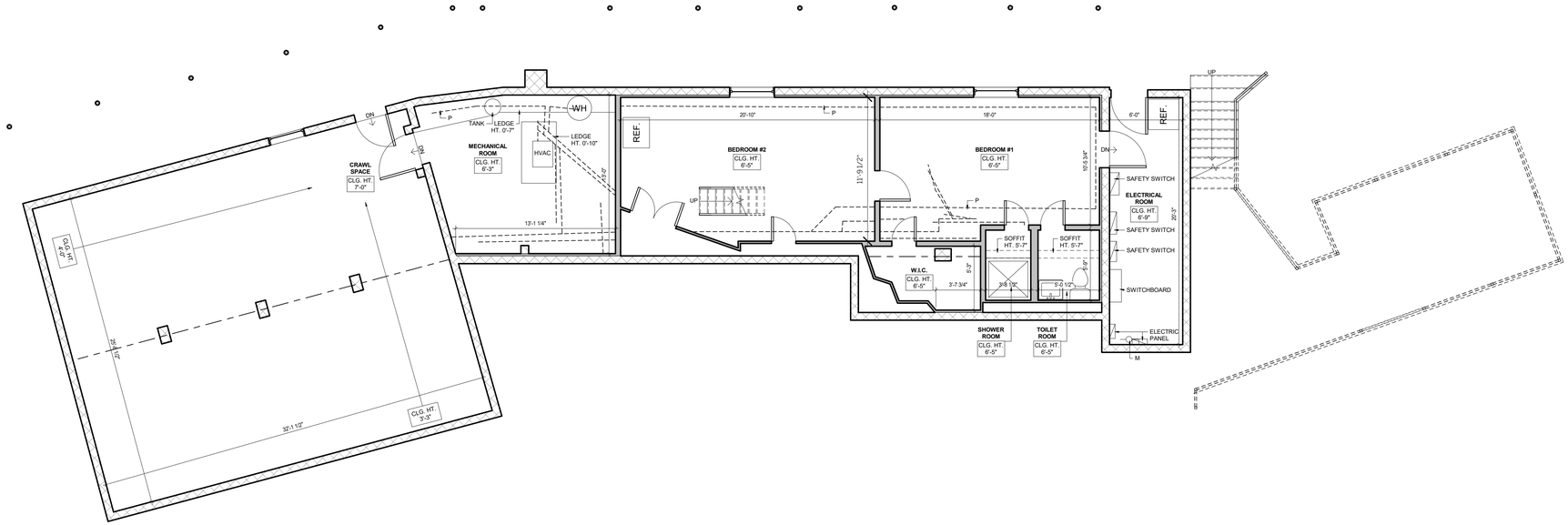
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

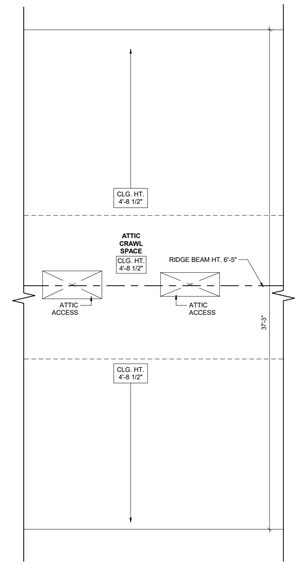
FACADE ALTERATION

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

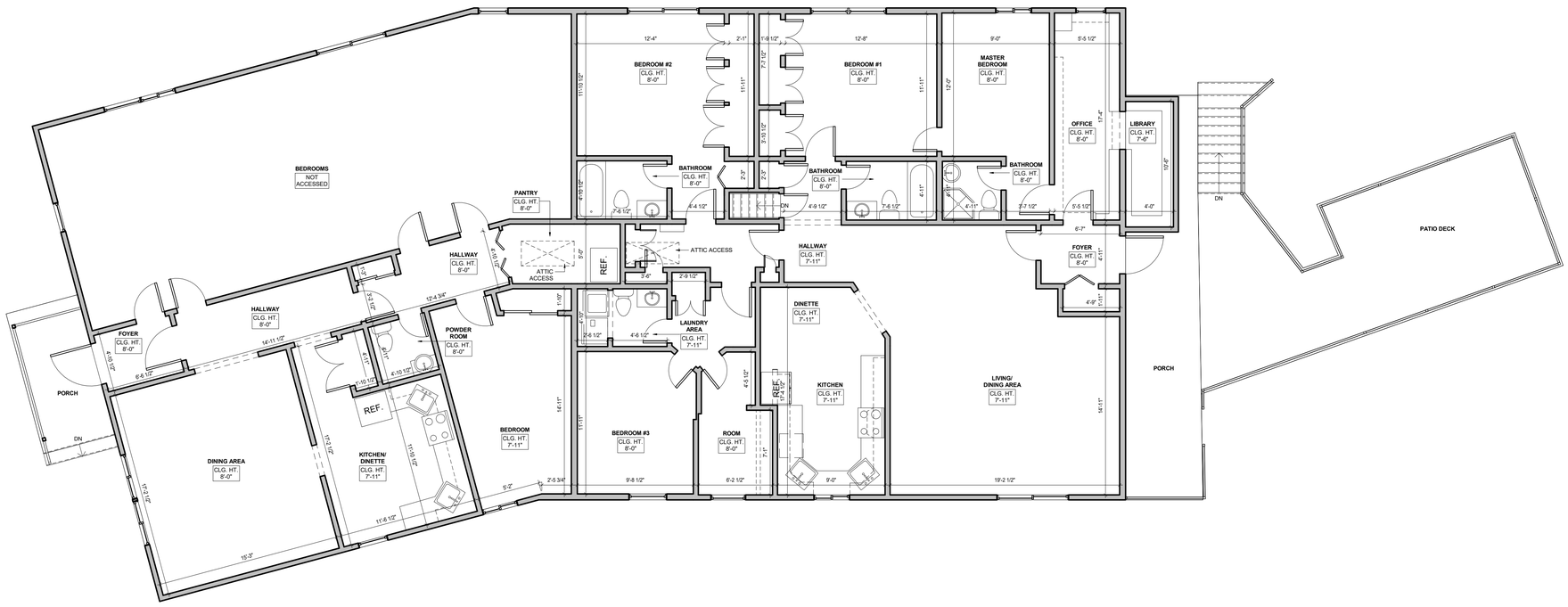
JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A101



A EXISTING BASEMENT FLOOR PLAN



D EXISTING ATTIC FLOOR PLAN



C EXISTING FIRST FLOOR PLAN

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAWWOOD, NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

FACADE ALTERATION

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO. 109.20
DATE: 8/21/2025
DWG NO. A102



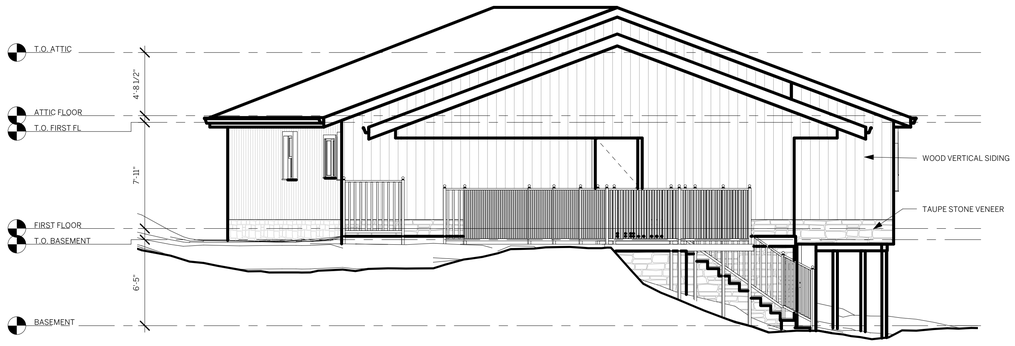
A | PROPOSED FRONT ELEVATION



B | PROPOSED REAR ELEVATION



C | PROPOSED LEFT ELEVATION



D | PROPOSED RIGHT ELEVATION

NJ LICENSE
21AI02138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

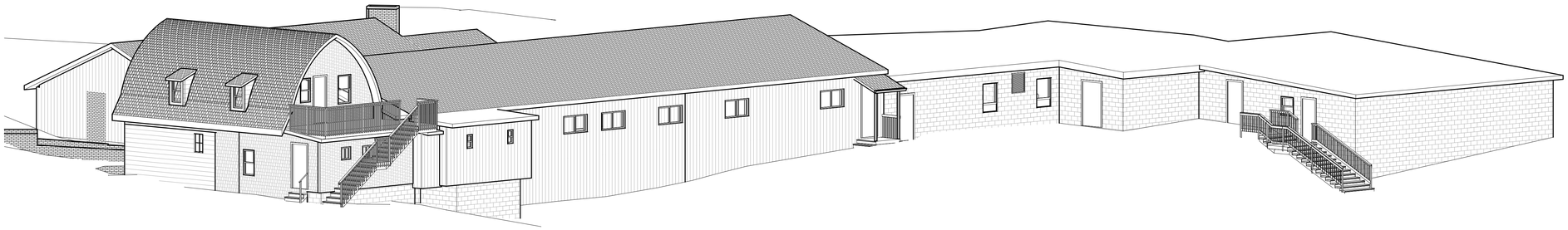
REVISIONS SCHEDULE

NO.	DESCRIPTION	DATE

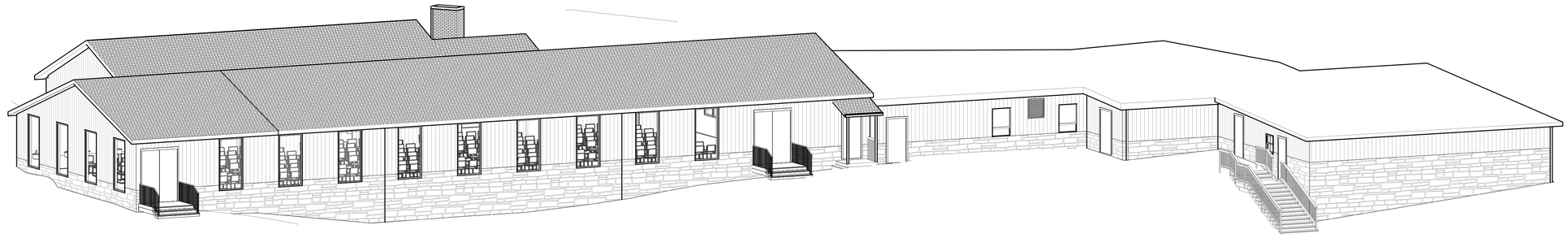
FACADE ALTERATION

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A103



A EXISTING DINING BUILDING



B PROPOSED DINING BUILDING

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD, NJ 08701
732.202.5455
NJ LICENSE
21A102138500

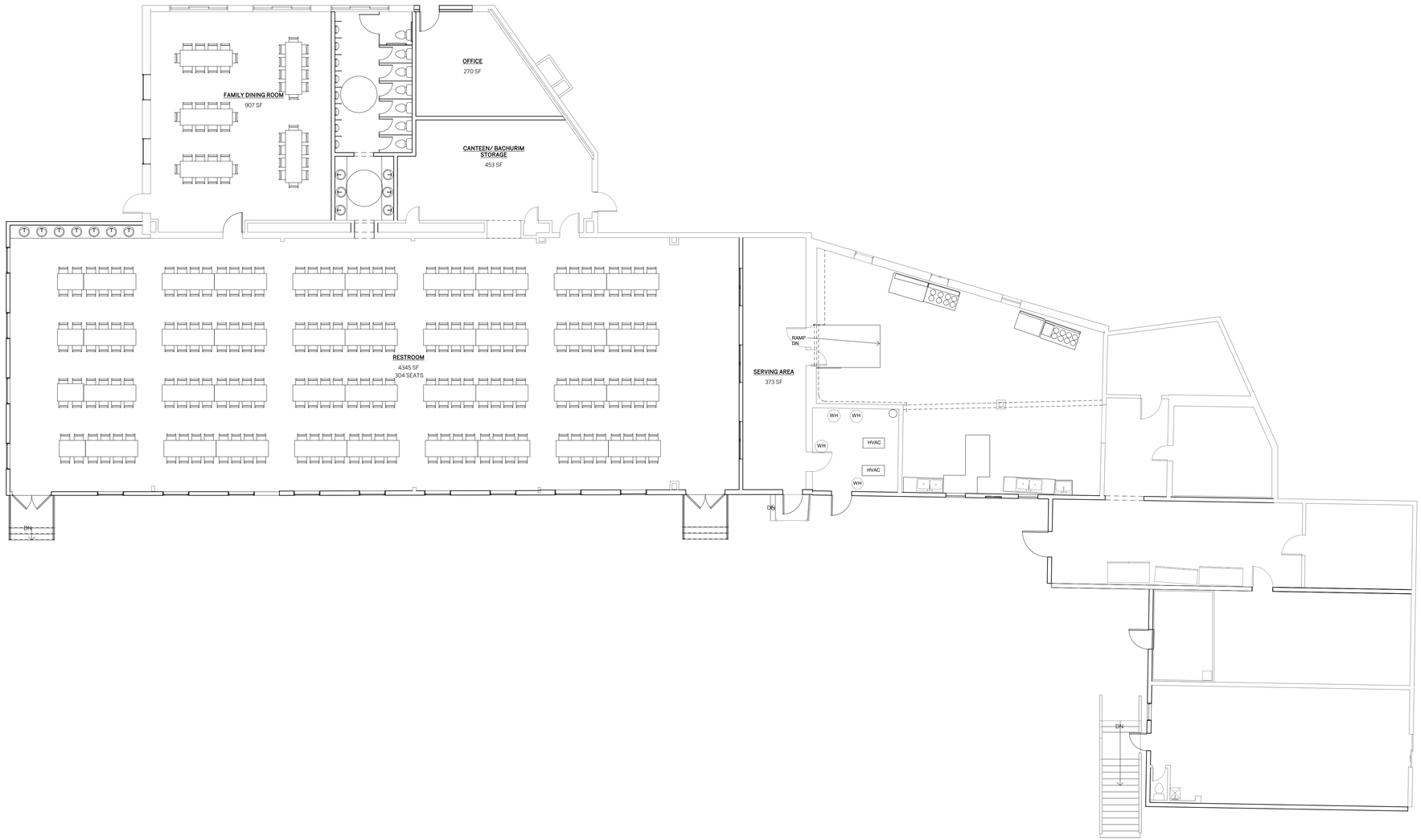
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

INTERIOR ALTERATION OF DINING BUILDING FOR:

YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 24-329
DATE: 07/30/2025
DWG NO: D1



A PROPOSED FIRST FLOOR PLAN 7445 SF

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD, NJ 08701
732.202.5455
NJ LICENSE
21A102138500

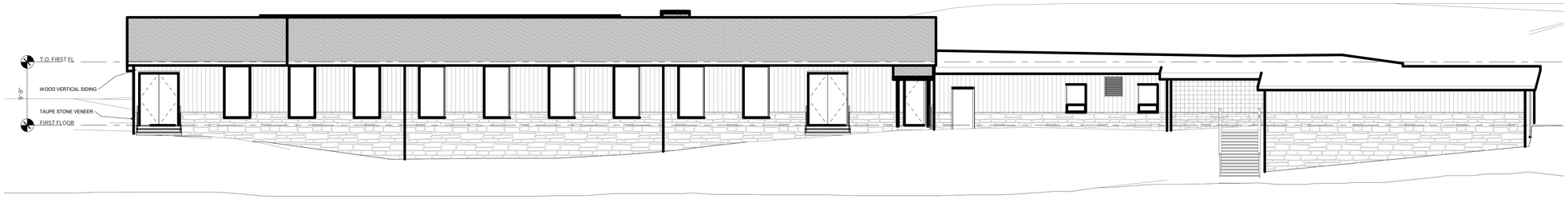
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

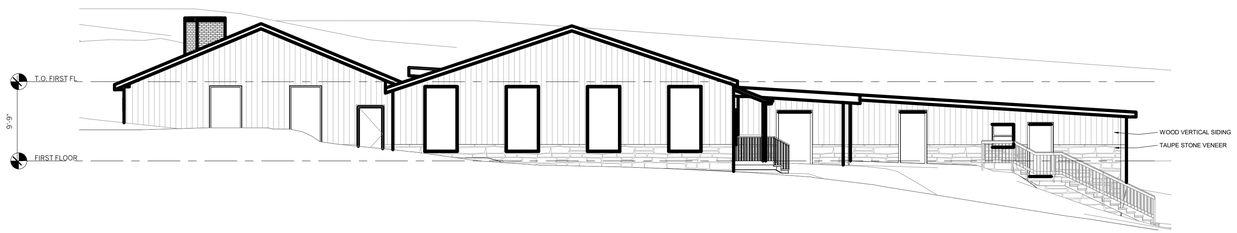
INTERIOR ALTERATION OF DINING BUILDING FOR:

YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

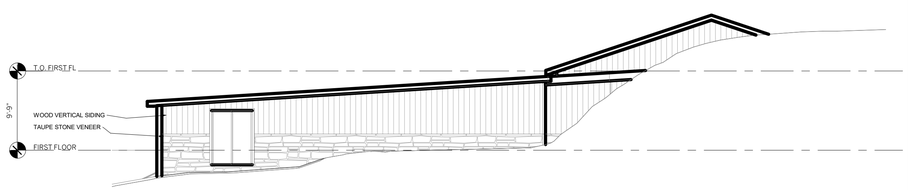
JOB NO: 24-329
DATE: 07/30/2025
DWG NO: D2



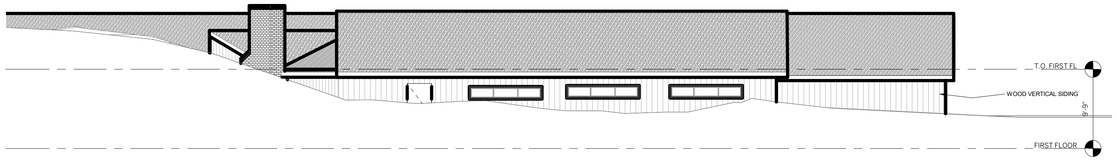
A | PROPOSED FRONT ELEVATION



B | PROPOSED LEFT ELEVATION



C | PROPOSED RIGHT ELEVATION



D | PROPOSED REAR ELEVATION

NJ LICENSE
21AI02138500

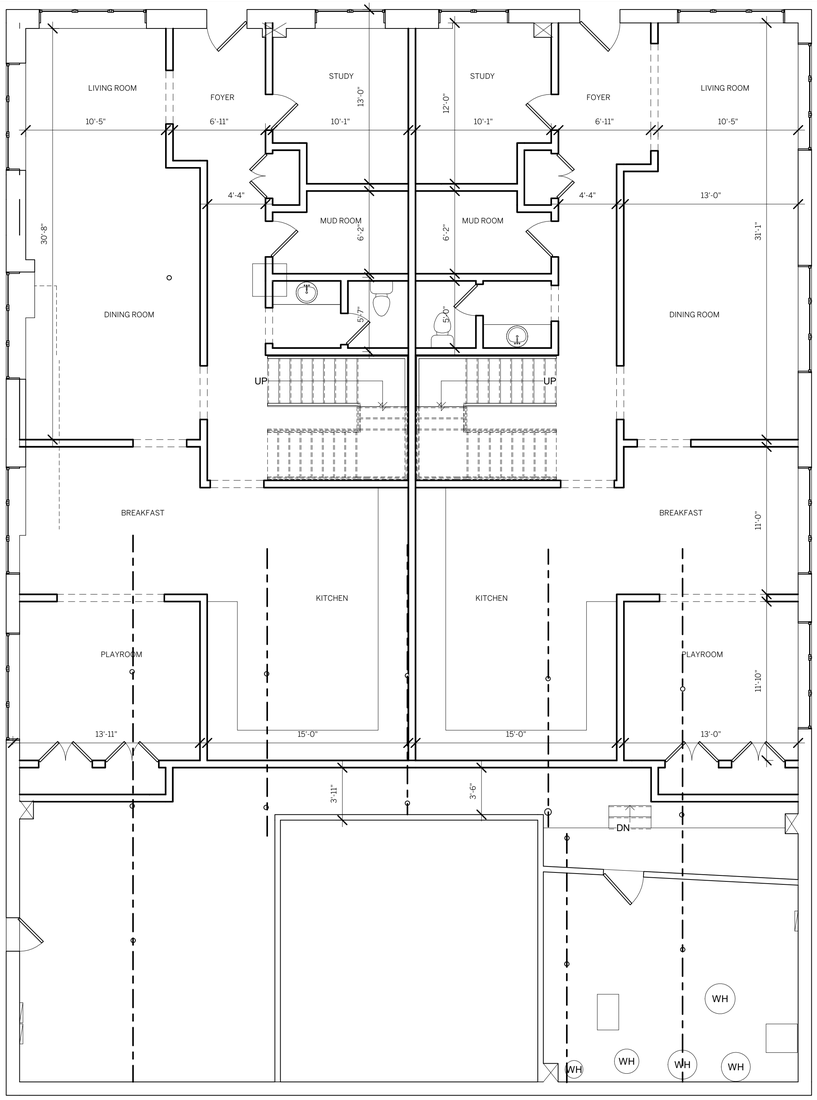
WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

REVISIONS SCHEDULE

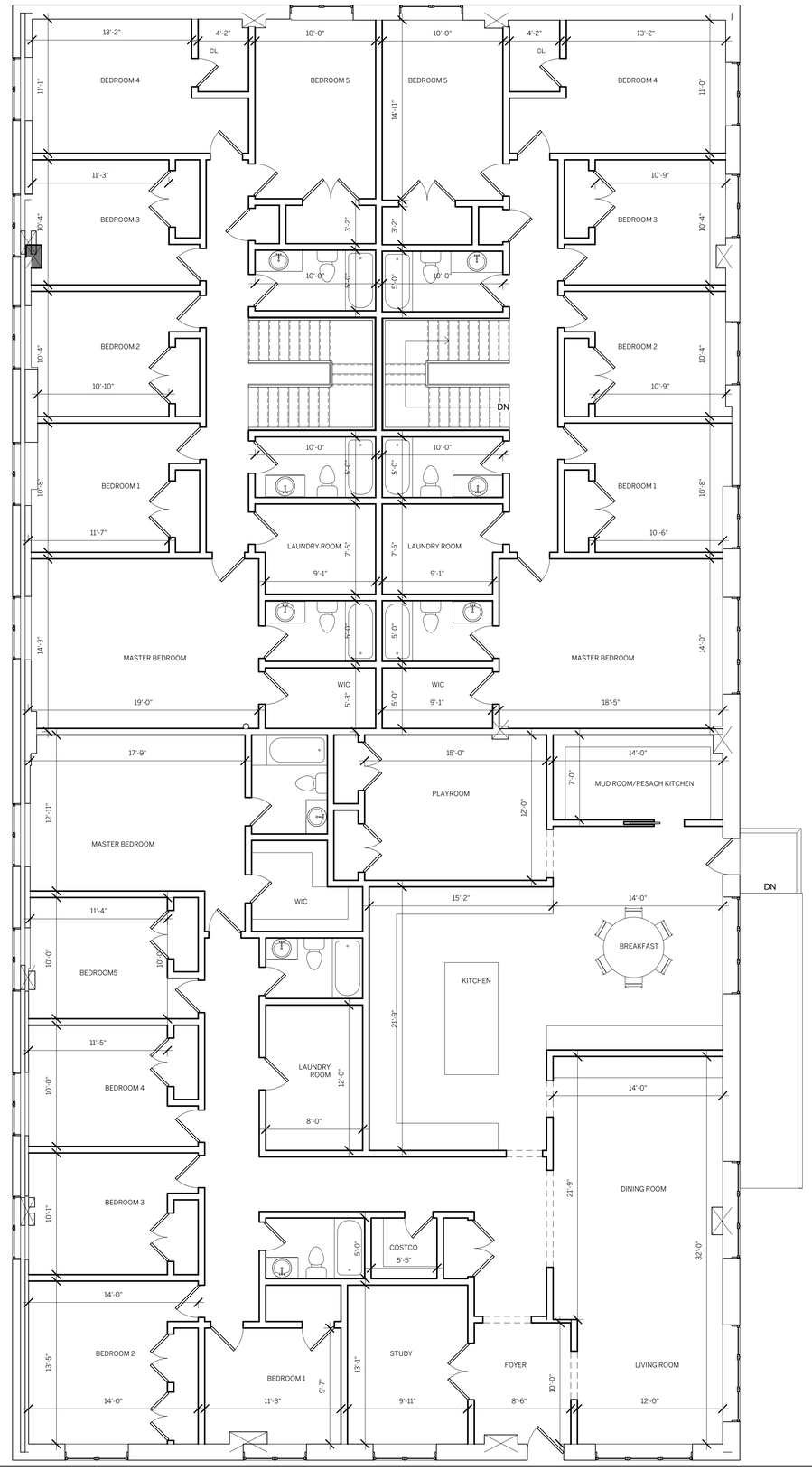
NO.	DESCRIPTION	DATE

INTERIOR ALTERATION OF DINING BUILDING FOR:
YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 24-329
DATE: 07/30/2025
DWG NO: D3



A STAFF HOUSING- PROPOSED FIRST FLOOR PLAN SCALE: 1/4"=1'-0"



B STAFF HOUSING- PROPOSED SECOND FLOOR PLAN SCALE: 1/4"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD, NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

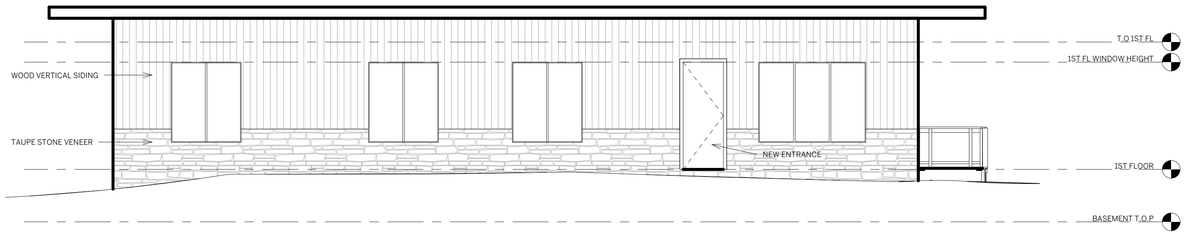
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

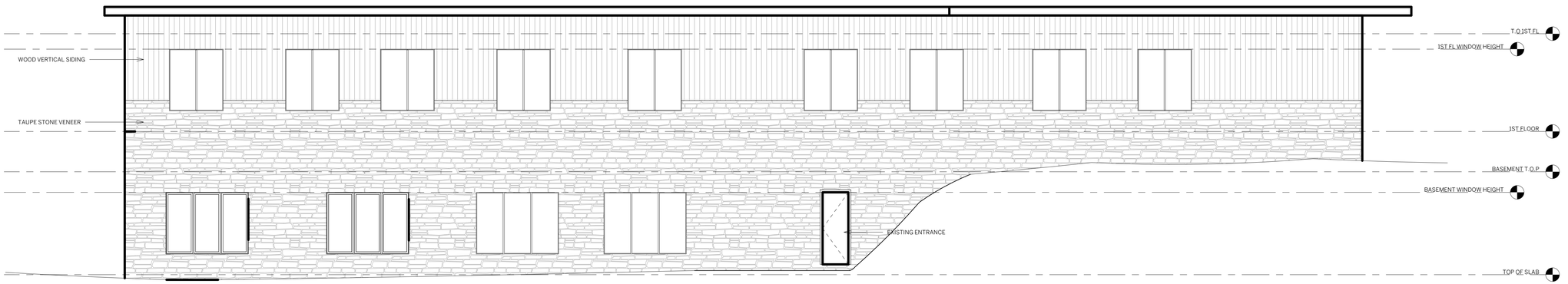
PROPOSED RENOVATED STAFF HOUSING FOR

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK:1 LOT:3

JOB NO: 109.20
DATE: 6.30.25
DWG NO: D1



A | PROPOSED FRONT ELEVATION | SCALE: 1/4"=1'-0"



B | PROPOSED LEFT ELEVATION | SCALE: 1/4"=1'-0"

NJ LICENSE
21A102138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD, NJ 08701
732.202.5455

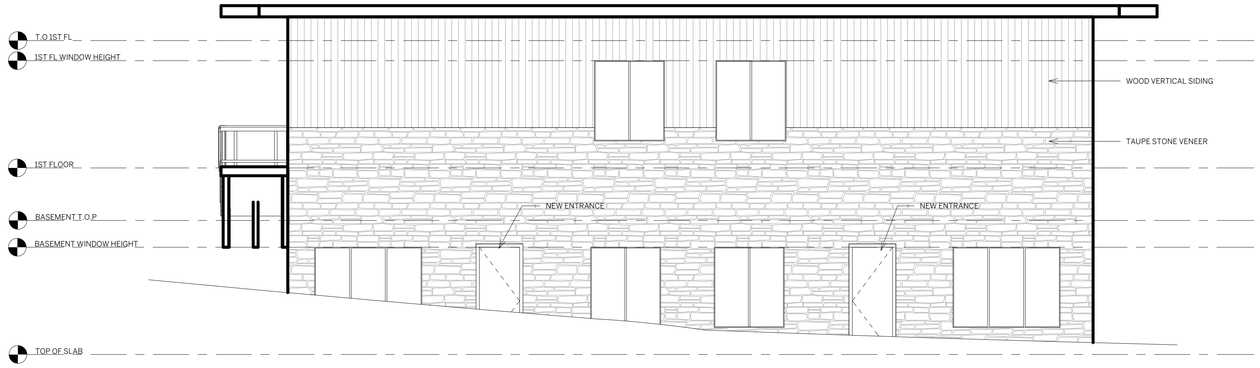
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED RENOVATED STAFF HOUSING FOR

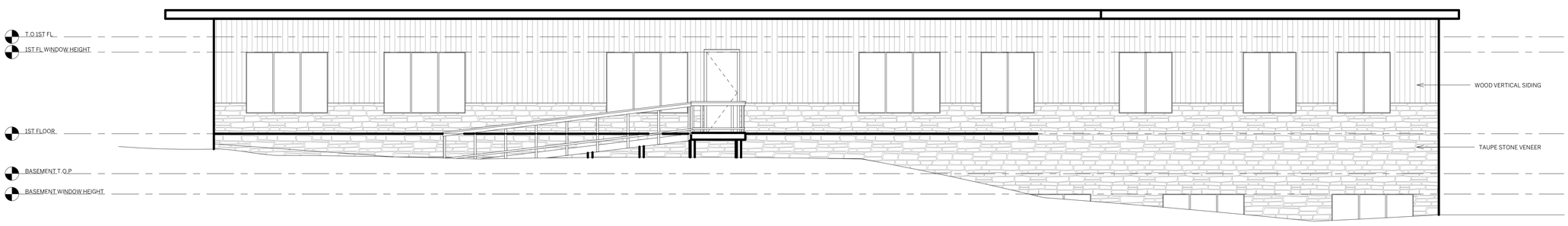
YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK:1 LOT:3

JOB NO: 109.20
DATE: 6.30.25
DWG NO: D2



A | PROPOSED REAR ELEVATION

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



B | PROPOSED RIGHT ELEVATION

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

NJ LICENSE
21A102138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD, NJ 08701
732.202.5455

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED RENOVATED STAFF HOUSING FOR

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK:1 LOT:3

JOB NO: 109.20
DATE: 6.30.25
DWG NO: D3

A

EXISTING DAKOTA BUILDING



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

JOB NO: 109.20

DATE: 8/21/2025

DWG NO: A101

FACADE ALTERATION FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567

BLOCK XX LOT XXX

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE
21A102138500



A | EXISTING FIRST FLOOR | SCALE: 1/4"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

N.J.LICENSE
21A102138500

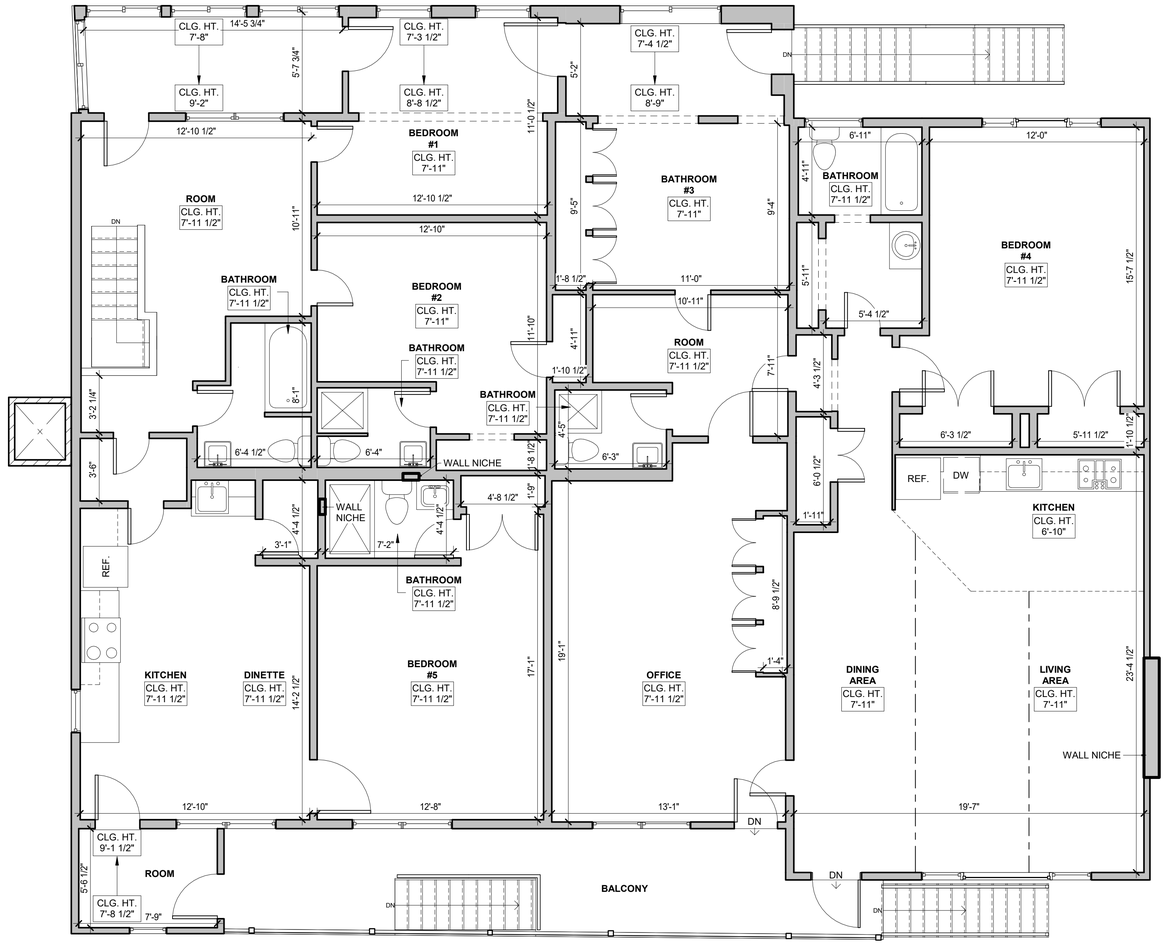
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

FACADE ALTERATION FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A102



A | EXISTING SECOND FLOOR

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

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE # 21AI102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

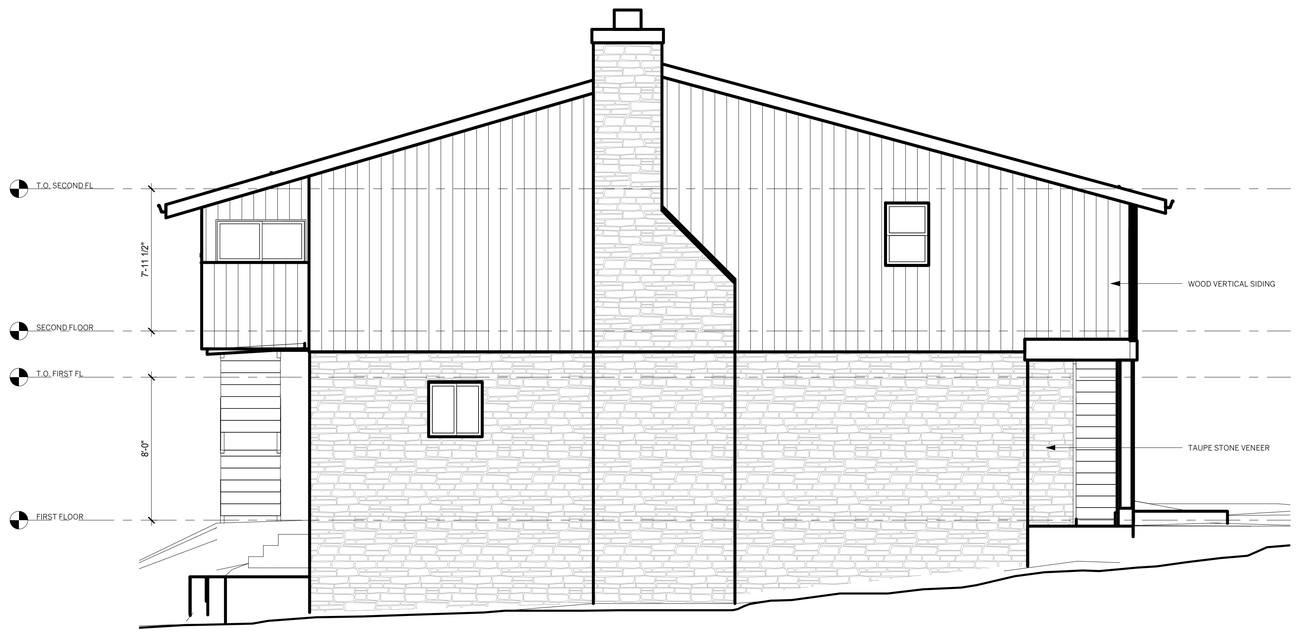
FACADE ALTERATION FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A103



A | PROPOSED FRONT ELEVATION



B | PROPOSED LEFT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

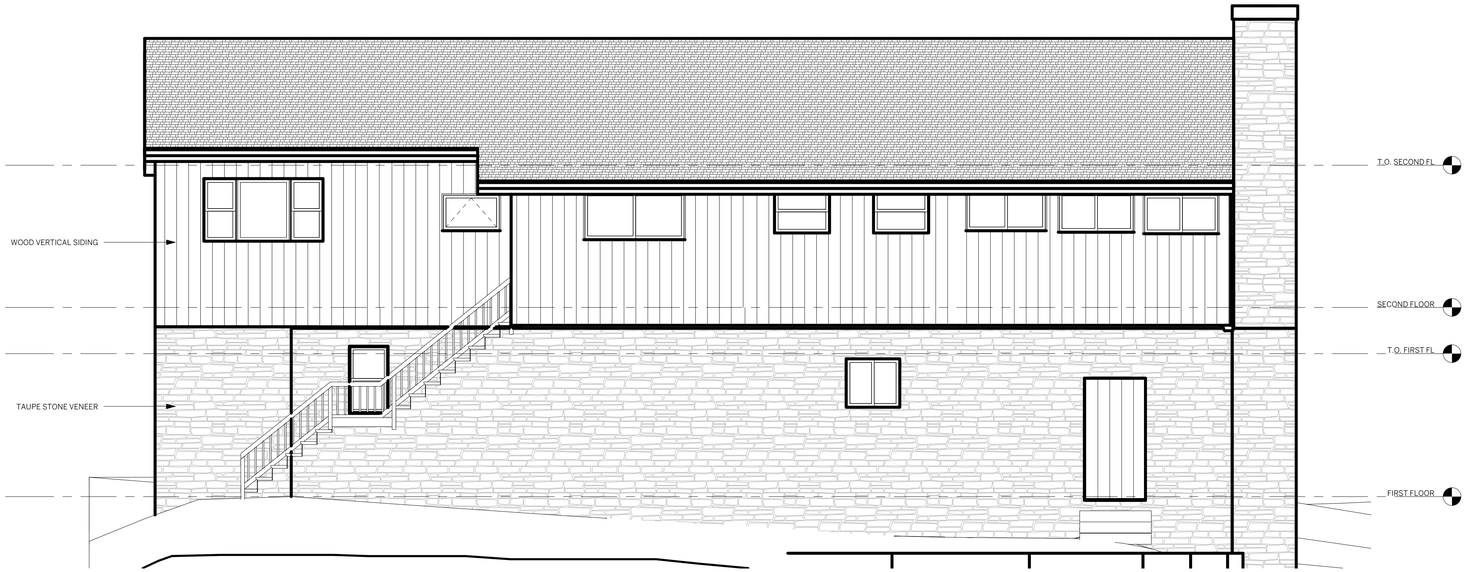
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

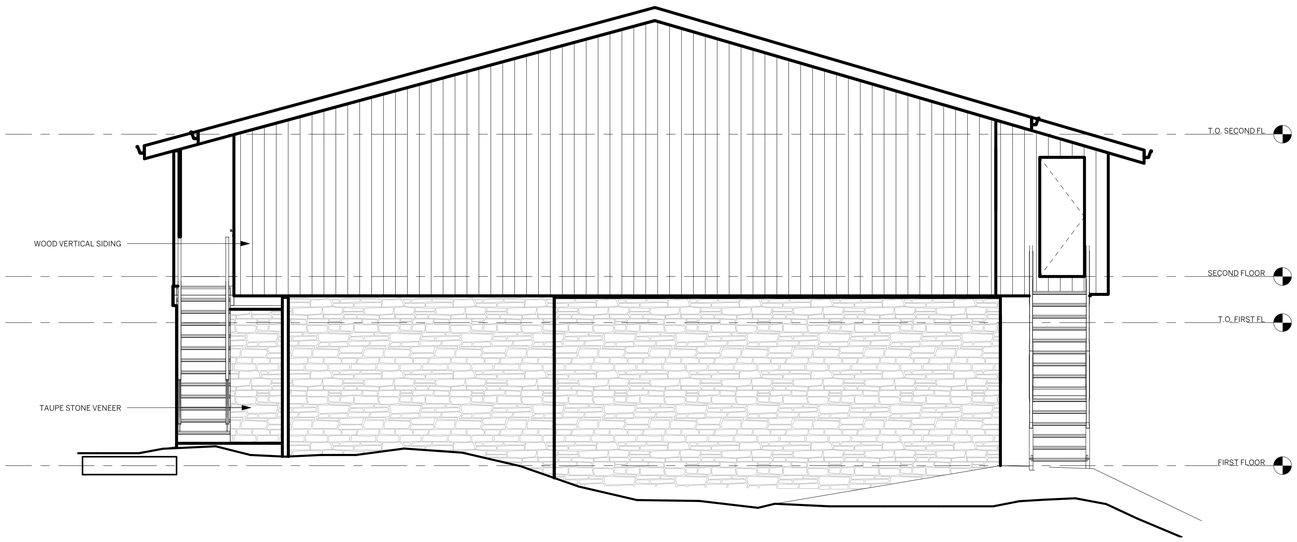
FACADE ALTERATION FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A104



A PROPOSED REAR ELEVATION



B PROPOSED RIGHT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
N.J.LICENSE
21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

FACADE ALTERATION FOR:
YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK XX LOT XXX

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A105

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

2240 SAW MILL RIVER ROAD
ELMSFORD, NY 10523
(914) 592-4520
(914) 592-5068(FAX)

July 17th, 2025

Town of Cortlandt Planning Board
ATTN: Chris Kehoe
1 Heady Street
Cortlandt Manor, NY 10567

Work Location: 19 Regina Road – Skyview Project

To Whom it may Concern

We inventoried the trees at the site as requested. There are 1,714 trees on the site with a pretty diverse mix of trees. There are 20 species of trees on site. There are some portion of the trees on site that are either invasive or under pressure from an invasive insect or disease pest. There are 3 species that are under threat from insect or disease in the Beech, Elm and Ash and they comprise approximately 55 of the total trees. There is another group of trees listed on the invasive species list in the Norway Maple and Ailanthus and these account for another 290 trees. The largest species group is comprised of Sugar Maple (604) Red and Black Oak (136) and Sweet Birch (110). There are smaller numbers of Hickory, Black Cherry, Spruce, Tulip Poplar and Black Walnut. This was a previously cleared site and partially developed site with most trees in the young range of age.

There is one Catalpa that is 76” DBH which is substantial, but the tree is only in “Fair “condition and so wouldn’t warrant special care.

There are no tree species on site which are listed in the Town Code as one of the protected categories.

There are no individual trees on site that would be categorized as specimen trees, according to the town code.

I have sent the spreadsheet attached in this email and please let me know if it is needed in any other format.

If you have any questions, please feel free to give me a call.

Sincerely

Trevor Hall
Bartlett Tree Experts
ISA Certified Arborist PD0269

Tree ID	Scientific Name	Common Name	Latitude	Longitude	DBH Height	DBH 1	DBH 2	DBH 3	DBH 4	DBH 5	Condition Class
51	Acer platanoides	Maple-Norway	41.31465	-73.863214	4.5	12	0	0	0	0	Good
52	Prunus serotina	Cherry-Black	41.31466	-73.86321	4.5	17	0	0	0	0	Fair
53	Acer saccharum	Maple-Sugar	41.31467	-73.863142	4.5	5	0	0	0	0	Good
54	Juglans nigra	Walnut-Black	41.31467	-73.86312	4.5	23	0	0	0	0	Fair
55	Acer saccharum	Maple-Sugar	41.31467	-73.863083	4.5	5	0	0	0	0	Fair
56	Acer saccharum	Maple-Sugar	41.31467	-73.863076	4.5	12	9	4	0	0	Fair
57	Acer saccharum	Maple-Sugar	41.31467	-73.863057	4.5	10	0	0	0	0	Good
58	Acer saccharum	Maple-Sugar	41.31469	-73.863044	4.5	25	0	0	0	0	Good
59	Acer saccharum	Maple-Sugar	41.31466	-73.863007	4.5	12	0	0	0	0	Good
60	Acer saccharum	Maple-Sugar	41.31466	-73.862994	4.5	9	0	0	0	0	Good
61	Acer saccharum	Maple-Sugar	41.31467	-73.863009	4.5	5	0	0	0	0	Good
62	Quercus rubra	Oak-Northern Red	41.31466	-73.862945	4.5	5	0	0	0	0	Good
63	Acer rubrum	Maple-Red	41.31466	-73.862935	4.5	21	0	0	0	0	Fair
64	Acer saccharum	Maple-Sugar	41.31467	-73.862928	4.5	4	0	0	0	0	Good
65	Acer saccharum	Maple-Sugar	41.31466	-73.862918	4.5	4	0	0	0	0	Fair
66	Quercus rubra	Oak-Northern Red	41.3147	-73.86293	4.5	27	0	0	0	0	Fair
67	Acer saccharum	Maple-Sugar	41.31467	-73.862885	4.5	17	0	0	0	0	Good
68	Acer saccharum	Maple-Sugar	41.31468	-73.862862	4.5	13	6	0	0	0	Good
69	Acer platanoides	Maple-Norway	41.31467	-73.862786	4.5	6	0	0	0	0	Good
70	Picea abies	Spruce-Norway	41.31482	-73.863169	4.5	4	0	0	0	0	Good
71	Picea abies	Spruce-Norway	41.31485	-73.863156	4.5	4	0	0	0	0	Good
72	Picea abies	Spruce-Norway	41.31488	-73.863139	4.5	5	0	0	0	0	Fair
73	Acer saccharum	Maple-Sugar	41.31499	-73.862962	4.5	28	0	0	0	0	Good
74	Picea abies	Spruce-Norway	41.31506	-73.86274	4.5	16	0	0	0	0	Good
75	Picea abies	Spruce-Norway	41.31507	-73.862718	4.5	9	0	0	0	0	Good
76	Picea abies	Spruce-Norway	41.31506	-73.862699	4.5	24	0	0	0	0	Good
77	Picea abies	Spruce-Norway	41.31508	-73.8627	4.5	19	0	0	0	0	Good
78	Picea abies	Spruce-Norway	41.31508	-73.86259	4.5	22	0	0	0	0	Fair
79	Picea abies	Spruce-Norway	41.3151	-73.862599	4.5	20	0	0	0	0	Good
80	Picea abies	Spruce-Norway	41.31512	-73.86261	4.5	25	0	0	0	0	Good
81	Picea abies	Spruce-Norway	41.31513	-73.862584	4.5	18	0	0	0	0	Fair
82	Acer saccharum	Maple-Sugar	41.31539	-73.861858	4.5	32	0	0	0	0	Fair
83	Acer saccharum	Maple-Sugar	41.31546	-73.861848	4.5	31	0	0	0	0	Good
84	Quercus rubra	Oak-Northern Red	41.31554	-73.861876	4.5	25	0	0	0	0	Fair
85	Acer saccharum	Maple-Sugar	41.31557	-73.861898	4.5	12	10	0	0	0	Fair
86	Acer saccharum	Maple-Sugar	41.3156	-73.861874	4.5	24	0	0	0	0	Good
87	Quercus rubra	Oak-Northern Red	41.31565	-73.861802	4.5	40	39	0	0	0	Fair
88	Acer saccharum	Maple-Sugar	41.31565	-73.861793	4.5	7	0	0	0	0	Good
89	Acer platanoides	Maple-Norway	41.31565	-73.861747	4.5	4	0	0	0	0	Good
90	Acer platanoides	Maple-Norway	41.31563	-73.861778	4.5	4	0	0	0	0	Good

91	Fraxinus americana	Ash-White	41.31563	-73.861726	4.5	9	0	0	0	0	Dead
92	Acer saccharum	Maple-Sugar	41.31557	-73.861753	4.5	12	0	0	0	0	Good
93	Acer saccharum	Maple-Sugar	41.31549	-73.861738	4.5	25	0	0	0	0	Good
94	Acer saccharum	Maple-Sugar	41.31556	-73.861673	4.5	16	0	0	0	0	Good
95	Acer saccharum	Maple-Sugar	41.31552	-73.861642	4.5	8	0	0	0	0	Good
96	Acer saccharum	Maple-Sugar	41.31563	-73.861689	4.5	5	0	0	0	0	Good
97	Acer saccharum	Maple-Sugar	41.31562	-73.861648	4.5	4	0	0	0	0	Good
98	Quercus rubra	Oak-Northern Red	41.31568	-73.8617	4.5	31	0	0	0	0	Good
99	Acer saccharum	Maple-Sugar	41.31569	-73.861765	4.5	8	0	0	0	0	Good
100	Acer saccharum	Maple-Sugar	41.31569	-73.861734	4.5	14	0	0	0	0	Good
101	Acer saccharum	Maple-Sugar	41.31572	-73.861705	4.5	12	0	0	0	0	Good
102	Quercus rubra	Oak-Northern Red	41.31574	-73.861684	4.5	36	0	0	0	0	Good
103	Acer saccharum	Maple-Sugar	41.31578	-73.86166	4.5	5	0	0	0	0	Good
104	Acer saccharum	Maple-Sugar	41.31578	-73.861643	4.5	8	0	0	0	0	Good
105	Acer saccharum	Maple-Sugar	41.31582	-73.861615	4.5	22	0	0	0	0	Fair
106	Acer saccharum	Maple-Sugar	41.31577	-73.861586	4.5	4	0	0	0	0	Good
107	Quercus alba	Oak-White	41.31572	-73.861598	4.5	21	0	0	0	0	Dead
108	Acer saccharum	Maple-Sugar	41.31586	-73.861567	4.5	6	0	0	0	0	Good
109	Acer saccharum	Maple-Sugar	41.31585	-73.861552	4.5	4	0	0	0	0	Good
110	Quercus alba	Oak-White	41.31585	-73.861546	4.5	39	0	0	0	0	Poor
111	Acer saccharum	Maple-Sugar	41.31591	-73.861549	4.5	7	0	0	0	0	Good
112	Acer saccharum	Maple-Sugar	41.31594	-73.86153	4.5	6	0	0	0	0	Good
113	Ailanthus altissima	Tree of Heaven	41.31592	-73.861529	4.5	10	0	0	0	0	Fair
114	Ailanthus altissima	Tree of Heaven	41.31591	-73.861519	4.5	20	0	0	0	0	Fair
115	Acer saccharum	Maple-Sugar	41.31594	-73.861507	4.5	6	0	0	0	0	Fair
116	Acer saccharum	Maple-Sugar	41.31589	-73.861501	4.5	6	0	0	0	0	Good
117	Acer saccharum	Maple-Sugar	41.31584	-73.861447	4.5	6	0	0	0	0	Good
118	Acer saccharum	Maple-Sugar	41.31579	-73.861445	4.5	12	0	0	0	0	Good
119	Acer saccharum	Maple-Sugar	41.31574	-73.861507	4.5	6	0	0	0	0	Good
120	Acer saccharum	Maple-Sugar	41.3157	-73.861506	4.5	4	0	0	0	0	Good
121	Quercus alba	Oak-White	41.31568	-73.861477	4.5	15	0	0	0	0	Dead
122	Acer saccharum	Maple-Sugar	41.31568	-73.861582	4.5	25	0	0	0	0	Good
123	Acer saccharum	Maple-Sugar	41.31561	-73.861547	4.5	11	0	0	0	0	Good
124	Acer saccharum	Maple-Sugar	41.31559	-73.861532	4.5	6	0	0	0	0	Good
125	Acer saccharum	Maple-Sugar	41.31553	-73.861459	4.5	8	0	0	0	0	Good
126	Fraxinus americana	Ash-White	41.31552	-73.86147	4.5	6	0	0	0	0	Dead
127	Liriodendron tulipifera	Tuliptree	41.31551	-73.861423	4.5	36	0	0	0	0	Fair
128	Liriodendron tulipifera	Tuliptree	41.31547	-73.861413	4.5	27	0	0	0	0	Fair
129	Quercus rubra	Oak-Northern Red	41.31543	-73.861436	4.5	21	0	0	0	0	Good
130	Liriodendron tulipifera	Tuliptree	41.31544	-73.861506	4.5	24	0	0	0	0	Poor
131	Liriodendron tulipifera	Tuliptree	41.31549	-73.861522	4.5	35	0	0	0	0	Fair

132	Acer saccharum	Maple-Sugar	41.31557	-73.861557	4.5	8	0	0	0	0	Good
133	Acer saccharum	Maple-Sugar	41.31547	-73.861576	4.5	30	0	0	0	0	Good
134	Ulmus americana	Elm-American	41.31536	-73.861577	4.5	4	2	0	0	0	Fair
135	Liriodendron tulipifera	Tuliptree	41.31533	-73.861614	4.5	17	0	0	0	0	Fair
136	Ulmus americana	Elm-American	41.31532	-73.861612	4.5	13	4	0	0	0	Poor
137	Ailanthus altissima	Tree of Heaven	41.31534	-73.861587	4.5	6	0	0	0	0	Dead
138	Juglans nigra	Walnut-Black	41.31534	-73.861554	4.5	4	0	0	0	0	Fair
139	Acer saccharum	Maple-Sugar	41.31536	-73.861513	4.5	4	0	0	0	0	Good
140	Robinia pseudoacacia	Locust-Black	41.31537	-73.861503	4.5	6	0	0	0	0	Fair
141	Liriodendron tulipifera	Tuliptree	41.31535	-73.861476	4.5	5	0	0	0	0	Good
142	Acer saccharum	Maple-Sugar	41.31539	-73.861432	4.5	4	0	0	0	0	Good
143	Acer platanoides	Maple-Norway	41.3154	-73.861391	4.5	9	0	0	0	0	Good
144	Acer saccharum	Maple-Sugar	41.31536	-73.861419	4.5	17	0	0	0	0	Good
145	Acer saccharum	Maple-Sugar	41.31534	-73.861426	4.5	6	0	0	0	0	Good
146	Acer saccharum	Maple-Sugar	41.31532	-73.861423	4.5	15	0	0	0	0	Fair
147	Acer saccharum	Maple-Sugar	41.31529	-73.861408	4.5	7	0	0	0	0	Good
148	Ailanthus altissima	Tree of Heaven	41.31529	-73.861475	4.5	8	0	0	0	0	Poor
149	Acer saccharum	Maple-Sugar	41.31527	-73.861416	4.5	9	0	0	0	0	Fair
150	Liriodendron tulipifera	Tuliptree	41.31528	-73.861388	4.5	9	0	0	0	0	Dead
151	Acer saccharum	Maple-Sugar	41.31528	-73.861349	4.5	9	0	0	0	0	Good
152	Acer saccharum	Maple-Sugar	41.31526	-73.861363	4.5	14	0	0	0	0	Good
153	Acer saccharum	Maple-Sugar	41.31524	-73.861372	4.5	7	0	0	0	0	Good
154	Acer saccharum	Maple-Sugar	41.3152	-73.861363	4.5	8	0	0	0	0	Good
155	Acer saccharum	Maple-Sugar	41.3152	-73.861384	4.5	6	0	0	0	0	Good
156	Acer saccharum	Maple-Sugar	41.31517	-73.861375	4.5	13	0	0	0	0	Good
157	Robinia pseudoacacia	Locust-Black	41.31516	-73.861439	4.5	16	0	0	0	0	Poor
158	Robinia pseudoacacia	Locust-Black	41.31515	-73.86144	4.5	15	0	0	0	0	Poor
159	Acer saccharum	Maple-Sugar	41.31515	-73.861441	4.5	8	0	0	0	0	Good
160	Acer saccharum	Maple-Sugar	41.31514	-73.861421	4.5	6	0	0	0	0	Good
161	Acer saccharum	Maple-Sugar	41.31513	-73.861386	4.5	12	0	0	0	0	Good
162	Acer saccharum	Maple-Sugar	41.31511	-73.861395	4.5	5	0	0	0	0	Good
163	Robinia pseudoacacia	Locust-Black	41.31511	-73.861389	4.5	20	0	0	0	0	Fair
164	Quercus rubra	Oak-Northern Red	41.3151	-73.861366	4.5	10	0	0	0	0	Fair
165	Robinia pseudoacacia	Locust-Black	41.31509	-73.861357	4.5	14	0	0	0	0	Fair
166	Robinia pseudoacacia	Locust-Black	41.31507	-73.861355	4.5	8	0	0	0	0	Dead
167	Acer saccharum	Maple-Sugar	41.31506	-73.861333	4.5	11	0	0	0	0	Good
168	Robinia pseudoacacia	Locust-Black	41.31505	-73.861333	4.5	17	0	0	0	0	Good
169	Robinia pseudoacacia	Locust-Black	41.31505	-73.861339	4.5	11	0	0	0	0	Fair
170	Acer saccharum	Maple-Sugar	41.31504	-73.861346	4.5	7	0	0	0	0	Good
171	Robinia pseudoacacia	Locust-Black	41.31509	-73.861397	4.5	19	0	0	0	0	Fair
172	Acer saccharum	Maple-Sugar	41.31512	-73.861465	4.5	15	0	0	0	0	Good

173	Ulmus americana	Elm-American	41.31513	-73.861486	4.5	18	0	0	0	0	Fair
174	Acer saccharum	Maple-Sugar	41.3151	-73.861479	4.5	16	0	0	0	0	Good
175	Robinia pseudoacacia	Locust-Black	41.31506	-73.861492	4.5	16	0	0	0	0	Fair
176	Acer saccharum	Maple-Sugar	41.31506	-73.861577	4.5	27	0	0	0	0	Good
177	Ailanthus altissima	Tree of Heaven	41.31507	-73.861593	4.5	4	0	0	0	0	Poor
178	Ailanthus altissima	Tree of Heaven	41.31504	-73.861623	4.5	8	0	0	0	0	Good
179	Acer saccharum	Maple-Sugar	41.31502	-73.861639	4.5	4	0	0	0	0	Fair
180	Liriodendron tulipifera	Tuliptree	41.31502	-73.861646	4.5	5	0	0	0	0	Good
181	Betula lenta	Birch-Sweet	41.315	-73.86166	4.5	8	0	0	0	0	Good
182	Acer saccharum	Maple-Sugar	41.315	-73.861542	4.5	18	0	0	0	0	Good
183	Acer saccharum	Maple-Sugar	41.31499	-73.861504	4.5	12	0	0	0	0	Good
184	Acer saccharum	Maple-Sugar	41.31504	-73.861412	4.5	8	0	0	0	0	Good
185	Robinia pseudoacacia	Locust-Black	41.31503	-73.861375	4.5	16	0	0	0	0	Fair
186	Acer saccharum	Maple-Sugar	41.31502	-73.861366	4.5	4	0	0	0	0	Good
187	Robinia pseudoacacia	Locust-Black	41.31502	-73.861347	4.5	14	0	0	0	0	Fair
188	Robinia pseudoacacia	Locust-Black	41.31501	-73.861324	4.5	8	0	0	0	0	Fair
189	Acer saccharum	Maple-Sugar	41.31501	-73.861321	4.5	8	0	0	0	0	Good
190	Acer saccharum	Maple-Sugar	41.31501	-73.861329	4.5	8	0	0	0	0	Good
191	Robinia pseudoacacia	Locust-Black	41.31501	-73.86134	4.5	17	0	0	0	0	Fair
192	Robinia pseudoacacia	Locust-Black	41.315	-73.861354	4.5	10	0	0	0	0	Dead
193	Acer rubrum	Maple-Red	41.31505	-73.861385	4.5	14	0	0	0	0	Fair
194	Robinia pseudoacacia	Locust-Black	41.31498	-73.861433	4.5	22	0	0	0	0	Fair
195	Acer saccharum	Maple-Sugar	41.31496	-73.861418	4.5	6	0	0	0	0	Good
196	Acer saccharum	Maple-Sugar	41.31495	-73.861394	4.5	5	0	0	0	0	Good
197	Acer saccharum	Maple-Sugar	41.31494	-73.861345	4.5	5	0	0	0	0	Good
198	Acer rubrum	Maple-Red	41.31494	-73.861348	4.5	18	0	0	0	0	Dead
199	Robinia pseudoacacia	Locust-Black	41.3149	-73.861342	4.5	2	0	0	0	0	Fair
200	Acer saccharum	Maple-Sugar	41.31492	-73.861389	4.5	9	0	0	0	0	Good
201	Betula lenta	Birch-Sweet	41.31495	-73.86169	4.5	6	0	0	0	0	Good
202	Quercus alba	Oak-White	41.31493	-73.861713	4.5	28	0	0	0	0	Dead
203	Betula lenta	Birch-Sweet	41.31497	-73.861653	4.5	4	0	0	0	0	Fair
204	Acer saccharum	Maple-Sugar	41.31495	-73.861613	4.5	22	0	0	0	0	Good
205	Robinia pseudoacacia	Locust-Black	41.31492	-73.861573	4.5	13	0	0	0	0	Dead
206	Acer saccharum	Maple-Sugar	41.31491	-73.861599	4.5	5	0	0	0	0	Dead
207	Prunus serotina	Cherry-Black	41.3149	-73.861627	4.5	13	0	0	0	0	Dead
208	Quercus rubra	Oak-Northern Red	41.31484	-73.861678	4.5	27	0	0	0	0	Fair
209	Carya glabra	Hickory-Pignut	41.31479	-73.8617	4.5	20	0	0	0	0	Fair
210	Robinia pseudoacacia	Locust-Black	41.31476	-73.861705	4.5	6	0	0	0	0	Fair
211	Robinia pseudoacacia	Locust-Black	41.31479	-73.861728	4.5	6	0	0	0	0	Fair
212	Robinia pseudoacacia	Locust-Black	41.3148	-73.86175	4.5	5	0	0	0	0	Fair
213	Ailanthus altissima	Tree of Heaven	41.31482	-73.86177	4.5	7	0	0	0	0	Fair

214	Juglans nigra	Walnut-Black	41.31484	-73.861774	4.5	6	0	0	0	0	Fair
215	Acer saccharum	Maple-Sugar	41.3149	-73.86175	4.5	5	0	0	0	0	Good
216	Acer saccharum	Maple-Sugar	41.31484	-73.861589	4.5	14	0	0	0	0	Good
217	Acer saccharum	Maple-Sugar	41.31485	-73.861554	4.5	8	0	0	0	0	Fair
218	Acer saccharum	Maple-Sugar	41.31487	-73.861552	4.5	8	0	0	0	0	Good
219	Acer saccharum	Maple-Sugar	41.31491	-73.861528	4.5	5	0	0	0	0	Good
220	Acer saccharum	Maple-Sugar	41.3149	-73.861509	4.5	7	0	0	0	0	Good
221	Acer saccharum	Maple-Sugar	41.3149	-73.861501	4.5	13	0	0	0	0	Good
222	Acer saccharum	Maple-Sugar	41.31491	-73.861449	4.5	10	0	0	0	0	Good
223	Robinia pseudoacacia	Locust-Black	41.31487	-73.861449	4.5	16	0	0	0	0	Fair
224	Robinia pseudoacacia	Locust-Black	41.31486	-73.861416	4.5	14	0	0	0	0	Fair
225	Acer saccharum	Maple-Sugar	41.31487	-73.86137	4.5	8	0	0	0	0	Good
226	Acer saccharum	Maple-Sugar	41.3149	-73.86133	4.5	7	0	0	0	0	Good
227	Robinia pseudoacacia	Locust-Black	41.31491	-73.861314	4.5	17	0	0	0	0	Fair
228	Robinia pseudoacacia	Locust-Black	41.31493	-73.861301	4.5	19	0	0	0	0	Fair
229	Acer saccharum	Maple-Sugar	41.31493	-73.861308	4.5	6	0	0	0	0	Good
230	Acer saccharum	Maple-Sugar	41.31497	-73.861307	4.5	12	0	0	0	0	Good
231	Acer saccharum	Maple-Sugar	41.315	-73.861298	4.5	6	0	0	0	0	Good
232	Robinia pseudoacacia	Locust-Black	41.315	-73.861304	4.5	7	0	0	0	0	Fair
233	Acer saccharum	Maple-Sugar	41.31506	-73.8613	4.5	8	0	0	0	0	Good
234	Acer saccharum	Maple-Sugar	41.31509	-73.861302	4.5	8	0	0	0	0	Good
235	Acer saccharum	Maple-Sugar	41.31511	-73.861309	4.5	6	0	0	0	0	Good
236	Acer saccharum	Maple-Sugar	41.31516	-73.86132	4.5	4	0	0	0	0	Good
237	Acer saccharum	Maple-Sugar	41.3152	-73.861312	4.5	7	0	0	0	0	Good
238	Acer rubrum	Maple-Red	41.31524	-73.861328	4.5	13	0	0	0	0	Fair
239	Acer saccharum	Maple-Sugar	41.31528	-73.861308	4.5	5	0	0	0	0	Good
240	Acer saccharum	Maple-Sugar	41.31534	-73.861288	4.5	5	0	0	0	0	Good
241	Acer saccharum	Maple-Sugar	41.31537	-73.861317	4.5	8	0	0	0	0	Good
242	Acer saccharum	Maple-Sugar	41.31538	-73.861312	4.5	4	0	0	0	0	Good
243	Acer saccharum	Maple-Sugar	41.3154	-73.861338	4.5	4	0	0	0	0	Good
244	Acer platanoides	Maple-Norway	41.3154	-73.861357	4.5	6	0	0	0	0	Good
245	Acer saccharum	Maple-Sugar	41.31547	-73.861349	4.5	10	0	0	0	0	Good
246	Liriodendron tulipifera	Tuliptree	41.31548	-73.861321	4.5	42	0	0	0	0	Good
247	Acer saccharum	Maple-Sugar	41.31544	-73.861316	4.5	9	0	0	0	0	Good
248	Acer saccharum	Maple-Sugar	41.31551	-73.861333	4.5	5	0	0	0	0	Good
249	Acer saccharum	Maple-Sugar	41.31553	-73.861323	4.5	4	0	0	0	0	Good
250	Acer saccharum	Maple-Sugar	41.31557	-73.86129	4.5	11	0	0	0	0	Good
251	Acer saccharum	Maple-Sugar	41.31566	-73.861334	4.5	7	0	0	0	0	Good
252	Acer saccharum	Maple-Sugar	41.31566	-73.861374	4.5	11	0	0	0	0	Good
253	Acer saccharum	Maple-Sugar	41.31566	-73.861401	4.5	14	0	0	0	0	Good
254	Acer saccharum	Maple-Sugar	41.31567	-73.861417	4.5	5	0	0	0	0	Good

255	Acer platanoides	Maple-Norway	41.31569	-73.861391	4.5	5	0	0	0	0	Good
256	Acer platanoides	Maple-Norway	41.31572	-73.861389	4.5	5	0	0	0	0	Good
257	Liriodendron tulipifera	Tuliptree	41.31573	-73.861384	4.5	20	0	0	0	0	Fair
258	Liriodendron tulipifera	Tuliptree	41.31577	-73.861383	4.5	25	0	0	0	0	Fair
259	Acer platanoides	Maple-Norway	41.31584	-73.86144	4.5	11	0	0	0	0	Good
260	Liriodendron tulipifera	Tuliptree	41.31568	-73.861334	4.5	43	0	0	0	0	Fair
261	Acer saccharum	Maple-Sugar	41.31549	-73.86123	4.5	16	0	0	0	0	Good
262	Acer saccharum	Maple-Sugar	41.31542	-73.861235	4.5	8	0	0	0	0	Good
263	Acer saccharum	Maple-Sugar	41.31538	-73.861215	4.5	10	0	0	0	0	Good
264	Acer saccharum	Maple-Sugar	41.31536	-73.861255	4.5	9	0	0	0	0	Good
265	Acer saccharum	Maple-Sugar	41.31534	-73.861254	4.5	8	0	0	0	0	Good
266	Acer saccharum	Maple-Sugar	41.31532	-73.861243	4.5	8	0	0	0	0	Fair
267	Acer saccharum	Maple-Sugar	41.31531	-73.861211	4.5	4	0	0	0	0	Good
268	Acer saccharum	Maple-Sugar	41.31527	-73.8612	4.5	6	0	0	0	0	Good
269	Acer saccharum	Maple-Sugar	41.31525	-73.861225	4.5	9	0	0	0	0	Good
270	Acer saccharum	Maple-Sugar	41.31523	-73.861255	4.5	7	0	0	0	0	Good
271	Acer saccharum	Maple-Sugar	41.31521	-73.861272	4.5	9	0	0	0	0	Good
272	Acer saccharum	Maple-Sugar	41.3152	-73.861263	4.5	11	0	0	0	0	Good
273	Acer saccharum	Maple-Sugar	41.31517	-73.861259	4.5	6	0	0	0	0	Good
274	Acer saccharum	Maple-Sugar	41.3152	-73.861206	4.5	10	0	0	0	0	Good
275	Acer saccharum	Maple-Sugar	41.31521	-73.86118	4.5	4	0	0	0	0	Good
276	Acer saccharum	Maple-Sugar	41.31518	-73.861172	4.5	14	0	0	0	0	Fair
277	Acer saccharum	Maple-Sugar	41.315	-73.861231	4.5	5	0	0	0	0	Good
278	Acer saccharum	Maple-Sugar	41.31497	-73.861231	4.5	11	0	0	0	0	Good
279	Quercus rubra	Oak-Northern Red	41.31494	-73.86125	4.5	11	0	0	0	0	Fair
280	Acer saccharum	Maple-Sugar	41.31493	-73.86123	4.5	7	0	0	0	0	Fair
281	Robinia pseudoacacia	Locust-Black	41.3149	-73.861258	4.5	11	0	0	0	0	Fair
282	Robinia pseudoacacia	Locust-Black	41.31489	-73.861272	4.5	10	0	0	0	0	Fair
283	Robinia pseudoacacia	Locust-Black	41.31489	-73.861239	4.5	16	0	0	0	0	Fair
284	Acer saccharum	Maple-Sugar	41.31486	-73.861269	4.5	11	0	0	0	0	Good
285	Acer saccharum	Maple-Sugar	41.31479	-73.861233	4.5	10	0	0	0	0	Fair
286	Acer saccharum	Maple-Sugar	41.31472	-73.861216	4.5	16	0	0	0	0	Good
287	Acer saccharum	Maple-Sugar	41.31472	-73.861197	4.5	5	0	0	0	0	Fair
288	Acer saccharum	Maple-Sugar	41.31472	-73.861191	4.5	5	0	0	0	0	Fair
289	Robinia pseudoacacia	Locust-Black	41.31477	-73.861266	4.5	18	0	0	0	0	Dead
290	Acer saccharum	Maple-Sugar	41.31482	-73.861271	4.5	10	0	0	0	0	Good
291	Robinia pseudoacacia	Locust-Black	41.31483	-73.861277	4.5	17	0	0	0	0	Fair
292	Acer saccharum	Maple-Sugar	41.31485	-73.861329	4.5	11	0	0	0	0	Good
293	Acer saccharum	Maple-Sugar	41.31482	-73.861349	4.5	6	0	0	0	0	Fair
294	Robinia pseudoacacia	Locust-Black	41.31485	-73.861373	4.5	10	0	0	0	0	Fair
295	Robinia pseudoacacia	Locust-Black	41.31482	-73.861396	4.5	15	0	0	0	0	Fair

296	Acer saccharum	Maple-Sugar	41.31482	-73.861392	4.5	8	0	0	0	0	Good
297	Robinia pseudoacacia	Locust-Black	41.31474	-73.86135	4.5	19	0	0	0	0	Fair
298	Acer saccharum	Maple-Sugar	41.31473	-73.861388	4.5	23	0	0	0	0	Good
299	Robinia pseudoacacia	Locust-Black	41.31479	-73.861431	4.5	10	0	0	0	0	Fair
300	Acer saccharum	Maple-Sugar	41.31483	-73.861431	4.5	7	0	0	0	0	Fair
301	Robinia pseudoacacia	Locust-Black	41.31472	-73.861691	4.5	4	0	0	0	0	Fair
302	Robinia pseudoacacia	Locust-Black	41.31471	-73.86167	4.5	7	0	0	0	0	Fair
303	Robinia pseudoacacia	Locust-Black	41.3147	-73.861663	4.5	4	0	0	0	0	Fair
304	Robinia pseudoacacia	Locust-Black	41.3147	-73.861637	4.5	4	0	0	0	0	Fair
305	Robinia pseudoacacia	Locust-Black	41.31466	-73.861643	4.5	5	0	0	0	0	Fair
306	Ailanthus altissima	Tree of Heaven	41.31467	-73.861658	4.5	6	0	0	0	0	Fair
307	Quercus velutina	Oak-Black	41.31467	-73.861634	4.5	16	0	0	0	0	Good
308	Robinia pseudoacacia	Locust-Black	41.31472	-73.861612	4.5	11	0	0	0	0	Fair
309	Acer saccharum	Maple-Sugar	41.31473	-73.861587	4.5	9	0	0	0	0	Good
310	Quercus rubra	Oak-Northern Red	41.31477	-73.861607	4.5	13	0	0	0	0	Good
311	Acer saccharum	Maple-Sugar	41.31478	-73.861595	4.5	15	0	0	0	0	Good
312	Acer saccharum	Maple-Sugar	41.31478	-73.861578	4.5	4	0	0	0	0	Good
313	Robinia pseudoacacia	Locust-Black	41.3148	-73.861535	4.5	21	0	0	0	0	Fair
314	Acer saccharum	Maple-Sugar	41.31483	-73.861491	4.5	5	0	0	0	0	Fair
315	Robinia pseudoacacia	Locust-Black	41.31484	-73.861458	4.5	18	0	0	0	0	Fair
316	Robinia pseudoacacia	Locust-Black	41.31481	-73.861479	4.5	8	0	0	0	0	Fair
317	Robinia pseudoacacia	Locust-Black	41.31479	-73.861494	4.5	12	0	0	0	0	Fair
318	Acer saccharum	Maple-Sugar	41.31473	-73.861502	4.5	20	0	0	0	0	Good
319	Acer saccharum	Maple-Sugar	41.31473	-73.861511	4.5	17	0	0	0	0	Fair
320	Acer saccharum	Maple-Sugar	41.31469	-73.861545	4.5	24	14	8	0	0	Fair
321	Acer saccharum	Maple-Sugar	41.31469	-73.861499	4.5	26	0	0	0	0	Good
322	Acer saccharum	Maple-Sugar	41.3147	-73.861437	4.5	19	19	11	0	0	Fair
323	Robinia pseudoacacia	Locust-Black	41.31469	-73.86135	4.5	21	0	0	0	0	Fair
324	Acer saccharum	Maple-Sugar	41.3147	-73.861287	4.5	13	0	0	0	0	Good
325	Acer saccharum	Maple-Sugar	41.3147	-73.861257	4.5	12	0	0	0	0	Good
326	Acer saccharum	Maple-Sugar	41.31468	-73.861166	4.5	22	0	0	0	0	Good
327	Acer saccharum	Maple-Sugar	41.31463	-73.861171	4.5	17	14	8	0	0	Fair
328	Acer saccharum	Maple-Sugar	41.31454	-73.861166	4.5	13	0	0	0	0	Fair
329	Acer saccharum	Maple-Sugar	41.3145	-73.861149	4.5	22	0	0	0	0	Fair
330	Acer saccharum	Maple-Sugar	41.31448	-73.861153	4.5	5	0	0	0	0	Good
331	Robinia pseudoacacia	Locust-Black	41.31447	-73.8612	4.5	10	0	0	0	0	Fair
332	Acer saccharum	Maple-Sugar	41.31445	-73.86121	4.5	5	0	0	0	0	Good
333	Acer saccharum	Maple-Sugar	41.31444	-73.861207	4.5	4	0	0	0	0	Good
334	Robinia pseudoacacia	Locust-Black	41.31444	-73.861207	4.5	8	0	0	0	0	Fair
335	Robinia pseudoacacia	Locust-Black	41.31445	-73.861252	4.5	11	0	0	0	0	Fair
336	Acer saccharum	Maple-Sugar	41.31445	-73.861247	4.5	12	0	0	0	0	Good

337	Acer saccharum	Maple-Sugar	41.31448	-73.861246	4.5	9	0	0	0	0	Fair
338	Acer saccharum	Maple-Sugar	41.31451	-73.86123	4.5	6	0	0	0	0	Good
339	Acer saccharum	Maple-Sugar	41.31454	-73.861228	4.5	10	0	0	0	0	Good
340	Quercus rubra	Oak-Northern Red	41.31454	-73.861209	4.5	8	0	0	0	0	Fair
341	Ailanthus altissima	Tree of Heaven	41.31453	-73.86125	4.5	36	0	0	0	0	Fair
342	Robinia pseudoacacia	Locust-Black	41.31452	-73.861226	4.5	13	0	0	0	0	Fair
343	Robinia pseudoacacia	Locust-Black	41.31456	-73.86121	4.5	6	0	0	0	0	Dead
344	Quercus rubra	Oak-Northern Red	41.31456	-73.861234	4.5	4	0	0	0	0	Fair
345	Acer saccharum	Maple-Sugar	41.3146	-73.861252	4.5	5	0	0	0	0	Fair
346	Acer saccharum	Maple-Sugar	41.31462	-73.861261	4.5	4	0	0	0	0	Fair
347	Acer saccharum	Maple-Sugar	41.31465	-73.861246	4.5	5	0	0	0	0	Good
348	Acer saccharum	Maple-Sugar	41.31465	-73.861271	4.5	9	0	0	0	0	Fair
349	Robinia pseudoacacia	Locust-Black	41.31465	-73.861255	4.5	12	0	0	0	0	Poor
350	Ailanthus altissima	Tree of Heaven	41.31464	-73.861327	4.5	15	0	0	0	0	Fair
351	Acer saccharum	Maple-Sugar	41.31463	-73.861322	4.5	6	0	0	0	0	Good
352	Ailanthus altissima	Tree of Heaven	41.31464	-73.861354	4.5	5	0	0	0	0	Poor
353	Ailanthus altissima	Tree of Heaven	41.31464	-73.861381	4.5	8	0	0	0	0	Fair
354	Acer saccharum	Maple-Sugar	41.31462	-73.861419	4.5	6	0	0	0	0	Fair
355	Ailanthus altissima	Tree of Heaven	41.3146	-73.861449	4.5	7	0	0	0	0	Poor
356	Acer saccharum	Maple-Sugar	41.3146	-73.861451	4.5	9	0	0	0	0	Good
357	Acer saccharum	Maple-Sugar	41.31459	-73.861448	4.5	7	0	0	0	0	Fair
358	Acer saccharum	Maple-Sugar	41.3146	-73.861463	4.5	8	0	0	0	0	Fair
359	Acer saccharum	Maple-Sugar	41.31461	-73.861472	4.5	11	0	0	0	0	Good
360	Acer saccharum	Maple-Sugar	41.31462	-73.861494	4.5	7	0	0	0	0	Fair
361	Acer saccharum	Maple-Sugar	41.31462	-73.861526	4.5	7	0	0	0	0	Fair
362	Acer saccharum	Maple-Sugar	41.31463	-73.861533	4.5	7	0	0	0	0	Fair
363	Acer saccharum	Maple-Sugar	41.31462	-73.861546	4.5	5	0	0	0	0	Fair
364	Acer saccharum	Maple-Sugar	41.31462	-73.861556	4.5	5	0	0	0	0	Fair
365	Acer saccharum	Maple-Sugar	41.31461	-73.861562	4.5	6	0	0	0	0	Fair
366	Ailanthus altissima	Tree of Heaven	41.31462	-73.861607	4.5	20	0	0	0	0	Fair
367	Ailanthus altissima	Tree of Heaven	41.31462	-73.861591	4.5	12	0	0	0	0	Fair
368	Ailanthus altissima	Tree of Heaven	41.31464	-73.861556	4.5	14	0	0	0	0	Fair
369	Ailanthus altissima	Tree of Heaven	41.31462	-73.86156	4.5	14	0	0	0	0	Fair
370	Acer rubrum	Maple-Red	41.31459	-73.861385	4.5	13	0	0	0	0	Fair
371	Juglans nigra	Walnut-Black	41.31455	-73.861473	4.5	6	0	0	0	0	Fair
372	Salix alba	Willow-White	41.31452	-73.861524	4.5	6	0	0	0	0	Fair
373	Salix discolor	Willow-Pussy	41.31452	-73.861561	4.5	4	4	4	3	0	Fair
374	Ailanthus altissima	Tree of Heaven	41.31463	-73.861685	4.5	4	4	0	0	0	Fair
375	Ailanthus altissima	Tree of Heaven	41.31468	-73.861706	4.5	4	0	0	0	0	Fair
376	Acer platanoides	Maple-Norway	41.31453	-73.861425	4.5	9	0	0	0	0	Fair
377	Acer platanoides	Maple-Norway	41.31453	-73.861379	4.5	5	0	0	0	0	Dead

378	Acer saccharum	Maple-Sugar	41.31454	-73.861376	4.5	6	0	0	0	0	Fair
379	Acer platanoides	Maple-Norway	41.31453	-73.861367	4.5	8	0	0	0	0	Fair
380	Acer saccharum	Maple-Sugar	41.31453	-73.861361	4.5	8	0	0	0	0	Fair
381	Acer saccharum	Maple-Sugar	41.31453	-73.861322	4.5	8	0	0	0	0	Good
382	Acer saccharum	Maple-Sugar	41.31452	-73.861311	4.5	7	0	0	0	0	Good
383	Robinia pseudoacacia	Locust-Black	41.31451	-73.861293	4.5	20	0	0	0	0	Poor
384	Acer platanoides	Maple-Norway	41.31449	-73.861349	4.5	18	0	0	0	0	Fair
385	Acer platanoides	Maple-Norway	41.3145	-73.861375	4.5	4	0	0	0	0	Fair
386	Acer platanoides	Maple-Norway	41.31448	-73.861384	4.5	10	0	0	0	0	Fair
387	Acer platanoides	Maple-Norway	41.31447	-73.861408	4.5	10	0	0	0	0	Fair
388	Acer platanoides	Maple-Norway	41.31444	-73.861354	4.5	16	0	0	0	0	Fair
389	Acer platanoides	Maple-Norway	41.3144	-73.861317	4.5	8	0	0	0	0	Fair
390	Acer platanoides	Maple-Norway	41.3144	-73.861299	4.5	9	0	0	0	0	Fair
391	Acer platanoides	Maple-Norway	41.31438	-73.861332	4.5	4	0	0	0	0	Dead
392	Acer saccharum	Maple-Sugar	41.31435	-73.861358	4.5	5	0	0	0	0	Good
393	Acer platanoides	Maple-Norway	41.31436	-73.861377	4.5	12	0	0	0	0	Fair
394	Acer platanoides	Maple-Norway	41.31442	-73.861403	4.5	4	0	0	0	0	Fair
395	Acer saccharum	Maple-Sugar	41.3144	-73.861415	4.5	9	8	0	0	0	Fair
396	Acer saccharum	Maple-Sugar	41.31438	-73.861429	4.5	12	0	0	0	0	Good
397	Acer platanoides	Maple-Norway	41.31437	-73.861439	4.5	7	0	0	0	0	Fair
398	Acer platanoides	Maple-Norway	41.31436	-73.861439	4.5	7	0	0	0	0	Good
399	Acer platanoides	Maple-Norway	41.31436	-73.861429	4.5	4	0	0	0	0	Fair
400	Acer saccharum	Maple-Sugar	41.31434	-73.861421	4.5	13	0	0	0	0	Fair
401	Acer saccharum	Maple-Sugar	41.31431	-73.861421	4.5	16	0	0	0	0	Good
402	Acer platanoides	Maple-Norway	41.31432	-73.861419	4.5	4	0	0	0	0	Good
403	Acer platanoides	Maple-Norway	41.31431	-73.861427	4.5	7	0	0	0	0	Fair
404	Acer platanoides	Maple-Norway	41.31429	-73.861427	4.5	9	0	0	0	0	Fair
405	Acer platanoides	Maple-Norway	41.31429	-73.861426	4.5	4	0	0	0	0	Fair
406	Acer platanoides	Maple-Norway	41.31429	-73.861406	4.5	4	0	0	0	0	Fair
407	Acer platanoides	Maple-Norway	41.3143	-73.861377	4.5	13	0	0	0	0	Fair
408	Acer saccharum	Maple-Sugar	41.31427	-73.861414	4.5	11	0	0	0	0	Fair
409	Acer platanoides	Maple-Norway	41.31425	-73.861436	4.5	11	0	0	0	0	Fair
410	Acer platanoides	Maple-Norway	41.31425	-73.861408	4.5	7	0	0	0	0	Fair
411	Acer platanoides	Maple-Norway	41.31423	-73.861423	4.5	10	0	0	0	0	Good
412	Acer platanoides	Maple-Norway	41.3142	-73.861428	4.5	5	0	0	0	0	Fair
413	Acer platanoides	Maple-Norway	41.3142	-73.86141	4.5	15	0	0	0	0	Fair
414	Acer platanoides	Maple-Norway	41.31422	-73.861359	4.5	10	0	0	0	0	Fair
415	Acer platanoides	Maple-Norway	41.3142	-73.861359	4.5	13	0	0	0	0	Good
416	Acer platanoides	Maple-Norway	41.31421	-73.861375	4.5	5	0	0	0	0	Fair
417	Robinia pseudoacacia	Locust-Black	41.3142	-73.861381	4.5	11	0	0	0	0	Fair
418	Robinia pseudoacacia	Locust-Black	41.3142	-73.861354	4.5	12	0	0	0	0	Fair

419	Acer saccharum	Maple-Sugar	41.31418	-73.861374	4.5	11	0	0	0	0	Good
420	Acer platanoides	Maple-Norway	41.31417	-73.861399	4.5	9	0	0	0	0	Fair
421	Acer platanoides	Maple-Norway	41.31416	-73.861423	4.5	8	0	0	0	0	Fair
422	Acer platanoides	Maple-Norway	41.31417	-73.861455	4.5	12	0	0	0	0	Fair
423	Acer platanoides	Maple-Norway	41.31414	-73.861473	4.5	13	0	0	0	0	Fair
424	Acer saccharum	Maple-Sugar	41.31413	-73.861459	4.5	8	7	0	0	0	Fair
425	Acer platanoides	Maple-Norway	41.31412	-73.861485	4.5	6	0	0	0	0	Fair
426	Acer platanoides	Maple-Norway	41.31406	-73.861507	4.5	6	0	0	0	0	Fair
427	Acer platanoides	Maple-Norway	41.31405	-73.861519	4.5	9	0	0	0	0	Fair
428	Acer platanoides	Maple-Norway	41.31403	-73.861537	4.5	11	0	0	0	0	Fair
429	Acer platanoides	Maple-Norway	41.31403	-73.86155	4.5	4	0	0	0	0	Fair
430	Acer saccharum	Maple-Sugar	41.31402	-73.861555	4.5	5	0	0	0	0	Fair
431	Salix alba	Willow-White	41.31399	-73.861525	4.5	19	0	0	0	0	Fair
432	Populus deltoides	Poplar-Eastern	41.31399	-73.86152	4.5	28	27	0	0	0	Fair
433	Acer saccharum	Maple-Sugar	41.31395	-73.861524	4.5	5	0	0	0	0	Dead
434	Acer platanoides	Maple-Norway	41.31398	-73.861551	4.5	6	0	0	0	0	Fair
435	Acer platanoides	Maple-Norway	41.31398	-73.861572	4.5	4	0	0	0	0	Fair
436	Acer saccharum	Maple-Sugar	41.31396	-73.86156	4.5	7	0	0	0	0	Dead
437	Acer saccharum	Maple-Sugar	41.31395	-73.861615	4.5	8	0	0	0	0	Fair
438	Acer saccharum	Maple-Sugar	41.31393	-73.861625	4.5	10	0	0	0	0	Fair
439	Acer platanoides	Maple-Norway	41.31393	-73.861592	4.5	5	0	0	0	0	Poor
440	Acer platanoides	Maple-Norway	41.31392	-73.861632	4.5	6	0	0	0	0	Fair
441	Robinia pseudoacacia	Locust-Black	41.31392	-73.86165	4.5	13	0	0	0	0	Poor
442	Acer platanoides	Maple-Norway	41.31392	-73.861661	4.5	18	0	0	0	0	Fair
443	Acer platanoides	Maple-Norway	41.31393	-73.861676	4.5	7	0	0	0	0	Fair
444	Robinia pseudoacacia	Locust-Black	41.31392	-73.861682	4.5	17	0	0	0	0	Fair
445	Acer platanoides	Maple-Norway	41.31389	-73.861678	4.5	5	0	0	0	0	Fair
446	Ailanthus altissima	Tree of Heaven	41.31387	-73.861707	4.5	7	6	0	0	0	Fair
447	Acer platanoides	Maple-Norway	41.31387	-73.861735	4.5	5	0	0	0	0	Fair
448	Ailanthus altissima	Tree of Heaven	41.31384	-73.861715	4.5	5	3	0	0	0	Fair
449	Ailanthus altissima	Tree of Heaven	41.31385	-73.861705	4.5	4	0	0	0	0	Fair
450	Ailanthus altissima	Tree of Heaven	41.31384	-73.861716	4.5	4	0	0	0	0	Fair
451	Acer platanoides	Maple-Norway	41.31381	-73.861687	4.5	5	0	0	0	0	Poor
452	Acer platanoides	Maple-Norway	41.31387	-73.861656	4.5	8	0	0	0	0	Fair
453	Acer saccharum	Maple-Sugar	41.31388	-73.861638	4.5	9	0	0	0	0	Dead
454	Robinia pseudoacacia	Locust-Black	41.31388	-73.861634	4.5	10	0	0	0	0	Poor
455	Acer saccharum	Maple-Sugar	41.31386	-73.861603	4.5	6	0	0	0	0	Fair
456	Fraxinus americana	Ash-White	41.31386	-73.861584	4.5	7	0	0	0	0	Dead
457	Robinia pseudoacacia	Locust-Black	41.31386	-73.861603	4.5	10	9	0	0	0	Fair
458	Robinia pseudoacacia	Locust-Black	41.31384	-73.861601	4.5	5	0	0	0	0	Dead
459	Acer platanoides	Maple-Norway	41.31383	-73.861597	4.5	4	0	0	0	0	Dead

460	Acer platanoides	Maple-Norway	41.31382	-73.861582	4.5	6	0	0	0	0	Good
461	Acer platanoides	Maple-Norway	41.31382	-73.861592	4.5	8	0	0	0	0	Poor
462	Robinia pseudoacacia	Locust-Black	41.31383	-73.861572	4.5	18	0	0	0	0	Fair
463	Robinia pseudoacacia	Locust-Black	41.31386	-73.861567	4.5	11	0	0	0	0	Fair
464	Robinia pseudoacacia	Locust-Black	41.31387	-73.861576	4.5	10	0	0	0	0	Poor
465	Acer saccharum	Maple-Sugar	41.31389	-73.861569	4.5	8	0	0	0	0	Dead
466	Acer saccharum	Maple-Sugar	41.31388	-73.861535	4.5	8	0	0	0	0	Dead
467	Robinia pseudoacacia	Locust-Black	41.31391	-73.861556	4.5	12	0	0	0	0	Fair
468	Robinia pseudoacacia	Locust-Black	41.31392	-73.861586	4.5	10	0	0	0	0	Fair
469	Acer saccharum	Maple-Sugar	41.31392	-73.86156	4.5	8	0	0	0	0	Dead
470	Acer platanoides	Maple-Norway	41.31389	-73.861503	4.5	5	0	0	0	0	Fair
471	Acer platanoides	Maple-Norway	41.31389	-73.861465	4.5	10	0	0	0	0	Good
472	Acer platanoides	Maple-Norway	41.31394	-73.861449	4.5	11	0	0	0	0	Fair
473	Acer platanoides	Maple-Norway	41.31395	-73.861429	4.5	3	0	0	0	0	Fair
474	Acer platanoides	Maple-Norway	41.31397	-73.861473	4.5	4	0	0	0	0	Poor
475	Acer saccharum	Maple-Sugar	41.31397	-73.861457	4.5	11	0	0	0	0	Fair
476	Acer saccharum	Maple-Sugar	41.31398	-73.861465	4.5	5	0	0	0	0	Dead
477	Acer saccharum	Maple-Sugar	41.31403	-73.861462	4.5	7	0	0	0	0	Fair
478	Acer saccharum	Maple-Sugar	41.31404	-73.861467	4.5	6	0	0	0	0	Fair
479	Acer platanoides	Maple-Norway	41.31405	-73.861458	4.5	19	0	0	0	0	Fair
480	Acer platanoides	Maple-Norway	41.31408	-73.861441	4.5	6	0	0	0	0	Fair
481	Acer saccharum	Maple-Sugar	41.31409	-73.861414	4.5	7	0	0	0	0	Fair
482	Acer saccharum	Maple-Sugar	41.31409	-73.861367	4.5	8	0	0	0	0	Fair
483	Robinia pseudoacacia	Locust-Black	41.31405	-73.861407	4.5	11	0	0	0	0	Fair
484	Acer platanoides	Maple-Norway	41.31404	-73.86138	4.5	15	0	0	0	0	Fair
485	Robinia pseudoacacia	Locust-Black	41.31412	-73.861329	4.5	16	0	0	0	0	Fair
486	Robinia pseudoacacia	Locust-Black	41.31412	-73.861319	4.5	7	0	0	0	0	Good
487	Acer platanoides	Maple-Norway	41.31413	-73.861313	4.5	8	0	0	0	0	Fair
488	Acer saccharum	Maple-Sugar	41.31414	-73.861306	4.5	5	0	0	0	0	Good
489	Robinia pseudoacacia	Locust-Black	41.31415	-73.861291	4.5	24	0	0	0	0	Fair
490	Acer saccharum	Maple-Sugar	41.31416	-73.861282	4.5	6	0	0	0	0	Good
491	Robinia pseudoacacia	Locust-Black	41.31416	-73.861276	4.5	13	0	0	0	0	Fair
492	Acer saccharum	Maple-Sugar	41.31417	-73.861269	4.5	7	0	0	0	0	Fair
493	Robinia pseudoacacia	Locust-Black	41.31418	-73.861324	4.5	14	0	0	0	0	Fair
494	Robinia pseudoacacia	Locust-Black	41.31418	-73.861291	4.5	10	0	0	0	0	Fair
495	Robinia pseudoacacia	Locust-Black	41.31419	-73.861286	4.5	10	0	0	0	0	Fair
496	Robinia pseudoacacia	Locust-Black	41.31417	-73.861249	4.5	13	0	0	0	0	Fair
497	Acer saccharum	Maple-Sugar	41.31418	-73.861249	4.5	9	0	0	0	0	Poor
498	Acer saccharum	Maple-Sugar	41.31417	-73.861225	4.5	23	0	0	0	0	Fair
499	Acer saccharum	Maple-Sugar	41.31421	-73.861226	4.5	10	0	0	0	0	Good
500	Acer saccharum	Maple-Sugar	41.31423	-73.861209	4.5	11	0	0	0	0	Good

501	Acer saccharum	Maple-Sugar	41.31423	-73.861225	4.5	10	0	0	0	0	Good
502	Acer saccharum	Maple-Sugar	41.31422	-73.861246	4.5	4	0	0	0	0	Fair
503	Acer platanoides	Maple-Norway	41.31421	-73.861278	4.5	4	0	0	0	0	Good
504	Acer platanoides	Maple-Norway	41.31421	-73.861284	4.5	8	0	0	0	0	Fair
505	Acer saccharum	Maple-Sugar	41.3142	-73.86131	4.5	6	0	0	0	0	Good
506	Robinia pseudoacacia	Locust-Black	41.31421	-73.861307	4.5	13	0	0	0	0	Fair
507	Acer saccharum	Maple-Sugar	41.31425	-73.86125	4.5	6	0	0	0	0	Fair
508	Acer saccharum	Maple-Sugar	41.31427	-73.861224	4.5	14	0	0	0	0	Good
509	Acer saccharum	Maple-Sugar	41.31429	-73.861207	4.5	13	0	0	0	0	Good
510	Acer saccharum	Maple-Sugar	41.31429	-73.861237	4.5	9	0	0	0	0	Good
511	Acer saccharum	Maple-Sugar	41.31429	-73.861238	4.5	4	0	0	0	0	Good
512	Acer saccharum	Maple-Sugar	41.31429	-73.861243	4.5	9	0	0	0	0	Good
513	Acer platanoides	Maple-Norway	41.3143	-73.861238	4.5	4	0	0	0	0	Fair
514	Acer saccharum	Maple-Sugar	41.31432	-73.86123	4.5	8	0	0	0	0	Fair
515	Acer saccharum	Maple-Sugar	41.31427	-73.861294	4.5	4	0	0	0	0	Fair
516	Robinia pseudoacacia	Locust-Black	41.31427	-73.8613	4.5	11	0	0	0	0	Fair
517	Robinia pseudoacacia	Locust-Black	41.31427	-73.861316	4.5	7	0	0	0	0	Fair
518	Acer platanoides	Maple-Norway	41.31428	-73.861313	4.5	7	0	0	0	0	Fair
519	Robinia pseudoacacia	Locust-Black	41.31429	-73.861296	4.5	13	0	0	0	0	Fair
520	Robinia pseudoacacia	Locust-Black	41.3143	-73.861303	4.5	6	0	0	0	0	Poor
521	Acer platanoides	Maple-Norway	41.31433	-73.861272	4.5	5	0	0	0	0	Good
522	Acer platanoides	Maple-Norway	41.31433	-73.861282	4.5	5	0	0	0	0	Fair
523	Acer platanoides	Maple-Norway	41.31436	-73.861196	4.5	6	0	0	0	0	Good
524	Acer platanoides	Maple-Norway	41.31436	-73.861209	4.5	6	0	0	0	0	Good
525	Acer saccharum	Maple-Sugar	41.31436	-73.861207	4.5	9	0	0	0	0	Fair
526	Robinia pseudoacacia	Locust-Black	41.31438	-73.861241	4.5	11	0	0	0	0	Fair
527	Robinia pseudoacacia	Locust-Black	41.3144	-73.861263	4.5	18	0	0	0	0	Fair
528	Acer saccharum	Maple-Sugar	41.3144	-73.861257	4.5	5	0	0	0	0	Good
529	Acer saccharum	Maple-Sugar	41.31436	-73.861261	4.5	6	0	0	0	0	Good
530	Robinia pseudoacacia	Locust-Black	41.31435	-73.861271	4.5	7	0	0	0	0	Fair
531	Robinia pseudoacacia	Locust-Black	41.31433	-73.861296	4.5	8	0	0	0	0	Fair
532	Robinia pseudoacacia	Locust-Black	41.31434	-73.861311	4.5	12	0	0	0	0	Fair
533	Acer platanoides	Maple-Norway	41.31433	-73.861323	4.5	9	0	0	0	0	Fair
534	Acer saccharum	Maple-Sugar	41.31402	-73.862254	4.5	27	0	0	0	0	Fair
535	Acer saccharum	Maple-Sugar	41.31427	-73.862207	4.5	26	0	0	0	0	Fair
536	Acer saccharum	Maple-Sugar	41.31451	-73.86259	4.5	12	6	0	0	0	Fair
537	Acer saccharum	Maple-Sugar	41.31455	-73.862617	4.5	17	0	0	0	0	Fair
538	Acer saccharum	Maple-Sugar	41.3146	-73.862615	4.5	12	0	0	0	0	Dead
539	Acer saccharum	Maple-Sugar	41.31465	-73.86262	4.5	14	0	0	0	0	Fair
540	Acer saccharum	Maple-Sugar	41.31466	-73.862594	4.5	22	0	0	0	0	Poor
541	Acer saccharum	Maple-Sugar	41.31444	-73.86257	4.5	16	0	0	0	0	Fair

542	Acer saccharum	Maple-Sugar	41.31444	-73.862572	4.5	15	0	0	0	0	Fair
543	Acer saccharum	Maple-Sugar	41.31445	-73.862586	4.5	11	0	0	0	0	Dead
544	Acer platanoides	Maple-Norway	41.31441	-73.862586	4.5	5	0	0	0	0	Fair
545	Acer saccharum	Maple-Sugar	41.31441	-73.862588	4.5	5	0	0	0	0	Good
546	Acer saccharum	Maple-Sugar	41.31439	-73.862587	4.5	18	0	0	0	0	Good
547	Acer saccharum	Maple-Sugar	41.31438	-73.862559	4.5	15	0	0	0	0	Good
548	Acer platanoides	Maple-Norway	41.31436	-73.862567	4.5	10	0	0	0	0	Fair
549	Acer saccharum	Maple-Sugar	41.31434	-73.862561	4.5	11	0	0	0	0	Fair
550	Acer platanoides	Maple-Norway	41.31434	-73.862555	4.5	5	0	0	0	0	Fair
551	Acer saccharum	Maple-Sugar	41.31433	-73.862546	4.5	9	0	0	0	0	Fair
552	Prunus serotina	Cherry-Black	41.31432	-73.862556	4.5	12	0	0	0	0	Fair
553	Acer saccharum	Maple-Sugar	41.31432	-73.862559	4.5	8	0	0	0	0	Fair
554	Acer saccharum	Maple-Sugar	41.31431	-73.862588	4.5	20	16	7	0	0	Fair
555	Acer saccharum	Maple-Sugar	41.31431	-73.862606	4.5	8	0	0	0	0	Fair
556	Acer saccharum	Maple-Sugar	41.3143	-73.862686	4.5	16	10	8	0	0	Fair
557	Acer saccharum	Maple-Sugar	41.31431	-73.862702	4.5	24	0	0	0	0	Good
558	Acer saccharum	Maple-Sugar	41.31429	-73.86274	4.5	30	0	0	0	0	Fair
559	Acer saccharum	Maple-Sugar	41.31425	-73.862585	4.5	24	13	0	0	0	Fair
560	Acer platanoides	Maple-Norway	41.31422	-73.862554	4.5	4	0	0	0	0	Good
561	Acer saccharum	Maple-Sugar	41.31428	-73.862527	4.5	7	0	0	0	0	Fair
562	Acer saccharum	Maple-Sugar	41.31424	-73.862523	4.5	6	0	0	0	0	Good
563	Acer platanoides	Maple-Norway	41.31422	-73.862521	4.5	4	0	0	0	0	Fair
564	Acer saccharum	Maple-Sugar	41.31422	-73.862525	4.5	10	0	0	0	0	Fair
565	Acer saccharum	Maple-Sugar	41.3142	-73.862544	4.5	7	0	0	0	0	Fair
566	Acer saccharum	Maple-Sugar	41.31419	-73.862531	4.5	21	0	0	0	0	Fair
567	Acer platanoides	Maple-Norway	41.31418	-73.862522	4.5	6	0	0	0	0	Good
568	Acer platanoides	Maple-Norway	41.31415	-73.862514	4.5	7	0	0	0	0	Good
569	Acer platanoides	Maple-Norway	41.31416	-73.862521	4.5	8	0	0	0	0	Good
570	Acer platanoides	Maple-Norway	41.31415	-73.862513	4.5	4	0	0	0	0	Good
571	Acer platanoides	Maple-Norway	41.31414	-73.86252	4.5	16	0	0	0	0	Fair
572	Acer platanoides	Maple-Norway	41.31414	-73.862511	4.5	5	0	0	0	0	Fair
573	Acer platanoides	Maple-Norway	41.31411	-73.862476	4.5	7	0	0	0	0	Fair
574	Acer saccharum	Maple-Sugar	41.3141	-73.862493	4.5	12	0	0	0	0	Fair
575	Acer saccharum	Maple-Sugar	41.31409	-73.862502	4.5	9	0	0	0	0	Fair
576	Acer platanoides	Maple-Norway	41.31408	-73.862511	4.5	4	0	0	0	0	Good
577	Acer platanoides	Maple-Norway	41.31407	-73.862506	4.5	5	0	0	0	0	Good
578	Acer saccharum	Maple-Sugar	41.31406	-73.862527	4.5	4	0	0	0	0	Fair
579	Acer platanoides	Maple-Norway	41.31406	-73.862523	4.5	6	0	0	0	0	Fair
580	Acer platanoides	Maple-Norway	41.31404	-73.862517	4.5	5	0	0	0	0	Fair
581	Acer saccharum	Maple-Sugar	41.31403	-73.862501	4.5	14	8	6	0	0	Fair
582	Acer saccharum	Maple-Sugar	41.31402	-73.862488	4.5	23	0	0	0	0	Fair

583	Acer platanoides	Maple-Norway	41.31383	-73.861762	4.5	4	0	0	0	0	Poor
584	Betula lenta	Birch-Sweet	41.31379	-73.861716	4.5	4	0	0	0	0	Fair
585	Acer platanoides	Maple-Norway	41.31379	-73.861729	4.5	4	0	0	0	0	Fair
586	Acer saccharum	Maple-Sugar	41.31389	-73.861425	4.5	10	0	0	0	0	Fair
587	Acer platanoides	Maple-Norway	41.31391	-73.861405	4.5	4	0	0	0	0	Good
588	Acer saccharum	Maple-Sugar	41.31389	-73.861359	4.5	6	0	0	0	0	Fair
589	Ailanthus altissima	Tree of Heaven	41.31388	-73.86134	4.5	16	0	0	0	0	Fair
590	Ailanthus altissima	Tree of Heaven	41.31386	-73.861302	4.5	13	0	0	0	0	Good
591	Robinia pseudoacacia	Locust-Black	41.31387	-73.86133	4.5	15	0	0	0	0	Fair
592	Robinia pseudoacacia	Locust-Black	41.31389	-73.861314	4.5	6	0	0	0	0	Dead
593	Robinia pseudoacacia	Locust-Black	41.31389	-73.861288	4.5	16	0	0	0	0	Fair
594	Acer saccharum	Maple-Sugar	41.31389	-73.861289	4.5	7	0	0	0	0	Good
595	Robinia pseudoacacia	Locust-Black	41.31393	-73.861285	4.5	25	0	0	0	0	Fair
596	Acer saccharum	Maple-Sugar	41.31393	-73.861287	4.5	30	0	0	0	0	Fair
597	Robinia pseudoacacia	Locust-Black	41.31394	-73.861342	4.5	14	0	0	0	0	Fair
598	Robinia pseudoacacia	Locust-Black	41.31398	-73.861279	4.5	26	0	0	0	0	Fair
599	Acer saccharum	Maple-Sugar	41.31397	-73.86125	4.5	7	0	0	0	0	Fair
600	Acer platanoides	Maple-Norway	41.31395	-73.861238	4.5	18	0	0	0	0	Dead
601	Robinia pseudoacacia	Locust-Black	41.31399	-73.861241	4.5	7	0	0	0	0	Dead
602	Acer saccharum	Maple-Sugar	41.31401	-73.861219	4.5	13	0	0	0	0	Good
603	Acer saccharum	Maple-Sugar	41.31405	-73.861219	4.5	10	0	0	0	0	Good
604	Celtis occidentalis	Hackberry	41.31406	-73.8612	4.5	10	0	0	0	0	Dead
605	Acer saccharum	Maple-Sugar	41.31411	-73.861197	4.5	4	0	0	0	0	Good
606	Acer saccharum	Maple-Sugar	41.31409	-73.861254	4.5	11	0	0	0	0	Good
607	Acer saccharum	Maple-Sugar	41.31404	-73.861286	4.5	9	0	0	0	0	Fair
608	Robinia pseudoacacia	Locust-Black	41.31405	-73.861264	4.5	18	0	0	0	0	Fair
609	Robinia pseudoacacia	Locust-Black	41.31401	-73.861266	4.5	13	0	0	0	0	Fair
610	Acer platanoides	Maple-Norway	41.31401	-73.861271	4.5	8	0	0	0	0	Fair
611	Acer platanoides	Maple-Norway	41.3139	-73.86123	4.5	9	6	0	0	0	Fair
612	Ailanthus altissima	Tree of Heaven	41.31386	-73.861204	4.5	12	0	0	0	0	Fair
613	Ailanthus altissima	Tree of Heaven	41.31384	-73.861176	4.5	20	0	0	0	0	Fair
614	Acer saccharum	Maple-Sugar	41.31383	-73.861214	4.5	7	0	0	0	0	Fair
615	Acer saccharum	Maple-Sugar	41.31377	-73.861195	4.5	11	0	0	0	0	Fair
616	Robinia pseudoacacia	Locust-Black	41.31374	-73.861174	4.5	22	0	0	0	0	Fair
617	Prunus serotina	Cherry-Black	41.31373	-73.861197	4.5	14	0	0	0	0	Fair
618	Acer saccharum	Maple-Sugar	41.31371	-73.861175	4.5	9	0	0	0	0	Fair
619	Acer saccharum	Maple-Sugar	41.31372	-73.861228	4.5	6	0	0	0	0	Fair
620	Acer saccharum	Maple-Sugar	41.3137	-73.861215	4.5	4	0	0	0	0	Fair
621	Prunus serotina	Cherry-Black	41.31368	-73.861241	4.5	15	0	0	0	0	Fair
622	Quercus rubra	Oak-Northern Red	41.31368	-73.861229	4.5	6	0	0	0	0	Fair
623	Robinia pseudoacacia	Locust-Black	41.31368	-73.861221	4.5	9	0	0	0	0	Dead

624	Acer saccharum	Maple-Sugar	41.31367	-73.86119	4.5	5	0	0	0	0	Poor
625	Acer saccharum	Maple-Sugar	41.31368	-73.861155	4.5	5	0	0	0	0	Dead
626	Carya glabra	Hickory-Pignut	41.31365	-73.861215	4.5	12	0	0	0	0	Good
627	Acer platanoides	Maple-Norway	41.31363	-73.861227	4.5	6	0	0	0	0	Fair
628	Acer saccharum	Maple-Sugar	41.31361	-73.861187	4.5	8	0	0	0	0	Dead
629	Acer saccharum	Maple-Sugar	41.31357	-73.861169	4.5	7	0	0	0	0	Dead
630	Quercus velutina	Oak-Black	41.31358	-73.861211	4.5	22	0	0	0	0	Fair
631	Acer saccharum	Maple-Sugar	41.31358	-73.861221	4.5	9	0	0	0	0	Fair
632	Acer saccharum	Maple-Sugar	41.31375	-73.861288	4.5	15	8	7	0	0	Fair
633	Acer saccharum	Maple-Sugar	41.31369	-73.861296	4.5	6	0	0	0	0	Fair
634	Robinia pseudoacacia	Locust-Black	41.3137	-73.861296	4.5	12	0	0	0	0	Fair
635	Acer saccharum	Maple-Sugar	41.31367	-73.861286	4.5	8	5	0	0	0	Fair
636	Robinia pseudoacacia	Locust-Black	41.31366	-73.861292	4.5	10	0	0	0	0	Fair
637	Robinia pseudoacacia	Locust-Black	41.31366	-73.861328	4.5	9	0	0	0	0	Fair
638	Robinia pseudoacacia	Locust-Black	41.31365	-73.861337	4.5	9	0	0	0	0	Fair
639	Robinia pseudoacacia	Locust-Black	41.31363	-73.861354	4.5	15	0	0	0	0	Fair
640	Betula lenta	Birch-Sweet	41.31367	-73.861348	4.5	8	0	0	0	0	Dead
641	Acer saccharum	Maple-Sugar	41.31361	-73.861325	4.5	11	0	0	0	0	Good
642	Acer saccharum	Maple-Sugar	41.31362	-73.861317	4.5	6	0	0	0	0	Good
643	Robinia pseudoacacia	Locust-Black	41.31361	-73.861311	4.5	14	0	0	0	0	Fair
644	Robinia pseudoacacia	Locust-Black	41.3136	-73.861275	4.5	11	0	0	0	0	Fair
645	Acer saccharum	Maple-Sugar	41.31359	-73.861269	4.5	8	0	0	0	0	Good
646	Robinia pseudoacacia	Locust-Black	41.31355	-73.861257	4.5	24	0	0	0	0	Fair
647	Robinia pseudoacacia	Locust-Black	41.31352	-73.861203	4.5	10	0	0	0	0	Dead
648	Acer saccharum	Maple-Sugar	41.31352	-73.861219	4.5	6	0	0	0	0	Fair
649	Acer platanoides	Maple-Norway	41.31345	-73.861174	4.5	16	0	0	0	0	Fair
650	Acer platanoides	Maple-Norway	41.31342	-73.861153	4.5	5	0	0	0	0	Fair
651	Acer saccharum	Maple-Sugar	41.31336	-73.861161	4.5	8	0	0	0	0	Dead
652	Robinia pseudoacacia	Locust-Black	41.31335	-73.861254	4.5	19	0	0	0	0	Fair
653	Robinia pseudoacacia	Locust-Black	41.31336	-73.861281	4.5	15	0	0	0	0	Fair
654	Robinia pseudoacacia	Locust-Black	41.31332	-73.861315	4.5	20	0	0	0	0	Fair
655	Robinia pseudoacacia	Locust-Black	41.31331	-73.861333	4.5	18	0	0	0	0	Fair
656	Robinia pseudoacacia	Locust-Black	41.31333	-73.861349	4.5	17	0	0	0	0	Fair
657	Acer platanoides	Maple-Norway	41.31332	-73.861357	4.5	13	0	0	0	0	Good
658	Prunus avium	Cherry-Sweet	41.31334	-73.861321	4.5	9	0	0	0	0	Fair
659	Acer saccharum	Maple-Sugar	41.31337	-73.86129	4.5	8	0	0	0	0	Good
660	Robinia pseudoacacia	Locust-Black	41.31338	-73.861242	4.5	10	0	0	0	0	Fair
661	Prunus serotina	Cherry-Black	41.31339	-73.861283	4.5	12	0	0	0	0	Dead
662	Acer saccharum	Maple-Sugar	41.31344	-73.861228	4.5	6	0	0	0	0	Fair
663	Acer saccharum	Maple-Sugar	41.31348	-73.86128	4.5	6	0	0	0	0	Fair
664	Robinia pseudoacacia	Locust-Black	41.31347	-73.861301	4.5	16	0	0	0	0	Fair

665	Robinia pseudoacacia	Locust-Black	41.31345	-73.86132	4.5	16	0	0	0	0	Poor
666	Acer saccharum	Maple-Sugar	41.31344	-73.861331	4.5	11	0	0	0	0	Good
667	Acer saccharum	Maple-Sugar	41.31341	-73.86129	4.5	5	0	0	0	0	Fair
668	Acer saccharum	Maple-Sugar	41.31338	-73.861334	4.5	10	0	0	0	0	Good
669	Robinia pseudoacacia	Locust-Black	41.31341	-73.861317	4.5	8	0	0	0	0	Fair
670	Quercus rubra	Oak-Northern Red	41.31348	-73.861332	4.5	6	0	0	0	0	Good
671	Acer saccharum	Maple-Sugar	41.3135	-73.861379	4.5	6	0	0	0	0	Dead
672	Prunus serotina	Cherry-Black	41.31349	-73.861385	4.5	14	0	0	0	0	Dead
673	Acer saccharum	Maple-Sugar	41.31352	-73.861355	4.5	8	0	0	0	0	Fair
674	Robinia pseudoacacia	Locust-Black	41.31354	-73.861319	4.5	10	0	0	0	0	Fair
675	Acer saccharum	Maple-Sugar	41.31355	-73.861326	4.5	5	0	0	0	0	Fair
676	Robinia pseudoacacia	Locust-Black	41.31355	-73.861355	4.5	10	0	0	0	0	Fair
677	Ailanthus altissima	Tree of Heaven	41.31356	-73.861355	4.5	13	0	0	0	0	Good
678	Robinia pseudoacacia	Locust-Black	41.31358	-73.861359	4.5	9	0	0	0	0	Fair
679	Robinia pseudoacacia	Locust-Black	41.31359	-73.86136	4.5	5	0	0	0	0	Dead
680	Acer saccharum	Maple-Sugar	41.31364	-73.861368	4.5	5	0	0	0	0	Good
681	Acer saccharum	Maple-Sugar	41.31368	-73.861348	4.5	4	0	0	0	0	Dead
682	Betula lenta	Birch-Sweet	41.31369	-73.861379	4.5	10	0	0	0	0	Dead
683	Robinia pseudoacacia	Locust-Black	41.31373	-73.861345	4.5	9	0	0	0	0	Fair
684	Robinia pseudoacacia	Locust-Black	41.31374	-73.861341	4.5	16	0	0	0	0	Fair
685	Ailanthus altissima	Tree of Heaven	41.31376	-73.861372	4.5	9	5	0	0	0	Fair
686	Betula lenta	Birch-Sweet	41.31383	-73.861352	4.5	6	0	0	0	0	Dead
687	Betula lenta	Birch-Sweet	41.31382	-73.861358	4.5	8	0	0	0	0	Dead
688	Acer saccharum	Maple-Sugar	41.31379	-73.861372	4.5	5	0	0	0	0	Dead
689	Ailanthus altissima	Tree of Heaven	41.3138	-73.861414	4.5	14	0	0	0	0	Fair
690	Acer saccharum	Maple-Sugar	41.31379	-73.861422	4.5	8	0	0	0	0	Dead
691	Acer saccharum	Maple-Sugar	41.31381	-73.861399	4.5	4	0	0	0	0	Poor
692	Robinia pseudoacacia	Locust-Black	41.31381	-73.861421	4.5	15	0	0	0	0	Fair
693	Robinia pseudoacacia	Locust-Black	41.31378	-73.861445	4.5	10	0	0	0	0	Fair
694	Acer saccharum	Maple-Sugar	41.31377	-73.861449	4.5	6	0	0	0	0	Dead
695	Acer platanoides	Maple-Norway	41.31377	-73.861456	4.5	7	0	0	0	0	Fair
696	Robinia pseudoacacia	Locust-Black	41.31375	-73.861433	4.5	8	0	0	0	0	Fair
697	Ailanthus altissima	Tree of Heaven	41.31374	-73.861453	4.5	9	0	0	0	0	Fair
698	Acer saccharum	Maple-Sugar	41.31376	-73.861477	4.5	4	0	0	0	0	Good
699	Acer saccharum	Maple-Sugar	41.31383	-73.861458	4.5	5	0	0	0	0	Dead
700	Acer saccharum	Maple-Sugar	41.31383	-73.861499	4.5	10	0	0	0	0	Dead
701	Acer platanoides	Maple-Norway	41.31374	-73.861642	4.5	6	0	0	0	0	Fair
702	Acer platanoides	Maple-Norway	41.31372	-73.861607	4.5	9	0	0	0	0	Good
703	Acer saccharum	Maple-Sugar	41.31374	-73.861604	4.5	5	0	0	0	0	Fair
704	Robinia pseudoacacia	Locust-Black	41.31377	-73.861634	4.5	10	0	0	0	0	Fair
705	Acer saccharum	Maple-Sugar	41.31377	-73.861585	4.5	11	0	0	0	0	Dead

706	Robinia pseudoacacia	Locust-Black	41.31376	-73.861579	4.5	12	0	0	0	0	Fair
707	Acer platanoides	Maple-Norway	41.31372	-73.861566	4.5	8	0	0	0	0	Good
708	Betula lenta	Birch-Sweet	41.31375	-73.8615	4.5	6	0	0	0	0	Dead
709	Acer platanoides	Maple-Norway	41.31375	-73.861511	4.5	4	0	0	0	0	Dead
710	Acer saccharum	Maple-Sugar	41.31372	-73.861499	4.5	5	0	0	0	0	Good
711	Acer platanoides	Maple-Norway	41.31371	-73.8615	4.5	4	0	0	0	0	Fair
712	Betula lenta	Birch-Sweet	41.3137	-73.861477	4.5	9	0	0	0	0	Dead
713	Betula lenta	Birch-Sweet	41.31371	-73.861462	4.5	10	0	0	0	0	Dead
714	Acer platanoides	Maple-Norway	41.31367	-73.861415	4.5	5	0	0	0	0	Dead
715	Robinia pseudoacacia	Locust-Black	41.31368	-73.86145	4.5	4	0	0	0	0	Dead
716	Robinia pseudoacacia	Locust-Black	41.31368	-73.86146	4.5	7	0	0	0	0	Good
717	Quercus rubra	Oak-Northern Red	41.31365	-73.861511	4.5	11	0	0	0	0	Fair
718	Quercus rubra	Oak-Northern Red	41.31364	-73.861533	4.5	20	0	0	0	0	Good
719	Acer platanoides	Maple-Norway	41.31365	-73.861554	4.5	5	0	0	0	0	Dead
720	Acer platanoides	Maple-Norway	41.31369	-73.861567	4.5	5	0	0	0	0	Fair
721	Acer platanoides	Maple-Norway	41.31371	-73.861605	4.5	5	0	0	0	0	Fair
722	Betula lenta	Birch-Sweet	41.31368	-73.861633	4.5	11	0	0	0	0	Dead
723	Betula lenta	Birch-Sweet	41.31367	-73.86162	4.5	5	0	0	0	0	Dead
724	Robinia pseudoacacia	Locust-Black	41.31366	-73.86162	4.5	11	0	0	0	0	Fair
725	Acer saccharum	Maple-Sugar	41.31365	-73.861625	4.5	6	0	0	0	0	Good
726	Betula lenta	Birch-Sweet	41.31364	-73.861614	4.5	11	0	0	0	0	Dead
727	Betula lenta	Birch-Sweet	41.31364	-73.861597	4.5	9	0	0	0	0	Dead
728	Acer platanoides	Maple-Norway	41.31363	-73.861585	4.5	6	0	0	0	0	Good
729	Acer saccharum	Maple-Sugar	41.31362	-73.861631	4.5	7	0	0	0	0	Good
730	Robinia pseudoacacia	Locust-Black	41.31364	-73.861642	4.5	11	0	0	0	0	Fair
731	Betula lenta	Birch-Sweet	41.31367	-73.86166	4.5	10	0	0	0	0	Dead
732	Acer platanoides	Maple-Norway	41.31369	-73.861671	4.5	5	0	0	0	0	Good
733	Robinia pseudoacacia	Locust-Black	41.3137	-73.8617	4.5	17	0	0	0	0	Fair
734	Ailanthus altissima	Tree of Heaven	41.31372	-73.861756	4.5	11	0	0	0	0	Fair
735	Ailanthus altissima	Tree of Heaven	41.31372	-73.861747	4.5	14	0	0	0	0	Fair
736	Acer platanoides	Maple-Norway	41.31373	-73.861828	4.5	6	0	0	0	0	Fair
737	Ailanthus altissima	Tree of Heaven	41.31375	-73.86185	4.5	7	0	0	0	0	Fair
738	Ailanthus altissima	Tree of Heaven	41.31377	-73.861844	4.5	5	3	0	0	0	Fair
739	Ailanthus altissima	Tree of Heaven	41.31377	-73.861839	4.5	4	0	0	0	0	Fair
740	Acer platanoides	Maple-Norway	41.31379	-73.861816	4.5	6	6	0	0	0	Fair
741	Betula lenta	Birch-Sweet	41.31369	-73.861813	4.5	10	0	0	0	0	Dead
742	Acer saccharum	Maple-Sugar	41.31367	-73.861776	4.5	5	0	0	0	0	Good
743	Acer platanoides	Maple-Norway	41.31367	-73.861783	4.5	6	0	0	0	0	Fair
744	Acer saccharum	Maple-Sugar	41.31366	-73.861804	4.5	7	0	0	0	0	Good
745	Robinia pseudoacacia	Locust-Black	41.31366	-73.861856	4.5	14	0	0	0	0	Fair
746	Robinia pseudoacacia	Locust-Black	41.31364	-73.861853	4.5	10	0	0	0	0	Fair

747	Acer saccharum	Maple-Sugar	41.31364	-73.861862	4.5	4	0	0	0	0	Good
748	Acer platanoides	Maple-Norway	41.31363	-73.86187	4.5	10	0	0	0	0	Fair
749	Betula lenta	Birch-Sweet	41.31362	-73.861859	4.5	16	0	0	0	0	Dead
750	Betula lenta	Birch-Sweet	41.31364	-73.861823	4.5	9	0	0	0	0	Fair
751	Acer saccharum	Maple-Sugar	41.31361	-73.86182	4.5	7	0	0	0	0	Good
752	Ulmus americana	Elm-American	41.31363	-73.861803	4.5	9	0	0	0	0	Fair
753	Betula lenta	Birch-Sweet	41.31363	-73.861798	4.5	10	0	0	0	0	Fair
754	Acer platanoides	Maple-Norway	41.31367	-73.861718	4.5	5	0	0	0	0	Fair
755	Betula lenta	Birch-Sweet	41.31366	-73.861707	4.5	14	0	0	0	0	Good
756	Fagus grandifolia	Beech-American	41.31364	-73.8617	4.5	5	0	0	0	0	Fair
757	Betula lenta	Birch-Sweet	41.31361	-73.861691	4.5	13	0	0	0	0	Dead
758	Acer saccharum	Maple-Sugar	41.31364	-73.861726	4.5	5	0	0	0	0	Good
759	Acer saccharum	Maple-Sugar	41.3136	-73.861759	4.5	4	0	0	0	0	Good
760	Robinia pseudoacacia	Locust-Black	41.3136	-73.861763	4.5	11	0	0	0	0	Fair
761	Acer saccharum	Maple-Sugar	41.3136	-73.861778	4.5	6	0	0	0	0	Fair
762	Betula lenta	Birch-Sweet	41.31357	-73.861821	4.5	8	0	0	0	0	Dead
763	Betula lenta	Birch-Sweet	41.31359	-73.861845	4.5	6	0	0	0	0	Fair
764	Ailanthus altissima	Tree of Heaven	41.31359	-73.861869	4.5	4	0	0	0	0	Poor
765	Ailanthus altissima	Tree of Heaven	41.31357	-73.861865	4.5	7	0	0	0	0	Fair
766	Robinia pseudoacacia	Locust-Black	41.31358	-73.861884	4.5	5	0	0	0	0	Fair
767	Ailanthus altissima	Tree of Heaven	41.31358	-73.861901	4.5	4	0	0	0	0	Poor
768	Ailanthus altissima	Tree of Heaven	41.31359	-73.861914	4.5	5	0	0	0	0	Dead
769	Prunus serotina	Cherry-Black	41.31356	-73.861901	4.5	8	0	0	0	0	Poor
770	Quercus velutina	Oak-Black	41.31355	-73.861878	4.5	7	0	0	0	0	Fair
771	Betula lenta	Birch-Sweet	41.31353	-73.861901	4.5	6	0	0	0	0	Dead
772	Ailanthus altissima	Tree of Heaven	41.31351	-73.861909	4.5	6	5	0	0	0	Fair
773	Ailanthus altissima	Tree of Heaven	41.31349	-73.861914	4.5	6	0	0	0	0	Good
774	Ailanthus altissima	Tree of Heaven	41.31351	-73.86189	4.5	7	0	0	0	0	Fair
775	Ailanthus altissima	Tree of Heaven	41.3135	-73.861873	4.5	5	0	0	0	0	Fair
776	Acer saccharum	Maple-Sugar	41.3135	-73.861867	4.5	4	0	0	0	0	Fair
777	Acer saccharum	Maple-Sugar	41.31352	-73.861839	4.5	4	2	0	0	0	Fair
778	Ailanthus altissima	Tree of Heaven	41.31353	-73.861807	4.5	5	0	0	0	0	Fair
779	Ailanthus altissima	Tree of Heaven	41.31352	-73.861789	4.5	6	0	0	0	0	Fair
780	Acer saccharum	Maple-Sugar	41.31353	-73.861792	4.5	4	2	0	0	0	Fair
781	Robinia pseudoacacia	Locust-Black	41.31354	-73.861754	4.5	18	0	0	0	0	Fair
782	Acer saccharum	Maple-Sugar	41.31354	-73.861743	4.5	11	0	0	0	0	Good
783	Acer saccharum	Maple-Sugar	41.31357	-73.861704	4.5	5	0	0	0	0	Fair
784	Ailanthus altissima	Tree of Heaven	41.31355	-73.861708	4.5	17	0	0	0	0	Fair
785	Ailanthus altissima	Tree of Heaven	41.31353	-73.861708	4.5	7	0	0	0	0	Poor
786	Ailanthus altissima	Tree of Heaven	41.31352	-73.861702	4.5	12	0	0	0	0	Fair
787	Acer saccharum	Maple-Sugar	41.31349	-73.861711	4.5	11	0	0	0	0	Good

788	Ailanthus altissima	Tree of Heaven	41.31349	-73.8617	4.5	12	0	0	0	0	Fair
789	Acer saccharum	Maple-Sugar	41.31349	-73.861689	4.5	4	0	0	0	0	Fair
790	Quercus velutina	Oak-Black	41.31353	-73.861612	4.5	15	0	0	0	0	Fair
791	Acer saccharum	Maple-Sugar	41.31352	-73.861604	4.5	7	0	0	0	0	Dead
792	Acer saccharum	Maple-Sugar	41.31354	-73.861577	4.5	8	0	0	0	0	Fair
793	Acer saccharum	Maple-Sugar	41.31358	-73.861537	4.5	7	0	0	0	0	Dead
794	Acer saccharum	Maple-Sugar	41.31358	-73.861512	4.5	6	0	0	0	0	Dead
795	Acer saccharum	Maple-Sugar	41.31358	-73.861483	4.5	6	0	0	0	0	Fair
796	Acer saccharum	Maple-Sugar	41.31361	-73.861477	4.5	4	0	0	0	0	Fair
797	Robinia pseudoacacia	Locust-Black	41.31361	-73.861469	4.5	8	0	0	0	0	Dead
798	Prunus serotina	Cherry-Black	41.31361	-73.861447	4.5	13	0	0	0	0	Fair
799	Acer saccharum	Maple-Sugar	41.31361	-73.861438	4.5	5	0	0	0	0	Good
800	Acer saccharum	Maple-Sugar	41.31359	-73.861415	4.5	7	0	0	0	0	Fair
801	Robinia pseudoacacia	Locust-Black	41.31357	-73.861407	4.5	7	0	0	0	0	Fair
802	Robinia pseudoacacia	Locust-Black	41.31358	-73.861429	4.5	7	0	0	0	0	Fair
803	Robinia pseudoacacia	Locust-Black	41.31356	-73.861453	4.5	12	0	0	0	0	Fair
804	Acer saccharum	Maple-Sugar	41.31354	-73.861446	4.5	7	0	0	0	0	Fair
805	Acer saccharum	Maple-Sugar	41.31355	-73.861472	4.5	10	0	0	0	0	Good
806	Prunus serotina	Cherry-Black	41.31352	-73.86147	4.5	10	0	0	0	0	Fair
807	Prunus serotina	Cherry-Black	41.31348	-73.861429	4.5	11	10	0	0	0	Fair
808	Acer rubrum	Maple-Red	41.31345	-73.861418	4.5	16	0	0	0	0	Fair
809	Acer saccharum	Maple-Sugar	41.31338	-73.861431	4.5	13	0	0	0	0	Good
810	Quercus alba	Oak-White	41.31328	-73.86139	4.5	22	0	0	0	0	Fair
811	Acer saccharum	Maple-Sugar	41.31325	-73.861356	4.5	14	0	0	0	0	Good
812	Prunus serotina	Cherry-Black	41.3132	-73.861401	4.5	14	13	0	0	0	Fair
813	Acer saccharum	Maple-Sugar	41.31321	-73.861421	4.5	12	0	0	0	0	Fair
814	Acer saccharum	Maple-Sugar	41.31326	-73.861445	4.5	12	0	0	0	0	Fair
815	Acer saccharum	Maple-Sugar	41.31326	-73.86142	4.5	4	0	0	0	0	Dead
816	Acer saccharum	Maple-Sugar	41.31331	-73.861469	4.5	10	0	0	0	0	Good
817	Acer saccharum	Maple-Sugar	41.31332	-73.861483	4.5	5	0	0	0	0	Dead
818	Prunus serotina	Cherry-Black	41.31332	-73.861496	4.5	17	0	0	0	0	Fair
819	Prunus serotina	Cherry-Black	41.31339	-73.86153	4.5	29	17	0	0	0	Fair
820	Acer saccharum	Maple-Sugar	41.31342	-73.861524	4.5	5	0	0	0	0	Dead
821	Acer saccharum	Maple-Sugar	41.31341	-73.861477	4.5	5	0	0	0	0	Dead
822	Acer saccharum	Maple-Sugar	41.31346	-73.861502	4.5	12	0	0	0	0	Poor
823	Prunus serotina	Cherry-Black	41.31348	-73.861521	4.5	14	0	0	0	0	Fair
824	Acer saccharum	Maple-Sugar	41.31352	-73.861552	4.5	5	0	0	0	0	Poor
825	Ailanthus altissima	Tree of Heaven	41.31351	-73.861561	4.5	16	0	0	0	0	Fair
826	Robinia pseudoacacia	Locust-Black	41.31351	-73.861576	4.5	9	0	0	0	0	Dead
827	Robinia pseudoacacia	Locust-Black	41.3135	-73.861615	4.5	7	0	0	0	0	Dead
828	Juniperus virginiana	Juniper-Eastern Redcec	41.31425	-73.863112	4.5	26	0	0	0	0	Fair

829	Juniperus virginiana	Juniper-Eastern Redcec	41.31437	-73.863141	4.5	20	0	0	0	0	Fair
830	Acer platanoides	Maple-Norway	41.31431	-73.862884	4.5	20	18	20	0	0	Fair
831	Ailanthus altissima	Tree of Heaven	41.3138	-73.863012	4.5	14	0	0	0	0	Good
832	Ailanthus altissima	Tree of Heaven	41.31378	-73.863006	4.5	28	0	0	0	0	Fair
833	Acer platanoides	Maple-Norway	41.31362	-73.862979	4.5	25	0	0	0	0	Fair
834	Acer platanoides	Maple-Norway	41.3136	-73.862952	4.5	12	0	0	0	0	Fair
835	Acer platanoides	Maple-Norway	41.31361	-73.862935	4.5	5	0	0	0	0	Fair
836	Acer platanoides	Maple-Norway	41.31362	-73.862915	4.5	9	0	0	0	0	Fair
837	Acer platanoides	Maple-Norway	41.31362	-73.862909	4.5	15	0	0	0	0	Fair
838	Acer platanoides	Maple-Norway	41.31363	-73.862899	4.5	16	0	0	0	0	Fair
839	Acer platanoides	Maple-Norway	41.31362	-73.862901	4.5	11	10	0	0	0	Fair
840	Acer saccharum	Maple-Sugar	41.3136	-73.86251	4.5	16	0	0	0	0	Fair
841	Acer saccharum	Maple-Sugar	41.31358	-73.862541	4.5	14	0	0	0	0	Fair
842	Acer saccharum	Maple-Sugar	41.31362	-73.862466	4.5	21	0	0	0	0	Good
843	Quercus rubra	Oak-Northern Red	41.31375	-73.862487	4.5	13	11	11	6	0	Fair
844	Acer platanoides	Maple-Norway	41.31377	-73.862496	4.5	5	4	4	4	0	Fair
845	Acer platanoides	Maple-Norway	41.31378	-73.862498	4.5	4	0	0	0	0	Fair
846	Acer saccharum	Maple-Sugar	41.31387	-73.862467	4.5	24	0	0	0	0	Fair
847	Fraxinus americana	Ash-White	41.31384	-73.862365	4.5	7	0	0	0	0	Dead
848	Juglans nigra	Walnut-Black	41.31381	-73.862362	4.5	12	0	0	0	0	Fair
849	Juglans nigra	Walnut-Black	41.3138	-73.862351	4.5	10	0	0	0	0	Fair
850	Acer saccharum	Maple-Sugar	41.31372	-73.862385	4.5	25	0	0	0	0	Fair
851	Acer platanoides	Maple-Norway	41.31368	-73.862344	4.5	7	0	0	0	0	Good
852	Acer platanoides	Maple-Norway	41.31367	-73.86232	4.5	4	0	0	0	0	Fair
853	Ulmus americana	Elm-American	41.3137	-73.862299	4.5	7	0	0	0	0	Fair
854	Albizia julibrissin	Mimosa	41.31371	-73.862312	4.5	7	0	0	0	0	Fair
855	Ailanthus altissima	Tree of Heaven	41.31366	-73.862295	4.5	26	0	0	0	0	Fair
856	Ulmus americana	Elm-American	41.31378	-73.862277	4.5	10	7	0	0	0	Fair
857	Ulmus americana	Elm-American	41.31383	-73.862282	4.5	6	0	0	0	0	Fair
858	Ailanthus altissima	Tree of Heaven	41.31378	-73.861888	4.5	7	7	0	0	0	Fair
859	Acer platanoides	Maple-Norway	41.3136	-73.862091	4.5	10	0	0	0	0	Good
860	Acer platanoides	Maple-Norway	41.3136	-73.862089	4.5	4	0	0	0	0	Fair
861	Quercus rubra	Oak-Northern Red	41.31358	-73.862076	4.5	7	0	0	0	0	Fair
862	Robinia pseudoacacia	Locust-Black	41.31358	-73.862061	4.5	6	0	0	0	0	Fair
863	Ailanthus altissima	Tree of Heaven	41.31357	-73.862062	4.5	6	0	0	0	0	Dead
864	Ailanthus altissima	Tree of Heaven	41.31355	-73.862053	4.5	7	0	0	0	0	Good
865	Robinia pseudoacacia	Locust-Black	41.31354	-73.862064	4.5	4	0	0	0	0	Fair
866	Quercus rubra	Oak-Northern Red	41.31353	-73.862107	4.5	4	0	0	0	0	Fair
867	Robinia pseudoacacia	Locust-Black	41.31352	-73.862109	4.5	6	0	0	0	0	Fair
868	Robinia pseudoacacia	Locust-Black	41.31352	-73.862096	4.5	6	0	0	0	0	Fair
869	Acer platanoides	Maple-Norway	41.31351	-73.862145	4.5	4	0	0	0	0	Good

870	Betula lenta	Birch-Sweet	41.31349	-73.862138	4.5	5	0	0	0	0	Fair
871	Acer platanoides	Maple-Norway	41.31347	-73.862064	4.5	8	0	0	0	0	Fair
872	Ailanthus altissima	Tree of Heaven	41.31343	-73.862115	4.5	4	0	0	0	0	Fair
873	Betula lenta	Birch-Sweet	41.31341	-73.862109	4.5	5	0	0	0	0	Good
874	Betula lenta	Birch-Sweet	41.3134	-73.862085	4.5	8	0	0	0	0	Good
875	Prunus serotina	Cherry-Black	41.31341	-73.862086	4.5	6	0	0	0	0	Fair
876	Quercus rubra	Oak-Northern Red	41.3134	-73.862054	4.5	9	5	0	0	0	Fair
877	Acer rubrum	Maple-Red	41.31338	-73.862048	4.5	6	5	0	0	0	Fair
878	Betula lenta	Birch-Sweet	41.31335	-73.862042	4.5	4	0	0	0	0	Dead
879	Ailanthus altissima	Tree of Heaven	41.31333	-73.862053	4.5	6	0	0	0	0	Good
880	Ailanthus altissima	Tree of Heaven	41.31338	-73.861998	4.5	7	0	0	0	0	Fair
881	Acer saccharum	Maple-Sugar	41.31339	-73.861984	4.5	4	0	0	0	0	Good
882	Betula lenta	Birch-Sweet	41.3134	-73.861977	4.5	5	0	0	0	0	Dead
883	Betula lenta	Birch-Sweet	41.3134	-73.861964	4.5	7	0	0	0	0	Dead
884	Betula lenta	Birch-Sweet	41.31341	-73.861943	4.5	5	0	0	0	0	Dead
885	Betula lenta	Birch-Sweet	41.31343	-73.861933	4.5	4	0	0	0	0	Good
886	Betula lenta	Birch-Sweet	41.31344	-73.86189	4.5	4	0	0	0	0	Good
887	Betula lenta	Birch-Sweet	41.31344	-73.861929	4.5	7	0	0	0	0	Fair
888	Betula lenta	Birch-Sweet	41.31343	-73.861943	4.5	5	0	0	0	0	Dead
889	Betula lenta	Birch-Sweet	41.31342	-73.861951	4.5	5	0	0	0	0	Dead
890	Ailanthus altissima	Tree of Heaven	41.31344	-73.861983	4.5	7	0	0	0	0	Fair
891	Ailanthus altissima	Tree of Heaven	41.31342	-73.862027	4.5	6	0	0	0	0	Good
892	Ailanthus altissima	Tree of Heaven	41.31342	-73.862041	4.5	5	0	0	0	0	Good
893	Ailanthus altissima	Tree of Heaven	41.31341	-73.862059	4.5	6	0	0	0	0	Dead
894	Ailanthus altissima	Tree of Heaven	41.31342	-73.862063	4.5	6	0	0	0	0	Dead
895	Prunus serotina	Cherry-Black	41.31342	-73.862046	4.5	6	0	0	0	0	Fair
896	Betula lenta	Birch-Sweet	41.31347	-73.86204	4.5	4	0	0	0	0	Fair
897	Acer saccharum	Maple-Sugar	41.31348	-73.862009	4.5	5	0	0	0	0	Fair
898	Ailanthus altissima	Tree of Heaven	41.31347	-73.861982	4.5	8	0	0	0	0	Fair
899	Betula lenta	Birch-Sweet	41.31345	-73.861967	4.5	5	0	0	0	0	Fair
900	Betula lenta	Birch-Sweet	41.31346	-73.861959	4.5	6	0	0	0	0	Good
901	Betula lenta	Birch-Sweet	41.31344	-73.861958	4.5	5	0	0	0	0	Good
902	Betula lenta	Birch-Sweet	41.31346	-73.861974	4.5	6	0	0	0	0	Good
903	Ailanthus altissima	Tree of Heaven	41.31352	-73.861945	4.5	7	0	0	0	0	Fair
904	Prunus serotina	Cherry-Black	41.31351	-73.861964	4.5	6	0	0	0	0	Dead
905	Acer saccharum	Maple-Sugar	41.31351	-73.861971	4.5	4	0	0	0	0	Fair
906	Acer platanoides	Maple-Norway	41.31351	-73.861983	4.5	8	3	0	0	0	Fair
907	Prunus serotina	Cherry-Black	41.31352	-73.862006	4.5	8	0	0	0	0	Fair
908	Acer saccharum	Maple-Sugar	41.31352	-73.862025	4.5	6	0	0	0	0	Fair
909	Acer platanoides	Maple-Norway	41.31354	-73.861993	4.5	6	5	0	0	0	Fair
910	Prunus serotina	Cherry-Black	41.31355	-73.861978	4.5	7	0	0	0	0	Fair

911	Prunus serotina	Cherry-Black	41.31352	-73.861966	4.5	7	0	0	0	0	Poor
912	Prunus serotina	Cherry-Black	41.31356	-73.861953	4.5	6	0	0	0	0	Poor
913	Prunus serotina	Cherry-Black	41.31359	-73.86198	4.5	8	0	0	0	0	Fair
914	Acer platanoides	Maple-Norway	41.31361	-73.862013	4.5	7	0	0	0	0	Fair
915	Acer platanoides	Maple-Norway	41.31362	-73.861994	4.5	4	0	0	0	0	Fair
916	Acer platanoides	Maple-Norway	41.31362	-73.861995	4.5	5	0	0	0	0	Fair
917	Acer platanoides	Maple-Norway	41.31362	-73.861986	4.5	6	0	0	0	0	Fair
918	Robinia pseudoacacia	Locust-Black	41.31362	-73.861978	4.5	5	0	0	0	0	Fair
919	Betula lenta	Birch-Sweet	41.31363	-73.861988	4.5	5	0	0	0	0	Dead
920	Acer platanoides	Maple-Norway	41.31365	-73.861949	4.5	4	4	0	0	0	Fair
921	Acer platanoides	Maple-Norway	41.31365	-73.86194	4.5	5	4	4	3	3	Fair
922	Robinia pseudoacacia	Locust-Black	41.31369	-73.861921	4.5	4	0	0	0	0	Fair
923	Ulmus americana	Elm-American	41.3137	-73.861932	4.5	8	0	0	0	0	Fair
924	Robinia pseudoacacia	Locust-Black	41.31371	-73.861925	4.5	6	0	0	0	0	Fair
925	Robinia pseudoacacia	Locust-Black	41.3137	-73.861909	4.5	4	0	0	0	0	Fair
926	Acer platanoides	Maple-Norway	41.31371	-73.861892	4.5	6	3	2	0	0	Fair
927	Ailanthus altissima	Tree of Heaven	41.3135	-73.86182	4.5	5	0	0	0	0	Good
928	Betula lenta	Birch-Sweet	41.31348	-73.861829	4.5	7	0	0	0	0	Dead
929	Betula lenta	Birch-Sweet	41.31346	-73.861836	4.5	8	0	0	0	0	Dead
930	Acer saccharum	Maple-Sugar	41.31348	-73.861776	4.5	11	0	0	0	0	Fair
931	Robinia pseudoacacia	Locust-Black	41.31347	-73.861784	4.5	7	0	0	0	0	Dead
932	Acer saccharum	Maple-Sugar	41.31346	-73.861779	4.5	13	0	0	0	0	Good
933	Robinia pseudoacacia	Locust-Black	41.31345	-73.861782	4.5	6	0	0	0	0	Dead
934	Robinia pseudoacacia	Locust-Black	41.31343	-73.861808	4.5	6	0	0	0	0	Dead
935	Acer saccharum	Maple-Sugar	41.31341	-73.861818	4.5	6	0	0	0	0	Fair
936	Acer saccharum	Maple-Sugar	41.3134	-73.861798	4.5	6	0	0	0	0	Dead
937	Acer saccharum	Maple-Sugar	41.3134	-73.861778	4.5	7	0	0	0	0	Dead
938	Ailanthus altissima	Tree of Heaven	41.31343	-73.861691	4.5	11	0	0	0	0	Good
939	Acer saccharum	Maple-Sugar	41.31345	-73.861707	4.5	10	0	0	0	0	Dead
940	Robinia pseudoacacia	Locust-Black	41.31345	-73.861726	4.5	9	0	0	0	0	Fair
941	Acer saccharum	Maple-Sugar	41.31345	-73.861727	4.5	11	0	0	0	0	Good
942	Robinia pseudoacacia	Locust-Black	41.31346	-73.861609	4.5	16	0	0	0	0	Fair
943	Acer saccharum	Maple-Sugar	41.31346	-73.861615	4.5	10	0	0	0	0	Fair
944	Acer saccharum	Maple-Sugar	41.31345	-73.861587	4.5	17	0	0	0	0	Poor
945	Acer saccharum	Maple-Sugar	41.3134	-73.861563	4.5	7	0	0	0	0	Poor
946	Acer saccharum	Maple-Sugar	41.31342	-73.861592	4.5	6	0	0	0	0	Dead
947	Ailanthus altissima	Tree of Heaven	41.3134	-73.86161	4.5	8	0	0	0	0	Dead
948	Ailanthus altissima	Tree of Heaven	41.3134	-73.861592	4.5	18	0	0	0	0	Fair
949	Ailanthus altissima	Tree of Heaven	41.31336	-73.861601	4.5	7	0	0	0	0	Dead
950	Acer saccharum	Maple-Sugar	41.31336	-73.861578	4.5	5	0	0	0	0	Dead
951	Acer saccharum	Maple-Sugar	41.31335	-73.861558	4.5	10	0	0	0	0	Poor

952	Quercus velutina	Oak-Black	41.31333	-73.861591	4.5	18	0	0	0	0	Fair
953	Acer saccharum	Maple-Sugar	41.31331	-73.861622	4.5	11	0	0	0	0	Fair
954	Acer platanoides	Maple-Norway	41.31326	-73.861636	4.5	5	0	0	0	0	Good
955	Prunus avium	Cherry-Sweet	41.31326	-73.861623	4.5	12	0	0	0	0	Fair
956	Acer saccharum	Maple-Sugar	41.31325	-73.861591	4.5	5	0	0	0	0	Poor
957	Acer platanoides	Maple-Norway	41.31326	-73.861546	4.5	4	0	0	0	0	Good
958	Betula lenta	Birch-Sweet	41.31328	-73.861546	4.5	8	0	0	0	0	Dead
959	Prunus serotina	Cherry-Black	41.31329	-73.861506	4.5	8	7	0	0	0	Dead
960	Fagus grandifolia	Beech-American	41.31323	-73.861495	4.5	9	0	0	0	0	Dead
961	Acer saccharum	Maple-Sugar	41.31321	-73.861464	4.5	6	0	0	0	0	Fair
962	Acer saccharum	Maple-Sugar	41.31317	-73.861511	4.5	19	0	0	0	0	Good
963	Ulmus americana	Elm-American	41.31314	-73.861505	4.5	7	0	0	0	0	Fair
964	Acer saccharum	Maple-Sugar	41.31314	-73.861516	4.5	5	0	0	0	0	Good
965	Acer rubrum	Maple-Red	41.31313	-73.861582	4.5	13	0	0	0	0	Dead
966	Acer platanoides	Maple-Norway	41.31311	-73.861554	4.5	7	0	0	0	0	Good
967	Acer saccharum	Maple-Sugar	41.3131	-73.86157	4.5	6	0	0	0	0	Good
968	Acer saccharum	Maple-Sugar	41.31308	-73.861583	4.5	5	0	0	0	0	Fair
969	Robinia pseudoacacia	Locust-Black	41.31308	-73.861505	4.5	9	0	0	0	0	Fair
970	Robinia pseudoacacia	Locust-Black	41.31306	-73.861506	4.5	11	0	0	0	0	Dead
971	Acer saccharum	Maple-Sugar	41.31308	-73.861432	4.5	11	0	0	0	0	Good
972	Robinia pseudoacacia	Locust-Black	41.31312	-73.861402	4.5	7	0	0	0	0	Dead
973	Acer saccharum	Maple-Sugar	41.31316	-73.861407	4.5	10	0	0	0	0	Good
974	Carya tomentosa	Hickory-Mockernut	41.31317	-73.861436	4.5	9	0	0	0	0	Fair
975	Acer saccharum	Maple-Sugar	41.31329	-73.861269	4.5	8	0	0	0	0	Dead
976	Acer saccharum	Maple-Sugar	41.31327	-73.861264	4.5	13	0	0	0	0	Good
977	Quercus rubra	Oak-Northern Red	41.31326	-73.861245	4.5	18	0	0	0	0	Fair
978	Prunus serotina	Cherry-Black	41.31322	-73.861289	4.5	11	0	0	0	0	Fair
979	Acer saccharum	Maple-Sugar	41.31319	-73.861294	4.5	5	0	0	0	0	Dead
980	Acer platanoides	Maple-Norway	41.31317	-73.861292	4.5	14	0	0	0	0	Good
981	Acer platanoides	Maple-Norway	41.31314	-73.861294	4.5	8	0	0	0	0	Fair
982	Robinia pseudoacacia	Locust-Black	41.31312	-73.861341	4.5	16	0	0	0	0	Dead
983	Acer saccharum	Maple-Sugar	41.3131	-73.861296	4.5	9	0	0	0	0	Good
984	Acer saccharum	Maple-Sugar	41.31306	-73.861312	4.5	10	0	0	0	0	Good
985	Acer saccharum	Maple-Sugar	41.31301	-73.861302	4.5	12	0	0	0	0	Good
986	Acer saccharum	Maple-Sugar	41.31314	-73.861242	4.5	4	0	0	0	0	Good
987	Acer saccharum	Maple-Sugar	41.31322	-73.861164	4.5	7	0	0	0	0	Dead
988	Acer saccharum	Maple-Sugar	41.31319	-73.861164	4.5	13	0	0	0	0	Poor
989	Acer saccharum	Maple-Sugar	41.31317	-73.861183	4.5	6	0	0	0	0	Good
990	Fraxinus americana	Ash-White	41.31315	-73.861196	4.5	11	0	0	0	0	Dead
991	Acer saccharum	Maple-Sugar	41.31312	-73.861186	4.5	5	0	0	0	0	Good
992	Acer saccharum	Maple-Sugar	41.31311	-73.861156	4.5	7	0	0	0	0	Good

993	Quercus velutina	Oak-Black	41.31305	-73.861131	4.5	16	0	0	0	0	Fair
994	Betula lenta	Birch-Sweet	41.31307	-73.861152	4.5	16	0	0	0	0	Dead
995	Acer platanoides	Maple-Norway	41.31307	-73.861154	4.5	5	0	0	0	0	Good
996	Acer platanoides	Maple-Norway	41.31306	-73.861173	4.5	4	0	0	0	0	Good
997	Quercus rubra	Oak-Northern Red	41.313	-73.861202	4.5	31	0	0	0	0	Fair
998	Acer saccharum	Maple-Sugar	41.31298	-73.861166	4.5	7	0	0	0	0	Good
999	Acer platanoides	Maple-Norway	41.31296	-73.861151	4.5	6	0	0	0	0	Good
1000	Quercus rubra	Oak-Northern Red	41.31292	-73.861184	4.5	18	0	0	0	0	Fair
1001	Quercus alba	Oak-White	41.31231	-73.862658	4.5	22	0	0	0	0	Fair
1002	Acer saccharum	Maple-Sugar	41.3123	-73.862659	4.5	4	0	0	0	0	Fair
1003	Acer platanoides	Maple-Norway	41.31232	-73.86264	4.5	4	0	0	0	0	Fair
1004	Fagus grandifolia	Beech-American	41.31229	-73.862595	4.5	7	0	0	0	0	Poor
1005	Acer platanoides	Maple-Norway	41.31227	-73.862584	4.5	5	0	0	0	0	Good
1006	Acer saccharum	Maple-Sugar	41.31227	-73.862565	4.5	4	0	0	0	0	Good
1007	Acer saccharum	Maple-Sugar	41.31224	-73.862569	4.5	4	0	0	0	0	Fair
1008	Acer saccharum	Maple-Sugar	41.31223	-73.862552	4.5	4	0	0	0	0	Good
1009	Carya tomentosa	Hickory-Mockernut	41.31227	-73.862531	4.5	13	0	0	0	0	Fair
1010	Quercus alba	Oak-White	41.31223	-73.862532	4.5	11	0	0	0	0	Fair
1011	Acer platanoides	Maple-Norway	41.31224	-73.862535	4.5	4	0	0	0	0	Fair
1012	Carya tomentosa	Hickory-Mockernut	41.31228	-73.862498	4.5	23	0	0	0	0	Fair
1013	Fagus grandifolia	Beech-American	41.31225	-73.862499	4.5	13	0	0	0	0	Poor
1014	Carya tomentosa	Hickory-Mockernut	41.31227	-73.862464	4.5	16	0	0	0	0	Poor
1015	Acer saccharum	Maple-Sugar	41.31229	-73.862443	4.5	7	0	0	0	0	Good
1016	Acer saccharum	Maple-Sugar	41.3123	-73.862421	4.5	6	0	0	0	0	Fair
1017	Acer saccharum	Maple-Sugar	41.31229	-73.862402	4.5	4	0	0	0	0	Fair
1018	Acer saccharum	Maple-Sugar	41.31229	-73.862386	4.5	4	0	0	0	0	Fair
1019	Acer saccharum	Maple-Sugar	41.31227	-73.862369	4.5	5	0	0	0	0	Good
1020	Acer platanoides	Maple-Norway	41.31225	-73.862401	4.5	6	0	0	0	0	Fair
1021	Acer platanoides	Maple-Norway	41.31221	-73.862453	4.5	6	0	0	0	0	Good
1022	Acer saccharum	Maple-Sugar	41.31218	-73.862439	4.5	6	0	0	0	0	Good
1023	Acer saccharum	Maple-Sugar	41.31218	-73.862429	4.5	4	0	0	0	0	Good
1024	Acer saccharum	Maple-Sugar	41.31215	-73.862433	4.5	4	0	0	0	0	Good
1025	Acer rubrum	Maple-Red	41.3121	-73.862448	4.5	15	14	0	0	0	Fair
1026	Carya tomentosa	Hickory-Mockernut	41.31209	-73.862525	4.5	15	0	0	0	0	Fair
1027	Betula lenta	Birch-Sweet	41.31208	-73.86253	4.5	5	0	0	0	0	Good
1028	Acer platanoides	Maple-Norway	41.31206	-73.862555	4.5	4	0	0	0	0	Good
1029	Acer platanoides	Maple-Norway	41.31204	-73.862553	4.5	4	0	0	0	0	Good
1030	Betula lenta	Birch-Sweet	41.31202	-73.862588	4.5	13	0	0	0	0	Poor
1031	Betula lenta	Birch-Sweet	41.31201	-73.862583	4.5	15	0	0	0	0	Good
1032	Fagus grandifolia	Beech-American	41.312	-73.862605	4.5	4	0	0	0	0	Dead
1033	Acer platanoides	Maple-Norway	41.31193	-73.862605	4.5	5	0	0	0	0	Poor

1034	Acer platanoides	Maple-Norway	41.31199	-73.86256	4.5	4	0	0	0	0	Fair
1035	Acer saccharum	Maple-Sugar	41.31195	-73.862531	4.5	4	0	0	0	0	Fair
1036	Acer rubrum	Maple-Red	41.31199	-73.862522	4.5	9	0	0	0	0	Poor
1037	Carpinus caroliniana	Hornbeam-American	41.31198	-73.862501	4.5	4	0	0	0	0	Good
1038	Carya tomentosa	Hickory-Mockernut	41.31189	-73.86252	4.5	22	0	0	0	0	Good
1039	Fagus grandifolia	Beech-American	41.31188	-73.862509	4.5	10	0	0	0	0	Poor
1040	Fagus grandifolia	Beech-American	41.31192	-73.862485	4.5	8	0	0	0	0	Poor
1041	Acer saccharum	Maple-Sugar	41.31188	-73.862467	4.5	9	0	0	0	0	Good
1042	Fagus grandifolia	Beech-American	41.31188	-73.86242	4.5	15	0	0	0	0	Poor
1043	Fagus grandifolia	Beech-American	41.31189	-73.86242	4.5	5	0	0	0	0	Poor
1044	Fagus grandifolia	Beech-American	41.31189	-73.862366	4.5	5	0	0	0	0	Poor
1045	Fagus grandifolia	Beech-American	41.31189	-73.862263	4.5	5	0	0	0	0	Poor
1046	Fagus grandifolia	Beech-American	41.31189	-73.862251	4.5	16	0	0	0	0	Poor
1047	Fagus grandifolia	Beech-American	41.31191	-73.862261	4.5	12	0	0	0	0	Poor
1048	Fagus grandifolia	Beech-American	41.31189	-73.862193	4.5	7	0	0	0	0	Poor
1049	Fagus grandifolia	Beech-American	41.31184	-73.862172	4.5	15	0	0	0	0	Poor
1050	Fagus grandifolia	Beech-American	41.31185	-73.862192	4.5	13	0	0	0	0	Dead
1051	Acer saccharum	Maple-Sugar	41.31185	-73.862105	4.5	10	0	0	0	0	Fair
1052	Carya glabra	Hickory-Pignut	41.31193	-73.862103	4.5	13	0	0	0	0	Fair
1053	Carya glabra	Hickory-Pignut	41.31197	-73.862041	4.5	18	0	0	0	0	Fair
1054	Acer saccharum	Maple-Sugar	41.31198	-73.862039	4.5	5	0	0	0	0	Good
1055	Acer saccharum	Maple-Sugar	41.31196	-73.861966	4.5	8	0	0	0	0	Good
1056	Fagus grandifolia	Beech-American	41.31195	-73.861998	4.5	19	0	0	0	0	Poor
1057	Fagus grandifolia	Beech-American	41.31196	-73.862046	4.5	8	0	0	0	0	Poor
1058	Fagus grandifolia	Beech-American	41.31198	-73.862082	4.5	10	0	0	0	0	Poor
1059	Fagus grandifolia	Beech-American	41.31197	-73.862098	4.5	5	0	0	0	0	Poor
1060	Fagus grandifolia	Beech-American	41.31198	-73.862098	4.5	5	0	0	0	0	Poor
1061	Fagus grandifolia	Beech-American	41.31199	-73.862142	4.5	14	0	0	0	0	Poor
1062	Betula lenta	Birch-Sweet	41.31193	-73.86217	4.5	22	0	0	0	0	Fair
1063	Acer platanoides	Maple-Norway	41.31196	-73.862225	4.5	5	0	0	0	0	Fair
1064	Betula lenta	Birch-Sweet	41.31194	-73.862318	4.5	17	0	0	0	0	Fair
1065	Betula lenta	Birch-Sweet	41.31194	-73.862328	4.5	16	0	0	0	0	Good
1066	Betula lenta	Birch-Sweet	41.31191	-73.862376	4.5	14	0	0	0	0	Dead
1067	Quercus velutina	Oak-Black	41.31194	-73.86243	4.5	14	0	0	0	0	Fair
1068	Acer saccharum	Maple-Sugar	41.31195	-73.862379	4.5	5	0	0	0	0	Good
1069	Acer rubrum	Maple-Red	41.31195	-73.862371	4.5	7	0	0	0	0	Fair
1070	Ulmus americana	Elm-American	41.31199	-73.862368	4.5	7	0	0	0	0	Fair
1071	Betula lenta	Birch-Sweet	41.31201	-73.86244	4.5	16	0	0	0	0	Fair
1072	Betula lenta	Birch-Sweet	41.31204	-73.862452	4.5	18	0	0	0	0	Fair
1073	Betula lenta	Birch-Sweet	41.31202	-73.862486	4.5	9	0	0	0	0	Fair
1074	Acer platanoides	Maple-Norway	41.31204	-73.862423	4.5	7	0	0	0	0	Good

1075	Fagus grandifolia	Beech-American	41.31209	-73.862384	4.5	6	0	0	0	0	Poor
1076	Acer platanoides	Maple-Norway	41.31206	-73.862348	4.5	6	0	0	0	0	Good
1077	Acer saccharum	Maple-Sugar	41.31203	-73.862316	4.5	5	0	0	0	0	Good
1078	Quercus velutina	Oak-Black	41.31204	-73.862292	4.5	14	0	0	0	0	Fair
1079	Acer saccharum	Maple-Sugar	41.31203	-73.86225	4.5	13	0	0	0	0	Good
1080	Acer saccharum	Maple-Sugar	41.31202	-73.862134	4.5	5	0	0	0	0	Fair
1081	Betula lenta	Birch-Sweet	41.31202	-73.862142	4.5	19	0	0	0	0	Fair
1082	Betula lenta	Birch-Sweet	41.31208	-73.862203	4.5	16	0	0	0	0	Good
1083	Betula lenta	Birch-Sweet	41.31209	-73.862218	4.5	16	0	0	0	0	Good
1084	Quercus velutina	Oak-Black	41.31208	-73.862161	4.5	13	0	0	0	0	Fair
1085	Fagus grandifolia	Beech-American	41.31209	-73.862174	4.5	10	0	0	0	0	Poor
1086	Fagus grandifolia	Beech-American	41.31206	-73.862042	4.5	14	0	0	0	0	Poor
1087	Betula lenta	Birch-Sweet	41.31209	-73.862025	4.5	8	0	0	0	0	Good
1088	Carya tomentosa	Hickory-Mockernut	41.31211	-73.862069	4.5	21	0	0	0	0	Fair
1089	Carya tomentosa	Hickory-Mockernut	41.31212	-73.862092	4.5	16	0	0	0	0	Dead
1090	Carya tomentosa	Hickory-Mockernut	41.31213	-73.862095	4.5	15	0	0	0	0	Fair
1091	Betula lenta	Birch-Sweet	41.31213	-73.862052	4.5	12	0	0	0	0	Fair
1092	Fagus grandifolia	Beech-American	41.31213	-73.862111	4.5	7	0	0	0	0	Poor
1093	Acer saccharum	Maple-Sugar	41.31217	-73.862109	4.5	5	0	0	0	0	Good
1094	Acer platanoides	Maple-Norway	41.31214	-73.862211	4.5	7	0	0	0	0	Good
1095	Betula lenta	Birch-Sweet	41.31213	-73.862295	4.5	20	0	0	0	0	Dead
1096	Quercus velutina	Oak-Black	41.31211	-73.862317	4.5	22	0	0	0	0	Fair
1097	Quercus velutina	Oak-Black	41.31216	-73.86236	4.5	22	0	0	0	0	Fair
1098	Acer saccharum	Maple-Sugar	41.31217	-73.862358	4.5	5	0	0	0	0	Good
1099	Betula lenta	Birch-Sweet	41.31224	-73.862357	4.5	14	0	0	0	0	Good
1100	Betula lenta	Birch-Sweet	41.31226	-73.862308	4.5	10	0	0	0	0	Fair
1101	Betula lenta	Birch-Sweet	41.3123	-73.862324	4.5	14	0	0	0	0	Dead
1102	Betula lenta	Birch-Sweet	41.3123	-73.862324	4.5	16	0	0	0	0	Fair
1103	Acer platanoides	Maple-Norway	41.3123	-73.862287	4.5	4	0	0	0	0	Good
1104	Acer saccharum	Maple-Sugar	41.31229	-73.862304	4.5	4	0	0	0	0	Good
1105	Acer saccharum	Maple-Sugar	41.31225	-73.86229	4.5	4	0	0	0	0	Good
1106	Carya sp	Hickory	41.31221	-73.862273	4.5	14	0	0	0	0	Good
1107	Betula lenta	Birch-Sweet	41.31225	-73.862216	4.5	14	0	0	0	0	Fair
1108	Betula lenta	Birch-Sweet	41.3123	-73.862212	4.5	16	0	0	0	0	Fair
1109	Acer platanoides	Maple-Norway	41.3123	-73.862197	4.5	5	0	0	0	0	Good
1110	Acer saccharum	Maple-Sugar	41.31228	-73.862194	4.5	4	0	0	0	0	Good
1111	Quercus alba	Oak-White	41.31222	-73.862175	4.5	16	0	0	0	0	Good
1112	Betula lenta	Birch-Sweet	41.3122	-73.862132	4.5	11	0	0	0	0	Good
1113	Betula lenta	Birch-Sweet	41.31222	-73.86213	4.5	13	0	0	0	0	Fair
1114	Betula lenta	Birch-Sweet	41.31224	-73.862155	4.5	14	0	0	0	0	Good
1115	Fagus grandifolia	Beech-American	41.31227	-73.862073	4.5	14	0	0	0	0	Poor

1116	Quercus alba	Oak-White	41.3123	-73.862071	4.5	36	0	0	0	0	Fair
1117	Acer saccharum	Maple-Sugar	41.31234	-73.862126	4.5	7	0	0	0	0	Good
1118	Acer platanoides	Maple-Norway	41.31239	-73.862072	4.5	5	0	0	0	0	Good
1119	Acer platanoides	Maple-Norway	41.31241	-73.862092	4.5	7	0	0	0	0	Good
1120	Quercus alba	Oak-White	41.31243	-73.862088	4.5	23	0	0	0	0	Fair
1121	Acer saccharum	Maple-Sugar	41.31243	-73.862076	4.5	6	0	0	0	0	Good
1122	Carya tomentosa	Hickory-Mockernut	41.31248	-73.862052	4.5	7	0	0	0	0	Good
1123	Acer saccharum	Maple-Sugar	41.31252	-73.862091	4.5	4	0	0	0	0	Good
1124	Acer rubrum	Maple-Red	41.31248	-73.862126	4.5	4	0	0	0	0	Good
1125	Acer saccharum	Maple-Sugar	41.31253	-73.862125	4.5	21	0	0	0	0	Good
1126	Acer rubrum	Maple-Red	41.31254	-73.86208	4.5	14	0	0	0	0	Fair
1127	Acer rubrum	Maple-Red	41.31259	-73.86206	4.5	11	0	0	0	0	Dead
1128	Acer saccharum	Maple-Sugar	41.3126	-73.862027	4.5	7	0	0	0	0	Good
1129	Quercus alba	Oak-White	41.31263	-73.862016	4.5	20	0	0	0	0	Fair
1130	Acer saccharum	Maple-Sugar	41.31262	-73.862045	4.5	7	0	0	0	0	Fair
1131	Quercus alba	Oak-White	41.31263	-73.862063	4.5	16	0	0	0	0	Fair
1132	Quercus alba	Oak-White	41.31262	-73.862094	4.5	17	0	0	0	0	Fair
1133	Acer saccharum	Maple-Sugar	41.3126	-73.862098	4.5	4	0	0	0	0	Good
1134	Acer platanoides	Maple-Norway	41.31265	-73.862106	4.5	6	0	0	0	0	Good
1135	Acer saccharum	Maple-Sugar	41.31266	-73.862128	4.5	6	0	0	0	0	Good
1136	Acer rubrum	Maple-Red	41.31268	-73.862132	4.5	12	0	0	0	0	Fair
1137	Acer rubrum	Maple-Red	41.31271	-73.862134	4.5	19	0	0	0	0	Fair
1138	Prunus serotina	Cherry-Black	41.31277	-73.86213	4.5	12	0	0	0	0	Good
1139	Prunus serotina	Cherry-Black	41.31279	-73.862088	4.5	12	0	0	0	0	Poor
1140	Acer saccharum	Maple-Sugar	41.31278	-73.862107	4.5	4	0	0	0	0	Good
1141	Acer saccharum	Maple-Sugar	41.31277	-73.862086	4.5	8	0	0	0	0	Fair
1142	Acer saccharum	Maple-Sugar	41.31272	-73.862085	4.5	6	0	0	0	0	Good
1143	Ulmus americana	Elm-American	41.31272	-73.86206	4.5	11	0	0	0	0	Dead
1144	Carya glabra	Hickory-Pignut	41.31272	-73.862012	4.5	13	0	0	0	0	Fair
1145	Acer platanoides	Maple-Norway	41.31273	-73.862026	4.5	4	0	0	0	0	Good
1146	Acer saccharum	Maple-Sugar	41.31274	-73.862036	4.5	12	0	0	0	0	Fair
1147	Acer rubrum	Maple-Red	41.31277	-73.862024	4.5	13	0	0	0	0	Fair
1148	Prunus serotina	Cherry-Black	41.31276	-73.861988	4.5	11	0	0	0	0	Poor
1149	Acer saccharum	Maple-Sugar	41.31281	-73.86197	4.5	16	0	0	0	0	Good
1150	Acer rubrum	Maple-Red	41.31282	-73.861997	4.5	15	0	0	0	0	Fair
1151	Acer saccharum	Maple-Sugar	41.31287	-73.861962	4.5	7	0	0	0	0	Good
1152	Acer rubrum	Maple-Red	41.31289	-73.86199	4.5	10	0	0	0	0	Fair
1153	Fagus grandifolia	Beech-American	41.31287	-73.862027	4.5	7	0	0	0	0	Fair
1154	Acer saccharum	Maple-Sugar	41.31286	-73.862065	4.5	8	0	0	0	0	Good
1155	Acer saccharum	Maple-Sugar	41.31282	-73.862119	4.5	15	0	0	0	0	Fair
1156	Prunus serotina	Cherry-Black	41.31288	-73.862069	4.5	18	0	0	0	0	Dead

1157	Acer saccharum	Maple-Sugar	41.31288	-73.862063	4.5	5	0	0	0	0	Good
1158	Prunus serotina	Cherry-Black	41.3129	-73.862081	4.5	10	0	0	0	0	Poor
1159	Acer saccharum	Maple-Sugar	41.31289	-73.862111	4.5	13	0	0	0	0	Fair
1160	Prunus serotina	Cherry-Black	41.31293	-73.862101	4.5	13	0	0	0	0	Fair
1161	Ulmus americana	Elm-American	41.31294	-73.86207	4.5	7	0	0	0	0	Dead
1162	Acer saccharum	Maple-Sugar	41.31294	-73.862046	4.5	4	0	0	0	0	Good
1163	Acer saccharum	Maple-Sugar	41.31294	-73.862011	4.5	6	0	0	0	0	Good
1164	Acer saccharum	Maple-Sugar	41.31294	-73.861992	4.5	5	0	0	0	0	Fair
1165	Robinia pseudoacacia	Locust-Black	41.31296	-73.86198	4.5	14	0	0	0	0	Fair
1166	Robinia pseudoacacia	Locust-Black	41.31295	-73.862005	4.5	14	0	0	0	0	Fair
1167	Acer saccharum	Maple-Sugar	41.31297	-73.861994	4.5	6	0	0	0	0	Good
1168	Quercus velutina	Oak-Black	41.31299	-73.861989	4.5	28	0	0	0	0	Fair
1169	Betula lenta	Birch-Sweet	41.31299	-73.862032	4.5	17	0	0	0	0	Poor
1170	Robinia pseudoacacia	Locust-Black	41.31303	-73.862064	4.5	11	0	0	0	0	Dead
1171	Acer saccharum	Maple-Sugar	41.31305	-73.862075	4.5	10	0	0	0	0	Poor
1172	Prunus serotina	Cherry-Black	41.31305	-73.862079	4.5	10	0	0	0	0	Fair
1173	Robinia pseudoacacia	Locust-Black	41.31305	-73.862091	4.5	7	0	0	0	0	Dead
1174	Carya tomentosa	Hickory-Mockernut	41.31306	-73.862104	4.5	7	0	0	0	0	Fair
1175	Acer saccharum	Maple-Sugar	41.31304	-73.862131	4.5	9	0	0	0	0	Fair
1176	Acer saccharum	Maple-Sugar	41.31302	-73.862123	4.5	4	0	0	0	0	Good
1177	Acer saccharum	Maple-Sugar	41.31304	-73.862144	4.5	7	0	0	0	0	Dead
1178	Acer saccharum	Maple-Sugar	41.31309	-73.862139	4.5	5	0	0	0	0	Dead
1179	Robinia pseudoacacia	Locust-Black	41.3131	-73.862131	4.5	11	0	0	0	0	Fair
1180	Acer saccharum	Maple-Sugar	41.31309	-73.862152	4.5	7	0	0	0	0	Dead
1181	Acer platanoides	Maple-Norway	41.31306	-73.862164	4.5	10	0	0	0	0	Fair
1182	Prunus serotina	Cherry-Black	41.31313	-73.862163	4.5	14	0	0	0	0	Fair
1183	Acer saccharum	Maple-Sugar	41.31314	-73.862152	4.5	5	0	0	0	0	Dead
1184	Acer saccharum	Maple-Sugar	41.31317	-73.862134	4.5	6	0	0	0	0	Fair
1185	Robinia pseudoacacia	Locust-Black	41.31318	-73.862131	4.5	11	0	0	0	0	Fair
1186	Robinia pseudoacacia	Locust-Black	41.3132	-73.862112	4.5	15	0	0	0	0	Fair
1187	Ailanthus altissima	Tree of Heaven	41.31325	-73.862118	4.5	5	0	0	0	0	Fair
1188	Robinia pseudoacacia	Locust-Black	41.31324	-73.862151	4.5	15	0	0	0	0	Fair
1189	Betula lenta	Birch-Sweet	41.31329	-73.862129	4.5	5	0	0	0	0	Dead
1190	Betula lenta	Birch-Sweet	41.31333	-73.862096	4.5	5	0	0	0	0	Dead
1191	Betula lenta	Birch-Sweet	41.31334	-73.862103	4.5	5	0	0	0	0	Fair
1192	Acer saccharum	Maple-Sugar	41.31336	-73.86206	4.5	4	0	0	0	0	Fair
1193	Betula lenta	Birch-Sweet	41.31332	-73.86206	4.5	6	0	0	0	0	Fair
1194	Betula lenta	Birch-Sweet	41.3133	-73.86204	4.5	6	0	0	0	0	Dead
1195	Betula lenta	Birch-Sweet	41.31329	-73.862021	4.5	6	0	0	0	0	Dead
1196	Betula lenta	Birch-Sweet	41.31328	-73.86201	4.5	5	0	0	0	0	Fair
1197	Betula lenta	Birch-Sweet	41.31325	-73.862019	4.5	5	0	0	0	0	Good

1198	Betula lenta	Birch-Sweet	41.31323	-73.861978	4.5	5	0	0	0	0	Dead
1199	Prunus serotina	Cherry-Black	41.31324	-73.861949	4.5	7	0	0	0	0	Fair
1200	Robinia pseudoacacia	Locust-Black	41.31324	-73.861951	4.5	12	0	0	0	0	Fair
1201	Betula lenta	Birch-Sweet	41.31328	-73.861978	4.5	7	0	0	0	0	Dead
1202	Betula lenta	Birch-Sweet	41.3133	-73.861946	4.5	6	0	0	0	0	Dead
1203	Prunus serotina	Cherry-Black	41.31333	-73.861971	4.5	9	6	6	0	0	Fair
1204	Acer saccharum	Maple-Sugar	41.31336	-73.86189	4.5	15	0	0	0	0	Good
1205	Acer saccharum	Maple-Sugar	41.31333	-73.86189	4.5	11	0	0	0	0	Fair
1206	Robinia pseudoacacia	Locust-Black	41.31332	-73.861879	4.5	7	0	0	0	0	Dead
1207	Acer saccharum	Maple-Sugar	41.31332	-73.861874	4.5	10	0	0	0	0	Fair
1208	Robinia pseudoacacia	Locust-Black	41.31332	-73.861874	4.5	7	0	0	0	0	Fair
1209	Robinia pseudoacacia	Locust-Black	41.31332	-73.861865	4.5	7	0	0	0	0	Dead
1210	Robinia pseudoacacia	Locust-Black	41.31331	-73.861863	4.5	11	0	0	0	0	Fair
1211	Acer saccharum	Maple-Sugar	41.31336	-73.86171	4.5	8	0	0	0	0	Good
1212	Acer saccharum	Maple-Sugar	41.31335	-73.861729	4.5	9	0	0	0	0	Good
1213	Robinia pseudoacacia	Locust-Black	41.31337	-73.86174	4.5	18	0	0	0	0	Dead
1214	Robinia pseudoacacia	Locust-Black	41.31337	-73.861768	4.5	14	0	0	0	0	Dead
1215	Robinia pseudoacacia	Locust-Black	41.31335	-73.861773	4.5	10	0	0	0	0	Dead
1216	Acer platanoides	Maple-Norway	41.31337	-73.861791	4.5	10	0	0	0	0	Fair
1217	Robinia pseudoacacia	Locust-Black	41.31334	-73.861815	4.5	18	0	0	0	0	Fair
1218	Acer saccharum	Maple-Sugar	41.31333	-73.861818	4.5	8	0	0	0	0	Dead
1219	Robinia pseudoacacia	Locust-Black	41.31332	-73.861822	4.5	14	0	0	0	0	Fair
1220	Acer saccharum	Maple-Sugar	41.31331	-73.861839	4.5	8	0	0	0	0	Good
1221	Robinia pseudoacacia	Locust-Black	41.31329	-73.861845	4.5	10	7	0	0	0	Fair
1222	Robinia pseudoacacia	Locust-Black	41.31327	-73.861857	4.5	8	0	0	0	0	Dead
1223	Robinia pseudoacacia	Locust-Black	41.31326	-73.861871	4.5	9	0	0	0	0	Dead
1224	Acer saccharum	Maple-Sugar	41.31327	-73.861881	4.5	8	0	0	0	0	Good
1225	Acer saccharum	Maple-Sugar	41.3133	-73.861889	4.5	6	0	0	0	0	Fair
1226	Acer saccharum	Maple-Sugar	41.31329	-73.861884	4.5	4	0	0	0	0	Fair
1227	Acer saccharum	Maple-Sugar	41.31331	-73.861896	4.5	10	0	0	0	0	Fair
1228	Robinia pseudoacacia	Locust-Black	41.3133	-73.86191	4.5	10	0	0	0	0	Fair
1229	Robinia pseudoacacia	Locust-Black	41.31328	-73.861907	4.5	10	0	0	0	0	Dead
1230	Acer saccharum	Maple-Sugar	41.31325	-73.861922	4.5	11	0	0	0	0	Good
1231	Robinia pseudoacacia	Locust-Black	41.31325	-73.861913	4.5	6	0	0	0	0	Dead
1232	Robinia pseudoacacia	Locust-Black	41.31323	-73.861903	4.5	6	0	0	0	0	Dead
1233	Robinia pseudoacacia	Locust-Black	41.31321	-73.86186	4.5	9	0	0	0	0	Fair
1234	Robinia pseudoacacia	Locust-Black	41.31319	-73.861886	4.5	6	0	0	0	0	Dead
1235	Acer rubrum	Maple-Red	41.31319	-73.861915	4.5	13	0	0	0	0	Fair
1236	Robinia pseudoacacia	Locust-Black	41.31319	-73.861927	4.5	13	0	0	0	0	Fair
1237	Robinia pseudoacacia	Locust-Black	41.31316	-73.861903	4.5	6	0	0	0	0	Dead
1238	Robinia pseudoacacia	Locust-Black	41.31312	-73.861895	4.5	15	0	0	0	0	Fair

1239	Robinia pseudoacacia	Locust-Black	41.31313	-73.861913	4.5	12	0	0	0	0	Fair
1240	Robinia pseudoacacia	Locust-Black	41.31313	-73.86191	4.5	13	0	0	0	0	Dead
1241	Acer saccharum	Maple-Sugar	41.31315	-73.861958	4.5	15	0	0	0	0	Fair
1242	Acer saccharum	Maple-Sugar	41.31319	-73.861859	4.5	11	0	0	0	0	Good
1243	Acer saccharum	Maple-Sugar	41.31317	-73.86184	4.5	6	0	0	0	0	Dead
1244	Quercus velutina	Oak-Black	41.31319	-73.861831	4.5	33	30	0	0	0	Poor
1245	Acer saccharum	Maple-Sugar	41.3132	-73.861804	4.5	5	0	0	0	0	Good
1246	Ulmus americana	Elm-American	41.31323	-73.861798	4.5	8	0	0	0	0	Dead
1247	Acer saccharum	Maple-Sugar	41.31329	-73.861822	4.5	6	0	0	0	0	Dead
1248	Robinia pseudoacacia	Locust-Black	41.3133	-73.861779	4.5	5	0	0	0	0	Dead
1249	Acer saccharum	Maple-Sugar	41.31332	-73.86175	4.5	7	0	0	0	0	Dead
1250	Acer saccharum	Maple-Sugar	41.3133	-73.86173	4.5	10	0	0	0	0	Good
1251	Acer saccharum	Maple-Sugar	41.31328	-73.861741	4.5	9	0	0	0	0	Fair
1252	Acer saccharum	Maple-Sugar	41.31323	-73.861739	4.5	9	0	0	0	0	Good
1253	Ailanthus altissima	Tree of Heaven	41.31324	-73.861713	4.5	16	0	0	0	0	Fair
1254	Ailanthus altissima	Tree of Heaven	41.31325	-73.861689	4.5	12	0	0	0	0	Fair
1255	Ailanthus altissima	Tree of Heaven	41.31327	-73.861668	4.5	11	0	0	0	0	Fair
1256	Acer saccharum	Maple-Sugar	41.31326	-73.861666	4.5	7	0	0	0	0	Fair
1257	Acer rubrum	Maple-Red	41.31321	-73.861658	4.5	18	17	0	0	0	Dead
1258	Quercus rubra	Oak-Northern Red	41.31319	-73.861625	4.5	17	0	0	0	0	Fair
1259	Acer saccharum	Maple-Sugar	41.31313	-73.861646	4.5	10	0	0	0	0	Good
1260	Acer saccharum	Maple-Sugar	41.31311	-73.861649	4.5	4	0	0	0	0	Fair
1261	Robinia pseudoacacia	Locust-Black	41.31311	-73.861649	4.5	5	0	0	0	0	Dead
1262	Betula lenta	Birch-Sweet	41.31307	-73.861686	4.5	15	0	0	0	0	Dead
1263	Ailanthus altissima	Tree of Heaven	41.31312	-73.861709	4.5	20	0	0	0	0	Fair
1264	Ailanthus altissima	Tree of Heaven	41.31316	-73.861716	4.5	7	0	0	0	0	Fair
1265	Ailanthus altissima	Tree of Heaven	41.31316	-73.861731	4.5	7	0	0	0	0	Dead
1266	Acer saccharum	Maple-Sugar	41.31316	-73.861769	4.5	8	0	0	0	0	Good
1267	Quercus velutina	Oak-Black	41.31315	-73.861745	4.5	21	0	0	0	0	Fair
1268	Acer saccharum	Maple-Sugar	41.31312	-73.861749	4.5	10	0	0	0	0	Fair
1269	Acer saccharum	Maple-Sugar	41.31312	-73.861806	4.5	7	0	0	0	0	Good
1270	Acer saccharum	Maple-Sugar	41.31307	-73.861905	4.5	8	0	0	0	0	Fair
1271	Acer rubrum	Maple-Red	41.31305	-73.861897	4.5	10	0	0	0	0	Fair
1272	Acer saccharum	Maple-Sugar	41.31303	-73.861883	4.5	4	0	0	0	0	Good
1273	Acer rubrum	Maple-Red	41.31289	-73.861919	4.5	17	0	0	0	0	Fair
1274	Acer rubrum	Maple-Red	41.31286	-73.861914	4.5	11	0	0	0	0	Fair
1275	Acer saccharum	Maple-Sugar	41.31283	-73.861883	4.5	7	0	0	0	0	Good
1276	Acer rubrum	Maple-Red	41.31278	-73.861925	4.5	11	0	0	0	0	Poor
1277	Acer rubrum	Maple-Red	41.31277	-73.861933	4.5	10	0	0	0	0	Fair
1278	Acer saccharum	Maple-Sugar	41.31276	-73.861908	4.5	5	0	0	0	0	Good
1279	Acer saccharum	Maple-Sugar	41.31269	-73.861946	4.5	6	0	0	0	0	Good

1280	Quercus alba	Oak-White	41.31269	-73.861946	4.5	15	0	0	0	0	Fair
1281	Acer saccharum	Maple-Sugar	41.31269	-73.861911	4.5	4	0	0	0	0	Good
1282	Acer rubrum	Maple-Red	41.31272	-73.86188	4.5	21	28	0	0	0	Poor
1283	Quercus velutina	Oak-Black	41.31274	-73.861834	4.5	26	0	0	0	0	Fair
1284	Ulmus americana	Elm-American	41.31273	-73.861811	4.5	5	0	0	0	0	Fair
1285	Prunus serotina	Cherry-Black	41.3127	-73.861839	4.5	13	0	0	0	0	Fair
1286	Acer saccharum	Maple-Sugar	41.31269	-73.861796	4.5	7	0	0	0	0	Good
1287	Acer saccharum	Maple-Sugar	41.31268	-73.861791	4.5	7	0	0	0	0	Fair
1288	Quercus alba	Oak-White	41.31268	-73.861797	4.5	18	17	0	0	0	Fair
1289	Robinia pseudoacacia	Locust-Black	41.31263	-73.861779	4.5	8	0	0	0	0	Dead
1290	Robinia pseudoacacia	Locust-Black	41.31262	-73.861782	4.5	22	0	0	0	0	Poor
1291	Robinia pseudoacacia	Locust-Black	41.31261	-73.861691	4.5	12	0	0	0	0	Fair
1292	Robinia pseudoacacia	Locust-Black	41.31258	-73.861711	4.5	8	0	0	0	0	Dead
1293	Acer platanoides	Maple-Norway	41.31261	-73.861742	4.5	6	0	0	0	0	Dead
1294	Acer saccharum	Maple-Sugar	41.3126	-73.861781	4.5	7	0	0	0	0	Good
1295	Robinia pseudoacacia	Locust-Black	41.3126	-73.861795	4.5	13	0	0	0	0	Fair
1296	Acer saccharum	Maple-Sugar	41.31258	-73.86182	4.5	4	0	0	0	0	Good
1297	Quercus alba	Oak-White	41.3126	-73.861838	4.5	8	0	0	0	0	Fair
1298	Robinia pseudoacacia	Locust-Black	41.31262	-73.8619	4.5	6	0	0	0	0	Dead
1299	Acer saccharum	Maple-Sugar	41.31258	-73.861913	4.5	5	0	0	0	0	Good
1300	Acer rubrum	Maple-Red	41.31259	-73.861925	4.5	5	0	0	0	0	Dead
1301	Quercus velutina	Oak-Black	41.31257	-73.861932	4.5	24	0	0	0	0	Fair
1302	Acer saccharum	Maple-Sugar	41.31255	-73.861961	4.5	7	0	0	0	0	Good
1303	Quercus alba	Oak-White	41.31255	-73.862003	4.5	14	0	0	0	0	Fair
1304	Quercus alba	Oak-White	41.31254	-73.861988	4.5	20	0	0	0	0	Fair
1305	Quercus velutina	Oak-Black	41.31251	-73.861983	4.5	12	0	0	0	0	Fair
1306	Quercus alba	Oak-White	41.3125	-73.861955	4.5	21	0	0	0	0	Fair
1307	Acer saccharum	Maple-Sugar	41.31249	-73.861934	4.5	4	0	0	0	0	Good
1308	Acer saccharum	Maple-Sugar	41.31251	-73.861916	4.5	5	0	0	0	0	Good
1309	Prunus serotina	Cherry-Black	41.31255	-73.861852	4.5	14	0	0	0	0	Fair
1310	Acer saccharum	Maple-Sugar	41.31254	-73.861835	4.5	6	0	0	0	0	Good
1311	Robinia pseudoacacia	Locust-Black	41.31253	-73.861793	4.5	12	0	0	0	0	Fair
1312	Betula lenta	Birch-Sweet	41.31254	-73.861778	4.5	7	0	0	0	0	Poor
1313	Betula lenta	Birch-Sweet	41.31246	-73.861753	4.5	13	0	0	0	0	Fair
1314	Betula lenta	Birch-Sweet	41.31242	-73.861755	4.5	13	0	0	0	0	Fair
1315	Acer platanoides	Maple-Norway	41.31241	-73.861784	4.5	6	0	0	0	0	Fair
1316	Acer platanoides	Maple-Norway	41.31244	-73.861808	4.5	6	0	0	0	0	Fair
1317	Fagus grandifolia	Beech-American	41.31246	-73.861788	4.5	7	0	0	0	0	Poor
1318	Quercus velutina	Oak-Black	41.31248	-73.8618	4.5	31	30	0	0	0	Fair
1319	Acer rubrum	Maple-Red	41.31248	-73.861832	4.5	8	0	0	0	0	Fair
1320	Acer saccharum	Maple-Sugar	41.31245	-73.861863	4.5	4	0	0	0	0	Good

1321	Betula lenta	Birch-Sweet	41.31244	-73.861972	4.5	8	0	0	0	0	Dead
1322	Acer platanoides	Maple-Norway	41.31242	-73.861961	4.5	4	0	0	0	0	Good
1323	Acer platanoides	Maple-Norway	41.31238	-73.861986	4.5	6	3	0	0	0	Fair
1324	Betula lenta	Birch-Sweet	41.31237	-73.861971	4.5	21	0	0	0	0	Fair
1325	Acer platanoides	Maple-Norway	41.31241	-73.861917	4.5	5	0	0	0	0	Good
1326	Quercus alba	Oak-White	41.31238	-73.861915	4.5	15	0	0	0	0	Fair
1327	Betula lenta	Birch-Sweet	41.31237	-73.861879	4.5	7	7	0	0	0	Dead
1328	Quercus alba	Oak-White	41.31237	-73.861846	4.5	27	0	0	0	0	Fair
1329	Acer platanoides	Maple-Norway	41.31244	-73.861697	4.5	5	0	0	0	0	Good
1330	Acer saccharum	Maple-Sugar	41.31243	-73.861679	4.5	6	0	0	0	0	Good
1331	Quercus velutina	Oak-Black	41.31242	-73.861672	4.5	11	0	0	0	0	Fair
1332	Acer saccharum	Maple-Sugar	41.31245	-73.86166	4.5	5	0	0	0	0	Fair
1333	Quercus velutina	Oak-Black	41.31245	-73.861652	4.5	14	0	0	0	0	Fair
1334	Acer saccharum	Maple-Sugar	41.31251	-73.861715	4.5	8	0	0	0	0	Good
1335	Acer saccharum	Maple-Sugar	41.31255	-73.861675	4.5	5	0	0	0	0	Fair
1336	Prunus serotina	Cherry-Black	41.31255	-73.861663	4.5	28	0	0	0	0	Fair
1337	Betula lenta	Birch-Sweet	41.31253	-73.861655	4.5	10	0	0	0	0	Dead
1338	Quercus rubra	Oak-Northern Red	41.3125	-73.861606	4.5	17	0	0	0	0	Fair
1339	Betula lenta	Birch-Sweet	41.31245	-73.861561	4.5	11	0	0	0	0	Fair
1340	Prunus serotina	Cherry-Black	41.31243	-73.86156	4.5	11	8	0	0	0	Dead
1341	Quercus velutina	Oak-Black	41.31243	-73.861563	4.5	18	0	0	0	0	Fair
1342	Acer saccharum	Maple-Sugar	41.31244	-73.861506	4.5	4	0	0	0	0	Fair
1343	Betula lenta	Birch-Sweet	41.31244	-73.86147	4.5	17	18	0	0	0	Fair
1344	Quercus alba	Oak-White	41.31245	-73.861399	4.5	15	0	0	0	0	Fair
1345	Betula lenta	Birch-Sweet	41.31245	-73.861286	4.5	20	0	0	0	0	Dead
1346	Quercus velutina	Oak-Black	41.31255	-73.861331	4.5	22	18	18	15	0	Fair
1347	Betula lenta	Birch-Sweet	41.31255	-73.861284	4.5	5	0	0	0	0	Dead
1348	Acer saccharum	Maple-Sugar	41.31255	-73.861285	4.5	5	0	0	0	0	Good
1349	Quercus velutina	Oak-Black	41.3126	-73.861248	4.5	17	0	0	0	0	Fair
1350	Acer rubrum	Maple-Red	41.31261	-73.86125	4.5	4	0	0	0	0	Fair
1351	Quercus rubra	Oak-Northern Red	41.31261	-73.861284	4.5	4	0	0	0	0	Fair
1352	Quercus rubra	Oak-Northern Red	41.31263	-73.861299	4.5	13	0	0	0	0	Fair
1353	Acer saccharum	Maple-Sugar	41.31259	-73.861304	4.5	8	0	0	0	0	Fair
1354	Quercus rubra	Oak-Northern Red	41.31255	-73.861396	4.5	10	0	0	0	0	Poor
1355	Acer saccharum	Maple-Sugar	41.31253	-73.861355	4.5	7	0	0	0	0	Fair
1356	Acer rubrum	Maple-Red	41.31252	-73.861376	4.5	6	0	0	0	0	Fair
1357	Quercus alba	Oak-White	41.31251	-73.861384	4.5	5	0	0	0	0	Dead
1358	Quercus alba	Oak-White	41.31252	-73.86141	4.5	7	0	0	0	0	Poor
1359	Quercus rubra	Oak-Northern Red	41.31252	-73.861474	4.5	18	0	0	0	0	Fair
1360	Acer platanoides	Maple-Norway	41.31254	-73.861496	4.5	5	0	0	0	0	Fair
1361	Acer saccharum	Maple-Sugar	41.31256	-73.861472	4.5	5	0	0	0	0	Fair

1362	Acer platanoides	Maple-Norway	41.31258	-73.861499	4.5	5	0	0	0	0	Good
1363	Quercus alba	Oak-White	41.31259	-73.861474	4.5	14	8	0	0	0	Fair
1364	Acer platanoides	Maple-Norway	41.3126	-73.86149	4.5	7	0	0	0	0	Good
1365	Quercus rubra	Oak-Northern Red	41.3126	-73.861519	4.5	16	0	0	0	0	Fair
1366	Quercus velutina	Oak-Black	41.31259	-73.861585	4.5	9	0	0	0	0	Fair
1367	Quercus alba	Oak-White	41.31263	-73.861623	4.5	17	0	0	0	0	Fair
1368	Betula lenta	Birch-Sweet	41.31265	-73.861591	4.5	5	0	0	0	0	Dead
1369	Quercus velutina	Oak-Black	41.31267	-73.861564	4.5	26	0	0	0	0	Fair
1370	Acer saccharum	Maple-Sugar	41.31267	-73.861499	4.5	5	0	0	0	0	Good
1371	Acer platanoides	Maple-Norway	41.31266	-73.861491	4.5	5	0	0	0	0	Dead
1372	Quercus rubra	Oak-Northern Red	41.31264	-73.861448	4.5	21	0	0	0	0	Fair
1373	Acer rubrum	Maple-Red	41.31261	-73.861391	4.5	10	0	0	0	0	Good
1374	Quercus rubra	Oak-Northern Red	41.31265	-73.861404	4.5	13	0	0	0	0	Fair
1375	Quercus rubra	Oak-Northern Red	41.31268	-73.861356	4.5	16	0	0	0	0	Good
1376	Quercus velutina	Oak-Black	41.3127	-73.86131	4.5	15	0	0	0	0	Dead
1377	Quercus velutina	Oak-Black	41.31274	-73.861326	4.5	25	0	0	0	0	Fair
1378	Acer saccharum	Maple-Sugar	41.31273	-73.861347	4.5	4	0	0	0	0	Dead
1379	Quercus rubra	Oak-Northern Red	41.31271	-73.86137	4.5	9	0	0	0	0	Fair
1380	Acer platanoides	Maple-Norway	41.31278	-73.861385	4.5	7	0	0	0	0	Dead
1381	Robinia pseudoacacia	Locust-Black	41.31273	-73.86143	4.5	11	0	0	0	0	Fair
1382	Quercus alba	Oak-White	41.31276	-73.861439	4.5	16	0	0	0	0	Dead
1383	Acer saccharum	Maple-Sugar	41.31277	-73.86145	4.5	6	0	0	0	0	Dead
1384	Quercus rubra	Oak-Northern Red	41.31273	-73.861486	4.5	9	0	0	0	0	Fair
1385	Acer platanoides	Maple-Norway	41.31271	-73.861555	4.5	4	0	0	0	0	Good
1386	Acer saccharum	Maple-Sugar	41.31268	-73.861635	4.5	9	0	0	0	0	Good
1387	Acer saccharum	Maple-Sugar	41.31275	-73.861633	4.5	6	0	0	0	0	Good
1388	Quercus alba	Oak-White	41.31276	-73.861687	4.5	23	14	0	0	0	Fair
1389	Acer saccharum	Maple-Sugar	41.31277	-73.861626	4.5	5	0	0	0	0	Fair
1390	Robinia pseudoacacia	Locust-Black	41.31279	-73.861604	4.5	14	0	0	0	0	Fair
1391	Acer saccharum	Maple-Sugar	41.31278	-73.861579	4.5	4	0	0	0	0	Dead
1392	Prunus serotina	Cherry-Black	41.31275	-73.86161	4.5	20	0	0	0	0	Good
1393	Quercus rubra	Oak-Northern Red	41.31274	-73.861586	4.5	6	0	0	0	0	Good
1394	Robinia pseudoacacia	Locust-Black	41.31276	-73.861555	4.5	18	0	0	0	0	Fair
1395	Robinia pseudoacacia	Locust-Black	41.3128	-73.861535	4.5	12	0	0	0	0	Fair
1396	Robinia pseudoacacia	Locust-Black	41.31279	-73.861516	4.5	11	0	0	0	0	Fair
1397	Robinia pseudoacacia	Locust-Black	41.31278	-73.861501	4.5	12	0	0	0	0	Fair
1398	Acer saccharum	Maple-Sugar	41.31281	-73.861558	4.5	5	0	0	0	0	Dead
1399	Fagus grandifolia	Beech-American	41.31283	-73.861634	4.5	6	0	0	0	0	Dead
1400	Acer rubrum	Maple-Red	41.31284	-73.861609	4.5	9	0	0	0	0	Poor
1401	Robinia pseudoacacia	Locust-Black	41.31283	-73.861567	4.5	13	0	0	0	0	Fair
1402	Robinia pseudoacacia	Locust-Black	41.31286	-73.861563	4.5	12	0	0	0	0	Fair

1403	Acer saccharum	Maple-Sugar	41.31286	-73.861573	4.5	5	0	0	0	0	Dead
1404	Robinia pseudoacacia	Locust-Black	41.31288	-73.861533	4.5	14	0	0	0	0	Good
1405	Robinia pseudoacacia	Locust-Black	41.31287	-73.861529	4.5	9	0	0	0	0	Poor
1406	Robinia pseudoacacia	Locust-Black	41.31282	-73.86151	4.5	14	0	0	0	0	Good
1407	Acer saccharum	Maple-Sugar	41.31283	-73.861507	4.5	10	0	0	0	0	Good
1408	Acer platanoides	Maple-Norway	41.31283	-73.861437	4.5	9	0	0	0	0	Fair
1409	Robinia pseudoacacia	Locust-Black	41.31285	-73.861431	4.5	9	0	0	0	0	Dead
1410	Quercus rubra	Oak-Northern Red	41.31284	-73.861361	4.5	9	0	0	0	0	Fair
1411	Prunus serotina	Cherry-Black	41.31285	-73.861324	4.5	21	0	0	0	0	Poor
1412	Acer saccharum	Maple-Sugar	41.31279	-73.861319	4.5	6	0	0	0	0	Dead
1413	Acer platanoides	Maple-Norway	41.31276	-73.861298	4.5	9	0	0	0	0	Good
1414	Acer saccharum	Maple-Sugar	41.3128	-73.861287	4.5	8	0	0	0	0	Fair
1415	Carya tomentosa	Hickory-Mockernut	41.31277	-73.861263	4.5	10	0	0	0	0	Fair
1416	Prunus serotina	Cherry-Black	41.3128	-73.861243	4.5	13	0	0	0	0	Fair
1417	Acer rubrum	Maple-Red	41.31286	-73.861253	4.5	10	0	0	0	0	Dead
1418	Robinia pseudoacacia	Locust-Black	41.31291	-73.861253	4.5	20	0	0	0	0	Fair
1419	Acer platanoides	Maple-Norway	41.31292	-73.861265	4.5	6	0	0	0	0	Good
1420	Acer saccharum	Maple-Sugar	41.31295	-73.86129	4.5	11	0	0	0	0	Fair
1421	Robinia pseudoacacia	Locust-Black	41.31291	-73.861296	4.5	15	0	0	0	0	Fair
1422	Robinia pseudoacacia	Locust-Black	41.31294	-73.861332	4.5	17	0	0	0	0	Fair
1423	Robinia pseudoacacia	Locust-Black	41.31291	-73.861356	4.5	16	0	0	0	0	Fair
1424	Quercus rubra	Oak-Northern Red	41.31291	-73.861349	4.5	9	0	0	0	0	Fair
1425	Acer saccharum	Maple-Sugar	41.31294	-73.861378	4.5	6	0	0	0	0	Fair
1426	Robinia pseudoacacia	Locust-Black	41.31294	-73.861424	4.5	12	0	0	0	0	Good
1427	Robinia pseudoacacia	Locust-Black	41.31293	-73.861437	4.5	16	0	0	0	0	Fair
1428	Robinia pseudoacacia	Locust-Black	41.31292	-73.861467	4.5	10	0	0	0	0	Fair
1429	Robinia pseudoacacia	Locust-Black	41.31288	-73.861446	4.5	6	0	0	0	0	Dead
1430	Robinia pseudoacacia	Locust-Black	41.31289	-73.861462	4.5	15	0	0	0	0	Fair
1431	Robinia pseudoacacia	Locust-Black	41.31289	-73.861485	4.5	7	0	0	0	0	Dead
1432	Robinia pseudoacacia	Locust-Black	41.31289	-73.861491	4.5	15	0	0	0	0	Fair
1433	Acer saccharum	Maple-Sugar	41.31289	-73.861482	4.5	8	0	0	0	0	Good
1434	Acer saccharum	Maple-Sugar	41.3129	-73.861504	4.5	7	0	0	0	0	Fair
1435	Betula lenta	Birch-Sweet	41.31285	-73.861713	4.5	16	0	0	0	0	Good
1436	Acer saccharum	Maple-Sugar	41.31286	-73.861755	4.5	10	0	0	0	0	Good
1437	Acer saccharum	Maple-Sugar	41.31286	-73.861787	4.5	7	0	0	0	0	Fair
1438	Quercus alba	Oak-White	41.31285	-73.861805	4.5	21	0	0	0	0	Fair
1439	Prunus serotina	Cherry-Black	41.31287	-73.861804	4.5	13	0	0	0	0	Fair
1440	Acer saccharum	Maple-Sugar	41.3129	-73.861788	4.5	8	0	0	0	0	Good
1441	Acer rubrum	Maple-Red	41.31292	-73.861837	4.5	11	0	0	0	0	Fair
1442	Acer saccharum	Maple-Sugar	41.31295	-73.861828	4.5	11	0	0	0	0	Fair
1443	Acer saccharum	Maple-Sugar	41.31295	-73.861843	4.5	4	0	0	0	0	Good

1444	Prunus serotina	Cherry-Black	41.31297	-73.861873	4.5	11	0	0	0	0	Poor
1445	Acer saccharum	Maple-Sugar	41.31303	-73.861817	4.5	12	0	0	0	0	Good
1446	Acer platanoides	Maple-Norway	41.313	-73.861823	4.5	4	0	0	0	0	Dead
1447	Acer platanoides	Maple-Norway	41.31294	-73.861774	4.5	8	0	0	0	0	Fair
1448	Acer saccharum	Maple-Sugar	41.31295	-73.861754	4.5	4	0	0	0	0	Dead
1449	Quercus alba	Oak-White	41.31297	-73.861768	4.5	27	0	0	0	0	Poor
1450	Acer saccharum	Maple-Sugar	41.31298	-73.86175	4.5	10	0	0	0	0	Good
1451	Acer saccharum	Maple-Sugar	41.31303	-73.861756	4.5	4	0	0	0	0	Fair
1452	Robinia pseudoacacia	Locust-Black	41.31293	-73.861694	4.5	14	0	0	0	0	Fair
1453	Acer rubrum	Maple-Red	41.31292	-73.861656	4.5	8	0	0	0	0	Fair
1454	Robinia pseudoacacia	Locust-Black	41.31291	-73.861653	4.5	14	0	0	0	0	Fair
1455	Betula lenta	Birch-Sweet	41.31292	-73.861634	4.5	15	0	0	0	0	Fair
1456	Acer saccharum	Maple-Sugar	41.31287	-73.861635	4.5	5	0	0	0	0	Good
1457	Quercus alba	Oak-White	41.3129	-73.861617	4.5	15	0	0	0	0	Fair
1458	Acer saccharum	Maple-Sugar	41.31292	-73.861607	4.5	6	0	0	0	0	Good
1459	Quercus rubra	Oak-Northern Red	41.31291	-73.861558	4.5	6	0	0	0	0	Fair
1460	Robinia pseudoacacia	Locust-Black	41.31292	-73.861525	4.5	14	0	0	0	0	Fair
1461	Acer rubrum	Maple-Red	41.31296	-73.861498	4.5	11	0	0	0	0	Poor
1462	Robinia pseudoacacia	Locust-Black	41.31296	-73.861478	4.5	17	0	0	0	0	Dead
1463	Acer platanoides	Maple-Norway	41.31295	-73.861464	4.5	7	0	0	0	0	Fair
1464	Robinia pseudoacacia	Locust-Black	41.31296	-73.861459	4.5	6	0	0	0	0	Dead
1465	Acer saccharum	Maple-Sugar	41.31298	-73.861448	4.5	5	0	0	0	0	Good
1466	Robinia pseudoacacia	Locust-Black	41.31301	-73.861428	4.5	17	0	0	0	0	Fair
1467	Acer saccharum	Maple-Sugar	41.31299	-73.861465	4.5	15	0	0	0	0	Fair
1468	Robinia pseudoacacia	Locust-Black	41.31299	-73.861466	4.5	8	0	0	0	0	Dead
1469	Robinia pseudoacacia	Locust-Black	41.31299	-73.861486	4.5	6	0	0	0	0	Dead
1470	Robinia pseudoacacia	Locust-Black	41.31298	-73.861521	4.5	6	0	0	0	0	Dead
1471	Robinia pseudoacacia	Locust-Black	41.31297	-73.861547	4.5	12	0	0	0	0	Good
1472	Acer saccharum	Maple-Sugar	41.31298	-73.86154	4.5	5	0	0	0	0	Fair
1473	Acer platanoides	Maple-Norway	41.31303	-73.861517	4.5	5	0	0	0	0	Good
1474	Acer rubrum	Maple-Red	41.31303	-73.861552	4.5	9	0	0	0	0	Dead
1475	Acer saccharum	Maple-Sugar	41.31303	-73.861582	4.5	8	0	0	0	0	Good
1476	Acer saccharum	Maple-Sugar	41.31302	-73.861538	4.5	5	0	0	0	0	Fair
1477	Robinia pseudoacacia	Locust-Black	41.31301	-73.861555	4.5	14	0	0	0	0	Good
1478	Robinia pseudoacacia	Locust-Black	41.31298	-73.861597	4.5	18	0	0	0	0	Fair
1479	Robinia pseudoacacia	Locust-Black	41.313	-73.86162	4.5	15	0	0	0	0	Fair
1480	Acer saccharum	Maple-Sugar	41.31299	-73.861635	4.5	9	0	0	0	0	Fair
1481	Acer saccharum	Maple-Sugar	41.31299	-73.861656	4.5	10	0	0	0	0	Good
1482	Robinia pseudoacacia	Locust-Black	41.31298	-73.861578	4.5	5	0	0	0	0	Dead
1483	Acer saccharum	Maple-Sugar	41.31305	-73.861427	4.5	5	0	0	0	0	Good
1484	Robinia pseudoacacia	Locust-Black	41.31303	-73.86148	4.5	5	0	0	0	0	Dead

1485	Acer saccharum	Maple-Sugar	41.3129	-73.861193	4.5	5	0	0	0	0	Fair
1486	Acer platanoides	Maple-Norway	41.31288	-73.861171	4.5	6	0	0	0	0	Fair
1487	Acer saccharum	Maple-Sugar	41.31285	-73.86118	4.5	6	0	0	0	0	Dead
1488	Quercus rubra	Oak-Northern Red	41.31281	-73.861177	4.5	11	0	0	0	0	Poor
1489	Quercus rubra	Oak-Northern Red	41.31276	-73.861148	4.5	15	0	0	0	0	Fair
1490	Quercus alba	Oak-White	41.31274	-73.861111	4.5	9	0	0	0	0	Dead
1491	Quercus velutina	Oak-Black	41.31273	-73.861115	4.5	12	0	0	0	0	Poor
1492	Quercus alba	Oak-White	41.31272	-73.861155	4.5	15	0	0	0	0	Fair
1493	Quercus rubra	Oak-Northern Red	41.31267	-73.861155	4.5	17	0	0	0	0	Fair
1494	Quercus velutina	Oak-Black	41.3126	-73.861111	4.5	12	12	0	0	0	Fair
1495	Quercus rubra	Oak-Northern Red	41.31261	-73.861135	4.5	17	0	0	0	0	Fair
1496	Acer saccharum	Maple-Sugar	41.31259	-73.861137	4.5	7	0	0	0	0	Good
1497	Fagus grandifolia	Beech-American	41.31259	-73.861099	4.5	5	0	0	0	0	Poor
1498	Acer saccharum	Maple-Sugar	41.31256	-73.861094	4.5	5	0	0	0	0	Good
1499	Quercus alba	Oak-White	41.31251	-73.861128	4.5	11	0	0	0	0	Fair
1500	Quercus alba	Oak-White	41.31246	-73.861108	4.5	26	0	0	0	0	Fair
1601	Quercus velutina	Oak-Black	41.3124	-73.861182	4.5	36	0	0	0	0	Fair
1602	Quercus velutina	Oak-Black	41.31238	-73.861384	4.5	24	0	0	0	0	Fair
1603	Betula lenta	Birch-Sweet	41.31233	-73.861378	4.5	7	0	0	0	0	Fair
1604	Betula lenta	Birch-Sweet	41.31231	-73.861378	4.5	8	0	0	0	0	Poor
1605	Betula lenta	Birch-Sweet	41.3123	-73.861387	4.5	7	0	0	0	0	Good
1606	Betula lenta	Birch-Sweet	41.31231	-73.861419	4.5	6	0	0	0	0	Dead
1607	Acer saccharum	Maple-Sugar	41.31232	-73.86149	4.5	8	0	0	0	0	Good
1608	Acer saccharum	Maple-Sugar	41.31232	-73.861518	4.5	8	0	0	0	0	Fair
1609	Acer saccharum	Maple-Sugar	41.31231	-73.861534	4.5	7	0	0	0	0	Fair
1610	Acer saccharum	Maple-Sugar	41.31231	-73.861537	4.5	1	0	0	0	0	Good
1611	Acer saccharum	Maple-Sugar	41.31234	-73.861547	4.5	4	0	0	0	0	Dead
1612	Acer saccharum	Maple-Sugar	41.31238	-73.861532	4.5	7	0	0	0	0	Fair
1613	Acer platanoides	Maple-Norway	41.31238	-73.861493	4.5	8	0	0	0	0	Good
1614	Quercus alba	Oak-White	41.31239	-73.861463	4.5	22	14	0	0	0	Fair
1615	Acer saccharum	Maple-Sugar	41.31237	-73.861582	4.5	9	0	0	0	0	Fair
1616	Acer saccharum	Maple-Sugar	41.31236	-73.861582	4.5	4	0	0	0	0	Fair
1617	Acer saccharum	Maple-Sugar	41.31234	-73.861574	4.5	6	0	0	0	0	Fair
1618	Acer saccharum	Maple-Sugar	41.31236	-73.86161	4.5	6	0	0	0	0	Fair
1619	Acer saccharum	Maple-Sugar	41.31236	-73.861657	4.5	12	10	0	0	0	Fair
1620	Quercus velutina	Oak-Black	41.3123	-73.861599	4.5	17	0	0	0	0	Fair
1621	Acer saccharum	Maple-Sugar	41.31228	-73.861597	4.5	7	0	0	0	0	Good
1622	Acer saccharum	Maple-Sugar	41.31229	-73.861582	4.5	7	0	0	0	0	Good
1623	Acer rubrum	Maple-Red	41.31226	-73.861615	4.5	12	0	0	0	0	Dead
1624	Quercus alba	Oak-White	41.31224	-73.861601	4.5	12	0	0	0	0	Fair
1625	Acer saccharum	Maple-Sugar	41.31223	-73.861638	4.5	5	0	0	0	0	Good

1626	Acer saccharum	Maple-Sugar	41.3122	-73.861635	4.5	11	0	0	0	0	Fair
1627	Acer saccharum	Maple-Sugar	41.3122	-73.861692	4.5	9	0	0	0	0	Good
1628	Acer saccharum	Maple-Sugar	41.3122	-73.861713	4.5	6	0	0	0	0	Good
1629	Acer saccharum	Maple-Sugar	41.31218	-73.861745	4.5	10	0	0	0	0	Good
1630	Quercus velutina	Oak-Black	41.31221	-73.861784	4.5	14	0	0	0	0	Fair
1631	Betula lenta	Birch-Sweet	41.31223	-73.861748	4.5	11	0	0	0	0	Fair
1632	Quercus velutina	Oak-Black	41.31228	-73.861751	4.5	28	0	0	0	0	Fair
1633	Acer saccharum	Maple-Sugar	41.3123	-73.861841	4.5	16	0	0	0	0	Fair
1634	Acer saccharum	Maple-Sugar	41.31229	-73.861838	4.5	4	0	0	0	0	Fair
1635	Acer saccharum	Maple-Sugar	41.31228	-73.861853	4.5	5	0	0	0	0	Fair
1636	Acer saccharum	Maple-Sugar	41.31224	-73.861835	4.5	5	0	0	0	0	Good
1637	Acer saccharum	Maple-Sugar	41.31223	-73.861841	4.5	6	0	0	0	0	Good
1638	Acer saccharum	Maple-Sugar	41.31221	-73.861843	4.5	5	0	0	0	0	Good
1639	Quercus alba	Oak-White	41.31224	-73.861867	4.5	12	0	0	0	0	Fair
1640	Quercus alba	Oak-White	41.31224	-73.861876	4.5	16	0	0	0	0	Fair
1641	Acer saccharum	Maple-Sugar	41.31225	-73.861887	4.5	4	0	0	0	0	Fair
1642	Betula lenta	Birch-Sweet	41.31222	-73.861933	4.5	21	0	0	0	0	Dead
1643	Acer saccharum	Maple-Sugar	41.31226	-73.861941	4.5	7	0	0	0	0	Good
1644	Carya tomentosa	Hickory-Mockernut	41.31231	-73.861958	4.5	17	0	0	0	0	Good
1645	Carya tomentosa	Hickory-Mockernut	41.31233	-73.861936	4.5	13	0	0	0	0	Fair
1646	Carya tomentosa	Hickory-Mockernut	41.3123	-73.861919	4.5	13	0	0	0	0	Fair
1647	Carya tomentosa	Hickory-Mockernut	41.31232	-73.8619	4.5	20	0	0	0	0	Good
1648	Fagus grandifolia	Beech-American	41.31234	-73.861911	4.5	9	0	0	0	0	Poor
1649	Ulmus americana	Elm-American	41.31223	-73.86204	4.5	6	0	0	0	0	Good
1650	Acer saccharum	Maple-Sugar	41.31214	-73.861953	4.5	12	0	0	0	0	Good
1651	Acer saccharum	Maple-Sugar	41.31205	-73.861989	4.5	12	0	0	0	0	Good
1652	Acer saccharum	Maple-Sugar	41.31204	-73.861952	4.5	9	0	0	0	0	Good
1653	Acer saccharum	Maple-Sugar	41.31195	-73.861938	4.5	8	0	0	0	0	Good
1654	Carya tomentosa	Hickory-Mockernut	41.31191	-73.861935	4.5	9	0	0	0	0	Fair
1655	Quercus rubra	Oak-Northern Red	41.31196	-73.861872	4.5	16	16	0	0	0	Dead
1656	Acer saccharum	Maple-Sugar	41.31195	-73.861822	4.5	21	21	0	0	0	Dead
1657	Quercus velutina	Oak-Black	41.31197	-73.861779	4.5	24	0	0	0	0	Fair
1658	Quercus velutina	Oak-Black	41.31192	-73.861726	4.5	22	0	0	0	0	Fair
1659	Quercus alba	Oak-White	41.31196	-73.861725	4.5	17	0	0	0	0	Fair
1660	Acer saccharum	Maple-Sugar	41.31196	-73.861722	4.5	6	0	0	0	0	Dead
1661	Quercus velutina	Oak-Black	41.31195	-73.861659	4.5	16	0	0	0	0	Fair
1662	Acer platanoides	Maple-Norway	41.31196	-73.861621	4.5	16	0	0	0	0	Fair
1663	Acer rubrum	Maple-Red	41.312	-73.861635	4.5	9	0	0	0	0	Dead
1664	Quercus velutina	Oak-Black	41.31202	-73.861574	4.5	11	0	0	0	0	Fair
1665	Acer saccharum	Maple-Sugar	41.312	-73.861561	4.5	6	0	0	0	0	Good
1666	Acer rubrum	Maple-Red	41.31195	-73.861513	4.5	15	0	0	0	0	Dead

1667	Acer saccharum	Maple-Sugar	41.31193	-73.861506	4.5	7	0	0	0	0	Good
1668	Quercus rubra	Oak-Northern Red	41.31198	-73.861518	4.5	27	0	0	0	0	Poor
1669	Quercus velutina	Oak-Black	41.31201	-73.861504	4.5	25	0	0	0	0	Fair
1670	Acer saccharum	Maple-Sugar	41.31201	-73.861491	4.5	6	0	0	0	0	Fair
1671	Acer saccharum	Maple-Sugar	41.31199	-73.861466	4.5	7	0	0	0	0	Good
1672	Acer platanoides	Maple-Norway	41.31192	-73.861426	4.5	11	0	0	0	0	Fair
1673	Quercus rubra	Oak-Northern Red	41.31194	-73.861397	4.5	25	0	0	0	0	Fair
1674	Acer saccharum	Maple-Sugar	41.31196	-73.861399	4.5	4	0	0	0	0	Good
1675	Acer saccharum	Maple-Sugar	41.31197	-73.861361	4.5	4	0	0	0	0	Fair
1676	Acer rubrum	Maple-Red	41.31195	-73.861346	4.5	7	0	0	0	0	Poor
1677	Acer saccharum	Maple-Sugar	41.31195	-73.861302	4.5	4	0	0	0	0	Fair
1678	Acer platanoides	Maple-Norway	41.31194	-73.861287	4.5	4	0	0	0	0	Fair
1679	Quercus velutina	Oak-Black	41.31192	-73.861298	4.5	22	0	0	0	0	Fair
1680	Acer saccharum	Maple-Sugar	41.31196	-73.861267	4.5	5	0	0	0	0	Fair
1681	Carya tomentosa	Hickory-Mockernut	41.31197	-73.86128	4.5	6	0	0	0	0	Fair
1682	Quercus velutina	Oak-Black	41.31199	-73.861259	4.5	20	0	0	0	0	Fair
1683	Quercus velutina	Oak-Black	41.31197	-73.861232	4.5	14	0	0	0	0	Fair
1684	Prunus serotina	Cherry-Black	41.31197	-73.861238	4.5	4	0	0	0	0	Dead
1685	Acer saccharum	Maple-Sugar	41.31195	-73.861207	4.5	4	0	0	0	0	Fair
1686	Acer saccharum	Maple-Sugar	41.31195	-73.8612	4.5	6	0	0	0	0	Good
1687	Carya tomentosa	Hickory-Mockernut	41.31194	-73.861197	4.5	10	0	0	0	0	Fair
1688	Quercus velutina	Oak-Black	41.31202	-73.861195	4.5	22	0	0	0	0	Fair
1689	Acer saccharum	Maple-Sugar	41.31205	-73.861253	4.5	9	0	0	0	0	Fair
1690	Quercus alba	Oak-White	41.31205	-73.861273	4.5	7	0	0	0	0	Dead
1691	Quercus velutina	Oak-Black	41.31202	-73.861295	4.5	12	0	0	0	0	Dead
1692	Quercus rubra	Oak-Northern Red	41.31202	-73.861317	4.5	17	0	0	0	0	Dead
1693	Acer rubrum	Maple-Red	41.312	-73.861366	4.5	8	3	0	0	0	Fair
1694	Acer rubrum	Maple-Red	41.31201	-73.861381	4.5	10	0	0	0	0	Fair
1695	Acer rubrum	Maple-Red	41.31205	-73.861414	4.5	13	0	0	0	0	Fair
1696	Acer rubrum	Maple-Red	41.31211	-73.861482	4.5	14	0	0	0	0	Fair
1697	Acer rubrum	Maple-Red	41.31207	-73.8615	4.5	4	0	0	0	0	Fair
1698	Acer saccharum	Maple-Sugar	41.31204	-73.861539	4.5	4	0	0	0	0	Fair
1699	Acer rubrum	Maple-Red	41.31207	-73.861568	4.5	6	0	0	0	0	Dead
1700	Acer rubrum	Maple-Red	41.31206	-73.861591	4.5	6	0	0	0	0	Dead
1701	Acer saccharum	Maple-Sugar	41.3121	-73.861321	4.5	15	0	0	0	0	Good
1702	Quercus velutina	Oak-Black	41.31206	-73.861327	4.5	28	0	0	0	0	Fair
1703	Acer saccharum	Maple-Sugar	41.31213	-73.861344	4.5	9	0	0	0	0	Fair
1704	Acer saccharum	Maple-Sugar	41.31212	-73.861359	4.5	11	0	0	0	0	Good
1705	Fagus grandifolia	Beech-American	41.31212	-73.861369	4.5	1	0	0	0	0	Poor
1706	Quercus velutina	Oak-Black	41.31216	-73.861356	4.5	7	0	0	0	0	Poor
1707	Quercus velutina	Oak-Black	41.31218	-73.861352	4.5	7	0	0	0	0	Fair

1708	Robinia pseudoacacia	Locust-Black	41.31221	-73.86128	4.5	6	0	0	0	0	Fair
1709	Quercus rubra	Oak-Northern Red	41.31222	-73.861322	4.5	16	0	0	0	0	Fair
1710	Quercus rubra	Oak-Northern Red	41.31224	-73.861329	4.5	11	0	0	0	0	Fair
1711	Quercus velutina	Oak-Black	41.31224	-73.861379	4.5	22	16	0	0	0	Fair
1712	Acer saccharum	Maple-Sugar	41.31223	-73.861409	4.5	7	0	0	0	0	Fair
1713	Quercus alba	Oak-White	41.31218	-73.861403	4.5	11	0	0	0	0	Fair
1714	Quercus velutina	Oak-Black	41.31217	-73.861427	4.5	14	0	0	0	0	Fair
1715	Quercus velutina	Oak-Black	41.31217	-73.861441	4.5	23	0	0	0	0	Fair
1716	Acer saccharum	Maple-Sugar	41.31216	-73.861454	4.5	5	0	0	0	0	Good
1717	Quercus velutina	Oak-Black	41.31218	-73.861507	4.5	21	0	0	0	0	Fair
1718	Acer rubrum	Maple-Red	41.31216	-73.861526	4.5	8	0	0	0	0	Fair
1719	Quercus alba	Oak-White	41.31214	-73.861598	4.5	18	0	0	0	0	Fair
1720	Quercus velutina	Oak-Black	41.31211	-73.861589	4.5	21	0	0	0	0	Fair
1721	Acer rubrum	Maple-Red	41.31209	-73.86163	4.5	13	0	0	0	0	Dead
1722	Acer saccharum	Maple-Sugar	41.31204	-73.861743	4.5	10	0	0	0	0	Fair
1723	Quercus alba	Oak-White	41.31206	-73.861819	4.5	17	0	0	0	0	Fair
1724	Betula lenta	Birch-Sweet	41.31207	-73.861854	4.5	15	0	0	0	0	Dead
1725	Betula lenta	Birch-Sweet	41.31208	-73.861877	4.5	21	0	0	0	0	Fair
1726	Acer saccharum	Maple-Sugar	41.31215	-73.861858	4.5	10	0	0	0	0	Good
1727	Fagus grandifolia	Beech-American	41.31212	-73.861798	4.5	6	0	0	0	0	Poor
1728	Acer rubrum	Maple-Red	41.3121	-73.861793	4.5	22	0	0	0	0	Fair
1729	Acer saccharum	Maple-Sugar	41.31214	-73.861774	4.5	8	0	0	0	0	Fair
1730	Quercus alba	Oak-White	41.31214	-73.861771	4.5	15	0	0	0	0	Good
1731	Acer saccharum	Maple-Sugar	41.31215	-73.861767	4.5	4	0	0	0	0	Fair
1732	Prunus serotina	Cherry-Black	41.31215	-73.861734	4.5	7	0	0	0	0	Dead
1733	Acer saccharum	Maple-Sugar	41.31215	-73.861704	4.5	8	0	0	0	0	Good
1734	Acer saccharum	Maple-Sugar	41.31217	-73.861617	4.5	5	0	0	0	0	Fair
1735	Acer saccharum	Maple-Sugar	41.31216	-73.861599	4.5	6	0	0	0	0	Dead
1736	Acer saccharum	Maple-Sugar	41.31218	-73.861569	4.5	9	0	0	0	0	Good
1737	Quercus velutina	Oak-Black	41.3122	-73.861541	4.5	8	0	0	0	0	Fair
1738	Betula lenta	Birch-Sweet	41.31221	-73.861522	4.5	11	0	0	0	0	Fair
1739	Acer rubrum	Maple-Red	41.31224	-73.861503	4.5	11	0	0	0	0	Fair
1740	Acer rubrum	Maple-Red	41.31221	-73.86148	4.5	6	0	0	0	0	Fair
1741	Populus deltoides	Poplar-Eastern	41.31222	-73.86148	4.5	14	0	0	0	0	Fair
1742	Quercus velutina	Oak-Black	41.31224	-73.86147	4.5	21	0	0	0	0	Fair
1743	Acer saccharum	Maple-Sugar	41.31194	-73.861164	4.5	7	0	0	0	0	Fair
1744	Quercus rubra	Oak-Northern Red	41.31194	-73.861124	4.5	7	0	0	0	0	Dead
1745	Quercus velutina	Oak-Black	41.31196	-73.861101	4.5	17	0	0	0	0	Fair
1746	Acer saccharum	Maple-Sugar	41.31195	-73.861062	4.5	14	0	0	0	0	Good
1747	Quercus rubra	Oak-Northern Red	41.31197	-73.860971	4.5	26	0	0	0	0	Fair
1748	Quercus rubra	Oak-Northern Red	41.31193	-73.860831	4.5	15	5	0	0	0	Fair

1749	Quercus velutina	Oak-Black	41.31193	-73.860785	4.5	29	0	0	0	0	Fair
1750	Quercus velutina	Oak-Black	41.31198	-73.860736	4.5	33	0	0	0	0	Fair
1751	Acer platanoides	Maple-Norway	41.31193	-73.860713	4.5	6	5	0	0	0	Fair
1752	Acer platanoides	Maple-Norway	41.31192	-73.860662	4.5	6	0	0	0	0	Good
1753	Quercus alba	Oak-White	41.31192	-73.860678	4.5	19	0	0	0	0	Fair
1754	Quercus velutina	Oak-Black	41.31195	-73.860631	4.5	26	0	0	0	0	Fair
1755	Quercus velutina	Oak-Black	41.31208	-73.860629	4.5	24	0	0	0	0	Fair
1756	Quercus velutina	Oak-Black	41.31203	-73.860434	4.5	38	0	0	0	0	Fair
1757	Liriodendron tulipifera	Tuliptree	41.31191	-73.860449	4.5	11	0	0	0	0	Poor
1758	Carya tomentosa	Hickory-Mockernut	41.31192	-73.860291	4.5	11	0	0	0	0	Fair
1759	Quercus velutina	Oak-Black	41.31189	-73.860188	4.5	16	0	0	0	0	Fair
1760	Carya tomentosa	Hickory-Mockernut	41.31188	-73.86018	4.5	8	0	0	0	0	Good
1761	Carya glabra	Hickory-Pignut	41.31189	-73.86016	4.5	8	0	0	0	0	Good
1762	Carya tomentosa	Hickory-Mockernut	41.31188	-73.860059	4.5	10	0	0	0	0	Good
1763	Quercus alba	Oak-White	41.31205	-73.859993	4.5	31	0	0	0	0	Fair
1764	Quercus velutina	Oak-Black	41.31197	-73.859899	4.5	47	0	0	0	0	Fair
1765	Juglans nigra	Walnut-Black	41.31188	-73.859713	4.5	31	0	0	0	0	Fair
1766	Juglans nigra	Walnut-Black	41.31188	-73.859642	4.5	15	0	0	0	0	Fair
1767	Juglans nigra	Walnut-Black	41.31189	-73.859664	4.5	7	0	0	0	0	Fair
1768	Prunus serotina	Cherry-Black	41.31191	-73.859645	4.5	4	0	0	0	0	Fair
1769	Juglans nigra	Walnut-Black	41.31194	-73.859656	4.5	5	3	0	0	0	Poor
1770	Robinia pseudoacacia	Locust-Black	41.31201	-73.859637	4.5	5	0	0	0	0	Poor
1771	Morus alba	Mulberry-White	41.31204	-73.85961	4.5	8	0	0	0	0	Fair
1772	Robinia pseudoacacia	Locust-Black	41.31206	-73.859604	4.5	8	0	0	0	0	Fair
1773	Robinia pseudoacacia	Locust-Black	41.31197	-73.858861	4.5	6	0	0	0	0	Good
1774	Juglans nigra	Walnut-Black	41.31196	-73.858838	4.5	19	0	0	0	0	Good
1775	Acer rubrum	Maple-Red	41.31195	-73.85878	4.5	19	0	0	0	0	Fair
1776	Robinia pseudoacacia	Locust-Black	41.31196	-73.858689	4.5	10	0	0	0	0	Fair
1777	Robinia pseudoacacia	Locust-Black	41.31197	-73.858679	4.5	8	0	0	0	0	Fair
1778	Robinia pseudoacacia	Locust-Black	41.31195	-73.858666	4.5	19	0	0	0	0	Fair
1779	Juglans nigra	Walnut-Black	41.31195	-73.85866	4.5	9	5	3	0	0	Fair
1780	Ailanthus altissima	Tree of Heaven	41.31195	-73.858631	4.5	4	0	0	0	0	Poor
1781	Robinia pseudoacacia	Locust-Black	41.31198	-73.858617	4.5	5	0	0	0	0	Fair
1782	Robinia pseudoacacia	Locust-Black	41.31198	-73.858568	4.5	6	4	2	0	0	Fair
1783	Robinia pseudoacacia	Locust-Black	41.31195	-73.858594	4.5	11	0	0	0	0	Fair
1784	Pinus strobus	Pine-Eastern White	41.31233	-73.858698	4.5	37	0	0	0	0	Fair
1785	Robinia pseudoacacia	Locust-Black	41.31248	-73.858517	4.5	24	18	0	0	0	Poor
1786	Ulmus americana	Elm-American	41.31249	-73.858497	4.5	18	0	0	0	0	Fair
1787	Robinia pseudoacacia	Locust-Black	41.31249	-73.858501	4.5	16	0	0	0	0	Fair
1788	Acer saccharum	Maple-Sugar	41.31238	-73.858993	4.5	27	0	0	0	0	Good
1789	Acer platanoides	Maple-Norway	41.31245	-73.858982	4.5	17	0	0	0	0	Good

1790	Ailanthus altissima	Tree of Heaven	41.31261	-73.85879	4.5	8	0	0	0	0	Fair
1791	Acer saccharum	Maple-Sugar	41.31264	-73.858795	4.5	20	0	0	0	0	Fair
1792	Robinia pseudoacacia	Locust-Black	41.31264	-73.858742	4.5	6	0	0	0	0	Fair
1793	Robinia pseudoacacia	Locust-Black	41.31258	-73.858835	4.5	4	0	0	0	0	Fair
1794	Robinia pseudoacacia	Locust-Black	41.31258	-73.859011	4.5	4	0	0	0	0	Fair
1795	Robinia pseudoacacia	Locust-Black	41.31258	-73.85901	4.5	5	0	0	0	0	Fair
1796	Robinia pseudoacacia	Locust-Black	41.3126	-73.859001	4.5	4	0	0	0	0	Fair
1797	Robinia pseudoacacia	Locust-Black	41.31252	-73.859024	4.5	5	0	0	0	0	Fair
1798	Robinia pseudoacacia	Locust-Black	41.31254	-73.859029	4.5	5	0	0	0	0	Fair
1799	Robinia pseudoacacia	Locust-Black	41.31253	-73.859052	4.5	5	0	0	0	0	Fair
1800	Robinia pseudoacacia	Locust-Black	41.31253	-73.859052	4.5	5	0	0	0	0	Fair
1801	Robinia pseudoacacia	Locust-Black	41.31254	-73.859065	4.5	5	0	0	0	0	Fair
1802	Robinia pseudoacacia	Locust-Black	41.3124	-73.859213	4.5	38	0	0	0	0	Poor
1803	Acer saccharum	Maple-Sugar	41.31236	-73.859264	4.5	22	0	0	0	0	Fair
1804	Quercus rubra	Oak-Northern Red	41.31228	-73.859401	4.5	46	0	0	0	0	Good
1805	Carya ovata	Hickory-Shagbark	41.31213	-73.859476	4.5	13	0	0	0	0	Fair
1806	Quercus alba	Oak-White	41.31213	-73.859506	4.5	32	0	0	0	0	Fair
1807	Quercus velutina	Oak-Black	41.3122	-73.859689	4.5	41	0	0	0	0	Fair
1808	Quercus alba	Oak-White	41.31223	-73.859638	4.5	23	0	0	0	0	Fair
1809	Quercus velutina	Oak-Black	41.31233	-73.859559	4.5	34	0	0	0	0	Fair
1810	Quercus velutina	Oak-Black	41.31238	-73.859579	4.5	26	17	0	0	0	Fair
1811	Quercus velutina	Oak-Black	41.31241	-73.859648	4.5	31	0	0	0	0	Fair
1812	Quercus velutina	Oak-Black	41.31248	-73.859634	4.5	24	0	0	0	0	Fair
1813	Quercus velutina	Oak-Black	41.31245	-73.85948	4.5	34	0	0	0	0	Fair
1814	Juglans nigra	Walnut-Black	41.31253	-73.859317	4.5	4	0	0	0	0	Poor
1815	Quercus velutina	Oak-Black	41.31256	-73.859301	4.5	28	0	0	0	0	Fair
1816	Quercus velutina	Oak-Black	41.31258	-73.859276	4.5	21	0	0	0	0	Fair
1817	Acer saccharum	Maple-Sugar	41.31261	-73.859191	4.5	6	0	0	0	0	Good
1818	Betula lenta	Birch-Sweet	41.31258	-73.859194	4.5	7	0	0	0	0	Fair
1819	Juglans nigra	Walnut-Black	41.31253	-73.859193	4.5	4	0	0	0	0	Fair
1820	Acer saccharum	Maple-Sugar	41.31257	-73.859302	4.5	4	0	0	0	0	Fair
1821	Acer platanoides	Maple-Norway	41.31259	-73.859366	4.5	9	0	0	0	0	Good
1822	Betula lenta	Birch-Sweet	41.31257	-73.859394	4.5	16	0	0	0	0	Dead
1823	Quercus velutina	Oak-Black	41.31242	-73.859849	4.5	36	0	0	0	0	Fair
1824	Quercus velutina	Oak-Black	41.31248	-73.85989	4.5	36	0	0	0	0	Dead
1825	Quercus alba	Oak-White	41.31255	-73.859839	4.5	16	0	0	0	0	Dead
1826	Quercus alba	Oak-White	41.31256	-73.859827	4.5	16	0	0	0	0	Fair
1827	Carya tomentosa	Hickory-Mockernut	41.31256	-73.859731	4.5	20	0	0	0	0	Good
1828	Quercus velutina	Oak-Black	41.31255	-73.859996	4.5	19	0	0	0	0	Fair
1829	Carya tomentosa	Hickory-Mockernut	41.31254	-73.860038	4.5	22	0	0	0	0	Fair
1830	Quercus rubra	Oak-Northern Red	41.31237	-73.860222	4.5	40	0	0	0	0	Fair

1831	Acer platanoides	Maple-Norway	41.31241	-73.860239	4.5	6	0	0	0	0	Good
1832	Quercus velutina	Oak-Black	41.31243	-73.860222	4.5	36	0	0	0	0	Fair
1833	Acer platanoides	Maple-Norway	41.31243	-73.860223	4.5	4	0	0	0	0	Good
1834	Acer platanoides	Maple-Norway	41.31248	-73.860252	4.5	8	0	0	0	0	Good
1835	Acer platanoides	Maple-Norway	41.31253	-73.860303	4.5	5	0	0	0	0	Fair
1836	Acer platanoides	Maple-Norway	41.3125	-73.860317	4.5	5	0	0	0	0	Fair
1837	Robinia pseudoacacia	Locust-Black	41.31248	-73.860311	4.5	4	0	0	0	0	Dead
1838	Carya tomentosa	Hickory-Mockernut	41.31237	-73.860317	4.5	13	0	0	0	0	Poor
1839	Quercus rubra	Oak-Northern Red	41.3123	-73.860303	4.5	32	0	0	0	0	Fair
1840	Quercus rubra	Oak-Northern Red	41.3122	-73.860317	4.5	24	0	0	0	0	Fair
1841	Quercus bicolor	Oak-Swamp White	41.3122	-73.860535	4.5	32	0	0	0	0	Fair
1842	Quercus bicolor	Oak-Swamp White	41.31221	-73.860583	4.5	27	0	0	0	0	Fair
1843	Quercus velutina	Oak-Black	41.31231	-73.860603	4.5	22	0	0	0	0	Fair
1844	Quercus alba	Oak-White	41.31232	-73.860627	4.5	20	0	0	0	0	Dead
1845	Quercus alba	Oak-White	41.31227	-73.860688	4.5	26	0	0	0	0	Fair
1846	Quercus velutina	Oak-Black	41.31232	-73.860928	4.5	34	0	0	0	0	Fair
1847	Quercus velutina	Oak-Black	41.31245	-73.860857	4.5	23	22	0	0	0	Fair
1848	Carya tomentosa	Hickory-Mockernut	41.31248	-73.86083	4.5	21	0	0	0	0	Good
1849	Quercus bicolor	Oak-Swamp White	41.31244	-73.860819	4.5	19	0	0	0	0	Fair
1850	Quercus velutina	Oak-Black	41.31244	-73.860791	4.5	28	0	0	0	0	Dead
1851	Robinia pseudoacacia	Locust-Black	41.31239	-73.860761	4.5	6	0	0	0	0	Fair
1852	Robinia pseudoacacia	Locust-Black	41.31236	-73.860806	4.5	6	0	0	0	0	Fair
1853	Catalpa speciosa	Catalpa-Northern	41.3123	-73.860807	4.5	76	0	0	0	0	Fair
1854	Ailanthus altissima	Tree of Heaven	41.31229	-73.860784	4.5	5	0	0	0	0	Fair
1855	Ailanthus altissima	Tree of Heaven	41.31247	-73.86065	4.5	5	0	0	0	0	Fair
1856	Prunus serotina	Cherry-Black	41.31248	-73.860562	4.5	4	0	0	0	0	Dead
1857	Acer platanoides	Maple-Norway	41.31251	-73.860507	4.5	5	0	0	0	0	Good
1858	Quercus rubra	Oak-Northern Red	41.31248	-73.860444	4.5	17	0	0	0	0	Fair
1859	Betula lenta	Birch-Sweet	41.31246	-73.86043	4.5	5	0	0	0	0	Fair
1860	Carya tomentosa	Hickory-Mockernut	41.31241	-73.860533	4.5	24	0	0	0	0	Fair
1861	Quercus rubra	Oak-Northern Red	41.31239	-73.860521	4.5	26	0	0	0	0	Dead
1862	Quercus rubra	Oak-Northern Red	41.31239	-73.860459	4.5	16	14	0	0	0	Fair
1863	Robinia pseudoacacia	Locust-Black	41.31236	-73.860432	4.5	4	0	0	0	0	Fair

550 Bedford Road,
Bedford Hills, NY 10507
Phone: (914) 241-4999 • Fax: (914) 244-9375
experts@savatree.com
savatree.com

July 31, 2025

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

Re: Assessment of trees at 2003 Crompond Road

Dear Mr. Kehoe:

The SavATree Consulting Group was retained to perform an assessment of trees measuring 4-inches and larger at 2003 Crompond Road. The lot is planned for development of an assisted living facility. Prior to my assessment, I was provided with two shapefiles: one showing the border of the entire property and another with the border of the proposed limits of disturbance (LOD) for the project. I included all trees growing within 50 feet of the LOD in the inventory. Field work was performed on July 28-30, 2025. For each tree measuring 4-inches and larger, a numerical tag was installed and the following data points were collected:

- Tag number;
- Species, common and scientific names;
- Diameter at breast height, in inches;
- Condition: Good, Fair, Poor, Critical, Dead;
- Observations;
- Whether the tree should be removed based upon condition, and;
- Whether the tree is considered invasive to NY.

The full dataset has been provided as a separate Excel file. An online map of the inventory can be accessed here: https://arcg.is/vXui10. Tree icons are color-coded by Condition rating where green = good; yellow = fair; orange = poor; and red = dead.

The inventory included 837 trees. The following tag numbers were installed on the trees: 601-678; 2401-2659; and 3501-400. I assume all trees within the LOD are planned for removal.

Species composition is atypical for natural forests in the area. The most common species in the inventory are sugar maple (*Acer saccharum*; 259 trees; 30.9% of the inventoried population); Norway maple (*Acer platanoides,*246 trees; 29.4%); Japanese maple (*Acer palmatum,* 76 trees; 9.1%); and American elm (*Ulmus americana,* 40 trees; 4.8%).

Norway maple and ailanthus (*Ailanthus altissima*) are the only non-native, invasive species included in the inventory. They combine for 269 trees (32.1% of the population). Their removal should be considered due to their invasive quality.

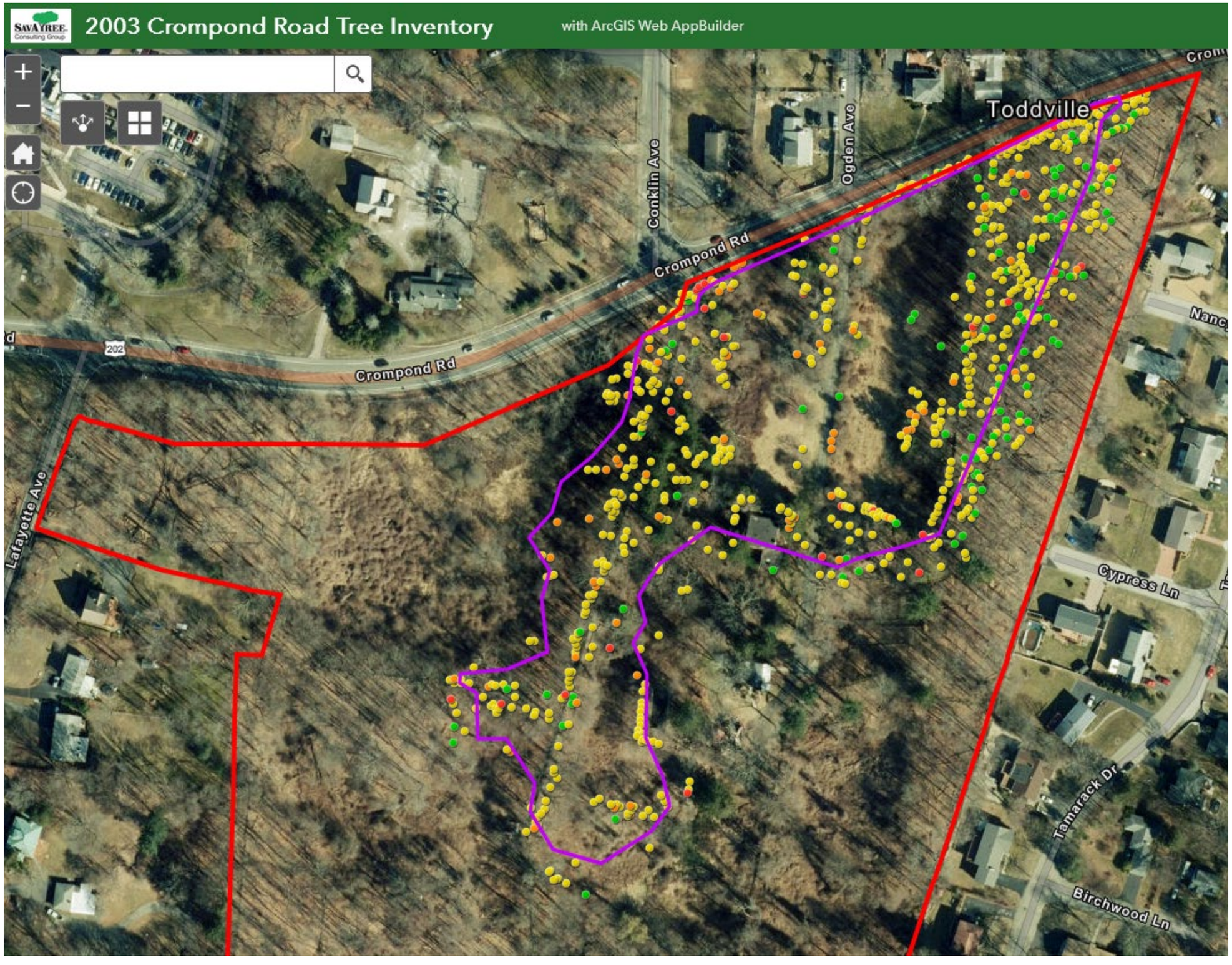
I recommend the removal of 73 trees based upon their condition. Thirty of these are standing dead trees and the others are in such poor condition that they are not salvageable. These should be removed even if they are growing within the buffer based upon their condition and/or risk to person and property.

Based upon my findings, there are 508 healthy, native trees that have been surveyed and may need to be removed as part of this project.

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



Matt Weibel
ISA Certified Arborist #NJ-1065A
Registered Consulting Arborist #534
SavATree Consulting Group
550 Bedford Road
Bedford Hills, NY 10507
914-299-560


2003 Crompond Road Tree Inventory
with ArcGIS Web AppBuilder
Toddville
Conklin Ave
Ogden Ave
Crompond Rd
Crompond Rd
202
Lafayette Ave
Cypress Ln
Tamarack Dr
Birchwood Ln

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
601	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
602	Norway maple	Acer platanoides	24	Fair	Overtopped. Self correcting lean	Yes	No
603	Sugar maple	Acer saccharum	38	Fair	Deadwood	No	No
604	Norway spruce	Picea abies	20	Good	Deadwood	No	No
605	Sugar maple	Acer saccharum	39	Poor	Large deadwood	No	No
606	Ailanthus	Ailanthus altissima	37	Fair	Large deadwood	Yes	No
607	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
608	Norway maple	Acer platanoides	19	Fair	Deadwood	Yes	No
609	Black cherry	Prunus serotina	10	Dead	Standing dead teee	No	Yes
610	Ailanthus	Ailanthus altissima	9	Fair	Vines	Yes	No
611	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
612	Black cherry	Prunus serotina	10	Poor	Overtopped. Covered in vines	No	No
613	Japanese maple	Acer palmatum	7	Fair	Overtopped.	No	No
614	Japanese maple	Acer palmatum	9	Fair	Overtopped.	No	No
615	Japanese maple	Acer palmatum	14	Fair	Overtopped.	No	No
616	Japanese maple	Acer palmatum	13	Fair	Overtopped.	No	No
617	Japanese maple	Acer palmatum	8	Fair	Overtopped.	No	No
618	Japanese maple	Acer palmatum	14	Fair	Overtopped.	No	No
619	Japanese maple	Acer palmatum	8	Fair	Overtopped.	No	No
620	Japanese maple	Acer palmatum	13	Fair	Overtopped.	No	No
621	Japanese maple	Acer palmatum	11	Fair	Overtopped.	No	No
622	Japanese maple	Acer palmatum	7	Fair	Overtopped.	No	No
623	Butternut	Juglans cinerea	11	Fair	Deadwood	No	No
624	Japanese maple	Acer palmatum	9	Fair	Overtopped.	No	No
625	Japanese maple	Acer palmatum	16	Fair	Overtopped.	No	No
626	Japanese maple	Acer palmatum	5	Fair	Overtopped.	No	No
627	Japanese maple	Acer palmatum	6	Fair	Overtopped.	No	No
628	Japanese maple	Acer palmatum	13	Fair	Overtopped.	No	No
629	Japanese maple	Acer palmatum	14	Fair	Overtopped.	No	No
630	Japanese maple	Acer palmatum	10	Fair	Overtopped.	No	No
631	Black walnut	Juglans nigra	10	Fair	Unbalanced canopy	No	No
632	Balsam fir	Abies balsamea	9	Fair	Deadwood	No	No
633	Paper birch	Betula papyrifera	16	Dead	Standing dead tree	No	Yes
634	Black walnut	Juglans nigra	18	Fair	Deadwood	No	No
635	Ailanthus	Ailanthus altissima	18	Fair	Deadwood	Yes	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
636	Butternut	Juglans cinerea	6	Fair	Overtopped. Leans	No	No
637	Black oak	Quercus velutina	20	Fair	Deadwood	No	No
638	Ailanthus	Ailanthus altissima	7	Fair	Overtopped	Yes	No
639	Black cherry	Prunus serotina	6	Fair	Overtopped	No	No
640	Red oak	Quercus rubra	9	Poor	Overtopped. Deadwood	No	No
641	Red oak	Quercus rubra	13	Fair	Overtopped. Deadwood	No	No
642	Red oak	Quercus rubra	5	Fair	Overtopped.	No	No
643	Black cherry	Prunus serotina	5	Fair	Overtopped.	No	No
644	Sugar maple	Acer saccharum	5	Fair	Overtopped.	No	No
645	Sugar maple	Acer saccharum	9	Poor	Significant lean	No	Yes
646	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
647	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
648	Sugar maple	Acer saccharum	7	Poor	Overtopped. Deadwood	No	No
649	Sugar maple	Acer saccharum	11	Fair	Deadwood	No	No
650	Black cherry	Prunus serotina	10	Good	Self correcting lean	No	No
651	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
652	Black cherry	Prunus serotina	12	Fair	Overtopped. Leans	No	No
653	Ailanthus	Ailanthus altissima	10	Fair	Covered in vines	Yes	No
654	Sassafras	Sassafras albidum	6	Fair	Vines	No	No
655	Red maple	Acer rubrum	13	Good	Small deadwood	No	No
656	Norway maple	Acer platanoides	13	Fair	Small deadwood	Yes	No
657	Sassafras	Sassafras albidum	4	Fair	Overtopped. Leans	No	No
658	Sassafras	Sassafras albidum	4	Fair	Overtopped. Leans	No	No
659	Black cherry	Prunus serotina	14	Fair	Deadwood	No	No
660	Norway maple	Acer platanoides	24	Fair	Unbalanced canopy. Deadwood	Yes	No
661	Red oak	Quercus rubra	24	Fair	Large deadwood	No	No
662	Sassafras	Sassafras albidum	10	Fair	Overtopped	No	No
663	Sassafras	Sassafras albidum	6	Fair	Overtopped	No	No
664	Black cherry	Prunus serotina	20	Poor	Large deadwood. Vines	No	No
665	Sassafras	Sassafras albidum	21	Fair	Deadwood	No	No
666	Red oak	Quercus rubra	24	Fair	Deadwood	No	No
667	Sassafras	Sassafras albidum	8	Fair	Overtopped. Leans	No	No
668	Norway maple	Acer platanoides	25	Fair	Deadwood	Yes	No
669	American elm	Ulmus americana	7	Fair	Overtopped. Vines	No	No
670	Norway maple	Acer platanoides	28	Fair	Deadwood. Unbalanced canopy	Yes	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
671	Norway maple	Acer platanoides	25	Fair	Deadwood	Yes	No
672	Black cherry	Prunus serotina	11	Fair	Leans	No	No
673	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
674	Red oak	Quercus rubra	26	Fair	Deadwood	No	No
675	Red oak	Quercus rubra	27	Fair	Deadwood. Unbalanced canopy	No	No
676	Sugar maple	Acer saccharum	21	Good	Small deadwood	No	No
677	Flowering dogwood	Cornus florida	6	Fair	Overtopped	No	No
678	Norway maple	Acer platanoides	25	Good	Small deadwood	Yes	No
2401	Sugar maple	Acer saccharum	22	Good	Small deadwood	No	No
2402	Sugar maple	Acer saccharum	14	Poor	Overtopped. Deadwood	No	No
2403	Norway maple	Acer platanoides	30	Fair	Codominant at 6 feet. Small deadwood	Yes	No
2404	American elm	Ulmus americana	6	Poor	Overtopped. Vines	No	No
2405	American elm	Ulmus americana	8	Fair	Vines	No	No
2406	Red maple	Acer rubrum	32	Fair	Leans. Deadwood	No	No
2407	Red maple	Acer rubrum	24	Good	Deadwood	No	No
2408	Norway maple	Acer platanoides	25	Good	Small deadwood	Yes	No
2409	Red maple	Acer rubrum	20	Fair	Deadwood	No	No
2410	Sugar maple	Acer saccharum	16	Fair	Small deadwood	No	No
2411	Red maple	Acer rubrum	7	Dead	Standing dead	No	Yes
2412	Norway maple	Acer platanoides	21	Fair	Deadwood	Yes	No
2413	Red maple	Acer rubrum	20	Fair	Overtopped. Leans	No	No
2414	Sugar maple	Acer saccharum	4	Fair	Overtopped.	No	No
2415	Black cherry	Prunus serotina	7	Poor	Significant lean. Dieback	No	Yes
2416	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2417	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
2418	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2419	Sugar maple	Acer saccharum	23	Poor	Large deadwood. Prior failures	No	Yes
2420	Red maple	Acer rubrum	35	Fair	Large deadwood. Prior branch failires	No	No
2421	Norway maple	Acer platanoides	10	Fair	Overtopped. Slight lean	Yes	No
2422	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
2423	Norway maple	Acer platanoides	6	Fair	Overtopped.	Yes	No
2424	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2425	Sugar maple	Acer saccharum	11	Good	None	No	No
2426	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
2427	Red maple	Acer rubrum	11	Fair	Overtopped	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
2428	Red maple	Acer rubrum	10	Fair	Overtopped	No	No
2429	Red maple	Acer rubrum	22	Fair	Codominant at 4 feet	No	No
2430	Red maple	Acer rubrum	14	Fair	Overtopped	No	No
2431	Red maple	Acer rubrum	8	Fair	Overtopped. Vines	No	No
2432	Red maple	Acer rubrum	9	Fair	Overtopped. Vines	No	No
2433	Red maple	Acer rubrum	20	Fair	Slight lean. In rolled bark	No	No
2434	Black cherry	Prunus serotina	12	Dead	Standing dead tree	No	Yes
2435	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
2436	Sugar maple	Acer saccharum	19	Fair	Codominant at 5 feet	No	No
2437	Black cherry	Prunus serotina	10	Fair	Overtopped	No	No
2438	Red maple	Acer rubrum	27	Fair	Slight lean	No	No
2439	Red oak	Quercus rubra	14	Fair	Deadwood	No	No
2440	Sugar maple	Acer saccharum	20	Good	Small deadwood	No	No
2441	Norway maple	Acer platanoides	20	Fair	Deadwood	Yes	No
2442	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2443	Sweet cherry	Prunus avium	13	Dead	Standing dead tree	No	Yes
2444	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
2445	Norway maple	Acer platanoides	22	Fair	Deadwood	Yes	No
2446	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2447	Red oak	Quercus rubra	19	Fair	Leans. Deadwood	No	No
2448	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2449	Green ash	Fraxinus pennsylvanica	7	Fair	Emerald ash borer in area	No	No
2450	Sugar maple	Acer saccharum	6	Fair	Dieback	No	No
2451	Norway maple	Acer platanoides	18	Fair	Slight lean	Yes	No
2452	Norway maple	Acer platanoides	9	Poor	Significant dieback. Broken lead	Yes	Yes
2453	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2454	American elm	Ulmus americana	16	Fair	Deadwood	No	No
2455	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
2456	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2457	Butternut	Juglans cinerea	12	Fair	Leans. Overtopped	No	No
2458	Norway maple	Acer platanoides	15	Good	Small deadwood	Yes	No
2459	Norway maple	Acer platanoides	19	Fair	Self correcting lean. Unbalanced canopy	Yes	No
2460	Sugar maple	Acer saccharum	10	Fair	Overtopped. Leans	No	No
2461	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
2462	Crabapple	Malus spp.	11	Poor	Dieback. Vines	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
2463	Black walnut	Juglans nigra	15	Fair	Deadwood. Vines	No	No
2464	Sugar maple	Acer saccharum	15	Fair	Overtopped	No	No
2465	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
2466	Sugar maple	Acer saccharum	14	Fair	Overtopped. Vines	No	No
2467	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2468	Sugar maple	Acer saccharum	7	Dead	Standing dead tree	No	Yes
2469	Sugar maple	Acer saccharum	4	Fair	Overtopped. Significant lean	No	No
2470	Norway maple	Acer platanoides	5	Fair	Significant lean	Yes	No
2471	Norway maple	Acer platanoides	4	Poor	Overtopped. Significant lean	Yes	Yes
2472	Norway maple	Acer platanoides	5	Poor	Overtopped. Significant lean	Yes	Yes
2473	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
2474	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
2475	Red oak	Quercus rubra	33	Fair	Deadwood	No	No
2476	Norway maple	Acer platanoides	6	Fair	Overtopped.	Yes	No
2477	Norway maple	Acer platanoides	4	Fair	Overtopped.	Yes	No
2478	Sugar maple	Acer saccharum	17	Fair	Unbalanced canopy	No	No
2479	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
2480	Norway maple	Acer platanoides	7	Fair	Overtopped.	Yes	No
2481	Norway maple	Acer platanoides	8	Fair	Overtopped.	Yes	No
2482	Butternut	Juglans cinerea	10	Poor	Covered in vines	No	No
2483	Norway maple	Acer platanoides	27	Fair	Deadwood	Yes	No
2484	Butternut	Juglans cinerea	10	Poor	Covered in vines	No	No
2485	Black cherry	Prunus serotina	12	Fair	Overtopped	No	No
2486	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
2487	Norway maple	Acer platanoides	18	Fair	Slight lean. Deadwood	Yes	No
2488	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2489	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2490	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2491	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2492	Norway maple	Acer platanoides	8	Fair	Overtopped. Codominant at 1 foot	Yes	No
2493	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2494	Butternut	Juglans cinerea	16	Fair	Deadwood. Vines	No	No
2495	American elm	Ulmus americana	5	Fair	Overtopped	No	No
2496	Red maple	Acer rubrum	7	Poor	Dieback. Vines	No	No
2497	Norway maple	Acer platanoides	25	Fair	Deadwood	Yes	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
2498	Norway maple	Acer platanoides	14	Fair	Overtopped	Yes	No
2499	Norway maple	Acer platanoides	17	Fair	Codominant at 3 feet	Yes	No
2500	Norway maple	Acer platanoides	18	Fair	Slight lean. Unbalanced canopy	Yes	No
2501	Norway maple	Acer platanoides	5	Poor	Dead bark. Dead top	Yes	Yes
2502	American elm	Ulmus americana	7	Poor	Overtopped. Vines. Significant bend	No	Yes
2503	Butternut	Juglans cinerea	12	Fair	Leans. Deadwood	No	No
2504	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
2505	Red maple	Acer rubrum	7	Fair	Overtopped	No	No
2506	Norway maple	Acer platanoides	18	Good	Small deadwood	Yes	No
2507	Black cherry	Prunus serotina	16	Fair	Deadwood	No	No
2508	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
2509	Norway maple	Acer platanoides	13	Fair	Deadwood	Yes	No
2510	American elm	Ulmus americana	6	Fair	Vines	No	No
2511	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
2512	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2513	Norway maple	Acer platanoides	25	Fair	Codominant at 5 feet. Deadwood	Yes	No
2514	Siberian elm	Ulmus pumila	5	Fair	Broken top	No	No
2515	Green ash	Fraxinus pennsylvanica	6	Poor	Emerald ash borer	No	Yes
2516	American elm	Ulmus americana	10	Fair	Codominant at base	No	No
2517	Red maple	Acer rubrum	8	Fair	Small deadwood	No	No
2518	American elm	Ulmus americana	7	Fair	Overtopped	No	No
2519	Red maple	Acer rubrum	7	Fair	Small deadwood	No	No
2520	American elm	Ulmus americana	7	Fair	Overtopped	No	No
2521	American elm	Ulmus americana	4	Fair	Overtopped	No	No
2522	Red maple	Acer rubrum	9	Fair	Small deadwood	No	No
2523	American elm	Ulmus americana	10	Fair	Deadwood	No	No
2524	Butternut	Juglans cinerea	16	Fair	Slight lean. Deadwood	No	No
2525	Norway maple	Acer platanoides	18	Fair	Deadwood	Yes	No
2526	American elm	Ulmus americana	4	Fair	Overtopped	No	No
2527	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
2528	Sugar maple	Acer saccharum	13	Fair	Small deadwood	No	No
2529	Sugar maple	Acer saccharum	11	Fair	Small deadwood	No	No
2530	American elm	Ulmus americana	5	Fair	Overtopped	No	No
2531	American elm	Ulmus americana	6	Fair	Overtopped	No	No
2532	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
2533	American elm	Ulmus americana	6	Fair	Overtopped	No	No
2534	American elm	Ulmus americana	8	Dead	Standing dead tree	No	Yes
2535	American elm	Ulmus americana	6	Fair	Overtopped	No	No
2536	American elm	Ulmus americana	5	Fair	Overtopped	No	No
2537	American elm	Ulmus americana	7	Fair	Overtopped	No	No
2538	American elm	Ulmus americana	4	Poor	Overtopped. Dieback	No	No
2539	Sugar maple	Acer saccharum	14	Fair	Codominant at 5 feet	No	No
2540	Sugar maple	Acer saccharum	17	Good	Small deadwood	No	No
2541	American elm	Ulmus americana	9	Fair	Overtopped	No	No
2542	Sugar maple	Acer saccharum	15	Good	Small deadwood	No	No
2543	American elm	Ulmus americana	6	Poor	Significant dieback	No	Yes
2544	American elm	Ulmus americana	11	Fair	Deadwood	No	No
2545	American elm	Ulmus americana	14	Fair	Deadwood	No	No
2546	American elm	Ulmus americana	9	Fair	Overtopped	No	No
2547	American elm	Ulmus americana	4	Fair	Overtopped	No	No
2548	American elm	Ulmus americana	9	Fair	Overtopped	No	No
2549	Red oak	Quercus rubra	12	Fair	Leans toward road	No	No
2550	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
2551	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
2552	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
2553	Norway maple	Acer platanoides	16	Fair	Deadwood	Yes	No
2554	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
2555	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2556	Sugar maple	Acer saccharum	35	Good	Deadwood	No	No
2557	Norway maple	Acer platanoides	14	Fair	Overtopped. Vines	Yes	No
2558	Norway maple	Acer platanoides	14	Fair	Overtopped. Vines	Yes	No
2559	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2560	White pine	Pinus strobus	26	Fair	Deadwood	No	No
2561	Sawara cypress	Chamaecyparis pisifera	24	Dead	Standing dead tree	No	Yes
2562	Sawara cypress	Chamaecyparis pisifera	28	Fair	Deadwood	No	No
2563	Black cherry	Prunus serotina	14	Dead	Standing dead tree	No	Yes
2564	Black cherry	Prunus serotina	15	Dead	Standing dead tree	No	Yes
2565	White pine	Pinus strobus	18	Dead	Standing dead tree with broken top	No	Yes
2566	Norway spruce	Picea abies	17	Poor	Large deadwood. Vines	No	No
2567	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
2568	Black walnut	Juglans nigra	4	Fair	Overtopped.	No	No
2569	Black cherry	Prunus serotina	5	Poor	Overtopped. Covered in vines	No	No
2570	Green ash	Fraxinus pennsylvanica	4	Poor	Emerald ash borer	No	Yes
2571	Black walnut	Juglans nigra	10	Fair	Vines	No	No
2572	American elm	Ulmus americana	7	Fair	Overtopped. Leans	No	No
2573	Ailanthus	Ailanthus altissima	6	Poor	Vines Leans	Yes	Yes
2574	Ailanthus	Ailanthus altissima	4	Poor	Overtopped. Leans toward road	Yes	Yes
2575	Ailanthus	Ailanthus altissima	6	Poor	Vines	Yes	No
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 pisifera	17	Fair	Codominant near base. Overtopped	No	No
2590	Sugar maple	Acer saccharum	16	Fair	Self correcting lean	No	No
2591	Sawara cypress	Chamaecyparis pisifera	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 pisifera	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 pisifera	7	Fair	Overtopped. Leans	No	No
2599	Norway maple	Acer platanoides	6	Poor	Overtopped. Dead top	Yes	Yes
2600	Sawara cypress	Chamaecyparis pisifera	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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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
2607	Japanese maple	Acer palmatum	12	Fair	Vines	No	No
2608	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2609	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2610	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
2611	Norway maple	Acer platanoides	17	Fair	Deadwood	Yes	No
2612	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2613	Norway maple	Acer platanoides	8	Fair	Overtopped. Vines	Yes	No
2614	Norway maple	Acer platanoides	5	Poor	Overtopped. Vines	Yes	Yes
2615	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
2616	Norway maple	Acer platanoides	9	Fair	Overtopped. Leans	Yes	No
2617	Sugar maple	Acer saccharum	15	Fair	Deadwood	No	No
2618	Norway maple	Acer platanoides	21	Fair	Deadwood	Yes	No
2619	Sawara cypress	Chamaecyparis pisifera	15	Dead	Standing dead tree	No	Yes
2620	Norway maple	Acer platanoides	19	Fair	Deadwood	Yes	No
2621	American linden	Tilia americana	7	Fair	Vines	No	No
2622	American linden	Tilia americana	6	Poor	Damaged by machinery	No	Yes
2623	Sawara cypress	Chamaecyparis pisifera	14	Fair	Prior lead failure	No	No
2624	Black walnut	Juglans nigra	33	Fair	Deadwood	No	No
2625	Norway maple	Acer platanoides	31	Poor	Large wound with decay along trunk	Yes	Yes
2626	Norway maple	Acer platanoides	12	Fair	Overtopped. Self correcting lean	Yes	No
2627	Sawara cypress	Chamaecyparis pisifera	17	Fair	Deadwood	No	No
2628	Sawara cypress	Chamaecyparis pisifera	20	Fair	Deadwood	No	No
2629	White pine	Pinus strobus	22	Dead	Standing dead tree	No	Yes
2630	Norway spruce	Picea abies	29	Fair	Deadwood	No	No
2631	Norway spruce	Picea abies	17	Fair	Deadwood	No	No
2632	Japanese maple	Acer palmatum	4	Fair	Overtopped	No	No
2633	Norway maple	Acer platanoides	14	Fair	Self correcting lean	Yes	No
2634	Norway maple	Acer platanoides	15	Fair	Deadwood	Yes	No
2635	Norway spruce	Picea abies	34	Fair	Deadwood	No	No
2636	Norway spruce	Picea abies	31	Fair	Large deadwood	No	No
2637	White pine	Pinus strobus	29	Fair	Large deadwood	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
2638	American linden	Tilia americana	19	Fair	Leans	No	No
2639	Norway maple	Acer platanoides	10	Fair	Overtopped	Yes	No
2640	Sawara cypress	Chamaecyparis pisifera	30	Fair	Deadwood	No	No
2641	Sawara cypress	Chamaecyparis pisifera	12	Fair	Overtopped	No	No
2642	Black cherry	Prunus serotina	6	Fair	Overtopped	No	No
2643	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
2644	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
2645	Sawara cypress	Chamaecyparis pisifera	15	Fair	Deadwood	No	No
2646	Mulberry	Morus spp.	14	Poor	Significant lean. Dieback	No	No
2647	Black cherry	Prunus serotina	8	Poor	Significant lean. Broken top	No	Yes
2648	Japanese maple	Acer palmatum	18	Fair	Unbalanced canopy. Overtopped	No	No
2649	Japanese maple	Acer palmatum	8	Fair	Unbalanced canopy. Overtopped	No	No
2650	Japanese maple	Acer palmatum	12	Fair	Unbalanced canopy. Overtopped	No	No
2651	Norway maple	Acer platanoides	9	Fair	Overtopped. Leans	Yes	No
2652	Norway maple	Acer platanoides	7	Fair	Overtopped. Leans	Yes	No
2653	Norway maple	Acer platanoides	9	Fair	Overtopped. Leans	Yes	No
2654	Black cherry	Prunus serotina	29	Fair	Large deadwood. Dieback	No	No
2655	Norway spruce	Picea abies	29	Fair	Large deadwood. Dieback	No	No
2656	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
2657	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
2658	Norway spruce	Picea abies	28	Fair	Large deadwood	No	No
2659	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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
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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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 pisifera	8	Fair	Overtopped	No	No
3593	Ailanthus	Ailanthus altissima	24	Fair	Deadwood	Yes	No
3594	Sawara cypress	Chamaecyparis pisifera	6	Fair	Overtopped	No	No
3595	Sawara cypress	Chamaecyparis pisifera	7	Fair	Overtopped	No	No
3596	Green ash	Fraxinus pennsylvanica	7	Dead	Standing dead tree	No	Yes
3597	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
3598	Sawara cypress	Chamaecyparis pisifera	6	Fair	Overtopped	No	No
3599	Sawara cypress	Chamaecyparis pisifera	7	Fair	Overtopped	No	No
3600	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3601	Sawara cypress	Chamaecyparis pisifera	8	Fair	Overtopped	No	No
3602	Sawara cypress	Chamaecyparis pisifera	5	Poor	Broken top	No	Yes
3603	Sawara cypress	Chamaecyparis pisifera	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
3617	Sugar maple	Acer saccharum	19	Good	Deadwood	No	No
3618	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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
3665	Sugar maple	Acer saccharum	18	Good	Small deadwood	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
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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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 canopy remains	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
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
3744	Norway maple	Acer platanoides	4	Fair	Overtopped. Leans	Yes	No
3745	Norway maple	Acer platanoides	5	Fair	Overtopped.	Yes	No
3746	Norway maple	Acer platanoides	7	Fair	Overtopped.	Yes	No
3747	Norway maple	Acer platanoides	16	Fair	Unbalanced over road	Yes	No
3748	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3749	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3750	Red maple	Acer rubrum	43	Fair	Large deadwood	No	No
3751	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3752	Norway maple	Acer platanoides	14	Fair	Small deadwood	Yes	No
3753	Norway maple	Acer platanoides	13	Fair	Unbalanced over road	Yes	No
3754	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3755	Norway maple	Acer platanoides	4	Fair	Overtopped	Yes	No
3756	Norway maple	Acer platanoides	12	Good	Small deadwood	Yes	No
3757	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3758	Sugar maple	Acer saccharum	18	Good	Small deadwood	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
3759	Sugar maple	Acer saccharum	12	Fair	Small deadwood	No	No
3760	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
3761	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3762	Sugar maple	Acer saccharum	4	Fair	Calloused wound along trunk	No	No
3763	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3764	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3765	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	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
3786	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3787	American elm	Ulmus americana	7	Fair	Overtopped	No	No
3788	Green ash	Fraxinus pennsylvanica	14	Dead	Standing dead tree	No	Yes
3789	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No
3790	Sugar maple	Acer saccharum	23	Good	Deadwood	No	No
3791	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3792	Sugar maple	Acer saccharum	18	Good	Small deadwood	No	No
3793	Sugar maple	Acer saccharum	5	Fair	Overtopped	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
3794	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3795	Sugar maple	Acer saccharum	19	Fair	Deadwood	No	No
3796	Red maple	Acer rubrum	17	Fair	Overtopped.	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
3815	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3816	Sugar maple	Acer saccharum	21	Fair	Deadwood	No	No
3817	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3818	Black cherry	Prunus serotina	16	Fair	Deadwood	No	No
3819	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3820	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3821	Sugar maple	Acer saccharum	8	Fair	Overtopped	No	No
3822	Sugar maple	Acer saccharum	23	Good	Deadwood	No	No
3823	Sugar maple	Acer saccharum	8	Good	Overtopped	No	No
3824	Sugar maple	Acer saccharum	18	Fair	Deadwood	No	No
3825	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3826	Sugar maple	Acer saccharum	19	Fair	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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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
3851	Red oak	Quercus rubra	18	Fair	Large deadwood	No	No
3852	Norway maple	Acer platanoides	17	Good	Small deadwood	Yes	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

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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
3867	Red maple	Acer rubrum	22	Fair	Deadwood	No	No
3868	Red maple	Acer rubrum	16	Dead	Standing dead tree with broken top	No	Yes
3869	Sugar maple	Acer saccharum	4	Poor	Overtopped. Dieback	No	Yes
3870	Red maple	Acer rubrum	28	Good	Deadwood	No	No
3871	Sugar maple	Acer saccharum	7	Fair	Overtopped.	No	No
3872	Sugar maple	Acer saccharum	18	Good	Small deadwood	No	No
3873	Sugar maple	Acer saccharum	4	Good	Overtopped	No	No
3874	Sugar maple	Acer saccharum	4	Dead	Standing dead tree	No	Yes
3875	Red maple	Acer rubrum	18	Fair	Unbalanced canopy	No	No
3876	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3877	Red maple	Acer rubrum	21	Fair	Unbalanced canopy. Lens	No	No
3878	Sugar maple	Acer saccharum	10	Good	Overtopped	No	No
3879	Tulip poplar	Liriodendron tulipifera	25	Good	Small deadwood	No	No
3880	Sugar maple	Acer saccharum	17	Fair	Deadwood	No	No
3881	Sugar maple	Acer saccharum	17	Fair	Deadwood. Overtopped	No	No
3882	Sugar maple	Acer saccharum	18	Good	Deadwood.	No	No
3883	Sugar maple	Acer saccharum	6	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
3887	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3888	Sugar maple	Acer saccharum	24	Fair	Large deadwood	No	No
3889	Sugar maple	Acer saccharum	17	Good	Small deadwood	No	No
3890	Sugar maple	Acer saccharum	8	Fair	Small 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
3896	Sugar maple	Acer saccharum	16	Good	Small deadwood	No	No
3897	Sugar maple	Acer saccharum	10	Good	Overtopped	No	No
3898	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
3899	Sugar maple	Acer saccharum	15	Good	Small deadwood	No	No
3900	Sugar maple	Acer saccharum	16	Fair	Overtopped. Small deadwood	No	No
3901	Red maple	Acer rubrum	17	Good	Small deadwood	No	No
3902	American elm	Ulmus americana	29	Poor	Broken Codominant lead. Dieback	No	Yes
3903	Sugar maple	Acer saccharum	7	Fair	Overtopped	No	No
3904	Sugar maple	Acer saccharum	14	Fair	Small deadwood	No	No
3905	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3906	Sugar maple	Acer saccharum	11	Good	Overtopped	No	No
3907	American elm	Ulmus americana	22	Fair	Deadwood	No	No
3908	Sugar maple	Acer saccharum	19	Good	Small deadwood	No	No
3909	Sweetgum	Liquidambar styraciflia	23	Fair	Deadwood	No	No
3910	Sugar maple	Acer saccharum	19	Good	Small deadwood	No	No
3911	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3912	Sugar maple	Acer saccharum	10	Fair	Overtopped	No	No
3913	Red maple	Acer rubrum	9	Fair	Overtopped	No	No
3914	Sugar maple	Acer saccharum	9	Fair	Overtopped	No	No
3915	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3916	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3917	Sugar maple	Acer saccharum	19	Good	Small deadwood	No	No
3918	Sweetgum	Liquidambar styraciflia	20	Fair	Deadwood	No	No
3919	Sugar maple	Acer saccharum	15	Good	Small deadwood	No	No
3920	Sugar maple	Acer saccharum	14	Fair	Overtopped	No	No
3921	Sugar maple	Acer saccharum	6	Fair	Overtopped	No	No
3922	Black cherry	Prunus serotina	8	Fair	Overtopped. Leans	No	No
3923	Norway maple	Acer platanoides	6	Poor	Broken top	Yes	Yes
3924	Sugar maple	Acer saccharum	7	Poor	Overtopped. Vines	No	No
3925	Sugar maple	Acer saccharum	7	Fair	Overtopped. Codominant near base	No	No
3926	Sugar maple	Acer saccharum	4	Fair	Overtopped	No	No
3927	Sugar maple	Acer saccharum	12	Good	Small deadwood	No	No
3928	Sugar maple	Acer saccharum	16	Fair	Deadwood	No	No
3929	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3930	White pine	Pinus strobus	32	Fair	Large deadwood	No	No
3931	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3932	Sugar maple	Acer saccharum	14	Fair	Overtopped. Deadwood	No	No
3933	White pine	Pinus strobus	39	Dead	Standing dead teee	No	Yes

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
3934	Sugar maple	Acer saccharum	16	Fair	Overtopped. Deadwood	No	No
3935	Norway maple	Acer platanoides	19	Fair	Deadwood	Yes	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
3939	Norway maple	Acer platanoides	5	Fair	Overtopped	Yes	No
3940	Norway maple	Acer platanoides	30	Fair	Deadwood	Yes	No
3941	Japanese maple	Acer palmatum	10	Fair	Overtopped	No	No
3942	Japanese maple	Acer palmatum	15	Fair	Overtopped	No	No
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
3948	Sugar maple	Acer saccharum	13	Good	Small deadwood	No	No
3949	Black cherry	Prunus serotina	11	Fair	Overtopped. Deadwood	No	No
3950	Sugar maple	Acer saccharum	14	Good	Small deadwood	No	No
3951	Sugar maple	Acer saccharum	14	Fair	Overtopped. Small deadwood	No	No
3952	Japanese maple	Acer palmatum	9	Fair	Ovetopped	No	No
3953	Japanese maple	Acer palmatum	8	Fair	Ovetopped	No	No
3954	Sugar maple	Acer saccharum	46	Fair	Deadwood	No	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
3959	Ailanthus	Ailanthus altissima	10	Good	None	Yes	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 pisifera	14	Fair	Overtopped. Deadwood	No	No
3964	Hemlock	Tsuga canadensis	13	Poor	Dieaback. Deadwood. Wooly adelgid	No	Yes
3965	Sawara cypress	Chamaecyparis pisifera	15	Poor	Overtopped. Deadwood	No	No
3966	Sawara cypress	Chamaecyparis pisifera	28	Fair	Deadwood	No	No
3967	Sawara cypress	Chamaecyparis pisifera	27	Fair	Deadwood	No	No
3968	Sawara cypress	Chamaecyparis pisifera	12	Fair	Deadwood. Overtopped	No	No

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove based on condition?
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
3972	Sawara cypress	Chamaecyparis pisifera	26	Fair	Deadwood	No	No
3973	Sawara cypress	Chamaecyparis pisifera	24	Fair	Deadwood	No	No
3974	Sawara cypress	Chamaecyparis pisifera	18	Fair	Deadwood	No	No
3975	Mulberry	Morus spp.	6	Fair	Overtopped	No	No
3976	Japanese maple	Acer palmatum	9	Fair	Overtopped	No	No
3977	Sawara cypress	Chamaecyparis pisifera	19	Fair	Overtopped. Deadwood	No	No
3978	Norway spruce	Picea abies	37	Fair	Large deadwood	No	No
3979	Butternut	Juglans cinerea	40	Fair	Large deadwood	No	No
3980	Norway maple	Acer platanoides	21	Fair	Slight lean	Yes	No
3981	Norway maple	Acer platanoides	23	Fair	Codominant near base	Yes	No
3982	Norway maple	Acer platanoides	12	Fair	Overtopped	Yes	No
3983	Japanese maple	Acer palmatum	16	Fair	Deadwood	No	No
3984	American linden	Tilia americana	23	Good	Deadwood	No	No
3985	Norway maple	Acer platanoides	18	Fair	Slight lean	Yes	No
3986	Norway maple	Acer platanoides	7	Fair	Overtopped	Yes	No
3987	Norway maple	Acer platanoides	25	Poor	Codominant at 2 feet. Large lead broken at 10 feet	Yes	No
3988	Norway spruce	Picea abies	42	Fair	Large deadwood	No	No
3989	Norway maple	Acer platanoides	8	Fair	Overtopped	Yes	No
3990	Norway maple	Acer platanoides	6	Fair	Overtopped	Yes	No
3991	Norway spruce	Picea abies	21	Fair	Large deadwood	No	No
3992	Norway spruce	Picea abies	14	Poor	Large deadwood. Dieback	No	Yes
3993	Norway spruce	Picea abies	29	Fair	Large deadwood.	No	No
3994	Norway spruce	Picea abies	39	Fair	Large deadwood.	No	No
3995	Norway maple	Acer platanoides	20	Fair	Deadwood	Yes	No
3996	Norway maple	Acer platanoides	19	Fair	Deadwood	Yes	No
3997	Norway maple	Acer platanoides	11	Fair	Overtopped	Yes	No
3998	Norway maple	Acer platanoides	9	Fair	Overtopped	Yes	No
3999	Norway maple	Acer platanoides	33	Fair	Large deadwood	Yes	No
4000	Ailanthus	Ailanthus altissima	31	Fair	Deadwood	Yes	No

WETLAND AND STREAM DELINEATION REPORT

PB 2023-5 2003 Crompond Road
2003 Crompond Road, Cortlandt, New York
LaBella Project No. 2221772.13

Prepared For: Town of Cortlandt
Department of Planning & Community Development
1 Heady Street
Cortlandt Manor, New York 10567

Prepared By: LaBella Associates, D.P.C.
4 British American Boulevard
Latham, New York 12110

Date: July 2025

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 PROJECT DESCRIPTION 1
1.2 PURPOSE 1
2.0 METHODOLOGY 1
2.1 RESOURCES 1
2.2 JURISDICTIONAL AREA DELINEATION 2
3.0 PHYSICAL CHARACTERISTICS AND RESOURCES 3
3.1 PHYSIOGRAPHY 3
3.2 SOILS 3
3.3 HYDROLOGY 4
4.0 AGENCY RESOURCES 4
4.1 DESKTOP WETLAND RESOURCES 4
4.2 NYSDEC PROTECTED STREAMS 4
4.3 FEMA 100-YEAR FLOOD ZONES 4
5.0 RESULTS 4
5.1 UPLANDS 4
5.2 WETLANDS 5
5.2.1 WETLAND 1 5
5.2.2 WETLAND 2 5
5.2.3 WETLAND 3 6
5.3 STREAMS 6
6.0 CONCLUSIONS 6
7.0 SIGNATURE OF WETLAND PROFESSIONALS 7
8.0 REFERENCES 8

LIST OF TABLES

TABLE 1. SOIL MAP UNITS WITHIN THE STUDY AREA.....3
TABLE 2. INFORMATIONAL MAPPED WETLANDS WITHIN THE STUDY AREA.....4
TABLE 3. DELINEATED WETLANDS.....5

LIST OF APPENDICES

APPENDIX A – FIGURES

FIGURE 1 – USGS SITE LOCATION

FIGURE 2 – MAPPED WETLAND AND STREAM RESOURCES

FIGURE 3 – FEMA FLOOD ZONES

FIGURE 4 – WETLAND AND STREAM DELINEATION SURVEY

APPENDIX B – DATA FORMS

APPENDIX C – PHOTOLOG

APPENDIX D – HYDRIC SOIL MAP

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

The Town of Cortlandt (Client) retained LaBella Associates, D.P.C. (LaBella) to perform a wetland and stream delineation for a project site located at 2003 Crompond Road in the Town of Cortlandt, Westchester County, New York. For the purpose of the wetland and stream delineation, the Study Area is defined as a 27.90-acre area consisting of tax parcel IDs 33.12-2-1, 33.12-2-7, and 33.12-2-8. Please refer to Appendix A, Figure 1 for the Study Area location and boundary. The geographic coordinates of the approximate Study Area center are: 41.290032, -73.889550 (NAD83). Wetland and stream delineation field work was performed on June 17, 2025.

1.2 PURPOSE

This report was prepared for the purpose of obtaining concurrence from the United States Army Corps of Engineers (USACE)–New York District on jurisdictional wetland and stream boundaries within the Study Area in support of the Project. Specific tasks performed for this report include a field delineation of aquatic resources within the Study Area, which may include Federal Waters of the United States (WOTUS) encompassing wetlands and streams, New York State Article 24 Freshwater Wetlands (State wetlands), and Article 15 State-classified Streams, a survey of wetland/stream boundaries, and a detailed description of the delineated waters based on hydrology, vegetation, and soils information collected in the field.

This report describes the results of the delineation and data collection efforts performed by LaBella, and a description of the wetlands and streams that were delineated. This document is intended to provide the information required to support a Jurisdictional Determination (JD) with the USACE–New York District, a NYSDEC Article 24 Freshwater Wetlands JD, or a Joint Permit Application if regulatory permit authorizations are required. This Wetland Delineation Report is also to document compliance with the Town of Cortlandt Chapter 179 Freshwater Wetlands, Water Boies, and Watercourses regulations; specifically, Section 179-5.A(3) which requires wetland delineations to be completed during the growing season and re-evaluated every 24-months.

2.0 METHODOLOGY

2.1 RESOURCES

Materials and literature supporting this investigation are derived from a number of sources, including: United States Geological Survey (USGS) 7.5-minute Topographic Quadrangles; United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Westchester County, New York Soil Survey (USDA-NRCS, 1994); USDA-NRCS Soil Map Unit shapefiles; USDA-NRCS Field Indicators of Hydric Soils in the United States (USDA-NRCS, 2024); Munsell Soil Color Charts (Munsell, 2009); Federal Emergency Management Agency (FEMA) digital Flood Hazard data; United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) shapefiles; NYSDEC informational Freshwater Wetland shapefiles; NYSDEC Environmental Resource Mapper (NYSDEC, 2025); and NYSDEC Stream Classification shapefiles. Vascular plant names follow nomenclature found in the USDA PLANTS database (USDA, 2025). Wetland indicator status for vegetative species was determined by reference to the National Wetland Plant List (Lichvar et al., 2022). Jurisdictional

features are characterized according to the NWI mapped wetlands and deepwater habitat classification system (Cowardin, 1979).

2.2 JURISDICTIONAL AREA DELINEATION

LaBella field staff performed the wetland and stream delineation within the Study Area on June 17, 2025, in accordance with the methods presented in the *1987 Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987), as supplemented by the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0* (USACE, 2012).

Wetland and stream boundaries were defined in the field with sequentially-numbered surveyor's flagging or pin flags. Each flag was digitally recorded using a sub-foot Global Positioning System unit. Data and observations were collected from both wetland and upland data points within the Study Area. These data points were recorded on routine USACE Wetland Determination Data Forms (Appendix B).

Representative photographs were taken of the data point locations, delineated wetlands, and streams within the Study Area (Appendix C).

It is noted that the parcel currently has a USACE Nationwide Permit received October 19, 2022, which is valid until March 14, 2026.

The USACE has jurisdiction of WOTUS under section 404 of the Clean Water Act (CWA) (40 Code of Federal Regulations [CFR] 230 and 33 CFR 328) (CFR, 2023). The USACE also has jurisdiction over traditionally navigable WOTUS under Section 10 of the Rivers and Harbors Act (33 CFR 323; Section 10 Rivers and Harbors Act [33 United States Code] 403).

The Freshwater Wetlands Act (FWA) (Article 24 and Title 23 of Article 71 of the Environmental Conservation Law [ECL]) gives the NYSDEC jurisdiction over wetlands along with a 100-foot regulated Adjacent Area that meet certain criteria (6 NYCRR Part 664). NYSDEC freshwater wetland regulations changed on January 1, 2025, and include new criteria in which a wetland may come under the jurisdiction of NYSDEC. State regulated wetlands include all wetlands 12.4 acres in size or larger, or smaller wetlands if the wetland meets one of 11 criteria to be considered a wetland of unusual importance. Informational mapping that shows previously mapped NYSDEC wetlands and other potential wetland areas is provided by NYSDEC. Wetlands on any given site are required to have a Jurisdictional Determination review by NYSDEC to determine State jurisdiction under Article 24 of the FWA.

Under Article 15 of the ECL (Protection of Waters), the NYSDEC has jurisdiction over any activity that disturbs the bed or banks of protected streams or navigable waters. A protected stream is any stream, or particular portion of a stream, that has been assigned by the NYSDEC any of the following classifications or standards: AA, AA(t), A, A(t), A(ts), B, B(t), B(ts), C(t), or C(ts) (608.2 (aa) and NYCRR and 6 NYCRR Part 701). Additional NYSDEC stream classifications include C and D.

3.0 PHYSICAL CHARACTERISTICS AND RESOURCES

3.1 PHYSIOGRAPHY

The Project is located in the Northeastern Forage and Forest Land Resource Region (LRR R), and the New England and Eastern New York Upland, Southern Part Major Land Resource Area (MLRA 144A) (USDA, 2022). The Study Area topography gently slopes down from the south to the north. Land cover within the Study Area consists of undeveloped forest and two residential houses. The surrounding area is comprised of residential housing with areas of undeveloped forest. Elevations within the Study Area range from approximately 386 feet above mean sea level (AMSL) to approximately 410 feet AMSL.

3.2 SOILS

The Soil Survey of Westchester County, New York and NRCS Web Soil Survey indicates there are 12 soil map units within the Study Area, as outlined in Table 1.

Table 1. Soil Map Units within the Study Area

NRCS Soil Map Unit	Map Unit Symbol	Drainage Class	Hydric Soil?	Hydric Rating (%)
Charlton fine sandy loam, 3 to 8 percent slopes	ChB	Well drained	Yes	1%
Charlton fine sandy loam, 8 to 15 percent slopes	ChC	Well drained	No	0%
Charlton fine sandy loam, 15 to 25 percent slopes	ChD	Well drained	No	0%
Leicester loam, 3 to 8 percent slopes, stony	LcB	Somewhat poorly drained	Yes	42%
Paxton fine sandy loam, 3 to 8 percent slopes	PnB	Well drained	Yes	6%
Paxton fine sandy loam, 8 to 15 percent slopes	PnC	Well drained	Yes	2%
Paxton fine sandy loam, 15 to 25 percent slopes	PnD	Well drained	Yes	1%
Raynham silt loam	Ra	Poorly drained	Yes	91%
Riverhead loam, 3 to 8 percent slopes	RhB	Well drained	No	0%
Urban land-Charlton complex, 8 to 15 percent slopes	UhC	Well drained	Yes	8%
Urban land-Paxton complex, 8 to 15 percent slopes	UpC	Well drained	Yes	5%
Urban land-Woodbridge complex, 3 to 8 percent slopes	UwB	N/A	Yes	10%

Source: USDA, NRCS, 1994; Soil Survey Staff, 2006

The Hydric Soil ratings outlined in Table 1 and the Web Soil Survey map provided in Appendix D, indicate there are nine soil map units containing hydric components. Hydric soils mapped within the Study Area include Charleton fine sandy loams, Leicester loam, Paxton fine sandy loams, Raynham silt

loam, Riverhead loam, soil from the Urban land-Charleton complex, soil from the Urban land-Paxton complex, and soil from the Urban land-Woodbridge complex.

3.3 HYDROLOGY

The Study Area is located in the Lower Hudson River watershed (USGS Hydrologic Unit Code 02030101).

Surface hydrology within the Study Area is supported by runoff from adjacent hillsides. The nearby Town of Peekskill receives an average of 51.71 inches of precipitation annually (NRCC, 2020).

4.0 AGENCY RESOURCES

4.1 DESKTOP WETLAND RESOURCES

The NYSDEC freshwater wetland informational mapping indicates there are no previously mapped NYSDEC wetlands within the Study Area. There are three additionally mapped informational wetlands (refer to Appendix A, Figure 2), as outlined in Table 2. In addition, the USFWS NWI has one mapped wetland located within the Study Area.

Table 2. Informational Mapped Wetlands within the Study Area

NWI Mapped Wetland?	Previously Mapped NYSDEC Wetlands?	Informational Mapped NYSDEC Wetland?	Delineated Wetland
No	No	Yes	N/A
No	No	Yes	Wetland 2
Yes	No	Yes	Wetland 3

4.2 NYSDEC PROTECTED STREAMS

According to NYSDEC stream classification mapping there are no State-classified streams within the Study Area (refer to Appendix A, Figure 2). The closest NYSDEC-mapped stream is a sub-tributary of Furnace Brook, 715 feet south of the Study Area.

4.3 FEMA 100-YEAR FLOOD ZONES

There are no FEMA 100-year flood zones within the Study Area. The closest flood zone is 0.52 miles northeast and is associated with Gregory Pond.

5.0 RESULTS

5.1 UPLANDS

Vegetation found within upland areas includes sugar maple (*Acer saccharum*), eastern red cedar (*Juniperus virginiana*), Japanese barberry (*Berberis thunbergii*), white snakeroot (*Ageratina altissima*), Tatarian honeysuckle (*Lonicera tatarica*), hay-scented fern (*Sitobolium punctilobula*), poison ivy

(*Toxicodendron radicans*), American elm (*Ulmus americana*), white ash (*Fraxinus americana*), multiflora rose (*Rosa multiflora*), garlic mustard (*Alliaria petiolata*), nodding trillium (*Trillium flexipes*), Asian bittersweet (*Celastrus orbiculatus*), and Virginia creeper (*Parthenocissus quinquefolia*). Data Forms, provided in Appendix B, summarize the observed conditions adequate to characterize uplands within the Study Area.

5.2 WETLANDS

LaBella field staff delineated one palustrine scrub-shrub (PSS) wetland, one palustrine forested (PFO) wetland, and one mixed PFO/PSS wetland within the Study Area (see Appendix A, Figure 4). Table 3 provides areas and classifications of the delineated wetlands.

Table 3. Delineated Wetlands

Wetland ID	Cowardin Classification	Acreage On-site	Latitude, Longitude (NAD83)
Wetland 1	PSS	0.36	41.291340, -73.888373
Wetland 2	PFO	0.54	41.291086, -73.890174
	PSS	0.79	41.290784, -73.890088
Wetland 3	PFO	1.92	41.288943, -73.890289

5.2.1 Wetland 1

Wetland 1 (0.36 acres) is a PSS wetland located in the northeastern corner of the Study Area. Wetland hydrology indicators observed include saturation, inundation visible on aerial imagery, oxidized rhizospheres on living roots, saturation visible on aerial imagery, and microtopographic relief. Multiflora rose, American elm, sensitive fern (*Onoclea sensibilis*), reed canary grass (*Phalaris arundinacea*), moneywort (*Lysimachia nummularia*), Japanese stiltgrass (*Microstegium vimineum*), and giant goldenrod (*Solidago gigantea*) were all found within the wetland. Soils within the wetland are very dark brown (10YR 2/2) in color from 0 to 6 inches deep. Below 6 inches to 16 inches, soils are very dark brown (10YR 2/2) in color with dark yellowish brown (10YR 4/4) redoximorphic concentrations in the matrix and within the pore linings. The soils have a loamy clay texture with a thick dark surface and a redox dark surface.

5.2.2 Wetland 2

Wetland 2 (1.33 acres) is a PFO and PSS wetland located in the northern section of the Study Area. This wetland extends outside of the northern boundary towards Route 202 and drains into a culvert under the road. Wetland hydrology indicators within the PFO portion include saturation, water-stained leaves, oxidized rhizospheres on living roots, drainage patterns, and microtopographic relief. The vegetation consists of multiflora rose, moneywort, giant goldenrod, soft rush (*Juncus effusus*), Japanese stiltgrass, spotted jewelweed (*Impatiens capensis*), meadow starwort (*Stellaria palustris*), wild mint (*Mentha avensis*), and poison ivy. The soil is very dark brown (10YR 2/2) in color from 0 to 4 inches with a mucky sand texture. From 4 to 14 inches, soils are dark greyish brown (10YR 4/2) in

color and had a loamy clayey texture. Redoximorphic features within the matrix and pore linings are dark yellowish brown (10YR 4/6) in color.

Wetland hydrology indicators in the PSS portion of Wetland 2 include saturation, water-stained leaves, oxidized rhizospheres on living roots, drainage patterns, and microtopographic relief. Red maple, multiflora rose, American elm, Tatarian honeysuckle, common reed (*Phragmites australis*), skunk cabbage (*Symplocarpus foetidus*), sensitive fern, uptight sedge (*Carex stricta*), poison ivy, American hog-peanut (*Amphicarpaea bracteata*), and fox grape (*Vitis labrusca*) were all observed within the wetland. Soils had a mucky sand texture and were black (10YR 2/1) in color from depths of 0 to 4 inches. From depths of 4 to 14 inches, the soils had a loamy clayey texture and were dark grayish brown (10YR 4/2) in color. Redoximorphic concentrations within the pore linings and matrix had a dark yellowish brown (10YR 4/6) color.

5.2.3 Wetland 3

Wetland 3 (1.92 acres) is a PFO wetland located within the southern section of the Study Area. This wetland drains into a catch basin at its southern edge. Wetland hydrology indicators observed within the wetland include saturation, and microtopographic relief. Vegetation within the wetland is comprised of multiflora rose, moneywort, giant goldenrod, soft rush, Japanese stiltgrass, spotted jewelweed, meadow starwort, wild mint, and poison ivy. Soils are very dark brown (10YR 2/2) in color with a mucky sand texture from 0 to 4 inches in depth. From 4 to 14 inches in depth, soils have a loamy clayey texture and are dark greyish brown (10YR 4/2) in color with dark yellowish brown (10YR 5/6) redoximorphic concentrations in the matrix and pore lining.

5.3 STREAMS

LaBella field staff delineated no streams within the Study Area (see Appendix A, Figure 4).

6.0 CONCLUSIONS

LaBella delineated three wetlands within the Study area, one PFO wetland, one PFO/PSS wetland, and one PSS wetland. There were no streams delineated within the Study Area. The wetlands delineated in the Study Area were identified based on the presence of wetland hydrology, hydric vegetation, and hydric soil indicators. The primary functions of the wetlands within this Study Area include water quality improvement, nutrient cycling, water retention, and wildlife habitat.

Wetlands 1, 2, and 3 are considered jurisdictional wetlands by the USACE due to their downstream connection to traditionally navigable waters (TNW). Wetlands 1 and 2 drain north into a culvert under Crompond Road and eventually into McGregory Brook, a TNW. Wetland 3 drains south into a catch basin at its southern edge which has a surface connection to a sub-tributary of Furnace Brook, eventually flowing into the brook itself, a TNW. All jurisdictional boundaries are subject to verification by the USACE–New York District and the NYSDEC under their respective jurisdictions.

It is noted that the parcel currently has a USACE Nationwide Permit received October 19, 2022, which is valid until March 14, 2026. After March 14, 2026, a new Nationwide Permit will be required for any disturbances to the wetlands onsite.

NYSDEC regulations were revised effective January 1, 2025, and the wetlands within the Study Area fall within an urban area as defined by the US census, which is one of the 11 criteria in which NYSDEC can regulate wetlands regardless of size. However, a Final Environmental Impact Statement has been completed and approved by the Town of Cortlandt prior to January 1, 2025 (date which the regulations became effective), and therefore this property has a transitional grace period and is not subject to the NYSDEC updated regulations until July 1, 2028, per the updated regulations. When the transitional grace period ends, the property and wetland delineation will have to be reviewed by NYSDEC and will likely come under their jurisdiction. Any State regulated wetlands on the property will have a 100-foot NYSDEC regulated Adjacent Area. Disturbances to State regulated wetlands or the 100-foot Adjacent Area, come July 1, 2028, will require a NYSDEC jurisdictional determination and an Article 24 permit in addition to the USACE Nationwide Permit.

7.0 SIGNATURE OF WETLAND PROFESSIONALS

We appreciate the opportunity to serve your professional environmental needs. If you have any questions, please do not hesitate to contact Mark Kiburz at 518-231-1437.

Report Prepared By:



Mark Kiburz
Lead Wetland Delineator

Report Prepared By:



Christopher Schrull
Environmental Scientist

8.0 REFERENCES

CFR. 2010. Code of Federal Regulations, Title 40: Protection of the Environment, Part 230: Section 404 (b) (1) Guidelines for Specification of Disposal Sites for Dredged or Fill Material. United States Army Corps of Engineers.

Cowardin, L.M., V. Carter, F.C. Golet and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, OBS-79/31, Washington, D.C.

Environmental Laboratory. 1987. Corps of Engineers Wetland Delineation Manual. Technical Report Y-87-1. U.S. Army Corps of Engineers: Waterways Experiment Station; Vicksburg, MS.

Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2022. The National Wetland Plant List: 2022 Wetland Ratings. Available at: https://wetland-plants.sec.usace.army.mil/download/.

Munsell, A. 2009. Munsell Soil Color Book, 2009 Revised Edition. X-Rite, Grand Rapids, MI.

NRCC. 2020. Northeast Regional Climate Center, National Oceanic Applied Climate Information System Annual Climate Data. National Oceanic and Atmospheric Administration and Cornell University, Ithaca, NY. Available at: http://agacis.rcc-acis.org/. Accessed July, 2025.

NYCRR. 2025. New York Codes, Rules and Regulations, Title 6, Freshwater Wetlands Jurisdiction and Classification, Part 664. New York Department of Environmental Conservation.

NYCRR. 2018. New York Codes, Rules and Regulations, Title 6: Department of Environmental Conservation, Part 701: Surface and Groundwaters. New York Department of Environmental Conservation.

NYSDEC. 2025. New York State Department of Environmental Conservation, Environmental Resource Mapper. New York State Department of Environmental Conservation, Albany, NY. Available at: http://www.dec.ny.gov/gis/erm/. Accessed July, 2025.

Soil Survey Staff. 2025. Web Soil Survey. United States Department of Agriculture Natural Resource Conservation Service. Available at: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm.

USACE. 2025. National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams. Final Technical Report. U.S. Army Corps of Engineers: Research and Development Center; Hanover, NH.

USACE. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0). Technical Report TR-12-1. U.S. Army Corps of Engineers: Engineering Research and Development Center, Vicksburg, MS.

USDA. 2025 The PLANTS database. National Plant Data Team, Greensboro, NC. Available at: http://plants.usda.gov/. Accessed July, 2025.

USDA-NRCS. 1994. Soil Survey of Westchester County, New York. United States Department of Agriculture Soil Conservation Service in cooperation with Cornell University Agricultural Experiment Station, Washington, D.C.

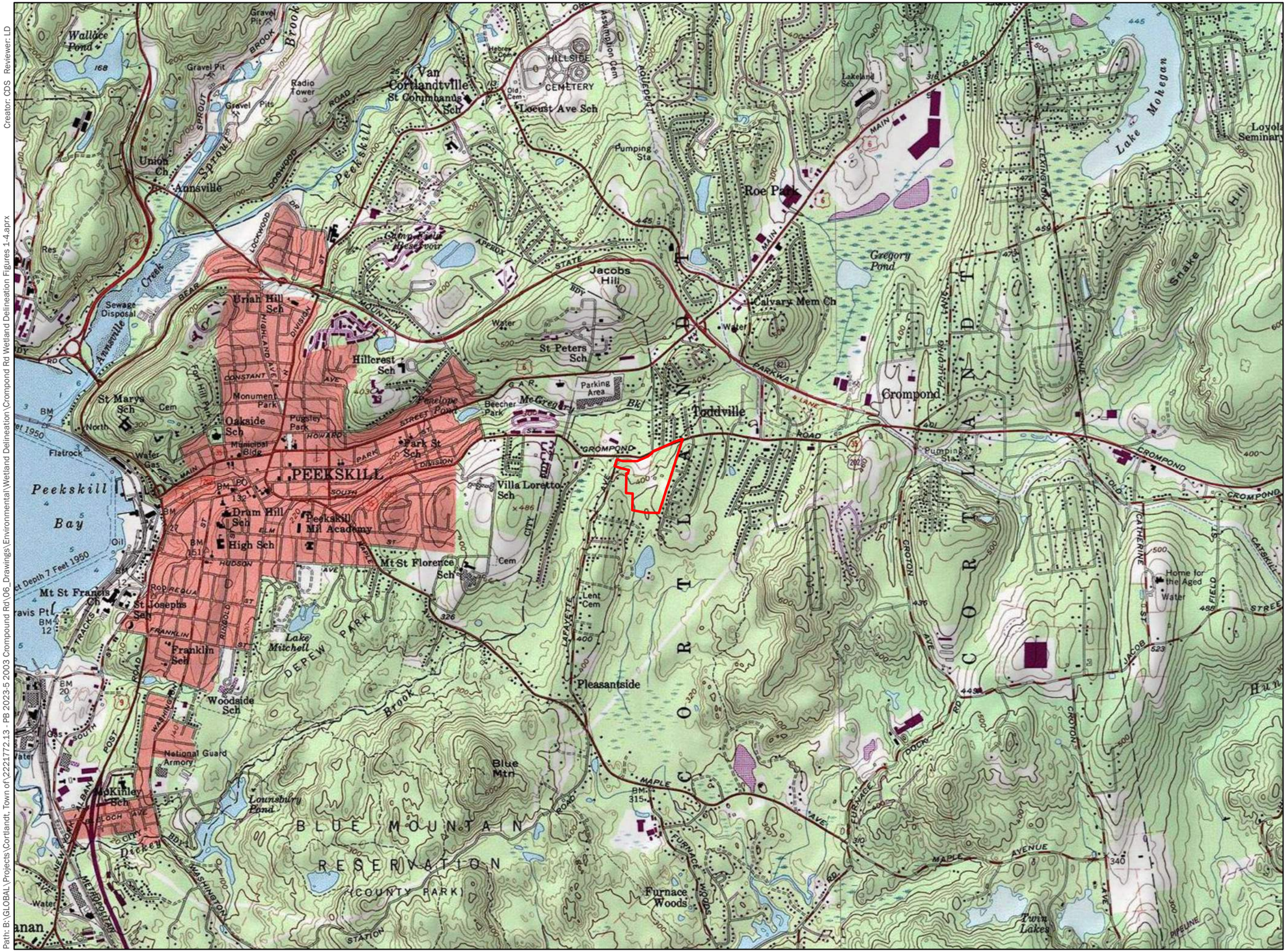
USDA, NRCS. 2022. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. US Department of Agriculture, Agriculture Handbook. 296p.

USDA-NRCS. 2024. Field Indicators of Hydric Soils in the United States, Version 9.0. L. M. Vasilas, A. Miller, J. F. Berkowitz. R. Griffin, and C. Moorberg (eds.). USDA, NRCS in cooperation with the National Technical Committee for Hydric Soils.

APPENDIX A

FIGURES

Path: B:\GLOBAL\Projects\Cortlandt, Town of\2221772.13 - PB 2023-5 2003 Crompound Rd\06_Drawings\Environmental\Wetland Delineation\Crompond Rd Wetland Delineation Figures 1-4.aprx Creator: CDS Reviewer: LD



LaBella
Powered by partnership.

Town of Cortlandt

Wetland and Stream Delineation Report

2003 Crompond Road Cortlandt, New York

N

0 1,000 2,000 Feet

1 inch = 2,000 feet

Legend

Study Area

Sources:
1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: ESRI USA Topo Map (Updated: 2019) in reference to USGS Topographic Peekskill Quadrangle (1957).

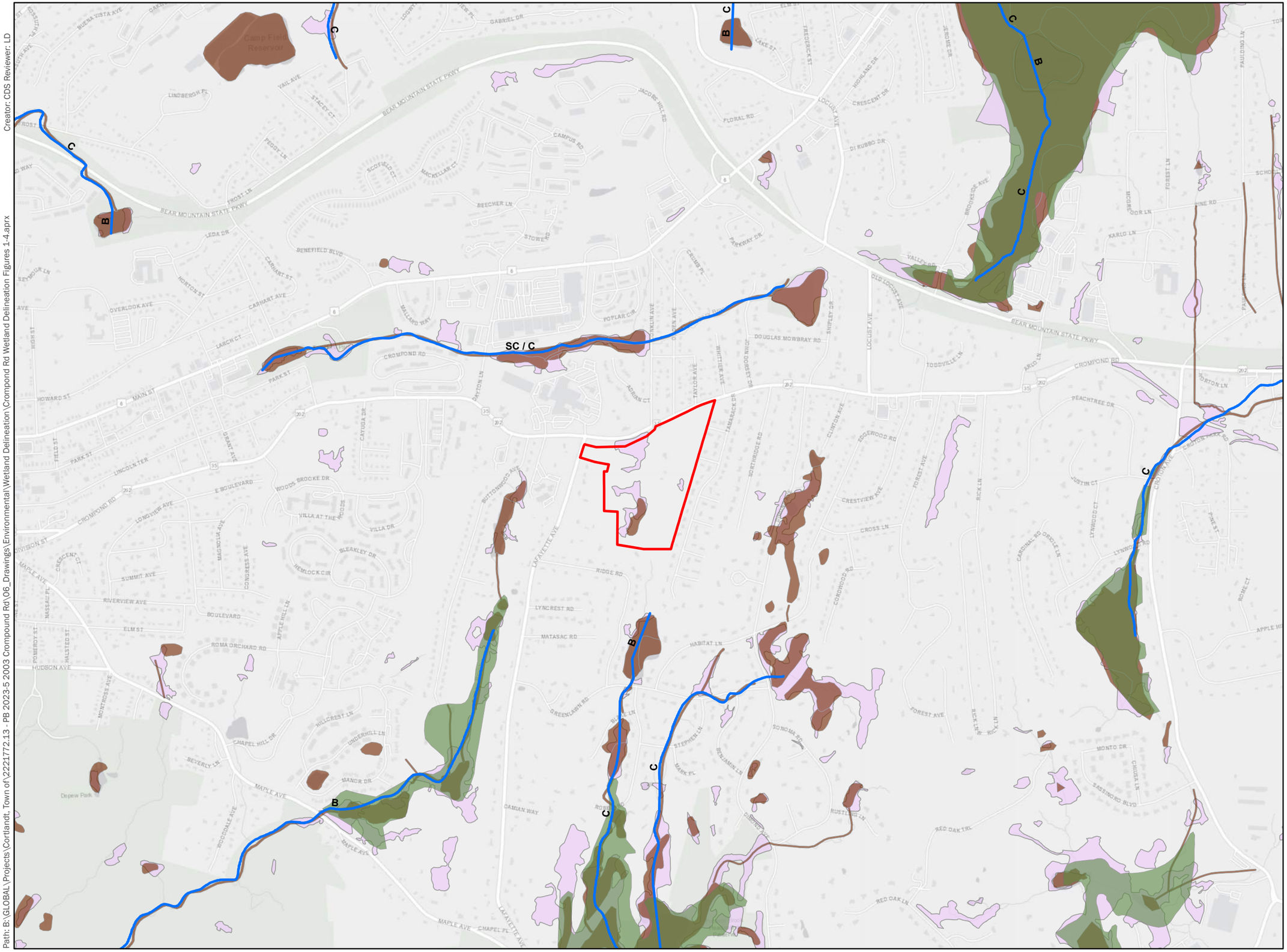
USGS Site Location

FIGURE 1

LaBella Project No: 2221772.13
Date: 7/8/2025

Creator: CDS Reviewer: LD

Path: B:\GLOBAL\Projects\Cortlandt, Town of\2221772.13 - PB 2023-5 2003 Crompound Rd\06_Drawings\Environmental\Wetland Delineation\Crompound Rd Wetland Delineation Figures 1-4.aprx



LaBella
Powered by partnership.

Town of Cortlandt

Wetland and Stream Delineation Report

2003 Crompond Road Cortlandt, New York

N

0 500 1,000 Feet

1 inch = 1,000 feet

Legend

- Study Area
- NYSDEC-Classified Stream

Informational Mapped Wetlands

- Previously Mapped NYSDEC Wetland
- Informational NYSDEC Freshwater Wetland
- National Wetlands Inventory

Sources:
1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: County of Westchester, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA, 2025

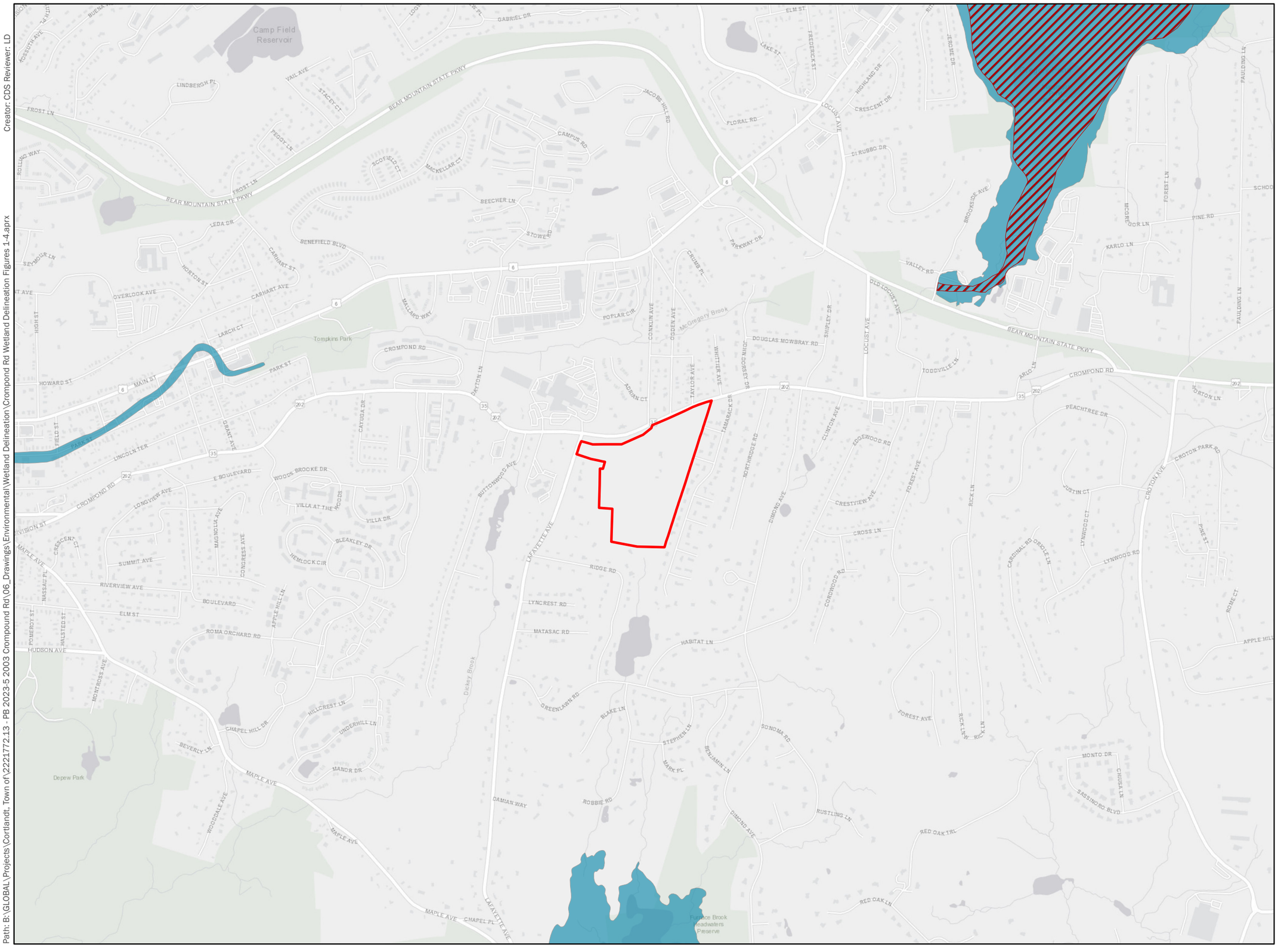
Mapped Wetland and Stream Resources

FIGURE 2

LaBella Project No: 2221772.13
Date: 7/10/2025

Creator: CDS Reviewer: LD

Path: B:\GLOBAL\Projects\Cortlandt, Town of\2221772.13 - PB 2023-5 2003 Crompound Rd\06_Drawings\Environmental\Wetland Delineation\Crompond Rd Wetland Delineation Figures 1-4.aprx



LaBella
Powered by partnership.

Town of Cortlandt

Wetland and Stream Delineation Report

2003 Crompond Road Cortlandt, New York

N

0 500 1,000 Feet

1 inch = 1,000 feet

Legend

- Study Area
- FEMA Floodway
- 100-Year FEMA Flood Zone

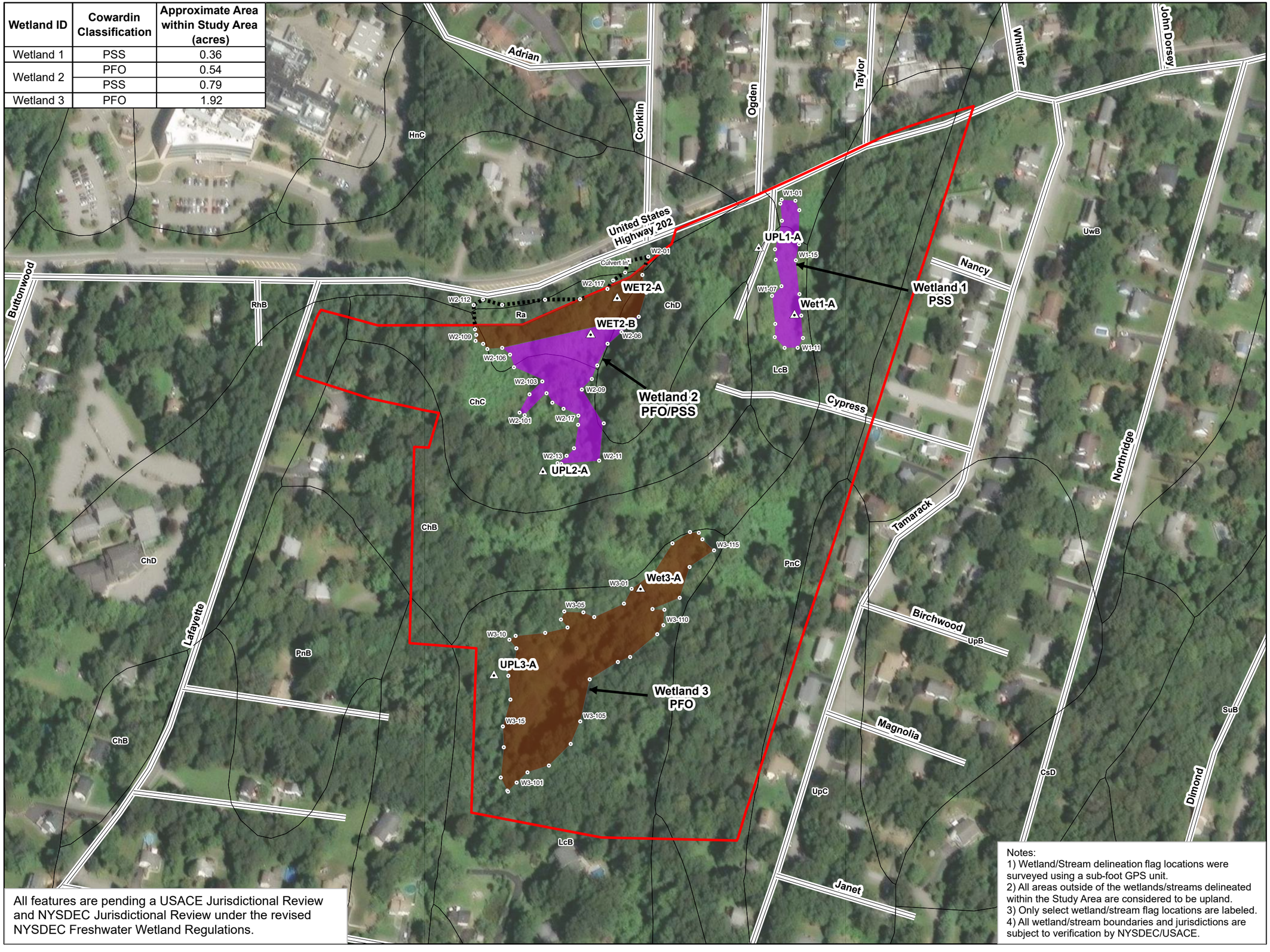
Sources:
1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: County of Westchester, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, 2025
3. FEMA Flood Zone: FIRM Panel #39119C0017F, Effective Date: 9/28/2007

FEMA Flood Zones

FIGURE 3

LaBella Project No: 2221772.13
Date: 7/9/2025

Wetland ID	Cowardin Classification	Approximate Area within Study Area (acres)
Wetland 1	PSS	0.36
Wetland 2	PFO	0.54
	PSS	0.79
Wetland 3	PFO	1.92



All features are pending a USACE Jurisdictional Review and NYSDEC Jurisdictional Review under the revised NYSDEC Freshwater Wetland Regulations.

Notes:
1) Wetland/Stream delineation flag locations were surveyed using a sub-foot GPS unit.
2) All areas outside of the wetlands/streams delineated within the Study Area are considered to be upland.
3) Only select wetland/stream flag locations are labeled.
4) All wetland/stream boundaries and jurisdictions are subject to verification by NYSDEC/USACE.

LaBella
Powered by partnership.

Town of Cortlandt

Wetland and Stream Delineation Report

2003 Crompond Road Cortlandt, New York

N

0 100 200 Feet

1 inch = 200 feet

Legend

- Study Area
- Data Point Location
- Wetland Flag Location
- Culvert
- Forested Wetland (PFO)
- Scrub-Shrub Wetland (PSS)
- Approximate Offsite Wetland Boundary
- Road
- Soil

Sources:
1. Study Area: Created by LaBella using information provided by the client.
2. Basemap: Maxar, 2025
3. Mapped soils data were obtained from the NRCS online Soil Data (soildatamart.nrcs.usda.gov).

Wetland and Stream Delineation Survey

FIGURE 4

LaBella Project No: 2221772.13
Date: 7/14/2025

Creator: CDS Reviewer: LD

Path: B:\GLOBAL\Projects\Cortlandt, Town of\2221772.13 - PB 2023-5 2003 Crompound Rd\06_Drawings\Environmental\Wetland Delineation\Crompond Rd Wetland Delineation Figures 1-4.aprx

APPENDIX B

Data Forms

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: WET1-A

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): side hill Local relief (concave, convex, none): concave Slope %: 3-7

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.291106 Long: -73.888324 Datum: NAD 83

Soil Map Unit Name: Leicester loam, 3 to 8 percent slopes, stony NWI classification: PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 1

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET1-A

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *None present*			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rosa multiflora*	20	Yes	FACU
2. *Ulmus americana*	5	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	25 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Onoclea sensibilis*	15	Yes	FACW
2. *Phalaris arundinacea*	15	Yes	FACW
3. *Lysimachia nummularia*	10	No	FACW
4. Microstegium vimineum	20	Yes	FAC
5. *Solidago gigantea*	10	No	FACW
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	70 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	10	Yes	FAC
2.			
3.			
4.			
	10 =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	55	x 2 =	110
FAC species	30	x 3 =	90
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	105 (A)		280 (B)

Prevalence Index = B/A = 2.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET1-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/2	100					Loamy/Clayey	
6-16	10YR 2/2	90	10YR 4/4	10	C	PL/M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** ____

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: UPL1-A

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Local relief (concave, convex, none): concave Slope %: 3-7

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.288934 Long: -73.890760 Datum: NAD 83

Soil Map Unit Name: Leicester loam, 3 to 8 percent slopes, stony NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No hydrology

VEGETATION – Use scientific names of plants.

Sampling Point: UPL1-A

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	10	Yes	FACU
2. *Juniperus virginiana*	10	Yes	FACU
3. *Tilia americana*	10	Yes	FACU
4.			
5.			
6.			
7.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Berberis thunbergii*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Ageratina altissima*	20	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	20	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	5	Yes	FAC
2. *Parthenocissus quinquefolia*	5	Yes	FACU
3.			
4.			
	10	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 28.6% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	5	x 3 =	15
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column Totals:	70 (A)		235 (B)

Prevalence Index = B/A = 3.36

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL1-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/1	100					Loamy/Clayey	
4-16	10YR 4/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: WET2-A

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): side hill Local relief (concave, convex, none): concave Slope %: 3-7

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.291216 Long: -73.889748 Datum: NAD 83

Soil Map Unit Name: Riverhead loam, 3 to 8 percent slopes NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 2

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
ground water

VEGETATION – Use scientific names of plants.

Sampling Point: WET2-A

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rosa multiflora*	20	Yes	FACU
2. *Ulmus americana*	5	No	FACW
3. *Acer rubrum*	10	Yes	FAC
4.			
5.			
6.			
7.			
	35	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Onoclea sensibilis*	15	Yes	FACW
2. *Phalaris arundinacea*	15	Yes	FACW
3. *Lysimachia nummularia*	10	No	FACW
4. *Symplocarpus foetidus*	20	Yes	OBL
5. *Rubus phoenicolasius*	10	No	FACU
6. *Phalaris arundinacea*	10	No	FACW
7.			
8.			
9.			
10.			
11.			
12.			
	80	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	10	Yes	FAC
2.			
3.			
4.			
	10	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	55	x 2 =	110
FAC species	30	x 3 =	90
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	135 (A)		340 (B)

Prevalence Index = B/A = 2.52

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET2-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					Mucky Sand	
4-14	10YR 4/2	80	10YR 4/6	20	C	PL/M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ? Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ? Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** ____

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: UPL2-A

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 10-20

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.290754 Long: -73.889549 Datum: NAD 83

Soil Map Unit Name: Charlton fine sandy loam, 15 to 25 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes _____	No X	**within a Wetland?** **Yes** _____ **No** X
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No hydrology

VEGETATION – Use scientific names of plants.

Sampling Point: UPL2-A

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	10	Yes	FACU
2.			FACU
3.			FACU
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera tatarica*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Sitobolium punctilobulum*			UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
		=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	25 (A)		95 (B)
Prevalence Index = B/A =			3.80

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL2-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 2/1	100					Loamy/Clayey	
5-17	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: WET2-B

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): side hill Local relief (concave, convex, none): concave Slope %: 3-7

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.290996 Long: -73.889963 Datum: NAD 83

Soil Map Unit Name: Raynham silt loam NWI classification: PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 2

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
ground water

VEGETATION – Use scientific names of plants.

Sampling Point: WET2-B

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	2	No	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	2	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rosa multiflora*	15	Yes	FACU
2. *Ulmus americana*	5	No	FACW
3. *Acer rubrum*	10	Yes	FAC
4. *Lonicera tatarica*	10	Yes	FACU
5.			
6.			
7.			
	40	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phragmites australis*	20	Yes	FACW
2. *Symplocarpus foetidus*	15	Yes	OBL
3. *Onoclea sensibilis*	15	Yes	FACW
4. *Carex stricta*	10	No	OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	10	Yes	FAC
2. *Amphicarpaea bracteata*	5	Yes	FAC
3. *Vitis labrusca*	10	Yes	FACU
4.			
	25	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1 =	25
FACW species	40	x 2 =	80
FAC species	27	x 3 =	81
FACU species	35	x 4 =	140
UPL species	0	x 5 =	0
Column Totals:	127 (A)		326 (B)

Prevalence Index = B/A = 2.57

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET2-B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					Mucky Sand	
4-14	10YR 4/2	80	10YR 4/6	20	C	PL/M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ? Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ? Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** ____

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: WET3-A

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): valley Local relief (concave, convex, none): concave Slope %: 3-7

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.289452 Long: -73.889577 Datum: NAD 83

Soil Map Unit Name: Raynham silt loam NWI classification: PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland 3

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
ground water

VEGETATION – Use scientific names of plants.

Sampling Point: WET3-A

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *None present*			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rosa multiflora*	15	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Lysimachia nummularia*	20	Yes	FACW
2. *Solidago gigantea*	15	Yes	FACW
3. *Juncus effusus*	10	Yes	OBL
4. *Microstegium vimineum*	10	Yes	OBL
5. *Impatiens capensis*	10	Yes	FACW
6. *Stellaria palustris*	10	Yes	FAC
7. *Mentha arvensis*	10	Yes	FACW
8.			
9.			
10.			
11.			
12.			
	85 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
	5 =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 88.9% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	55	x 2 =	110
FAC species	15	x 3 =	45
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	105 (A)		235 (B)

Prevalence Index = B/A = 2.24

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET3-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/2	100					Mucky Sand	
4-14	10YR 4/2	90	10YR 5/6	10	C	PL/M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** ____

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Evergreen Ave City/County: Cortlandt Manor/ Westchester Sampling Date: 6/17/2025

Applicant/Owner: Town of Cortlandt State: NY Sampling Point: UPL3-A

Investigator(s): Mark Kiburz Section, Township, Range: N/A

Landform (hillside, terrace, etc.): Local relief (concave, convex, none): concave Slope %: 3-7

Subregion (LRR or MLRA): LRR R, MLRA 144B Lat: 41.288934 Long: -73.890760 Datum: NAD 83

Soil Map Unit Name: Leicester loam, 3 to 8 percent slopes, stony NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No hydrology

VEGETATION – Use scientific names of plants.

Sampling Point: UPL3-A

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	10	Yes	FACU
2. *Ulmus americana*	10	Yes	FACU
3. *Fraxinus americana*	5	Yes	
4.			
5.			
6.			
7.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rosa multiflora*	15	Yes	FACU
2. *Berberis thunbergii*	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Alliaria petiolata*	20	Yes	FACW
2. *Trillium flexipes*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Celastrus orbiculatus*	5	Yes	UPL
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3.			
4.			
	15	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 22.2% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	10	x 3 =	30
FACU species	60	x 4 =	240
UPL species	5	x 5 =	25
Column Totals:	95 (A)		335 (B)

Prevalence Index = B/A = 3.53

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL3-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 2/1	100					Loamy/Clayey	
1-4	10YR 3/3	100					Loamy/Clayey	
4-16	10YR 4/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ____ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

APPENDIX C

Photo Log

Wetland and Stream Delineation Photos – Crompond Road

Cortlandt, NY – June 17, 2025



Photo of Wetland 1



Photo of PFO section of Wetland 2



Photo of PSS section of Wetland 2



Photo of Wetland 3



Photo of Wetland 3



Photo of upland forested area



Photo of upland forested area



Photo of upland forested area

APPENDIX D

Hydric Soil Map

Hydric Rating by Map Unit—Westchester County, New York
(Hydric Soil Map - Crompond Road)



Map Scale: 1:3,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 20, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	1	4.5	16.0%
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	0	4.6	16.5%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	0	2.4	8.6%
LcB	Leicester loam, 3 to 8 percent slopes, stony	42	7.1	25.6%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	6	0.0	0.0%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	2	7.0	25.0%
PnD	Paxton fine sandy loam, 15 to 25 percent slopes	1	0.1	0.4%
Ra	Raynham silt loam	91	0.8	2.7%
RhB	Riverhead loam, 3 to 8 percent slopes	0	0.0	0.2%
UhC	Urban land-Charlton complex, 8 to 15 percent slopes	8	0.3	1.2%
UpC	Urban land-Paxton complex, 8 to 15 percent slopes	5	0.5	1.7%
UwB	Urban land-Woodbridge complex, 3 to 8 percent slopes	10	0.6	2.1%
Totals for Area of Interest			**27.9**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

MLC Expansions LLC
2006 Albany Post Road
Croton-on-Hudson, NY 10520
914-455-0976

August 12, 2025

Town of Cortlandt
Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Re: 2006 Albany Post Road, Croton-on-Hudson, NY 10520
SBL:67.6-2-15
Planning Board Resolution No. 12-22
PB 2022-7

I am the owner of the building located at 2006 Albany Post Road, Croton-on-Hudson, NY. I am also the Owner and President of MCAS Roofing & Contracting, Inc., which is run out of this location.

On September 6, 2022, the Planning Board re-renewed our Special Permit for a Specialty Trade Contractor under RESOLUTION NO. 12-22 which expires on October 10, 2025. I am re-applying for this Special Permit for my trade.

MCAS Roofing & Contracting, Inc. has continued to maintain a respectable business in the Town of Cortlandt. We have received no complaints, followed all rules and regulations, and have continued to maintain a good reputation among our happy customers and add to the local business revenues.

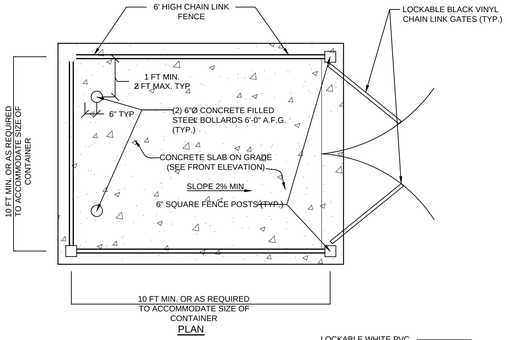
Since the previous renewal in 2022, there have been no changes to this property or its usage.

I am now applying for the renewal of my Specialty Trade Permit.

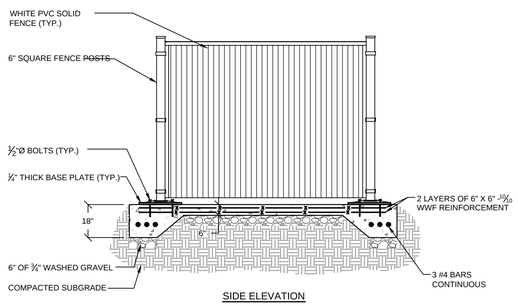
Respectfully,

Michael J. Casolaro

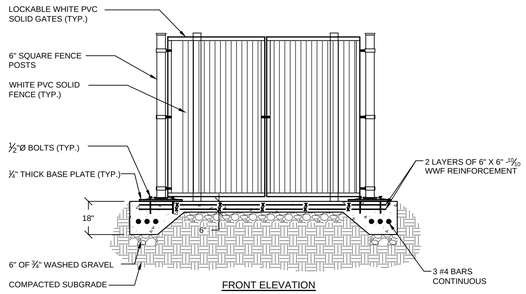
Michael J. Casolaro
MLC Expansions, LLC



PLAN



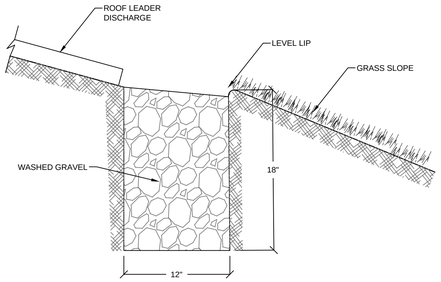
SIDE ELEVATION



FRONT ELEVATION

S-1 TRASH ENCLOSURE DETAIL

NOT TO SCALE

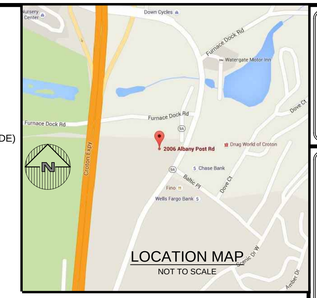


D-1 ROOF LEADER DISCHARGE DETAIL

NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:	MCAS ROOFING & CONTRACTING INC. 3342 PETER LANE YORKTOWN HEIGHTS, NY, 10598
PROJECT LOCATION:	2006 ALBANY POST ROAD CORTLANDT, NY, 10520
EXISTING TOWN ZONING:	HC, HIGHWAY COMMERCIAL
PROPOSED USE:	HC, HIGHWAY COMMERCIAL (SPECIALTY TRADE)
TOWN TAX MAP DATA:	SECTION 67.06, BLOCK 2, LOT 15
SITE AREA :	.4117 ACRES (17,935 SF)
SEWAGE FACILITIES:	SEPTIC SYSTEM
WATER FACILITIES:	PUBLIC WATER FACILITIES


Furnace Dock Rd
Furnace Dock Rd
Croton Expy
2006 Albany Post Rd
Drag World of Croton
Chase Bank
Wells Fargo Bank
Dunn Ct
Dunn Ct
Dunn Ct

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

MCAS Roofing & Contracting, Inc.

Name of Action or Project:
Renewal of Speciality Trade Permit

Project Location (describe, and attach a location map):
2006 Albany Post Road Croton-on-Hudson (Cortlandt Manor) NY 10520

Brief Description of Proposed Action:
Renewal of Specialty Trade Permit - No changes to be made

Name of Applicant or Sponsor:	Telephone: 914-455-0976
Michael Casolaro - MCAS Roofing & Contracting Inc.	E-Mail: mike@mcasroofing.com

Address:
2006 Albany Post Road

City/PO:	State:	Zip Code:
Croton-on-Hudson (Cortlandt Manor)	NY	10520

	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 governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 0.4117 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.4117 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
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: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

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

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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Michael J. Casolaro Date: 08/12/2025

Signature: Michael J. Casolaro

PRINT FORM