TOWN OF CORTLANDT
PLANNING BOARD

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Karen Timko, *Alternate*
Kellan Cantrell, *Alternate*

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

Planning Staff email:
chrisk@townofcortlandtny.gov

Town Supervisor
Richard H. Becker, MD

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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

https://us02web.zoom.us/j/87467128490?pwd=aaflDFSXw3pJTbeaKlyJqhTkxRXDvl.1

WORK SESSION……..….JANUARY 6, 2026 6:00 PM

1. Discuss January 6, 2026 Regular Planning Board Meeting Agenda.

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

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

PB 2023-5 **a.** Letter dated December 23, 2025 from David Steinmetz, Esq. requesting the 8th, 90-day time extension of Final Plat Approval for the Evergreen Subdivision located at 2003 Crompond Road.

6. RESOLUTIONS

PB 2025-14 **a.** Application of Teatown Lake Reservation Inc. for renewal and modification of a Special Permit for a Private Nature Preserve to conduct summer camp programs and weekday public programs and for a Tree Removal permit to implement a meadow management plan at Cliffdale Farm for property located on the north side of Teatown Road, approximately 3,000 feet east of Quaker Ridge Road. (see prior PB's 10-10, 5-15, 2020-14)

PB 2025-3 **b.** 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 November 20, 2025.

PB 2024-6 **c.** 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 October 23, 2025.

7. PUBLIC HEARING (ADJOURNED FROM NOVEMBER MEETING)

PB 2025-7 **a.** Public Hearing: Application of the Yeshiva Ohr Hameir for Site Plan approval, an amended Special Permit for a University, College or Seminary and a Wetland Permit for a proposed 51,730 sq. ft. dormitory building, the repurposing of other buildings on site, and site improvements including stormwater, landscaping and building façade renovations located at the existing Yeshiva Ohr Hameir campus at 141 Furnace Woods Rd. Drawings latest revised December 17, 2025. (see prior PB 7-09)

8. PUBLIC HEARING (NEW)

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

9. OLD BUSINESS

PB 2025-17 **a.** Application of 2051 Cortlandt Holding, LLC for Amended Site Plan approval for the addition of 5 parking spaces at the existing gas station located at 2051 E. Main St. Drawing latest revised December 22, 2025. (see prior PB 2019-1)

PB 2025-8 **b.** 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 December 23, 2025.

10. ADJOURNMENT

Next Regular Meeting; TUESDAY, FEBRUARY 3, 2026 at 6:30* PM
Agenda information is also available at www.townofcortlandt.com

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

ZARIN & STEINMETZ LLP

David S. Steinmetz
david@zarin-steinmetz.com
Also admitted in DC

December 23, 2025

Via Town's Online Application Portal (ID No. PBCK-23-13)

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: Evergreen Manor
Application for Preliminary and Final Subdivision – extension request
2003 Crompond Road, Section 33.12 Block 2 Lots 1, 7 & 8 (the "Property")

Dear Chairperson Kessler and Members of the Planning Board:

As you all know, our Firm represents VS Construction Corp. (the "Applicant" or "VS Construction"), owner of the above-referenced Property in connection with the Town's Medical Oriented District ("MOD"). We received Final Subdivision Plat approval from your Board in 2023. We are now approaching the expiration of that approval and we hereby request a further extension. Our clients and engineering team have been working with the Town and County to finalize the utilities, including storm water and sewer design, and related details, such that the County can indeed sign off on the Plat Map. That process is not yet complete, although we do expect it to be done shortly.

We look forward to appearing before your Board at your January 2026 meeting. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ LLP

David S. Steinmetz

By: _____
David S. Steinmetz
Brian T. Sinsabaugh

Copied (via email):
VS Construction Corp.
DTS Provident Design Engineering, LLP
Michael Cunningham, Esq.
Chris Kehoe, AICP

DRAFT

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

WHEREAS, the application of VS Construction Corp. for Preliminary and Final Plat approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for a proposed 2-lot major subdivision of an approximately 28.6-acre parcel of property and for a Wetland Permit pursuant to Chapter 179, a Tree Removal pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code only for the proposed .958 acre road parcel as shown on a drawing entitled "Subdivision of Property prepared for V.S. Construction Corp." prepared by Daniel Merritts, P.L.S. latest revision dated October 23, 2023 and as shown on an 11 page set of improvement drawings entitled "2003 Crompond Road, Subdivision Application" prepared by Gerhard Schwalbe, P.E. latest revision dated November 1, 2023 was approved on November 8 , 2023 by PB Res. 15-23, and

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

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

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

NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 8th, 90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on April 30, 2026.

TO BE CONSIDERED FOR ADOPTION: JANUARY 6, 2026

TEATOWN

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Ossining, NY 10562

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September 22, 2025

Mr. Steven Kessler, Chairman
1 Heady St
Cortlandt Manor, NY 10567

RE: Special Use Permit Renewal of PB2020-14 / Site Plan Amendment for Tree Removal

Dear Mr. Kessler,

Teatown Lake Reservation herewith submits its application for renewal of PB2020-14, a Special Use Permit and Site Plan Amendment. Teatown is currently undergoing an historic, multi-generational renovation project that is expected to finish by June 2027. Due to construction, we will be losing access to key program areas and are seeking the ability to temporarily relocate these programs to Cliffdale for the duration of the project. Additionally, Teatown would like to retain the ability to utilize Cliffdale's unique habitats to expand winter programming in the future.

We request a renewal of our Special Use Permit with these adjustments, including temporary housing of rehabilitated wildlife during project construction; temporary accommodation of afterschool programming; permanent expansion of bus limits to accommodate increased school demand; and license to conduct year-round programming at the site. Additional narrative and supporting documents related to the removal of trees and meadow management are provided.

Sincerely,

Alan Sorkin
Managing Director

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PROPOSED CLIFFDALE PROGRAM SUMMARY

December 1 2025 – November 30 2030

SCHOOL PROGRAMMING (Busing Only 140 TOTAL)

SPRING (April 1 – June 15, Monday – Friday).
FALL (September 1 – November 30, Monday – Friday).
WINTER* (November 30 – March 31st, Monday - Friday).

Maximum of 140 school buses will be used per school year during construction; after completion of construction, maximum of 95 school buses will be used per school year. A maximum of 3 school buses each day would service the school programming, note most programming takes place in the morning. Buses shall remain on site during programming. No more than 4 staff vehicles and 2 chaperone vehicles per program session (i.e. one session is the morning program, another session is the afternoon program).

During campus renovation, the Grow Wild Outside afterschool program, supported by the Westchester County Youth Bureau (a program that exposes underserved youth to high quality nature education) will temporarily relocate to Cliffdale Farm. Once construction is complete, it will revert to Teatown's main campus. Maple sugaring activities will temporarily relocate from main campus to Cliffdale, but will return to main campus after construction concludes.

Teatown would like to retain the ability to utilize Cliffdale's unique habitats to expand winter programming in the future. This would bring our total of buses to approximately 95 for the academic year. In summary, Teatown historically averaged 75 buses per school year; this is projected to increase to 140 buses during the renovation and revert to a steady state of 95 buses or less once the renovation is completed.

SUMMER CAMP PROGRAMMING

8 weeks of summer camp programming during June, July, and August.
Maximum of 2 groups of 16 children.

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Busing children from the remote site to Cliffdale will occur after enrollment exceeds 8 children per day.
The buses transporting these children will not remain on-site during the program but will not make more than 2 round trips per day.

WEEKEND PUBLIC PROGRAMMING

April – November, programs offered on Friday evening and a maximum of 3 time slots each weekend.
Programs may include bird walks, Native American lifeways, miscellaneous nature themes, etc.
Maximum number of programs will be 16 per year:

- 11 events will be permitted with 1-20 attendees
- 3 events will be permitted with 1-30 attendees
- 2 events will be permitted with 1-50 attendees

One staff vehicle per 10 attendees and one for each part thereof (i.e. for either 11 or 15 attendees Teatown would have 2 staff vehicles.

WEEKDAY PUBLIC PROGRAMMING

8 YEARS OF AGE AND OLDER

- Will use busing from a remote site to Cliffdale occasionally.
- Average group size 15 per program and the maximum will be 25 per program
- Maximum number of programs is 40 per year.
- Buses shall remain on site during programming.
- No more than 3 staff vehicles per program session.

GENERAL CONDITIONS

- Teatown shall use reasonable efforts to ensure that no buses larger than school buses are used to access its programs including the turning away of these buses.
- Teatown shall use reasonable efforts to ensure that all buses access the site solely via Quaker Ridge Road including the turning away of buses from Spring Valley Road.
- Staff include staff members, interns, apprentices and volunteers who are performing staff functions.

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- Staff vehicle trips do not include emergency trips, trips taken for maintenance and repair at Cliffdale, its fields, its trails, its structures or its equipment, trips taken in connection with general Teatown business, personal trips by any Teatown staff member who lives in residence at Cliffdale, trips by any residence of the Cliffdale house, or other trips taken for reasons other than to support the particular program they refer to.
- Teatown shall use all reasonable efforts to reduce staff vehicle trips on Teatown Road.
- Inclement Weather Policy – All school programs are cancelled if any of the following school districts announce closures: Cortlandt, Croton-on-Hudson, New Castle, Ossining, and/or Yorktown.

ANIMALS OF CLIFFDALE FARM

Permit 2025 – 20230

10 temporary mews within a secured existing perimeter fence and limited public interaction. 21 animals including 4 mammals, 4 corvids, 8 raptors, 2 songbirds and 3 reptiles.

- DEC Education/Exhibition #15 expires 3/18/26
- USFW Special purpose possession - Live and Dead migratory bird #MB782933 expires 3/31/28
- USDA Class C - Exhibitor Certificate #21-C-0412 Customer #37618 expires 6/18/28

Cliffdale Bus Use

	2024-2025 Actual Buses	2025 - 2026 Projected Buses		
Month	School Programming	School Programming	After School Programming*	Total 2025 - 2026 Buses
Sept	5	5	4	9
Oct	16	15	8	23
Nov	10	15	2	17
Dec	2	0	6	6
Jan	0	0	6	6
Feb	0	5**	4	9
March	0	10**	8	18
April	18	15	8	23
May	14	15	4	19
June	7	10	0	10
Totals	72	90	50	**140**

*After school programing moving from main campus to Cliffdale for School year 2025-2026, will return to main campus when construction concludes

**Maple sugaring activities moving from Nature Center to Cliffdale for Winter 2026, will return to main campus when construction concludes

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Cliffdale Meadow Restoration Proposal
Teatown Lake Reservation
September 22, 2025

Teatown maintains approximately 35 acres of meadow habitat at Cliffdale Farm on Teatown Road in the Town of Cortlandt. The meadows at Cliffdale are predominately warm season grasses and a diverse array of native sedges and wildflowers. However, like most other early successional habitats in the northeast, the meadow is significantly declining. Portions of the meadows are now heavily invaded by invasive plants and fragmented by hedgerows and trees. This is unsuitable habitat for grassland nesting birds which require a minimum of 10 acres of uninterrupted open space. Teatown has developed a Cliffdale Meadows Management Plan (see Appendix 1).

Invasives such as Amur pepper vine, multiflora rose, and black swallowwort are beginning to overtake the meadow. Over 70% of species dependent on these habitats are showing decline such as bobolinks, eastern meadowlarks, American woodcocks, monarch butterflies and various native bees. Meadows like Cliffdale are incredibly important for wildlife that need open spaces and a diverse selection of plants for food and shelter.

In June 2025, Teatown was awarded a $80,000 grant from the Land Trust Alliance's New York State Conservation Partnership Program to conduct meadow restoration and hedgerow removal at Cliffdale. The proposed project includes:

- Developing a 3–5-year management plan that specifies priorities, strategies, and timing with the inclusion of an annual stewardship calendar
- Reduce the number of invasive species such as autumn olive, multiflora rose, and black swallowwort in the meadow using mechanical and chemical removal. This will be done by Teatown staff, paid contractors and volunteers.
- Remove a hedgerow of 1,000 linear feet between the meadows to reduce habitat fragmentation which will give wildlife (birds in particular) larger, uninterrupted

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open space, reduce predator perches, and improve grassland bird nesting. Reduces invasive plant propagule pressure to the adjacent meadows as well.

- Increase the biodiversity of the meadow with the installation of new native plants through seeding and the planting of plugs
- Educate the public about the ecological importance of meadows through interpretive signage, newsletters, and educational lecture series.

In 2020 as part of Teatown's Special Use Permit and Site Plan (PB2020-14 and Resolution No. 4-21) Teatown was approved to remove 675ft of stone wall as well as 83 trees and revegetate the site. Given the success of the previous project Teatown now requests to expand the project by removing an additional 48 trees (7 are currently dead) of various sizes. A Tree Removal Permit is currently being submitted in addition to this Special Use Permit Renewal and Site Amendment request.

The work done for this meadow restoration work will be in line with the aesthetic of Cliffdale and Teatown Road. The trees and hedgerows along the edge of Teatown Road will be unaffected, so there will be minimal change from the outside of the property (see Tree Site Map and Photos beginning on page 7 for location of trees to be removed). The land will not be regraded and will be returned to a more historic representation of meadow lands in the region. This project will eventually create a large network of connected meadows that will bring unique bird species to Cortlandt.

TEATOWN

Teatown Lake Reservation
Cliffdale Special Use Permit Renewal Request
Replanting Plan

As part of Teatown's overall meadow management and in response to Teatown's Special Use Permit Renewal and Site Plan Amendment, Teatown Stewardship Staff have proposed the following Replanting Plan for Cliffdale.

Site 1 – Tree Removal and Seed Installation

After removal of the 48 trees along the hedgerow, stewardship staff will remove invasives and reseed with a native meadow mix featuring the following species:

Bergamot (*Monarda fistulosa*)
Butterfly Weed (*Asclepias tuberosa*)
Common Milkweed (*Asclepias syriaca*)
Joe Pye Weed (*Eupatorium fistulosum*)
Switch Grass (*Panicum virgatum*)
Little Bluestem (*Schizacharium scoparium*)

The seeding will be approximately 0.75 acres (16 lbs. of seed mix) along the hedgerow and will be a mix of seed purchased from Hanover Hilltop and Ernst Conservation Seed.

Site 2 – Meadow Seed Mix and Plug Installation

As part of Teatown's ongoing Meadow management 1.5 acres of seeds (32 lbs. of seed mix) and a mix of native plugs will be installed within the meadow near the hedgerow. The seeding and plugs will consist of the same species proposed in Site 1 and will be sourced from Hanover Hilltop and Ernst Conservation Seed along with Teatown's own plant propagation program.

Site 3: Tree and Shrub Planting

Approximately 50 native shrubs and 50 native trees will be planted in an area where Teatown has already begun forest regeneration. Building off a Regeneron volunteer day last year where 65 trees and shrubs were planted, Teatown will add an additional 100 saplings and shrubs to the area. Tree and shrub selection will be determined by the seasonal availability of species offered through the DEC Spring Seedling Sale. Sizes will vary from bareroot seedlings to 1 gallon depending on availability.

TEATOWN

The following species are proposed:

Trees

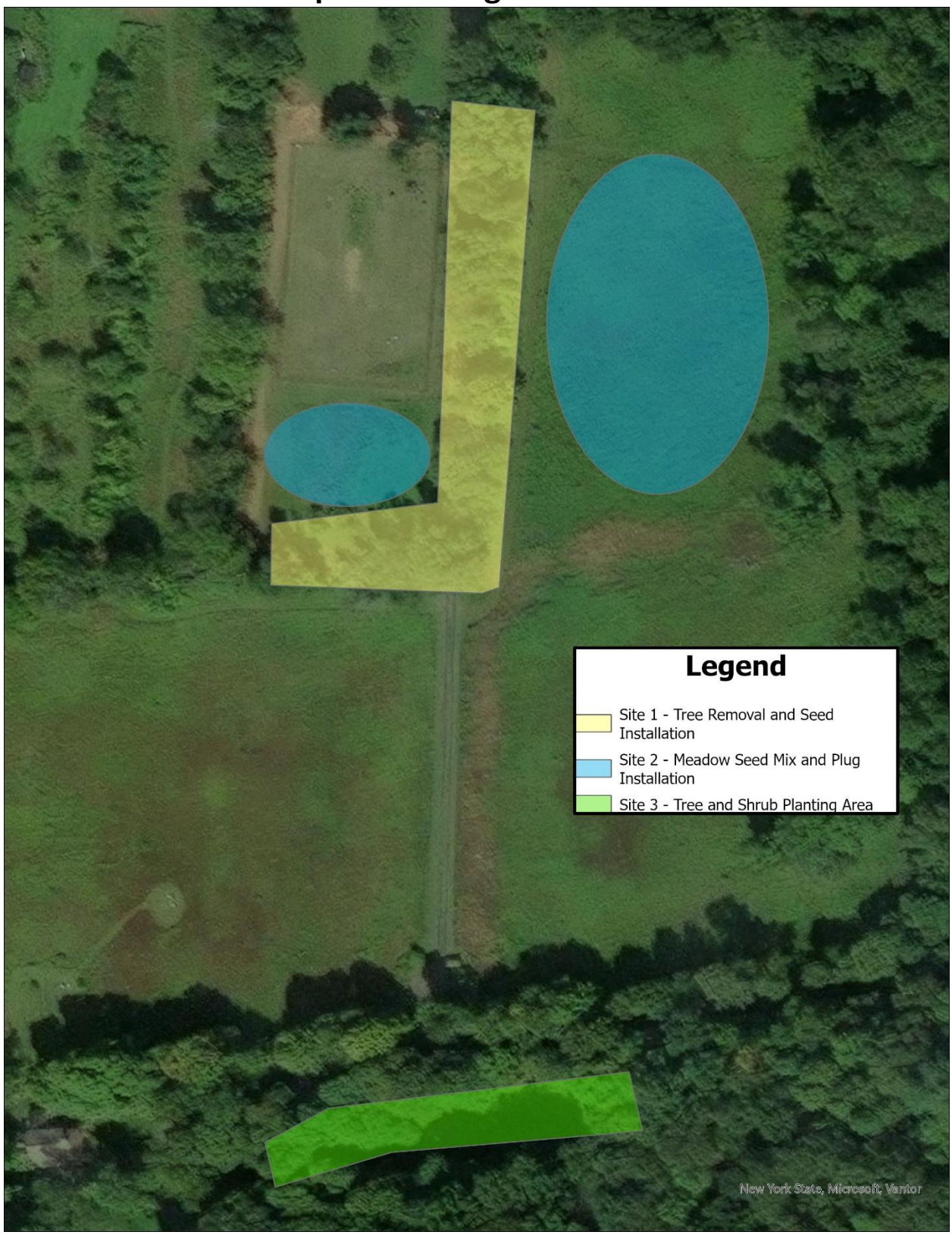
Quercus rubra (Northern red oak)
Quercus alba (White oak)
Acer rubrum (red maple)
Carya glabra (Shagbark hickory)
Cornus florida (Flowering dogwood)

Shrubs

Hamamelis virginiana (Witch-hazel)
Carpinus caroliniana (Muscle wood)

TEATOWN

Proposed Revegetation Plan



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

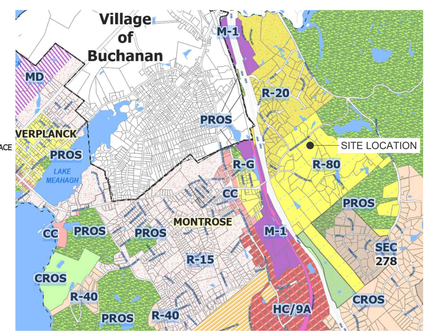
1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED 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

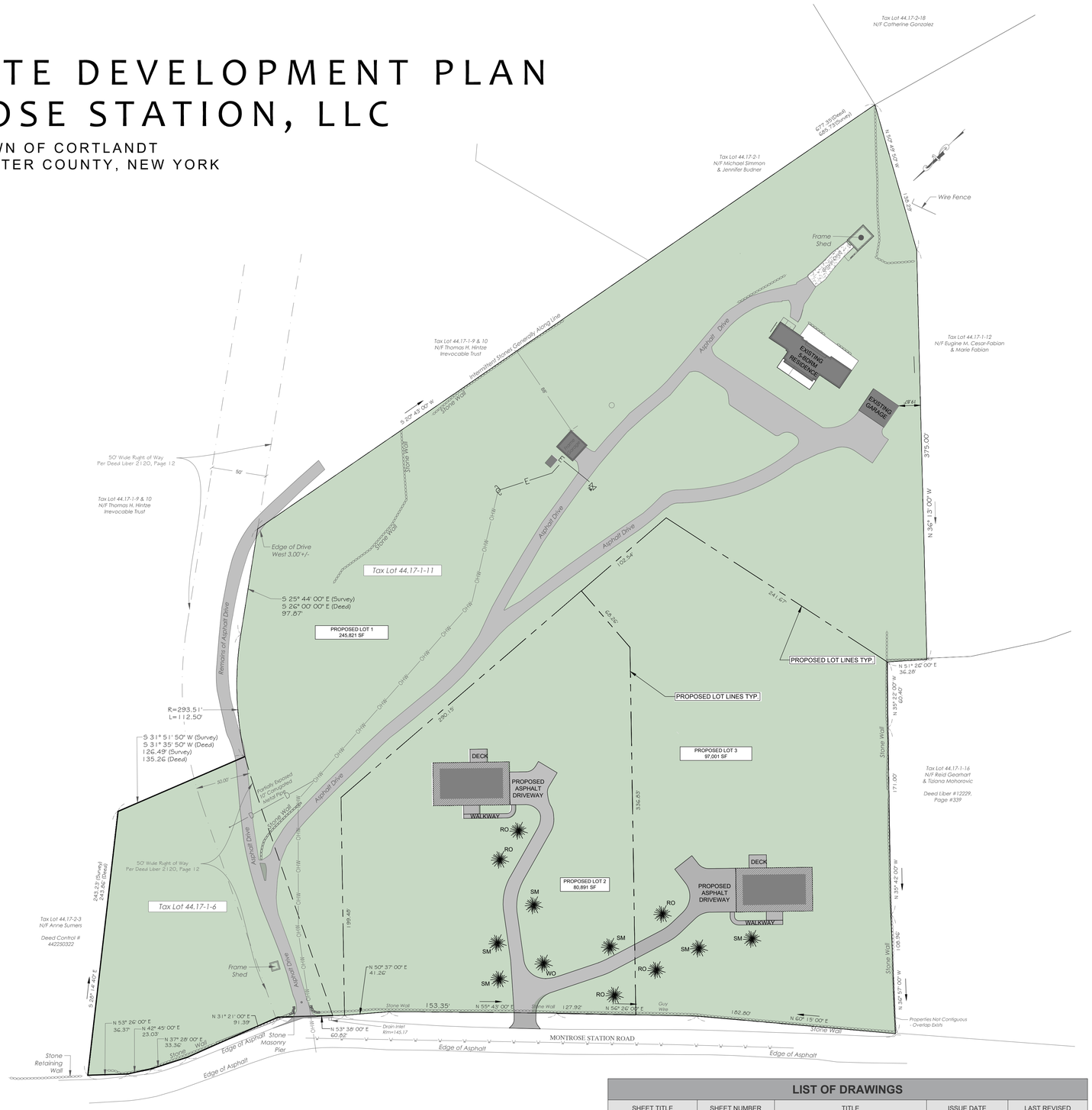
1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. 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	



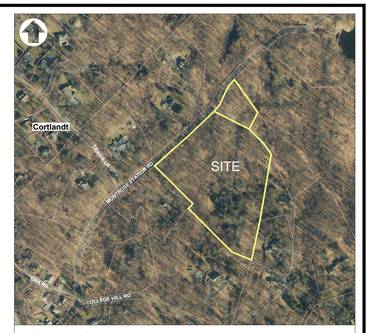
TOWN OF CORTLANDT ZONING MAP
NTS



PROPOSED SUBDIVISION LAYOUT
SCALE: 1" = 50'

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-1.1	1 OF 7	COVERSHEET	1/22/2025	11/19/2025
EX-2.1	2 OF 7	EXISTING CONDITIONS / TREE REMOVAL PLAN	1/22/2025	11/19/2025
SP-3.1	3 OF 7	PRELIMINARY SUBDIVISION PLAT	7/22/2025	11/19/2025
UG-4.1	4 OF 7	UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN	1/22/2025	11/19/2025
UG-4.2	5 OF 7	UTILITY + GRADING PLAN / PROFILES	11/19/2025	11/19/2025
ESC-4.1	6 OF 7	EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS	1/22/2025	11/19/2025
CD-5.1	7 OF 7	CONSTRUCTION DETAILS	1/22/2025	11/19/2025



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
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
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 7 | 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.

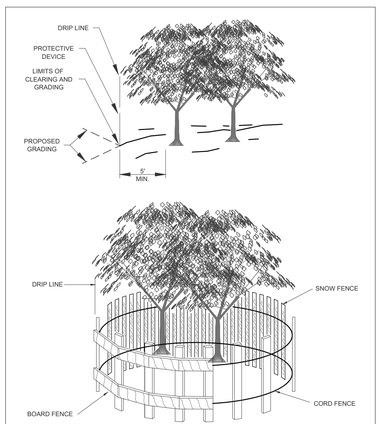
6) WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.

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	248	254	502
TREES TO BE REMOVED	150	67	217
TREES TO REMAIN	98	187	285
TREES TO BE PLANTED:	12		

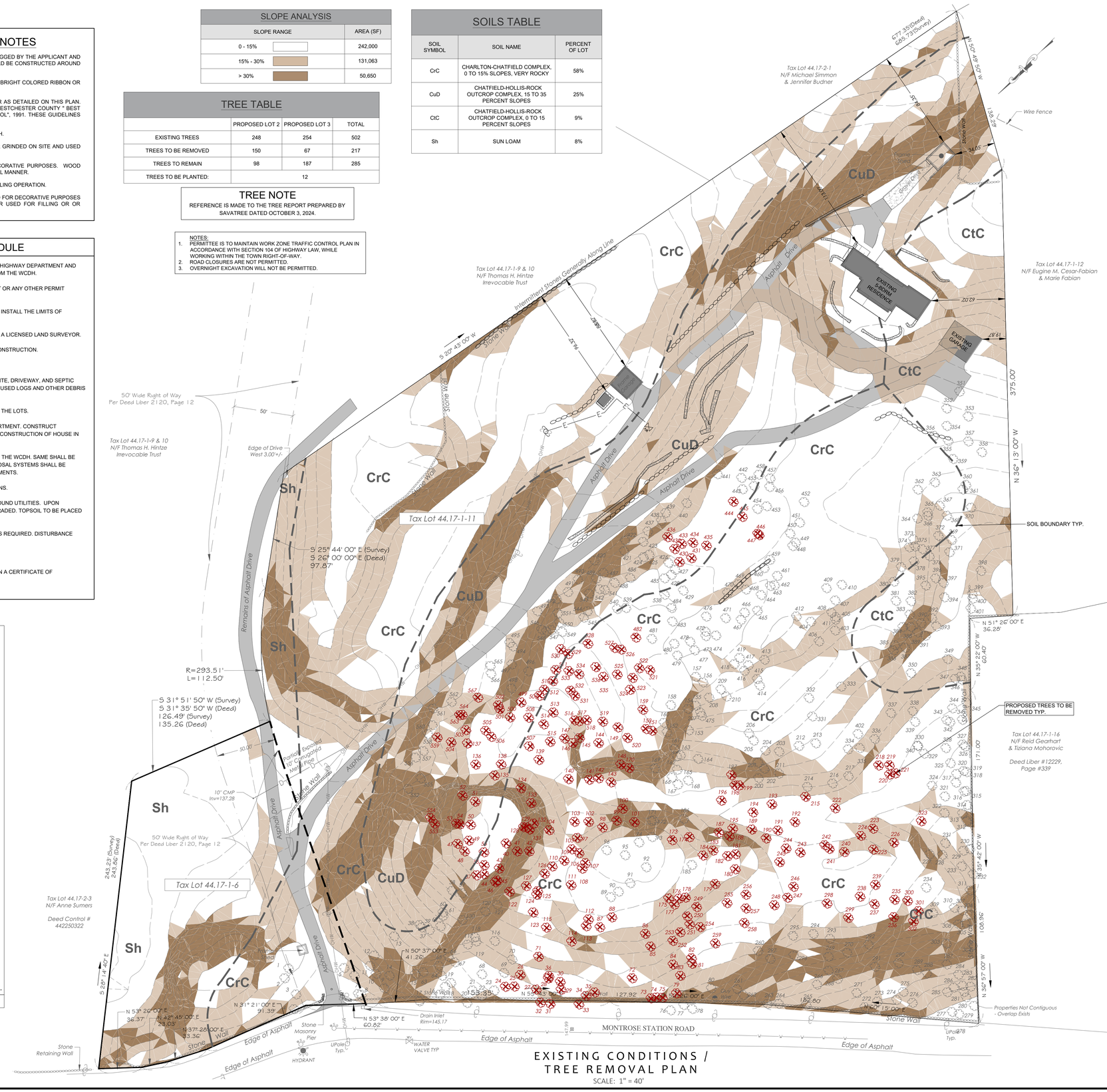
TREE NOTE

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.

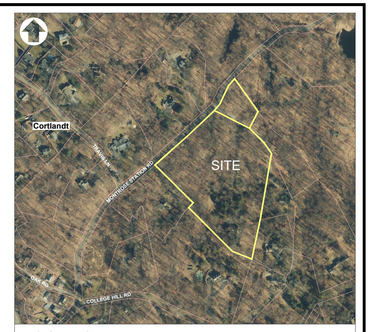
SOILS TABLE

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.
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- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
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

EXISTING CONDITIONS / TREE REMOVAL PLAN

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

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 OF PRINCIPAL BUILDING
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.

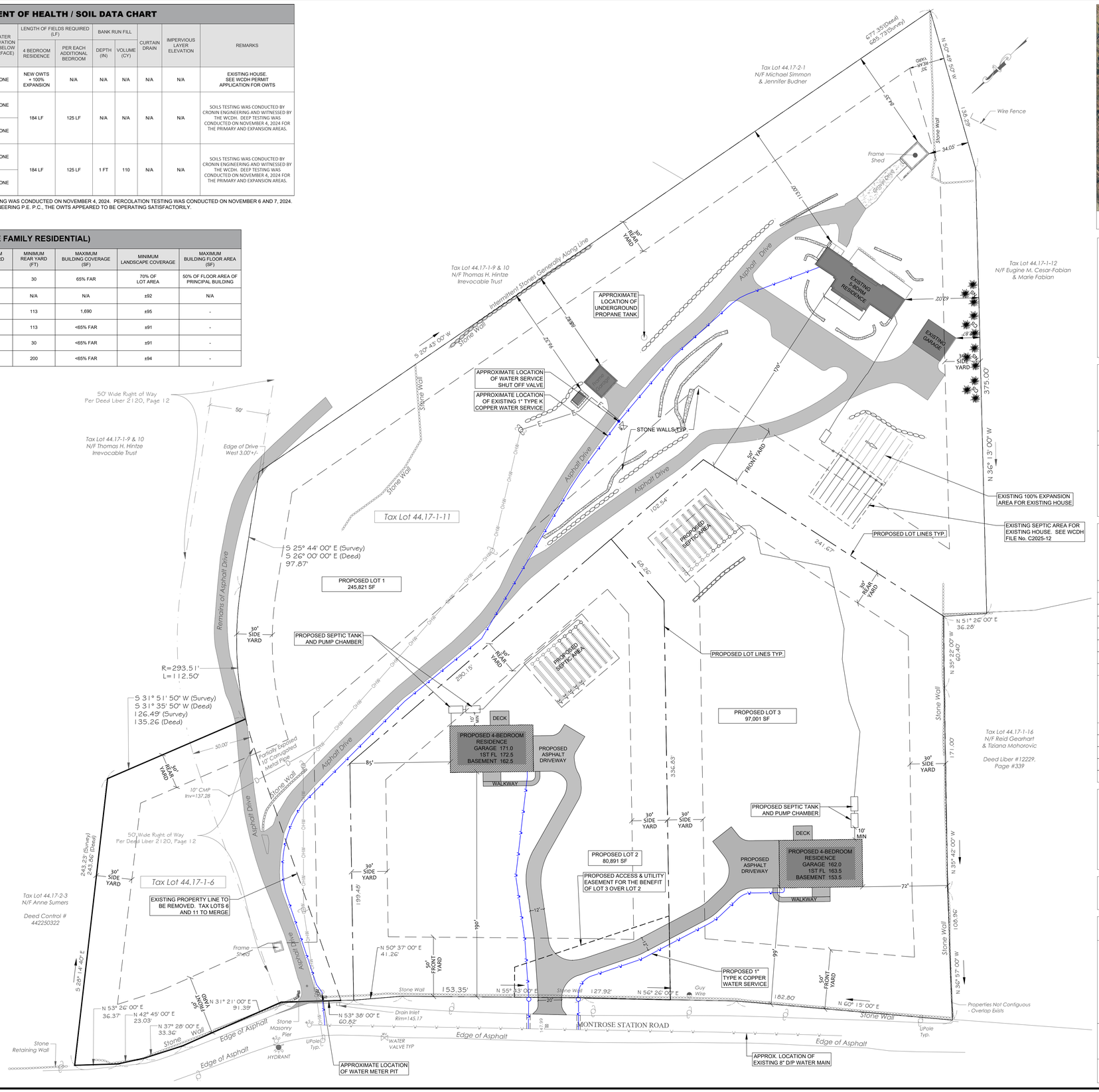
SIGNED THIS _____ DAY OF _____, 20_____ BY

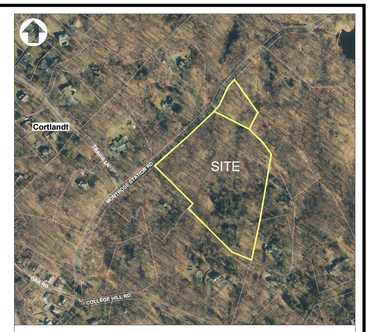
_____
CHAIRPERSON OF THE PLANNING BOARD

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 DATE
ON BEHALF OF THE DEPARTMENT OF HEALTH





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

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- AUTHORIZATION No. 028856

REVISIONS

#	REASON	DATE
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1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

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SUBLOT:	-----
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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

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PROFESSIONAL ENGINEERING & CONSULTING
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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

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
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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 APPROVAL AUTHORITY.
16. ALL PROPOSED DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN WITH CONSIDERATION OF THE SOILS LIMITATIONS CHARACTERISTICS CONTAINED IN THE IDENTIFICATION LEGEND, WESTCHESTER COUNTY SOILS SURVEY, 1989, AS PREPARED BY THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.
17. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.
18. NO ORGANIC MATERIAL OR ROCK WITH A SIZE THAT WILL NOT ALLOW APPROPRIATE COMPACTION OR COVER BY TOPSOIL SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
19. COMPACTION OF FILL MATERIALS IN FILL AREAS SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES.

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

IMPERVIOUS AREA

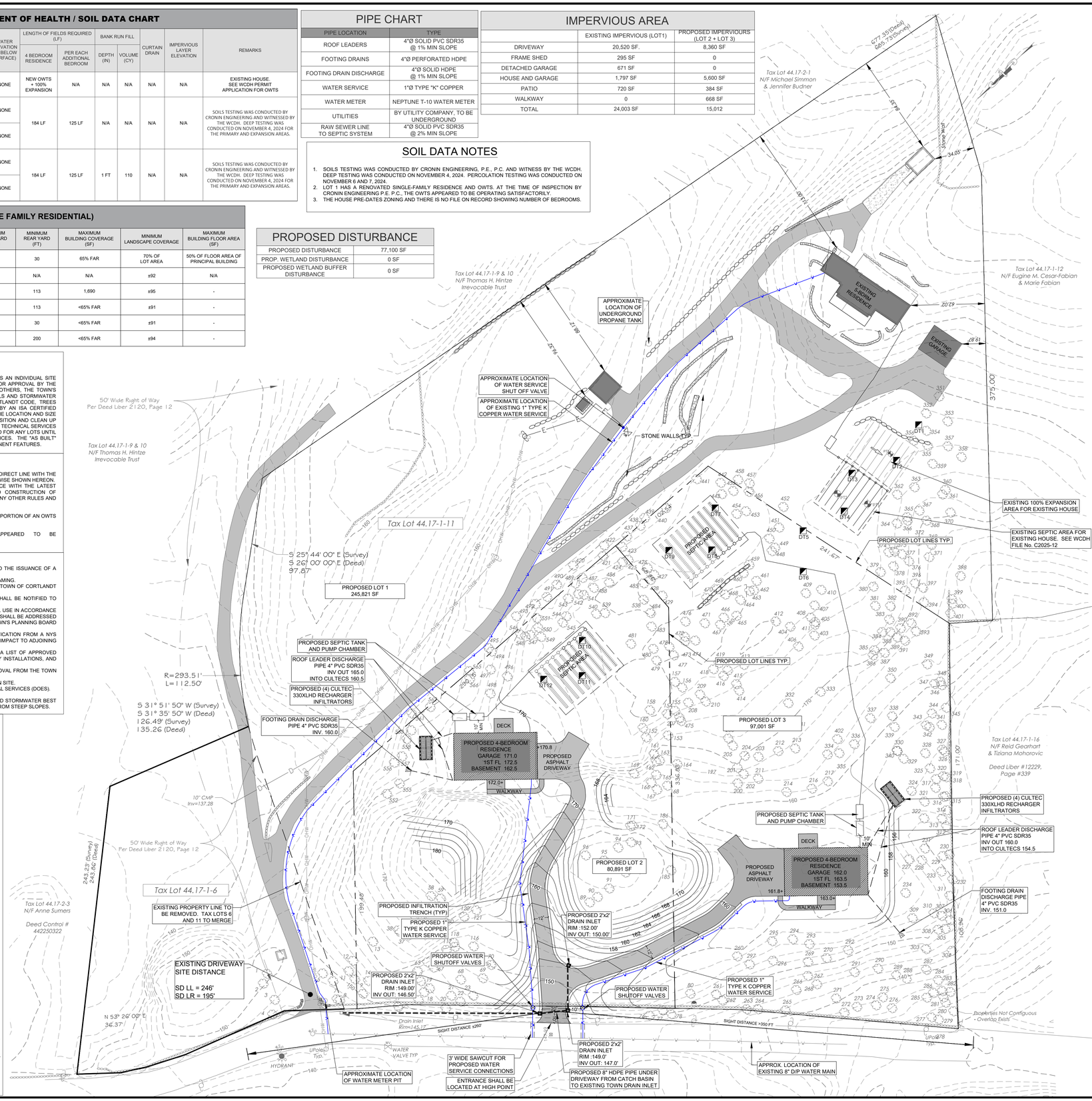
	EXISTING IMPERVIOUS (LOT1)	PROPOSED IMPERVIOURS (LOT 2 + LOT 3)
DRIVEWAY	20,520 SF.	8,360 SF
FRAME SHED	295 SF	0
DETACHED GARAGE	671 SF	0
HOUSE AND GARAGE	1,797 SF	5,600 SF
PATIO	720 SF	384 SF
WALKWAY	0	668 SF
TOTAL	24,003 SF	15,012

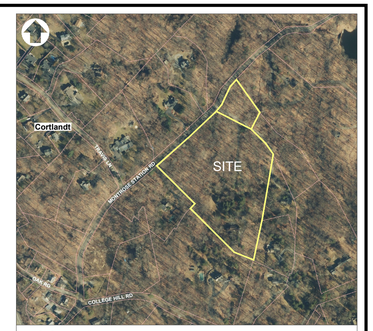
SOIL DATA NOTES

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





LOCATION MAP SCALE: 1" = 600'

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
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
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

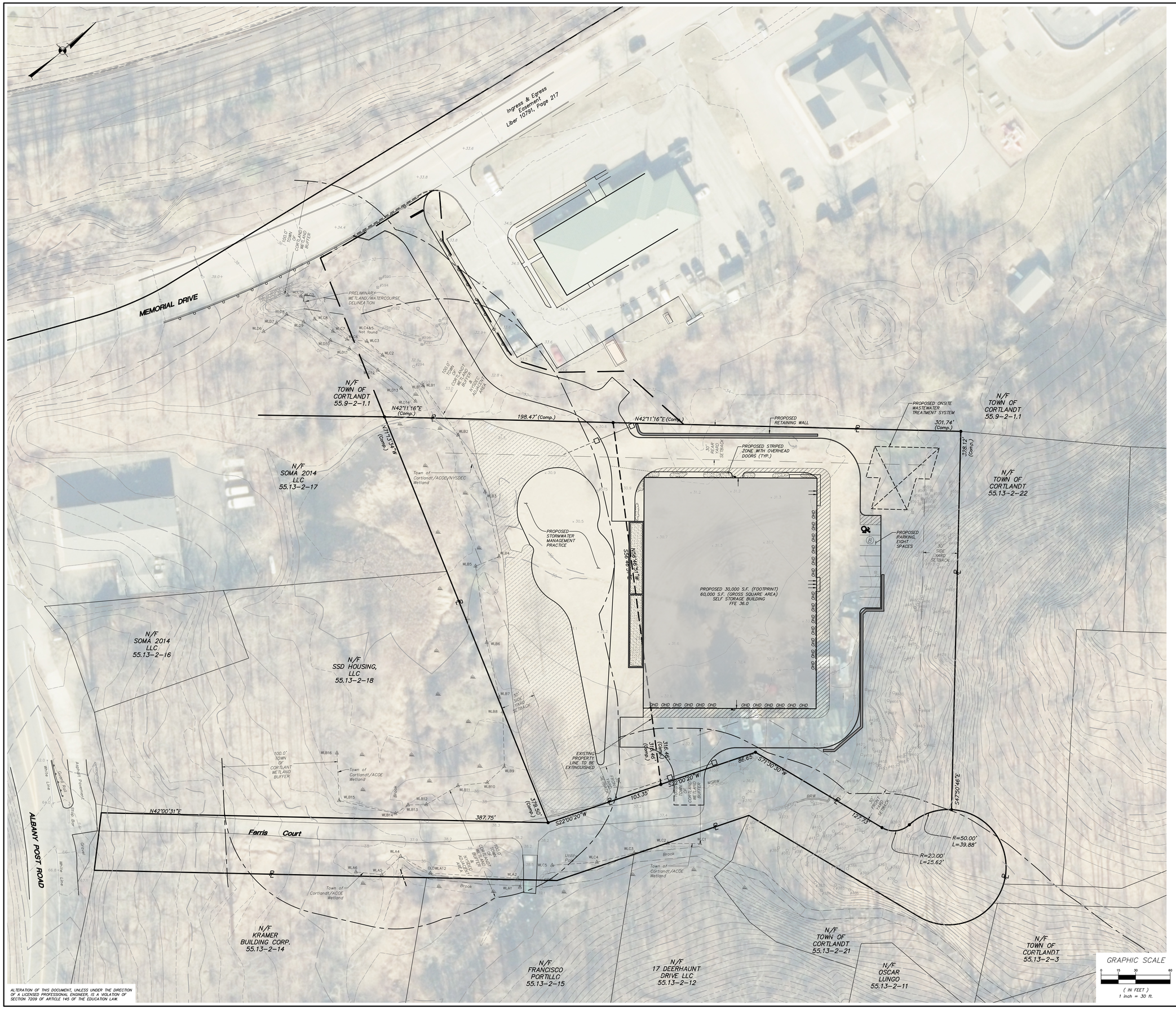
39 Arlo Lane
Cortlandt Manor, New York 10567

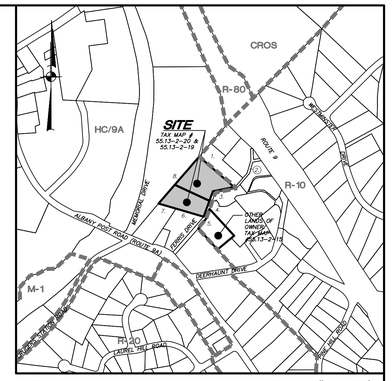
UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 4 OF 7 | UG-4.1





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
3	10-23-25	REVISED PER TOWN COMMENTS	RAR
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: OVERALL PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS — 095866 — 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	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:\C3224\NDD\ DHIP Emig, Dan\ Heart Drive\OS\ OP-1.dwg, 5/23/2025 10:33:32 AM, rnova, 1:1

ZARIN & STEINMETZ LLP

David S. Steinmetz
david@zarin-steinmetz.com

December 19, 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 January 6th agenda where we intend to present minor updates, improvements, and revisions to the Yeshiva's plans, answer remaining questions, and where we respectfully ask that your Board consider closing the public hearing.

Since we last met with your Board, the Yeshiva has taken comments from the public, Town Staff, and the Planning Board into consideration, and has updated its plans accordingly. In doing so, the plans now feature a pedestrian pathway showing ADA compliance, a parking table, and an updated occupancy chart with added information on staff, associated families, and weekend/holiday staff housing, which clearly shows the number of occupants that are proposed for each building on campus. Further, at the request of Town Staff, we are providing a fire code analysis figure, and a fire truck turnaround analysis figure. A maintenance/storage facility has also been added to the site plan and to the architectural set. The EAF has been updated accordingly.

Since our last meeting, the DEC has confirmed our wetlands delineation and has signed the validation map. The Yeshiva has now begun the Article 24 permitting process with the DEC.

[Intentionally left blank]

If you have any questions, please do not hesitate to contact us. We look forward to appearing before your Board at the January 6th meeting. 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.
Chris Lepine, P.E.
Dan Ciarcia, P.E.
Steve Marino
Chana Weisz

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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 (the "Property"), in connection with its application for Amended Site Plan Approval. We write to supplement the record with additional legal arguments necessary to respond to public concerns and the Petition filed by a member of the public (the "Petition").

Yeshiva History and Timeline

For background, it is once again important to explain the history of the Yeshiva's existence in Cortlandt, as this shows how long the entity has been lawfully operating. The Yeshiva lawfully exists at 141 Furnace Woods Road, demonstrated by receiving appropriate approvals, and extending those approvals whenever necessary:

- 1980s (and earlier): The Property operated as a dude ranch.

- 1985: Former Planning Director Felt determined that the Yeshiva was permitted to operate a "place of worship and religious instruction in connection with a school" in the R-40 zone. A letter explaining this was included in our previous submission.

- July 27, 1990: Received a Certificate of Registration from the NYS Educational Department (Certificate 10-504). A copy of the Certificate was included in our previous submission.

- January 13, 2010: Planning Board granted Site Plan and Special Permit approval for the construction of a dormitory building and an on-site wastewater treatment plant by Resolution

1-10 (condition capped students at 225, and max number of people permitted to regularly occupy the site at 300, excluding special events).

- March 17, 2010: ZBA Decision and Order 23-07 (in conjunction with the Planning Board): Following the Yeshiva seeking permission to reconstruct dormitory space, it was determined that a Special Permit was required pursuant to 307-50 for a University, College or Seminary.
    - In addition, the ZBA Decision and Order granted a variance from 307-50(8), providing relief from the requirement that access to the premises be from a State or County highway only.

- July 10, 2012: Planning Board granted amended Site Plan approval to eliminate the proposed wastewater treatment plant and permit the construction of an on-site pump station and a gravel access road that would permit the Yeshiva to connect to a future public sewer line (now, as of 2025, under construction).

- Following 2010 and 2012 Approvals: Pursuant to the requirements of the Special Permit, we have submitted annual updates to the Planning Board regarding the Yeshiva's operations and have received the required 3-year renewals of the Special Permit via Planning Board Resolutions 11-13, 5-16, 4-19, 1-22, and 1-25.

Religious Institutions are Afforded Special Treatment and are Presumed to be Beneficial to their Communities

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), "[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution is in furtherance of a compelling governmental interest; and is the least restrictive means of furthering that compelling governmental interest." 42 U.S.C.A. § 2000cc(a)(1).

Religious and educational institutions are afforded special treatment, meaning that "while they are not exempt from local zoning laws, 'greater flexibility is required in evaluating an application for a religious use than an application for another use and every effort to accommodate the religious use must be made.'" *Rosenfeld v. Z.B.A. of Ramapo*, 6 A.D.3d 450, 450 (2d Dept. 2004) (quoting *Genesis Assembly of God v. Davies*, 208 A.D.2d 627, 628, (2d Dept. 1994)). A municipality cannot ask a religious institution to show that "*no* ill effects will result from the proposed use" because such a requirement "fails to recognize that educational and religious uses ordinarily have inherent beneficial effects that must be weighed against their potential for harming the community." *See Cornell University v Bagnardi*, 68 N.Y.2d 583, 597, 510 N.Y.S.2d 861, 868 (1986).

Dating back to 1956, New York courts have held that "religious institutions are beneficial to the public welfare by their very nature and that, therefore, exercises of the police power directed toward determining whether such institutions will harm the public if located in a particular

residential area must begin with that assumption." *Jewish Reconstructionist Synagogue of N. Shore v. Incorporated Vil. of Roslyn Harbor*, 38 N.Y.2d 283, 286-87 (1975) (citing *Community Synagogue v Bates*, 1 N.Y.2d 445 (1956)). The same has been held at the federal level, with the courts stating that "it is well established as a matter of public policy that educational or religious uses of land are 'presumed to have a beneficial effect on the community.'" *Westchester Day School v. Village of Mamaroneck*, 417 F.Supp.2d 477, 562 (S.D.N.Y. 2006) (quoting *Pine Knolls Alliance Church v. Zoning Bd. of Appeals of Town of Moreau,* 804 N.Y.S.2d 708, 711 (2005)).

The presumption of public benefit is so strong that "ordinarily such factors bearing on public health, safety and welfare as neighborhood appearances, adverse effect on property values, loss of tax revenue, decreased enjoyment of neighboring properties and traffic hazards are insufficient to rebut the presumption." *McGann v. Incorporated Village of Old Westbury*, 186 Misc.2d 661, 662 (Sup. Ct. Nassau County 2000) (citing *Matter of Diocese of Rochester v Planning Bd.,* 1 NY2d 508, 526 (1956)). Because of their presumed beneficial effect, New York law establishes "that religious and educational institutions 'enjoy special treatment with respect to residential zoning ordinances because these institutions presumptively serve the public's welfare and morals.'" *Apostolic Holiness Church v. Z.B.A. of Babylon*, 220 A.D.2d 740, 743 (2d Dep't. 1995) (quoting *Matter of Lawrence School Corp. v Lewis,* 174 A.D.2d 42, 46 (2d Dep't 1992)).

The Yeshiva, by its very nature, has a presumed beneficial effect on the community of Cortlandt, and this has remained true since its inception in 1985. In evaluating any application filed by the Yeshiva, it must be afforded special treatment and greater flexibility than other land use applications received by the Town. This means that the Yeshiva cannot be required to prove that no ill effects will result from its use, and that the Town cannot regulate the Yeshiva in a manner that imposes a substantial burden on its religious exercise.

Hence, generalized community opposition, allegations of unsubstantiated impacts upon property values, assertions about safety associated with students or neighbors walking along public rights-of-way, all must be rejected as insufficient to rebut a clearly articulated legal presumption.

A Student Cap Cannot Legally be Imposed on the Yeshiva

When the Yeshiva obtained its Special Permit in 2010, it agreed or consented to a student cap of 225 students for a very specific reason: the existing septic system could not safely handle anything greater than that, and the on-site sewer treatment plant was being sized for that flow. With the new addition of the Furnace Woods Sewer District and force main, the Yeshiva can now safely accommodate more students, and accordingly, wishes to remove the student cap, as it is unnecessary and unlawful.

While a municipal board may attach conditions to a special permit, that power is not unlimited: the conditions must "relate directly to, and be incidental to, the proposed *use* of the real property and not to the *manner of the operation* of the particular enterprise conducted on the premises which are the subject of the special permit." *Summit School v. Neugent*, 82 A.D.2d 463, 467 (2d Dep't 1981) (emphasis added). Further, "**[p]rovisions in a special use permit which '[relate] to the total number of students are invalid, because they apply to the details of the operation of the business and not to the zoning use of the premises**.'" *Id* at 471 (bold added)

*(*quoting *Bernstein v. Board of Appeals of Vil. of Matinecock*, 60 Misc.2d 470, 476 (Sup. Ct. Nassau County 1969); *Incorporated Vil. of Brookville v. Paulgene Realty Corp*., 24 Misc.2d 790, 795 (Sup. Ct. Nassau County 1960)).

Municipal boards cannot mandate conditions that are unrelated to the purposes of zoning. *See St. Ogne v. Donovan*, 71 N.Y.2d 507, 516 (1988). As discussed in *Summit School*, a student cap placed on a school is wholly unlawful, as it seeks to affect the operation of the school, rather than the use of the property. By attempting to regulate details of the operation rather than the use of the land on which the enterprise is located, these conditions "do not seek to ameliorate the effects of the land use at issue, and are thus unrelated to the legitimate purposes of zoning." *St Ogne v. Donovan*, 71 N.Y.2d at 517. Physical occupancy limits imposed by fire code or the State Dormitory Authority are different from arbitrary student cap numbers required by a Planning or Zoning Board.

In the case of the Yeshiva, imposition of a student cap affects the operation of its religious school. As exemplified by over sixty years of New York caselaw, a student cap cannot lawfully be mandated. Since the Yeshiva is no longer restricted by a failing septic system, it wishes to remove the student cap, and be governed by applicable New York State building and fire code, as required by law.

The Yeshiva's Special Permit Cannot be Revoked

Despite the unusual argument presented in the so-called Petition, there is no legal or factual basis for revocation of the Yeshiva's Special Permit as demanded in the Petition.

It is long-standing zoning practice in New York for special permits to only be revoked where there has been a failure on the part of the permit holder to comply with the procedural mandates of the permit and/or where substantive noncompliance is found. *NY Zoning Law and Practice § 45:13.*

A special permit can only be revoked where the board can show that the permit holder violated a condition of the permit. *Northside Salvage Yard, Inc. v. Board of Appeals of Town of Pittsford*, 199 A.D.2d 1001, 1001 (4th Dep't 1993). In fact, the board that granted the special permit in the first instance cannot effect a review for recission of its prior determination except upon "a presentation of new evidence or additional facts which adequately support and justify finding that permittee has failed to act in good faith and has failed, within reasonable time, to proceed with fulfillment of conditions and requirements originally imposed by board on granting of permit." *Country Ridge Club, Inc. v. Posillipo*, 14 Misc.2d 105, 108 (Sup. Ct. Westchester County 1958). No such facts are present here.

Additionally, in New York, vested rights are attained where, "pursuant to a legally issued permit, the landowner demonstrates a commitment to the purpose for which the permit was granted by effecting substantial changes and incurring substantial expenses to further the development." *Town of Orangetown v. Magee*, 88 N.Y.2d 41, 47 (1996). Further, "a vested right to complete the project is attained "when substantial work is performed and obligations are assumed in reliance on a permit legally issued." *Ninnie v. Gould*, 178 A.D.2d 832, 834 (3d Dep't 1991) (quoting *Matter*

of Lefrak Forest Hills Corp. v. Galvin, 40 A.D.2d 211, 218). Attaining vested rights precludes the revocation of a special permit. *See id.*

Applied to the Yeshiva, its Special Permit cannot be revoked: there has been no failure on the part of the Yeshiva to comply with the procedural mandates or to satisfy any conditions of the special permit. Dating back to receipt of its 2010 Special Permit, the Yeshiva has submitted annual updates to the Planning Board (as has Town Staff) regarding its operations and has received the required 3-year renewals of the Special Permit via Planning Board resolutions 11-13, 5-16, 4-19, 1-22, and 1-25, and has complied with all conditions imposed. Further, the Yeshiva has vested rights in its Special Permit as it has remained committed to its stated purpose, and some sewer work has been completed, and it has been operating in reliance on the special permit for over 15 years, making it irrevocable.

Finally, even if there was some basis to assert any noncompliance—which there is not—the Town of Cortlandt Planning Board would not be the party in interest to enforce that. Hence, the Petition is substantively and jurisdictionally deficient and must be rejected.

On-Site Housing is Incidental to the Yeshiva's Religious and Seminary Use

Student and staff housing is a recognized component of the religious use. In *Hapletah v. Assessor of Town of Fallsburg*, the court recognized that in furtherance of Yeshivath Hapletah's religious school, "the subject housing facilities are occupied exclusively by staff, teachers, Rabbis, and families, members of which are either students at the yeshivah or parents of students too young to attend the school without parental supervision." *Hapletah v. Assessor of Town of Fallsburg*, 79, N.Y.2d 244, 250 (1992). Further, if Hapletah "was unable to provide residential housing accommodations to its faculty, staff, students and their families, its primary purposes of providing rigorous religious and educational instruction at the yeshivah would be seriously undermined…thus, these housing facilities are 'necessary and reasonably incidental' to the primary purpose" of the facility. *See id* at 251 (emphasis added).

In addition to religious institutions being permitted to use their property as a dormitory for their religious school, they are also permitted to include "guest accommodations," as "[e]ducational institutions are generally permitted to engage in activities and locate on their property facilities for such social, recreational, athletic, and other accessory uses as are reasonably associated with their educational purpose" *Association of Zone A & B Homeowners Subsidiary, Inc. v. Zoning Bd. of Appeals of City of Long Beach*, 298 A.D.2d 583, 583-84 (2d Dep't 2002) (quoting *Town of Islip v. Dowling Coll.,* 275 A.D.2d 366, 367 (2d Dep't 2000)).

New York courts have been very flexible in their interpretation of religious uses under local zoning ordinances, and it has long been held that religious uses extend beyond worship, as religious institutions "recognize that the area of their responsibility is broader than leading the congregation in prayer.... to limit a church to being merely a house of prayer and sacrifice would, in a large degree, be depriving the church of the opportunity of enlarging, perpetuating and strengthening itself and the congregation." *Sullivan v. Bd. of Zoning Appeals of City of Albany*, 144 A.D.3d 1480, 1483-84 (3d Dep't 2016) (quoting *Matter of Community Synagogue v. Bates,* 1 N.Y.2d 445, 453

(1956)). The wide range of religious uses that customarily take place at religious institutions, including student, guest, staff, faculty, and family housing, are a critical part of the congregation flourishing as a tight-knit community.

Despite baseless claims in the Petition that student dormitories are not permitted on the Yeshiva campus, New York caselaw dictates that if the Yeshiva were not able to provide housing to its students (as well as staff, faculty, guests, and family), its primary purposes of providing rigorous religious and educational instruction would be seriously undermined. *Hapletah v. Assessor of Town of Fallsburg*, 79, N.Y.2d at 250; *Association of Zone A & B Homeowners Subsidiary, Inc. v. Zoning Bd. of Appeals of City of Long Beach*, 298 A.D.2d at 583-84. The student, guest, staff, faculty, and family housing provided by the Yeshiva is "necessary and reasonably incidental" to the primary purpose of the Yeshiva. *Hapletah v. Assessor of Town of Fallsburg*, 79, N.Y.2d at 251.

Conclusion

If you have any questions, please do not hesitate to contact us. We look forward to appearing before your Board at the January 6th meeting. A separate submission letter with updated information is being simultaneously filed with your Board. Thank you for your consideration.

Respectfully submitted,
ZARIN & STEINMETZ LLP

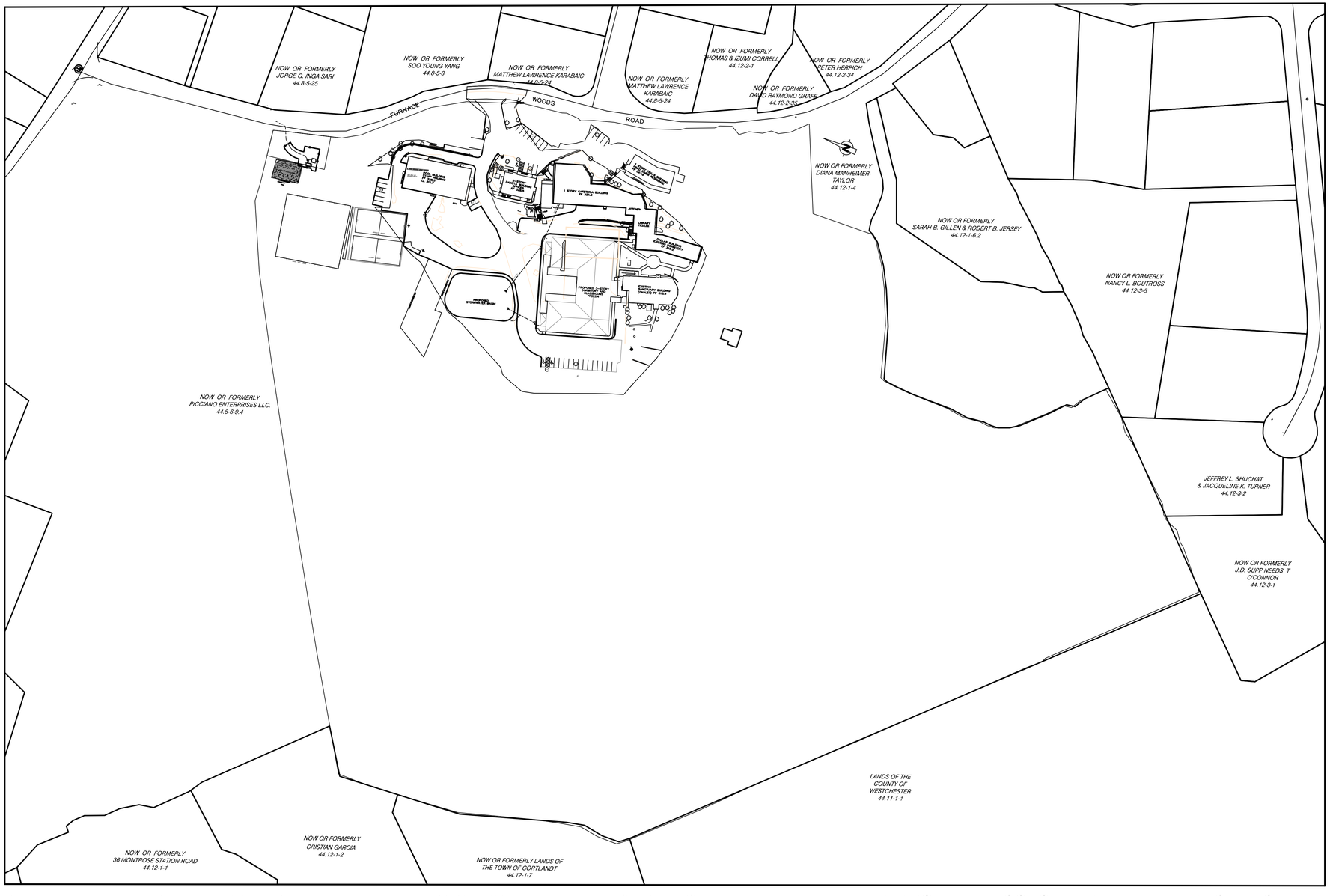
By:

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.
Chris Lapine, P.E.
Dan Ciarcia, P.E.
Steve Marino
Chana Weisz

YESHIVA OHR HAMEIR
PROPOSED DORMITORY & DINING HALL MODIFICATION

DECEMBER 17, 2025



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

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

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

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

SURVEYOR:
TC MERRITTS
Land Surveyors
Serving Westchester & Fairfield
Counties for over 30 years

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

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

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

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

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

SURVEY DATA

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

COMMUNITY DATA

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

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

NEAREST PARK: BLUE MOUNTAIN (ADJACENT)

ZONING DATA

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

PLANNING BOARD NOTES

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

FEMA DATA

1. PORTION OF SITE IS WITHIN FEMA ZONE A.
2. AREA ON NORTH SIDE OF MAPLE AVENUE IS IN FEMA ZONE AE WITH AN ESTABLISHED 100-YEAR ELEVATION OF 307 FT.

LEGEND

EXISTING SIDEWALK

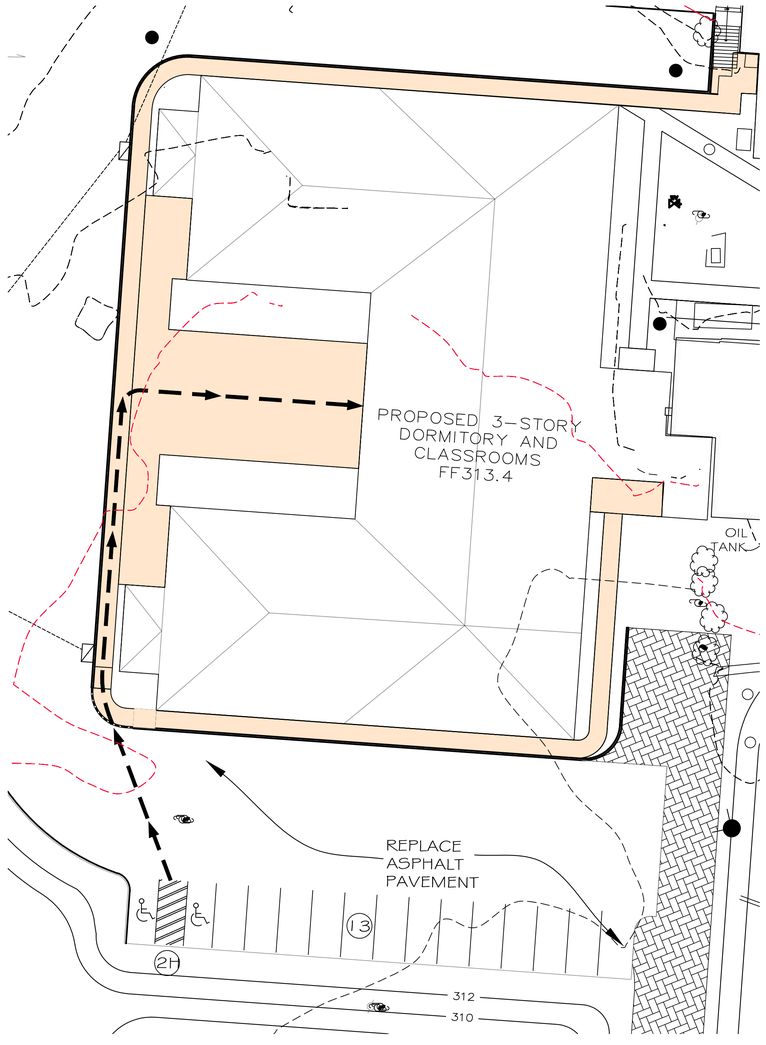
PROPOSED SIDEWALK

ADA ACCESS PATH

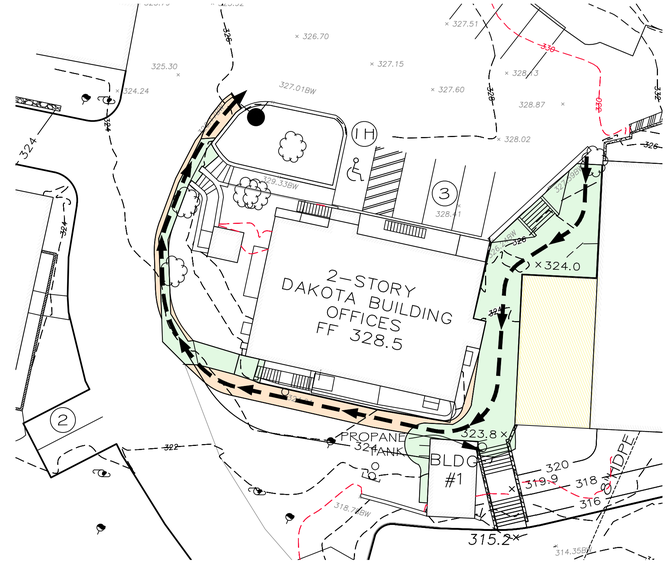
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

CAMPUS POPULATION TABLE

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



DORMITORY CHALET ADA ACCESS
SCALE: 1"=20'



DINING HALL ADA ACCESS
SCALE: 1"=20'

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

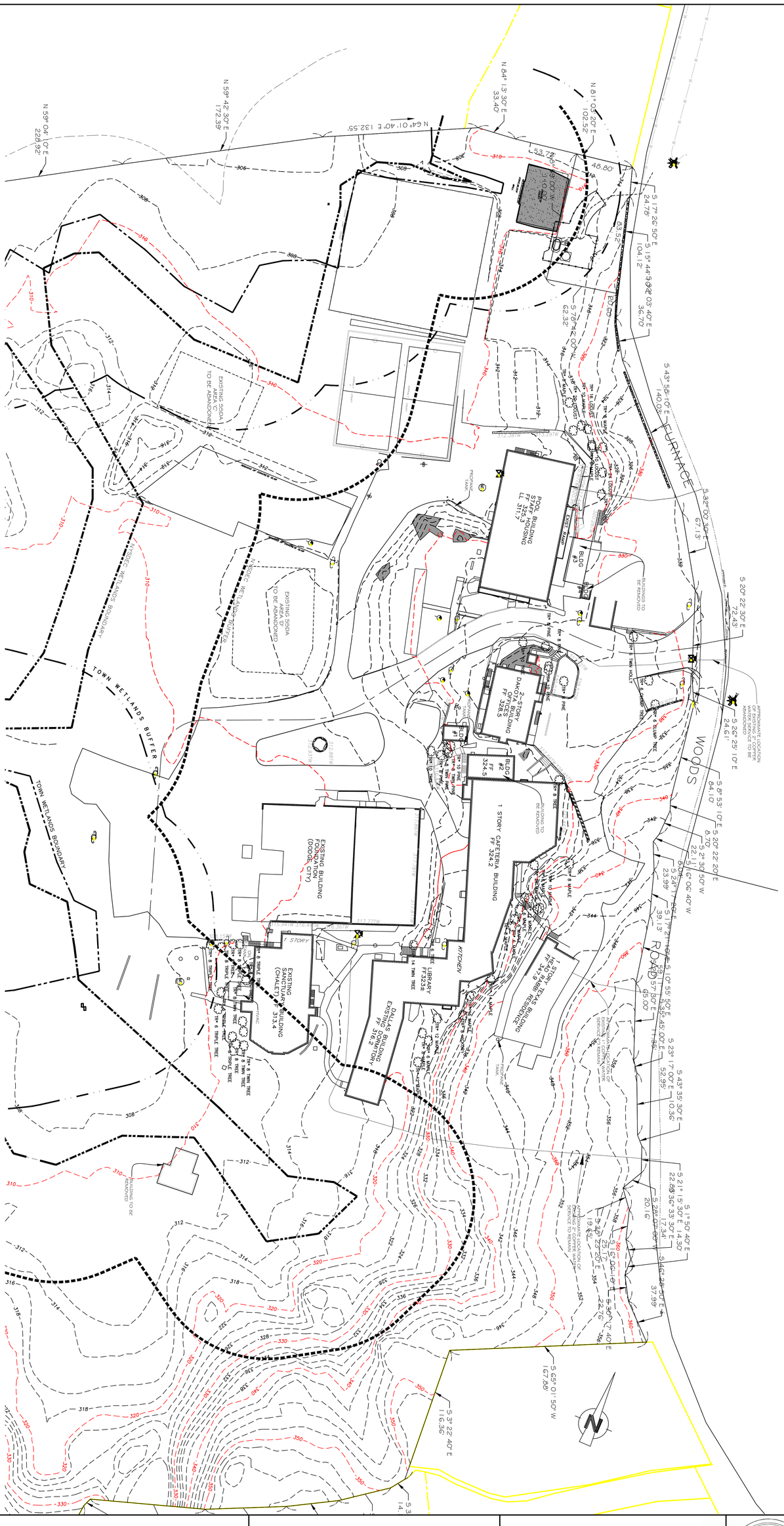
SHEET NUMBER 1 14

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

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

PROJECT INFORMATION

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



SCALE: 1"=40'

CONSTRUCTION NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. NO WORK SHALL BE PERMITTED IN THE TOWN OF CORTLANDT RIGHT-OF-WAY WITHOUT ROAD OPENING AND UTILITY WORK PERMITS. ADD A NOTE INDICATING CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF SOIL CONDITIONS AT THE CONNECTION AT THE WATERMAIN. IF CODE 53 DOES NOT LOCATE SERVICE MAIN CONNECTION AT MAIN, CONTRACTOR SHALL PERFORM GPR TO LOCATE SERVICE CONNECTION. CONTRACTOR SHALL EXCAVATE AND EXPOSE SERVICE CONNECTION. SERVICE LATERAL SHALL BE CUT AT THE CORPORATION VALVE, BENT BACK, CRIMPED OR CAPPED AND ENCASED (VALVE AND END OF SERVICE LATERAL) IN CONCRETE IN PLACE TO PROPERTY LINE. SHOULD THE SERVICE LATERAL BE ABANDON IN PLACE TO PROPERTY LINE, SHOULD THE SERVICE LATERAL BE DUCTILE IRON, THE LINE SHALL BE REMOVED UP TO THE VALVE, THE VALVE ENCASED IN 4,000 PSI CONCRETE AND PLUGGED. LASTLY, 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 STRUCTURES 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 AS OUTLINED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.

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

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

EXISTING / DEMOLITION PLAN

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

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

SHEET NUMBER 2 / 14

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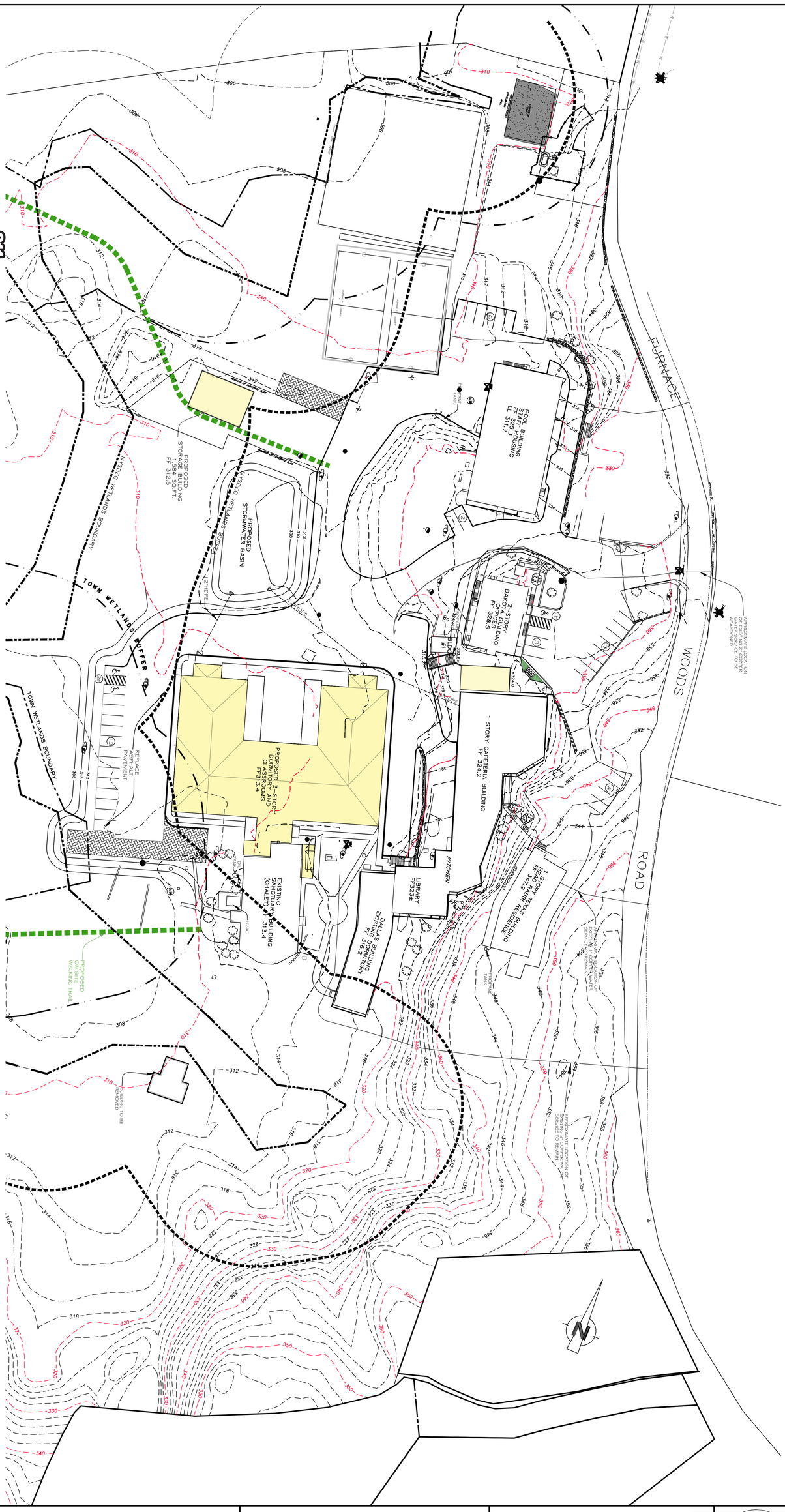
811 Know what's below. Call before you dig.



SCALE: 1"=40'

AMMENDED SITE PLAN

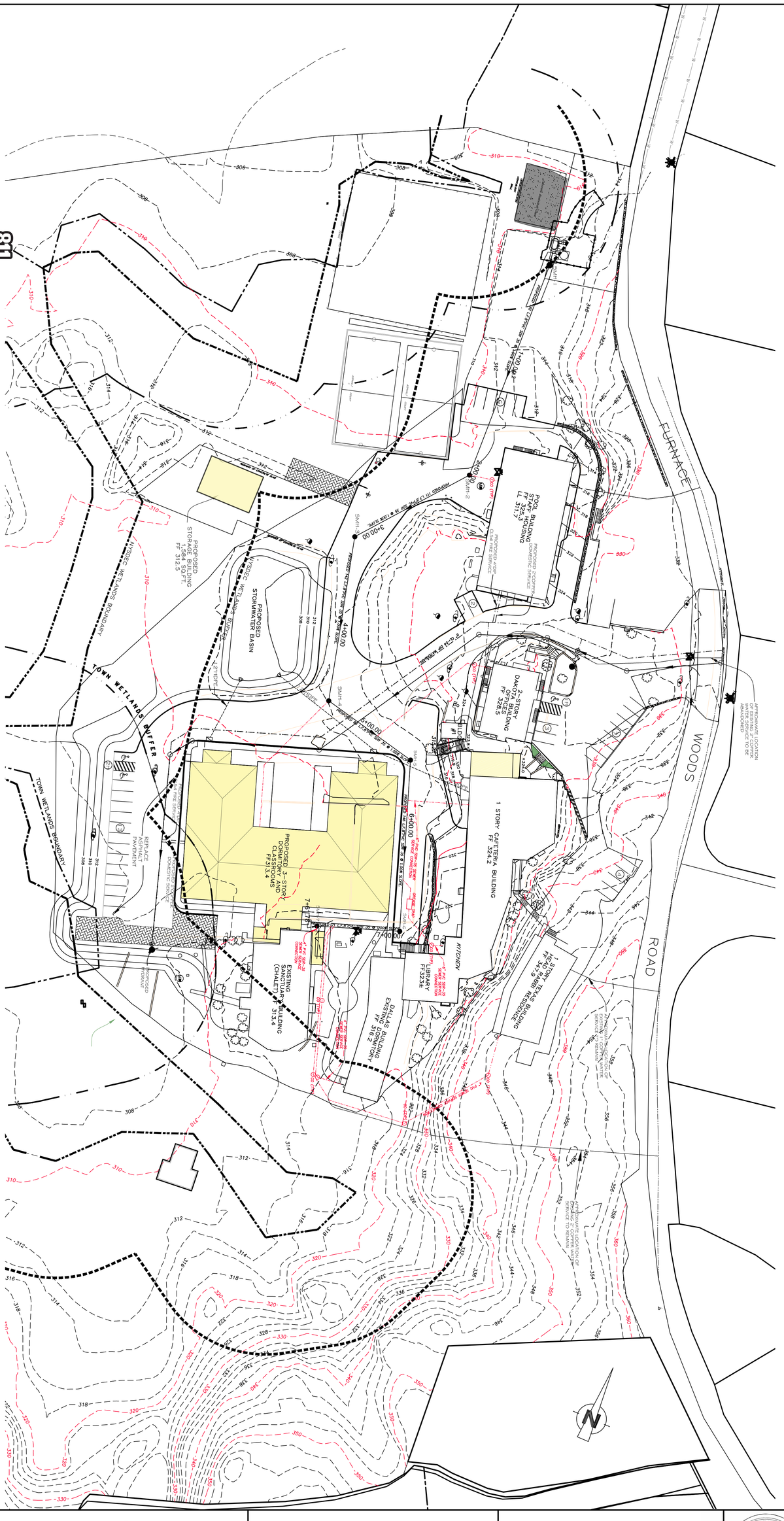
Prepared For
YESHIVA OHR HAMEIR

SITE PLAN

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

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

SHEET NUMBER 3/14



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

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

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

GRADING & UTILITY PLAN

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

5 MISC. REVISIONS 12-17-25	SHEET NUMBER
4 TOWN COMMENTS 11-17-25	4 / 14
3 TOWN COMMENTS 10-13-25	
2 MISC. REVISIONS 4-18-25	
1 MISC. REVISIONS 3-28-25	
ORIGINAL DATE: 3/4/2024	
PROJECT NUMBER:	

CONSTRUCTION SCHEDULE

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

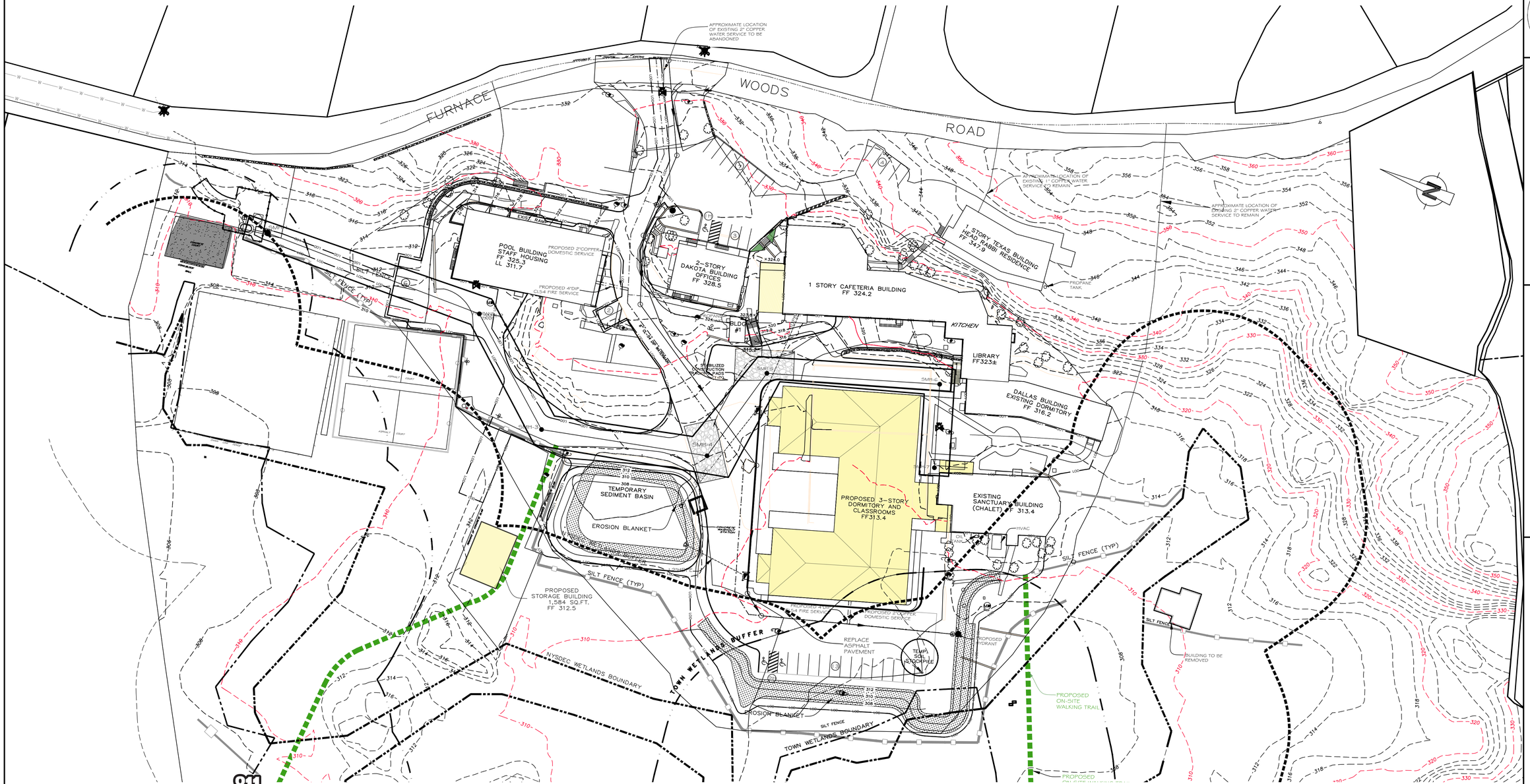
1. PRIOR TO THE START OF THE PROJECT, AN ON-SITE PRE-CONSTRUCTION MEETING WILL BE HELD. THIS WILL BE ATTENDED BY THE PROJECT OWNER, THE OPERATOR RESPONSIBLE FOR COMPLYING WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING THE EROSION AND SEDIMENT CONTROL (E&SC) PLAN AND DETAILS, THE DESIGN ENGINEER, THE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

WINTER STABILIZATION NOTES:

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

POST CONSTRUCTION MAINTENANCE:

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



SCALE: 1"=40'

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

SHEET NUMBER 5/14

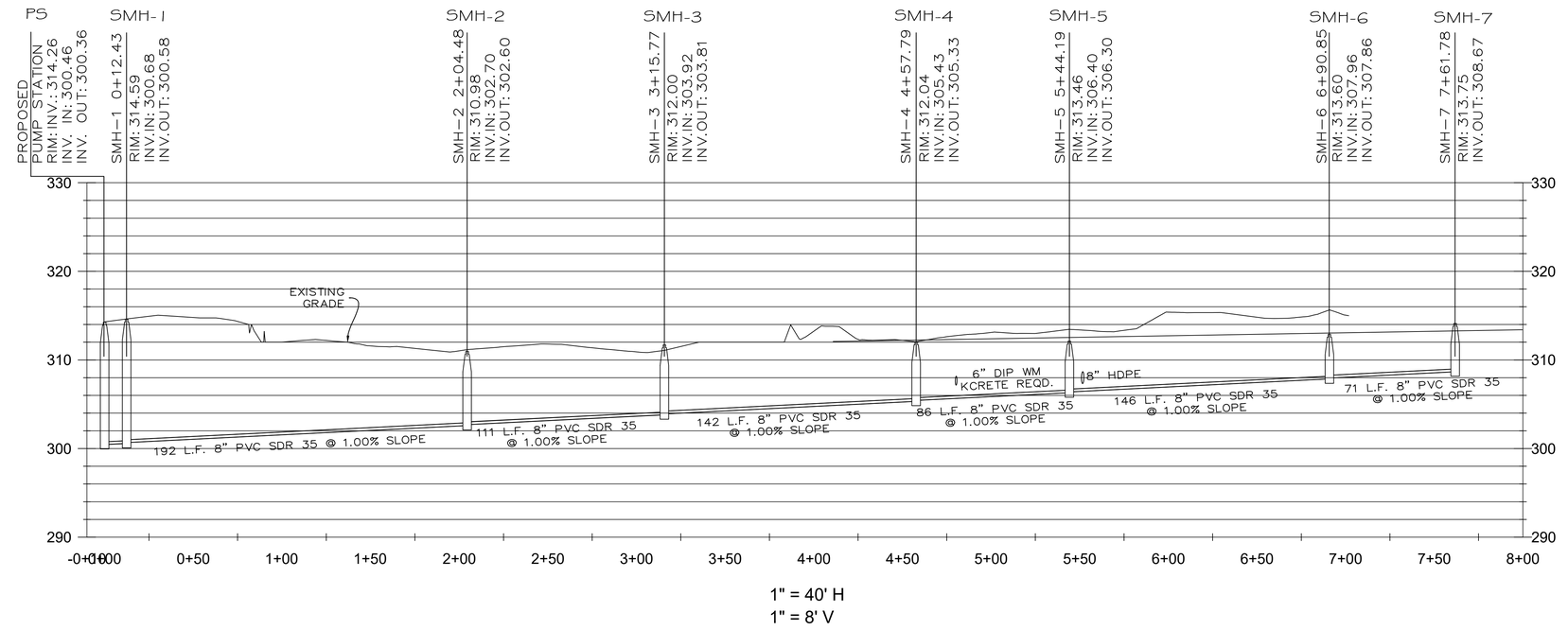
5	4 TOWN COMMENTS 11-17-25
	3 TOWN COMMENTS 10-13-25
	2 MISC. REVISIONS 6-11-25
	1 MISC. REVISIONS 4-18-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

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

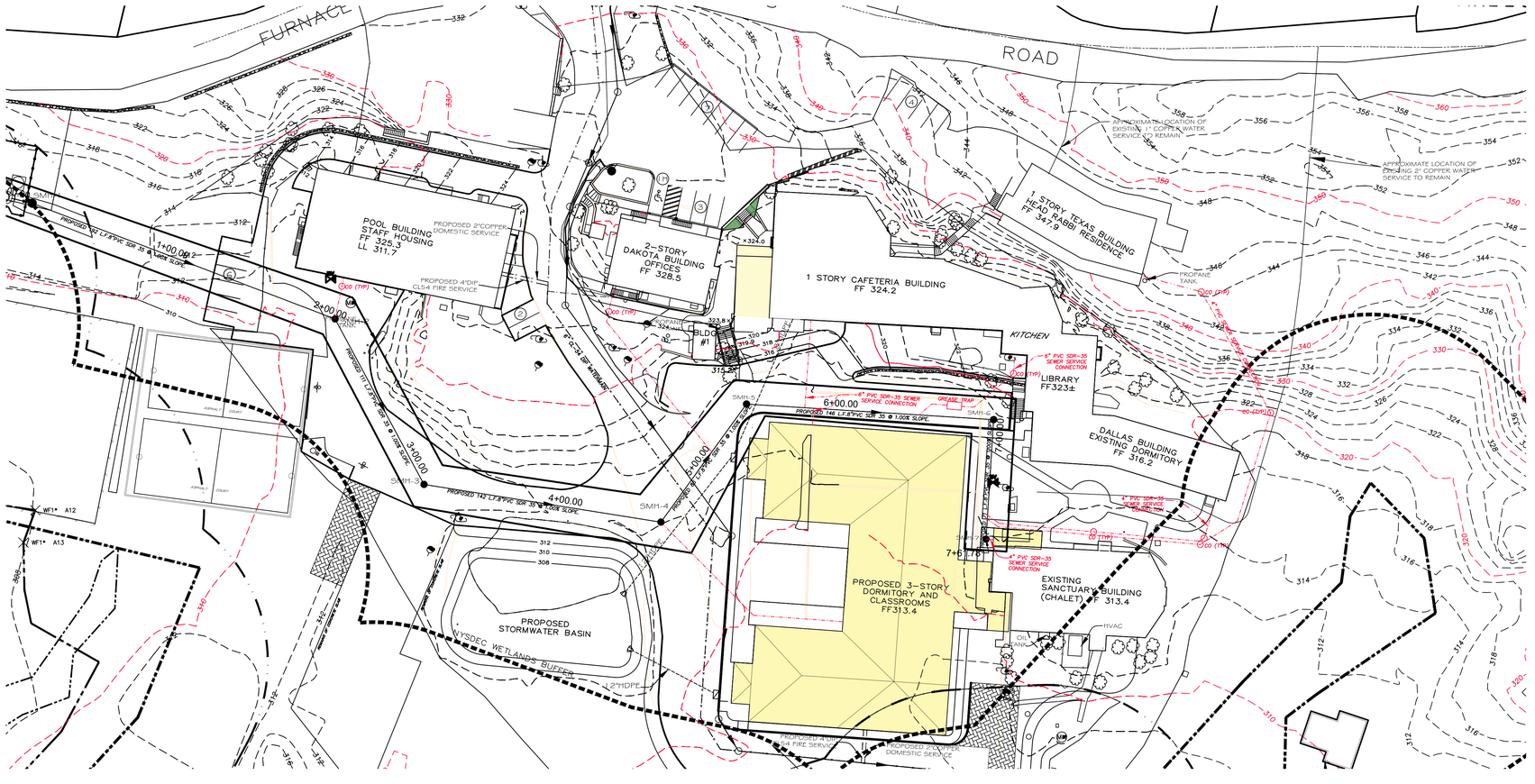
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

EROSION CONTROL PLAN



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



SCALE: 1"=40'

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SHEET NUMBER 6 14

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

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

PROPOSED ON-SITE SEWER DESIGN

AMMENDED SITE PLAN

Prepared For
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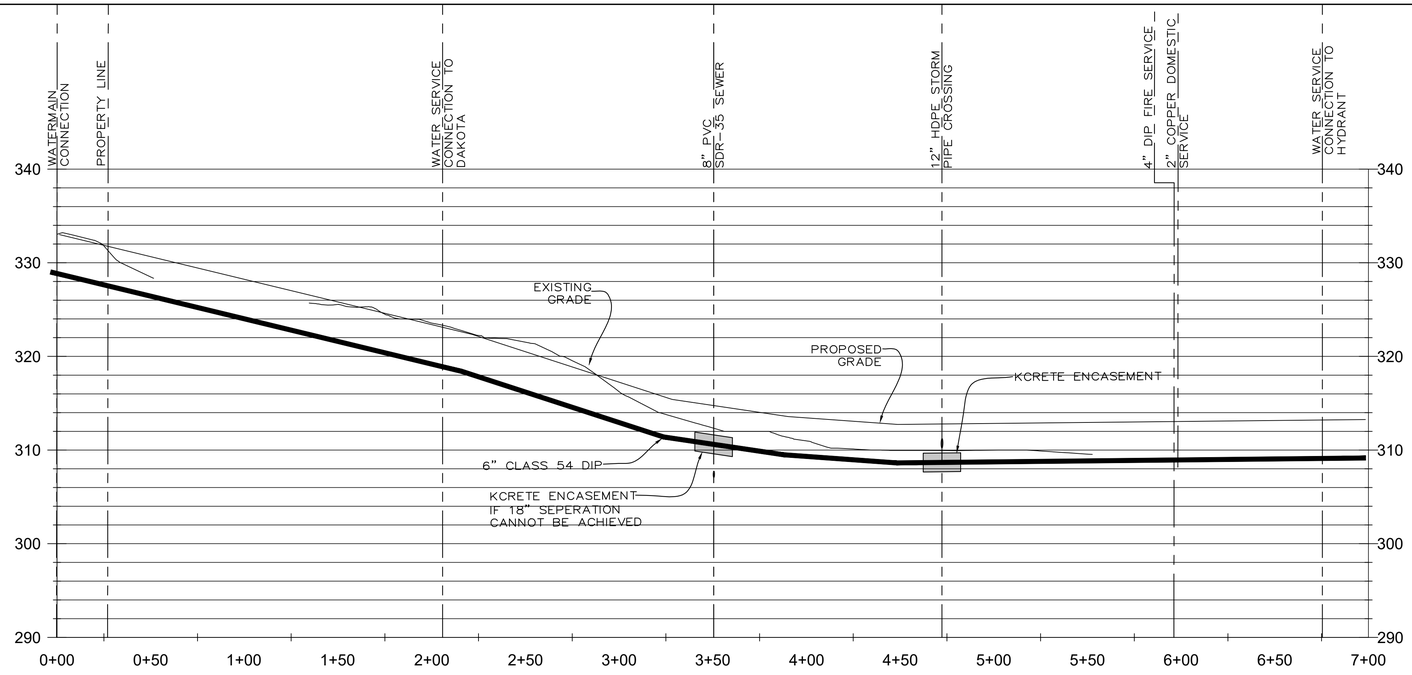
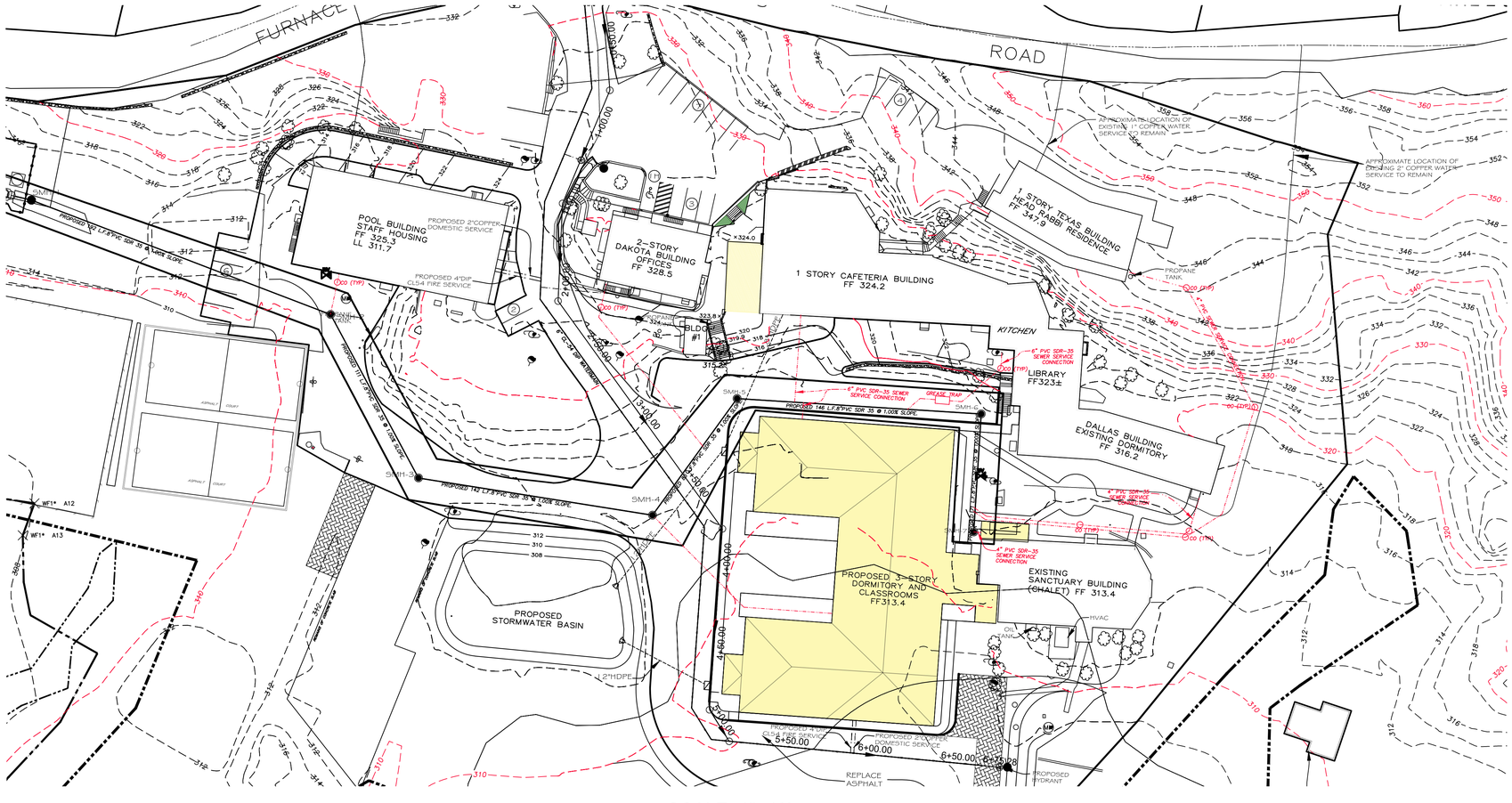


WATERMAIN PROFILE

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



SCALE: 1"=40'

WATERMAIN INSTALLATION STANDARDS

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

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

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

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

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

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

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

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

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

6. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FORDISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). CONTRACTOR SHALL SUPPLY A CHLORINATION AND DICHLORINATION PLAN IN ACCORDANCE WITH AWWA AND THE 10-STATES STANDARDS. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

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

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

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

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

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

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

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

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SHEET NUMBER 7 14

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1	MISC. REVISIONS 12-17-25
	ORIGINAL DATE: 10/13/2025
	PROJECT NUMBER:

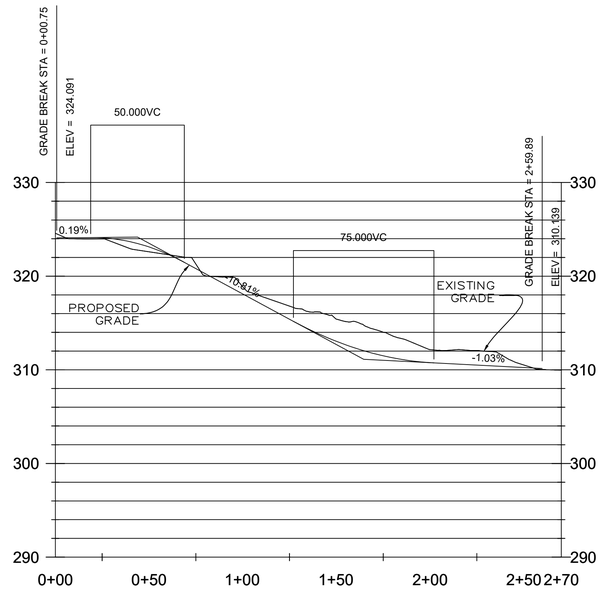
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

PROPOSED ON-SITE WATERMAIN

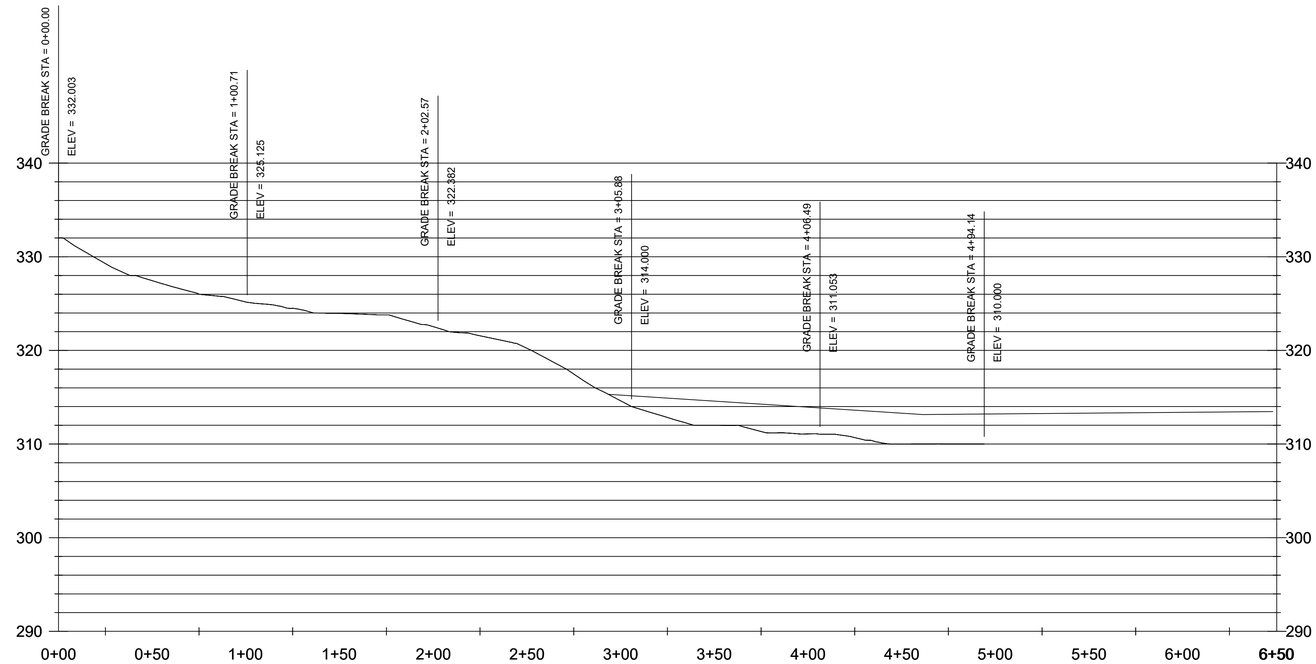
AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

DRIVEWAY PROFILE



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



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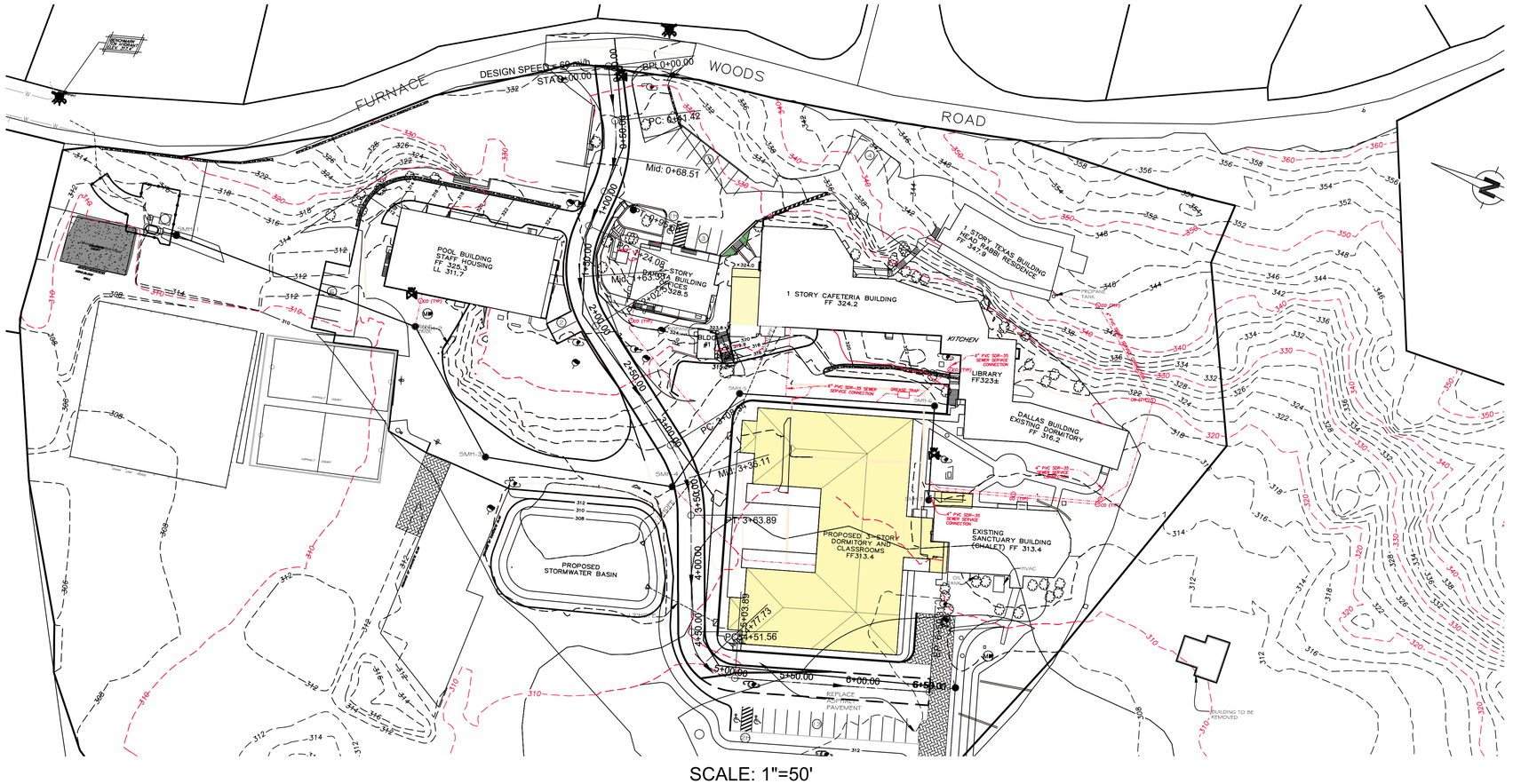

SCALE: 1"=50'

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

SHEET NUMBER 8 14

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

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

PROPOSED ROAD PROFILE

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

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

FURNACE WOODS ROAD

APPROXIMATE LOCATION OF EXISTING 2" COPPER WATER SERVICE TO BE ABANDONED

APPROXIMATE LOCATION OF EXISTING 1" COPPER WATER SERVICE TO REMAIN

APPROXIMATE LOCATION EXISTING 2" COPPER WA SERVICE TO REMAIN

FOOL BUILDING
STAFF HOUSING
FF 325.3
LL 311.7

2-STORY
DAKOTA BUILDING
OFFICES
FF 328.5

1 STORY CAFETERIA BUILDING
FF 324.2

1 STORY TEXAS BUILDING
HEAD RABBI RESIDENCE
FF 347.8

BLDG #1

KITCHEN

LIBRARY
FF323±

DALLAS BUILDING
EXISTING DORMITORY
FF 316.2

PROPOSED 3-STORY
DORMITORY AND
CLASSROOMS
FF313.4

EXISTING
SANCTUARY BUILDING
(CHALET) FF 313.4

PROPOSED
STORMWATER BASIN

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

PROPANE TANK

HVAC

BUILDING TO BE REMOVED

SCALE: 1"=40'

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SHEET NUMBER 9/14

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

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

FIRE PROTECTION PLAN
FIRE TRUCK TURNING ANALYSIS

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

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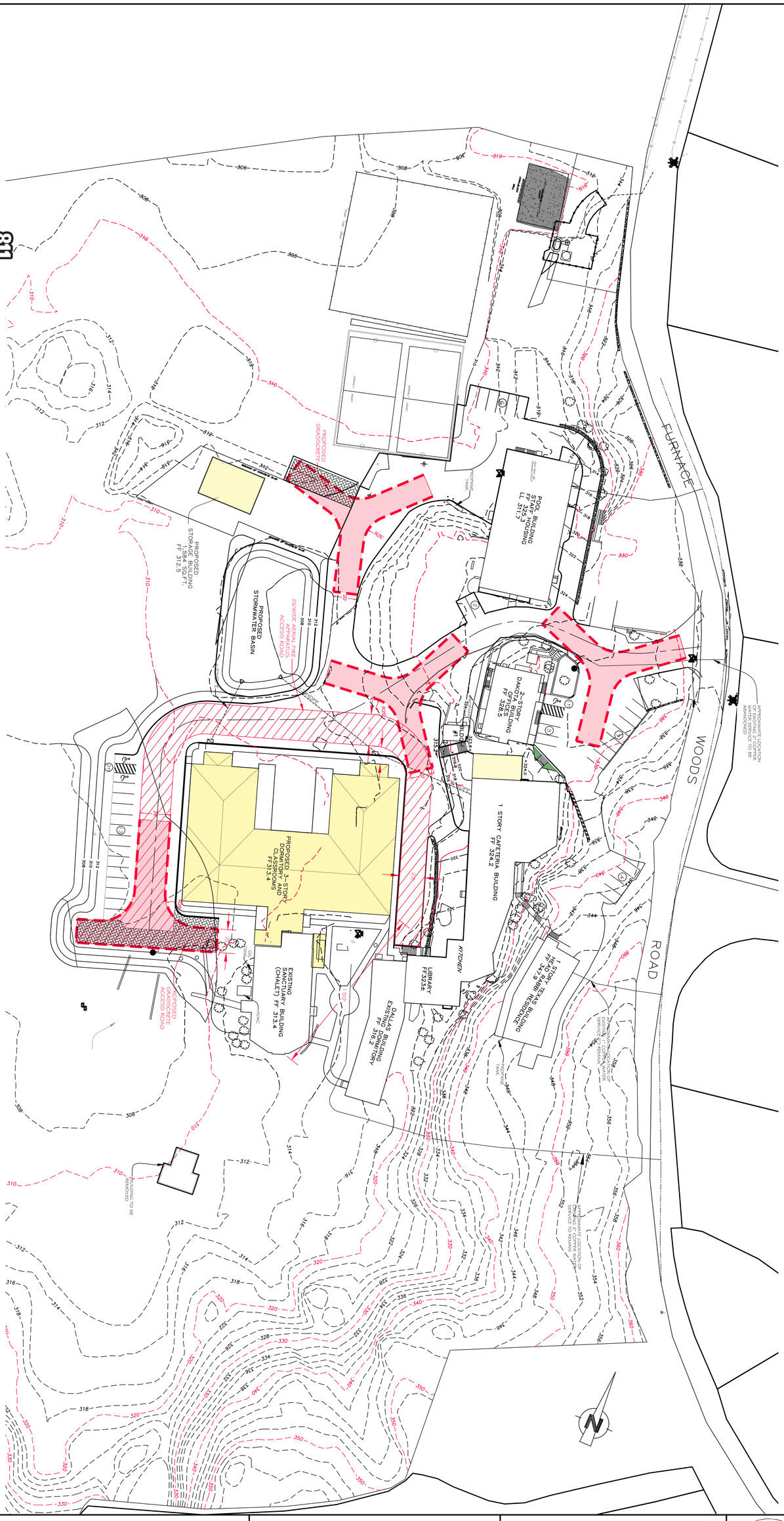

SCALE: 1"=40'

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

2025 FIRE CODE
FIGURE D103.1 ANALYSIS

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

5	
4	
3	
2 MISC. REVISIONS 12-17-25	
1 TOWN COMMENTS 12-10-25	
ORIGINAL DATE: 10/13/2025	
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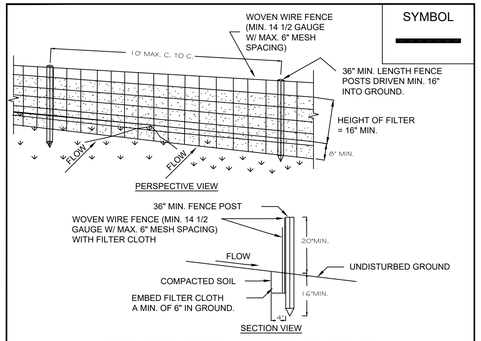
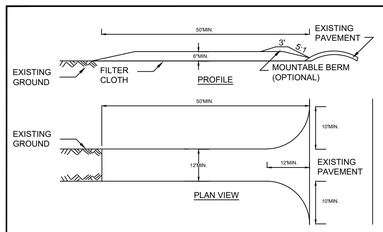
SHEET NUMBER
10/14



CONSTRUCTION SPECIFICATIONS

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

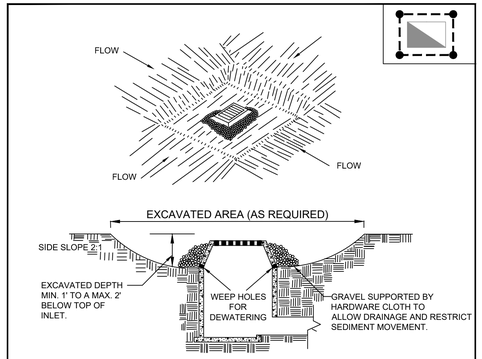
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE



CONSTRUCTION SPECIFICATIONS

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

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

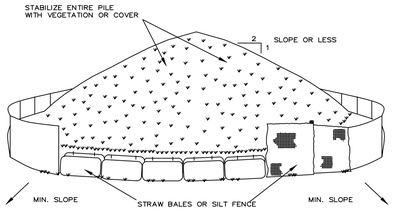


CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

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



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

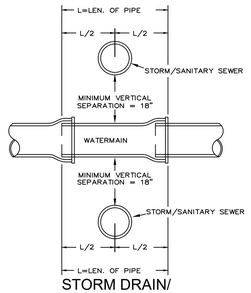
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON- VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

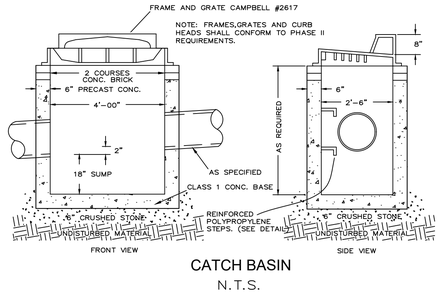
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING
N.T.S.

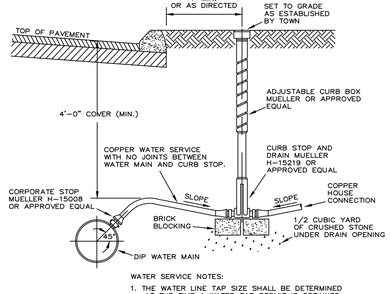
NOTE: AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.



STORM DRAIN/
SANITARY SEWER
WATER MAIN CROSSING



CATCH BASIN
N.T.S.

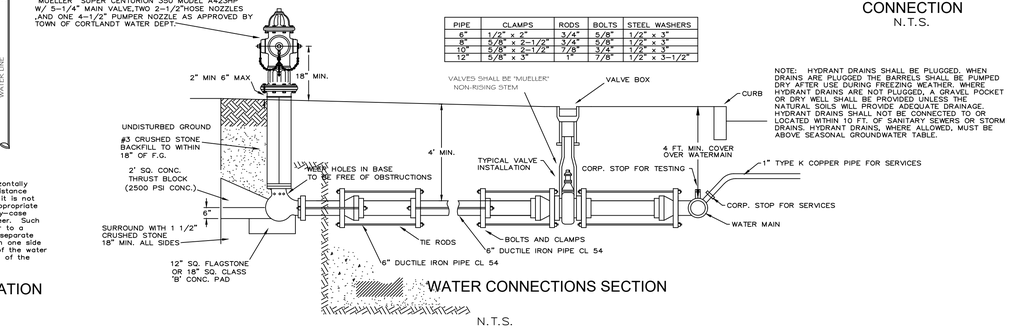


WATER SERVICE NOTES:
1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE TOWN OF CORTLANDT WATER DEPARTMENT.
2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY SLEEVES MUST BE INSTALLED PRIOR TO PAVING.

WATER SERVICE
CONNECTION
N.T.S.

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

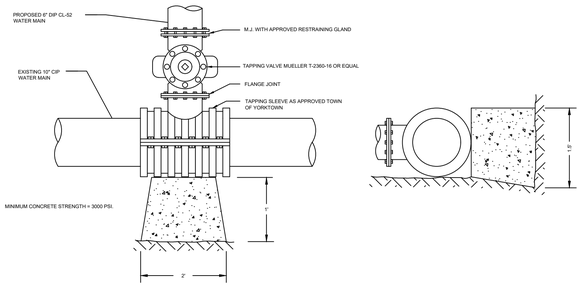
STORM SEWER/WATER SEPARATION
N.T.S.



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

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

WATER CONNECTIONS SECTION
N.T.S.



WET TAP DETAIL
N.T.S.

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

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

WATERMAIN NOTES:

1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE 8" CEMENT LINED, TYTON JOINT CLASS FIFTY-FOUR (54) DUCTILE IRON PIPE. ALL MECHANICAL JOINT FITTINGS FOR THE WATER MAIN SHALL HAVE RETAINER GLANDS AND UTILIZE TWO BRONZE WEDGES PER JOINT.
3. ALL PIPE FITTINGS SHALL BE DUCTILE IRON UNLESS NOTED OTHERWISE. NO COMPACT FITTINGS SHALL BE USED.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL IRON BODY, RESILIENT WEDGE, NON-RISING STEM-CONVENTIONAL PACKING, BRONZE MOUNTED, DOUBLE DISC TYPE WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 200 PSI.
5. ALL VALVE BOXES SHALL BE TWO-PIECE SLIDING BUFFALO TYPE SET ON BRICK BLOCKS POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER. THRUST BLOCKS SHALL BE AS PER TOWN OF CORTLANDT.
7. ALL FIRE HYDRANTS SHALL BE "MUELLER" CENTURION WITH SAFETY BREAK-AWAY FLANGE, 3-WAY, OPENING LEFT (CCW). THE PUMPER NOZZLE SHALL BE 4 ½", THE TWO HOSE NOZZLES SHALL BE 2 ½".
8. WHERE WATER MAIN CROSSES BELOW A CULVERT OR OTHER CONDUIT, CONCRETE SUPPORT BLOCKS SHALL BE PLACED ON BOTH SIDES OF WATER MAIN TO ELIMINATE ANY IMPOSED LOADING ON WATER MAIN FROM THE CULVERT OR OTHER CONDUIT.
9. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE ENGINEER UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE ENGINEER, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL ALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE ENGINEER. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RETEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE ENGINEER. THE NEW WATERMAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600 AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
10. WESTCHESTER COUNTY DEPARTMENT OF HEALTH MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
11. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS OF THE WESTCHESTER COUNTY DEPT. OF HEALTH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH AWWA C651-99. (OR LATEST EDITION) EXCEPT THAT THE PROCEDURE IN SECTION 4.4.2 WILL NOT BE ALLOWED. RESULTS FROM A MINIMUM OF TWO (2) BACTERIOLOGICAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED TO BE SUBMITTED TO WCDOH AS PART OF CERTIFICATION OF CONSTRUCTION. RESULTS MUST BE ACCEPTED BY WCDOH PRIOR TO USE OF MAIN.
12. NEW HYDRANT DRAINS SHALL BE PLUGGED AT LOCATIONS WHERE THE GROUND WATER TABLE IS WITHIN 7 FEET OF FINISHED GRADE. AT SUCH LOCATIONS HYDRANT BARRELS SHALL BE PUMPED DRY AFTER EACH USE.
13. THE CONTRACTOR SHALL NOTIFY THE CORTLANDT CONSOLIDATED WATER DISTRICT 48 HOURS PRIOR TO COMMENCING WORK ON THEIR UTILITIES FOR WATER SHUTDOWNS.
14. ALL RESIDENTS AFFECTED BY WATER SHUTDOWNS SHALL BE NOTIFIED BY THE CONTRACTOR, IN WRITING A MINIMUM OF 24 HOURS PRIOR TO SHUTDOWNS. NOTICE SHALL INCLUDE APPROXIMATE TIME SHUTDOWN WILL BEGIN AND THE LENGTH OF THE SHUT DOWN.
15. A 10 FT. (MIN.) SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER AND ALL UTILITIES, WHERE PRACTICABLE.
16. A MINIMUM COVEROF 4'-0" SHALL BE MAINTAINED OVER THE WATERMAIN
17. TWO (2) BRONZE WEDGES SHALL BE INSTALLED AT EVERY WATERMAIN JOINT.
18. A HYDRANT FLOW TEST WAS CONDUCTED BY DANIEL CIARCIA, P.E. AND STAFF FROM THE CORTLANDT CONSOLIDATED WATER DISTRICT ON APRIL 14, 2011. A STATIC PRESSURE OF 117 PSI WAS OBSERVED AT THE HYDRANT LOCATED JUST WEST OF THE PROPOSED NEW CONNECTION. THE HYDRANT FLOW TEST CONFIRMED ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROPOSED SUBDIVISION.

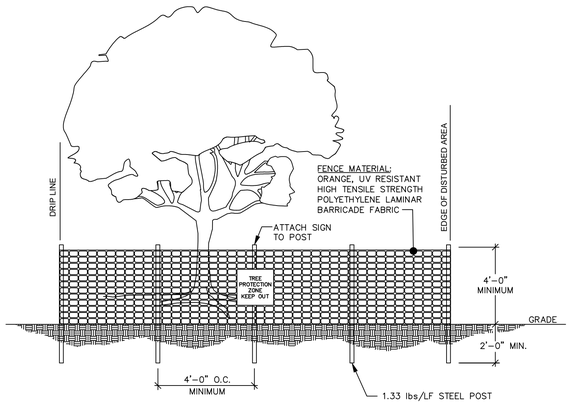
SHEET NUMBER 11/14

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

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

DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



TREE PROTECTION FENCE

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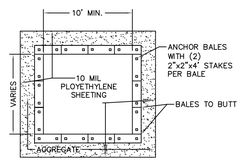
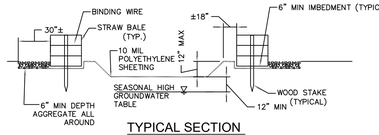
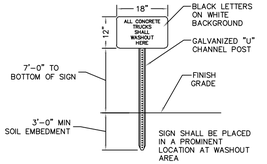


PLAN



TYPICAL SECTION



WASHOUT SIGN

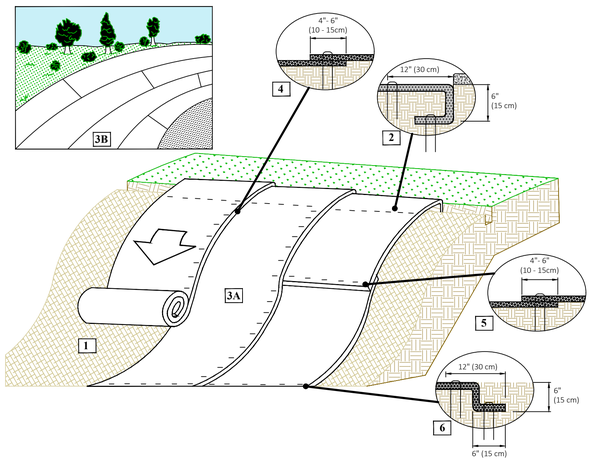
NOTES:

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

A

CONCRETE WASHOUT STATION

N.T.S.

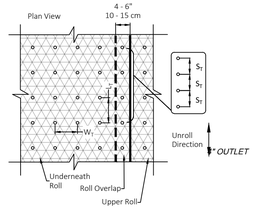


EROSION BLANKET

Instructions

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

Staple Pattern Guide



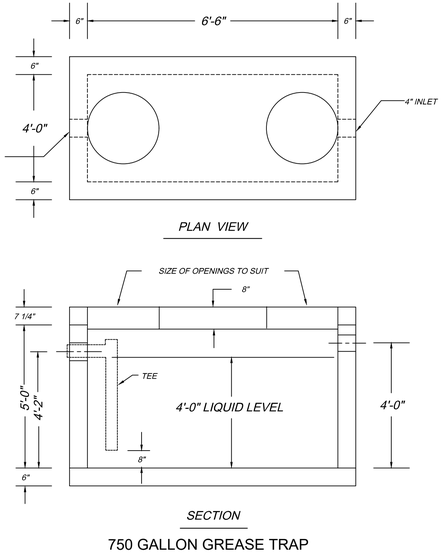
- Pin / Staple / Twist Pin, as appropriate for field conditions

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

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

EROSION CONTROL NOTES:

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



750 GALLON GREASE TRAP

N.T.S.

WATERMAIN INSTALLATION STANDARDS

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

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

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

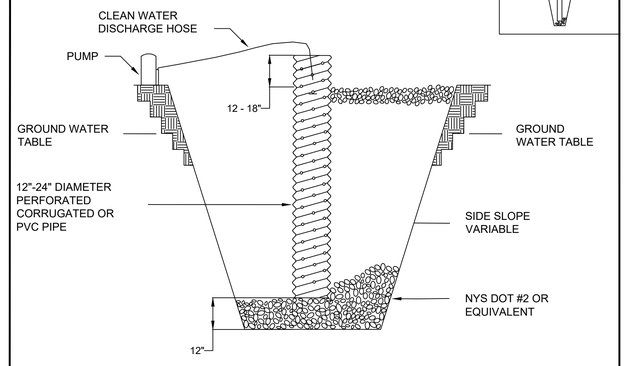
2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGAM (HTTPS://HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL).

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

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.

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

SYMBOL



CONSTRUCTION SPECIFICATIONS

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

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

DEWATERING SUMP PIT

TOWN OF CORTLANDT NOTES:

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

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

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

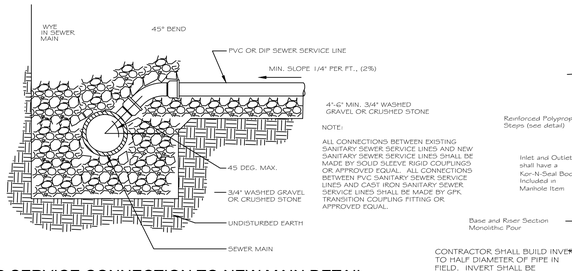
SHEET NUMBER 12/14

5	
4	
3	
2	
1	ORIGINAL DATE: 10/13/2025
	PROJECT NUMBER:

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

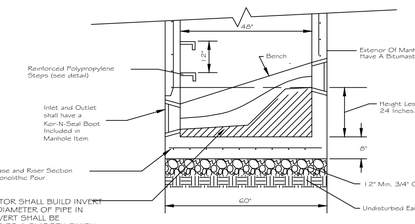
DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

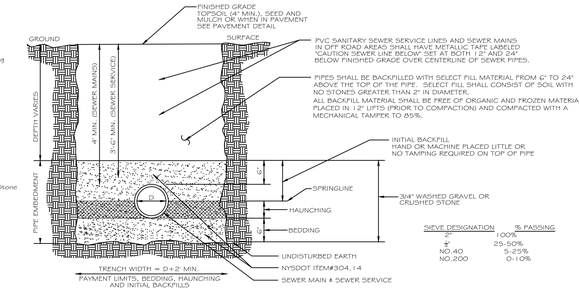


SEWER SERVICE CONNECTION TO NEW MAIN DETAIL
N.T.S.

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



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



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

NOTES:

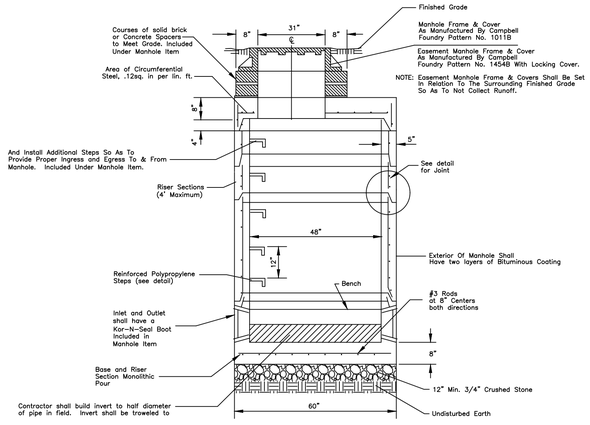
1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH, IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
3. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6" OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE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

SPECIFY THE FOLLOWING SIEVE DESIGNATIONS FOR SELECT BACKFILL.

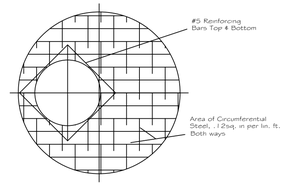
SIEVE DESIGNATION	% PASSING
2"	100%
¼"	25-50%
NO.40	5-25%
NO. 200	0-10%

SANITARY SEWER NOTES:

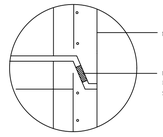
1. SANITARY SEWERS ARE TO BE OF 8" SDR 35 PVC OR 8" CLASS 52 DIP WHERE SHOWN IN THE PLANS OR IF REQUIRED BY THE ENGINEER DUE TO LOADING CONDITIONS.
2. SANITARY MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE SPACED A MAXIMUM DISTANCE OF 400' ON STRAIGHT RUNS AND INSTALLED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



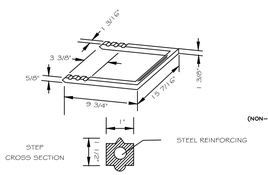
DETAIL OF PRECAST CONCRETE MANHOLE - FLAT TOP
N.T.S.



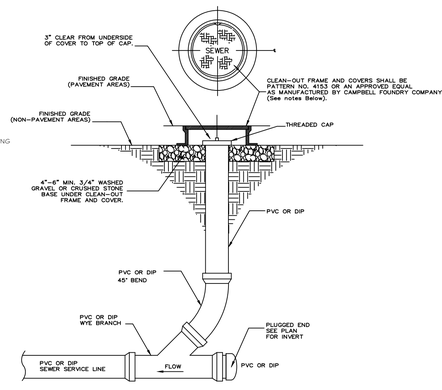
REINFORCEMENT LAYOUT FOR SLAB
N.T.S.



JOINT DETAIL
N.T.S.



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



CLEANOUT ASSEMBLY DETAIL
(N.T.S.)

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

SEWER MAIN STANDARDS

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

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

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

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

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

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

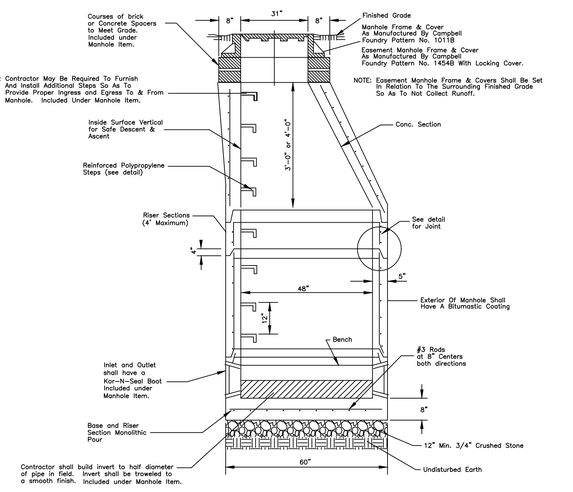
G. 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

H. INFLOW AND INFILTRATION STUDY SHALL BE PERFORMED WITH RATES SET AT 2:1 FOR COMMERCIAL AND NON-AFFORDABLE HOUSING UNITS. A 1:1 RATE SHALL BE APPLIED FOR AFFORDABLE HOUSING.

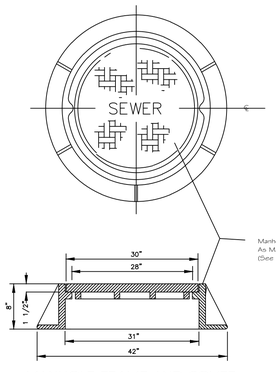
I. MINIMUM EASEMENT WIDTH SHALL BE 20-FT.

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

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



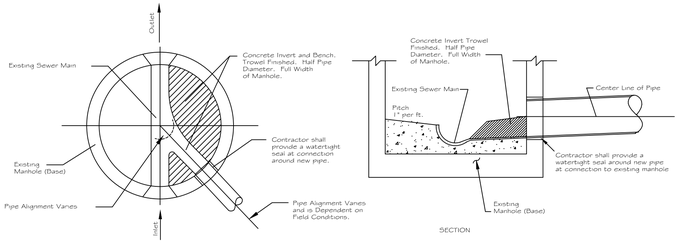
DETAIL OF PRECAST CONCRETE MANHOLE - CONE SECTION
N.T.S.



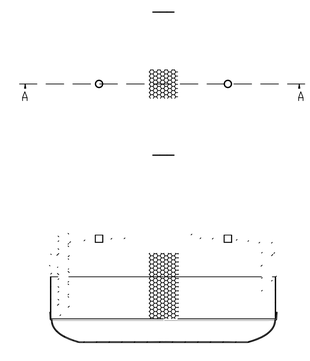
MANHOLE FRAME AND COVER
N.T.S.

MANHOLE FRAME AND COVER NOTES

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



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



GREASE TRAP
N.T.S

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

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

SHEET NUMBER 13 / 14

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

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

SEWER DETAILS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

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

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

SCALE: 1"=80'

AMMENDED SITE PLAN

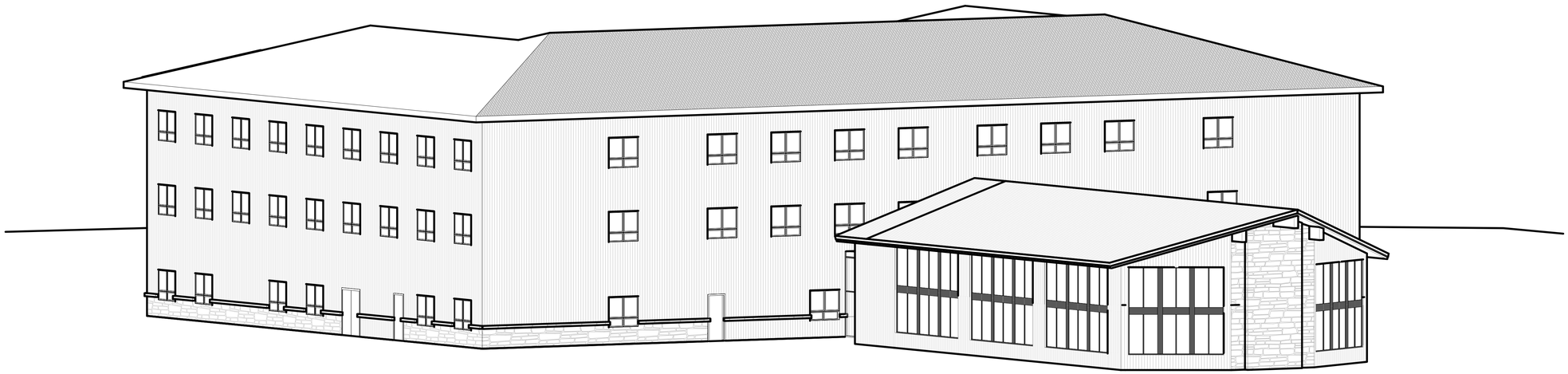
Prepared For
YESHIVA OHR HAMEIR

WALKING TRAILS

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

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

SHEET NUMBER
14
14



A | PROPOSED NEW CONSTRUCTION MIXED USE BUILDING E/R2

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

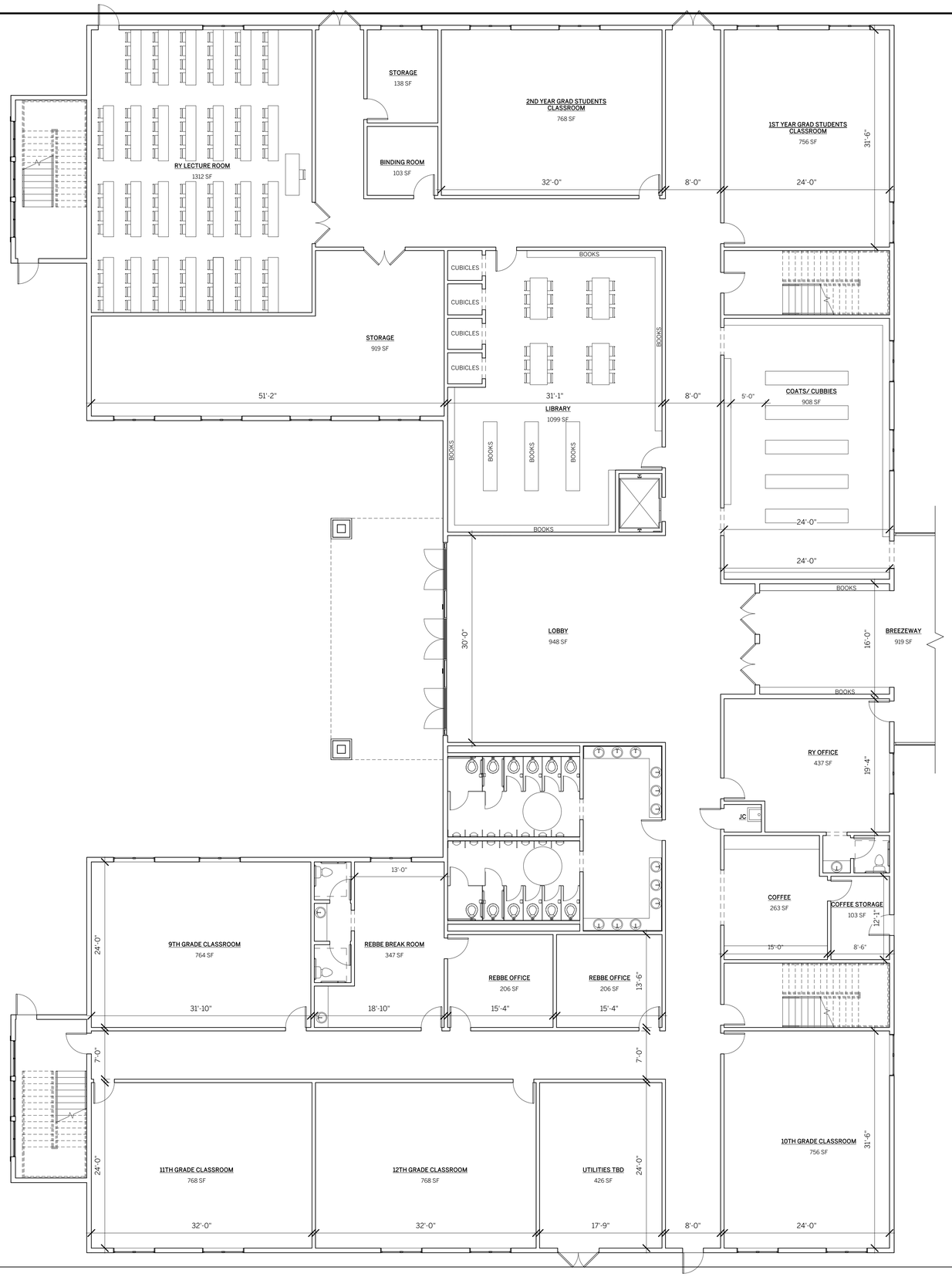
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW CONSTRUCTION MIXED USE E/R2

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D1



A PROPOSED FIRST FLOOR PLAN DORM- 18,104 SF

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

N.J.LICENSE
21A102138500

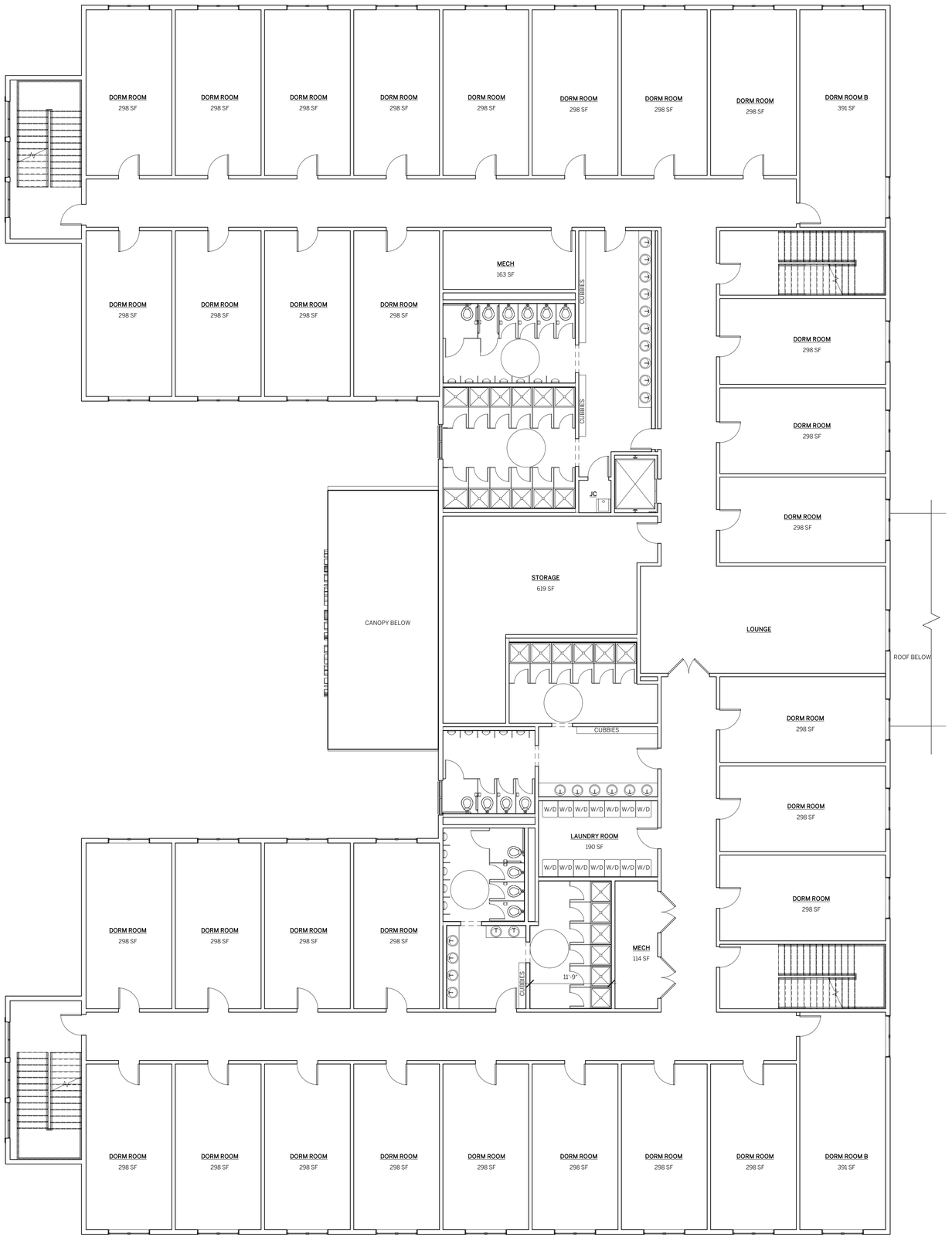
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW CONSTRUCTION MIXED USE E/R2

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D2



A PROPOSED SECOND FLOOR PLAN 18,524 SF

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

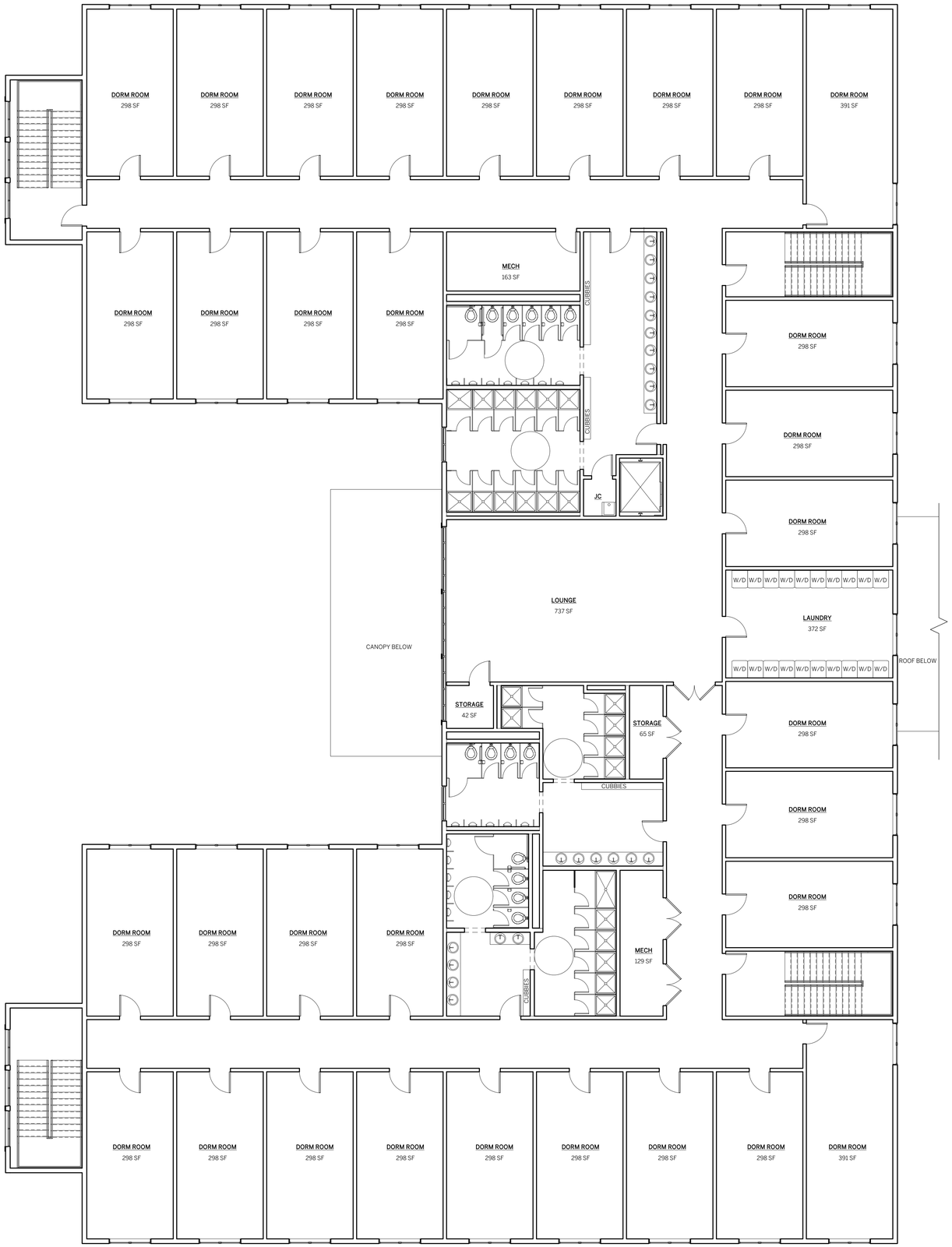
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW CONSTRUCTION MIXED USE E/R2

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO. 109.20
DATE: 8/21/2025
DWG NO. D3



A PROPOSED THIRD FLOOR PLAN 18,104 SF

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
N.J.LICENSE # 21A102138500

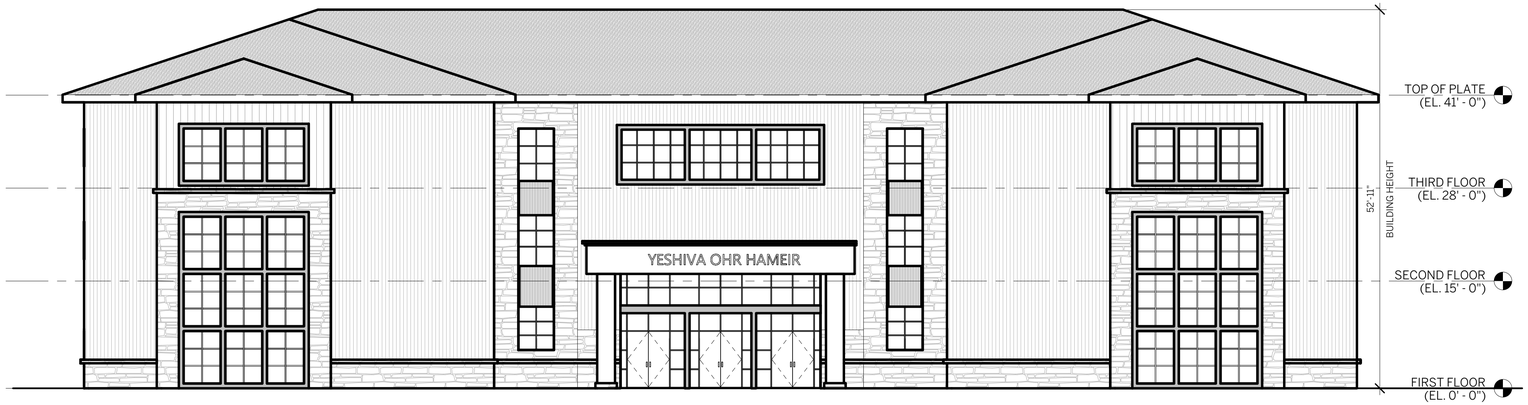
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW CONSTRUCTION MIXED USE E/R2

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D4



A | PROPOSED FRONT ELEVATION

B | PROPOSED RIGHT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

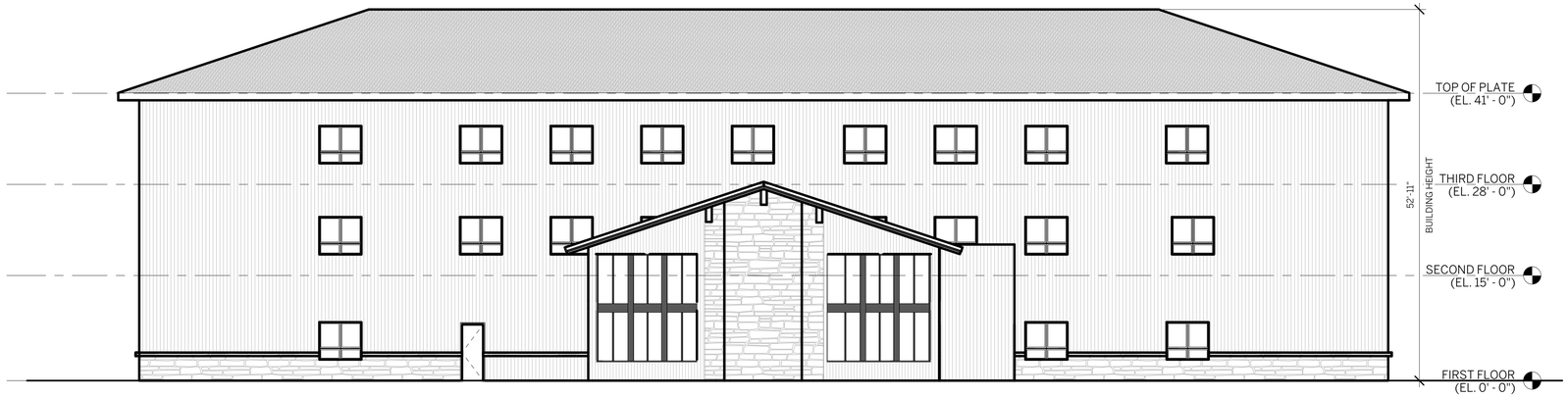
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED NEW CONSTRUCTION MIXED USE E/R2

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D5



A | PROPOSED REAR ELEVATION

B | PROPOSED LEFT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

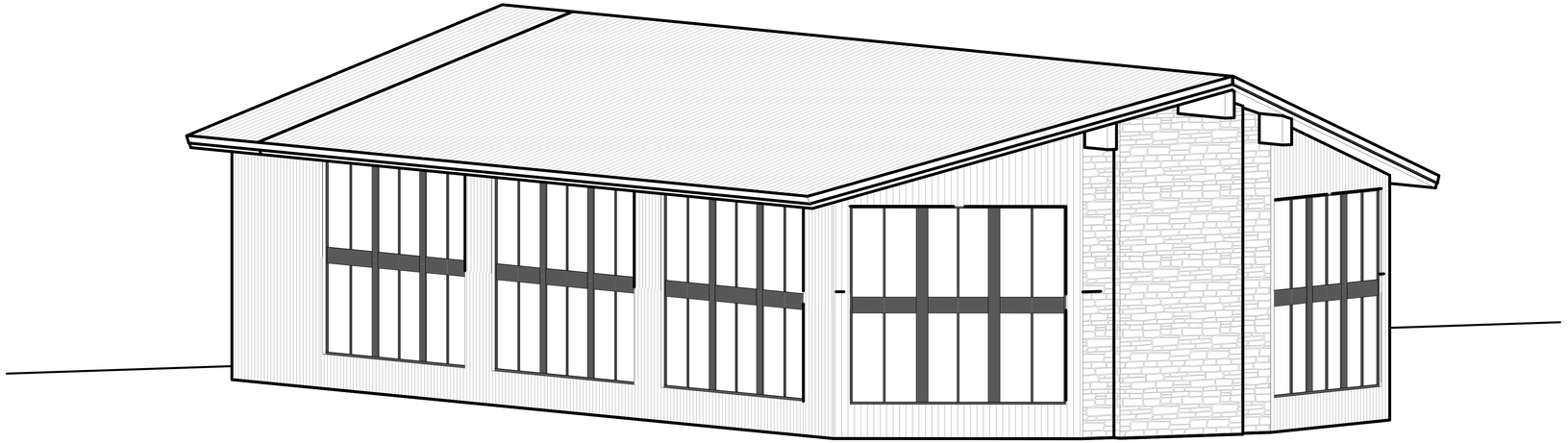
REVISIONS SCHEDULE

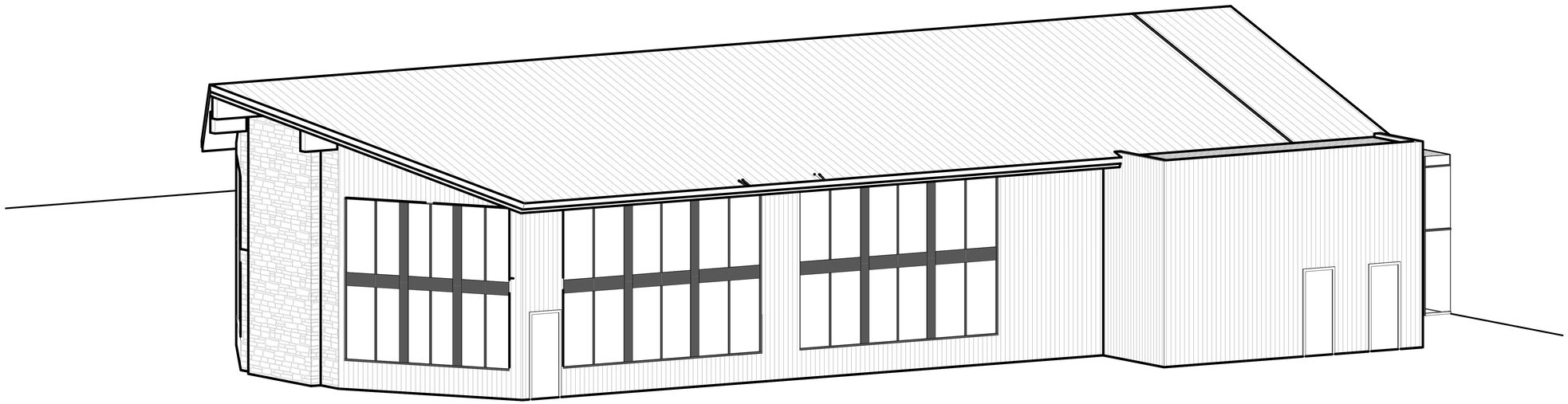
NO.	DATE	DESCRIPTION

PROPOSED NEW CONSTRUCTION MIXED USE E/R2

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D6





A | PROPOSED ADDITION AND LEVEL 3 ALTERATION TO SANCTUARY (CHALET) | A3 - HOUSE OF RELIGIOUS WORSHIP

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

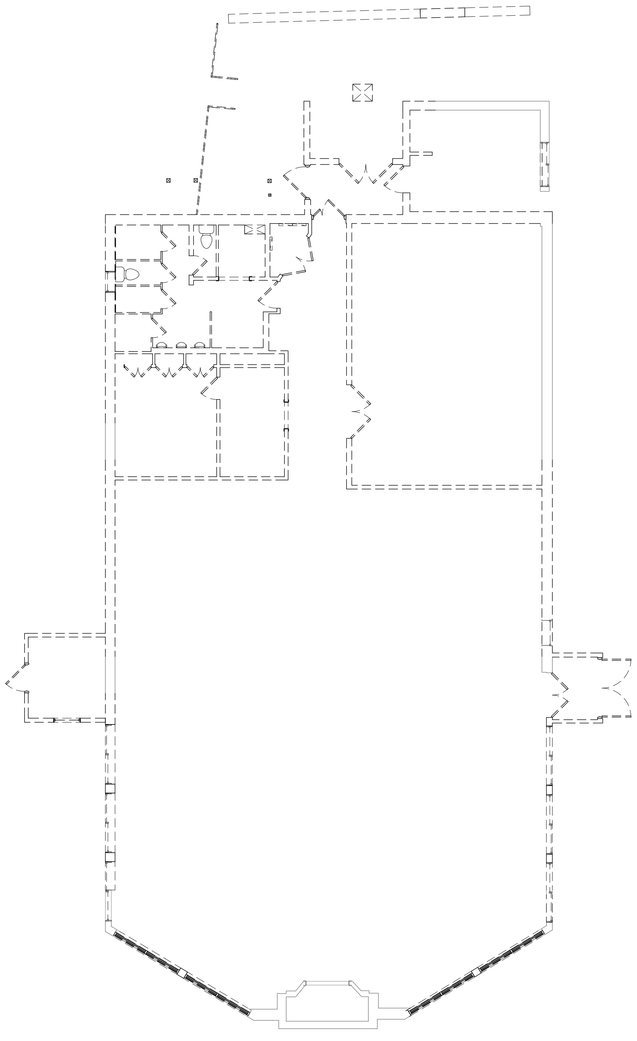
PROPOSED ADDITION & LEVEL 3 ALTERATION TO A3 SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D1

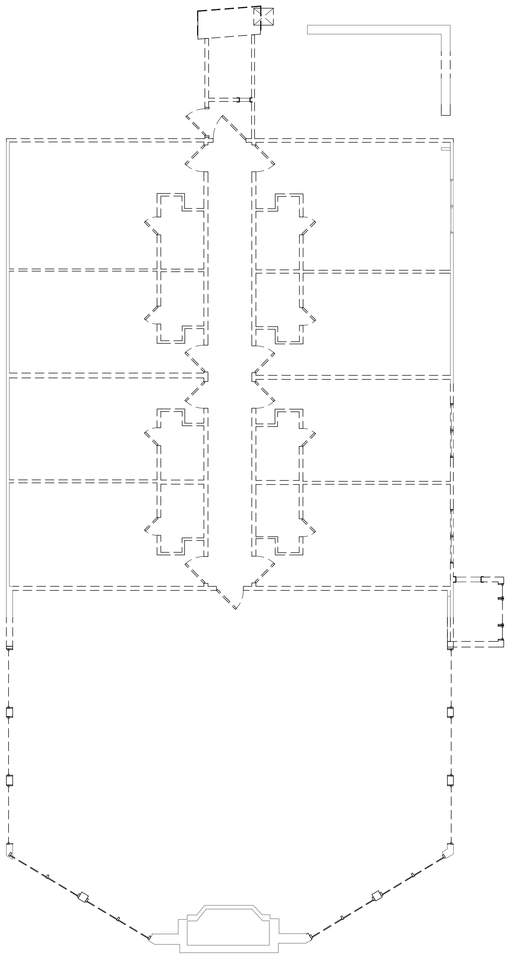
A

FIRST FLOOR DEMO PLAN



B

SECOND FLOOR DEMO PLAN



JOB NO: 109.20

DATE: 8/21/2025

DWG NO: D2

PROPOSED ADDITION & LEVEL 3 ALTERATION TO A3 SANCTUARY:

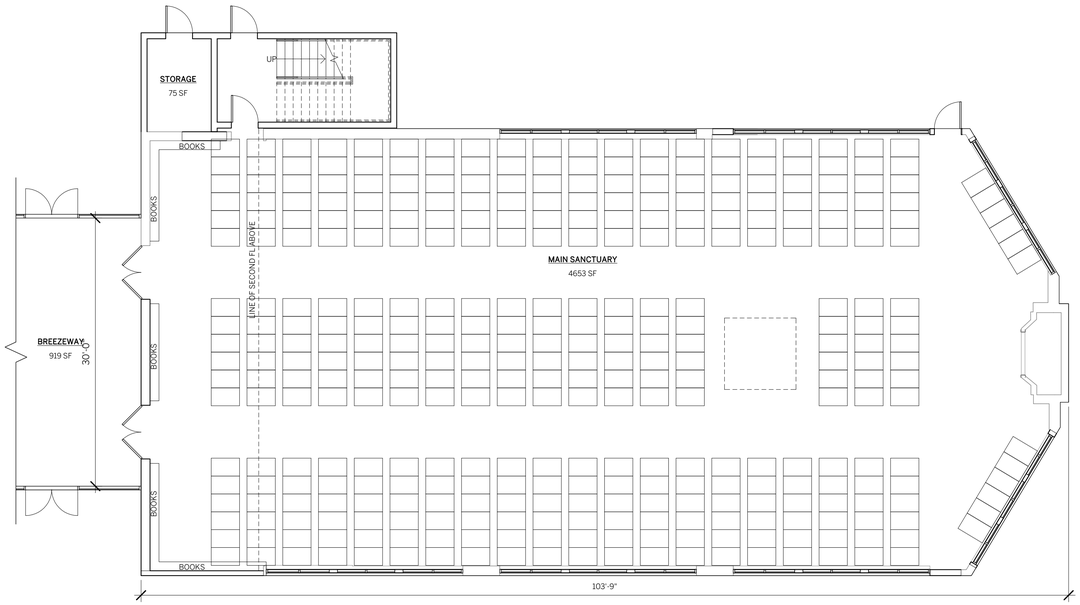
YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

REVISIONS SCHEDULE

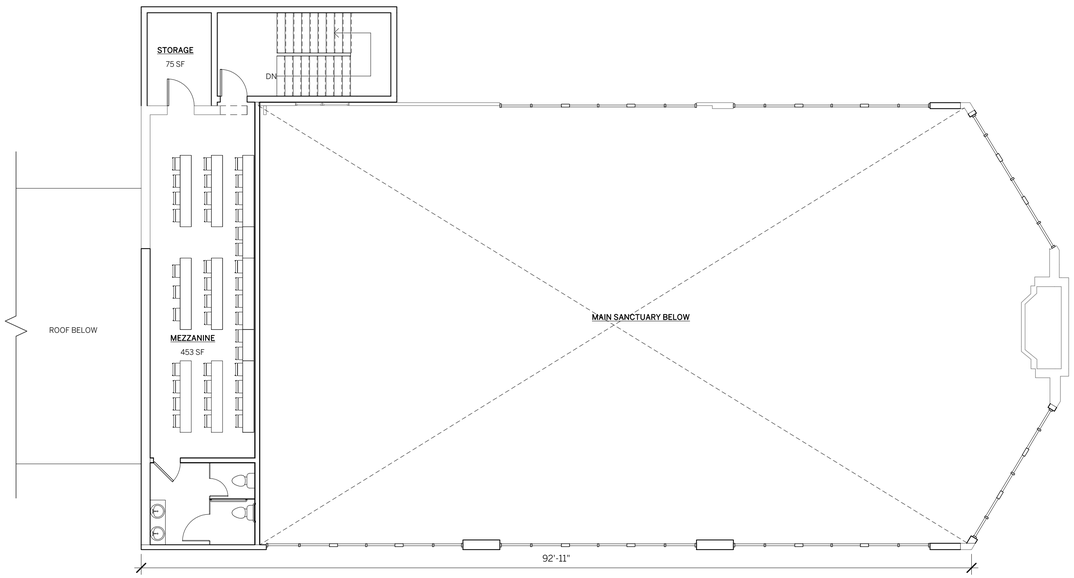
NO.	DATE	DESCRIPTION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE
21A102138500



A PROPOSED FIRST FLOOR PLAN 5,206 SF



B PROPOSED SECOND FLOOR PLAN 858 SF

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

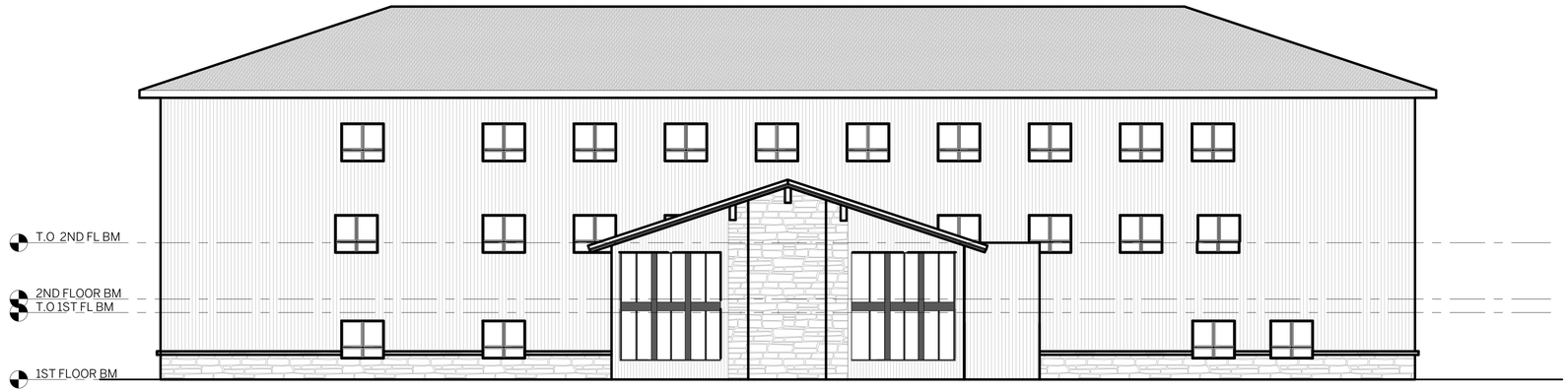
REVISIONS SCHEDULE

NO.	DESCRIPTION	DATE

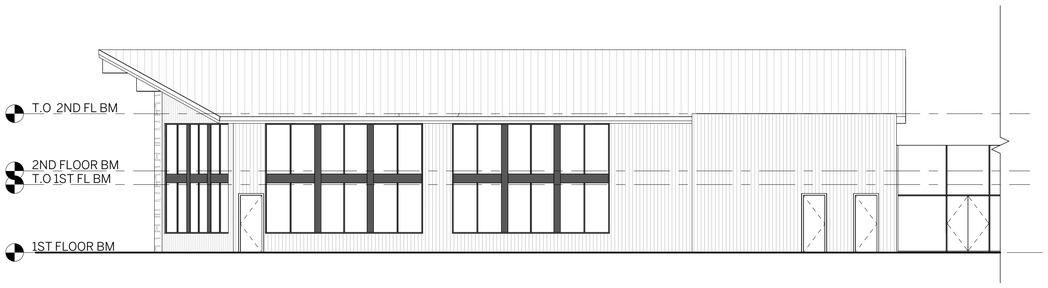
PROPOSED ADDITION & LEVEL 3 ALTERATION TO A3 SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

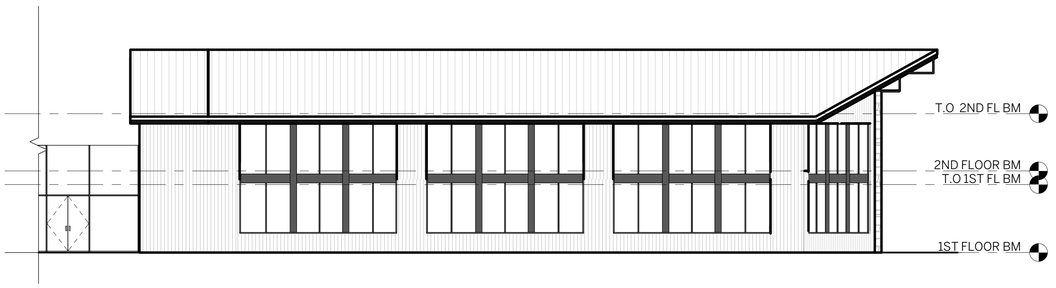
JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D3



A PROPOSED FRONT ELEVATION



B PROPOSED RIGHT ELEVATION



C PROPOSED LEFT ELEVATION

NJ LICENSE
21AI02138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

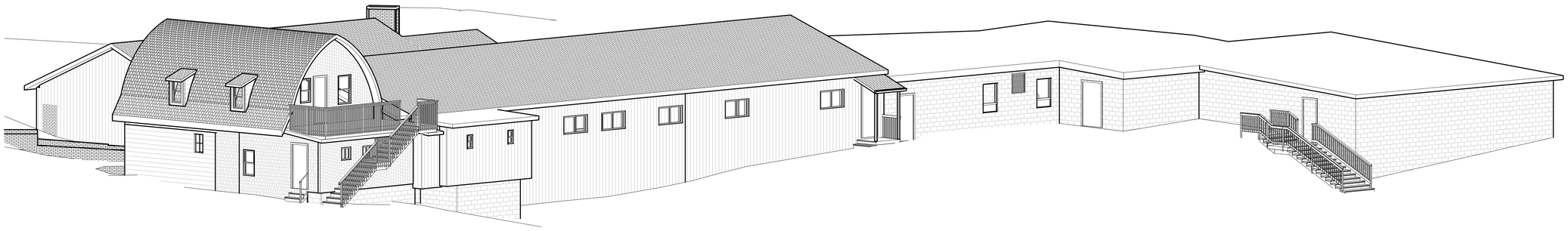
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

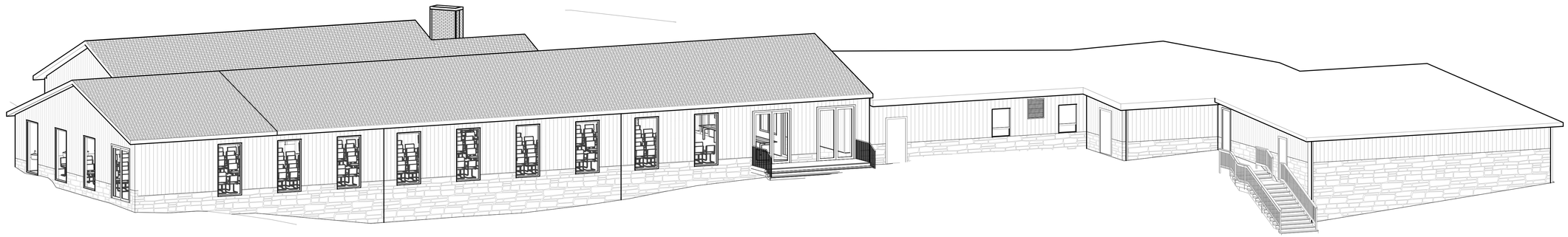
PROPOSED ADDITION & LEVEL 3 ALTERATION TO A3 SANCTUARY:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: D4



A | EXISTING DINING BUILDING



B | PROPOSED ADDITION AND LEVEL 3 ALTERATION TO DINING BUILDING A2 DINING FACILITIES

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21AI02138500

REVISIONS SCHEDULE

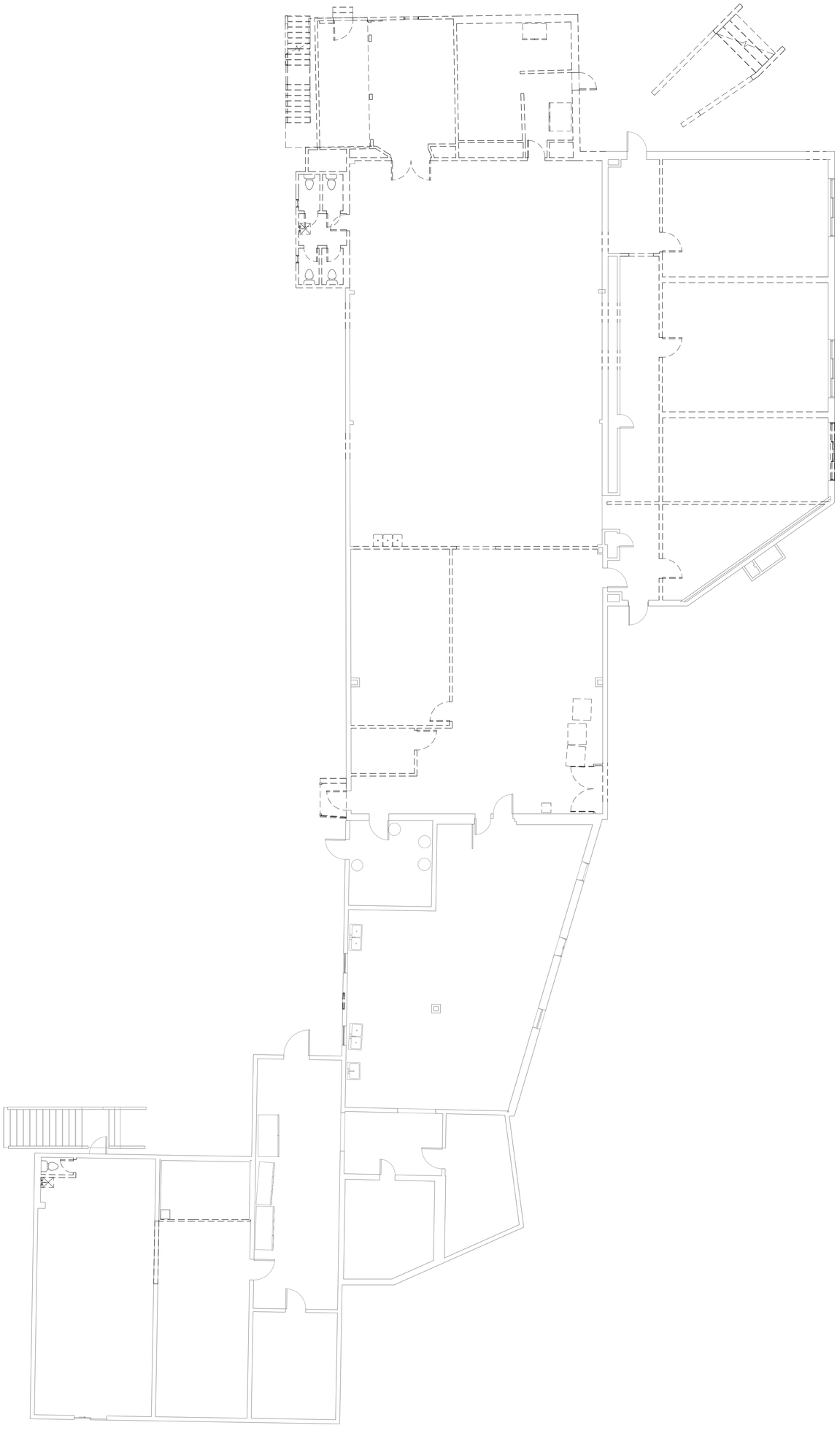
NO.	DATE	DESCRIPTION

PROPOSED ADDITION AND LEVEL 3 ALTERATION TO DINING
BUILDING FOR:
YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 09/26/2025
DWG NO: D1

A

FIRST FLOOR DEMO PLAN



JOB NO: 109.20

DATE: 09/26/2025

DWG NO: D2

PROPOSED ADDITION AND LEVEL 3 ALTERATION TO DINING BUILDING FOR:

YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567

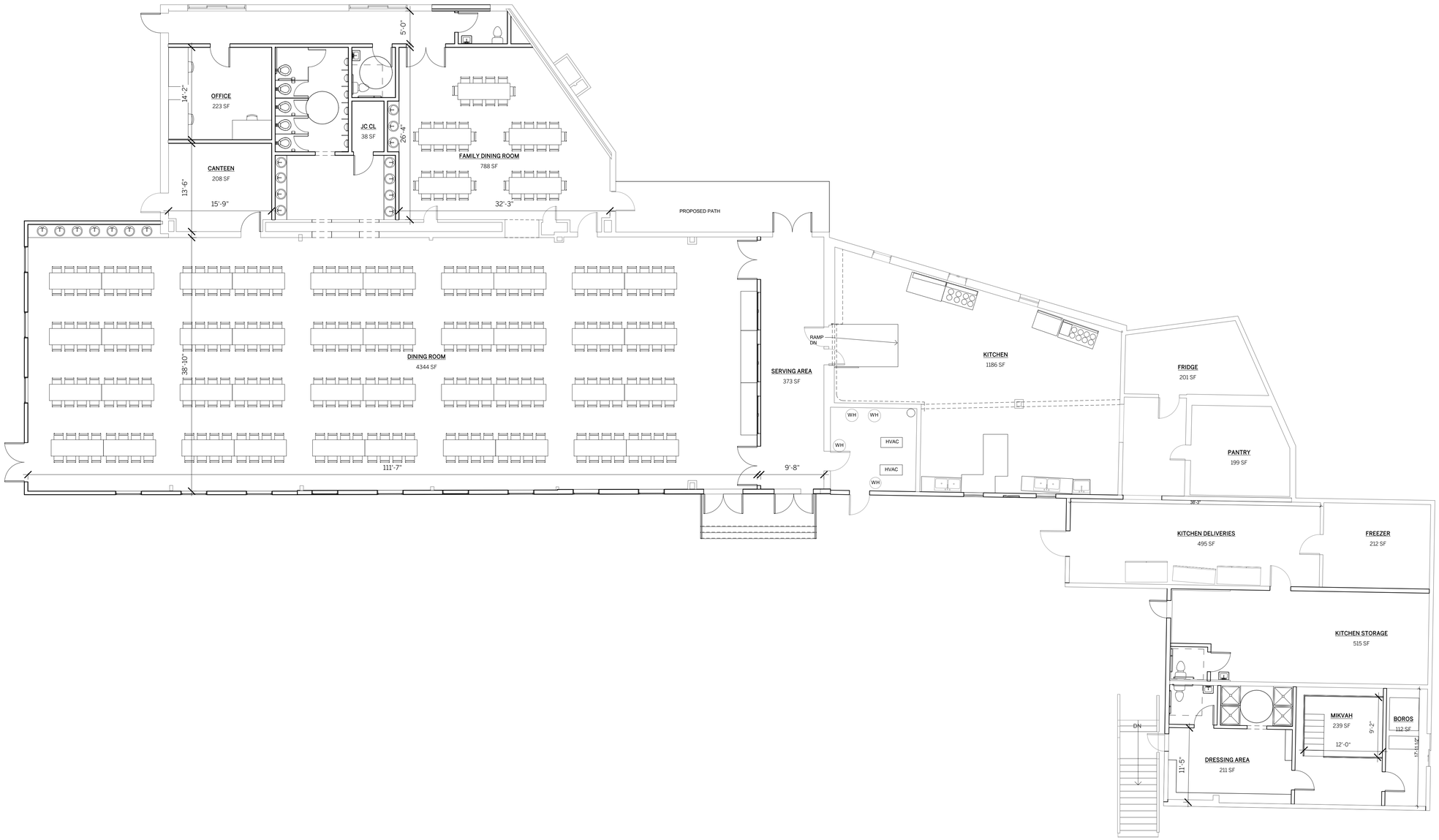
BLOCK 1 LOT 3

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 11736 SF

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

N.J.LICENSE
21A102138500

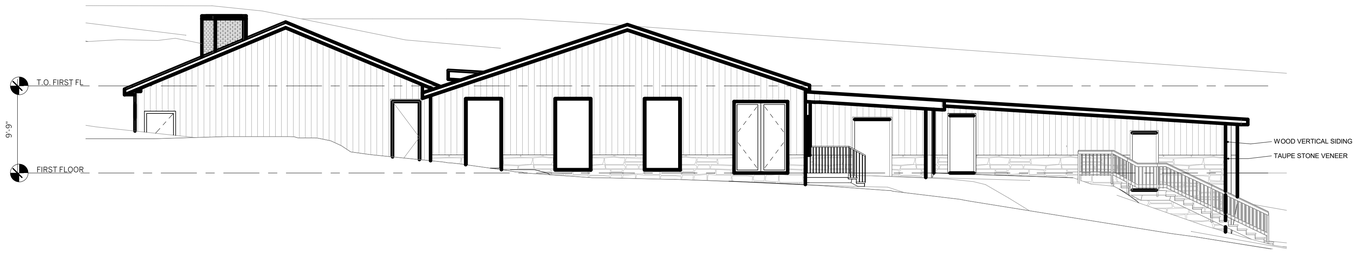
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

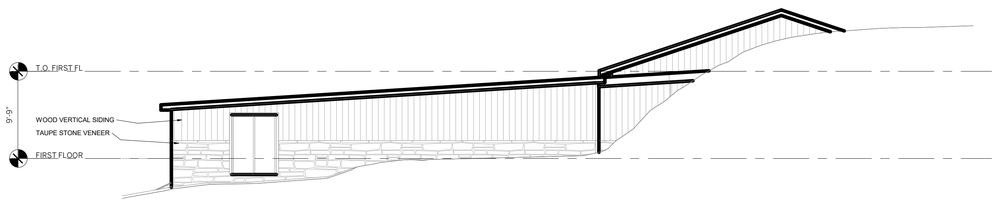
PROPOSED ADDITION AND LEVEL 3 ALTERATION TO DINING
BUILDING FOR:
YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 09/26/2025
DWG NO: D3

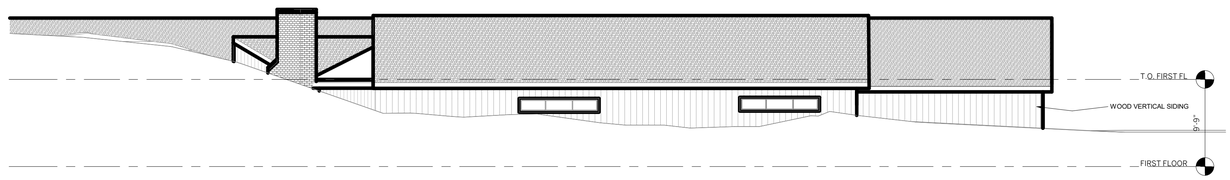
A | PROPOSED FRONT ELEVATION



B | PROPOSED LEFT ELEVATION



C | PROPOSED RIGHT ELEVATION



D | PROPOSED REAR ELEVATION

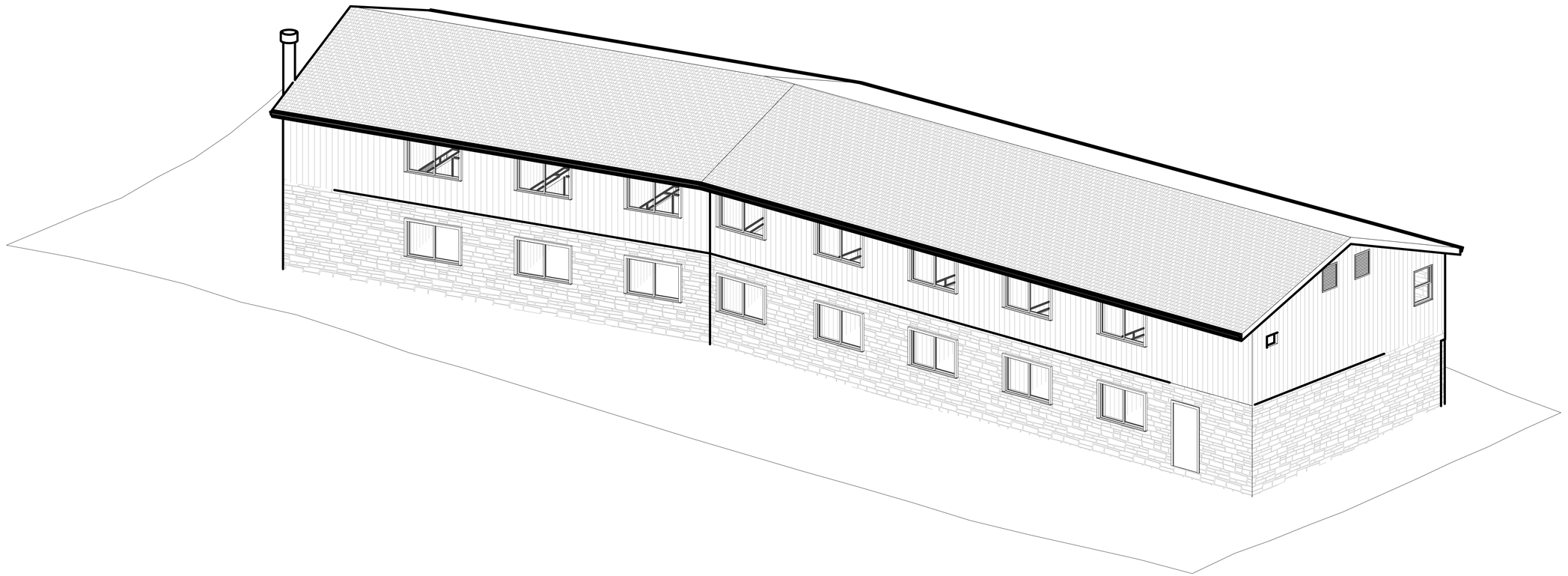
WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD, NJ 08701
732.202.5455
N.J.LICENSE
21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED ADDITION AND LEVEL 3 ALTERATION TO DINING
BUILDING FOR:
YESHIVA OHR HAMEIR
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 09/26/2025
DWG NO: D4



A | PROPOSED LEVEL 1 ALTERATION TO "DALLAS" BUILDING: WEEKEND/ HOLIDAY STAFF HOUSING | R2 - NON-TRANSIENT APARTMENT HOUSING | SCALE: 3/16"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21AI02138500

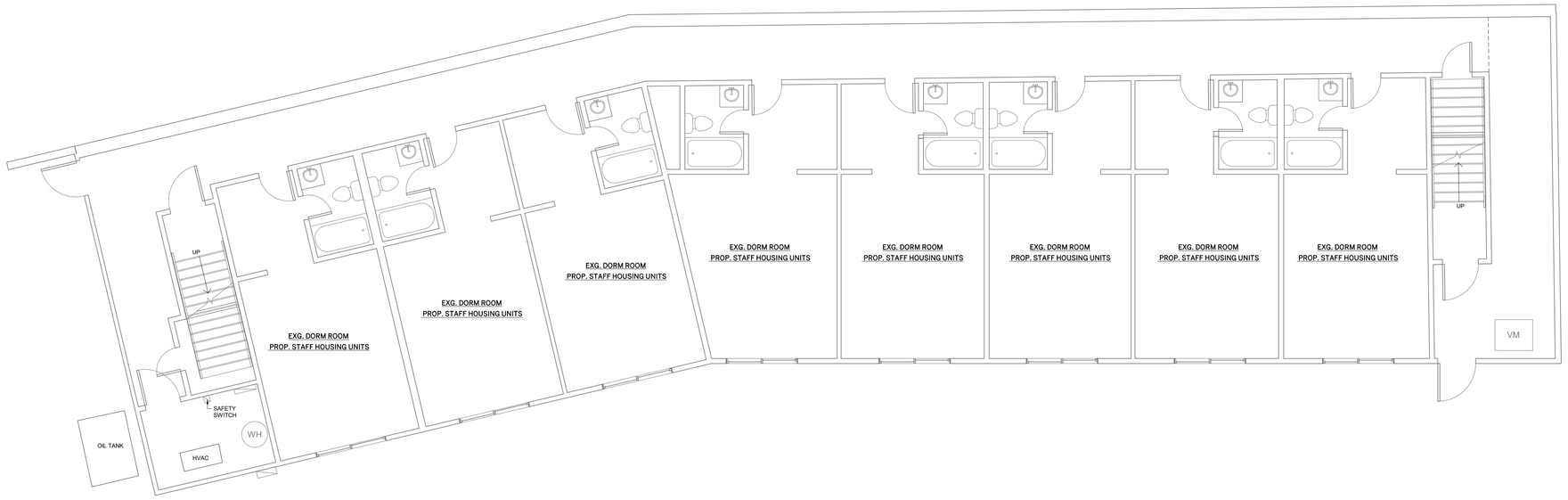
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

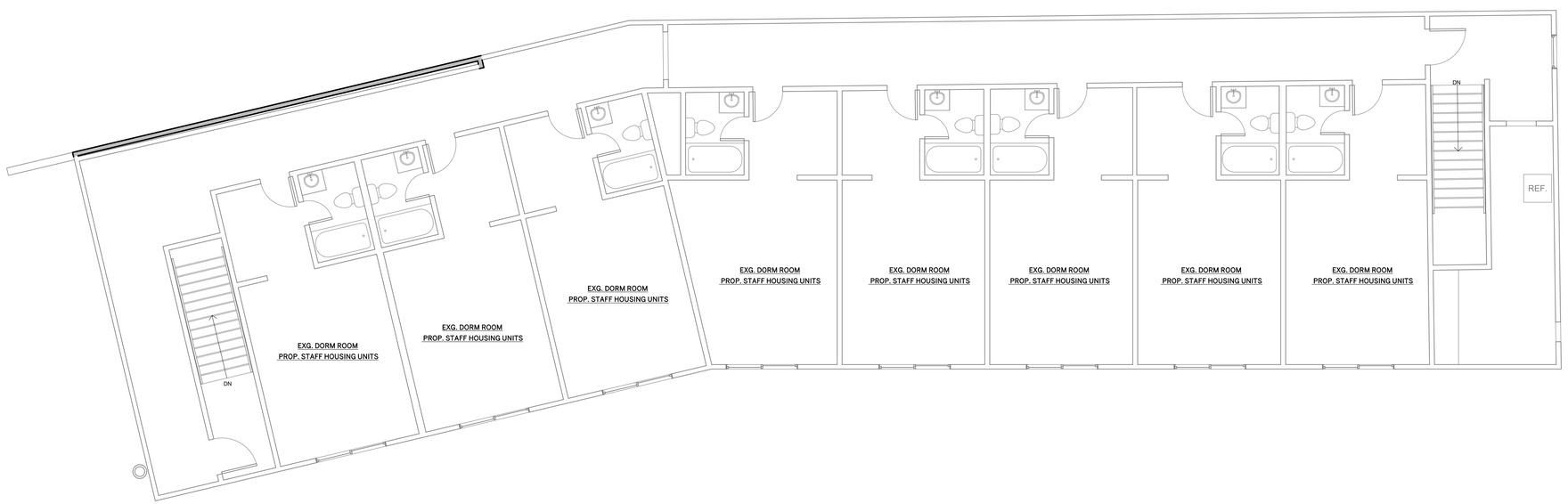
PROPOSED LEVEL 1 ALTERATION TO "DALLAS" BUILDING FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A101



A | EXISTING AND PROPOSED FIRST FLOOR PLAN



B | EXISTING AND PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

REVISIONS SCHEDULE

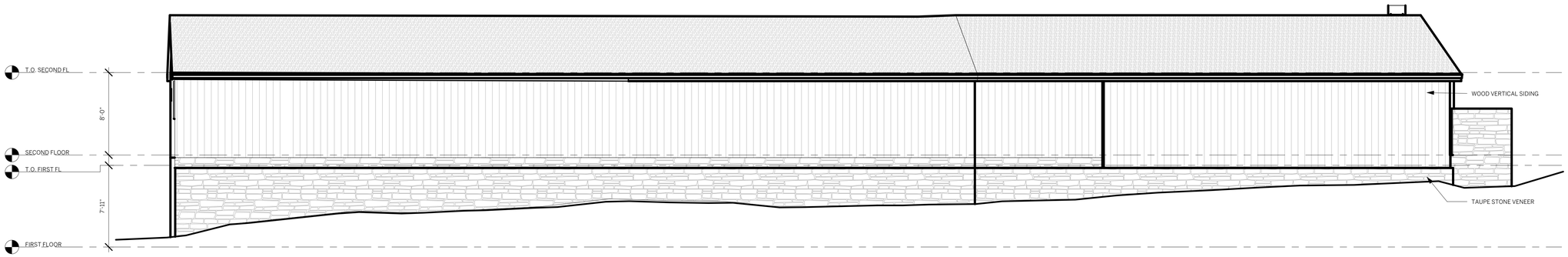
NO.	DATE	DESCRIPTION

PROPOSED LEVEL 1 ALTERATION TO "DALLAS" BUILDING FOR:

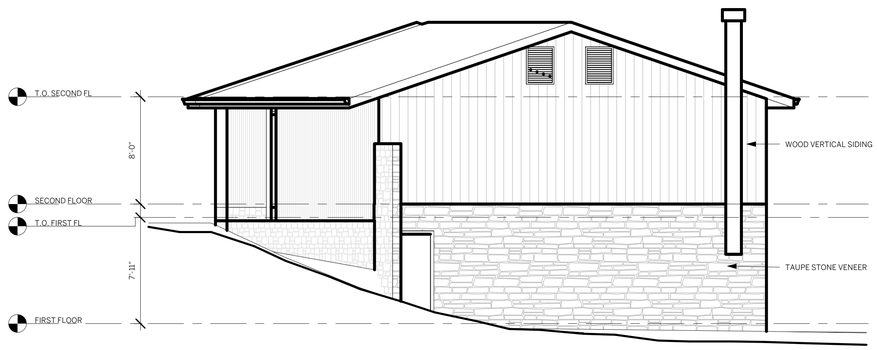
YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

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

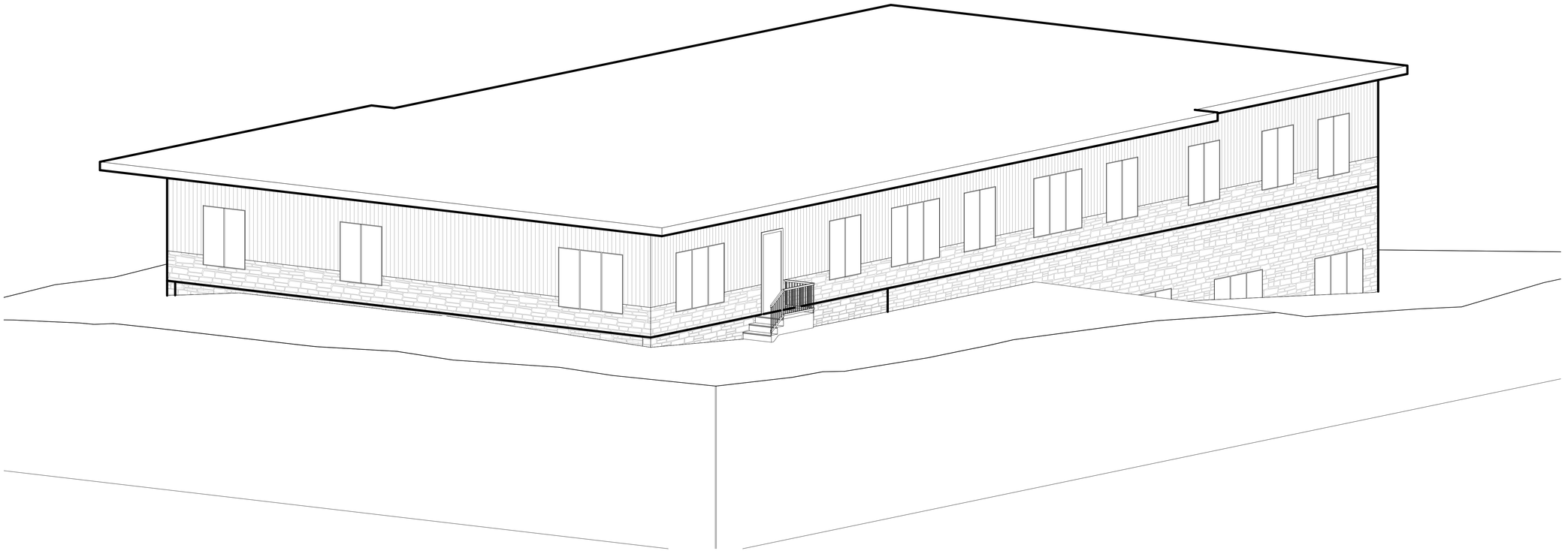
REVISIONS SCHEDULE

NO.	DESCRIPTION	DATE

PROPOSED LEVEL 1 ALTERATION TO "DALLAS" BUILDING FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO. 109.20
DATE: 8/21/2025
DWG NO. A103



A | PROPOSED LEVEL 3 ALTERATION AND CHANGE OF USE FOR STAFF HOUSING | R-2 MULTI FAMILY HOUSING- 3 HOUSING UNITS

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE
21AI02138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED LEVEL 3 ALTERATION AND CHANGE OF USE FOR STAFF HOUSING

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 FIRST FLOOR DEMO PLAN SCALE: 1/4"=1'-0"

B SECOND FLOOR DEMO PLAN SCALE: 1/4"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
N.J.LICENSE # 21AI02138500

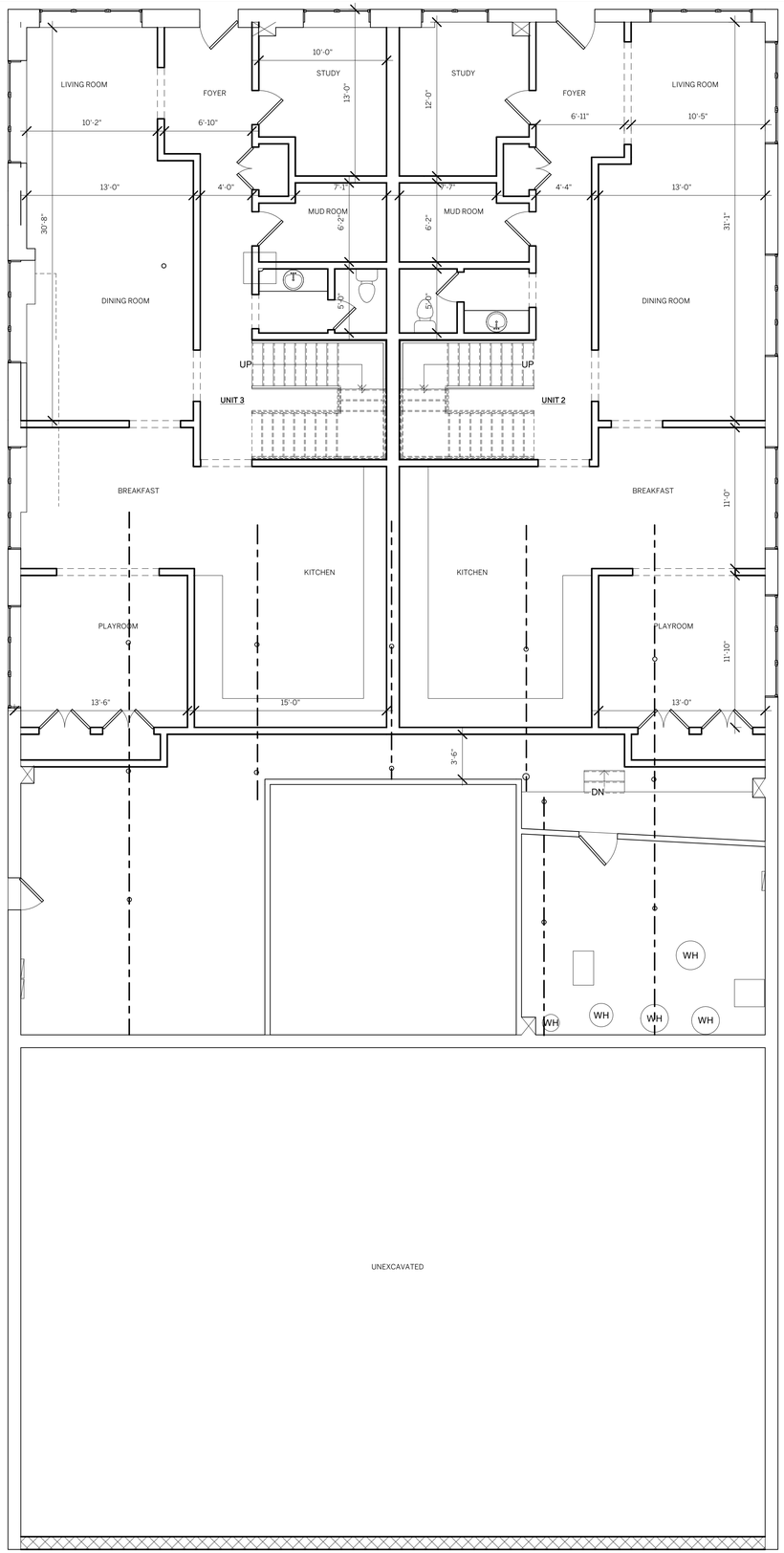
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

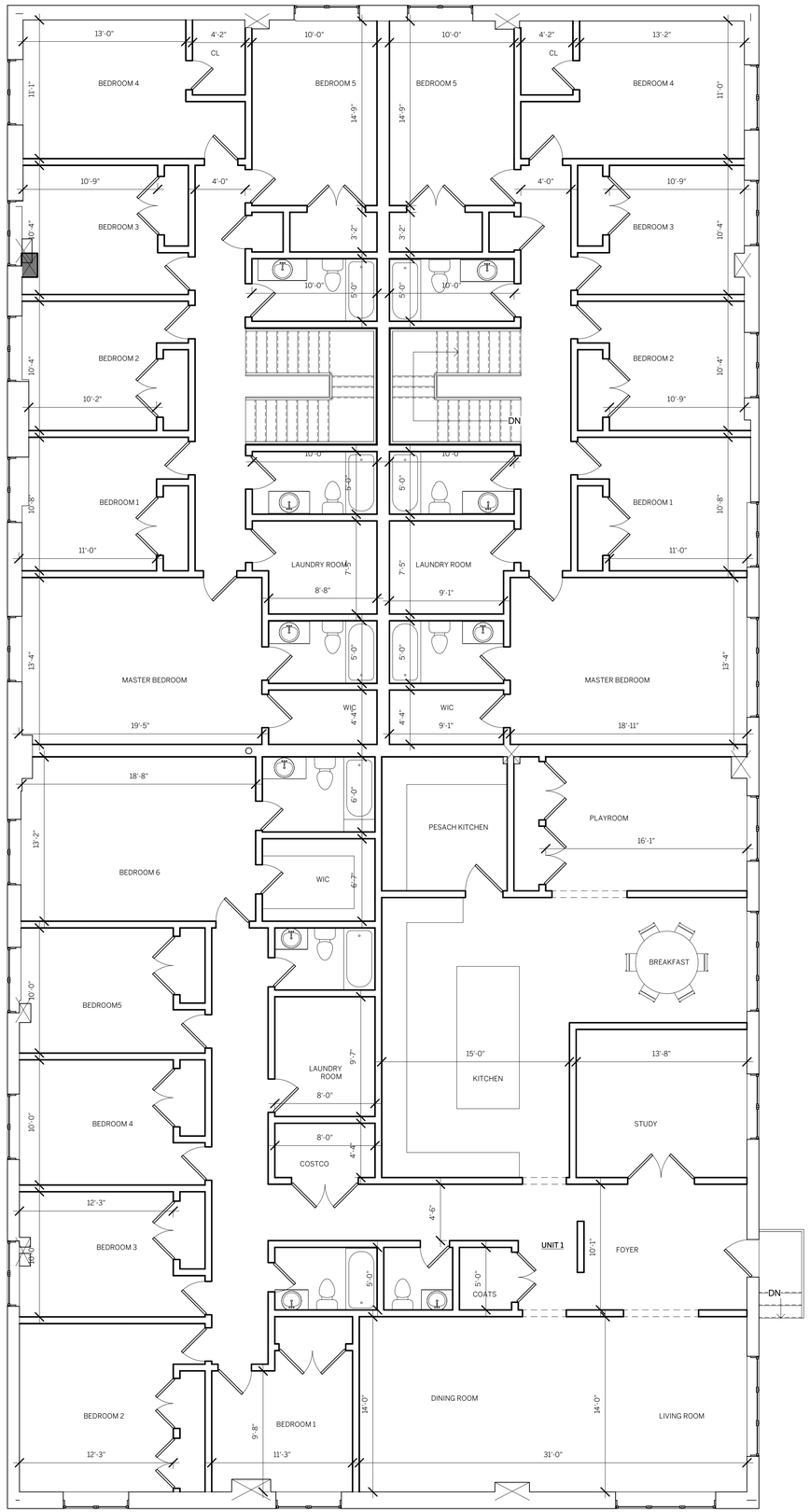
PROPOSED LEVEL 3 ALTERATION AND CHANGE OF USE FOR STAFF HOUSING

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 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
N.J.LICENSE
21AI02138500

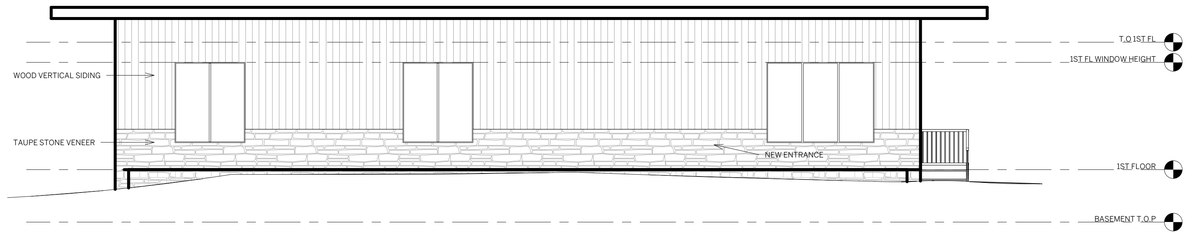
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

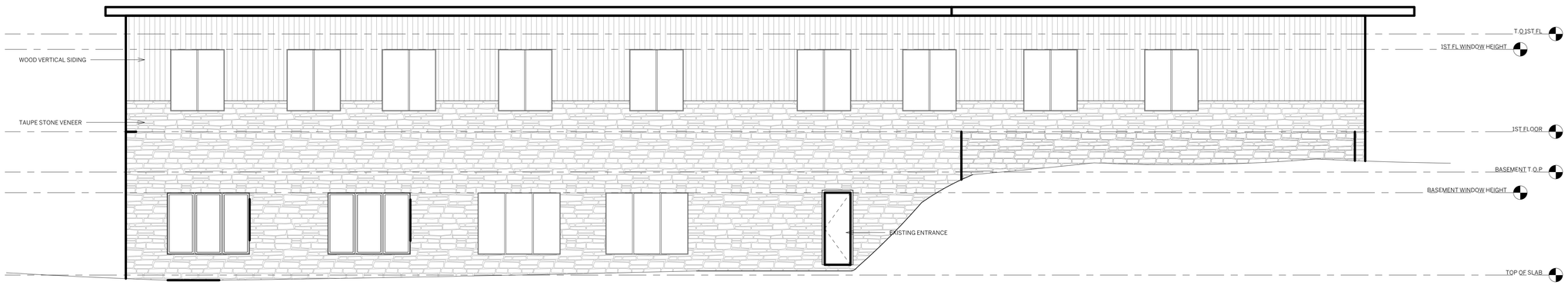
PROPOSED LEVEL 3 ALTERATION AND CHANGE OF USE FOR STAFF HOUSING

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 | PROPOSED FRONT ELEVATION | SCALE: 1/4"=1'-0"



B | PROPOSED LEFT ELEVATION | SCALE: 1/4"=1'-0"

NJ LICENSE
21AI02138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

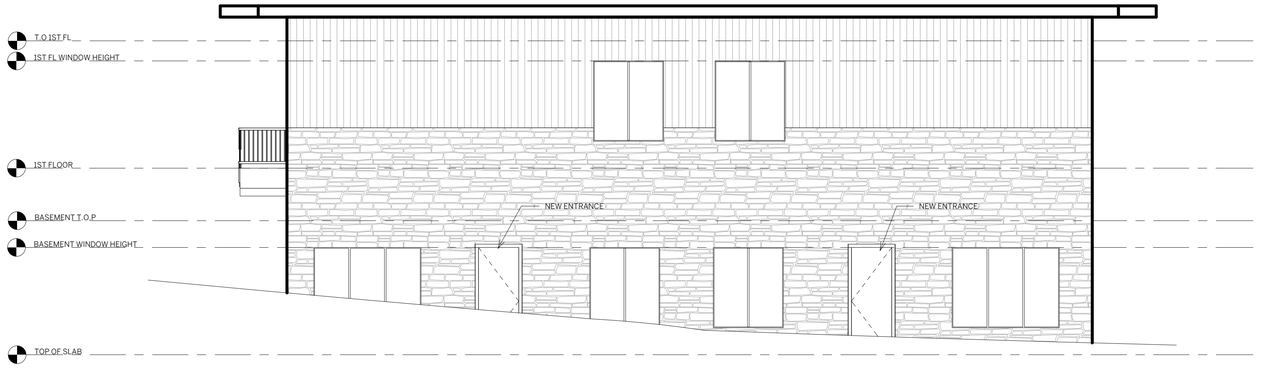
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

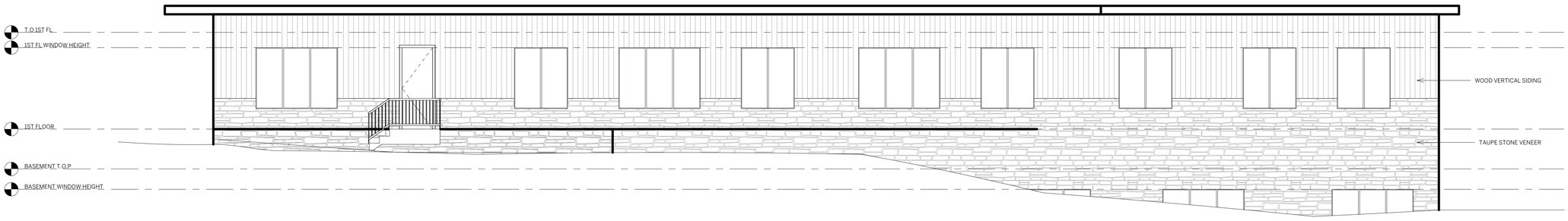
PROPOSED LEVEL 3 ALTERATION AND CHANGE OF USE FOR
STAFF HOUSING

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: D4



A | PROPOSED REAR ELEVATION — SCALE: 1/4"=1'-0"



B | PROPOSED RIGHT ELEVATION — SCALE: 1/4"=1'-0"

N.J.LICENSE
21AI02138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

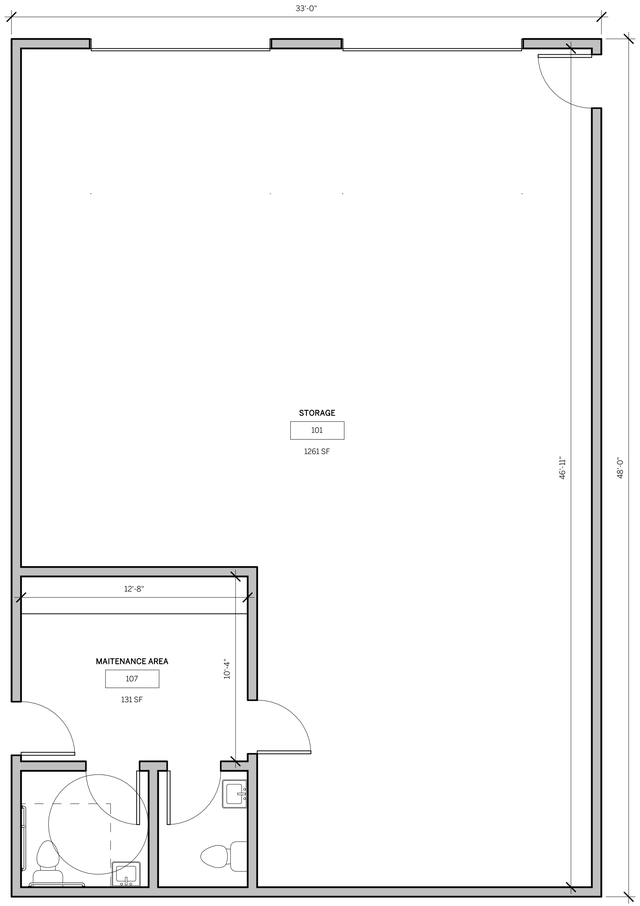
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

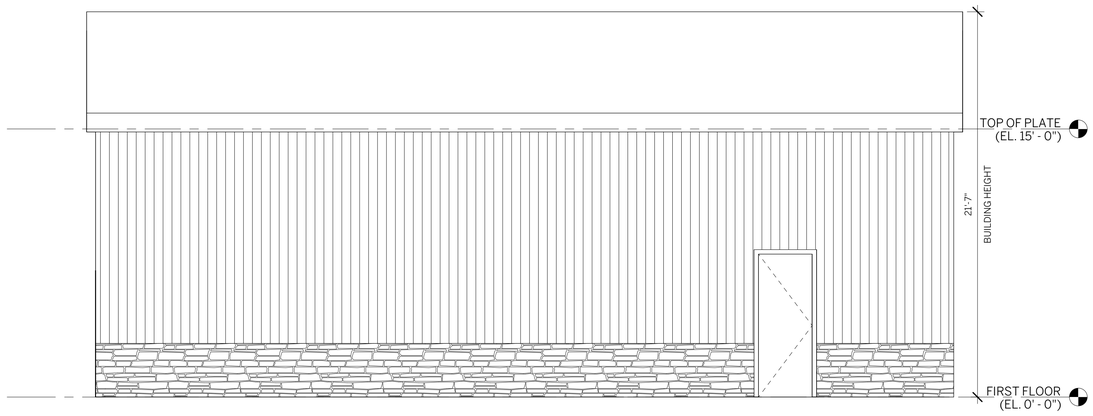
PROPOSED LEVEL 3 ALTERATION AND CHANGE OF USE FOR
STAFF HOUSING

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK:1 LOT:3

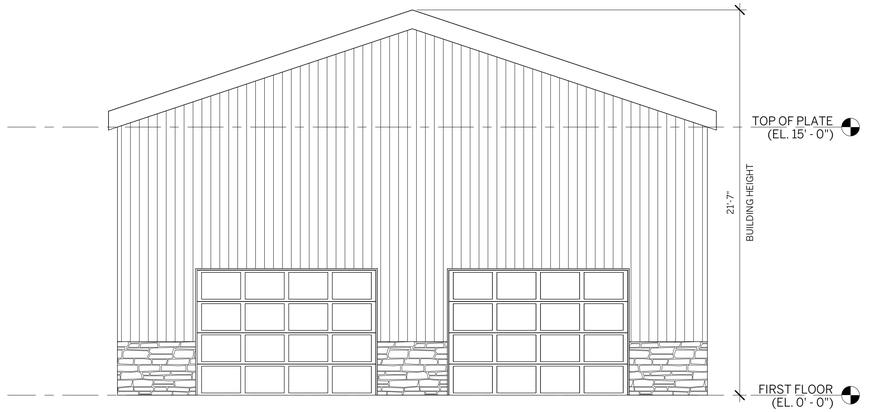
JOB NO: 109.20
DATE: 6.30.25
DWG NO: D5



A | STORAGE/ MAINTENANCE BUILDING FLOORPLAN | SCALE: 1/4"=1'-0"

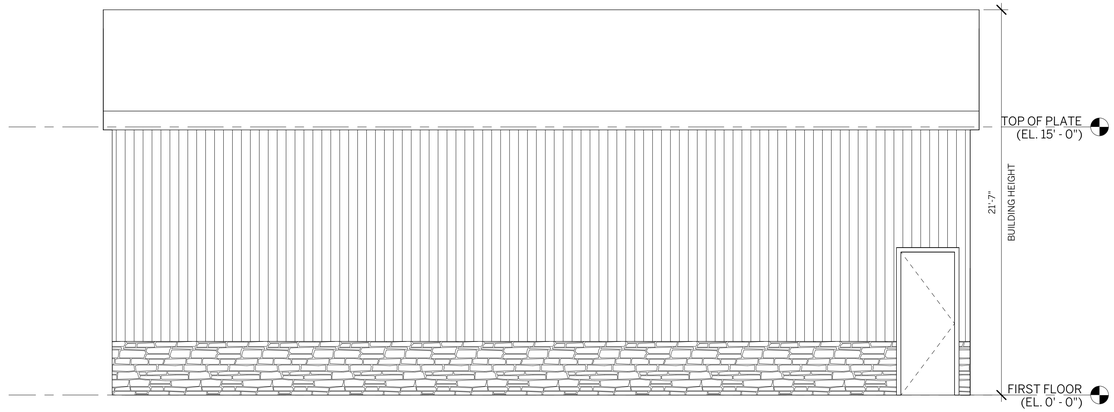


B | LEFT ELEVATION | SCALE: 1/4"=1'-0"



C | FRONT ELEVATION | SCALE: 1/4"=1'-0"

D | REAR ELEVATION | SCALE: 1/4"=1'-0"



E | RIGHT ELEVATION | 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 NEW CONSTRUCTION STORAGE/ MAINTENANCE BUILDING FOR:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 12/1/2025
DWG NO: D1

A

PROPOSED LEVEL 1 ALTERATION TO "DAKOTA" BUILDING

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

JOB NO: 109.20

DATE: 8/21/2025

DWG NO: A101

PROPOSED LEVEL 1 ALTERATION TO "DAKOTA" BUILDING:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567

BLOCK 1 LOT 3

REVISIONS SCHEDULE

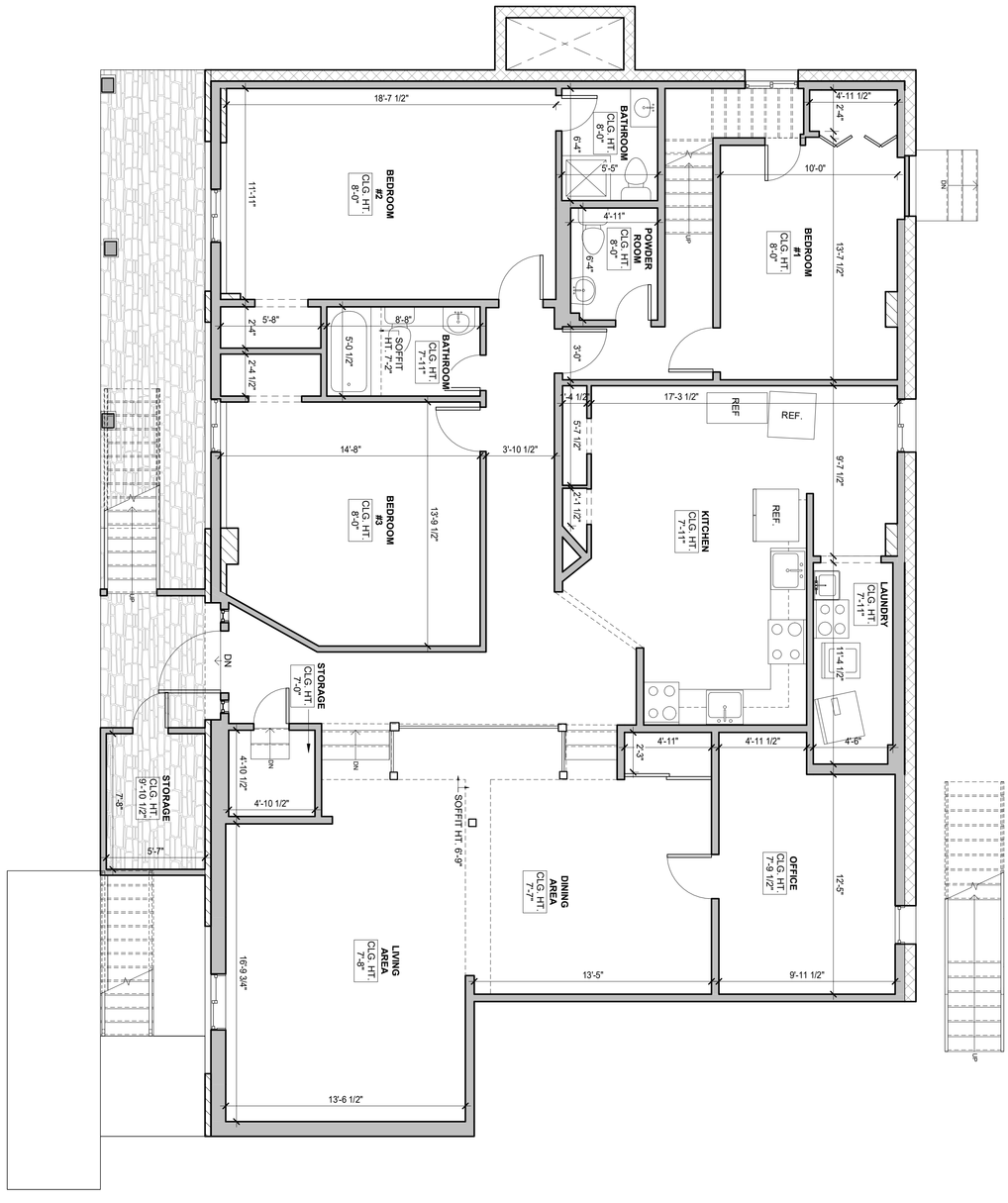
NO.	DATE	DESCRIPTION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

NJ LICENSE
21A102138500

A

EXISTING FIRST FLOOR



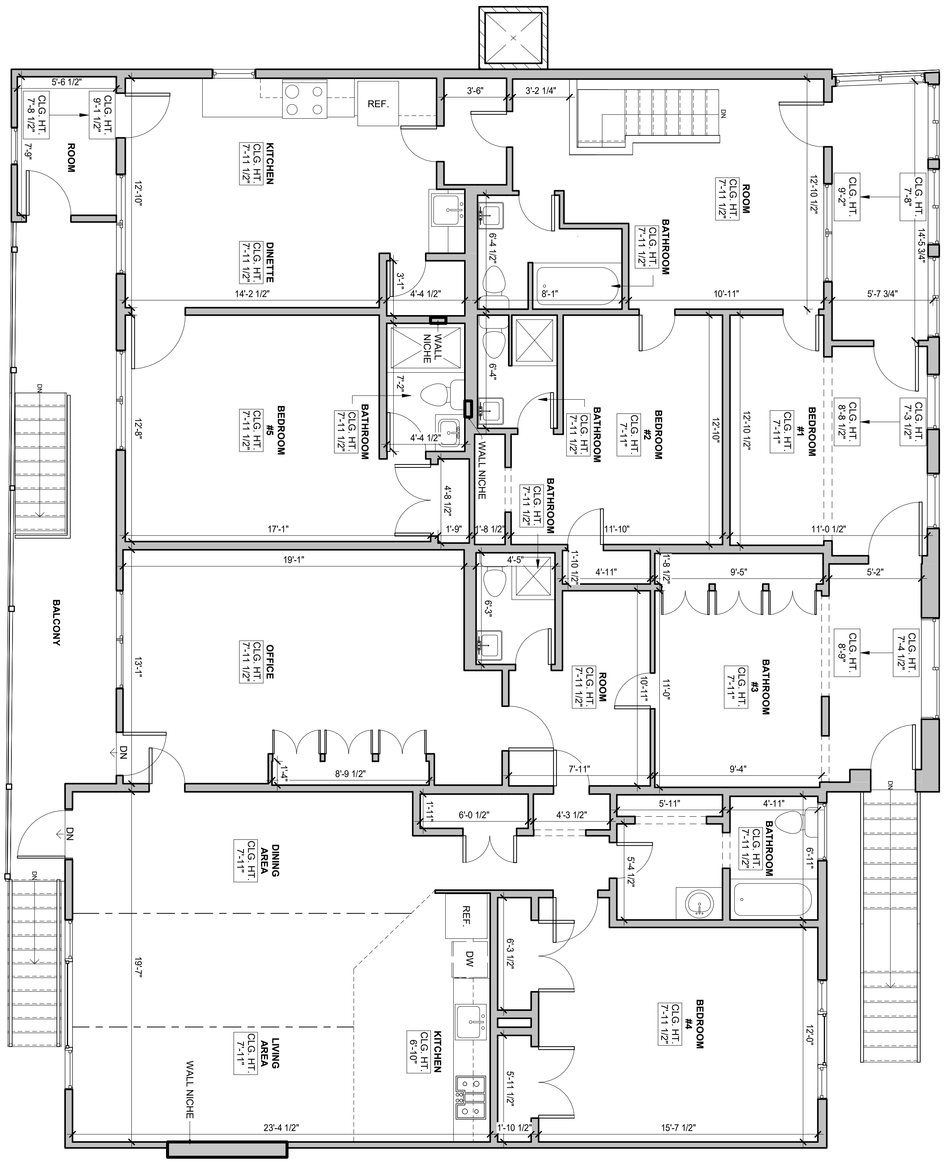
SCALE: 1/4"=1'-0"

JOB NO: 109.20	PROPOSED LEVEL 1 ALTERATION TO "DAKOTA" BUILDING:	REVISIONS SCHEDULE		
DATE: 8/21/2025	YESHIVA OHR HAMEIR OF PEEKSKILL 141 FURNACE WOODS ROAD CORTLANDT MANOR, NY 10567	NO.	DATE	DESCRIPTION
DWG NO: A102	BLOCK 1 LOT 3			

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE # 21A102138500

A

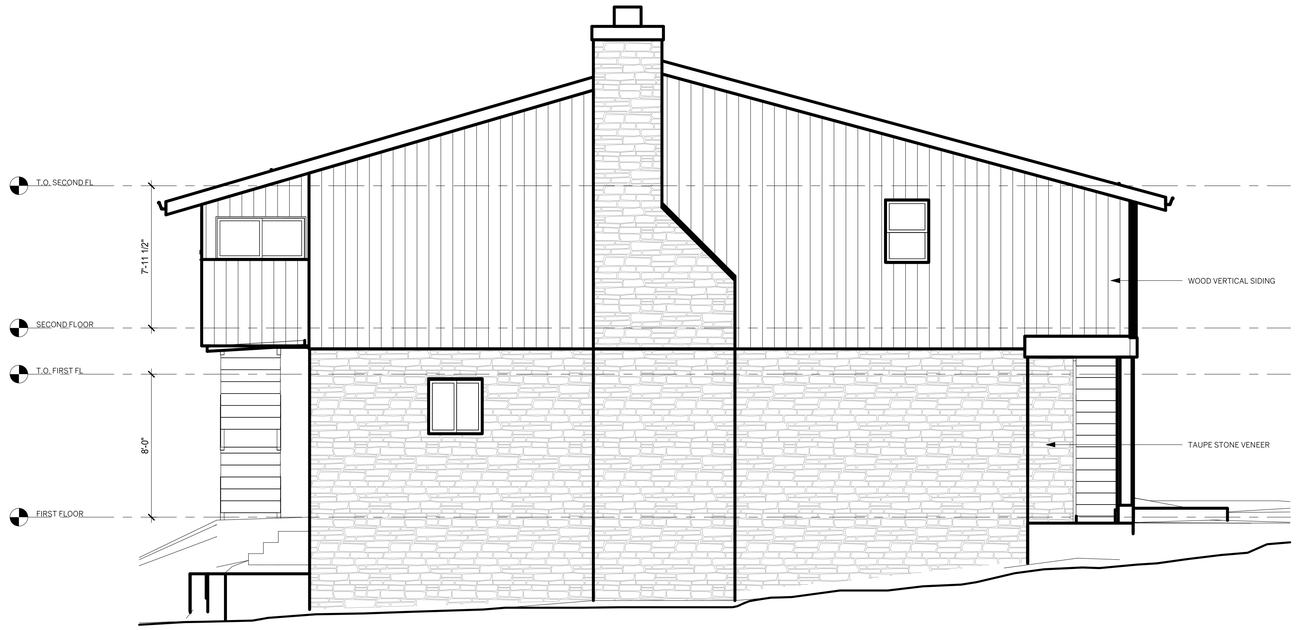
EXISTING SECOND FLOOR



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

JOB NO: 109.20	PROPOSED LEVEL 1 ALTERATION TO "DAKOTA" BUILDING:	REVISIONS SCHEDULE	WEISZ ARCHITECTS
DATE: 8/21/2025	YESHIVA OHR HAMEIR OF PEEKSKILL	NO. DATE DESCRIPTION	1515 FOREST AVENUE #101, LAKWOOD NJ 08701
DWG NO: A103	141 FURNACE WOODS ROAD CORTLANDT MANOR, NY 10567		732.202.5455
	BLOCK 1 LOT 3		NJ LICENSE # 21A102138500

A FRONT ELEVATION



B LEFT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE
21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED LEVEL 1 ALTERATION TO "DAKOTA" BUILDING:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A104

A REAR ELEVATION

B RIGHT ELEVATION

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455
NJ LICENSE
21A102138500

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

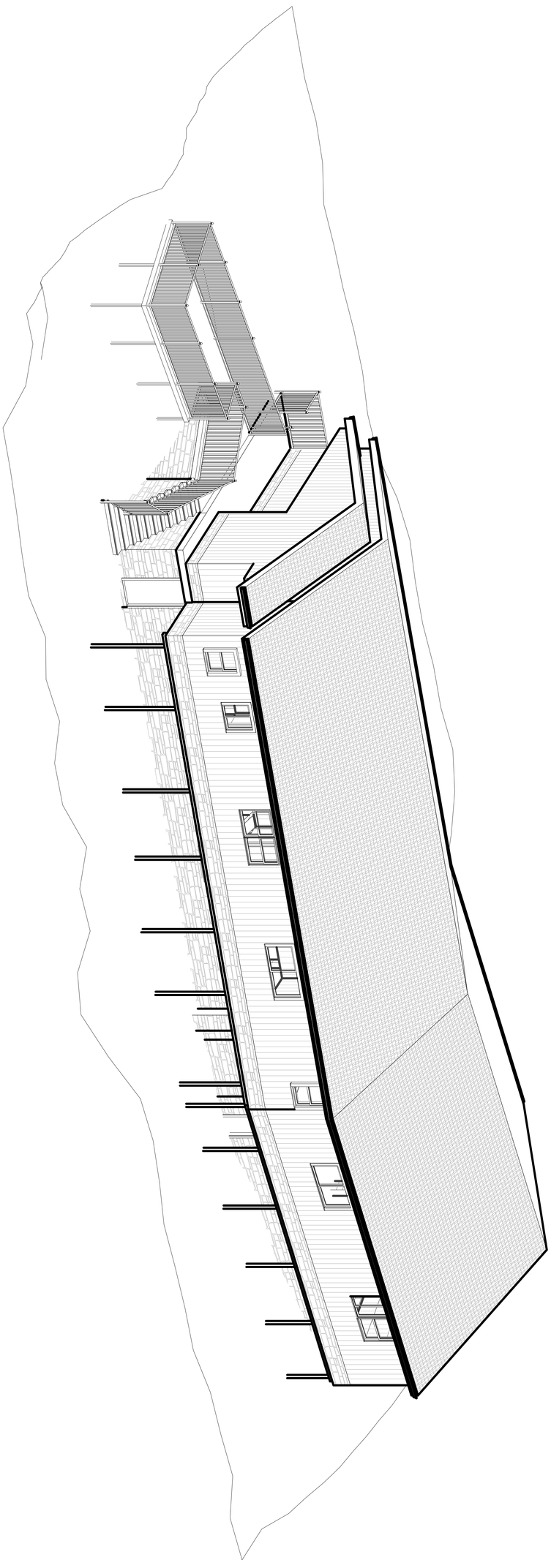
PROPOSED LEVEL 1 ALTERATION TO "DAKOTA" BUILDING:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A105

A

PROPOSED LEVEL 1 ALTERATION TO "TEXAS" BUILDING



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

JOB NO: 109.20

DATE: 8/21/2025

DWG NO: A101

PROPOSED LEVEL 1 ALTERATION TO "TEXAS" BUILDING:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567

BLOCK 1 LOT 3

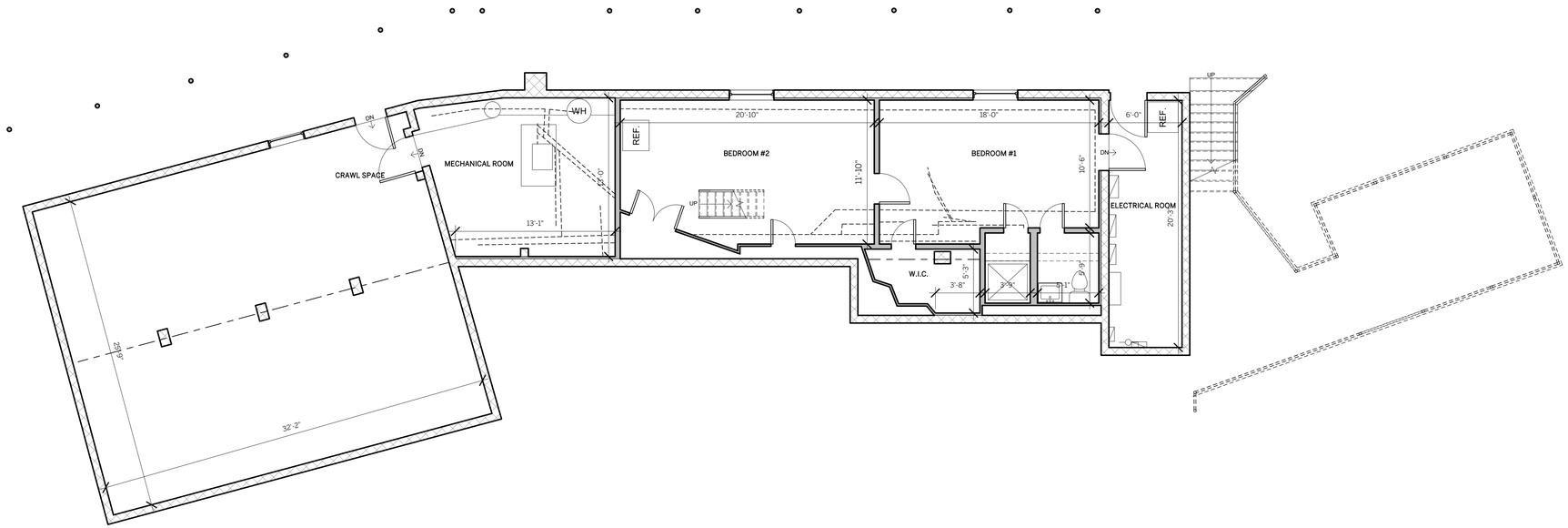
REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

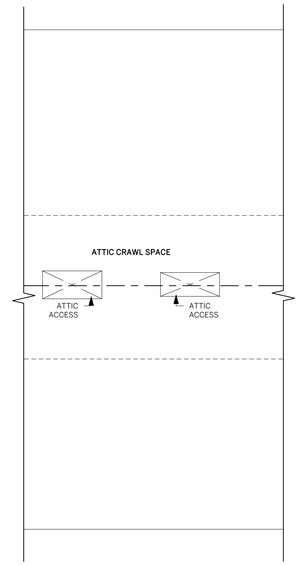
WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

Chana Weisz

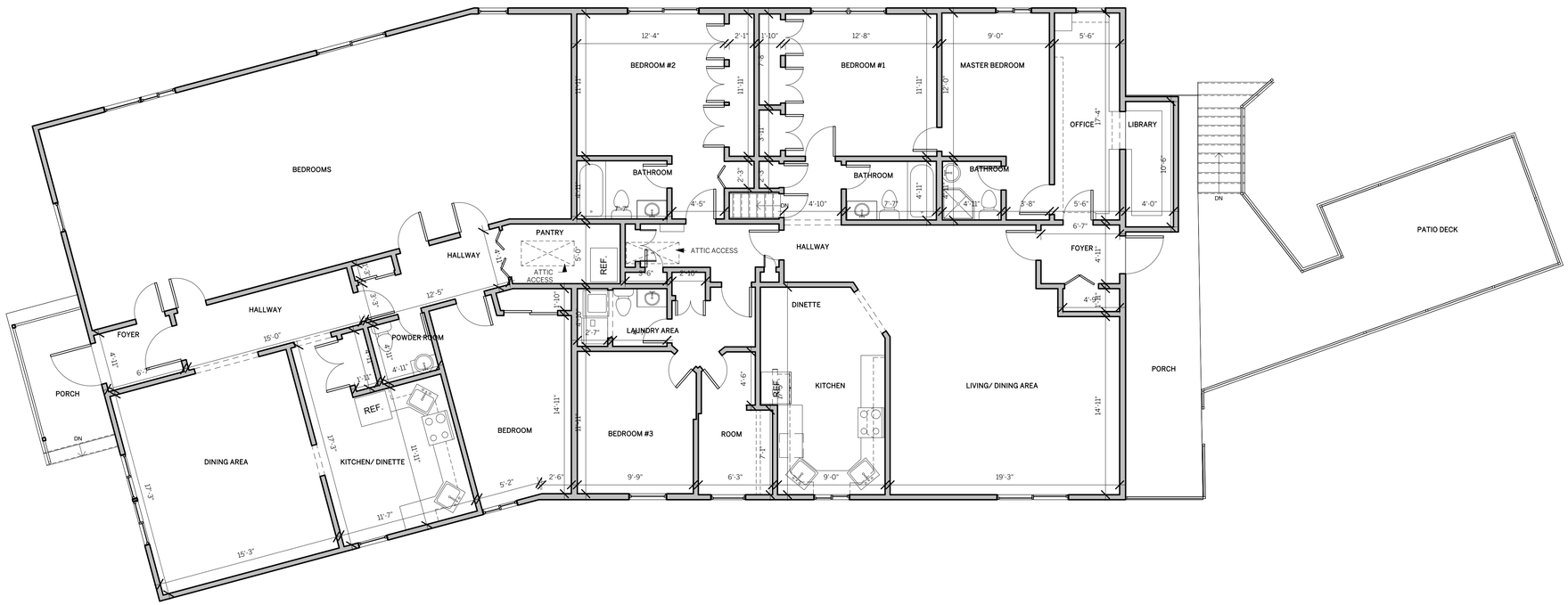
NJ LICENSE # 21A102138500



A EXISTING BASEMENT FLOOR PLAN



D EXISTING ATTIC FLOOR PLAN



C EXISTING FIRST FLOOR PLAN

Adam Weisz
N.J.LICENSE # 21AI02138500
WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED LEVEL 1 ALTERATION TO "TEXAS" BUILDING:

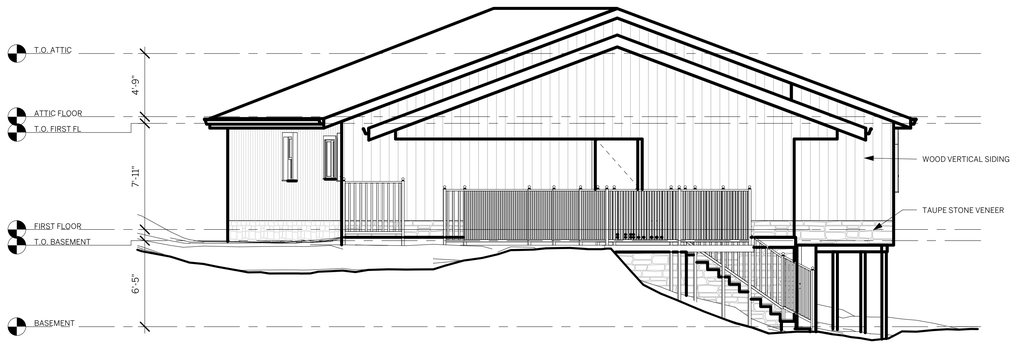
YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

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

Adam Weisz
NJ LICENSE # 21AI02138500

WEISZ ARCHITECTS
1515 FOREST AVENUE #101, LAKWOOD NJ 08701
732.202.5455

REVISIONS SCHEDULE

NO.	DATE	DESCRIPTION

PROPOSED LEVEL 1 ALTERATION TO "TEXAS" BUILDING:

YESHIVA OHR HAMEIR OF PEEKSKILL
141 FURNACE WOODS ROAD
CORTLANDT MANOR, NY 10567
BLOCK 1 LOT 3

JOB NO: 109.20
DATE: 8/21/2025
DWG NO: A103

SITE OF PROPOSED DORMITORY BUILDING

SANCTUARY BUILDING (CHALET)

SANCTUARY BUILDING (CHALET)

WEISZ ARCHITECTS

YESHIVA OHR HAMEIR

YESHIVA OHR

YESHIVA OHR HAMEIR

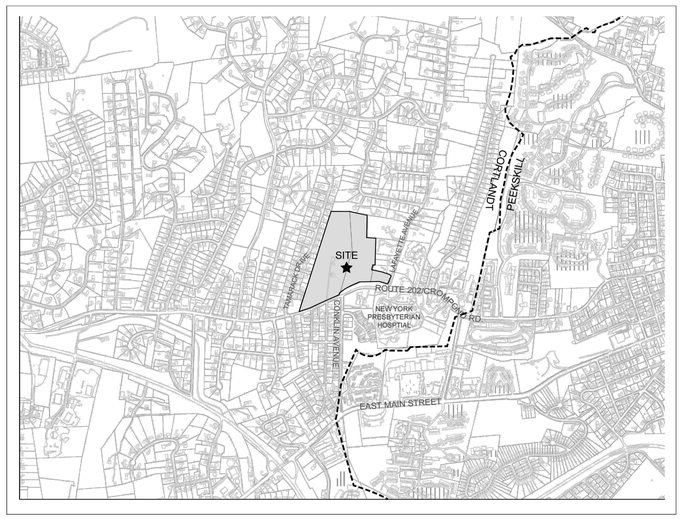
2003 Crompond Road

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

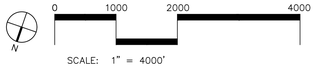
Site Plan Application - Parcel 1

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

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

Code Section	MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/ PERMITTED	PROPOSED	
			Parcel 1	Evergreen Manor
307-96.2	Medical Oriented District (MOD)			
C(1)(a)	**Dimensional Requirements**			
	Minimum lot area (SF) [1]	10,000	--	1,235,294
	Minimum lot width (ft)	100	562	--
	Setbacks			
	Front (ft)			
	Crompond Road (Route 35/202)	30	44	--
	Evergreen Manor Main Access Roadway	30	41	--
	Side (ft)	30	217	--
	Rear (ft)	30	117	--
	Maximum Lot Coverage (%) [2]	60	35	9.79 [3]
	Height (ft)	45	≤45	--
C(3)(b)	**Parking Requirement**			
	Assisted Living/independent senior living with services/skilled nursing - 0.5 spaces per bed	59 (for 118 beds)	66	--
C(5)(a)	**Minimum Area of Nondisturbance (ft)**			
	Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	100	100
	Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	N/A	30

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

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

[3] Lot coverage calculated based on Site Development Plan applications for Parcel 1 (assisted living residence) and Evergreen Manor Main Access Road.

LIST OF DRAWINGS

No.	Name	By	Scale	Date
	COVER SHEET	DTSP		11/20/25
SP-0.1	MASTER SITE PLAN	DTSP	1" = 60'	11/20/25
SP-0.2	SITE REMOVALS PLAN	DTSP	1" = 60'	11/20/25
SP-1.0	SITE LAYOUT PLAN	DTSP	1" = 30'	11/20/25
SP-2.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	11/20/25
SP-3.0	SITE UTILITY PLAN	DTSP	1" = 30'	11/20/25
SP-4.1	SITE LANDSCAPE PLAN	DTSP	1" = 30'	11/20/25
SP-4.2	PLANT LIST AND PLANTING DETAILS	DTSP	NTS	11/20/25
SP-5.1	SITE LIGHTING PLAN	DTSP	1" = 30'	11/20/25
SP-5.2	SITE LIGHTING DETAILS	DTSP	NTS	11/20/25
SP-6.1	SITE AND UTILITY DETAILS	DTSP	NTS	11/20/25
SP-6.2	SITE AND UTILITY DETAILS	DTSP	NTS	11/20/25
SP-6.3	SITE AND UTILITY DETAILS	DTSP	NTS	11/20/25
SP-6.4	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.5	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.6	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.7	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.8	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.9	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.10	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-6.11	SITE DETAILS - RETAINING WALLS	DTSP	NTS	11/20/25
SP-7.1	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	11/20/25
SP-7.2	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	11/20/25
SP-7.3	EROSION AND SEDIMENT CONTROL DETAILS	DTSP	NTS	11/20/25
SP-8.0	DRIVEWAY PROFILE	DTSP	AS NOTED	11/20/25
SP-9.0	UTILITY PROFILES	DTSP	AS NOTED	11/20/25
SP-10.0	TREE REMOVALS PLAN	DTSP	1" = 30'	11/20/25
SP-11.1	EMERGENCY VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	11/20/25
SP-11.2	REFUSE VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	11/20/25
SP-11.3	DELIVERY TRUCK TURNING MOVEMENTS	DTSP	1" = 30'	11/20/25
SP-12.0	STEEP SLOPES MAP FOR OVERALL SITE	DTSP	1" = 50'	11/20/25
SP-12.1	STEEP SLOPES MAP (PARCEL 1)	DTSP	1" = 30'	11/20/25
EX-1.0	EXISTING CONDITIONS PLAN	DTSP	1" = 50'	11/20/25

LEGEND

DTSP DTS PROVIDENT DESIGN ENGINEERING, LLP

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

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

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

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

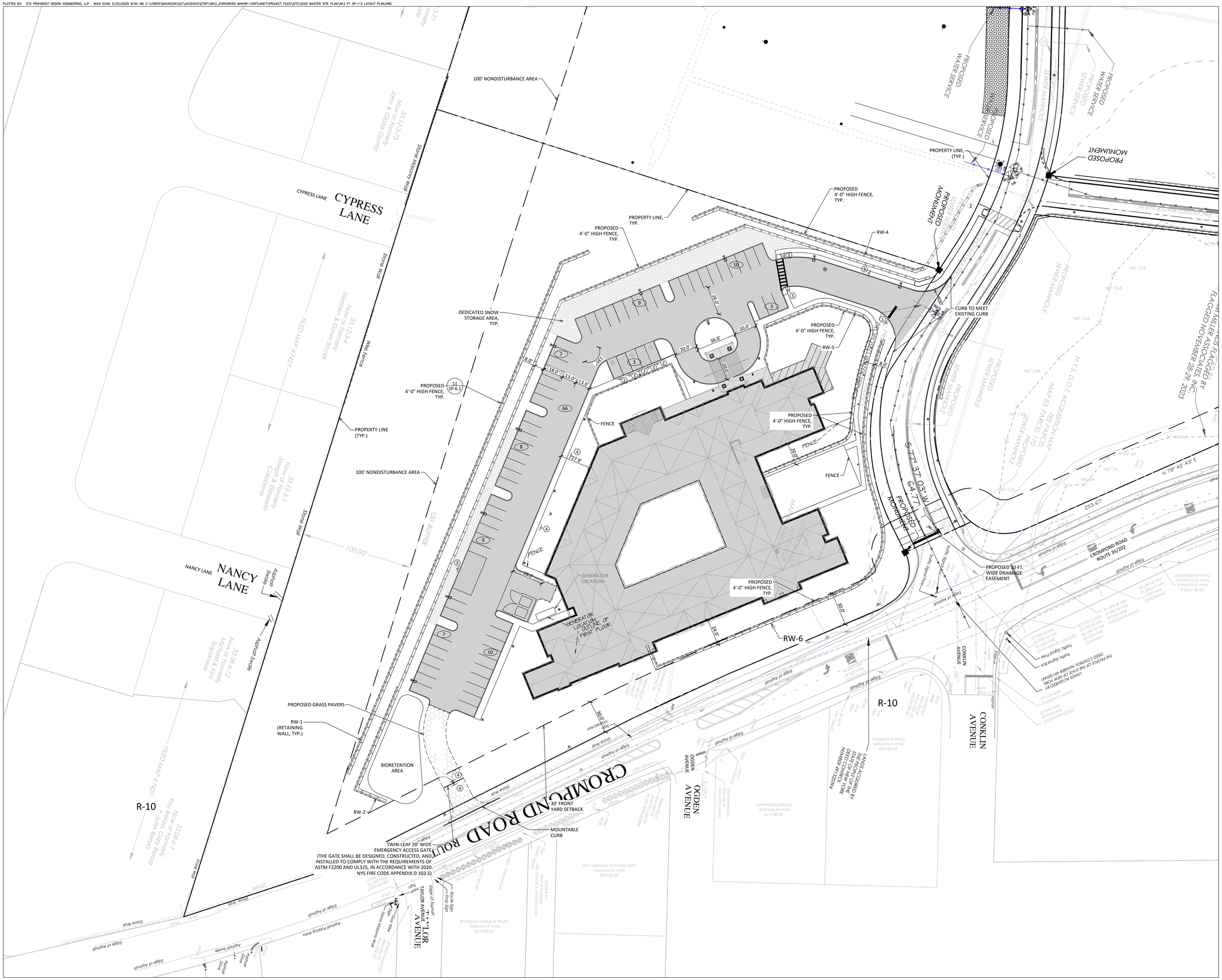
SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

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

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP MAIA EGAN 5/22/2025 8:50 AM C:\USERS\MAIAEGAN\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP--0.1 MASTER PLAN.DWG

PARCEL 1
MAP 33.12, BLOCK 2, LOT 9.2
N/F LANDS OF PAPE FRANK & KRISTEN
MAP 33.12, BLOCK 2, LOT 9.1
N/F LANDS OF TAVAREZ ALEXIS
SALCEDO YADIRA
MAP 33.12, BLOCK 3, LOT 54
N/F LANDS OF MURRAY RICHARD
& IDA WISE
MAP 33.12, BLOCK 3, LOT 58
N/F LANDS OF VEZZUTO MARY B
SIMPSON ALMIRA
MAP 33.12, BLOCK 3, LOT 59
N/F LANDS OF ROBINSON RODERICK R
ROBINSON GISELLE J
MAP 33.12, BLOCK 3, LOT 64
N/F LANDS OF SWYNTUCH JOANNA
MAP 33.12, BLOCK 3, LOT 65
N/F LANDS OF PAGNANELLA FRANCIS
MAP 33.12, BLOCK 3, LOT 66
N/F LANDS OF RUSSO VIVIAM P
MAP 33.12, BLOCK 3, LOT 69
N/F LANDS OF RUSZCZYK
RICHARD & ASHLEY
MAP 33.12, BLOCK 3, LOT 70
N/F LANDS OF PURNIMA SONI REVOC LIVING
MAP 33.12, BLOCK 3, LOT 71
N/F LANDS OF WOLFE DORYL
MAP 33.12, BLOCK 3, LOT 73
N/F LANDS OF GIUNTA JOHN & GLORIA-GUAR
GIUNTA JOHN JR
MAP 33.12, BLOCK 3, LOT 4
N/F LANDS OF BOCEK STEPHEN A
& DAWN M
MAP 33.12, BLOCK 3, LOT 1
N/F LANDS OF CALABRESE JOSEPH R JR
& ELIZABETH JO
MAP 33.12, BLOCK 6, LOT 12
N/F LANDS OF TRAPANESE MICHAEL
& KIM
MAP 33.12, BLOCK 6, LOT 1
N/F LANDS OF RENZA ROY
RENZA GARY
MAP 33.12, BLOCK 5, LOT 22
N/F LANDS OF 2008 CROMPOND
RD REALTY C
MAP 33.12, BLOCK 3, LOT 19
N/F LANDS OF BARZALLOS
EDGAR A PROCEL
MAP 33.12, BLOCK 3, LOT 20
N/F LANDS OF GUILLERMO THERESA
MAP 33.12, BLOCK 1, LOT 6
N/F LANDS OF NEW YORK-PRESBYTERIAN HUD
VALLEY HOSPITAL
MAP 33.12, BLOCK 1, LOT 4
N/F LANDS OF NEW YORK-PRESBYTERIAN HUD
VALLEY HOSPITAL
MAP 33.12, BLOCK 2, LOT 5
N/F LANDS OF BIFOLCO JOSEPH & FRANCINE
MAP 33.12, BLOCK 2, LOT 4
N/F LANDS OF LEVITZ BARBARA REVOC TRUS
LEVITZ BARBARA JACK TRSTE
MAP 33.12, BLOCK 2, LOT 3
N/F LANDS OF RONDON CARLOS & KASMIRY
MAP 33.12, BLOCK 2, LOT 2
N/F LANDS OF PARISH FAMILY TRUST
MICHAEL & PARISH ROBERT HAROLD
MAP 33.12, BLOCK 2, LOT 6
N/F LANDS OF WIGGINS IDA S
MAP 33.12, BLOCK 1, LOT 1
N/F LANDS OF GSD CORTLANDT LLC
MAP 33.12, BLOCK 1, LOT 4
N/F LANDS OF NEW YORK-PRESBYTERIAN HUD
VALLEY HOSPITAL
JANET LANE
MAGNOLIA LANE
BIRCHWOOD LANE
TAMARACK DRIVE
CYPRESS LANE
NANCY LANE
ROUTE 35/202
CROMPOND ROAD
CONKLIN AVENUE
OGDEN AVENUE
LAVAY AVENUE
R-10
R-40
100' NONDISTURBANCE AREA
PROPERTY LINE, (TYP.)
30' SIDE YARD SETBACK/ NONDISTURBANCE AREA
30' REAR YARD SETBACK/ NONDISTURBANCE AREA
30' FRONT YARD SETBACK
30' SIDE YARD SETBACK
LIMIT OF DISTURBANCE (TYP.)
LIMIT OF DISTURBANCE, TYP.
MOD
CROMPOND ROAD IMPROVEMENTS PER COLLIERS
100' WETLAND BUFFER
WETLANDS FLAGGED BY MILLER ASSOCIATES, INC. JANUARY 29, 2025
WETLANDS FLAGGED BY MILLER ASSOCIATES, INC. MARCH 29, 2023
EXISTING BUILDINGS TO BE REMOVED
EXISTING WATER SERVICE TO BE REMOVED
PROPOSED WATER SERVICE
EXISTING SANITARY SEWER TO BE REMOVED
PROPOSED SANITARY SEWER
EXISTING STORM SEWER TO BE REMOVED
PROPOSED STORM SEWER
PROPOSED 6" WATER SERVICE
PROPOSED 4" SANITARY

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP MAIA EGAN 5/22/2025 8:50 AM C:\USERS\MAIAEGAN\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-1.0 LAYOUT PLAN.DWG


100' NONDISTURBANCE AREA
CYPRESS LANE
CYPRESS LANE
STONE WALL
STONE RETAINING WALL
WIRE FENCE
PROPERTY LINE (TYP.)
PROPERTY LINE, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
DEDICATED SNOW STORAGE AREA, TYP.
PROPOSED 4'-0" HIGH FENCE, TYP.
11 SP-6.1
RW-4
RW-5
RW-6
RW-1 (RETAINING WALL, TYP.)
RW-2
CURB TO MEET EXISTING CURB
PROPOSED 4'-0" HIGH FENCE, TYP.
FENCE
GENERATOR LOCATION
GENERATOR LOCATION OUTLINE OF FIRST FLOOR
PROPOSED 4'-0" HIGH FENCE, TYP.
PROPOSED GRASS PAVERS
BIORETENTION AREA
30' FRONT YARD SETBACK
MOUNTABLE CURB
TWIN-LEAF 20' WIDE EMERGENCY ACCESS GATE (THE GATE SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200 AND UL325, IN ACCORDANCE WITH 2020 NYS FIRE CODE APPENDIX D 103.5)
PROPOSED 4'-0" HIGH FENCE, TYP.
PROPOSED 30 FT. WIDE DRAINAGE EASEMENT
PROPOSED MONUMENT
PROPOSED WATER SERVICE
PROPOSED SEWER MANHOLE
PROPOSED SEWER SERVICE
PROPOSED WATER MAIN
CROMPOND ROAD ROUTE 35/202
CONKLIN AVENUE
OGDEN AVENUE
TAYLOR AVENUE
NANCY LANE
R-10
S 77° 37' 03" W 64.77'
N 78° 42' 43" E 253.67'
100.00'
100' BUFFER
LANDS ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK PER DEED CONTRACT NUMBER #120041
LANDS ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK PER DEED CONTRACT NUMBER #120294
PROPERTY LINE ACQUIRED BY N.Y.S. D.O.T. ACQUISITION MAP 63 PARCEL 1 PARCEL 10
LANDS ACQUIRED BY MILLER ASSOCIATES FLAGGED BY MILLER ASSOCIATES, INC. NOVEMBER 28, 29, 2023
FILED MAP #7427
Stephen & Dorothy Cocoziello Family Trust Now or Formerly 33.12-3-1
John & Carol Ratto Now or Formerly 33.12-3-73
Now or Formerly Thomas & Kim McCabe 33.08-4-12
Now or Formerly Joseph & Elizabeth Colabaugh 33.12-3-1
Now or Formerly Rory Ratto & John Ratto 33.08-4-1
Now or Formerly Julie Orrico & Nathan Lozo 33.08-4-20
Now or Formerly James & Shirley Armstrong 33.08-4-18
Now or Formerly Theresa Culbreno 33.08-4-19
Now or Formerly 33.08-3-19
Now or Formerly 33.08-3-20
Now or Formerly 33.08-3-21
Now or Formerly 33.08-3-22
Now or Formerly 33.08-3-23
Now or Formerly 33.08-3-24
Now or Formerly 33.08-3-25
Now or Formerly 33.08-3-26
Now or Formerly 33.08-3-27
Now or Formerly 33.08-3-28
Now or Formerly

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

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

P: 914.428.0010
F: 914.428.0017

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ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

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

WETLAND CONSULTANT

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

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0 15 30 60

N

SCALE: 1" = 30'

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3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE GRADING AND DRAINAGE PLAN

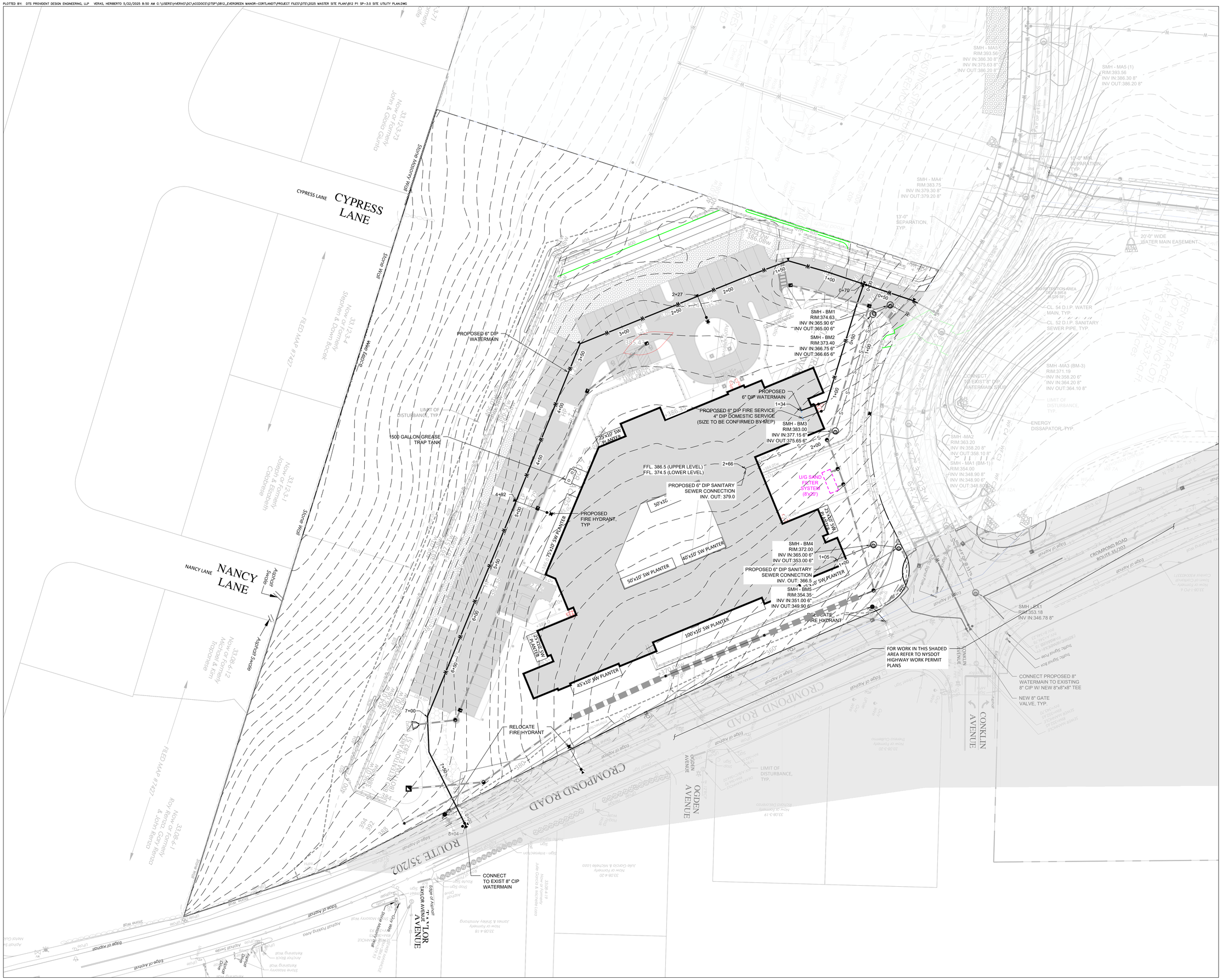
Seal

EXPIRES 01/31/27

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

DRAWING NO.

SP-2.0



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SCALE: 1" = 30'

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4	11/20/25	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - SITE UTILITY PLAN

Seal

EXPIRES 01/31/27

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

DRAWING NO.

SP-3.0

SHADE TREES 3" - 3.5" CAL. — 33

ACER RUBRUM `OCTOBER GLORY` - `OCTOBER GLORY` RED MAPLE
ACER SACCHARUM - SUGAR MAPLE
GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` - `SKYCOLE` THORNLESS COMMON HONEYLOCUST
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QUERCUS SPP. - OAK SPECIES
TILIA AMERICANA - BASSWOOD
TILIA CORDATA - SMALL-LEAVED LINDEN
ULMUS AMERICANA `NEW HARMONY` - `NEW HARMONY` AMERICAN ELM

ORNAMENTAL TREES 6` - 8` HGT. — 27

AMELANCHIER X GRANDIFLORA - APPLE SERVICEBERRY
BETULA NIGRA `BNMTF` - `DURA HEAT` RIVER BIRCH
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
CERCIS CANADENSIS - EASTERN RED BUD
CORNUS FLORIDA `CHEROKEE BRAVE` - `CHEROKEE BRAVE` DOGWOOD
CRATAEGUS CRUS-GALLI VAR. INERMIS - THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES 6` - 8` HGT. — 16

ILEX OPACA - AMERICAN HOLLY
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
PICEA GLAUCA - WHITE SPRUCE
PICEA PUNGENS - BLUE SPRUCE
PINUS STROBUS - WHITE PINE
THUJA X `GREEN GIANT` - `GREEN GIANT` ARBORVITAE

TOTAL OF TREES: 76

FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36", 36" O.C. — 7,081 sf

CEANOTHUS AMERICANUS - NEW JERSEY TEA
CLETHRA ALNIFOLIA - SUMMERSWEET CLETHRA
ILEX CRENATA - JAPANESE HOLLY
ILEX GLABRA - INKBERRY HOLLY
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
JUNIPERUS SPP. - JUNIPER SPECIES
PHYSOCARPUS OPULIFOLIUS - EASTERN NINEBARK
POTENTILLA FRUTICOSA - BUSH CINQUEFOIL
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

PLACE 36" O.C. APPROXIMATELY: 909

SLOPE PLANTING SHRUBS 24" - 36", 4` O.C. — 17,461 sf

ARONIA ARBUTIFOLIA `BRILLIANTISSIMA` - BRILLIANT RED CHOKEBERRY
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VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

PLACED 48" O.C. APPROXIMATELY: 1,260
APPROXIMATE TOTAL OF SHRUBS: 2,169

STORMWATER BASIN SEED MIX — 3,075 sf

NEW ENGLAND EROSION CONTROL/RESTORATION FOR DETENTION BASINS AND MOIST SITES (NEW ENGLAND WETLAND PLANTS, INC.)

NO MOW LAWN SEED MIX — 3,351 sf

PRAIRIE NURSERY

NOTES:
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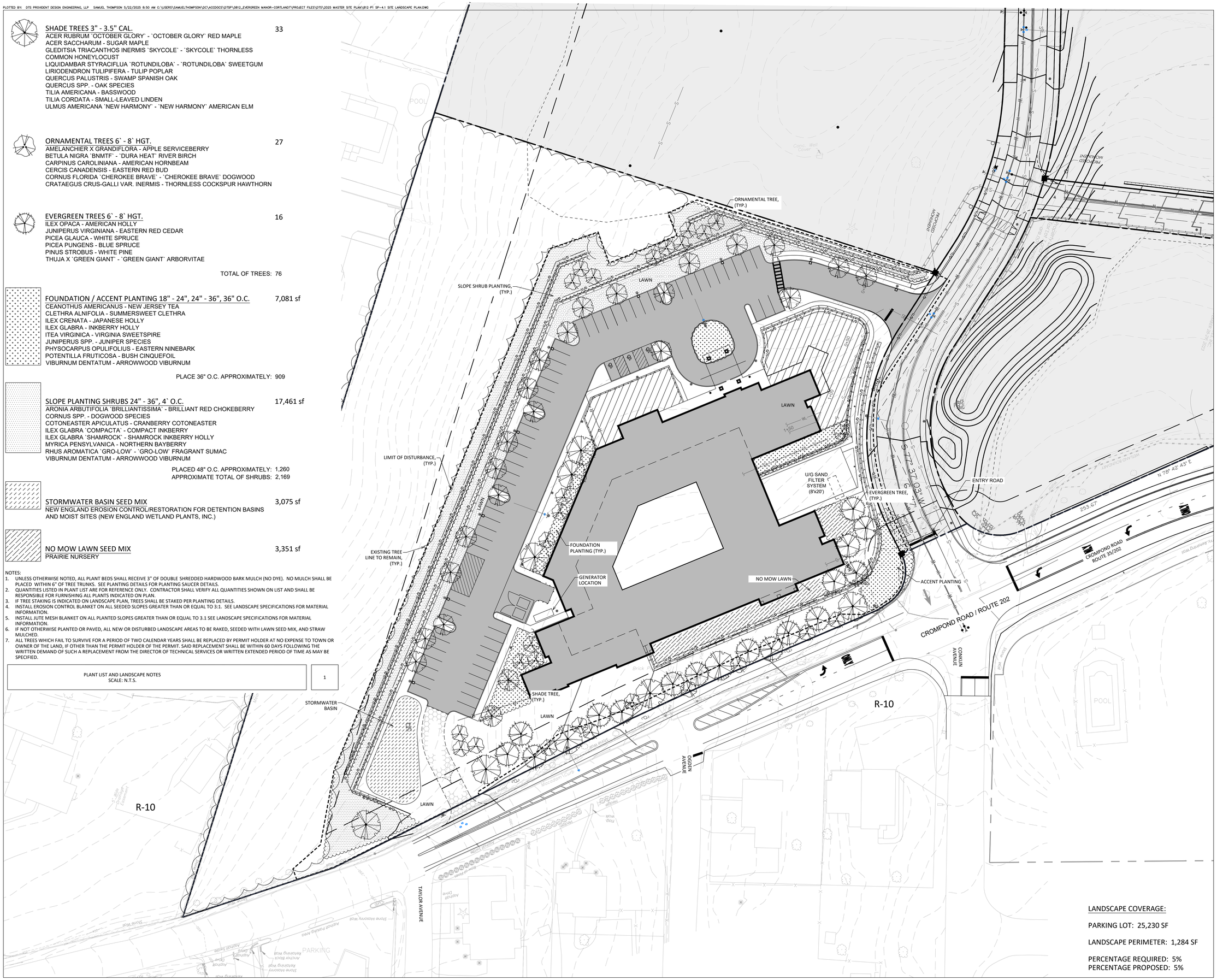
5. INSTALL JUTE MESH BLANKET ON ALL PLANTED SLOPES GREATER THAN OR EQUAL TO 3.1 SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
6. IF NOT OTHERWISE PLANTED OR PAVED, ALL NEW OR DISTURBED LANDSCAPE AREAS TO BE RAKED, SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.
7. ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OR OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING THE WRITTEN DEMAND OF SUCH A REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.

PLANT LIST AND LANDSCAPE NOTES
SCALE: N.T.S.

1



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N
SCALE: 1" = 30'

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4	11/20/25	PLANNING BOARD REVISION

LANDSCAPE COVERAGE:

PARKING LOT: 25,230 SF

LANDSCAPE PERIMETER: 1,284 SF

PERCENTAGE REQUIRED: 5%
PERCENTAGE PROPOSED: 5%

DRAWING TITLE:

PARCEL 1 - SITE LANDSCAPE PLAN

Seal

EXPIRES 01/31/27

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PROJECT NO.	DATE:
812	01/23/25

DRAWING NO.

SP-4.1

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REGISTERED ARCHITECT
MICHAEL S. STEIN
NO. 017197
STATE OF NEW YORK

EXPIRES 3.31.2028

ARCHITECT :
STEIN | TROOST LLC
architecture

T 203.831.9983
steintroost@snet.net
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one morgan avenue norwalk connecticut 06851

BENCHMARK
CORTLANDT

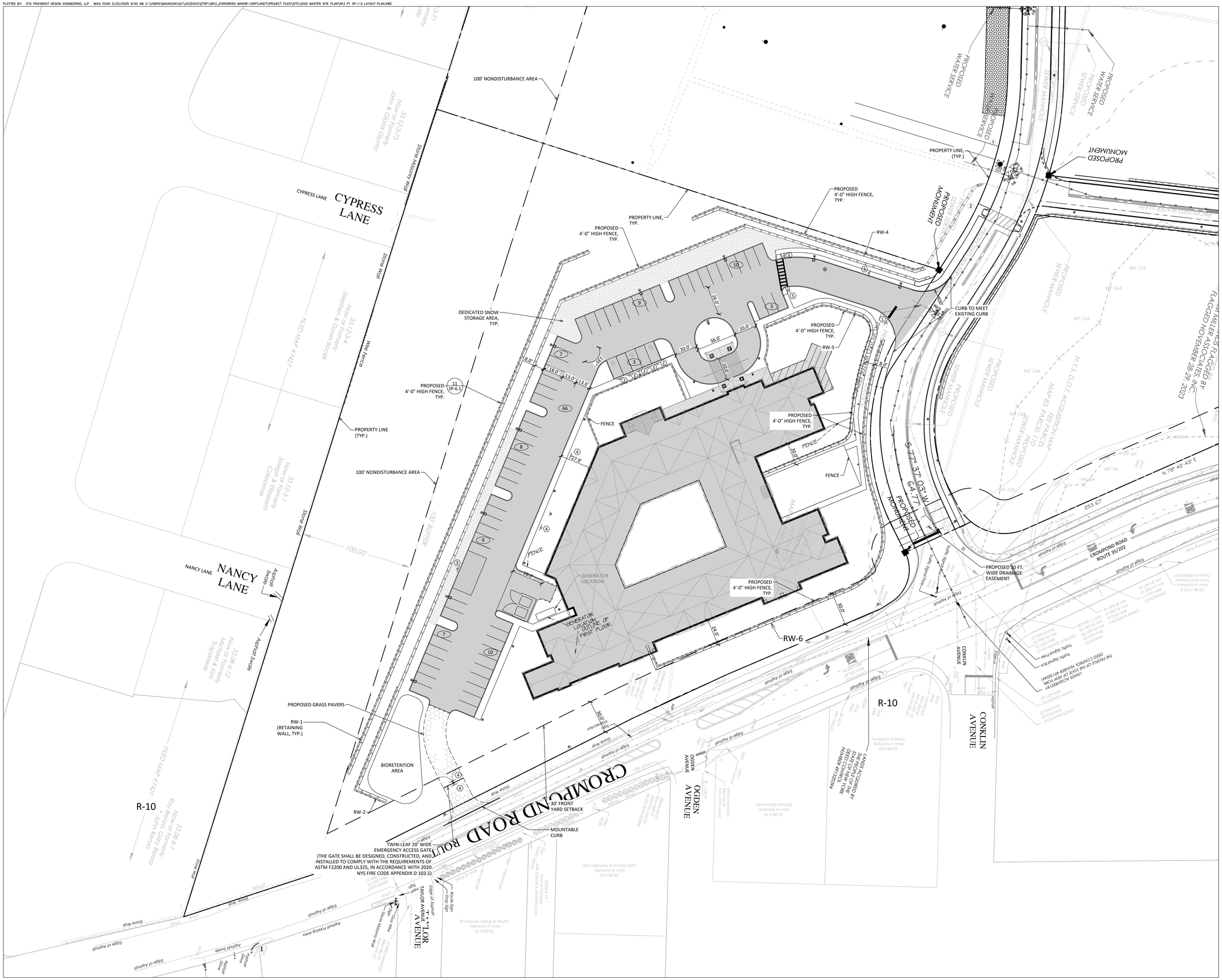
CROMPOND RD
CORTLANDT, NY

RENDERING

Proj No:	2023-10
Date:	6.19.25
Scale:	NTS
Drawn By:	MTT
Checked By:	MS
Approved By:	

A0.0

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP MAIA EGAN 5/22/2025 8:50 AM C:\USERS\MAIAEGAN\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 SP-1.0 LAYOUT PLAN.DWG



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DRAWING TITLE:

PARCEL 1 - SITE LAYOUT PLAN

Seal

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PROJECT NO.	DATE:
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SP-1.0

SHADE TREES 3" - 3.5" CAL. — 33

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LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` - `ROTUNDILOBA` SWEETGUM
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ORNAMENTAL TREES 6` - 8` HGT. — 27

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BETULA NIGRA `BNMTF` - `DURA HEAT` RIVER BIRCH
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
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CRATAEGUS CRUS-GALLI VAR. INERMIS - THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES 6` - 8` HGT. — 16

ILEX OPACA - AMERICAN HOLLY
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
PICEA GLAUCA - WHITE SPRUCE
PICEA PUNGENS - BLUE SPRUCE
PINUS STROBUS - WHITE PINE
THUJA X `GREEN GIANT` - `GREEN GIANT` ARBORVITAE

TOTAL OF TREES: 76

FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36", 36" O.C. — 7,081 sf

CEANOTHUS AMERICANUS - NEW JERSEY TEA
CLETHRA ALNIFOLIA - SUMMERSWEET CLETHRA
ILEX CRENATA - JAPANESE HOLLY
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JUNIPERUS SPP. - JUNIPER SPECIES
PHYSOCARPUS OPULIFOLIUS - EASTERN NINEBARK
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PLACE 36" O.C. APPROXIMATELY: 909

SLOPE PLANTING SHRUBS 24" - 36", 4` O.C. — 17,461 sf

ARONIA ARBUTIFOLIA `BRILLIANTISSIMA` - BRILLIANT RED CHOKEBERRY
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PLACED 48" O.C. APPROXIMATELY: 1,260
APPROXIMATE TOTAL OF SHRUBS: 2,169

STORMWATER BASIN SEED MIX — 3,075 sf

NEW ENGLAND EROSION CONTROL/RESTORATION FOR DETENTION BASINS AND MOIST SITES (NEW ENGLAND WETLAND PLANTS, INC.)

NO MOW LAWN SEED MIX — 3,351 sf

PRAIRIE NURSERY

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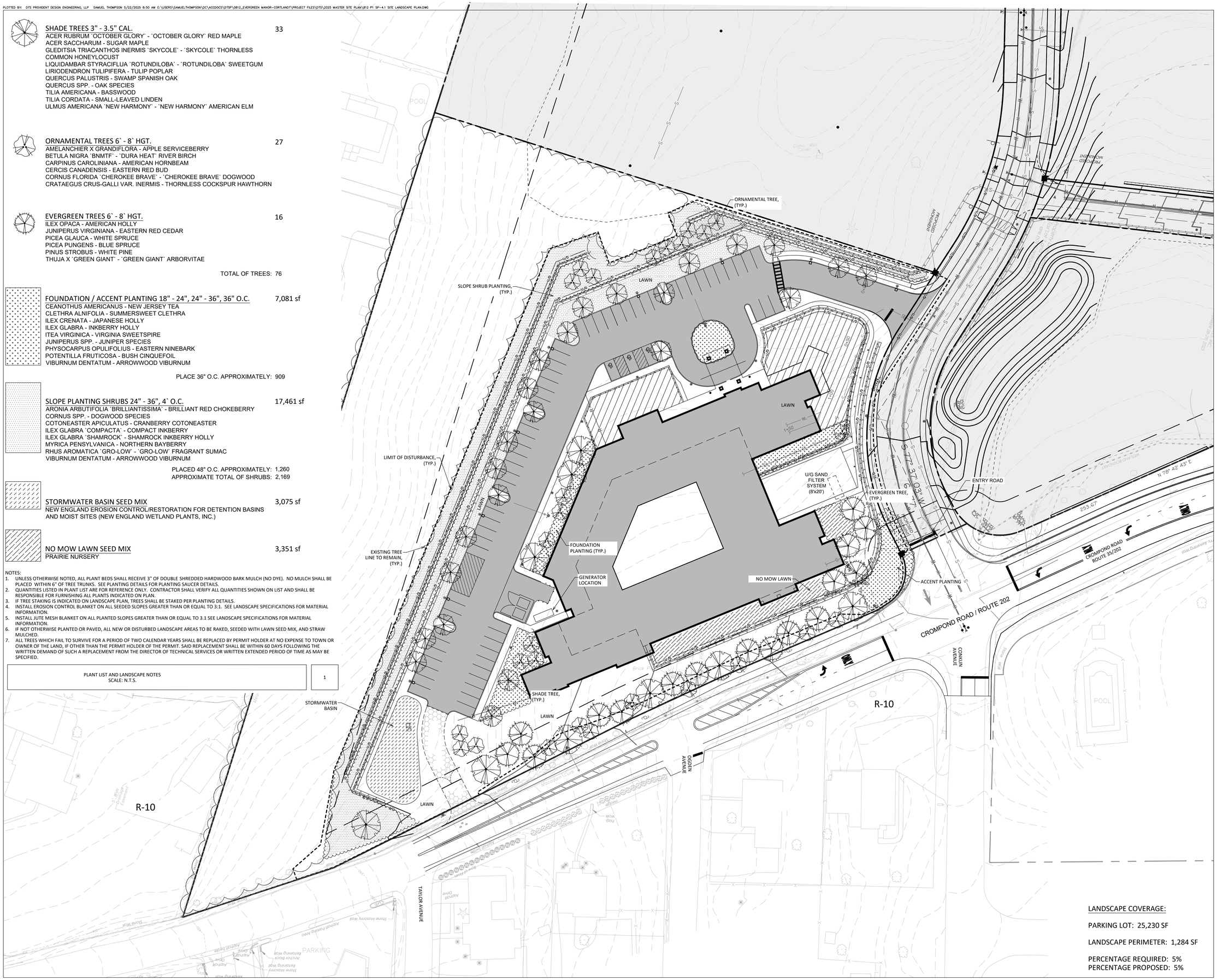
SCALE: N.T.S.

1



LANDSCAPE COVERAGE:

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LANDSCAPE PERIMETER: 1,284 SF

PERCENTAGE REQUIRED: 5%
PERCENTAGE PROPOSED: 5%

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

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

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1

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

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

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

WETLAND CONSULTANT

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

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

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NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

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

DRAWING TITLE:

PARCEL 1 - SITE LANDSCAPE PLAN

Seal

EXPIRES 01/31/27

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

DRAWING NO.

SP-4.1

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

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

December 22, 2025

Stephen Kessler, Chairman
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

Re: Amended Site Plan
2051 E Main Street, LLC
2051 East Main Street

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced Project:

1. 1 copies of the Site Plan, full size, 10 copies at 11"x17".

We are in receipt of the review memorandum from the Department of Planning and Community Development dated December 15, 2025. Based on the comments from the /Board and staff memo, we have prepare an annotated response to the comments as shown below:

1. The Planning Division conducted a review of the subject application consisting of a drawing entitled "Amended Site Development Plan" prepared by Cronin Engineering dated November 18, 2025. **(Acknowledged).**

2. The Planning Board previously granted Site Plan approval for PB 2019-1 Gasland by Resolution 6-20 adopted on February 4, 2020. The applicant met all conditions of approval and received the required permits, completed the improvements and received a Certificate of Occupancy. The Gas Station/Convenience Store and deli opened in 2023. **(Acknowledged).**

3. The approved site plan for the facility shows a total of 23 parking spaces: 9 spaces along the front of the convenience store, 2 parallel spaces on the eastern side of the property, and 12 at the pumps. Town Code requires a total of 13 spaces, as calculated using the requirements of 1 parking space per 300 sq. ft. plus 1 per employee (4 employees). **(Acknowledged).**

4. Parking has been an issue at the site since the opening. Employees began parking vehicles along Parkway Drive, which while not prohibited, is a residential street and should not serve as overflow parking for an approved commercial site plan. Town staff met with representatives of the owner and conducted a site visit to go over potential additional parking locations. **(Acknowledged).**

5. The subject amended site plan shows a total of 5 new proposed parking spaces, with 4 to be located along the front of the subject site along Route 6 in an existing grass/landscaped area, and one proposed along the front of the existing convenience store eliminating a portion of existing sidewalk and a pedestrian ramp. In addition, the applicant is proposing to re-stripe the two (2) existing parallel spaces to better delineate the area. The applicant shall investigate designating certain parking spaces as employee-only parking. **(Acknowledged, 4 employee parking spaces are shown on the revised Site Plan).**

6. The 4 spaces proposed along Route 6 are outside of the 100' regulated wetland buffer. An existing 2"-caliper oak tree, required as part of the landscape plan for the original Gasland Site Plan approval, will be relocated to allow for the parking. **(Acknowledged).**

7. To protect against headlight glare into Route 6, the subject drawing shows a proposed 24" high, 40' long dry stacked stone wall. A detail of the proposed wall shall be added to the drawing set. **(A detail of the decorative wall is shown on the revised Site Plan).**

8. The subject drawing shows that the proposed new parking spaces are to be pervious asphalt. Pervious asphalt requires regular maintenance to function as designed. The applicant shall provide additional details on any proposed maintenance protocols for review by the Town Engineering Division. **(Maintenance notes have been added to the pavement detail).**

9. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Short Environmental Assessment Form (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. **(Acknowledged).**

10. Enclosed is an aerial view of the subject site. A site plan drawing was transmitted to the members of the Planning Board at the time the application was submitted. **(Acknowledged).**

11. The Department of Technical Services, Engineering Division shall provide a review memo under separate cover. **(At the time of preparation of this letter, we had not received any comments from The Department of Technical Services).**

As originally submitted, this office has been retained by the Applicant to seek Amended Site Plan Approval from the Planning Board. The project was recently approved for a gas station and convenience store and has since been built out and is fully operational with Certificates of Occupancy in place. Based on the success of the project, we are respectfully requesting an amendment to the previous approval to provide a total of five new parking spaces.

The locations of the five new spaces are shown on the Site Plan. The spaces will be constructed with pervious asphalt to eliminate any stormwater runoff. In addition, the end of the parking spaces will be provided with 24" high decorative wall to aid in shielding car headlights from shining to Route 6. Any landscaping will either be replaced in kind or relocated.

We respectfully request placement of the application on the Planning Board's January 2026 meeting agenda for consideration and to direct staff to prepare an approving resolution for the February 2026 meeting. 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.

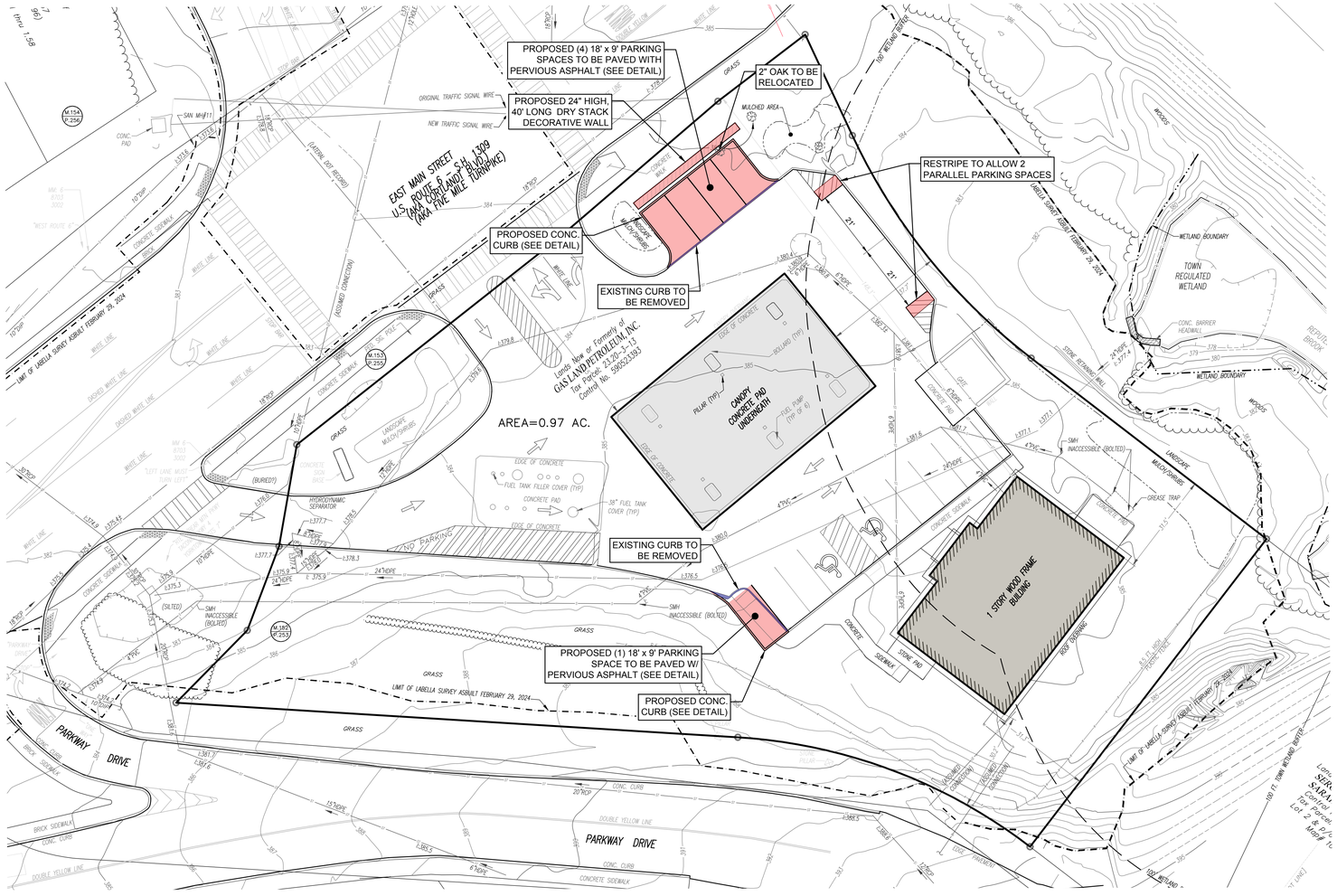
Respectfully submitted,

Keith Staudohar
Cronin Engineering, P.E., P.C.

cc: Ibrahim Jamal via email w/ encl.
jamal-2051 E main street-pb-amended site plan-re submission1-ks-20251222

AMENDED SITE DEVELOPMENT PLAN FOR 2051 EAST MAIN STREET

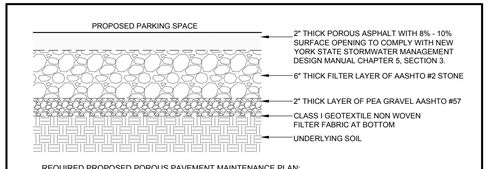
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK



AMENDED PARKING PLAN
SCALE: 1" = 20'

ZONING DATA CHART - HC (HIGHWAY COMMERCIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE	MINIMUM LANDSCAPE COVERAGE (%)
REQUIRED	20,000	100	2 ½ STORIES / 35 FT	30	30	30	20%	30%
EXISTING	42,117	182	1 STORY	148.3	30.2	31.3	6.1%	50.3%
PROPOSED	NO CHANGE							48.3%



REQUIRED PROPOSED POROUS PAVEMENT MAINTENANCE PLAN:
TO PREVENT CLOGGING AND MAINTAIN FUNCTION: REGULAR SWEEPING / VACUUMING TO REMOVE DEBRIS, POWER WASHING TO CLEAR PORES, CAREFUL SNOW REMOVAL (AVOIDING SAND / CHEMICALS), AND YEARLY INSPECTIONS FOR ISSUES LIKE PONDING ARE REQUIRED.

POROUS ASPHALT DETAIL

GENERAL NOTES

1. TOWN OF CORTLANDT MANOR PARCEL TAX MAP DESIGNATION: SECTION: 23.20 , BLOCK: 3, LOT: 13
2. THE GROSS SITE AREA EQUALS = 42,117 SF (0.97 ACRES).
3. SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A DIGITAL FILE OF AN AS-BUILT SURVEY BY LABELLA ASSOCIATES DATED 4/11/2024.
4. THE SUBJECT SITE IS LOCATED IN THE FOLLOWING DISTRICTS:
   - HC (HIGHWAY COMMERCIAL) ZONING DISTRICT
   - PEEKSKILL SEWER DISTRICT
   - CORTLANDT CONSOLIDATED WATER DISTRICT
   - MOHEGAN FIRE DISTRICT
   - LAKELAND SCHOOL DISTRICT
   - HUDSON RIVER WATERSHED
5. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 811/FKA CODE 753). FOR MORE INFORMATION, VISIT "DIG SAFELY NEW YORK" AT WWW.DIGSAFELYNEWYORK.COM.

SPECIAL NOTES

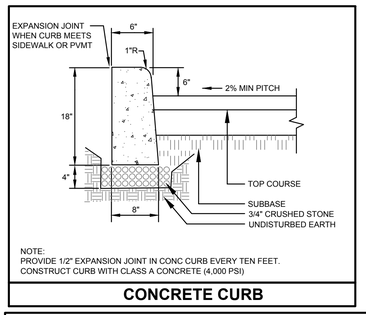
1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. 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).
2. THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF THE TRUE NATURE OF EXISTING CONDITIONS.

EROSION & SEDIMENT CONTROL NOTES

1. 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.
2. 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.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. 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.
5. 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.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
10. 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".

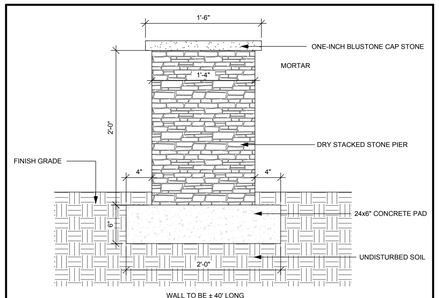
REFERENCE NOTE

1. REFERENCE IS MADE TO THE RESOLUTION OF APPROVAL No. 6-20 ADOPTED BY THE PLANNING BOARD ON FEBRUARY 4, 2020 AND FILED IN THE OFFICE OF THE TOWN CLERK ON FEBRUARY 5, 2020.

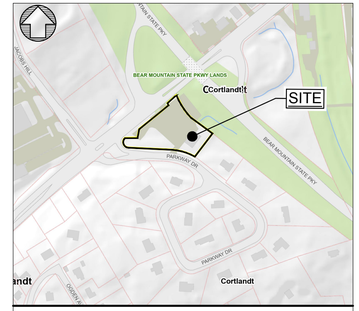


NOTE:
PROVIDE 1/2" EXPANSION JOINT IN CONC CURB EVERY TEN FEET.
CONSTRUCT CURB WITH CLASS A CONCRETE (4,000 PSI)

CONCRETE CURB



DECORATIVE STONE WALL DETAIL



VICINITY MAP SCALE: 1" = 300'

Dig Safely. New York
Call 811 before you dig

20 0 10 20
SCALE: 1" = 20 FT.

OWNER/APPLICANT

2051 CORTLANDT HOLDING, LLC
2241 ROUTE 6
BREWSTER, NY 10509

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- AUTHORIZATION No.: 028856

REVISIONS

#	REASON	DATE
1	STAFF COMMENTS DATED 12-15-2025	DECEMBER 22, 2025

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	23.20
BLOCK:	3
LOT:	13
SUBLOT:	--
DRAWN BY:	AB / KW
CHECKED:	KS
PROJECT:	JAMAL-2051 E MAIN STREET
DATE:	NOVEMBER 18, 2025
JOB #:	250103

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER
EXPIRATION DATE: 03-31-27

PATRICK M. BELL, PE
LICENSE #087679

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

39 Arlo Lane
Cortlandt Manor, New York 10567

PARKING PLAN

AMENDED SITE DEVELOPMENT PLAN FOR 2051 E. MAIN STREET

LOCATION:
2051 E. MAIN STREET
TOWN OF CORTLANDT, NY

SHEET 1 OF 1 | SP-1.1

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

December 23, 2025

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

Re: BEB Capital LLC (Skyview) (PB 2025-8)
RRUSP Application and Petition for Zoning Text Amendment

Dear Chairman Kessler and Members of the Planning Board:

On behalf of BEB Capital LLC, we write in response to the May 27, 2025 LaBella Associates, the June 2, 2025 Town Planning Department, and the June 13, 2025 LaBella Associates (Traffic Consultant) memoranda. Written responses to each of the comments are provided below. Also enclosed are:

- Responses to the August 7, 2025 memorandum from Chief Thomas Eade of the LMFD.
- Updated Traffic Impact Study;
- Steep Slope Analysis Narrative; and
- Site Plan and Architectural Drawing Set.

LaBella Memo, May 27, 2025

Administrative

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

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

3. **Comment:** ***The water main and sanitary sewer extensions MUST be designed in accordance with Town of Cortlandt Standards, the New York State Sanitary Code and the Recommended Standards for Wastewater Facilities and Water Works (10 States), latest edition.***

Response: Comment noted.

4. **Comment:** ***A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the water main and sanitary sewer extensions.***

   a. This request must identify all utilities and infrastructure proposed for dedication to the Town.

   b. The applicant must prepare and submit a Map, Plan and Report (MPR) to the Town for the sanitary and water facilities.

Response: The Applicant will file with the Town Board Petitions for water main and sewer main extensions, as necessary for the Project. The Applicant is currently pursuing a petition to amend the Zoning Ordinance and RRUSP application.

5. **Comment:** ***Please provide a letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage to the project after all other committed flows.***

Response: The Applicant is coordinating with the Water Division to conduct hydrant flow testing to obtain confirmation that the system has capacity.

6. **Comment:** ***Applicant to remit payment for water and sewer extension fees. Fees will be agreed upon prior to submission based upon the following:***

   a. Water main extension fee is $4,000 plus $2 per gallon of estimated consumption for commercial entities.

   b. Water main extension fee is $4,000 plus $350 per lot for residential building lots.

   c. Sewer main extension fee is $5,000 plus $2 per gallon of estimated consumption.

Response: The Applicant will pay the applicable fees following Project approval and as directed in the approval Resolutions.

7. **Comment:** ***ALL public utilities shall be located entirely within a dedicated right-of-way or a utility easement, minimum 20 feet in width with utilities centered and no closer than 5 feet to the edge of the easement.***
Response: Minimum 20-foot-wide easements with utilities centered and no closer than 5 feet to the edge of the easement will be added to the plans as the review process continues.

8. **Comment:** ***NO work shall be permitted in the NYSDOT or Town of Cortlandt right-of-way without road opening and utility work permits.***
Response: Comment noted.

9. **Comment:** ***Main access drives to be constructed utilizing Town standards if dedication is intended.***
Response: The Applicant does not intend to dedicate the main access drives to the Town.

10. **Comment:** ***Please provide a traffic impact study and left turn analysis along US Route 6 for the development.***
Response: A Traffic Impact Study (TIS) prepared by DTS Provident Design Engineering was submitted in the May 21, 2025 submission to the Planning Board. An update of the TIS, revised December 23, 2025, is enclosed with this submission.

11. **Comment:** ***A comprehensive storm water pollution prevention plan (SWPPP) must be prepared for the entire site. The 100-year storm event along with a water quality plan (pre-treatment) must be designed for.***
Response: The Applicant is in the process of preparing a SWPPP for the project for review by the Town.

12. **Comment:** ***Please include all the provisions set forth is Section 259.6.h of the Town of Cortlandt Steep Slope Ordinance. 259.6 H.***
Response: A Steep Slope Analysis Narrative with a discussion regarding the provisions set forth in Section 259.6.H is enclosed. A Steep Slope Analysis Plan is also included in the enclosed site plan drawing set (see C-800).

13. **Comment:** ***Provide a steep slope application consistent with the findings set forth in 259.2, including demonstration that each of the standards for approval set forth in Subsections A through G of 259.6 has been fully and completely met.***

Response: A Steep Slope Permit application was filed as part of the submission made through OpenGov. The Steep Slope Analysis Narrative discusses Subsections A through G of 259.6. A Steep Slope Analysis Narrative with a discussion regarding the provisions set forth in Subsections A through G of 259.6 is enclosed. A Steep Slope Analysis Plan is also included in the enclosed site plan drawing set (see C-800).

14. **Comment:** ***Provide a removals plan to understand the extent of residences, accessory structures, and on-site utilities to be removed.***

Response: A Site Removal Plan is included in the enclosed site plan drawing set (see sheets C-12 and C-13).

15. **Comment:** ***Please identify numbers and units to be ADA accessible.***

Response: All floor plans are currently designed to be accessible. The locations will be determined based on the final site layout.

16. **Comment:** ***Provide a tree assessment and tree plan of all trees 4-inch or larger in caliper. Indicate which trees are to be removed.***

Response: The Town's consulting arborist, Bartlett Tree Experts, conducted a tree inventory of trees 4-inches and larger on the site. The arborist noted that there are no tree species that are listed in the Town Code as one of the protected categories and that no individual trees on the site would be categorized as specimen trees under the Town Code. Trees to be removed are shown on the Tree Removal & Preservation Plan included in the enclosed site plan drawing set (see sheets C-601 and C-602).

17. **Comment:** ***Provide a staging plan in accordance with Section 307-94.2(E)(11) indicating the approximate staging of building construction and related improvements within the RRUSP, including the general order of construction and the estimated timing of each stage. The staging plan shall be designed to assure that future residents of the first sections of the development shall have adequate services, including all utilities, streets, recreational facilities and landscaping, to suit their needs, even if future stages do not materialize.***

Response: The Applicant will prepare a staging plan for Town review.

18. **Comment:** ***Provide a Shadow plan in accordance with 307-94.2(E)(8).***
Response: Shadow Plans illustrating the extent of shadows from the proposed townhomes on December 21 at 9 AM, 12 PM, and 3 PM are included in the enclosed site plan drawings (see A05 through A07).

Environmental Assessment Form, dated April 4, 2025

1. **Comment:** ***Explain the discrepancy between water usage in Section 5.2.c (20,680 gpd) and wastewater generation in Section 5.2d (22,750 gpd).***
Response: Based on the updated unit mix (17 two-bedroom units and 52 three-bedroom units), the wastewater demand will be approximately 20,900 gallons per day (GPD) per NYSDEC hydraulic loading rates. The water usage would be similar to the wastewater generation of approximately 20,900 GPD.

2. **Comment:** ***Provide an IPAC overview of any listed species, critical habitat, migratory birds or other natural resources may be impacted by your project.***
Response: An IPaC resource list was reviewed for the project site and is attached to this letter. The Indiana Bat, Northern Long-eared Bat, Tricolored Bat, Bog Turtle, and Monarch Butterfly were identified as species potentially affected. However, the IPaC notes that there are no identified critical habitats at this location. The data also notes that no Bald or Golden Eagles (protected) have been observed in this area.

Plans

1. **Comment:** ***Sheet SP-1 – Provide tax parcel ID number(s) on location map.***
Response: The Cover Sheet in the enclosed site plan drawing set includes a list of the Tax Parcel IDs keyed to the location map. (Note: the Cover Sheet has been updated from drawing SP-1 to C-1)

2. **Comment:** ***Sheet SP-3 – Provide a breakdown of disturbance within each slope area.***
Response: The breakdown of slopes within the limit of disturbance are shown on the Slope Analysis Plan (see C-800) and on the enclosed Slope Analysis Narrative.

3. **Comment:** ***Sheet A20 – Individual breakdown of each building, including proposed FFE and grading, will be required due to the extensive topography on-site.***

Response: The Grading and Drainage Plan (see C-201 and C-202) in the enclosed site plan drawing set includes the elevations of the lower level (LL) and/or middle level (ML) depending on whether the unit includes a walk-out basement.

4. **Comment:** ***SP100 – Provide a bulk and parking table.***

Response: A bulk table is provided on the Overall Site Plan (see C-10) in the enclosed site plan drawings. The table includes parking and indicates that 138 parking spaces are required and 174 are provided, including additional spaces for visitors.

5. **Comment:** ***SP100 – Parking areas on the southern portion of the development are situated in a manner where headlight glare is directed toward the existing residences to the south. Consider relocating parking and incorporating driveways for the western most, downhill units on the southern portion of the property. Shifting eastern most parking on the southern lot (opposite residence located at Map 24.11 Block 1 Lot 4) to the east will avoid headlight glare in the units.***

Response: The parking lots facing the adjacent properties to the south have been reconfigured and relocated, as shown on the Site Plan (see C-102). As shown on the Conceptual Landscape Plan (see L-102) the relocated parking areas would be further screened by proposed evergreen trees.

6. **Comment:** ***SP100 – 4 units on the northern portion of the property are within the 75-foot front yard setback requiring variances.***

Response: The Applicant is seeking a Planning Board waiver pursuant to Code § 307-94.2(C)(1) since the proposed setback would match the setback of the existing structures on the property. In the Applicant's opinion, relocating the units further to the south and east out of the setback would be impracticable as it would result in additional grading, tree removal, and steep slope disturbances. The Applicant notes that despite the site containing an existing and proposed residential use, the 75-foot required front yard is a result of that portion of the site being located within the Designed Commercial (CD) District, a commercial district that permits retail shopping centers that typically have large parking lots.

7. **Comment:** ***SP100 – Please turn off structures and utilities intended to be removed.***
Response: The structures and utilities within the project boundary have been turned off on the updated Overall Site Plan (now sheet C-10) in the enclosed site plan drawing set.

8. **Comment:** ***SP100 – Retaining walls are located within the front, rear, and side yard setbacks on both northern and southern portion of the site requiring zoning variances.***
Response: Retaining walls located within the required setbacks have been designed to comply with Section 307-18D of the Zoning Code, which allows walls in a residential district in the front or side yard provided they do not exceed six feet in height. In a commercial district the height a wall shall not exceed six feet in height in any front or side yard, unless otherwise approved by the Planning Board on a site development plan. It is our intention for all individual walls within the setbacks to be 6-ft high or less.

9. **Comment:** ***SP100 – Planning Board should consider recommending Applicant to extend sidewalk from Regina Avenue entrance to US Route 6, if feasible.***
Response: The Applicant has added a sidewalk to Regina Avenue from the site. A sidewalk along Regina Avenue to U.S. Route 6 would need easements across properties not owned by the Applicant. Additionally, Regina Avenue is already narrow and homes along Regina have a small front yard setback and/or existing retaining walls against the public right of way.

10. **Comment:** ***SP100 – Delineate ADA routes within parking areas.***
Response: For those units without a driveway, accessible parking spaces per code required quantities are located within the adjacent lot and have an accessible walkway from the parking lot to the adjacent units.

11. **Comment:** ***SP100 – Is it the intent to remove the residence Map 24.07, Block 2, Lot 2 as part of the project? What is the purpose of the dashed lines on the lot which resemble a driveway?***
Response: The residence on parcel 24.07-2-2 will be removed. The driveway from the proposed project to Regina Avenue has been relocated to this parcel as part of the updated site plan.

12. **Comment:** ***SP101 – Drainage along the top of the retaining walls will be required to be managed.***
Response: Comment noted.

13. **Comment:** ***SP101 – 800 linear feet of retaining walls, maximum height of 46-ft, are required to accommodate the 28 units on the eastern side of the northern portion of the site. As grading is preliminary in nature, additional retaining walls will be necessary to tie into existing topography.***
Response: The site plan and Grading and Drainage Plan (see C-201) shows the additional retaining walls that would be required. The retaining walls located within the required setbacks have been designed to comply with Section 307-18D of the Zoning Code.

14. **Comment:** ***SP101 - Although the Town recognizes that disturbance or alteration of steep slope areas may be necessary in some cases, the Planning Board should consider requesting an alternative layout on the northern portion of the site which better preserves the steep slope areas more than 30%, decreases on-site impervious area, and limits the height of the proposed retaining walls. An alternative layout which explores shifting the eastern dwellings and main access drive on the northern portion of the site 25-ft west and incorporates driveways in the front of the downhill units, eliminating the rear access drive, could prove to better preserve and protect the visual and environmental character of the land.***
Response: Based on discussions with the Planning Board and its staff and consultants, the enclosed site plan drawing set includes a revised layout to shift units further from eastern property boundary, decrease the limits of the grading, and eliminate the rear access drives and parking areas.

15. **Comment:** ***SP102 – There is a trail which connects the northern portion of the development to the southern portion of the development. Is this trail to be ADA accessible, and will it be lit for use in the evening.***
Response: The trail has been removed in response to the Planning Board's comments.

16. **Comment:** ***SP102 – Drainage along the top of the retaining walls will be required to be managed.***

Response: Comment noted.

17. **Comment:** ***SP102 – Contemplated sanitary line along rear of eastern most units will require a minimum of 20-ft unoccupied easement for dedication to the Town. However, due to current configuration and potential trench depths more than 20-ft, a wider easement may be required as the design evolves.***

Response: As shown on sheet C-302 (previously SP102) the sanitary line for these units has been located within the roadway.

18. **Comment:** ***SP102 – 480 linear feet of retaining walls, maximum height of 18-ft, are required to accommodate the first 20 units on the southern portion of the site. As grading is preliminary in nature, additional retaining walls will be necessary to tie into existing topography.***

Response: The site plan and Grading and Drainage Plan (see C-202) shows the additional retaining walls that would be required. The retaining walls located within the required setbacks have been designed to comply with Section 307-18D of the Zoning Code.

19. **Comment:** ***SP102 – Please provide sections through each of the first four buildings to understand the extent of cut and height of retaining walls relative to the roof the building.***

Response: See sheet C202 (previously SP102) for section line through unit 7 which is representative of the units on the north side of this road. See sheet L105 for the site section.

20. **Comment:** ***SP102 – As the Applicant is also the Owner of the 3.91-acre parcel north of the proposed residence Map 24.07, Block 2, Lot 14, Planning Board should consider requesting the Applicant to grade onto the adjoining property in an effort to avoid the extensive height and length of retaining walls north of the residences. It would also provide an opportunity for wider and accessible utility easement to the rear of property, as well as provide a more natural. It is recommended the Planning Board consider an alternative plan considering this layout.***

Response: The proposed layout has been revised to move the utilities to the front of the proposed dwelling units. Although retaining walls will still be required, the overall

height of the walls has been reduced so that landscaping between tiers will provide additional opportunities for screening.

Town of Cortlandt Planning Dept. Memo- June 2, 2025

1. **Comment:** ***The property will be served by municipal sewer and water. Vehicular access to the property will be via a new connection to Regina Avenue (which connects to US Route 6 via an existing curb), and to Lexington Avenue via improvement to an existing vehicular access, creating a new 4-way intersection with Lawrence Road in the Town of Yorktown. Currently there is a 7:00am – 7:00pm left turn prohibition from Regina Avenue onto Route 6. The applicant submitted a Traffic Impact Study prepared by DTS Provident dated February 19, 2025. The Town will retain a traffic consultant, paid for by the applicant, to review the traffic impact study and make recommendations to the Planning Board. The subject survey shows a 50' wide public unimproved right-of-way parcel known as Hillside Avenue. The applicant shall confirm for the Planning Board that no connection or improvement to that parcel is proposed by this application.***

   Response: The Applicant confirms that no connection or improvement to the right-of-way parcel known as Hillside Avenue is proposed.

2. **Comment:** ***The subject drawing shows an internal sidewalk network with a connection to an existing sidewalk on U.S. Route 6. The subject drawing does not show any sidewalks proposed along Regina Avenue. The applicant shall consider providing a sidewalk connection along Regina Avenue to Route 6.***

   Response: A sidewalk along Regina Avenue to U.S. Route 6 would need easements across properties not owned by the Applicant. Additionally, Regina Avenue is already narrow and homes along the east side of Regina Avenue have a small front yard setback and/or existing retaining walls against the public right of way. The west side of Regina Avenue is also constrained by limited width, steep topography, and existing utilities adjacent to the roadway that would prevent installation of a sidewalk.

3. **Comment:** ***A tree removal permit will be required as per Chapter 283 of the Town Code. A tree inventory shall be submitted showing the location, size, species and health of the trees***

and showing trees to be preserved and trees to be removed. The inventory shall be completed by a town-approved arborist.

Response: Comment noted. The Tree Inventory was completed by Bartlett Tree Experts.

4. **Comment:** ***A full landscape plan is required showing the number, size, species of all proposed plantings, including proposed landscaping/fencing/buffering for the proposed stormwater pond area. The proposed stormwater areas should be designed to look like naturally occurring ponds/wet areas versus engineered basins, and should include appropriate plant materials. The landscape plan shall be referred to the Conservation Advisory Council for their review and comment.***

Response: A Conceptual Landscape Plan is provided in the enclosed site plan drawing set (see L-101 and L-102).

5. **Comment:** ***A complete set of elevation drawings, with the proposed colors and materials, shall be submitted for referral to the Town's Architectural Advisory Council (AAC) for their review and comment.***

Response: Elevations and proposed materials are shown on sheet A21 in the enclosed site plan drawing set.

6. **Comment:** ***The applicant shall clarify for the Planning Board how they intend to meet the affordability requirements for the 12 proposed affordable units. The applicant shall submit a plan/narrative to explain what process the applicant will follow to market the units, income qualify potential owners/tenants, ensure ongoing compliance, etc. In addition, the applicant shall provide to the Planning Board a relocation plan for the existing tenants on the property.***

Response: All additional units over the 58 existing residential units will meet the Westchester County definition of affordable housing as required by Section 307-94.2.B.(3) of the Zoning Code. The Applicant is in the process of determining how the affordable units will be affirmatively marketed and managed in accordance with applicable requirements. The Applicant is also in the process of preparing a relocation plan for existing tenants.

7. **Comment:** ***A full Stormwater Pollution Prevention Plan (SWPPP) is required to be submitted for the subject property.***
Response: Comment noted. The Applicant is in the process of preparing a SWPPP for the project.

8. **Comment:** ***Section 265-11 (Subdivision) of the Town Code requires the reservation of land suitable for playgrounds or other recreational facilities or the deposit of moneys, currently $6,000/unit, into a recreation fund in-lieu of such reservation of land. The applicant shall provide information to the Planning Board on how they intend to meet these requirements. The subject drawing shows two playground areas for the site. Additional details shall be provided for this play area.***
Response: Comment noted. The Applicant is still working on details for any play areas subject to the final layout of the site plan.

9. **Comment:** ***As per section 307-22 of the Zoning Code parking areas with parking for 30 or more cars require landscaped areas comprised of a minimum of 5% of the total area within the perimeter of the parking area. The subject drawing shall be revised to show the required landscaping. The applicant shall also show the required number of handicapped parking spaces.***
Response: As shown on the updated site plan, there are no parking lots with 30 or more spaces.

10. **Comment:** ***A full lighting plan, including photometrics and fixture specifications, is required as per §307-12.3 Outdoor Lighting Standards. Every effort should be made to provide low, evenly-distributed lighting throughout the parking and pedestrian areas of the site.***
Response: A Site Lighting Plan with photometrics (see LP-101 and LP-102) and Site Lighting Details (see LP-103) are included in the enclosed site plan drawing set.

11. **Comment:** ***The subject site plan will require a Steep Slope permit as per Chapter 259 of the Town Code. A slope analysis plan has been submitted. The plan shall be modified to show areas of slope from 0-15%, 15-30% and over 30% and the amount of each area shall be quantified both in square footage and in acres. The applicant shall submit the analysis of the Standards for approval, Section 259-6 for the Planning Board to***

consider. Several of the proposed units appear to impact slopes of greater than 30%. The subject site plan shows significant retaining walls in both areas to be developed. Details of the retaining walls, including their height, shall be provided.

Response: A Slope Analysis Plan (see C-800) has been provided in the enclosed site plan drawing set. Details of the retaining wall are shown on site detail sheet C-501 and in the site sections (see L-104 and L-105)

12. **Comment:** ***The subject drawing shall show the location, size and design of any proposed signage for the subject site.***

Response: The location of monument signs at the U.S. Route 6 and Lexington Avenue driveways have been shown. The design of the signage, in compliance with Chapter 245 (Signs) of the Town Code, will be submitted for review.

13. **Comment:** ***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. The Planning Board declared their intent to be Lead Agent for the subject application on May 6, 2025.***

Response: Comment noted.

14. **Comment:** ***Referrals of this application include the Westchester County Planning Board, the New York State Department of Transportation, the Westchester County Health Department, the New York State Department of Environmental Conservation, the U.S. Fish and Wildlife Service, the Lake Mohegan Fire District, The Town of Yorktown, the Town of Cortlandt Code Administration and Enforcement Division, the Town Conservation Advisory Council and the Town Architectural Review Council. The Planning Board Engineer shall provide a separate review memo.***

Response: Comment noted.

LaBella Traffic Review Memo- June 13, 2025

TIS Review

1. **Comment:** ***In general, the DTS TIS follows industry-accepted methodologies to assess the potential traffic impact of the development on the adjacent roadways.***
   Response: Comment noted.

2. **Comment:** ***Six study intersections (three existing and three future driveways) were counted and analyzed for operational/level of service impacts. Weekday morning and weekday evening peak-hour volumes were collected as part of the study.***
   Response: Comment noted.

3. **Comment:** ***LaBella suggests that the applicant install an automatic traffic recorder (ATR) to collect volume, speed, and classification data along the site frontage on East Main Street and on Lexington Avenue to validate the manual turning movement counts and to confirm the prevailing speed, which can be used to inform a sight distance analysis.***
   Response: Please refer to the updated Traffic Impact Study.

4. **Comment:** ***DTS states that the study peak hours are in the morning from 8:00 AM to 9:00 AM and evening from 4:00 PM to 5:00 PM. LaBella concurs with this finding.***
   Response: Comment noted.

5. **Comment:** ***DTS applied a 2.0% background traffic growth rate. LaBella suggests that DTS confirm there are no additional planned projects in the study area as it is not explicitly stated in the TIS.***
   Response: Please refer to the updated Traffic Impact Study.

6. **Comment:** ***The TIS utilized the Institute of Transportation Engineering (ITE) Trip Generation Manual, 11th Edition, to determine the number of trips generated by the proposed townhomes. Table 2.1 of the TIS presents trip generation for the single-family residential uses that were calculated based on Land Use Code (LUC) 215 "Single Family Attached Housing". LaBella does not concur with the findings.***

LaBella suggests that DTS confirm the use of the average trip generation rates for LUC 215 as they yield greater trip generation estimates.

a) ***The TIS states that during the AM peak hour, the residential units with access on Regina Avenue will generate 17 total trips (4 in and 13 out) and those with access on Lexington Avenue will generate 9 total trips (2 in and 7 out). The total AM peak hour trip generation would be 26 trips (6 in and 20 out).***

b) ***The TIS states that during the PM peak hour, the residential units with access on Regina Avenue will generate 22 total trips (13 in and 9 out) and those with access on Lexington Avenue will generate 13 total trips (8 in and 5 out). The total PM peak hour trip generation would be 35 trips (21 in and 14 out). Based on a review of average ITE trip rates for LUC 215, the project trip generation would be slightly greater as shown in the table below. The No Build and Build traffic volumes, analyses, LOS tables, and figures should be updated accordingly.***

Response: Please refer to the updated Traffic Impact Study.

7. **Comment:** ***Figures 5 through 8 show the arrival and departure distributions for the development for each parcel separately. The distributions represent possible traffic patterns of future residents. LaBella concurs with the macro-level assumptions. DTS Provident has disclosed that there have been discussions with NYSDOT regarding the need for time-of-day turn restrictions at one of the project driveways since the submission of the TIS. There are existing left-turn restrictions from Regina Avenue from 7:00 AM to 7:00 PM; these turn restrictions may be required at the project driveway on East Main Street as well. Turn restrictions will result in the need to modify the arrival and departure distributions at the project driveway on East Main Street. Additional review may be needed once the TIS is updated.***

Response: Please refer to the modified arrival and departure distributions in the updated Traffic Impact Study.

8. **Comment:** ***Figures 5 and 7 reference the "43 Townhouse Lot" and should be revised accordingly.***

Response: Figures 5 and 7 have been updated to reference the updated 38 townhouses.

9. **Comment:** ***Page 18 of the TIS states that "the analysis contained herein is conservative since it does not take any credit for the existing development on site". LaBella concurs that conducting a conservative analysis is appropriate but has identified instances where the analysis is inconsistent with this statement. For consistency, clarity, and accuracy, LaBella suggests that the analyses, figures, and report text be revised based on the assumption that the traffic volumes generated by the existing residential units on the Project Site are conservatively included in the existing count data at the study intersections on East Main Street with Baker Street/Canal Street, Regina Avenue, and Lexington Avenue. However, the entering/exiting volumes at the Project driveways are assumed zero for analysis conditions since the existing residential units will all be removed as part of the project.***

Response: Please refer to the updated Traffic Impact Study.

10. **Comment:** ***Section 3.6 "Location No. 6 – Lexington Avenue & Site Driveway" describes the intersection as a three-legged unsignalized intersection. The Site Plan illustrates that the Project driveway will be located across from Lawrence Road, an existing street. LaBella suggests that the analyses, figures, LOS tables, and report text be revised such that this intersection is analyzed as a four-legged intersection under Existing, No Build, and Build conditions.***

Response: Location No. 6 has been revised to reference and analyze Lexington Avenue & Site Driveway/Lawrence Road as a four-legged, unsignalized intersection.

11. **Comment:** ***Section 2.1 "Description of Existing Roadway Network", Section 3.2 "Location No. 2 – East Main Street & Regina Avenue" and Section 3.4 "Location No. 4 – East Main Street & Site Driveway do not include mention of existing eastbound queues on East Main Street. LaBella conducted a site visit and a qualitative review of the conditions at the study intersections on East Main Street and noted that eastbound queues extend at least 1,500 feet towards Regina Avenue. LaBella suggests that DTS present/analyze queue lengths on East Main Street to determine if queues impact the ability for drivers to enter/exit the Project driveway and/or Regina Avenue.***

Response: Please refer to the updated Traffic Impact Study.

12. **Comment:** ***Section 2.1 "Description of Existing Roadway Network", Section 3.2 "Location No. 2 – East Main Street & Regina Avenue" and Section 3.4 "Location No. 4 – East Main***

Street & Site Driveway do not include mention of existing time-of-day turn-restrictions. DTS Provident has noted that there have been discussions with NYSDOT regarding the need for time-of-day turn restrictions at the project driveway on East Main Street (US Route 6) that were not analyzed in the TIS dated February 19, 2025. Turn restrictions during peak hours will result in the need to modify the TIS.

Response: Please refer to the updated Traffic Impact Study.

13. **Comment:** ***DTS provided an overview of crashes over a seven-year period. The period start date and end date should be specified. In general, DTS should provide crash summary tables for intersections and segments. The tables should present the total number of crashes per intersection, intersection type, severity, and contributing factors. DTS should also determine if the crash rates for each intersection and/or roadway segment is above the statewide average. LaBella recommends that the applicant describe possible ways to mitigate the crash history at intersections and along segments that exhibit a crash rate higher than the statewide average.***

Response: Please refer to the updated Traffic Impact Study.

14. **Comment:** ***The TIS states that one fatality occurred on East Main Street at Regina Avenue. Site generated traffic will be added to this roadway segment based on the trip distribution and assignment presented in the TIS. LaBella concurs with the statement in the TIS that the proposed Project is not anticipated to increase accident rates in the study area. LaBella also concurs that the upgraded access (understood as the consolidation of three existing driveways to one) along East Main Street will enhance the vehicle/pedestrian safety in the immediate vicinity of the proposed Project.***

Response: Comment noted.

15. **Comment:** ***A detailed parking analysis was not provided in the TIS. Based on a review of the Town of Cortlandt zoning code, Section 300-83: Off-street parking requirements, single-family dwellings and townhouses require two parking spaces per dwelling unit, which would result in the need for 140 parking spaces (2 each for 70 dwelling units). Based on a count of parking spaces and driveways in the Site Pan, a total of 129 parking spaces would be provided as part of the proposed Project (69 spaces on the***

parcel with access to East Main Street (US Route 6) and Regina Avenue, and 60 spaces on the parcel with access to Lexington Avenue. The ADA-accessible parking spaces appears to the provided only on the parcel with access to Lexington Avenue. LaBella suggests that the applicant confirm the number of spaces required for the proposed Project, if the parking spaces must be provided on each parcel based on the number of dwelling units, and if ADA accessible parking spaces are required on each parcel.

Response: In accordance with Section 307-29 of the Zoning Code, single-family dwellings require 2 parking spaces per dwelling unit. The proposed 69 dwelling units would require a minimum of 138 parking spaces. The applicant proposes a total of 174 parking spaces, which includes 36 additional surface parking spaces available for visitor parking (0.5 spaces per unit). There is no required ratio for visitor parking spaces per the Zoning Code. Accessible parking spaces are shown on the site plan (see C-101 and C-102 for both the East Main Street (Route 6) and Lexington Avenue portions of the site.

	North		South		Total	
	Units	Parking Spaces	Units	Parking Spaces	Units	Parking Spaces
Required Parking (2 sp/unit)	**38**	**76**	**31**	**62**	**69**	**138**
Provided Parking						
Garage Spaces	--	20	--	15	--	35
Driveway Spaces	--	24	--	31	--	55
Surface Parking Spaces	--	52	--	32	--	84
Total Provided		**96**		**78**		**174**
Surface Parking Visitor Spaces*		20		16		36

*There is no required ratio for Visitor Parking Spaces for Single Family Use in the Zoning Code. 0.5 spaces per unit are provided.

Site Development Plan Review

1. **Comment:** ***Section 2.1 "Description of Existing Roadway Network" and Section 3.6 "Location No. 6 – Lexington Avenue & Site Driveway" do not include mention of the topography on Lexington Avenue. LaBella conducted a site visit and a qualitative review of the conditions at the intersection of Lexington Avenue and the Project driveway and noted that there are no shoulders, overgrown vegetation, and that***

Lexington Avenue is on a hill with a crest approximately 275 feet to the north of the intersection. LaBella recommends a sight distance analysis to confirm if there are concerns about sight distance for drivers exiting the proposed development, and to provide recommendations if needed. The required sight lines should consider the proposed grade of the Project driveway at its approach to Lexington Avenue. The analysis should include photos documenting the sight lines and any obstructions that require mitigation.

Response: The Applicant is reviewing the sight distances and will submit the analysis for review.

2. **Comment:** ***Section 2.1 "Description of Existing Roadway Network" and Section 3.2 "Location No. 2 – East Main Street & Regina Avenue" do not include mention of the topography/grade on East Main Street. LaBella conducted a site visit and a qualitative review and noted that site distance at Regina Avenue is limited. LaBella recommends a sight distance analysis to confirm if there are concerns about sight distance for drivers exiting the proposed development, and to provide recommendations if needed. The required sight lines should consider the grade of Regina Avenue at its approach to East Main Street. The analysis should include photos documenting the sight lines and any obstructions that require mitigation.***

Response: The Applicant is reviewing the sight distances and will submit the analysis for review.

3. **Comment:** ***What is the design vehicle for the internal roadways? Does it satisfy the dimensions of the local fire department's vehicles?***

Response: The internal roadways have been designed to have a minimum width of 24 feet. Road Profiles (see C-203 and C-204) have been added to the enclosed site plan drawing set and show that roadway grades will not exceed 10%, as requested by the Mohegan Fire Department. The design vehicle is an E-ONE HP 100 Aerial truck.

4. **Comment:** ***An AutoTurn analysis based on the design vehicle should be provided for the hammerhead turn-around areas.***

Response: Fire Access & Maneuvering plans (see C-701 and C-702) are also provided in the plan set. The revised site plan includes cul-de-sac turnarounds rather than hammerheads.

5. **Comment:** ***What are the slopes and widths of the sidewalks and the pedestrian path between the two parcels? Are they ADA accessible?***

Response: The pedestrian path between the two portions of the development has been removed based on comments received from the Planning Board that it was not necessary. Walkways are either 4 ft or 5 ft wide and are noted on sheet C-101. There are no walkways in the south development area. Walkways within parking lots are less than 5% per the parking lot grading. Walkways adjacent to roadways will parallel the roadway grade.

6. **Comment:** ***ADA-accessible sidewalks should be provided to all parking areas. There do not appear to be sidewalks to the parking area on the parcel with access to East Main Street and Regina Avenue. Crosswalks with curb ramps should be provided to connect ADA-accessible parking spaces to the sidewalks.***

Response: As shown on sheet C-101, parking spaces for units without driveways are located adjacent to these units and have accessible walkways and crosswalks from the lots to the adjacent units. There is not a walkway system that crosses resident driveways. Therefore, the remote parking areas are not connected to a walkway system.

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

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: BEB Capital, Zarin & Steinmetz, GBDS

DTS • PROVIDENT
Intelligent Land Use

December 23, 2025

BEB Capital LLC (Skyview) (PB 2025-8)
Town of Cortlandt, New York

Steep Slope Analysis Narrative

The proposed limit of disturbance associated with construction of the Skyview development is approximately 446,810 square feet (10.3 acres). Within this limit of disturbance, approximately 268,469 square feet (6.2 acres) of steep slopes (defined as slopes with a gradient of 15 percent or greater) would be disturbed, including 4.5 acres with slopes ranging from 15 to 30 percent and 1.7 acres with slopes greater than 30 percent. The limit of disturbance also includes approximately 4.1 acres of areas not categorized as steep slopes (i.e., slopes with gradients below 15 percent). All steep slope disturbances would be conducted in accordance with Section 259 (Steep Slope Law) of the Town Code. **A Slope Analysis Plan** is included in the accompanying full-size drawing set (see Drawing C-800).

Slope Categories	Slopes within Total Site		Slopes within Limit of Disturbance (approximate)	
	SF	AC	SF	AC
0 - 15%	208,953	4.8	178,341	4.1
15% - 30%	311,320	7.1	194,250	4.5
> 30%	156,948	3.6	74,219	1.7
Total	**677,221**	**15.5**	**446,810**	**10.3**

Section 259-6 of the Town Code includes the standards that the approving authority shall consider for a Steep Slope Permit. The following narrative evaluates those standards in terms of the Skyview Project.

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.
The Project has been designed to comply with other applicable ordinances and regulations of the Town of Cortlandt. The Project Site is not located within a floodplain, however, an Erosion & Sediment Control Plan (see C-401 through -403) shall be prepared as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction. A Tree Removal and Preservation Plan (see C-601 and C-602) has also been prepared.

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.
There are no wetlands located on the project site.

C. The proposed activity will not result in creep, sudden slope failure, or additional erosion.

An Erosion & Sediment Control Plan (see C-401 through -403) has been prepared and will be included as part of the contract documents and will require that the erosion and has been prepared and will be incorporated as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction. Stabilization of the site shall also comply with the conditions or requirements of the Town, County and State.

D. The proposed activity will not adversely affect existing or proposed wells or sewage disposal systems.

Temporary and permanent soil stabilization measures will be implemented to protect the downstream work areas. It is not expected that the proposed activities will result in adverse impacts on any wells or sewage disposal systems near the site.

E. The proposed activity will not adversely affect any endangered or threatened species of flora or fauna.

No threatened or endangered species of plants or animals have been identified on the project site. An IPaC resource list was reviewed for the project site and is attached to this letter. The Indiana Bat, Northern Long-eared Bat, Tricolored Bat, Bog Turtle, and Monarch Butterfly were identified as species potentially affected. However, the IPaC notes that there are no identified critical habitats at this location. The data also notes that no Bald or Golden Eagles (protected) have been observed in this area.

F. The proposed activity is in accordance with the principles and recommendations of the most recent Master Plan of the Town.

The Project has been designed in furtherance of several planning and land use objectives identified in the Town's 2016 Sustainable Comprehensive Plan, Envision Cortlandt, adopted March 15, 2016 (the "Comprehensive Plan").

One of the Town's key residential land use and housing goals is to "[c]reate a wide range of housing choices throughout the Town that provide for the needs of an increasingly diverse population throughout all life stages." (Comprehensive Plan, p50). The proposed project would provide additional housing opportunities in the form of multifamily townhouse residential dwellings. The Applicant's proposed zoning amendment would also provide additional density bonus opportunities that is consistent with Town objectives. The Comprehensive Plan's policy to address this goal is to "[i]dentify potential locations for additional multi-family and middle-housing opportunities throughout Town." (Id.). The Comprehensive Plan recognizes that "[w]hile the town continues to be dominated by single-family homes, the demand for multi-generational and more reasonably priced housing options is increasing." (Id., p46). The Comprehensive Plan notes that "[r]esidential development trends and demographics point toward an increased need for a broad range of housing to serve a varied range of incomes, ages, and family types and meet the needs of residents of all abilities and in all life stages." (Id.). However, as of the Comprehensive Plan's adoption, 76% of all of the Town's housing units were single-family homes. (Id., pp44-46). To address these needs for more diverse housing options, the Comprehensive Plan recommends,

among other things, the development of missing "Middle Housing," which can be defined as "a range of housing types that achieve medium-density yields and provide high-quality, marketable housing options between the scale of single-family homes and mid-rise flats. It is designed to meet the specific needs of shifting demographics and the new market demand, and is a key component to a diverse neighborhood." (Id., p47).

G. The proposed activity constitutes the minimum disturbance necessary to allow the property owner a reasonable use of the property.

The proposed limit of disturbance has been designed to limit proposed construction activities to concentrate development within areas that have been previously disturbed and contain existing improvements. Activities impacting steep slopes have been limited to those required to construct the proposed development. Based on discussions with the Town staff and its consultants, the Applicant has updated the proposed site plan to reduce steep slope disturbances.

H. 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.

The Project has been designed to avoid or minimize disturbances to existing steep slopes and the creation of new steep slopes to the greatest extent practicable. The Project development has been located within areas of the Site that have previously been developed or disturbed to the extent practicable. Any cut and fill slopes will be constructed in accordance with the recommendations of a geotechnical engineer and subject to the approval of the Town Engineer.

2. The terracing of building sites, including the mounding of septic tile fields, shall be kept to an absolute minimum.

The floor level of the new structure proposed has been designed so that terracing of building sites is not required. The project would connect to an existing public sanitary sewer system.

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.

Proposed driveways have been configured to align with existing infrastructure to the greatest extent possible. In order to meet the existing grades at the project driveways and comply with fire access requirements, alterations of the existing topography is necessary. Slopes at intersections with public roadways have been designed to be in compliance with applicable Town and State regulations.

4. **Replanting shall consist of indigenous vegetation and shall replicate the original vegetation on the site as much as possible.**
   A landscape plan (see L-101 and L-102) featuring native plantings is included in the accompanying full size site plan drawings. A mix of shade trees, evergreen trees, ornamental trees, slope planting and other ground covers have been proposed.

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.**
   There are no ridgelines that would be disturbed by the Project.

6. **Any regrading shall blend in with the natural contours and undulations of the land.**
   Areas of regrading have been designed to blend into the existing contours of the site, to maximum extent practicable.

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.**
   Regraded slopes would be rounded at the top, bottom and sides.

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.**
   The angle of cut and fill slopes will not exceed a slope of one vertical to two horizontal except where retaining walls, structural stabilization or other methods acceptable to the Town Engineer 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.**
   The cut and fill slopes will be constructed in accordance with the recommendations of a geotechnical engineer and subject to the approval of the Town Engineer.

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.**

Rock blasting, if necessary, would be conducted in accordance with applicable Town and State regulations.

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).**
The steep slopes disturbances would be undertaken in workable units and in compliance with the requirements established for the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.

12. **Disturbance of existing vegetative ground cover shall not take place more than 15 days prior to grading and construction.**
Disturbance of existing vegetation will 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.**
As required, temporary soil stabilization will be installed. An Erosion & Sediment Control Plan (see C-401 through -403) has been prepared and will be included as part of the contract documents and will require that the erosion and has been prepared and will be incorporated as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction.

14. **Soil stabilization must be applied within two days of disturbance if the final grade is not expected to be established within 60 days.**
As required, soil stabilization will be applied within two days of disturbance if the final grade is not expected to be established within 60 days.

15. **Measures for the control of erosion and sedimentation shall be undertaken consistent with the Westchester County Soil and Water Conservation District's Best Management Practices Manual for Erosion and Sediment Control and New York State Guidelines for Urban Erosion and Sediment Control, as amended, or their equivalents satisfactory to the approval authority.**
An Erosion & Sediment Control Plan (see C-401 through -403) has been prepared and will be included as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction. Stabilization of the site shall also comply with the conditions or requirements of the Town, County and State. The measures for the control of erosion and sedimentation will be undertaken consistent with the Westchester County Soil and Water Conservation District's

Best Management Practices Manual for Erosion and Sediment Control and New York State Guidelines for Urban Erosion and Sediment Control, as amended, or their equivalents satisfactory to the approval authority.

16. **All proposed disturbance of steep slopes shall be undertaken with consideration of the soils limitations characteristics contained in the Identification Legend, Westchester County Soils Survey, 1989, as prepared by the Westchester County Soil and Water Conservation District, in terms of recognition of limitation of soils on steep slopes for development and application of all mitigating measures and as deemed necessary by the approval authority.** In compliance with requirements established for the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-25-001) a Stormwater Pollution Prevention Plan will be prepared for the Project and will be implemented. As a result, an Erosion Control Plan will be included as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction. Stabilization of the site shall also comply with the conditions or requirements of the Town, County and State.

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%.** Topsoil stockpiles will not be located on slopes that are 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.**
The utilization of fill material would be conducted in accordance with the recommendations of a geotechnical engineer.

19. **Compaction of fill materials in fill areas shall be such to ensure support of proposed structures and stabilization for intended uses.**
Fill materials used to support structures will be prepared and stabilized in accordance with the recommendations of a qualified geotechnical engineer.

I. **I. Burden of proof.**
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.
Proposed compliance with the standards of Subsections A through G have been described above.

1. **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**.
   The proposed limit of disturbance has been designed as efficiently as possible to limit proposed construction activities only that which is necessary for the project. The disturbances to slopes in excess of 30% have been limited to 1.7 acres, which represents approximately ten percent of the total site area.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Westchester County, New York

Local offices

Long Island Ecological Services Field Office

(631) 286-0485
(631) 286-4003

340 Smith Road
Shirley, NY 11967-2258

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

https://www.fws.gov/northeast/NYFO/

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Reptiles

NAME	STATUS
Bog Turtle Glyptemys muhlenbergii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6962	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Bald and Golden Eagle information is not available at this time

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (FWS). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The FWS interprets the MBTA to prohibit incidental take.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds

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- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Migratory bird information is not available at this time

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

NOT FOR CONSULTATION

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

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Intelligent Land Use

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December 23, 2025

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

Re: BEB Capital LLC (Skyview) (PB 2025-8)
RRUSP Application and Petition for Zoning Text Amendment

Dear Chairman Kessler and Members of the Planning Board:

On behalf of BEB Capital LLC, we write in response to the August 7, 2025 memorandum from Chief Thomas Eade of the Lake Mohegan Fire District. Written responses to each of the comments are provided below and a Site Plan and Architectural Drawing Set is enclosed.

1. **Comment:** ***I would like the plans to show FD access compliance pursuant to FCNYS chapter 5 and appendix D. In addition, due to the proximity of this property, the Lake Mohegan Fire District will be dispatching our aerial truck to fire related alarms and emergencies. Therefore, I am requesting the fire access routes accommodate our aerial apparatus to enable a better response capability.***

   Response: Fire Access & Maneuvering plans (see C-701 and C-702) have been added to the enclosed site plan drawing set.

2. **Comment:** ***I am requesting the plans to show the transitions and apparatus maneuvering for the entrances and exits, especially relating to the entrance/exit onto Regina Avenue on the Skyview section and the Lexington Avenue entrance/exit for that respective portion of the development. As illustrated, it appears to be a more vertical curve. What are the transitions? If possible, have the plans show this using the Fire District's aerial apparatus. In addition to the curves, I would also like to see the slope. The current plans do not show this information***

to ensure compliance with FCNYS. I would like the plans to show the slopes along the FD access road on both sections of this project. As indicated above, the Lake Mohegan FD apparatus that would potentially have this task would be our Quint (Ladder 10). This is a relatively larger apparatus, and I believe we would have a difficult time making some of these turns, and I want to ensure they can set up safely.

Response: Road Profiles (see C-203 and C-204) have been added to the enclosed site plan drawing set. The transition at the U.S. Route 6 and Regina Avenue driveways is 2.00% and at the Lexington Avenue driveway is 2.40%.

3. **Comment:** ***Lastly, in review of the plan illustrating the rear parking lots of the East Main Street section of the development, the width is not shown between the rear of the units and the diagonal parking areas. I would like the width of this section of road to be wide enough for our apparatus.***

Response: The site plan has been revised to eliminate the diagonal parking area to the rear of the referenced units. The enclosed site plans show that the minimum width of the internal roadways is 24 feet and parking aisles is 25 feet.

4. **Comment:** ***Grade (Emergency Access) Code Requirement: Fire Apparatus Access Roads shall not exceed 10 percent (10%) in grade longitudinally.***

Response: As shown on the Road Profiles sheets (see C-203 and C-204), the maximum grade for each internal roadway is 10.00%.

5. **Comment:** ***I also recommend identifying the Cross Slope of the road section to ensure that the slope does not exceed five percent (5%). In order to accommodate proper angles of approach and departure, the gradient in fire access roads shall not exceed a five percent (5%) change along any ten (10) foot section.***

Response: The maximum cross slope will not exceed 5%. The cross slope shown on the enclosed site plan drawings is 2%.

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

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: BEB Capital, Zarin & Steinmetz, GBDS

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TRAFFIC IMPACT STUDY

Proposed Redevelopment
Town of Cortlandt, Westchester County, NY

Prepared for
EASTVIEW/SOUTHVIEW REALTY LLC
&
SKYVIEW/WESTVIEW, LLC

Prepared by
DTS Provident Design Engineering, PLLC
1 North Broadway
White Plains, New York

May 15, 2025
Revised: December 23, 2025

DTS Provident Project No. 1085

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SECTION 1 – EXECUTIVE SUMMARY

1.0 PROJECT DESCRIPTION

The Applicant proposes to redevelop the parcel located at the following Tax ID SBLs in the Town of Cortlandt, Westchester County, NY (see Figure No. 1 in Appendix A) 24.11-1-2, 24.7-2-21, 24.7-2-20, 24.7-2-2, 24.7-1-1, 24.7-1-2, 24.7-2-4. The proposed project will consist of 69 townhouses total divided into two lots accessed by their own respective driveways.

DTS Provident Design Engineering, LLP (DTS Provident) has been retained to analyze any potential traffic impacts associated with the proposed Project and to identify roadway improvements, if required, to mitigate any adverse impact. The scope of this study was based upon our understanding of the potential traffic impacts and anticipated trip distributions.

This Traffic Impact Study uses standard Traffic Engineering methodology and has been prepared to document the findings and conclusions of the analysis undertaken to measure the traffic impacts associated with the proposed Project. For the purposes of this Study, it is anticipated that the proposed Project will be completed and occupied by the Year 2028.

1.1 FINDINGS

Based on field observations and detailed analyses undertaken in preparation of this Traffic Impact Study, the following findings are presented:

- The proposed Project is provided good regional and local vehicular access via US Route 6, US Route 202, Bear Mountain Parkway and Lexington Avenue.

- Based upon the Institute of Transportation Engineers' (ITE) "Trip Generation Manual 12th Edition", it is anticipated that the full development of the proposed Project will generate approximately 8 entering vehicles and 25 exiting vehicles during the Peak Weekday AM Hour, and 20 entering vehicles and 15 exiting vehicles during the Peak Weekday PM Hour. The analysis contained herein considers the full impact of these new trips to the roadway network and conservatively does not take any credit for trips generated by the existing development on site.

- Table No. 1.1 below summarizes the results of the capacity analyses conducted for each intersection included in the Traffic Study. Average delay, expressed in seconds per vehicle, is listed below each Level of Service.

TABLE NO. 1.1				
INTERSECTION	**PEAK WEEKDAY AM HOUR**		**PEAK WEEKDAY PM HOUR**	
	No-Build	**Build**	**No-Build**	**Build**
	LOS Delay V/C Ratio	**LOS Delay V/C Ratio**	**LOS Delay V/C Ratio**	**LOS Delay V/C Ratio**
E Main Street (NYS Route 6) and Baker Street/Canal	A 8.0 0.36	A 8.0 0.36	B 13.8 0.59	B 13.9 0.60
E Main Street (NYS Route 6) and Regina Avenue	b 10.4 0.009	b 10.4 0.011	b 11.8 0.020	b 11.8 0.023
E Main Street (NYS Route 6) and Lexington Avenue	D 35.3 0.85	D 35.9 0.86	D 39.3 0.88	D 39.8 0.89
Route 6 and Site Driveway	N/A	b 11.0 0.023	N/A	b 12.4 0.018
Regina Avenue and Site Driveway	N/A	a 8.3 0.001	N/A	a 8.4 0.001
Lexington Avenue and Site Driveway/Lawrence Road	b 11.8 0.006	b 12.8 0.026	B 12.6 0.037	b 14.7 0.02

NOTE: *Average delay is represented in seconds per vehicle.
*Signalized intersections are denoted by capital letters
*Unsignalized intersections are denoted by lowercase letters
*Unsignalized intersections report the worst side street approach

- Based upon the results of the analysis, no significant adverse traffic impacts are anticipated in association with the proposed Project.

1.2 RECOMMENDATIONS

Based on the foregoing, no additional roadway improvements are necessary to accommodate the proposed Project other than construction of the new site driveways.

1.3 CONCLUSION

It is the considered professional opinion of DTS Provident that the traffic generated by the proposed Project will not have a significant adverse traffic impact on the adjacent roadway network. Safe and efficient traffic operations will be maintained in the study area. Furthermore, the analysis contained herein is conservative since it does not take any credit for the existing development on site.

Respectfully submitted,

DTS PROVIDENT DESIGN ENGINEERING, LLP

Carlito Holt, P.E., P.T.O.E.
Partner

https://divneytungschwalbe.sharepoint.com/sites/DTSP/Shared Documents/Projects/Projects 1000/1085 - Skyview-Westview Cortlandt/Traffic/Reports/1085 - TIS - Skyview Westview Cortlandt - Rev122325 (Clean).docx

SECTION 2 – TRAFFIC CONDITIONS AND PROJECTIONS

2.0 STUDY METHODOLOGY

DTS Provident has been retained by Eastview/Southview Reality LLC & Skyview/Westview, LLC to analyze the traffic impact associated with the redevelopment at the Tax ID SBLs listed in the above Project Description in the Town of Cortlandt, Westchester County, NY (see Figure No. 1 in Appendix A). The proposed Project will consist of a total of 69 townhouses with 38 townhouses to be accessed from the Site Driveways at Route 6 and Regina Avenue and the remaining 31 townhouses to be accessed from the Site Driveway on Lexington Avenue.

The existing traffic volumes were collected by representatives of DTS Provident at adjacent roadways of the Site on Tuesday, January 15, 2025. The existing base traffic volumes were projected to the Design Year of 2028 utilizing a 2.0% growth rate compounded per year to which the site-generated traffic from the Project was added, resulting in the 2028 No-Build and 2028 Build Traffic Volumes respectively. Utilizing the 2028 No-Build and Build Traffic Volumes, DTS Provident performed detailed capacity analyses of the key intersections to identify the operational characteristics and to measure the traffic impact of the proposed Project on the adjacent roadway system. Based upon the results of the analysis, comparisons of the 2028 No-Build and Build conditions for the proposed Project were made. If significant impacts were experienced, mitigation was proposed.

2.1 DESCRIPTION OF EXISTING ROADWAY NETWORK

The following are brief descriptions of the roadways located in the vicinity of the Site:

E Main Street (NYS Route 6)– E Main Street (NYS Route 6) has two lanes in the eastbound direction and one lane in the westbound direction in the vicinity of the site with turning storage lanes at the studied intersections. There is a sidewalk along the majority of the south side of E Main Street (NYS Rout 6), including in the vicinity of the Site. The posted speed limit is 35 miles per hour. There is road striping present with double yellow lines in between opposing directions of traffic. E Main Street (NYS Route 6) is under the jurisdiction of the New York State Department of Transportation (NYSDOT).

Baker Street – Baker Street is a one lane per direction roadway generally traveling in the northbound/southbound direction. The posted speed limit is 30 miles per hour. There is road striping present with double yellow lines in the center of the roadway. Baker Street is under local jurisdiction.

Canal – Canal is a one lane per direction roadway generally travelling in the northbound/southbound direction. There is a sidewalk along the majority of the east side of Canal. The posted speed limit is 15 miles per hour. There is no road striping for the majority of the road. There is a double yellow lane in the center of the roadway and turning storage lanes only at the intersection with E Main Street. Canal is under local jurisdiction.

Regina Avenue – Regina Avenue is a one lane per direction roadway in the northbound/southbound direction. There is no posted speed limit and there is no road striping present. Regina Avenue is under local jurisdiction.

Lexington Avenue – Lexington Avenue is a one lane per direction roadway travelling in the northbound/southbound direction with left-turn storage lanes at E Main Street. The posted speed limit is 30 miles per hour. There is road striping present with double yellow lines in the center of the roadway.

Lawrence Road – Lawrence Road is a one lane per direction roadway travelling in the eastbound/westbound direction. There is no road striping present, no double yellow lines in the center of roadway and no posted speed limit. Lawrence Road is under local jurisdiction.

2.2 EXISTING TRAFFIC VOLUMES

After reviewing the potential traffic impacts and anticipated trip distributions, the following study locations were identified:

1. E Main Street (NYS Route 6) and Baker Street/Canal
2. E Main Street (NYS Route 6) and Regina Avenue
3. E Main Street (NYS Route 6) and Lexington Avenue
4. Lexington Avenue and Larence Road

Representatives of DTS Provident conducted turning movement traffic counts at intersections 1 through 3 above on Tuesday January 14, 2025, from 7:00 AM to 9:00 AM and 3:00 PM to 5:00 PM. Based upon the traffic data conducted, the following Peak Roadway Hours were determined:

Peak Weekday AM Roadway Hour - 8:00 AM to 9:00 AM

Peak Weekday PM Roadway Hour - 4:00 PM to 5:00 PM

Intersection 4 was counted on Tuesday December 16, 2025, from 8:00 AM to 9:15 AM and from 4:00 PM to 5:00 PM.

The Existing Traffic Volumes are illustrated on Figure No. 2 in Appendix A. The Peak AM and Peak PM Roadway Hours are the two most critical time periods for determining any potential significant traffic impacts. These time periods represent the times when the combination of existing background traffic and traffic from the proposed Project will be at its highest throughout the day. Any other time periods would experience less background traffic, as well as less traffic generated from the proposed Project.

2.3 2028 NO-BUILD TRAFFIC VOLUMES

In order to project to the future 2028 design year, a compounded annual growth rate of 2.0% per year was applied to the existing traffic volumes. This represents over an 6% total growth of existing traffic volumes from 2025 to 2028 and any potential adjacent developments in the vicinity of the site This equates to more than 100 additional background trips during any of the Peak Hours along the roadway network in the vicinity

of the site and thus provides an extremely conservative analysis. The 2028 No-Build Traffic Volumes are illustrated on Figure No. 3 in Appendix A.

2.4 SITE-GENERATED TRAFFIC VOLUMES

The ability of any roadway network to accommodate anticipated traffic volumes is measured by comparing Peak Hour Traffic Volumes to roadway capacities. Thus, it is essential to determine the hourly traffic volumes to be generated by the proposed Project and add them to the No-Build Traffic Volumes to determine the Build Traffic Volumes.

The Site-generated traffic volumes attributable to the proposed Project was determined based upon the trip generation rates contained in ITE's report entitled, "Trip Generation", 12th Edition, utilizing Land Use Code 215 (Single Family Attached Housing). The estimated Site-generated traffic volumes are outlined in Table No. 2.1 below.

TABLE NO. 2.1
TRIP GENERATION TABLE - ITE 11th EDITION

LAND USE (CODE)	SIZE	UNIT	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
PROPOSED						
Single Family Attached Housing	31	DU	4	11	9	7
Single Family Attached Housing	38	DU	4	14	11	8
Total Proposed			8	25	20	15

Note: Trip Generation rates based upon Institute of Transportation Engineers' (ITE) "Trip Generation Manual", 12th Edition

2.5 ARRIVAL/DEPARTURE DISTRIBUTION

The arrival/departure distribution patterns for traffic to be generated by the proposed Project were developed based upon the existing traffic volumes, potential destinations, and the existing roadway network. The resulting arrival and departure distributions are illustrated on Figure Nos. 5 thru 8 in Appendix A.

2.6 2027 BUILD TRAFFIC VOLUMES

The Site-generated Traffic Volumes were distributed to the roadway network in accordance with the arrival/departure distributions. The Site-generated Traffic Volumes for the proposed Project are illustrated on Figure No. 7 in Appendix A. The Site-generated Traffic Volumes for the proposed Project were combined with the 2027 No-Build Traffic Volumes to form the 2028 Build Traffic Volumes illustrated on Figure No. 8 in Appendix A.

2.7 CRASH ANALYSIS

DTS Provident received the last 7 years of crash data (at the time of request) from the New York State Department of Transportation (NYSDOT) from Wednesday, May 31, 2017, to Friday, May 31, 2024. A summary of this Crash Data is illustrated in Appendix E.

- The intersection of E Main Street (Route 6) and Baker Street/Canal experience a total of 37 crashes over the study period or an average of 5.3 crashes per year. Of the 37 crashes, 29 were property damage only, and 8 involved an injury. 15 were rear end crashes, 4 were overtaking crashes, 3 were right angle crashes, 1 was a

right turn with other car, 3 were left turn against another car, 1 was a sideswipe crash, and 10 were classified as other.

- The intersection of E Main Street (Route 6) and Regina Avenue experience a total of 24 crashes over the study period or an average of 3.5 crashes per year. Of the 24 crashes, 20 were property damage only, and 4 involved an injury. 14 were rear end crashes, 1 was an overtaking crash, 3 were right angle crashes, 2 were left turn against another car crashes, and 4 were classified as other.

- The intersection of E Main Street (Route 6) and Georges Cottages experience a total of 1 crash or an average of 0.1 crashes per year. The crash was a property damage only and was a rear end crash.

- The intersection of E Main Street (Route 6) and Westview Road experience a total of 7 crashes or an average of 1 crash per year. Of the 7 crashes, 5 were property damage only, and 2 involved an injury. 6 were rear end crashes and 1 was classified as other.

- The intersection of E Main Street (Route 6) and Skyview Road experience a total of 17 crashes or an average of 2.4 crashes per year. Of the 17 crashes, 14 were property damage only, and 3 involved an injury. 7 were rear end crashes, 1 was an overtaking crash, 5 were right angle crashes, 1 was a left turn against another car, 1 was a head on crash, and 2 were classified as other.

- The intersection of E Main Street (Route 6) and Lexington Avenue experience a total of 112 crashes or an average of 16 crashes per year. Of the 112 crashes, 89 were property damage only, and 23 involved an injury. 54 were rear end crashes, 17 were overtaking crashes, 10 were right angle crashes, 1 was a right angle with another car, 3 were left turn against another car crashes, 2 were left turn with another car crashes, 1 was a sideswipe crash, 2 were head on crashes, and 22 were classified as unknown/other.

DTS Provident consulted the "NYSDOT Average Accident Rates for State Highways By Facility Type, 2015-2016" (the latest data available) in order to determine the Statewide Average Crashes per intersection and Mainline Segment. Table E-1 in Appendix E demonstrated this comparison.

The following intersections experiences crash rates greater than the Statewide Average:

1. E Main Street (Route 6) and Regina Avenue
2. E Main Street (Route 6) and Skyview Road
3. E Main Street (Route 6) and Baker Street/Canal
4. E Main Street (Route 6) and Lexington Avenue

The following mainline segments experienced crash rates greater than the Statewide Average:

1. E Main Street (Route 6) between Baker Street and Georges Cottages
2. E Main Street (Route 6) between Regina Avenue and Westview Road
3. E Main Street (Route 6) between Skyview Road and Lexington Avenue

Based upon a review of the data the accidents within the study area are not atypical from accident types that would generally occur along a signalized arterial such as Route 6. It is noted that there was one fatality reported in the seven years of accident data, which involved a pedestrian walking along Route 6. The proposed Project is not anticipated to increase accident rates within the study area, and the upgraded access along Route will go towards enhancing vehicular/pedestrian safety in the immediate vicinity of the proposed Project.

SECTION 3 – ANALYSIS

3.0 DESCRIPTION OF ANALYSIS

Capacity analyses were conducted at the key intersections to identify any potential traffic impact associated with the proposed Project. The following section contains a brief description of the procedure utilized in the preparation of this analysis for all the study locations listed:

- Capacity analysis is a method by which traffic volumes are compared to calculated roadway and intersection capacities to evaluate future traffic conditions. The methodology utilized is described in the Highway Capacity Manual published by the Transportation Research Board. In general, the term "Level of Service" is used to provide a qualitative evaluation based on certain quantitative calculations related to empirical values. The definitions of Level of Service as contained in the Highway Capacity Manual appear in Appendix A of this Report.

- In general, Level of Service A represents the best traffic operating condition. Levels of Service for signalized and unsignalized intersections are defined in terms of average delay. Delay is used as a measure of driver discomfort, frustration, efficiency, etc.

Capacity analyses were performed for the key locations with the Existing, 2028 No-Build and 2028 Build Traffic Volumes utilizing Highway Capacity Software (Synchro) developed for the FHWA. The capacity analyses worksheets are contained in Appendix D of this Report.

3.1 LOCATION NO. 1 – E MAIN STRET (NYS ROUTE 6) & BAKER STREET/CANAL

E Main Street (NYS Route 6) provides the westbound and eastbound approaches to this four-legged, signalized intersection. The eastbound approach provides one left-turn lane, two through lanes, and one right-turn lane. The westbound approach provides one left-turn lane and one through lane. Baker Street forms the southbound approach and provides one left-turn/through/right-turn lane. Canal forms the northbound approach and provides one left-turn/though lane and one right-turn lane. There are crosswalks present on the east, west, north and south legs of the intersection. There are left-turn restrictions for trucks coming out of Canal and no U-turns are allowed at the intersection.

Capacity Analysis

Capacity analyses were conducted for this location utilizing the Existing, 2028 No-Build and 2028 Build Traffic Volumes for the Peak Weekday AM and PM Hours. The results of these analyses are shown in Table B-1 in Appendix B. As indicated in the table, acceptable Levels of Service are maintained from No-Build to Build conditions. As such, no improvements are required at this location as a result of the proposed Project.

3.2 LOCATION NO. 2 – E MAIN STREET (NYS ROUTE 6) & REGINA AVENUE

E Main Street (NYS Route 6) provides the westbound and eastbound approaches to this three-legged, unsignalized intersection. The eastbound approach provides one through lane and one through/right-turn lane. The westbound approach provides one left-turn/through lane. Regina Avenue forms the northbound approach and provides one left-turn/right-turn lane. There are left-turn restrictions from 7:00 AM to 7:00 PM from Regina Avenue and there are left-turn restrictions from 7:00 AM to 7:00 PM on E Main Street (NYS Route 6) on the westbound approach of the intersection.

Capacity Analysis

Capacity analyses were conducted for this location utilizing the Existing, 2028 No-Build and 2028 Build Traffic Volumes for the Peak Weekday AM and PM Hours. The results of these analyses are shown in Table B-1 in Appendix B. As indicated in the table, acceptable Levels of Service are maintained from No-Build to Build conditions. As such, no improvements are required at this location as a result of the proposed Project.

3.3 LOCATION NO. 3 – E MAIN STREET (NYS ROUTE 6) & LEXINGTON AVENUE

E Main Street (NYS Route 6) provides the westbound and eastbound approaches to this four-legged, signalized intersection. The eastbound approach provides one left-turn lane and one through/right-turn lane. The westbound approach provides one left-turn lane and one through/right-turn lane. Lexington Avenue forms the southbound and northbound approaches to the intersection. The northbound approach provides one left-turn lane and one through/right-turn lane. The southbound approach provides one left-turn lane and one through/right-turn lane.

Capacity Analysis

Capacity analyses were conducted for this location utilizing the Existing, 2028 No-Build and 2028 Build Traffic Volumes for the Peak Weekday AM and PM Hours. The results of these analyses are shown in Table B-3 in Appendix B. As indicated in the table, acceptable Levels of Service are maintained from No-Build to Build conditions. As such, no improvements are required at this location as a result of the proposed Project.

3.4 LOCATION NO. 4 – E MAIN STREET (NYS ROUTE 6) & SITE DRIVEWAY

E Main Street (NYS Route 6) provides the westbound and eastbound approaches to this three-legged, unsignalized intersection. The eastbound approach provides one through lane and one through/right-turn lane. The westbound approach provides one through lane. The Site Driveway forms the northbound approach to the intersection and provides one right turn lane.

Capacity Analysis

Capacity analyses were conducted for this location utilizing the Existing, 2028 No-Build and 2028 Build Traffic Volumes for the Peak Weekday AM and PM Hours. The results of these analyses are shown in Table B-3 in Appendix B. As indicated in the table, acceptable Levels of Service are maintained in Build conditions. As such, no improvements are required at this location as a result of the proposed Project.

3.5 LOCATION NO. 5 – REGINA AVENUE & SITE DRIVEWAY

Regina Avenue provides the southbound and northbound approaches to the three-legged, unsignalized intersection. The southbound approach provides one left-turn/through lane, and the northbound approach provides one through/right-turn lane. The Site Driveway provides the westbound approach with one left-turn/right-turn lane.

Capacity Analysis

Capacity analyses were conducted for this location utilizing the Existing, 2028 No-Build and 2028 Build Traffic Volumes for the Peak Weekday AM and PM Hours. The results of these analyses are shown in Table B-1 in Appendix B. As indicated in the table, acceptable Levels of Service are maintained in Build conditions. As such, no improvements are required at this location as a result of the proposed Project.

3.6 LOCATION NO. 6 – LEXINGTON AVENUE & SITE DRIVEWAY/LAWRENCE ROAD

Lexington Avenue forms the southbound and northbound approaches to this four-legged, unsignalized intersection. The northbound approach provides one left-turn/through/right-turn lane. The southbound approach provides one left-turn/through/right-turn lane. Lawrence Road forms the westbound approach to the intersection with one left-turn/through/right-turn lane. The Site Driveway forms the eastbound approach to the intersection with one left-turn/through/right-turn lane.

Capacity Analysis

Capacity analyses were conducted for this location utilizing the Existing, 2028 No-Build and 2028 Build Traffic Volumes for the Peak Weekday AM and PM Hours. The results of these analyses are shown in Table B-1 in Appendix B. As indicated in the table, acceptable Levels of Service are maintained in Build conditions. As such, no improvements are required at this location as a result of the proposed Project.

SECTION 4 – PARKING ANALYSES

4.0 PARKING

The proposed project will provide 96 parking spaces in the north lot and 78 parking spaces in the south lot, adding a total of 174 parking spaces. The parking requirements from the Town Code Section 307-29 of the Zoning Code, single family dwellings require 2 parking spaces per dwelling unit. The proposed 69 dwelling units would require a minimum of 138 parking spaces. The applicant proposes a total of 174 parking spaces, which includes 36 additional surfaces parking spaces available for visitor parking (0.5 spaces per unit).

SECTION 5 – CONCLUSIONS

5.0 CONCLUSIONS

It is the considered professional opinion of DTS Provident that the traffic generated by the proposed Project will not have a significant adverse traffic impact on the adjacent roadway network and will provide adequate parking. Safe and efficient traffic operations will be maintained in the study area. Furthermore, the analysis contained herein is conservative since it does not take any credit for the existing development on site.

https://divneytungschwalbe.sharepoint.com/sites/DTSP/Shared Documents/Projects/Projects 1000/1085 - Skyview-Westview Cortlandt/Traffic/Reports/1085 - TIS - Skyview Westview Cortlandt - Rev122325 (Clean).docx

SKYVIEW

EAST MAIN STREET (NY ROUTE 6)
TOWN OF CORTLANDT, NEW YORK

RRUSP SPECIAL PERMIT & SITE PLAN APPROVAL APPLICATION

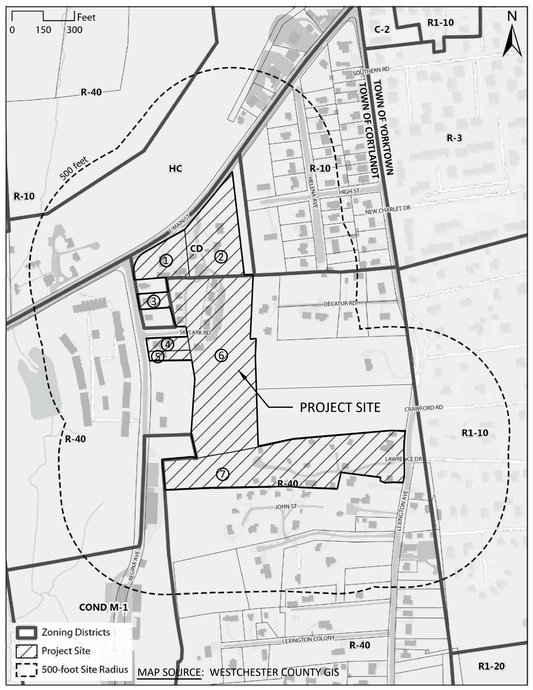
SUBMISSION DATES: APRIL 1, 2025 (TB)
REVISED: MAY 22, 2025 (PB), DECEMBER 23, 2025 (PB)

PROJECT
SKYVIEW
3211/3219 East Main Street
9/17/19 Regina Avenue
5 Skyview Avenue
3275 Lexington Avenue

Town of Cortlandt, New York

FOR APPROVAL PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

SITE LOCATION MAP AND PROJECT DATA
SCALE: 1:3000



KEY	ADDRESS	MAP-BLOCK-LOT
1	3211 E. MAIN STREET	24.7-1-1
2	3219 E. MAIN STREET	24.7-1-2
3	9 REGINA AVENUE	24.7-2-2
4	17 REGINA AVENUE	24.7-2-21
5	19 REGINA AVENUE	24.7-2-20
6	5 SKYVIEW AVENUE	24.7-2-4
7	8275 LEXINGTON AVENUE	24.11-1-2

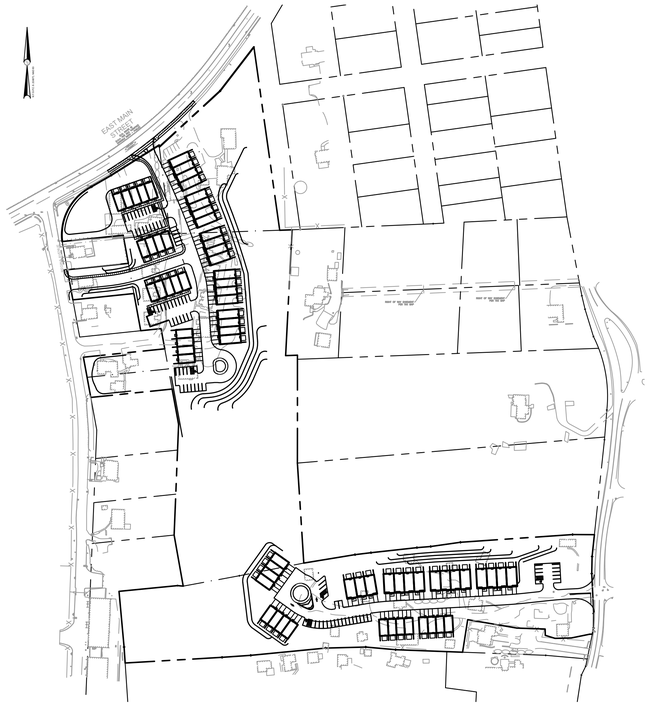
ZONING DISTRICTS	
CD	DESIGNED COMMERCIAL
HC	HIGHWAY COMMERCIAL
R-10	SINGLE FAMILY RESIDENTIAL
R-40	SINGLE FAMILY RESIDENTIAL
COND M1	LIGHT MANUFACTURING

NYSDOT HIGHWAY INFORMATION
ROUTE 6, SH 8703 BETWEEN MILE MARKERS 3018 AND 3020

FLOOD INSURANCE RATE MAP DATA	
Map Panel	36119C0028F
Map Panel	36119C0036F
Effective Date	September 28, 2007
Flood Zone	X

TABLE OF SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAKELAND CENTRAL SCHOOL DISTRICT
POLICE PROTECTION	WESTCHESTER COUNTY POLICE, CORTLANDT TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR
	NEW YORK STATE POLICE, CORTLANDT STATION, 1 MEMORIAL DRIVE, CROTON ON HUDSON
FIRE PROTECTION	MOHEGAN FIRE DISTRICT, HOLLOWBROOK FIRE STATION, 1130 OREGON ROAD CORTLANDT MANOR
EMERGENCY MEDICAL SERVICES	MOHEGAN VFA VAC, 1975 EAST MAIN STREET (RT 6) MOHEGAN LAKE, NY
	CORTLANDT REGIONAL PARAMEDICS, 1980 CROMPOUND ROAD, CORTLANDT MANOR
HOSPITAL	NEW YORK - PRESBYTERIAN HUDSON VALLEY HOSPITAL, 1980 CROMPOUND ROAD, CORTLANDT MANOR
LIBRARY	JOHN C. HART MEMORIAL LIBRARY, 1130 EAST MAIN STREET, SHRUB OAK
SEWER DISTRICT	PEEKSKILL WATER DISTRICT (WESTCHESTER COUNTY)
CONSOLIDATED WATER DISTRICT	CORTLANDT CONSOLIDATED WATER DISTRICT

REDUCED SITE PLAN AND LIST OF APPROVALS
SCALE: NTS



PRELIMINARY LIST OF REQUIRED PERMITS AND APPROVALS			
AGENCY	DESCRIPTION	STATUS	APPROVAL DATE
TOWN OF CORTLANDT	SEQRA DETERMINATION	PENDING	
	ZONING AMENDMENT(S)	PENDING	
	SPECIAL PERMIT	PENDING	
	SITE PLAN APPROVAL	PENDING	
	TREE REMOVAL PERMIT AND STEEP SLOPE PERMIT	PENDING	
	DEMOLITION PERMIT(S)	PENDING	
	BUILDING PERMIT(S)	PENDING	
	SEWER DISTRICT EXTENSION (MAP, PLAN AND REPORT)	PENDING	
WESTCHESTER COUNTY DEPT OF PLANNING	GML239 REFERRAL	PENDING	
WESTCHESTER COUNTY DEPARTMENT OF HEALTH (DOH)	SANITARY SEWER EXTENSION	PENDING	
	WATER MAIN EXTENSION	PENDING	
	SEWER DISTRICT EXTENSION	PENDING	
NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC)	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)	PENDING	
NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT)	HIGHWAY WORK PERMIT PERM33COM	PENDING	

DRAWING LIST

TABLE OF SITE/CIVIL PLANS				
NUMBER		SCALE	DATE	BY
C-1	COVER SHEET	N.A.	12/23/2025	DTSP
C-10	OVERALL SITE PLAN	1"=60'	12/23/2025	DTSP
C-12	SITE REMOVAL PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
C-13	SITE REMOVAL PLAN - SHEET 2	1"=30'	12/23/2025	DTSP
C-101	SITE PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
C-102	SITE PLAN - SHEET 2	1"=30'	12/23/2025	DTSP
C-201	GRADING AND DRAINAGE PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
C-202	GRADING AND DRAINAGE PLAN - SHEET2	1"=30'	12/23/2025	DTSP
C-203	ROAD PROFILES - SHEET 1	1"=30'H/5'V	12/23/2025	DTSP
C-204	ROAD PROFILE - SHEET 2	1"=30'H/5'V	12/23/2025	DTSP
C-301	UTILITY PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
C-302	UTILITY PLAN - SHEET 2	1"=30'	12/23/2025	DTSP
C-305	OFFSITE SANITARY SEWER PLAN/PROFILE	1"=30'H/5'V	12/23/2025	DTSP
C-308	SANITARY SEWER DETAILS AND NOTES	N.A.	12/23/2025	DTSP
C-313	WATER MAIN DETAILS AND NOTES	N.A.	12/23/2025	DTSP
C-401	EROSION & SEDIMENT CONTROL PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
C-402	EROSION & SEDIMENT CONTROL PLAN - SHEET 2	1"=30'	12/23/2025	DTSP
C-403	EROSION & SEDIMENT CONTROL DETAILS	N.A.	12/23/2025	DTSP
C-404	EROSION & SEDIMENT CONTROL DETAILS	N.A.	12/23/2025	DTSP
C-501-502	SITE DETAILS	N.A.	12/23/2025	DTSP
C-503	DRAINAGE DETAILS	N.A.	12/23/2025	DTSP
C-601	TREE REMOVAL & PRESERVATION PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
C-602	TREE REMOVAL & PRESERVATION PLAN - SHEET 2	1"=30'	12/23/2025	DTSP
C-701	FIRE ACCESS & MANEUVERING PLAN - SHEET 1	N.A.	12/23/2025	DTSP
C-702	FIRE ACCESS & MANEUVERING PLAN - SHEET 2	N.A.	12/23/2025	DTSP
C-800	SLOPE ANALYSIS PLAN	1"=60'	12/23/2025	DTSP
L-101	CONCEPTUAL LANDSCAPE PLAN - SHEET 1	1"=30'	12/23/2025	DTSP
L-102	CONCEPTUAL LANDSCAPE PLAN - SHEET 2	1"=30'	12/23/2025	DTSP
L-103	LANDSCAPE DETAILS	N.A.	12/23/2025	DTSP
L-104	SITE SECTIONS - SHEET 1	1"=5'	12/23/2025	DTSP
L-105	SITE SECTIONS - SHEET 2	1"=5'	12/23/2025	DTSP
LP-101	SITE LIGHTING PLAN WITH PHOTOMETRICS - SHEET 1	1"=30'	12/23/2025	DTSP
LP-102	SITE LIGHTING PLAN WITH PHOTOMETRICS - SHEET 2	1"=30'	12/23/2025	DTSP
LP-103	SITE LIGHTING DETAILS	N.A.	12/23/2025	DTSP
	BOUNDARY & TOPOGRAPHIC SURVEY (SHEET 1 OF 2)	1"=40'	12/23/2024	GSG
	BOUNDARY & TOPOGRAPHIC SURVEY (SHEET 2 OF 2)	1"=40'	12/23/2024	GSG

TABLE OF ARCHITECTURAL PLANS				
NUMBER		SCALE	DATE	BY
A10	AERIAL VIEWS - EAST MAIN STREET	NTS	12/23/2025	GBDS
A02	AERIAL VIEWS - LEXINGTON AVENUE	NTS	12/23/2025	GBDS
A05	SHADOW PLAN - DECEMBER 21 - 9AM	1"=60'	12/23/2025	GBDS
A06	SHADOW PLAN - DECEMBER 21 - 12PM	1"=60'	12/23/2025	GBDS
A07	SHADOW PLAN - DECEMBER 21 - 3PM	1"=60'	12/23/2025	GBDS
A10	FLOOR PLANS - ON GRADE	3/16"=1'	12/23/2025	GBDS
A11	FLOOR PLANS - DOWNHILL	3/16"=1'	12/23/2025	GBDS
A12	FLOOR PLANS - UPHILL	3/16"=1'	12/23/2025	GBDS
A21	ELEVATIONS	3/16"=1'	12/23/2025	GBDS
A30	BUILDING HEIGHT DIAGRAM	AS SHOWN	12/23/2025	GBDS

KEY	CONSULTANT FIRM
DTSP	DTS PROVIDENT
GSG	GALLAS SURVEYING GROUP
GBDS	GALLIN BEELER DESIGN STUDIO

Attorney
Zarin & Steinmetz
81 Main Street, Suite 415
White Plains, New York 10601

Surveyor
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, New Jersey 08902

Architect
Gallin Beeler Design Studio
23 Washington Avenue
Pleasantville, NY 10570

Owner/ Applicant
BEB Capital
26 Harbor Park Drive
Port Washington, New York 11050

NO.	REVISION	DATE
	PLANNING BOARD SUBMISSION	

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Certificate of Authorization #0017846

UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

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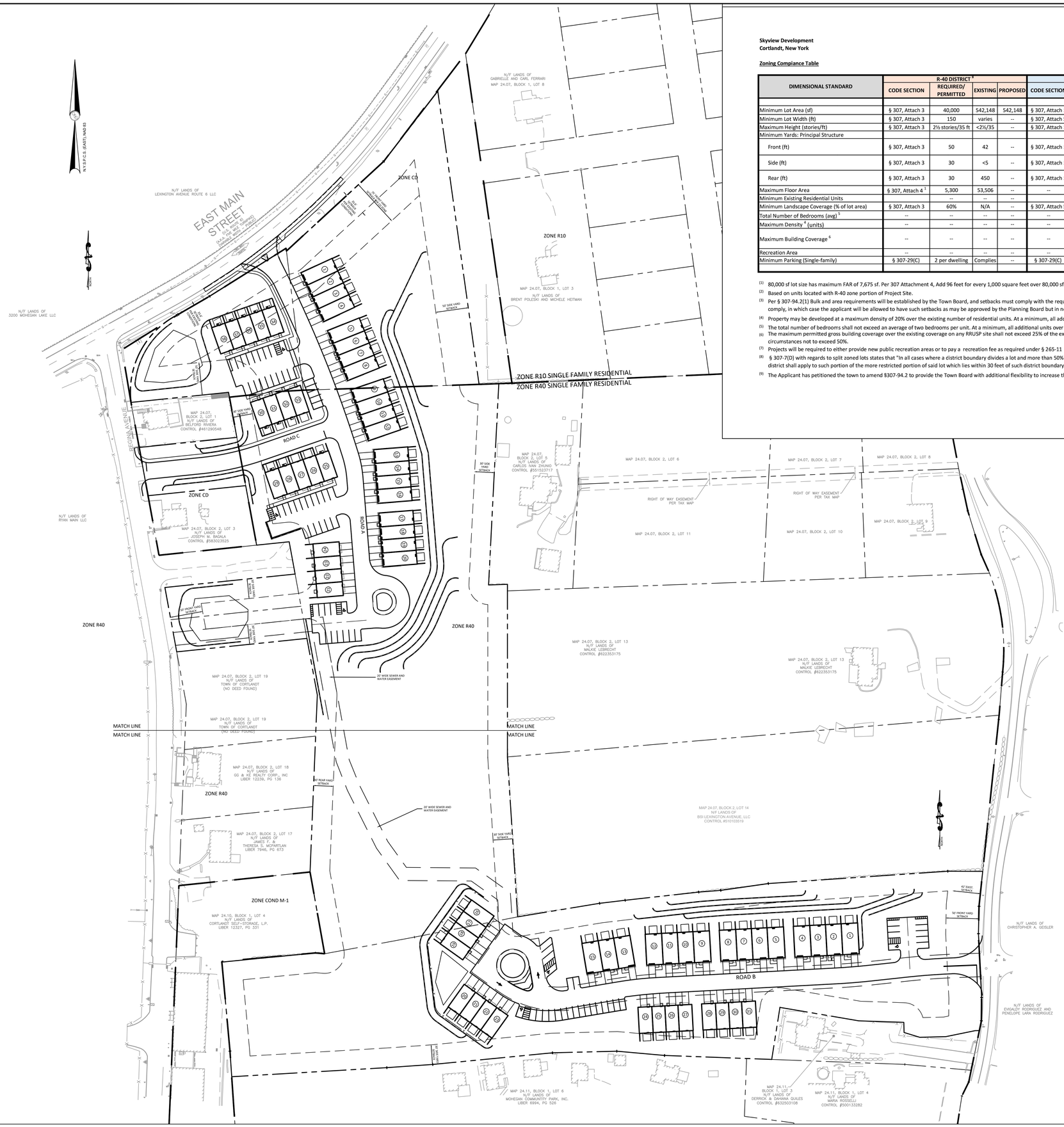
TITLE:
COVER SHEET

Seal
STATE OF NEW YORK · RALPH P. PERAGINE · LICENSED PROFESSIONAL ENGINEER · 084207
EXPIRES 2/28/2026

Scale:	AS SHOWN
Date:	12/23/2025
Drawn By:	
Checked By:	RPP
Project No.:	1085
Dwg. No.:	C-1

C:\USERS\JWORGAN\DOCACCDOCS\DTSP\1085_SKYVIEW-WESTVIEW.CORTLANDT\PROJECT FILES\PA\SKYVIEW\COVERSHEET



Skyview Development
Cortlandt, New York

Zoning Compiance Table

DIMENSIONAL STANDARD	R-40 DISTRICT [8]				CD DISTRICT [4]				TOTAL SITE (RRUSP) [9]			
	CODE SECTION	REQUIRED/ PERMITTED	EXISTING	PROPOSED	CODE SECTION	REQUIRED/ PERMITTED	EXISTING	PROPOSED	CODE SECTION	REQUIRED/ PERMITTED	EXISTING	PROPOSED
Minimum Lot Area (sf)	§ 307, Attach 3	40,000	542,148	542,148	§ 307, Attach 5	80,000	135,425	135,425	§ 307-94.2(C)(1)	Per TB [3]	677,584	677,584
Minimum Lot Width (ft)	§ 307, Attach 3	150	varies	--	§ 307, Attach 5	200	varies	--	§ 307-94.2(C)(1)	Per TB [3]	--	>200
Maximum Height (stories/ft)	§ 307, Attach 3	2½ stories/35 ft	<2½/35	--	§ 307, Attach 5	3 stories/35 feet	<3/35	--	§ 307-94.2(C)(2)	35 feet	--	≤35
Minimum Yards: Principal Structure												
Front (ft)	§ 307, Attach 3	50	42	--	§ 307, Attach 5	75	35	--	§ 307-94.2(C)(1)	50 (R-40) 75 (CD)	35 (MAIN) 42 (LEX)	39 (MAIN) 183 (LEX) [3]
Side (ft)	§ 307, Attach 3	30	<5	--	§ 307, Attach 5	50	20	--	§ 307-94.2(C)(1)	30 (R-40) 50 (CD)	20	30 [3]
Rear (ft)	§ 307, Attach 3	30	450	--	§ 307, Attach 5	50	4	--	§ 307-94.2(C)(1)	30 (R-40) 50 (CD)	>400	177
Maximum Floor Area	§ 307, Attach 4 [1]	5,300	53,506	--	--	--	--	--	§ 307-94.2(C)(1)	Per TB [3]	--	207,300 [3]
Minimum Existing Residential Units		--	--	--		--	--	--	§ 307-94.2(B)(1)	3	>3	--
Minimum Landscape Coverage (% of lot area)	§ 307, Attach 3	60%	N/A	--	§ 307, Attach 5	25%	N/A	--	§ 307-94.2(C)(1)	Per TB [3]	--	72%
Total Number of Bedrooms (avg) [5]	--	--	--	--	--	--	--	--	§ 307-94.2(C)(3)	2	--	2.75 [9]
Maximum Density [4] (units)	--	--	--	--	--	--	--	--	§ 307-94.2(B)(2)	20% over existing	58	69
Maximum Building Coverage [6]	--	--	--	--	--	--	--	--	§ 307-94.2(C)(4)	see footnote 6	34,800sf existing @150%=52,200sf	@200%=69,600sf [9]
Recreation Area	--	--	--	--	--	--	--	--	§ 307-94.2(C)(7)	see footnote 7	--	To Comply
Minimum Parking (Single-family)	§ 307-29(C)	2 per dwelling	Complies	--	§ 307-29(C)	2 per dwelling	Complies	--	§ 307-29(C)	2 per dwelling	138	174

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

(1) 80,000 sf lot size has maximum FAR of 7,675 sf. Per 307 Attachment 4, Add 96 feet for every 1,000 square feet over 80,000 sf lot size.
(2) Based on units located with R-40 zone portion of Project Site.
(3) Per § 307-94.2(1) Bulk and area requirements will be established by the Town Board, and setbacks must comply with the requirements of the district unless it can be demonstrated to the satisfaction of the Planning Board that it is impracticable to comply, in which case the applicant will be allowed to have such setbacks as may be approved by the Planning Board but in no event shall they be less than the setbacks of the existing nonconforming structures.
(4) Property may be developed at a maximum density of 20% over the existing number of residential units. At a minimum, all additional units over the existing number of units shall meet the Westchester County definition of affordable housing.
(5) The total number of bedrooms shall not exceed an average of two bedrooms per unit. At a minimum, all additional units over the existing number of units shall meet the Westchester County definition of affordable housing.
(6) The maximum permitted gross building coverage over the existing coverage on any RRUSP site shall not exceed 25% of the existing gross building coverage, except that the Town Board may allow a greater maximum coverage based on existing circumstances not to exceed 50%.
(7) Projects will be required to either provide new public recreation areas or to pay a recreation fee as required under § 265-11
(8) § 307-7(D) with regards to split zoned lots states that "In all cases where a district boundary divides a lot and more than 50% of the area of such lot lies in the less restricted district, the regulations prescribed by this chapter for the less restricted district shall apply to such portion of the more restricted portion of said lot which lies within 30 feet of such district boundary."
(9) The Applicant has petitioned the town to amend §307-94.2 to provide the Town Board with additional flexibility to increase the permitted maximum building coverage and average number of bedrooms.

60 45 30 15 0 60 120
SCALE IN FEET

PROJECT
SKYVIEW
3211/3219 East Main Street
9/17/19 Regina Avenue
5 Skyview Avenue
3275 Lexington Avenue

Town of Cortlandt, New York

FOR APPROVAL PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

Attorney: Zarin & Steinmetz
81 Main Street, Suite 415
White Plains, New York 10601

Surveyor: Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, New Jersey 08902

Architect: Gallin Beeler Design Studio
23 Washington Avenue
Pleasantville, NY 10570

Owner/ Applicant: BEB Capital
26 Harbor Park Drive
Port Washington, New York 11050

NO.	REVISION	DATE
	PLANNING BOARD SUBMISSION	

DTS • PROVIDENT
Intelligent Land Use
Civil Engineers, Landscape Architect and Planner
DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
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Certificate of Authorization #0017846

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TITLE:
OVERALL SITE PLAN

Seal: STATE OF NEW YORK · RALPH P. PERRETTA · 064267 · LICENSED PROFESSIONAL ENGINEER
EXPIRES 2/28/2026

Scale:	1"=60'
Date:	12/23/2025
Drawn By:	
Checked By:	
Project No.:	1085
Dwg. No.:	C-10

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