



# TOWN OF CORTLANDT PLANNING BOARD

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Jeff Rothfeder

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

Planning Staff email:  
chrisk@townofcortlandt.com

**Town Supervisor**  
Richard H. Becker, MD

**Town Board**  
James F. Creighton  
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**TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:**

<https://us02web.zoom.us/j/84342128601?pwd=5ybD3bGmBbWRDmB10av2VjrAEccCdb.1>

**WORK SESSION.....OCTOBER 7, 2025 6:00 PM**

1. Discuss October 7, 2025 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
6:30 THURSDAY EVENING\*  
OCTOBER 7, 2025**

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

**PB 2023-5** a. Letter dated September 29, 2025 from David Steinmetz, Esq. requesting the 7<sup>th</sup>, 90-day time extension of Final Plat Approval for the Evergreen Subdivision located at 2003 Crompond Road.

**PB 2021-1** b. Letter dated September 29, 2025 from David Steinmetz, Esq. requesting the 4<sup>th</sup>, one-year time extension of Site Development Plan approval for Overlook Terrace located at 119 Oregon Rd.

**6. RESOLUTION**

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

## 7. NEW PUBLIC HEARING

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

## 8. OLD BUSINESS

- PB 2025-3** a. Application of 77 Montrose Station, LLC for Preliminary Plat approval and for Tree Removal and Steep Slope Permits for a proposed 3-lot major subdivision of an approximately 9.7-acre parcel of property located at 77 Montrose Station Road. Drawings latest revised dated August 20, 2025.
- PB 2025-8** 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 May 22, 2025.
- PB 2024-4** c. Application of John Lentini R.A., for the property of J Glamour Nails & Spa, Inc., for Site Development Plan approval for a proposed nail salon at the former La Viletta Restaurant located at 3172 East Main St. (Cortlandt Boulevard). Drawings latest revised September 3, 2025.
- PB 2025-9** d. Application of Claudia Villeda for Amended Site Plan approval for a proposed canopy over an existing outdoor patio at Yuka’s Restaurant located at 2011 Albany Post Rd. Drawing dated May 29, 2025

## 9. NEW BUSINESS

- 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 Amended Site Plan approval and 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)

## 10. ADJOURNMENT

**Next Regular Meeting; THURSDAY, NOVEMBER 6, 2025 at 6:30 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**

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



September 29, 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 (expires in November) and we hereby request a further extension of that approval. 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 October 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  
PLANNING BOARD  
PB 2023-5**

**RESOLUTION NO. 19-25**

**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 the Planning Board previously granted six, 90-day time extensions of Final Plat approval, and

**WHEREAS,** by a letter dated September 29, 2025 David Steinmetz, Esq. requested the 7<sup>th</sup>, 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 7<sup>th</sup>, 90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on January 30, 2026.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 7, 2025**

September 15, 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: VS Construction Corp. – Evergreen Manor Subdivision – Main Access Drive  
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

On behalf of V.S. Construction Corp. (the “Applicant”) we submit herewith responses to comments in the recent memo on the subject project from LaBella Associates dated February 25, 2025.

February 25, 2025- Letter from Christopher Lapine, PE, LaBella Associates, DPC

Administrative

1. **Comment:** *ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, WCDEF, NYSDEC, NYSDOT, etc.).*  
**Response:** Comment noted.
2. **Comment:** *ALL approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.*  
**Response:** Comment noted.
3. **Comment:** *Provide a photometric plan.*  
**Response:** A photometric plan with point-by-point calculations has been provided. See Drawing LP-1.0, Lighting Plan.
4. **Comment:** *Please provide to the Town correspondence from either the US Army Corps of Engineers (USACE) or the New York State Department of Environmental*

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*Conservation (NYSDEC) permitting the filling and grading of the existing wetland(s) on site.*

**Response:** A copy of the USACE Nationwide Permit (NAN-2018-00378) is enclosed. The wetlands are located outside of the limit of disturbance for the construction of the proposed subdivision road.

5. **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. Applicant must prepare and submit a Map, Plan and Report (MPR) to the Town creating a new sanitary sewer district.*
  - c. Applicant shall incorporate flows from the Furnace Woods Sewer District as well as any other potential users identified in the Town Board's Findings statement.*

**Response:** The Applicant submitted a Draft Engineer's Report for the Public Sanitary Sewer Main Extension and a Draft Engineer's Report for the Public Water Main Extension to the Town's application portal on October 8, 2024 (Permit Application No. A-24-401) for initial review. The Applicant also submitted a Draft Sewer District Map Plan and Report on February 26, 2025. The Applicant will submit the written request to the Town Board once coordination with staff is complete.

6. **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 has submitted to the Town an Engineer's Report outlining the proposed water demands of the Evergreen Manor project. Upon completion of the Town's review of that report the Applicant will request the Town to issue a Will Serve Letter to accompany the required WCDOH application for the required public water main extension.



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7. *Comment:* *The limits of the water and sewer mains (public vs private) need to be agreed to. Extensions fees can then be agreed to and paid.*  
*Response:* Comment noted.
8. *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 of estimated consumption.*  
*Response:* Comment noted. The requisite extension fees shall be paid prior to the issuance of a Building Permit for each approved site development plan which has received Site Plan Approval of the Planning Board.
9. *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:* Comment noted.
10. *Comment:* *If the road is to be dedicated, then all of the proposed storm water detention must be located in the municipal right-of-way. The existing design did not seem to imply it would be receiving any additional runoff. All future buildout would then need independent storm water best management practices on each lot.*  
*Response:* The proposed stormwater management basin to accommodate the runoff from the to be dedicated public right-of-way shall be located within a dedicated easement to the Town to be located on Proposed Lot 2 of the subject subdivision plan.
11. *Comment:* *Photometrics need to be provided to determine the necessary number and separation distance of the pole-mounted light fixtures.*  
*Response:* A photometric plan has been provided. See Drawing No. LP-1.0, Lighting Plan. In keeping with the character of the surrounding area, the fixtures are

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located to provide pools of light along the roadway and to provide lighting at intersections, curves and intermediate locations; they are not located to provide continuous roadway illumination.

12. *Comment:* *Has a waiver been granted by the Town Code Compliance Officer for new sidewalks which are not ADA accessibility.*

*Response:* A waiver has neither been granted nor been requested by the Applicant.

13. *Comment:* *Compliance with Section 106 of the National Historic Preservation Act through the NY State Office of Historic Preservation (SHPO). Army Corps of Engineers October 19, 2022 letter indicated a signed Memorandum of Understanding describing what is required regarding the former Evergreen Hotel. These requirements included the documentation of the former Evergreen Hotel through photographs, historic narrative, plans/drawings and a report. In addition, the MOU also requires a memorial kiosk and/or interpretive panels to be displayed in or outside one of the new buildings, and the incorporation of key architectural design elements from the Evergreen Hotel into the new building architecture and/or the display of salvaged building artifacts such as fireplace surrounds, period lights, column sections, etc. in one of the new buildings. Please provide a status of compliance with these requirements.*

*Response:* A Structure Documentation report of the former hotel was prepared by Hudson Valley Cultural Resource Consultants (Hudson Cultural Services) was submitted to SHPO. The Memorial will be installed after the construction work is complete, as required by the MOU. The list of material to be salvaged will be submitted prior to the commencement of building demolition of the former hotel, as required by the MOU.

14. *Comment:* *Based upon evidence of high groundwater, consider additional trench stabilization measures to minimize settling of trenches (i.e. increase depth of bedding, placement of NYSDOT modified #4 stone beneath the bedding, geotextile reinforcement, etc).*

*Response:* Comment noted. Typical details of any proposed mitigation measures can be included in the set of drawings submitted for Building Permit. However, the



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application of such details will be determined on a case-by-case basis in the field by the engineer and/or geotechnical engineer dependent upon exiting field conditions encountered during construction.

15. *Comment:* *The Town has reservations regarding the placement of stormwater management facilities located within the designated wetland buffer. Explore alternative designs which avoid /minimize impact to the adjoining buffer or provide justification indicating the proposed design is the only viable option.*

*Response:* The location of the approved subdivision's access road and associated road grading requires placement of the stormwater basin where shown on the current site plan.

16. *Comment:* *Provide a removals plan which depicts on-site structures and utilities to be removed.*

*Response:* New Drawing No. SP-0.3, Removals Plan has been added to the plan set.

17. *Comment:* *Provide the following notes on removals plan for removal of former subsurface sewage disposal system and on-site wells (if applicable)/municipal connection (if applicable):*

*a. The contractor shall locate and remove all components...*

*[bullets b-h]*

*a) ... the highway department for approval prior to performing the work.*

*Response:* The requested notes are shown on the new Drawing No. SP-0.3, Removals Plan.

#### Plans

1. *Comment:* *Provide the Highway work permit plans for review to determine what impact if any they may have on the SWPPP.*

*Response:* Colliers Engineering is working on those plans on behalf of the Town and should be obtained directly from them.

2. *Comment:* *SP-0.1 – On-site wetland boundaries were either delineated by Stephen Coleman in May 2017 or by Tim Miller Associates in November 2023. The survey note indicates on-site wetland flagging was reviewed by ACOE in June*



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*2018. Provide an updated jurisdictional determination of the on-site wetlands delineated and rectify notes accordingly.*

**Response:** The wetland delineations by Tim Miller Associates in November 2023 (wetland adjacent to Crompond Road) and in January 2025 (southern wetland) have been noted on the plans. The Applicant does not propose the filing of any wetlands reviewed or approved by USACE as part of the construction of the subdivision roadway. The Applicant is in the process of reviewing the updated delineations with the Town and LaBella Associates and will work with USACE for an updated jurisdictional determination of the wetlands for the site plan applications that impact the wetlands, as required.

3. **Comment:** *In accordance with Town Code Section 179-5.A.3 wetland delineations must be reevaluated every 24 months (or two years). Please update the delineation for the outdated wetlands and reflag the wetlands delineated in November 2023 for confirmation by the Town's Consultant. in the spring and the Town's consultant will verify.*

**Response:** The Town's consultant, LaBella Associates, issued a Wetland Delineation Report in July 2025. The Applicant is in the process of reviewing the updated delineation with the Town.

4. **Comment:** *SP-0.2 – Missing from submission.*

**Response:** Drawing No. SP-0.2, Overall Site Plan and Key Plan is included in the set submitted herewith.

5. **Comment:** *SP-1.0 – Add note indicating NO work shall be permitted in the NYSDOT or Town of Cortlandt right-of-way without road opening and utility work permits.*

**Response:** The requested note has been added to the drawing.

6. **Comment:** *SP-1.0 - The street trees should be located between the road and the sidewalk to help visually narrow the roadway (causing drivers to naturally slow down) and provide additional separation between vehicles and pedestrians, both of which improve*

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*Response:* Comment noted. The street trees have been relocated and are now shown to be located in the landscape strip between the road and the sidewalk.

7. *Comment:* *SP-1.0 - The proposed snow storage area should be relocated to an area where it won't conflict with street trees, and where it can be more accessible to plow trucks.*

*Response:* The proposed snow storage area has been shown generally relocated to the end of the cul-de-sac. Though not shown on the plans, snow storage shall also be available in between the street trees in the 6' wide landscape area along the entire length of the access drive should it be necessary.

8. *Comment:* *SP-1.0 - Crosswalks should be marked using the standard ladder pattern.*

*Response:* The crosswalk detail has been revised, refer to Drawing No. SP-4.1, Detail 7.

9. *Comment:* *SP-1.0 – Depict second row in 12-inch crushed wrapped in geotextile at end of geogrid reinforcement behind the retaining wall. Also, depict the extend of geogrid reinforcement behind the wall.*

*Response:* The extent of the geogrid reinforcement behind the wall has been added to the plan.

10. *Comment:* *SP-1.0 - Add note to plan indicating "All trees which fail to survive for a period of two calendar years shall be replaced by permit holder at no expense to Town 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 Services or written extended period of time as may be specified."*

*Response:* This note has been added to the Landscape Plan, Drawing No. SP-1.1.

11. *Comment:* *SP-2.0 - Provide treatment for the first section of roadway not directed to the bioretention area. (Approx. 150')*

*Response:* Based on modeling results, treatment of this segment of the roadway may not be required to meet the required water quality treatment volumes.

12. *Comment:* *SP-2.0 - Text on eastern side of sheet is cut off; revise for clarity.*

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*Response:* This has been revised.

13. *Comment:* *SP-2.0 - Given the steep grade (8-10% in some areas) of the proposed road, level rest areas should be located periodically along the adjacent sidewalk.*

*Response:* Comment noted. However, as the sidewalk is not an accessible route rest areas are not required and would increase disturbance if located off-line and outside of the right-of-way.

14. *Comment:* *SP-2.0- Provide spot grades to depict accessible cross slopes between ADA ramps on the main access drive.*

*Response:* Though ADA ramps are provided these are not accessible routes given the steepness of the access road.

15. *Comment:* *SP-2.0 – Depict second row in 12-inch crushed wrapped in geotextile at end of geogrid reinforcement behind the retaining wall. Also depicts the extend of geogrid reinforcement behind the wall.*

*Response:* The extent of the geogrid reinforcement behind the wall has been added to the plans.

16. *Comment:* *SP2.0 – It appears the water main can be routed around the wetland within the associated buffer, thus avoiding wetland disturbance. Has this been considered?*

*Response:* It has been agreed to withhold construction of the Lafayette Ave. water main connection to a future phase of the project thereby removing the need to disturb the wetland for the purpose of constructing the water main.

17. *Comment:* *SP-2.0 – Depict the underdrains, pipe size and slopes, and associated points of discharge.*

*Response:* This construction detailing will be added to the plans prior to filing for a Building Permit.

18. *Comment:* *SP-2.0 – Provide cross-slope 2 percent on ADA Accessible cross slope at Station 3+60.*



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*Response:* Though ADA ramps are provided these are not accessible routes given the steepness of the access road.

19. *Comment:* *SP-2.0 – Provide location of perforated pipe and associated point of discharge along the retaining wall.*

*Response:* This construction detailing will be coordinated with the wall designer and added to the plans prior to filing for a Building Permit.

20. *Comment:* *SP-2.0 – Catch basin, AD-MA123 has an inlet grate at a higher elevation than the adjoining retaining wall and associated proposed contours. Runoff south of the proposed 20-foot-wide water easement is being routed, via gutter flow alongside the retaining wall, thus not being captured by ADMA 123. It appears a swale is required to convey the flow to AD-MA 123.*

*Response:* This catch basin has been removed from the plans as it related to the extension of the wall for the proposed water main extension to Lafayette Avenue which is no longer a part of this phase of the Evergreen Manor project.

21. *Comment:* *SP-2.0 – OCS MA12 is missing from this sheet. Revise the plan to include this structure.*

*Response:* Outlet Control Structure OCS MA12 has been added to Drawing No. SP-2.0, Grading And Drainage Plan.

22. *Comment:* *SP-2.0 – Provide an outlet for the lower bio-retention practice near the site entrance (Pond BR8).*

*Response:* A 30 lf rip-rap overflow weir with an overflow elevation of 360.65 has been added to the plan.

23. *Comment:* *SP-2.0 – Based upon the soil's observations of this office in July 2024, groundwater was encountered at elevation 354.5 for the lower bio-retention area and 382.5 for the upper bioretention area. Bio-retention areas require a 2-foot separation from the bottom of the practice to groundwater elevation. Considering a 3-inches of mulch, and 2.5-ft of media; the 2-foot separation would be taken from 2.75-ft beneath the surface elevation of the basin. The*



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*surface elevation of the lower bio-retention area (BR8) is 358 and a resulting bottom of practice elevation of 355.25. The surface elevation of the upper bio-retention area is 387 and a resulting bottom of practice elevation of 384.25. This results in a bottom of practice elevation of 354.75 for lower bio-retention area and 383.75 for the upper bio-retention practice. Therefore, the surface elevation of each practice will be required to be raised in order to meet the required groundwater separation.*

**Response:** The elevations for the lower and upper bioretention areas have been revised to maintain the required two-foot separation from seasonal high groundwater in accordance with the NYS Stormwater Management Design Manual and the HydroCAD model has been updated to reflect the raised basin bottoms and adjusted surface elevations. The new basin bottom elevations are EL. 359.25 for the lower bio-retention area (BR8) and EL. 388.50 for the upper area (2P).

24. **Comment:** *SP-2.0 – Indicates the construction of a new maintenance drive to Lafayette Avenue. This was not depicted on the plat approved by the Planning Board. Is this intended solely for the watermain, or for a future development at the northeast corner of the parcel? The alignment shown does not allow for fire truck maneuvering. Stormwater is not being properly managed on the maintenance drive. The maintenance drive is graded in such manner where it acts as a channel for directing flow onto Lafayette Avenue. This is not acceptable.*

**Response:** Having agreed with staff to defer construction of the future Lafayette Ave. water main connection the proposed maintenance drive previously shown has been removed from the plans.

25. **Comment:** *SP-2.0 – Incorporate 19 provisions associated with steep slope disturbance in accordance with Chapter 259 Steep Slopes Section 6.H.*

**Response:** The Applicant has considered and incorporated the provisions associated with steep slope disturbance, which is consistent with the Planning Board's approval (Resolution 15-23). Additionally, the Applicant has incorporated the provisions 7 through 19 of Chapter 259-6H as notes to the Contractor

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on Drawing No. SP-2.0. See the 12 added notes under Disturbance Or  
Alteration Of Areas With Steep Slopes.

26.     **Comment:**     *SP-2.0 – Depict the outlet control structures for BR-8.*  
          **Response:**   A 30 lf rip-rap overflow weir with an overflow elevation of 360.65 has been  
                          added to the plan.
27.     **Comment:**     *SP-2.0 – Add the following notes:*  
                          *a) The applicant is aware that the disturbed areas shall be 100%...*  
                          *[Bullets b-h]*  
                          *i) ... submitted to the Department of Environmental Services (DOES).*  
          **Response:**   The requested notes have been added to the drawing.
28.     **Comment:**     *SP-2.1- Proposed sanitary stub does not match up with connection for proposed*  
                          *Lot 1 development plans, dated January 23, 2025*  
          **Response:**   The proposed sanitary stub has been relocated in coordination with the  
                          pending Parcel 1 site plan review application currently under review by the  
                          Planning Board.
29.     **Comment:**     *SP-2.1 – Label Sanitary Sewer Pipe as Class 52.*  
          **Response:**   The sanitary sewer pipes have been labeled accordingly.
30.     **Comment:**     *SP-2.1 – Confirm velocities within the sanitary sewer lines will be less than 10*  
                          *fps, and special provisions to avoid scouring within the manholes and*  
                          *displacement of the pipe will not be required.*  
          **Response:**   Sanitary sewer velocity calculations have been completed for all pipe  
                          segments, confirming that design velocities remain below 10 fps and will not  
                          require special scour protection or anti-displacement measures. A Sanitary  
                          Sewer Pipe Schedule table has been added to Drawing No. SP-2.1, Sanitary  
                          Sewer Plan documenting compliance.
31.     **Comment:**     *SP-2.1- The Preliminary plat identified a proposed sanitary sewer line in the*  
                          *north west corner of the property. This is not depicted on Sheet SP-2.1. Please*  
                          *clarify.*



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*Response:* The sewer line previously shown on the Preliminary Plat was a proposed service connection to a future development parcel in that area and is not a subject of this application.

32. *Comment:* *SP-2.1. – SMH MA5 is identified as a drop manhole, yet the fall across the manhole is 0.1-ft drop. Please explain.*

*Response:* The reference to a drop manhole was incorrect and has been removed.

33. *Comment:* *SP-2.1 – Provide sanitary stub on MA3, MA4, and MA5 for future development.*

*Response:* Sanitary stubs have been added at SMH's MA3, MA4, and MA5.

34. *Comment:* *SP-2.1 – Provide a cap on 8-inch line upstream MA6.*

*Response:* Caps have been added to the end of both sanitary sewer main stubs extending beyond the cul-de-sac.

35. *Comment:* *SP-2.1 - Include DOTS as part of notification for Sanitary Note 5.*

*Response:* Sanitary Note 5 has been revised as requested.

36. *Comment:* *SP-2.1. \_ Remove Water Notes as they appear on SP2.2.*

*Response:* Water notes have been removed from the drawing.

37. *Comment:* *SP-2.1 – Add the following sanitary sewer notes:*

- a) All sanitary infrastructure installed shall be class 52 ductile iron pipe with watertight rubber gasket joints restrained with EBBA Megalugs or equivalent if bury depth is proposed to be greater than 6-ft.*
- b) Prior to the backfilling of any sanitary sewer line and manholes, DOTS-Engineering shall be notified to perform an inspection.*
- c) The contractor shall test all sewer main pipes for maximum deflection of 5% of outside diameter. Deflection tests shall be performed using a circular steel ball on a sled 1/16 inch in diameter smaller than allowable inside diameter of sewer main pipe when deflected to a maximum of 5% of outside diameter. Deflection of any pipe within an area of cut shall be done no sooner than 30 days after the date of*

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*installation of the pipe; and within an area of fill shall be done no sooner than 60 days, after the date of installation of the pipe.*

*d) 10 State Standards and NYS DOH sanitary code shall be followed.*

**Response:** The requested notes have been added to the Sewer Notes as new notes 7. Through 10.

38. **Comment:** *SP-2.2 – The proposed water stub does not match the water connection shown for the Lot 1 development plan, dated January 23, 2025. Please rectify.*

**Response:** The proposed water main stub has been relocated in coordination with the pending Parcel 1 site plan review application currently under review by the Planning Board.

39. **Comment:** *SP-2.2 – Include DOTS as part of notification for Water Note 5.*

**Response:** Water Note 5 has been revised as requested.

40. **Comment:** *SP-2.2 – Turn on stationing of water line.*

**Response:** Stationing of the water line is now shown on the plan.

41. **Comment:** *SP-2.2 - Provide separate connections for the domestic and fire services for the future lots.*

**Response:** The Applicant would prefer a single service to each lot valved such that fire service lines can't be shut off without also shutting off the domestic supply avoiding the potential that a fire service line might be left decommissioned by accident.

42. **Comment:** *SP-2.2 – Ensure hydrant along loop connecting to Lafayette Avenue is located along a low point for blow off purposes.*

**Response:** Comment noted. However, this segment of water main is now removed from these plans and no longer proposed under this application.

43. **Comment:** *SP-2.2 – Provide separate connection to the water main for hydrants as opposed to stubbing off service laterals.*

**Response:** Comment noted.



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44.     *Comment:*         *SP2.2 – Turn on proposed grading.*  
          *Response:*       The proposed grading is now shown on the plan.
45.     *Comment:*         *SP2.2 – Show drainage in gray scale, similar to sanitary sewer.*  
          *Response:*       Drainage is now shown in gray scale on the drawing.
46.     *Comment:*         *Remove Sewer from Note 4 under Water Notes and replace with Water.*  
          *Response:*       Note 5 has been revised accordingly.
47.     *Comment:*         *SP-2.2 - Add the following notes:*  
                              *a) All pipe supplied is United Pipe and Foundry “Tyton Joint” with...*  
                              *[Bullets b-ee]*  
                              *ff) ... DOTS-Engineering shall be notified to perform an inspection.*  
          *Response:*       The requested notes have been added to the drawing.
48.     *Comment:*         *SP-2.2 – Based upon the on-site soils investigation conducted indicate where*  
                              *additional corrosion protection of the water main will be required.*  
          *Response:*       This will be reviewed with the project’s geotechnical engineer and addressed  
prior to the submission of plans for Building Permit.
49.     *Comment:*         *SP-3.1 - Provide stationing of all catch basins and drainage manholes.*  
          *Response:*       Stationing of all drainage structures is now shown on the profiles.
50.     *Comment:*         *SP-3.1- Provide stationing and invert elevations of all crossings.*  
          *Response:*       Stationing and invert elevations of all crossings are now shown on the  
profiles.
51.     *Comment:*         *SP-3.1 – Provide a slope for the concrete pipe at the end of profile HW-MA1*  
          *Response:*       The pipe slope has been added.
52.     *Comment:*         *SP-3.1 – Provide anti seep collars on the pipe between CB-MA5 and DMH-*  
                              *MA4*  
          *Response:*       A concrete anti-seep collar detail has been added to Drawing SP-4.1.

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53.     **Comment:**     *SP-3.1 – The invert out of CB-MA5 is higher than the lowest inv. in.*  
          **Response:**    The invert out has been revised as required.
54.     **Comment:**     *SP-3.1 – The profile shows downstream pipe sizes smaller than upstream pipes. This design is not acceptable and should be revised.*  
          **Response:**    Downstream pipe sizes have been revised as required to be equal to or larger than any upstream pipe from which it is receiving flow.
55.     **Comment:**     *SP-3.1 – CB-MA8 is shown to have two outlets. One is higher than the invert into this structure.*  
          **Response:**    The outlet configuration at CB-MA8 has been revised. The structure now shows a single outlet at the correct invert elevation, consistent with the incoming pipe. The profiles and drainage schedules have been updated accordingly.
56.     **Comment:**     *SP-3.1 – The bioretention areas should be designed offline with an upstream bypass to prevent excessive flows from entering the practice.*  
          **Response:**    The bioretention areas have been designed to operate in series rather than as offline facilities. Runoff from the upper paved areas is first directed to a smaller bioretention practice, which provides pretreatment through a hydrodynamic separator prior to discharge. The treated flow is then conveyed by piping to the larger bioretention pond for additional treatment and storage. This approach provides effective water quality treatment while also limiting disturbance and avoiding unnecessary duplication of stormwater practices.
57.     **Comment:**     *SP-3.2 – All proposed sewer lines to be dedicated to the Town shall be identified as DIP Class 52, not SDR 21.*  
          **Response:**    All proposed sewer lines to be dedicated to the Town are now shown as DIP Class 52.
58.     **Comment:**     *SP-3.2 – MA5 identified as drop manhole, but only 0.1-ft drop across the structure. Please use standard manhole.*  
          **Response:**    Use of standard manhole is proposed.

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59.     *Comment:*        *SP-3.2 – Provide stationing of manholes and crossings. Provide invert elevations at all crossings.*  
          *Response:*     Stationing of manholes and crossings as well as invert elevations at all crossings are now shown on the plans.
60.     *Comment:*        *SP-3.2 – Eliminate sumps at all sanitary manholes.*  
          *Response:*     All sanitary sewer manholes are proposed and shown to be constructed without sumps.
61.     *Comment:*        *SP-3.2 – Remove water notes as they appear on SP-2.2.*  
          *Response:*     The Water Notes have been removed.
62.     *Comment:*        *SP-3.2 – Remove sanitary sewer notes as they appear on SP-2.1*  
          *Response:*     The Sanitary Sewer Notes have been removed.
63.     *Comment:*        *SP3.3 – Remove water notes as they appear on SP-2.2.*  
          *Response:*     The Water Notes have been removed.
64.     *Comment:*        *SP-3.3 – Remove sanitary sewer notes as they appear on SP-2.1.*  
          *Response:*     The Sanitary Sewer Notes have been removed.
65.     *Comment:*        *SP-3.3 - Provide stationing of Valves, Tees, and Bends.*  
          *Response:*     This will be added after the Town has approved the proposed water main extension shown on the plans and prior to finalizing the drawing for submission to WCDOH approval.
66.     *Comment:*        *SP-3.3- Provide stationing and invert elevations of all crossings.*  
          *Response:*     Stationing and invert elevations of all crossings have been added.
67.     *Comment:*        *SP3.3 -Provide sanitary sewer crossing at connection on Lafayette Avenue.*  
          *Response:*     Not applicable. The previously proposed water main extension shown to have connected to the existing water main within Lafayette Avenue has been removed from the plans.



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68.     *Comment:*        *SP3.3- Update based upon new sanitary connection for proposed Parcel 1.*  
          *Response:*      The drawing has been updated to reflect the proposed service connection to Parcel 1 and which is currently under Planning Board review.
69.     *Comment:*        *SP-4.2 – Provide a detail for the outlet control structure for bioretention basins.*  
          *Response:*      A typical Outlet Control Structure detail has been added to due to spatial constraints to Site Detail Drawing SP-4.3. Refer to new Detail 8 shown thereon. The detail includes a table summarizing key dimensional data for each structure.
70.     *Comment:*        *SP-4.2 – Provide dimensions for the riprap outlet protection.*  
          *Response:*      These construction details will be added to the plans prior to filing for a Building Permit.
71.     *Comment:*        *SP-4.2 – The bioretention detail says to refer to the landscape plan for plantings. None are provided on the landscape plan. Provide a planting schedule for the bioretention areas.*  
          *Response:*      Refer to new drawing SP-1.1, Landscape Plan and Details. The new drawing contains a planting schedule with reference to the bioretention areas.
72.     *Comment:*        *SP-4.2 – Provide 12-inches of bedding course for manhole and specify bedding course.*  
          *Response:*      The detail has been revised to require a 12" crushed stone bedding course.
73.     *Comment:*        *SP-4.2 – Provide a detail for the hydrodynamic separator.*  
          *Response:*      Refer to the hydrodynamic separator detail shown on Drawing SP-4.6.
74.     *Comment:*        *SP-4.2 – Indicate drainage manhole shall have a minimum compressive strength of 4500 psi.*  
          *Response:*      The minimum 4500 psi compressive strength has been noted.
75.     *Comment:*        *SP-4.2 – Add the following notes to trench detail indicating:*

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- b) Contractor shall surround the new pipe with 6-inches of...*  
*[Bullets c-f]*  
*g) Recycled fill/item 4 is not permitted as backfill.*

**Response:** The requested notes have been added to the plan.

76. **Comment:** *SP-4.3 - Provide a note on sanitary manholes indicating, "apply 2-2mils of bituminous material "Inertol no. 49 Koppers Super Service Black or Approved Equal, applied in accordance with manufacturer's specifications."*

**Response:** The requested note has been added to the sanitary sewer manhole detail.

77. **Comment:** *SP-4.3 - Indicate sanitary manhole shall have a minimum compressive strength of 4500 psi.*

**Response:** The minimum 4500 psi compressive strength has been noted.

78. **Comment:** *SP-4.3 - Indicate 12-inches of bedding course for sanitary manhole and specify manhole.*

**Response:** The detail has been revised to require a 12" crushed stone bedding course.

79. **Comment:** *SP-4.4 - Add a note to the retaining wall plan indicating that the wall drain shall not discharge to any stormwater treatment practice.*

**Response:** A note has been added to retaining wall Drawing No. SP-4.5.

80. **Comment:** *SP-4.4 - The 18-inch diameter pipe should be noted as being discharged from MA3 not MA2 (1+92) and from MA5 not MA3 (3+32).*

**Response:** The pipe callouts have been corrected to reflect the proper discharge locations. The 18-inch diameter pipe at station 1+92 is now shown as discharging from MA3, and the 18-inch diameter pipe at station 3+32 is now shown as discharging from MA5. The plans have been updated accordingly.

81. **Comment:** *SP-4.4 - Add note to the plan indicating contractor shall submit a building permit for the construction of the retaining wall.*

**Response:** A note has been added to retaining wall Drawing No. SP-4.5.

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82.     *Comment:*        *SP-4.4 – Add a note indicating, the Town will require certification from a licensed NYS Engineer indicating the retaining wall was constructed in accordance with the engineering design plans and reports.*  
          *Response:*      A note has been added to retaining wall Drawing No. SP-4.5.
83.     *Comment:*        *SP4.4 – Has the designer of the retaining wall confirmed the (2) 18-inch diameter pipes referenced herein will not crush on the proposed loading.*  
          *Response:*      This will be confirmed upon submission of the retaining wall Building Permit drawings to be furnished and submitted by the wall designer.
84.     *Comment:*        *SP-4.4 – The finished grade does not appear to match the design calculations minimum embedment. Please review and revise.*  
          *Response:*      This will be reviewed and revised as necessary upon receipt of the revised and previously submitted Submatrix retaining wall drawings currently under revision to reflect the scaled back wall design under the current plan which has eliminated the water main construction out to Lafayette Avenue.
85.     *Comment:*        *SP-4.4 - The footing drain pipes (at 25' oc.) and coming out below the wall to daylight should be shown.*  
          *Response:*      This will be coordinated with the Submatrix retaining wall drawings upon receipt.
86.     *Comment:*        *SP-5.1- Sheet will be reviewed once wetland delineation is updated and confirmed by the Town Wetland Consultant.*  
          *Response:*      Comment noted.
87.     *Comment:*        *SP-8.1 – Provide a Pre-Construction Erosion and Sediment Control Plan which identifies the measures to be in place prior to construction initiation.*  
          *Response:*      A construction sequence has been added to the Erosion and Sediment Control Plan which incorporates measures to be in place prior to the start of construction. Additional notes have also been provided to identify the required practices during initial site preparation.



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88.     *Comment:*        *SP-8.1 – Provide silt fencing at the end of the cul de sac and along the northern limit of disturbance to protect wetland areas.*  
          *Response:*     Silt fencing has been added at the end of the cul-de-sac and along the northern limit of disturbance to protect the adjacent wetland areas.
89.     *Comment:*        *SP-8.1 – Provide Silt fencing along the DOT ROW*  
          *Response:*     Silt fencing has been added along the DOT right-of-way as requested.
90.     *Comment:*        *SP-8.1 –Provide inlet protection on all catch basins and drain inlets.*  
          *Response:*     Inlet protection has been shown on the Erosion and Sediment Control Plan.
91.     *Comment:*        *SP-8.1 – Provide a construction sequence.*  
          *Response:*     A construction sequence has been added to the Erosion and Sediment Control Plan and is included in the revised plan set submitted herewith.
92.     *Comment:*        *SP-8.1 – Place the following note from the Preliminary SWPPP for the project on this plan:*  
                              *In the event that colloidal soils are encountered during construction that cannot be settled out through typical erosion control measures, the sediment trap outlets will be modified to allow manual operation. Stormwater runoff will be retained in the sediment traps to allow the colloidal soils to settle out. Prior to forecasted storm events, the retained stormwater will be released at a controlled rate through a filter to provide capacity for the next storm. Flocculants may not be used without prior approval from the NYSDEC.*  
          *Response:*     The requested note has been added to the plan.
93.     *Comment:*        *SP-8.2 – The retaining wall plan states high groundwater is expected on the site. Provide details for dewatering during construction.*  
          *Response:*     Construction details and notes relative to dewatering during construction will be added to the plans prior to filing for a Building Permit.
94.     *Comment:*        *SP-8.2 – Multiple details are provided on this sheet for practices not shown on sheet SP-8.1. Indicate if these practices are proposed for the project and add their location to sheet SP8.1.*

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*Response:* Type normally.

SWPPP Supplement Main Access Drive, Prepared for Evergreen Avenue, December 17, 2024

1. *Comment:* *This project will require coverage under the new SPDES General Permit for Stormwater Discharges for Construction Activities GP-0-25-001 which will become effective January 29th, 2025. Revise the SWPPP to update this reference and provide an NOI for coverage under the new General permit.*

*Response:* The SWPPP Supplement has been updated to reference the current SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001. A Notice of Intent will be prepared for coverage under the new permit pending submitted plan approval.
2. *Comment:* *Section C of the report references an underground infiltration system (DEV 3) not shown on the plans. Update the plans to include this practice as it is necessary to attenuate peak flows post development. If this practice is not proposed to be installed during the initial phase of construction, provide an alternate means to attenuate peak flows in the interim.*

*Response:* The underground infiltration system has been updated to reference DEV 1 discharging to DP-3. The initial values are correct, and the system is now indicated in all relevant plans.
3. *Comment:* *Section B of the report references a temporary detention basin. This is also shown on the watershed map and is identified as Pond 3P Temp Pond in the HydroCAD model. This pond is missing from the plan set. Add this pond to the plan set including grading and details with a stable outlet.*

*Response:* Temporary Pond 3P has been included in the plan set including all required grading and outlet information.
4. *Comment:* *Revise the calculations in Table NO. 3 to separate Drainage Area 8 into its three sub areas and provide calculations for each area's respective treatment practice. The provided spreadsheet indicates DEV 8 was designed for 8A, 8B, and 8C. Only 8B is being conveyed to it. 8A is being conveyed to a 3,378 bio-*



*retention area, for which no calculations have been provided. Additionally, the total area for “Dev 8” indicates it is 0.72 acres while the impervious area alone is 1.04 acres. Please clarify.*

**Response:** Table No. 3 has been revised to reflect the separation of Drainage Area 8 into sub-areas 8A, 8B, and 8C, with calculations provided for each area's respective treatment practice. The pervious area previously shown under DEV 8C has been corrected; however, the total area, impervious area, and percent impervious for DEV 8C were found to be accurate and required no modification.

5. **Comment:** *Post-Dev 3 should be broken down into two separate watersheds to reflect what flows to the temp basin and what is directed toward DPI (i.e. Crompond Road).*

**Response:** Dev 3 has been sub-divided into two watersheds to reflect a path flow toward the temporary pond, and an additional path directed toward DP-1.

6. **Comment:** *Post-Dev 6/8 does not account for the gravel access drive being constructed in the drainage area descriptions.*

**Response:** The utility design has been updated in response to prior comments, and the gravel access drive is no longer included in the proposed development.

7. **Comment:** *Post-Dev 6/8 has the same time of concentration as Pre-Dev 2/6/8 even though there is disturbance to the cover and topography. Please clarify.*

**Response:** The time of concentration for Post-Development Areas 6/8 has been updated to reflect the proposed changes to grading and surface cover.

8. **Comment:** *Provide treatment for drainage area DEV 8C.*

**Response:** A hydrodynamic separator is now proposed to provide pretreatment for runoff from Drainage Area DEV 8C.

9. **Comment:** *Provide a break down on how runoff reduction volume was obtained for the bioretention practices (i.e. volume of ponding, volume of filter, etc.).*

**Response:** Calculations for the runoff reduction volume have been provided for each bioretention practice and are included in the updated SWPPP Supplement.



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10.     *Comment:*     *DEV 8A is treated within Pond 2P and then discharged back into the collection system with untreated runoff. Either direct the treated runoff toward DP1 or account for Dev 8A treatment within BR-8.treatment*  
          *Response:*     We acknowledge the Town’s comment regarding the conveyance of stormwater through the Pond 2P. We are evaluating alternative configurations that maintain a single conveyance alignment and avoid double piping while addressing this comment. The preferred approach will be coordinated with the Town and reflected in a subsequent submittal.
11.     *Comment:*     *It appears the entire WQv for drainage areas 8A and 8B are provided in pond BR8. Explain the purpose of Pond 2P. If this pond is not required, remove it from the plans.*  
          *Response:*     Pond 2P has been retained in the plans as part of the overall stormwater management system. It provides supplemental storage and treatment capacity in coordination with the adjacent practices. The pond remains a functional component of the design, and the plans have been revised to clarify its role within the current drainage system. Removal of Pond 2P at this stage could limit flexibility in managing flows and reduce the system’s ability to meet water quality and peak flow objectives.
12.     *Comment:*     *The time of concentration (Tc) has been directly entered into the HydroCAD model for each drainage area. Provide supporting calculations for each Tc used.*  
          *Response:*     Time of concentration calculations were developed in accordance with TR-55 methodology, and the corresponding worksheets have been included in the stormwater report.
13.     *Comment:*     *Pond 2P is stated to be infiltration in the HydroCAD model but labeled as a Bioretention practice in the plans. Revise the plan and report for consistency.*  
          *Response:*     Pond 2P is now clearly identified as an infiltration practice in the plans, consistent with its designation in the HydroCAD model. The stormwater report has been updated accordingly.

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14. *Comment:* Pond 2P is shown to have a lowest effective outlet at 388.4 with a bottom elevation of 387.0. Please note that the maximum ponding depth allowed in a bioretention practice is 6". Revise the plans to comply with the requirements of the NYS DEC SWDM.
- Response:* Pond 2P has been reclassified as an infiltration practice rather than a bioretention practice. The plan details and stormwater model have been revised accordingly to ensure consistency between the report and the drawings.
15. *Comment:* Provide justification for the infiltration rates used for Ponds 2P.
- Response:* Conservative infiltration rates for Pond 2P were established from field tests conducted in 2024. The supporting test results and calculations are included in the appendix of the stormwater supplement.
16. *Comment:* The plans indicate a filter area of 3,378 SF for the bioretention area in DEV 8A and 8,029 sf for the bioretention area in DEV 8B. The SWPPP states the surface area provided is 1,025 sf for Pond 2P and 5,500 sf for BR8. Revise the plans and SWPPP for consistency. Please note the applicable surface area of the bioretention filter should be taken at the bottom of the practice, not at its maximum depth.
- Response:* The discrepancies in surface area for the bioretention practices have been corrected. The plans and SWPPP have been updated for consistency, with filter surface areas measured at the bottom of each practice as required (1,025 sf for Pond 2P and 5,500 sf for Area BR8.)
17. *Comment:* Pond BR8 is has its lowest outlet set one foot above the bottom of the basin. The maximum allowable ponding depth within a bioretention practices is 6". Revise the plans to comply with the requirements of the NYS DEC SWDM.
- Response:* The design of Pond BR8 has been revised to limit ponding depth to 6 inches above the filter media surface. The HydroCAD model has been updated accordingly.



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18.     *Comment:*        *Bioretention pond BR8 should be designed either as an infiltration bioretention practice or with an underdrain if infiltration cannot be provided.*
- Response:*     Pond BR8 has been designed as a bioretention practice with underdrains and is not intended to infiltrate.
19.     *Comment:*        *Provide sizing calculations for all drainage conveyance practices. This should be based on the final site buildout.*
- Response:*     Sizing calculations for all drainage conveyance practices have been initiated, and a working plan has been provided with this submission. While final sizing will be confirmed as the overall project design advances, the current layout has been developed to avoid conflicts with future improvements and will be refined in coordination with subsequent phases.
20.     *Comment:*        *Appendices 3, 4, and 5 are missing from the report. Include the missing items in the next submission. Please note this project will require coverage under the new SPDES General Permit for Stormwater Discharges for Construction Activities GP-0-25-001 which will become effective January 29th, 2025. All documents prepared for the 2019 SWPPP should be updated as needed to conform with the new General Permit.*
- Response:*     The stormwater management improvements have been updated to reflect all changes required under the new SPDES General Permit GP-0-25-001. The revised SWPPP Supplement includes the previously missing appendices, updated to conform with the current permit requirements.
21.     *Comment:*        *Provide an owner/operator certification form to be filled out prior to the start of construction.*
- Response:*     The owner/operator certification form has been included as Appendix 6 in the SWPPP Supplement for execution prior to the start of construction.
22.     *Comment:*        *The SWPPP indicates the total site disturbance is approximately 5 acres. This creates the potential for total site disturbance to exceed 5 acres at one time. Provide the construction phasing plan described in the 2019 SWPPP to ensure site disturbance does not exceed 5 acres or provide a 5-acre waiver request.*



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- Response:* The development associated with the main access drive will not exceed 5 acres of disturbance at any one time.
23. *Comment:* *Demonstrate how attenuation is met throughout the course of the entire project build out.*
- Response:* The HydroCAD model has been updated to demonstrate flow attenuation throughout the course of the project buildout. Calculations and routing summaries showing compliance at each design point are included in the supplement.
24. *Comment:* *Provide an Inspection and Maintenance agreement binding all subsequent landowners served by the on-site stormwater management measures in accordance with section 262-9 of the town code.*
- Response:* A draft Operations & Maintenance Manual Inspection and Maintenance Manual has been prepared and is included in the updated SWPPP Supplement as Appendix 7.

*Design Calculations Mechanically Stabilized Earth Walls, dated September 24, 20224; prepared by Submatrix*

1. *Comment:* *The project geotechnical engineer needs to verify the assumptions (soil parameters and bearing capacity) in writing and certify them.*
- Response:* This will be submitted with the Building Permit application for the retaining wall.
2. *Comment:* *Guardrail will impact the upper geogrids. It should be demonstrated that the capacity of grid reinforcement can support the load imposed on the guiderail.*
- Response:* This will be confirmed with the retaining wall designer and additional reinforcement shall be provided if necessary. Documentation shall be included in the submission of the retaining wall Building Permit drawings to be furnished and submitted by the wall designer under separate cover.

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3.      *Comment:*      *There is a slope in front of the wall (2.5H: 1V), please provide global stability analysis.*
- Response:*      This is in the process of being prepared by the wall designer and will be submitted for review under separate cover.

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

Very truly yours,

DTS PROVIDENT, LLP



Mark S. Gratz, P.E.  
Senior Associate

MSG:lg  
Enclosure(s)

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



# 2003 Crompond Road

(TAX LOTS: 33.12-2-8, 33.12-2-7, 33.12-2-1)

Cortlandt Manor, New York

## Subdivision Application

July 19, 2023

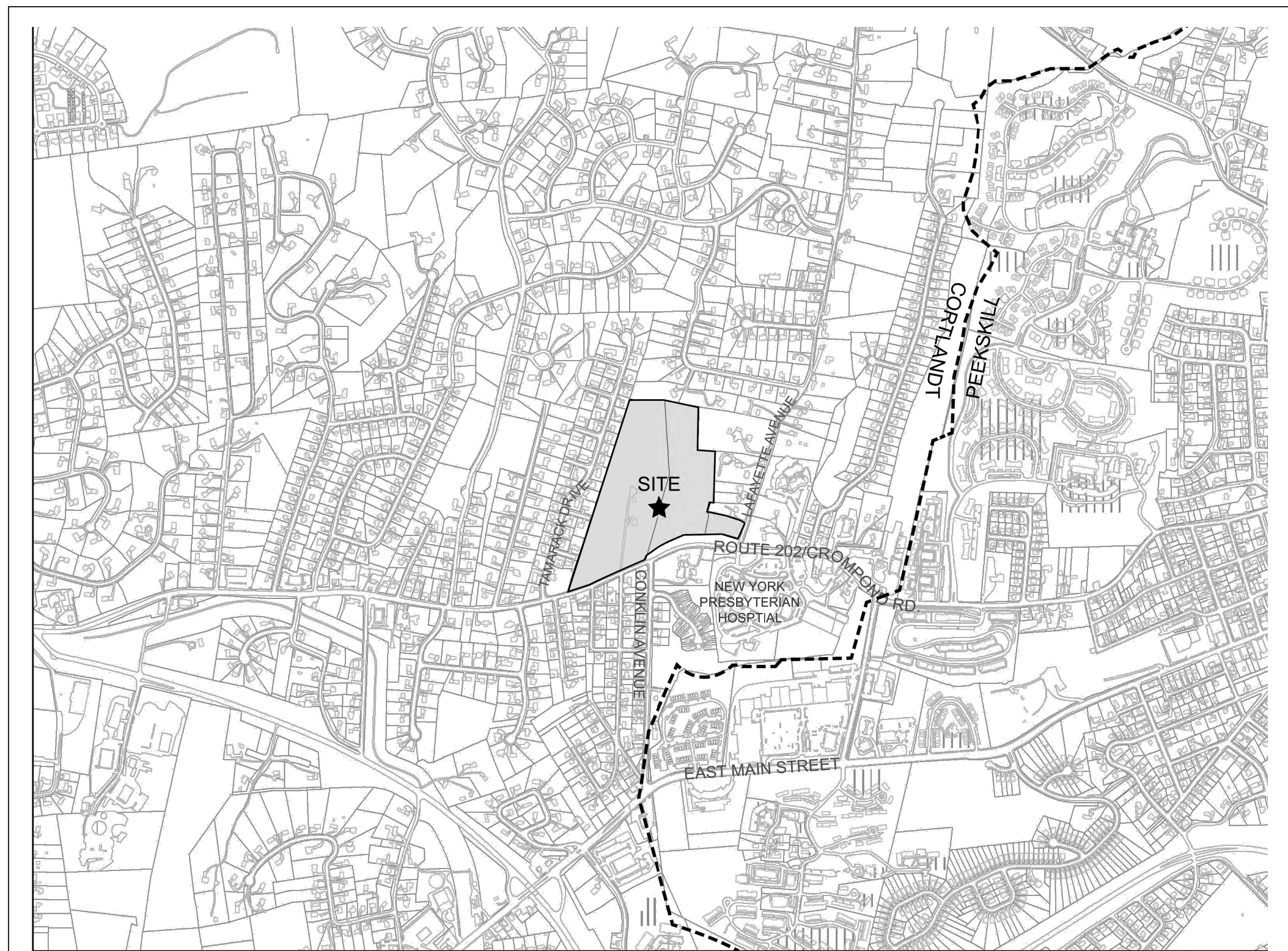
Revised: November 30, 2023

Revised: April 22, 2024

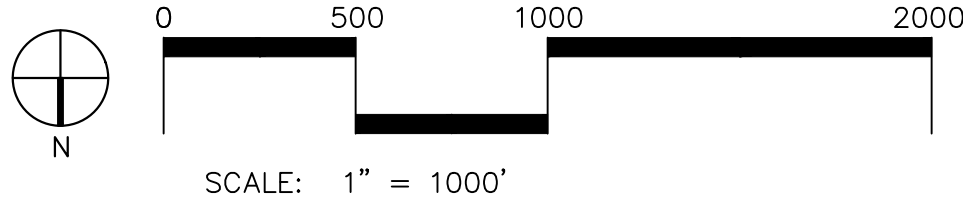
Revised: September 17, 2024

Revised: September 12, 2025

### LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



### ZONING TABLE

| MEDICAL ORIENTED DISTRICT (MOD) <sup>(1)</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REQUIRED/<br>PERMITTED | PROPOSED                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------|
| <b>Height and Bulk Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                             |
| <b>Minimum Dimensions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                             |
| Minimum lot area (sf)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100,000                | 1,246,947 <sup>(2)</sup>    |
| Minimum lot width (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100                    | > 100                       |
| <b>Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                             |
| Front (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30                     | to comply <sup>(4)(5)</sup> |
| Side (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30                     |                             |
| Rear (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30                     |                             |
| Maximum Lot Coverage (%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 60                     | to comply <sup>(2)(3)</sup> |
| <b>Height (ft)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                             |
| Townhouses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 35 (2.5 stories)       | to comply <sup>(5)</sup>    |
| Assisted Living Residence, Independent Senior Living, Memory Care Facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 45                     |                             |
| Retail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 45                     |                             |
| <b>Screening and Buffering (ft)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                             |
| Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100                    | to comply <sup>(5)</sup>    |
| Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 30                     | to comply <sup>(5)</sup>    |
| <b>Street Design Standards<sup>(6)</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                             |
| Length of Dead-end Streets, except in exceptional cases, and shall be provided with a turnaround (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 500                    | Complies                    |
| Minimum pavement diameter of turnaround circle (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 80                     | Complies                    |
| Minimum property-line diameter of turnaround circle (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100                    | Complies                    |
| Minimum grades for minor streets (%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.3                    | Complies                    |
| Maximum grade for minor streets (%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 10                     | Complies                    |
| Minimum radius of street curvature (measured horizontally at inside property line) (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100                    | Complies                    |
| Minimum right-of-way for minor street (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 50                     | Complies                    |
| Minimum street cross section (where right-of-way is 50 feet) (ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 30                     | Complies                    |
| <b>Footnotes:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                             |
| <sup>(1)</sup> 307-96.2 Medical-Oriented District, Town of Cortlandt Zoning Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                             |
| <sup>(2)</sup> 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.                                                                    |                        |                             |
| <sup>(3)</sup> Per §307-96.2.C.(4)(a) "The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use. |                        |                             |
| <sup>(4)</sup> Townhouses. Any residential units styled as a townhouse may have a zero-foot side setback from other residential units styled as townhouses or clusters of multiple dwellings located on a MOD parcel. These dwelling units shall also not be required to meet the minimum lot area requirement or lot width requirement, but shall be no more than 2.5 stories or 35 feet above grade. Each townhouse shall be located on its own lot with common elements of a community owned by a Homeowners Association (HOA).                                                                                                                                                                                |                        |                             |
| <sup>(5)</sup> Compliance with required Height and Bulk requirements including Setbacks, Lot Coverage and Screening and Buffering to be provided as part of Site Development Review process                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                             |
| <sup>(6)</sup> Chapter 265, Subdivision of Land. §265-17 Street and block layout and §265-18 Street design; improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                             |

### LIST OF DRAWINGS

| NO.    | TITLE                                             | LATEST ISSUE | BY      | SCALE    |
|--------|---------------------------------------------------|--------------|---------|----------|
|        | COVER SHEET                                       |              |         |          |
| SP-0.1 | EXISTING CONDITIONS                               | 09/12/25     | DLS/DTM | 1" = 60' |
| SP-0.2 | OVERALL SITE PLAN AND KEY PLAN                    | 09/12/25     | DTSP    | 1" = 60' |
| SP-0.3 | REMOVALS PLAN                                     | 09/12/25     | DTSP    | 1" = 60' |
| SP-1.0 | SITE LAYOUT PLAN & LANDSCAPE PLAN                 | 09/12/25     | DTSP    | 1" = 30' |
| SP-1.1 | LANDSCAPE PLAN AND DETAILS                        | 09/12/25     | DTSP    | 1" = 30' |
| SP-2.0 | GRADING AND DRAINAGE PLAN                         | 09/12/25     | DTSP    | 1" = 30' |
| SP-2.1 | SANITARY SEWER PLAN                               | 09/12/25     | DTSP    | 1" = 30' |
| SP-2.2 | WATER MAIN PLAN                                   | 09/12/25     | DTSP    | 1" = 60' |
| SP-3.0 | ROAD PROFILE                                      | 09/12/25     | DTSP    | 30'H/6'V |
| SP-3.1 | STORM PROFILES                                    | 09/12/25     | DTSP    | 30'H/6'V |
| SP-3.2 | SEWER PROFILES                                    | 09/12/25     | DTSP    | 30'H/6'V |
| SP-3.3 | WATER PROFILES                                    | 09/12/25     | DTSP    | 30'H/6'V |
| SP-4.1 | SITE DETAILS                                      | 09/12/25     | DTSP    | NTS      |
| SP-4.2 | SITE DETAILS                                      | 09/12/25     | DTSP    | NTS      |
| SP-4.3 | SITE DETAILS                                      | 09/12/25     | DTSP    | NTS      |
| SP-4.4 | SITE DETAILS                                      | 09/12/25     | SBM     | NTS      |
| SP-4.5 | SITE DETAILS                                      | 09/12/25     | SBM     | NTS      |
| SP-4.6 | SITE/UTILITY DETAILS                              | 09/12/25     | DTSP    | NTS      |
| SP-5.1 | WETLAND CREATION AND EXPANSION PLAN               | 09/12/25     | TMA     | 1" = 50' |
| SP-6.1 | TREE REMOVAL AND PRESERVATION PLAN                | 09/12/25     | DTSP    | 1" = 50' |
| SP-6.2 | TREE REMOVAL AND PRESERVATION PLAN (SLOPES > 15%) | 09/12/25     | DTSP    | 1" = 50' |
| SP-6.3 | TREE REMOVAL AND PRESERVATION PLAN (SLOPES > 25%) | 09/12/25     | DTSP    | 1" = 50' |
| SP-7.1 | EMERGENCY SERVICE VEHICLE MANEUVERING PLAN        | 09/12/25     | DTSP    | 1" = 30' |
| SP-8.1 | EROSION & SEDIMENT CONTROL PLAN                   | 09/12/25     | DTSP    | 1" = 50' |
| SP-8.2 | EROSION & SEDIMENT CONTROL DETAILS                | 09/12/25     | DTSP    | NTS      |
| LP-1.0 | LIGHTING PLAN                                     | 09/12/25     | DTSP    | 1" = 30' |
| LP-1.1 | LIGHTING DETAILS                                  | 09/12/25     | DTSP    | NTS      |

### LEGEND

|      |                                       |
|------|---------------------------------------|
| DTSP | DTS PROVIDENT DESIGN ENGINEERING, LLP |
| DLS  | DONNELLY LAND SURVEYING, PC           |
| DTM  | DANIEL T. MERRITTS, PLS               |
| SBM  | SUBMATRIX, LLC                        |
| TMA  | TIM MILLER ASSOCIATES                 |



#### 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

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

#### LAND USE ATTORNEY

ZARIN & STEINMETZ  
81 MAIN STREET  
WHITE PLAINS, NY 10601

#### SURVEYOR

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

#### SURVEYOR

DONNELLY LAND SURVEYING, PC  
1929 COMMERCE STREET, SUITE 4  
YORKTOWN HEIGHTS, NY 10598

#### WETLANDS CONSULTANT

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



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

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

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

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

EVERGREEN MANOR  
Town of CORTLANDT, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE  
ARCHITECT

DTS • PROVIDENT  
Intelligent Land Use

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

ARCHITECT (MASTER PLAN)

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

LAND USE ATTORNEY

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

SURVEYOR

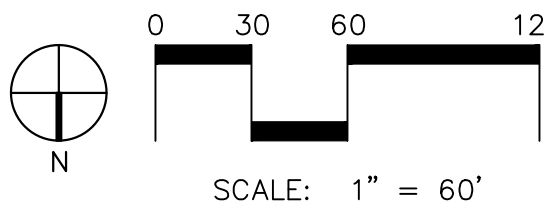
DANIEL T. MERRITTS, PLS  
394 BEDFORD ROAD  
PLEASANTVILLE, NY, 10570

WETLANDS CONSULTANT

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



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| NO. | DATE     | ISSUE                  |
|-----|----------|------------------------|
| 1   | 11/30/23 | ISSUED FOR TOWN REVIEW |
| 2   | 04/22/24 | ISSUED FOR TOWN REVIEW |
| 3   | 09/17/24 | ISSUED FOR TOWN REVIEW |
| 4   | 09/19/25 | ISSUED FOR TOWN REVIEW |
|     |          |                        |
|     |          |                        |
|     |          |                        |
|     |          |                        |
|     |          |                        |
|     |          |                        |

DRAWING TITLE:

EXISTING CONDITIONS



DRAWN BY: RC/HV  
PROJECT NO.: 812  
CHECKED BY: MSG  
DATE: 10/20/23  
DRAWING NO.:

SP-0.1

EXPIRES 7/31/26

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EVERGREEN MANOR  
Town of CORTLANDT, New York

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37 CROTON DAM ROAD  
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ARCHITECT

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

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

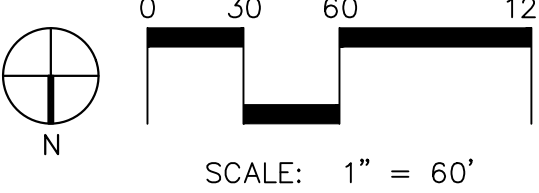
LAND USE ATTORNEY  
ZARIN & STEINMETZ  
81 MAIN STREET  
WHITE PLAINS, NY, 10601

SURVEYOR  
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394 BEDFORD ROAD  
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| REVISIONS |                        |
|-----------|------------------------|
| DATE      | ISSUE                  |
| 11/30/23  | ISSUED FOR TOWN REVIEW |
| 04/22/24  | ISSUED FOR TOWN REVIEW |
| 09/17/24  | ISSUED FOR TOWN REVIEW |
| 09/12/25  | ISSUED FOR TOWN REVIEW |

OVERALL SITE PLAN  
AND KEY PLAN

|                              |                    |
|------------------------------|--------------------|
| DRAWN BY:<br>RC/HV           | CHECKED BY:<br>MSG |
| PROJECT NO.<br>812           | DATE:<br>11/30/23  |
| DRAWING NO.<br><b>SP-0.2</b> |                    |





- ### TOWN OF CORTLANDT REMOVAL NOTES:

  - THE CONTRACTOR SHALL LOCATE AND REMOVE ALL COMPONENTS OF THE EXISTING SSDS SERVICING ALL BUILDINGS PROPOSED FOR DEMOLITION.
  - SEPTIC TANKS, LEACHING FIELDS, AND OTHER SIMILAR FACILITIES ASSOCIATED WITH THE EXISTING BUILDINGS SHALL BE PUMPED FREE OF SEPTAGE OR SEWAGE. REMOVED AND THE RESULTING HOLE SHALL BE BACKFILLED IN LIFTS OF COMPACTED SUITABLE FILL MATERIAL.
  - THE ABANDONMENT AND/OR DECOMMISSIONING OF ALL EXISTING SUBSURFACE DISPOSAL SYSTEMS MUST BE IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.
  - THE SEPTIC TANKS AND OTHER COMPONENTS REMOVED FROM THE SITE SSDS MUST BE TRANSPORTED TO A NYSDEC LICENSED HAULER TO A NYSDEC LICENSED DISPOSAL FACILITY.
  - IF APPLICABLE, ALL WELLS SHALL BE ABANDONED AND/OR DECOMMISSIONED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN AWWA STANDARD A100. ALL PUMPS, WIRING, AND PIPING SHALL BE PULLED OUT OF THE EXISTING WELL.
  - IF APPLICABLE, WELLS TO BE ABANDONED SHALL (I) BE SEALED TO PREVENT UNDESIRABLE EXCHANGE OF WATER FROM ONE AQUIFER TO ANOTHER; (II) BE FILLED WITH A SODIUM BENTONITE SLURRY; (III) WHEN FILLED WITH SODIUM BENTONITE SLURRY, THIS MATERIAL SHALL BE APPLIED TO THE WELL HOLE THROUGH PIPE, TREMIE, OR BAILER.
  - AFTER COMPLETION OF THE GROUTING PROCEDURE, THE CONTRACTOR SHALL EXCAVATE AROUND THE WELL CASING AND CUT THE CASING TO A DEPTH OF FOUR FEET BELOW THE EXISTING GRADE OR PROPOSED GRADE, WHICHEVER PROVIDES A GREATER DEPTH OF COVER. WHERE IN PROXIMITY TO UTILITIES (WITHIN 5-FT OF WATER OR 10-FEET OF STORM OR SANITARY SEWER), THE WELL SHALL BE CUT FOUR FEET BELOW THE BOTTOM OF THE TRENCH, A CONCRETE CAP MEASURING 2-FOOT IN DIAMETER WITH A THICKNESS OF 1-FOOT IS TO BE PLACED ON TOP OF THE CASING. THE REMAINDER OF THE EXCAVATION SHALL BE BACKFILLED WITH SUITABLE BACKFILL MATERIAL.
  - WELLS TO BE ABANDONED SHALL BE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.
  - SPECIFY 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 KGRETE. REMOVE THE 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, THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE HIGHWAY DEPARTMENT FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- ### GENERAL NOTES

  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF INDUSTRIAL CODE RULE 753 REGULATIONS. EXCAVATORS AND CONTRACTORS MUST CONTACT DIG SAFELY NEW YORK (STAKEOUT REQUESTS: 1-800-962-7962 OR 811) AT LEAST 48 HOURS IN ADVANCE OF ANY MECHANIZED DIGGING OR EXCAVATION WORK TO ENSURE UNDERGROUND UTILITY LINES ARE MARKED.
  - CONTRACTOR SHALL IDENTIFY ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF WORK. ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK SHALL BE DISCONNECTED PRIOR TO COMMENCEMENT OF ANY WORK.
  - THE CONTRACTOR SHALL INSTALL TEMPORARY MESH CONSTRUCTION FENCE TO PROTECT ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE.
  - CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE, PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S FIELD REPRESENTATIVE AND/OR ENGINEER PRIOR TO COMMENCING WORK.
  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE (T) CORTLANDT APPLICABLE AGENCIES, UTILITY COMPANIES, AND/OR SUB-CONTRACTORS.
  - THE CONTRACTOR IS ADVISED THAT OTHER CONTRACTOR AND/OR UTILITY COMPANIES MAY BE WORKING IN THE AREA AT THE SAME TIME. THE CONTRACTOR SHALL COORDINATE WORK SUCH THAT THERE ARE NO CONFLICTS IN OPERATION.
  - ABOVE OR BELOW GROUND TANKS, SHOULD ANY EXIST, MUST BE PROPERLY EMPTIED, CLEANED AND REMOVED. REMOVAL OF UNDERGROUND TANKS MAY REQUIRE A TANK PERMIT FROM TOWN OF CORTLANDT BUILDING DEPT. CONFIRMATION ON WHETHER SOIL REMEDIATION IS REQUIRED SHALL BE PROVIDED SHOULD UNDERGROUND TANKS BE DISCOVERED AND REMOVED.
  - THE OWNER SHALL OBTAIN AND PROVIDE AN ASBESTOS ABATEMENT CERTIFICATE TO THE TOWN OF CORTLANDT BUILDING DEPARTMENT INDICATING THAT IN THE EVENT ASBESTOS IS DISCOVERED WITHIN STRUCTURES, IT WAS PROPERLY ENCAPSULATED AND REMOVED OFF-SITE.
- ### BUILDING DEMOLITION NOTES

  - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF NYS CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION AND THE FIRE CODE OF NYS CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
  - ALL INTERIOR WALL FOOTINGS AND FOUNDATIONS AND ANY OTHER BELOW-GRADE STRUCTURES TO BE REMOVED SHALL BE EXCAVATED, REMOVED AND ANY VOID CREATED BE BACKFILLED WITH SELECT COMPACTED FILL MATERIAL, COMPACTED TO 98% UNDER BUILDING SLAB AND FOUNDATIONS, AND 95% UNDER PAVEMENT.
  - THE CONTRACTOR SHALL DISPOSE OF ALL ITEMS AND MATERIALS REMOVED AND NOT SALVAGED, INCLUDING ALL EXCAVATED MATERIAL, OFF-SITE AND IN A LEGAL MANNER.
  - WATER METER(S) SHALL BE REMOVED AND RETURNED TO TOWN AT THE TIME THAT THE EXISTING WATER SERVICE HAS BEEN DISCONNECTED.
- ### REMOVAL NOTES

  - CONTRACTOR SHALL USE CARE DURING DEMOLITION TO AVOID DISTURBING OR DAMAGING ADJACENT ABOVE-GRADE OR SUB GRADE STRUCTURES, FACILITIES, CURBS, PAVEMENTS, AND PERIMETER FENCING, WALLS OR LANDSCAPING, ETC. ANY DAMAGE RESULTING FROM THIS WORK WILL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF EXISTING TREES TO REMAIN. BULK MATERIAL, EQUIPMENT, OR VEHICLES SHALL NOT BE STOCKPILED OR PARKED WITHIN THE DRIP LINE OF ANY TREE. WHEN NECESSARY, THE CONTRACTOR SHALL EXCAVATE BY HAND WITHIN THE DRIP LINE OF EXISTING TREES, OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
  - IN AREAS DESIGNATED FOR EXCAVATION, ALL EXISTING PAVEMENTS, AND STRUCTURES SHALL BE REMOVED ACCORDING TO THE PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE, EXCAVATE, AND DISPOSE OF ALL MATERIALS INDICATED FOR REMOVAL ACCORDING TO THE SITE REMOVALS PLAN.
  - THE OWNER & CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING WORK.

## EVERGREEN MANOR

Town of CORTLANDT, New York

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

**PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT**  
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DTS Provident Design Engineering, LLP  
One North Broadway  
White Plains, NY 10601

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

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

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

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

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|-----------|-----|----------|------------------------|
|           | 1   | 11/30/23 | ISSUED FOR TOWN REVIEW |
|           | 2   | 04/22/24 | ISSUED FOR TOWN REVIEW |
|           | 3   | 09/17/24 | ISSUED FOR TOWN REVIEW |
|           | 4   | 09/12/25 | ISSUED FOR TOWN REVIEW |
|           |     |          |                        |
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DRAWING TITLE:

## SITE REMOVALS PLAN

|                    |                    |
|--------------------|--------------------|
| DRAWN BY:<br>RC/HV | CHECKED BY:<br>MSG |
| PROJECT NO.<br>812 | DATE:<br>10/20/23  |
| DRAWING NO.        |                    |

# SP-0.3

EXPIRES 7/31/26



**OWNER / APPLICANT**  
V.S. CONSTRUCTION CORPORATION  
37 CROTON DAM ROAD  
OSSINING, NY 10662

**PLANNER, CIVIL, ENGINEER, LANDSCAPE  
ARCHITECT**

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

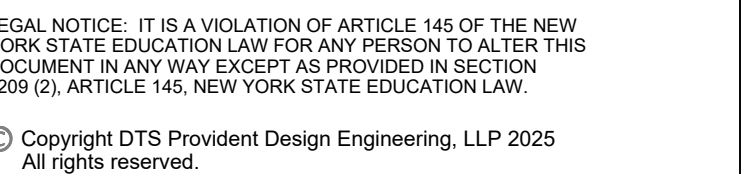
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DANIEL T. MERRITTS, PLS  
394 BEDFORD ROAD  
PLEASANTVILLE, NY, 10570

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

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

DRAWING TITLE:

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|---------------------------------------------------------------------------------------|-----------------|--|-----------------|
|  | DRAWN BY: RC/HV |  | CHECKED BY: MSG |
|                                                                                       | PROJECT NO. 812 |  | DATE: 10/20/23  |
|                                                                                       | DRAWING NO.     |  |                 |
|                                                                                       | <h1>SP-1.0</h1> |  |                 |
| EXPIRES 7/31/26                                                                       |                 |  |                 |



| CODE                         | QTY | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                        | CONT./SIZE          | REMARKS                                    |         |
|------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------|---------|
| <b>A. SHADE TREES</b>        |     |                                                                                                                                                                                                                                                                                                                |                     |                                            |         |
| ARF                          | 22  | Acer rubrum 'Franksred' / Red Sunset* Maple                                                                                                                                                                                                                                                                    | 3"- 3 1/2" CAL./B&B | Balanced Branching, Single Straight Leader |         |
| ARO                          | 6   | Acer rubrum 'October Glory' / October Glory Red Maple                                                                                                                                                                                                                                                          | 3"- 3 1/2" CAL./B&B | Balanced Branching, Single Straight Leader |         |
| AS                           | 2   | Acer saccharum 'Legacy' / Legacy Sugar Maple                                                                                                                                                                                                                                                                   | 3"- 3 1/2" CAL./B&B |                                            |         |
| CCA                          | 2   | Carpinus caroliniana / American Hornbeam                                                                                                                                                                                                                                                                       | 3"- 3 1/2" CAL./B&B | Single Leader, Full and Balanced Branching |         |
| CO2                          | 3   | Carya ovata / Shagbark Hickory                                                                                                                                                                                                                                                                                 | 3"- 3 1/2" CAL./B&B | Single Leader, Full and Balanced Branching |         |
| NS                           | 6   | Nyssa sylvatica 'Wildfire' / Wildfire Tupelo                                                                                                                                                                                                                                                                   | 3"- 3 1/2" CAL./B&B | Balanced Branch, Single Straight Leader    |         |
| QB                           | 4   | Quercus bicolor / Swamp White Oak                                                                                                                                                                                                                                                                              | 3"- 3 1/2" CAL./B&B | Balanced Branching, Single Straight Leader |         |
| QP                           | 3   | Quercus palustris / Pin Oak                                                                                                                                                                                                                                                                                    | 3"- 3 1/2" CAL./B&B | Single Leader, Full and Balanced Branching |         |
| TA                           | 3   | Tilia americana / American Linden                                                                                                                                                                                                                                                                              | 3"- 3 1/2" CAL./B&B | Single Leader, Full and Balanced Branching |         |
| UV                           | 11  | Ulmus americana 'Valley Forge' / Valley Forge American Elm                                                                                                                                                                                                                                                     | 3"- 3 1/2" CAL./B&B | Balanced Branching, Single Straight Leader |         |
| <b>B. EVERGREEN TREES</b>    |     |                                                                                                                                                                                                                                                                                                                |                     |                                            |         |
| JV                           | 28  | Juniperus virginiana / Eastern Redcedar                                                                                                                                                                                                                                                                        | 7"-8 HGT./B&B       | Full and Balanced Branching                |         |
| PG                           | 11  | Picea glauca / White Spruce                                                                                                                                                                                                                                                                                    | 8'-10' HGT.         | Full and Balanced Branching                |         |
| PS                           | 12  | Pinus strobus 'Bennett's Fastigate' / Bennett's Fastigate White Pine                                                                                                                                                                                                                                           | 8'-10' HGT.         | Full and Balanced Branching                |         |
| <b>TREES - C. ORNAMENTAL</b> |     |                                                                                                                                                                                                                                                                                                                |                     |                                            |         |
| AG                           | 3   | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry                                                                                                                                                                                                                           | 7"-8 HGT./B&B       | Full and Balanced Branching                |         |
| BD                           | 5   | Betula nigra "BNMTF" / Dura Heat* River Birch                                                                                                                                                                                                                                                                  | 10'-12" HGT./B&B    | Full and Balanced Branching                |         |
| CA                           | 4   | Cornus alternifolia / Pagoda Dogwood                                                                                                                                                                                                                                                                           | 2-1/2"- 3" Cal./B&B | Full and Balanced Branching                |         |
| CC                           | 13  | Cercis canadensis / Eastern Redbud Multi-trunk                                                                                                                                                                                                                                                                 | 3"- 3 1/2" CAL./B&B | Full and Balanced Branching                |         |
| CI                           | 6   | Crataegus crus-galli inermis / Thornless Cockspur Hawthorn                                                                                                                                                                                                                                                     | 2-1/2"- 3" Cal./B&B | Full and Balanced Branching                |         |
| CV                           | 7   | Chionanthus virginicus / White Fringetree                                                                                                                                                                                                                                                                      | 5'-6" HGT./B&B      | Full and Balanced Branching                |         |
| HI2                          | 9   | Hamamelis x intermedia 'Carmine Red' / Carmine Red Witch Hazel                                                                                                                                                                                                                                                 | 3"- 3 1/2" CAL./B&B | Full and Balanced Branching                |         |
| CODE                         | QTY | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                                        | CONT./SIZE          | SPACING                                    | REMARKS |
| <b>SHRUBS</b>                |     |                                                                                                                                                                                                                                                                                                                |                     |                                            |         |
| CA3                          | 99  | Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass                                                                                                                                                                                                                                                    | 5 gal               | 24" o.c.                                   |         |
| MP                           | 10  | Myrica pensylvanica / Northern Bayberry                                                                                                                                                                                                                                                                        | 5 gal               | 48" o.c.                                   |         |
| VD                           | 20  | Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum                                                                                                                                                                                                                                                             | 7 gal               | 48" o.c.                                   |         |
|                              |     | <b>LAWN GRASS</b>                                                                                                                                                                                                                                                                                              | 4,474 sf            |                                            |         |
|                              |     | Handscrabble All Purpose Sun/Shade Mix as supplied by Handsrabble Farms, Inc. (814) 669-5633<br>Contains the Following<br>30% Soprano Perennial Rye.<br>30% Integra Perennial Rye<br>30% Rebel W Tail Fescue<br>10% Palouse Kentucky Bluegrass<br>Seeding Rate 6lbs/1,000sf                                    |                     |                                            |         |
|                              |     | <b>NATURALIZED GRASS / MEADOW MIX</b>                                                                                                                                                                                                                                                                          | 50,111 sf           |                                            |         |
|                              |     | ERNMX-123 Native Upland Wildlife Forage and Cover Meadow Mix By Ernst Seeds<br>(800) 873-3321<br>Contains the Following:<br>Big Bluestem, Switchgrass, Virginia Wildrye, Blayeyed Susan, Indiangrass<br>Seeding Rate: 20lbs/acre - 30lbs/acre with covercrop Grain Oats (1 Jan-31 Jul) Grain Rye (1Aug-31 Dec) |                     |                                            |         |
|                              |     | <b>BIORETENTION AREA - BASIN BOTTOM SEED MIX</b>                                                                                                                                                                                                                                                               | 3,377 sf            |                                            |         |
|                              |     | ERNMX-183 Native Detention Area Mix By Ernst Seeds<br>(800) 873-3321<br>Contains the Following:<br>Deertongue, Switchgrass, Fox Sedge, Virginia Wildrye, Autumn Bentgrass, Soft Rush, Path Rush, Redtop Panigrass<br>Seeding Rate: 1/2lbs / 1,000sf                                                            |                     |                                            |         |

1

**STAKING DIAGRAM**

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

AT PLANTS, PRUNE  
TREES ONLY TO REMOVE  
BROKEN OR CROSSING  
BRANCHES AS DIRECTED  
BY OWNER'S  
REPRESENTATIVE

TOP OF ROOT COLLAR  
FLUSH WITH GROUND  
LEVEL; NO MULCH WITHIN  
6" OF TRUNK  
2" DEEP MULCH

AFTER PLACEMENT  
REMOVE ALL STRINGS,  
TWINES, AND LACINGS;  
REMOVE AT LEAST TOP  
HALF OF ANY BURLAP OR  
WIRE BASKET AFTER TREE  
IS PLANTED IN PIT  
8" HIGH PLANTING SAUCER

TOPSOIL MIX  
GROUND LEVEL

SCARIFY WAIL AND  
BOTTOM OF PIT ALL  
AROUND WITH SHARP  
TOOL

UNDISTURBED SUBGRADE

UNDISTURBED OR TAMPED  
SUBGRADE

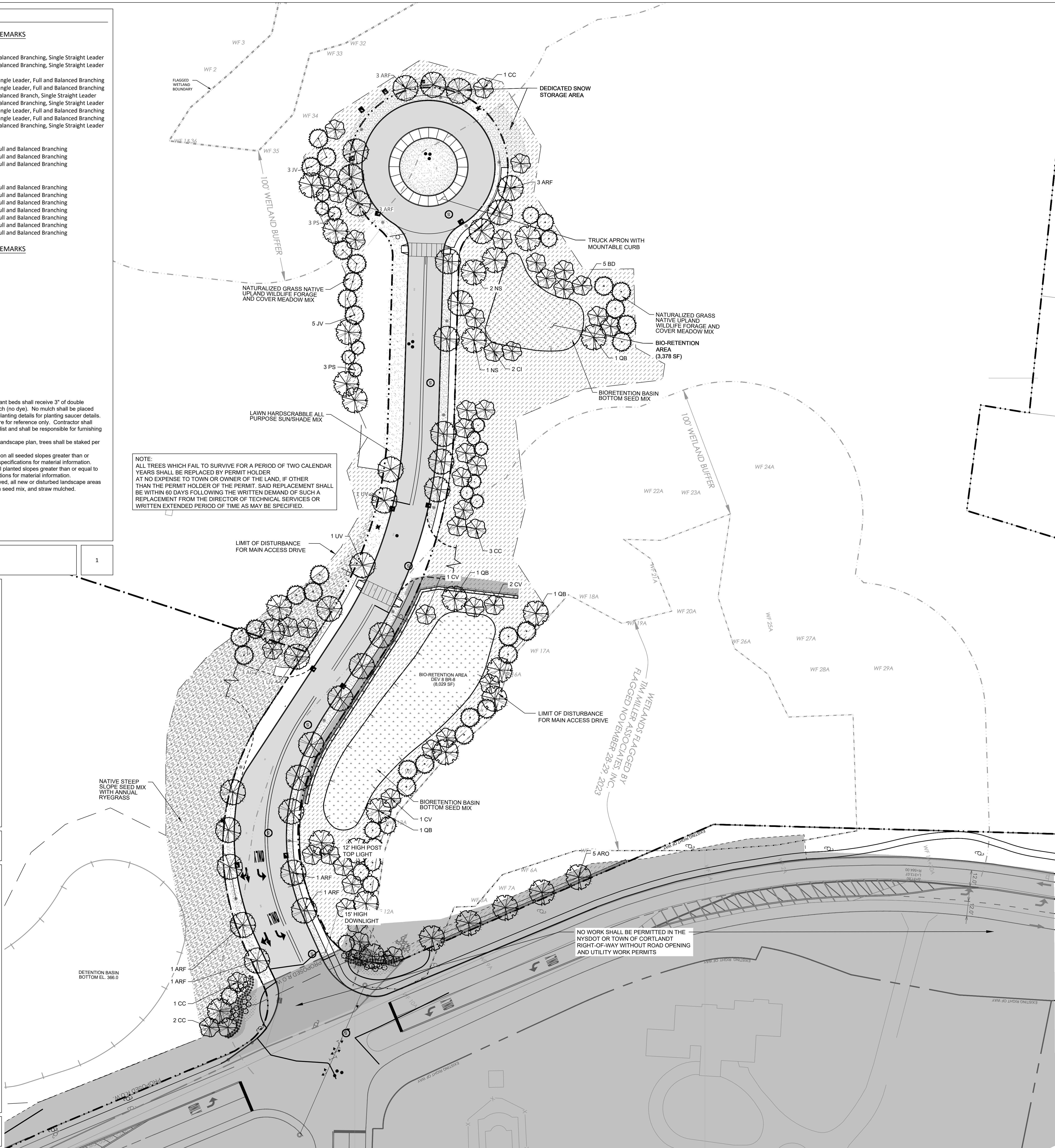
2

- HYDROSEED (FOR SEEDED SLOPE OR EROSION CONTROL BLANKET)
- ALL EXPOSED SLOPES GREATER THAN OR EQUAL TO 3:1
- PREVIOUS GROWING LEVEL AT FINISHED GRADE
- 2" DEEP MULCH - NO MULCH WITHIN 6" OF TRUNK
- MAINTAIN 4" HIGH, 8" WIDE LIP ON SAUCER BERM DOWNHILL SIDE ONLY
- FEATHER OUT ON 1:1 GRADIENT
- EXISTING SLOPE
- UNDISTURBED SOIL

NOTE:

1. PLANTS SET VERTICALLY, NOT PERPENDICULAR TO SLOPE.
2. EROSION CONTROL BLANKET FOR SEEDED SLOPES TO BE "LANDLOK CS2" OR "PROPEX ECSC-2B" OR APPROVED EQUAL.
3. EROSION CONTROL BLANKET FOR PLANTED SLOPES TO BE JUTE MESH BLANKET OR APPROVED EQUAL.

3



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

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| DRAWN BY:<br>RC/HV | CHECKED BY:<br>MS |
| PROJECT NO.<br>812 | DATE:<br>10/20/2  |
| DRAWING NO.        |                   |

## SP-1.1

EXPIRES 7/31/20



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 BE RESPONSIBLE FOR THE DEVELOPMENT OF A EROSION CONTROL POLICY WITH SLOPES/GRADES TO THE TOWN OF CORTLANDT PRIOR TO PAVING.
3. 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 THE COMMENCEMENT OF THE FILLING OF THE DISTURBED AREAS.
4. PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERED FILL MUST BE NOTIFIED TO PERFORM AN INSPECTION.
5. ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, NON-HAZARDOUS FOR RESIDUAL USE. ALL CERTIFICATIONS FOR IMPORT FILL CERTIFICATE MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND TESTS MUST 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 RIGGING WILL BE REQUIRED 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 BE NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT.
9. AN APPLICATION FOR A ROAD OPENING PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DOES).

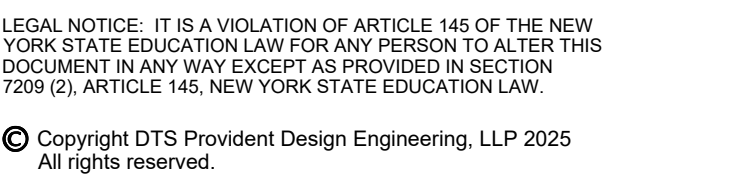
THE CONTRACTOR IS ADVISED THAT DISTURBANCE OR ALTERATION OF AREAS WITH STEEP SLOPES SHALL BE IN CONFORMANCE WITH TOWN CODE CHAPTER 259 STEEP SLOPES SECTION 6.H, INCLUDING THE FOLLOWING PROVISIONS RELATED TO CONSTRUCTION:

1. THE ANGLE OF CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL, EXCEPT WHERE RETAINING WALLS.
2. STRUCTURAL STABILIZATION METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.
3. TOPS AND BOTTOMS OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE AND THE STABILITY OF THE SLOPE. THE MINIMUM DISTANCE, IN ANY CASE, 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 SHALL BE CONSIDERED TO BE SUBJECT TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINING WALL.
4. DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONSIDERED TO BE AN ALTERNATE TO CONSTRUCTION OF A RETAINING WALL.
5. THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.
6. DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN IN WORKABLE UNITS IN WHICH THE DISTURBANCE CAN BE COMPLETED AND STABILIZED IN AN EARLY CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).
7. DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.
8. TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING TO SECURE SOIL FROM EROSION, GROWTH OF WEEDS, AND OTHER DISTURBANCES, AND DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.
9. SOIL STABILIZATION MUST BE APPLIED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.
10. MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION CONTROL PLAN, AND MEASURES MAINTAIN EROSION AND SEDIMENT CONTROL AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDED, OR THEIR EQUIVALENTS SATISFACTORY TO THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT.
11. 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 AMENDED 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.
12. THERE SHALL BE NO STOCKPILES OF EXCESSIVE MATERIAL, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING.
13. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.
14. NO EXCESSIVE MATERIAL SHALL BE STOCKPILED ON SLOPES OF GREATER THAN APPROPRIATE COMPACTION OR COVER BY TOPSOIL. SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
15. THE SUPPORT OF FILL SHALL BE SUCH THAT THERE SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES



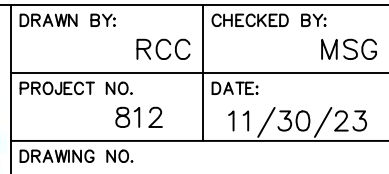
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One North Broadway  
White Plains, NY 10601

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## GRADING AND DRAINAGE PLAN



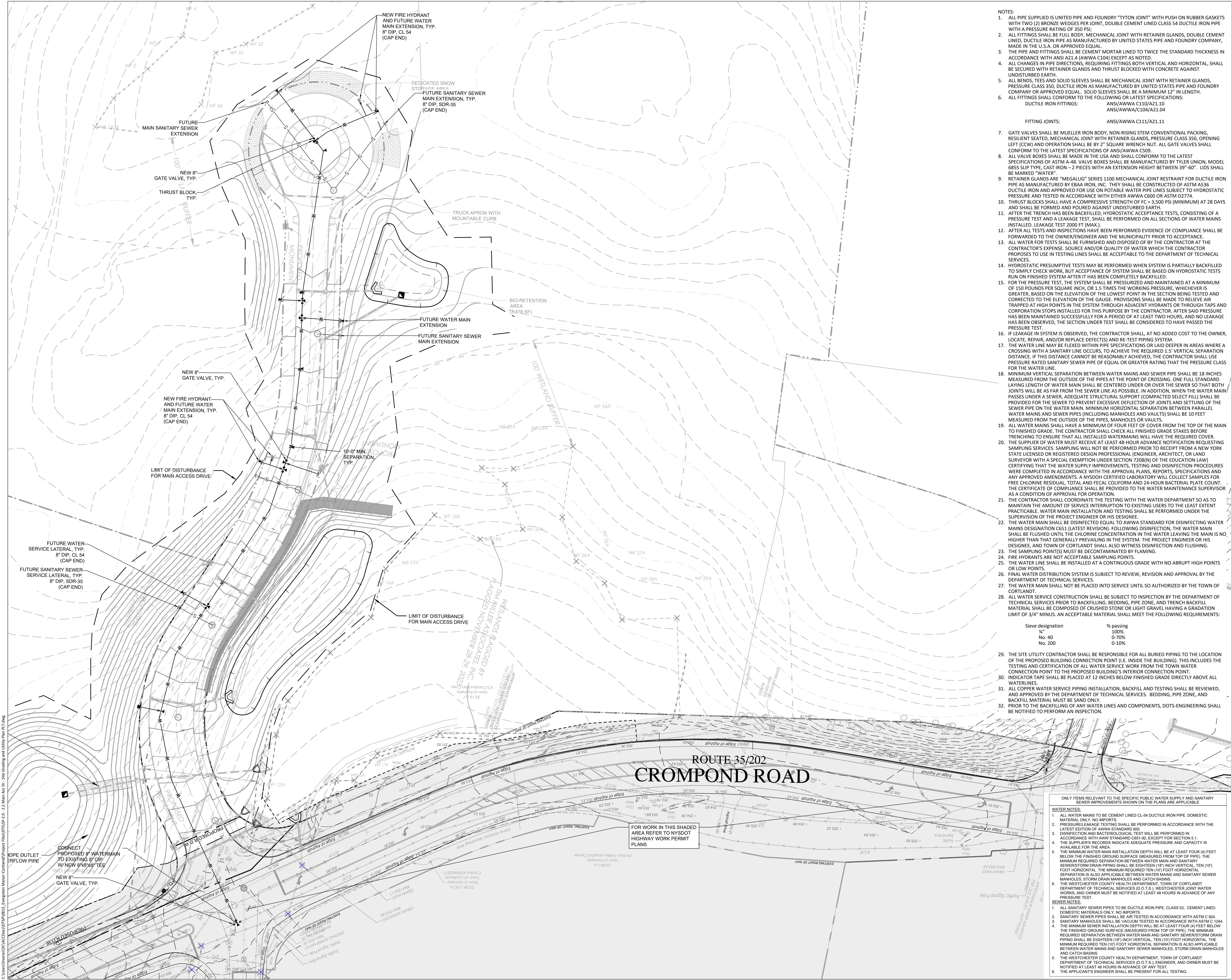
EXPIRES 7/31/26







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- NOTES:
- ALL PIPE SUPPLIED IS UNITED PIPE AND FOUNDRY "TYTON JOINT" WITH PUSH ON RUBBER GASKETS WITH TWO (2) BRONZE WEDGES PER JOINT, DOUBLE CEMENT LINED CLASS 54 DUCTILE IRON PIPE WITH A PRESSURE RATING OF 350 PSI.
  - ALL FITTINGS SHALL BE FULL BODY, MECHANICAL JOINT WITH RETAINER GLANDS, DOUBLE CEMENT LINED, DUCTILE IRON PIPE AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY, MADE IN THE U.S.A. OR APPROVED EQUAL.
  - THE PIPE AND FITTINGS SHALL BE CEMENT MORTAR LINED TO TWICE THE STANDARD THICKNESS IN ACCORDANCE WITH ANSI A21.4 (AWWA C104) EXCEPT AS NOTED.
  - ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.
  - ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.
  - ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:  
DUCTILE IRON FITTINGS: ANSI/AWWA C110/A21.10  
ANSI/AWWA C104/A21.04
- FITTING JOINTS: ANSI/AWWA C111/A21.11
- GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C508.
  - ALL VALVE BOXES SHALL BE MADE IN THE USA AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6855 SLP TYPE. CAST IRON - 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
  - RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.
  - THRUST BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS AND SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
  - AFTER THE TRENCH HAS BEEN BACKFILLED, HYDROSTATIC TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST 2000 FT (MAX.).
  - AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO THE OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
  - ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE DEPARTMENT OF TECHNICAL SERVICES.
  - HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
  - FOR THE PRESSURE TEST, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
  - IF LEAKAGE IN SYSTEM IS OBSERVED, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.
  - THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
  - 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.
  - 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.
  - THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A OR OF THE EMPLOYMENT UNDER SECTION 2208(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.
  - THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE.
  - THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION), FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
  - THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
  - FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
  - THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
  - FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
  - THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF CORTLANDT.
  - ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT OF TECHNICAL SERVICES PRIOR TO BACKFILLING, BEDDING, PIPE ZONE, AND TRENCH BACKFILL MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
- | Sieve designation | % passing |
|-------------------|-----------|
| 1/2"              | 100%      |
| No. 40            | 0-70%     |
| No. 200           | 0-10%     |
- THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
  - INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
  - ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
  - PRIOR TO THE BACKFILLING OF ANY WATER LINES AND COMPONENTS, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.

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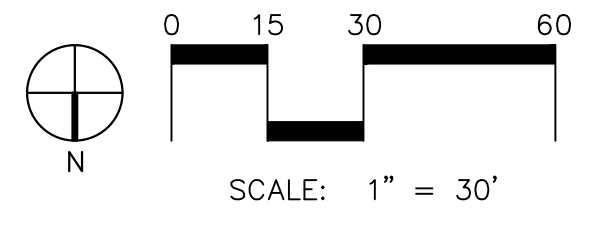
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DRAWING TITLE:

## WATER MAIN PLAN

STATE OF NEW YORK  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF PARKS, RECREATION AND HISTORIC PRESERVATION

DRAWN BY: RCC  
PROJECT NO.: 812  
DATE: 11/30/23  
DRAWING NO.: SP-2.2

CHECKED BY: MSG  
DATE: 11/30/23

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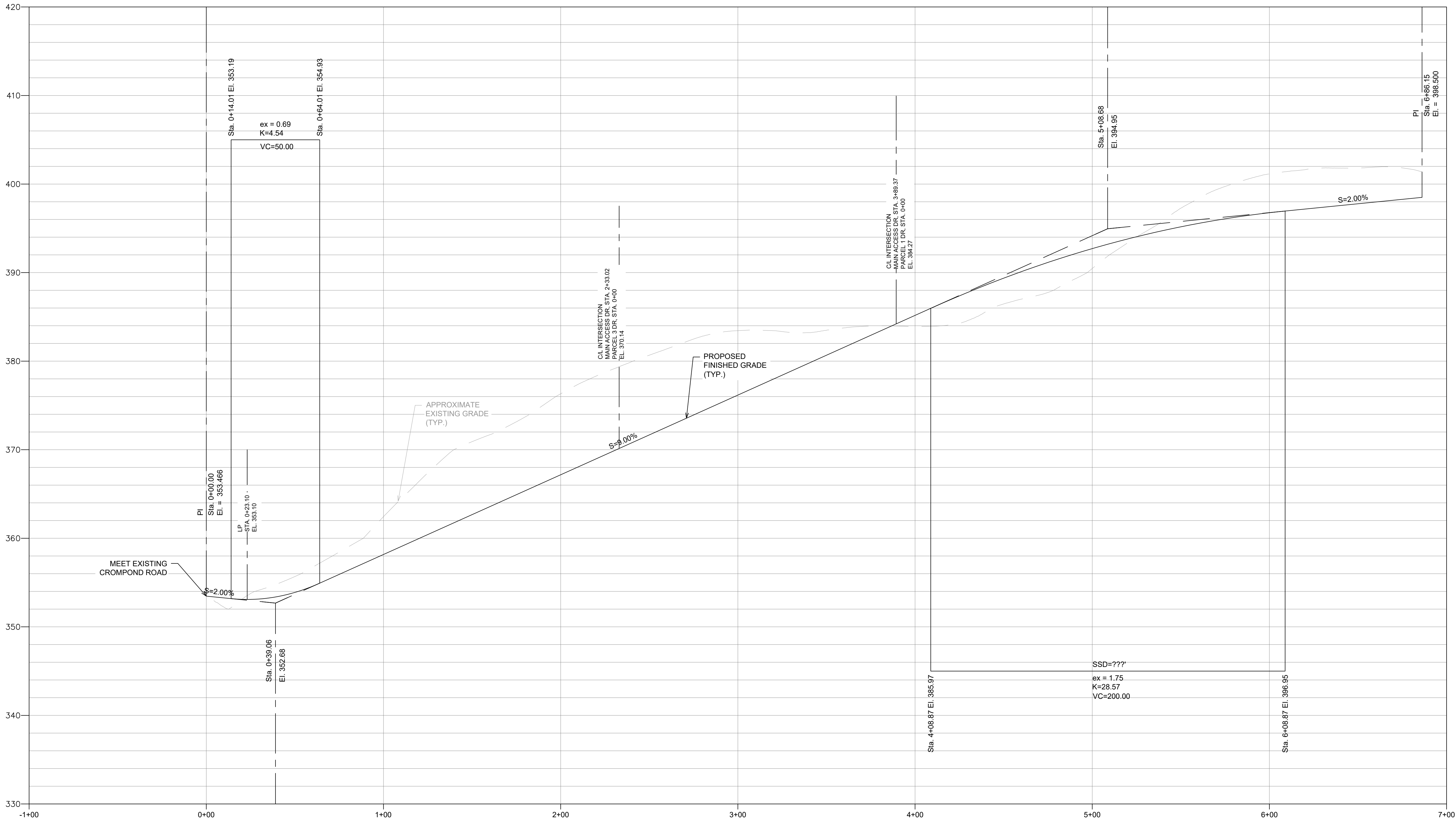
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ELMSFORD, NY, 10523

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

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DANIEL T. MERRITTS, PLS  
394 BEDFORD ROAD  
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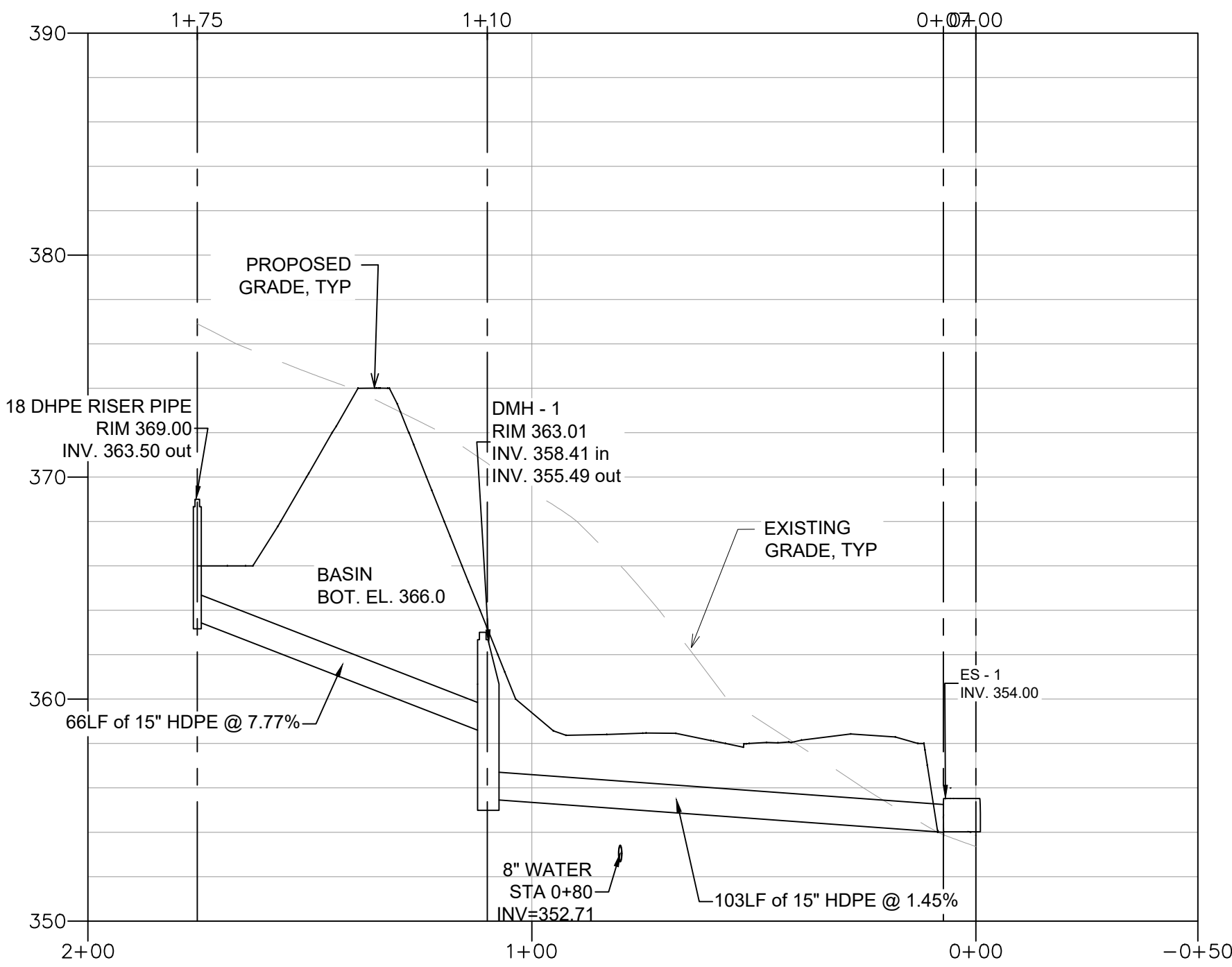
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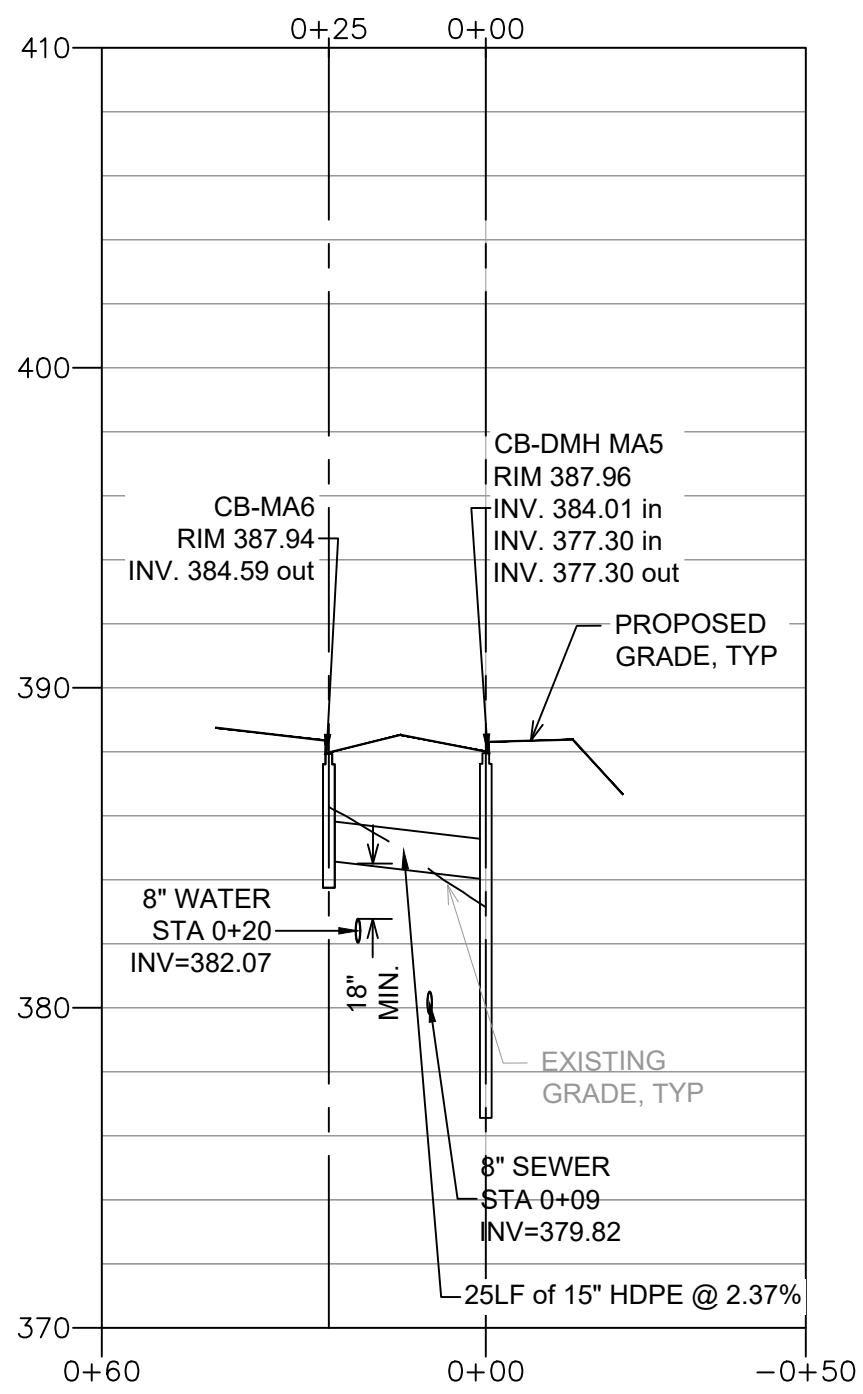
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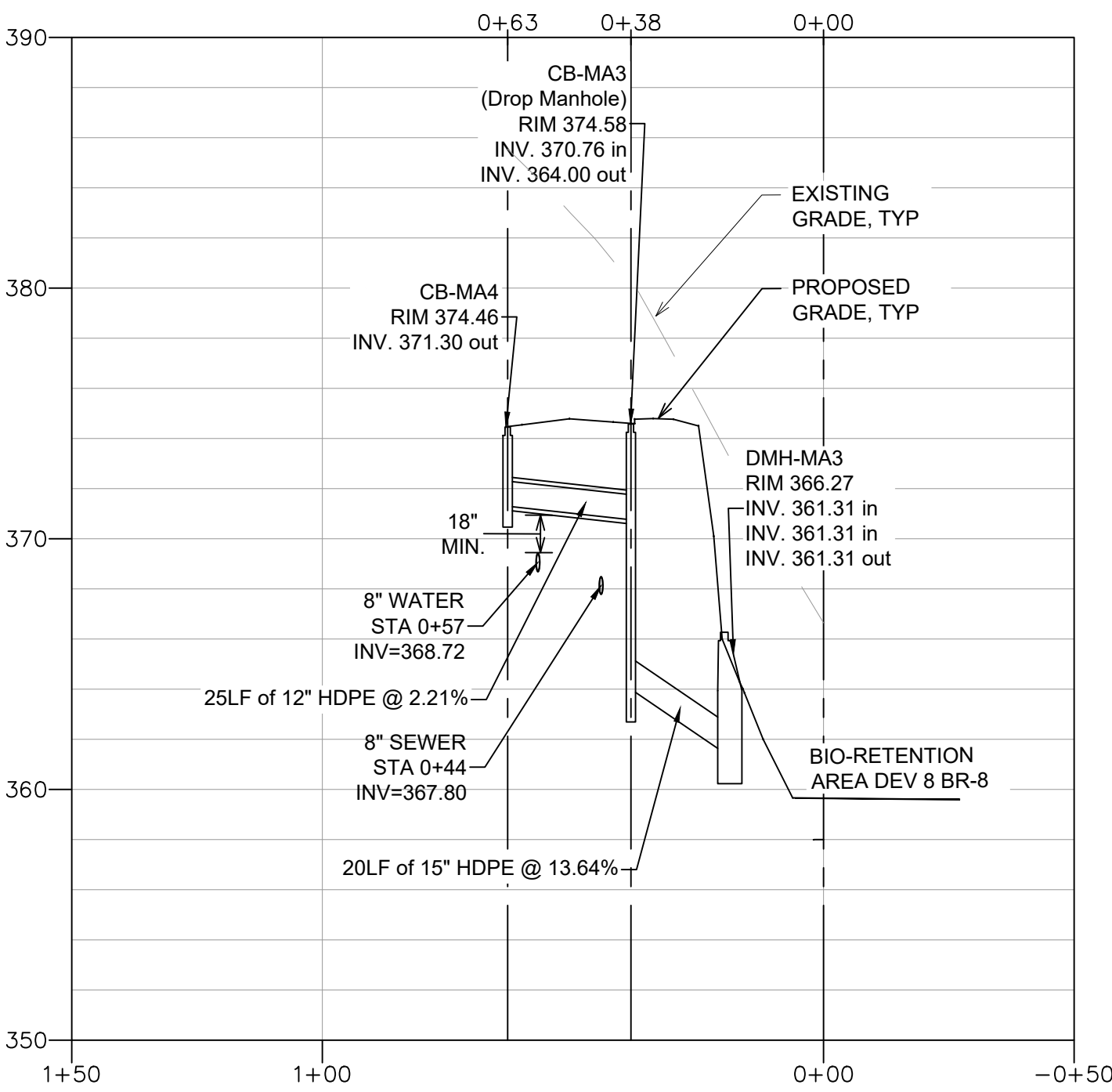
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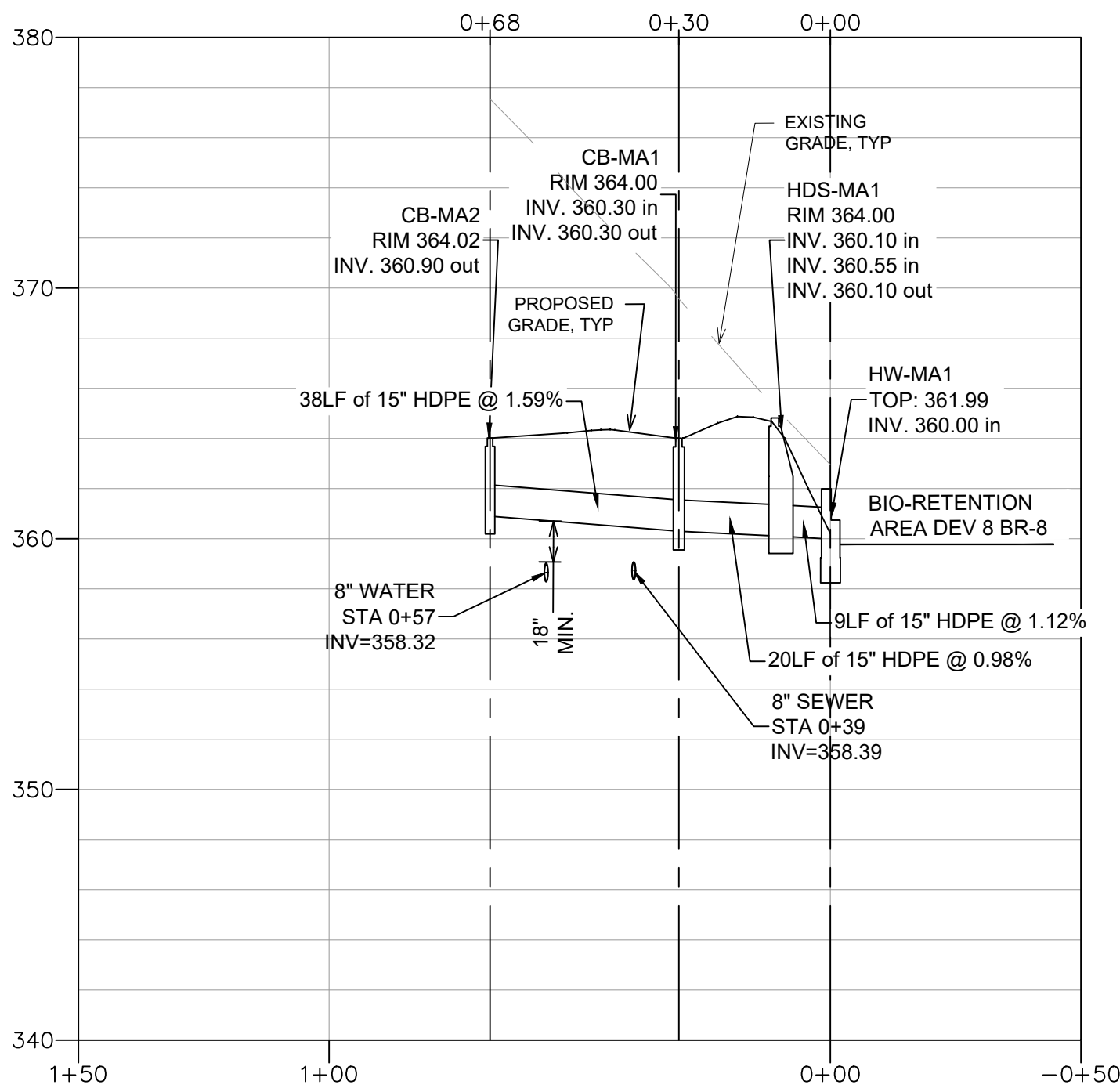
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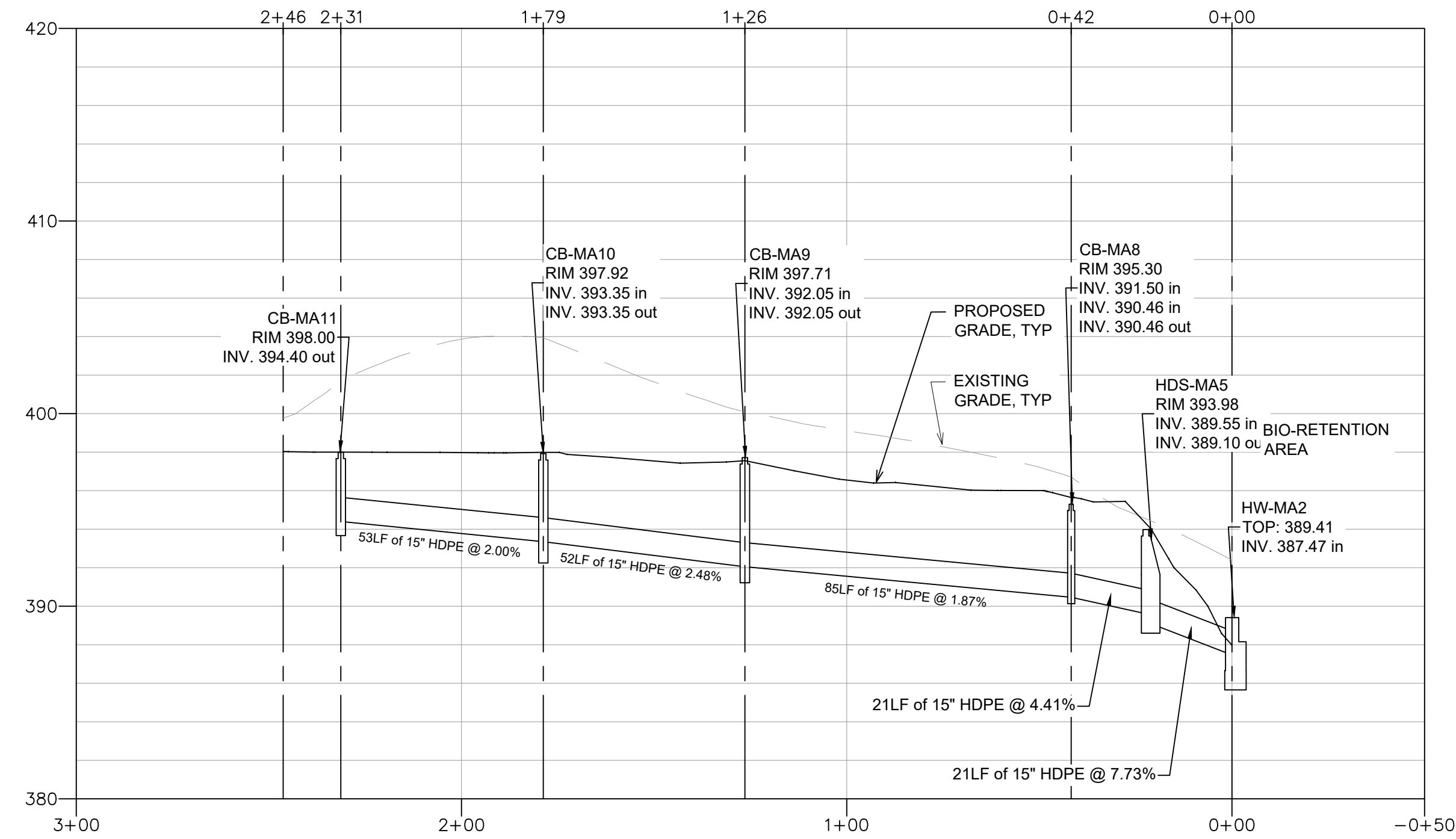
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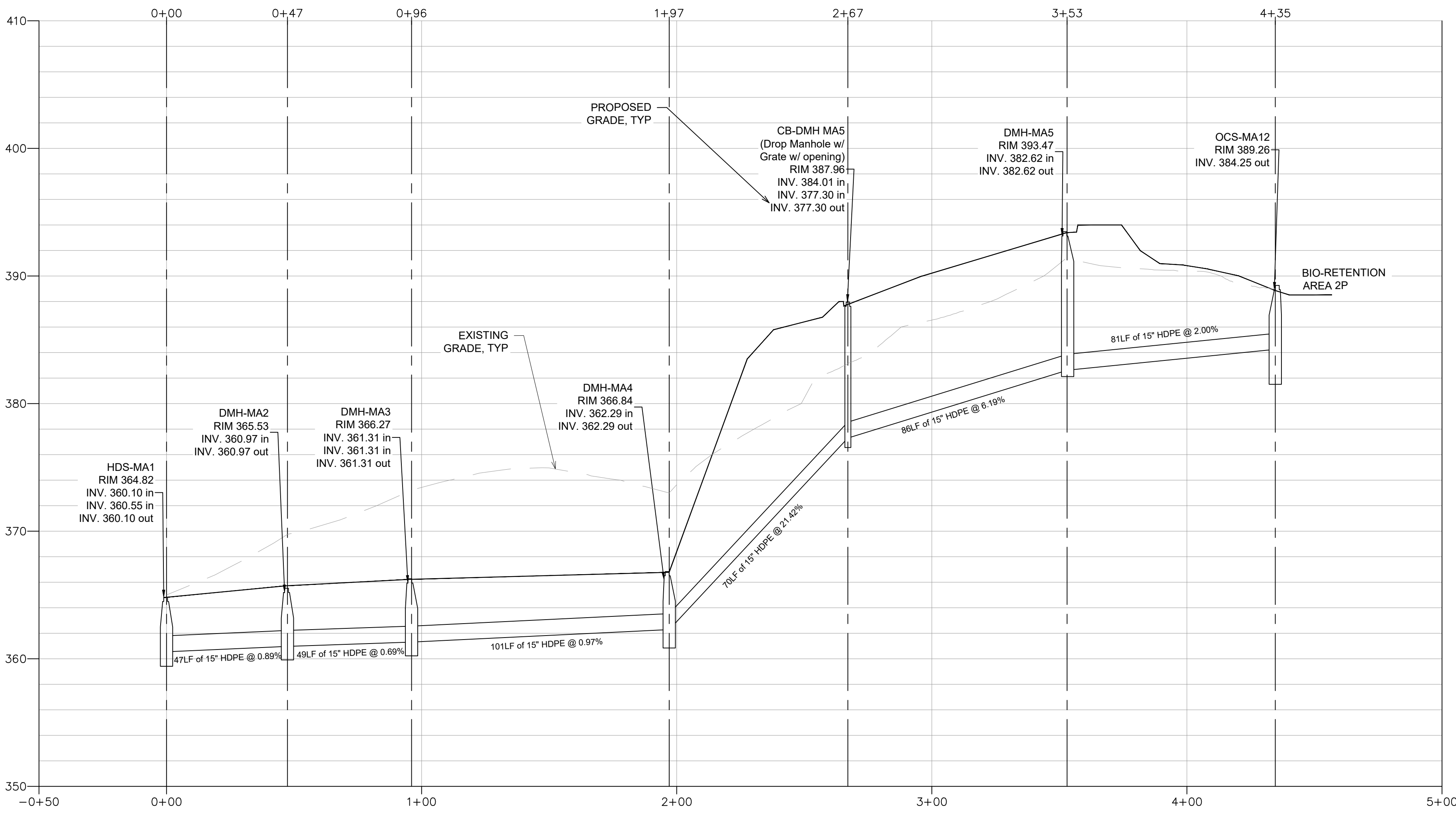
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STORM: HW-MA1 (MAIN ACC DR)



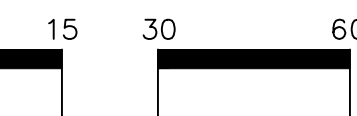
STORM PROFILE: HW-MA2



STORM PROFILE: HW-MA1



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STORM  
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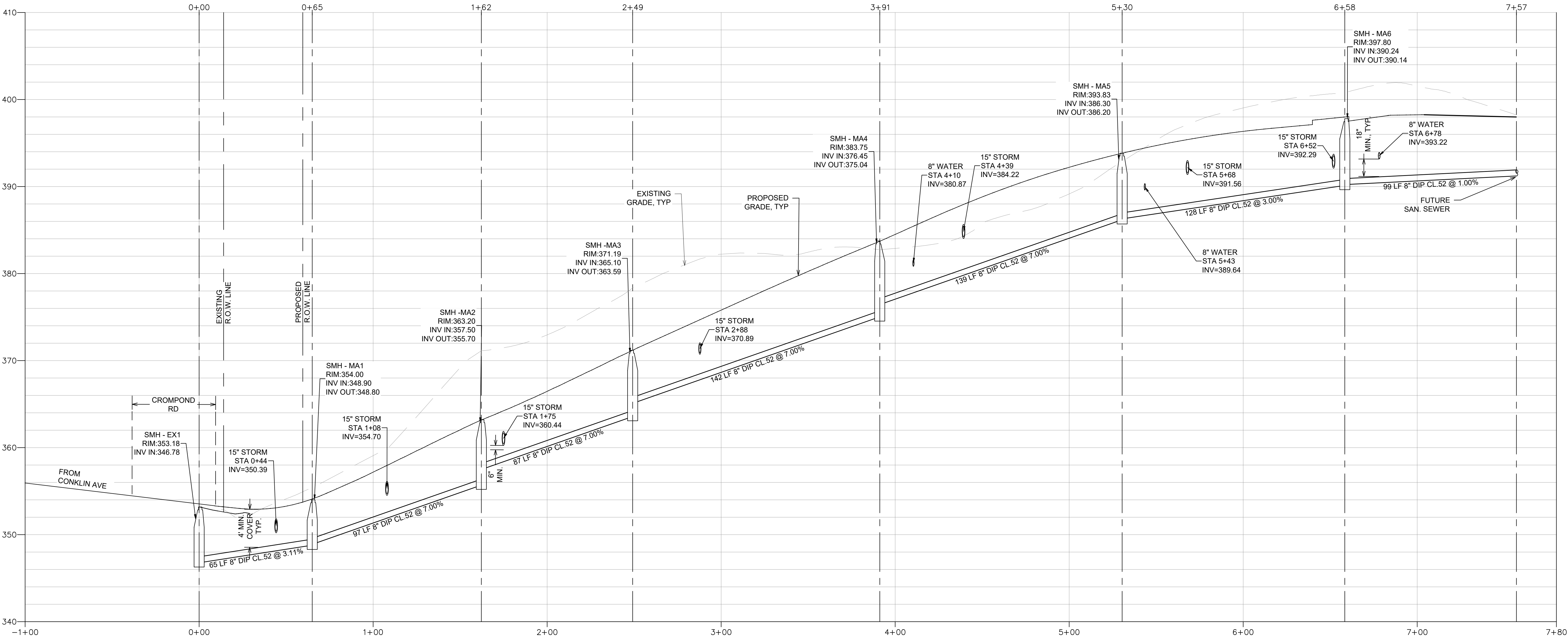
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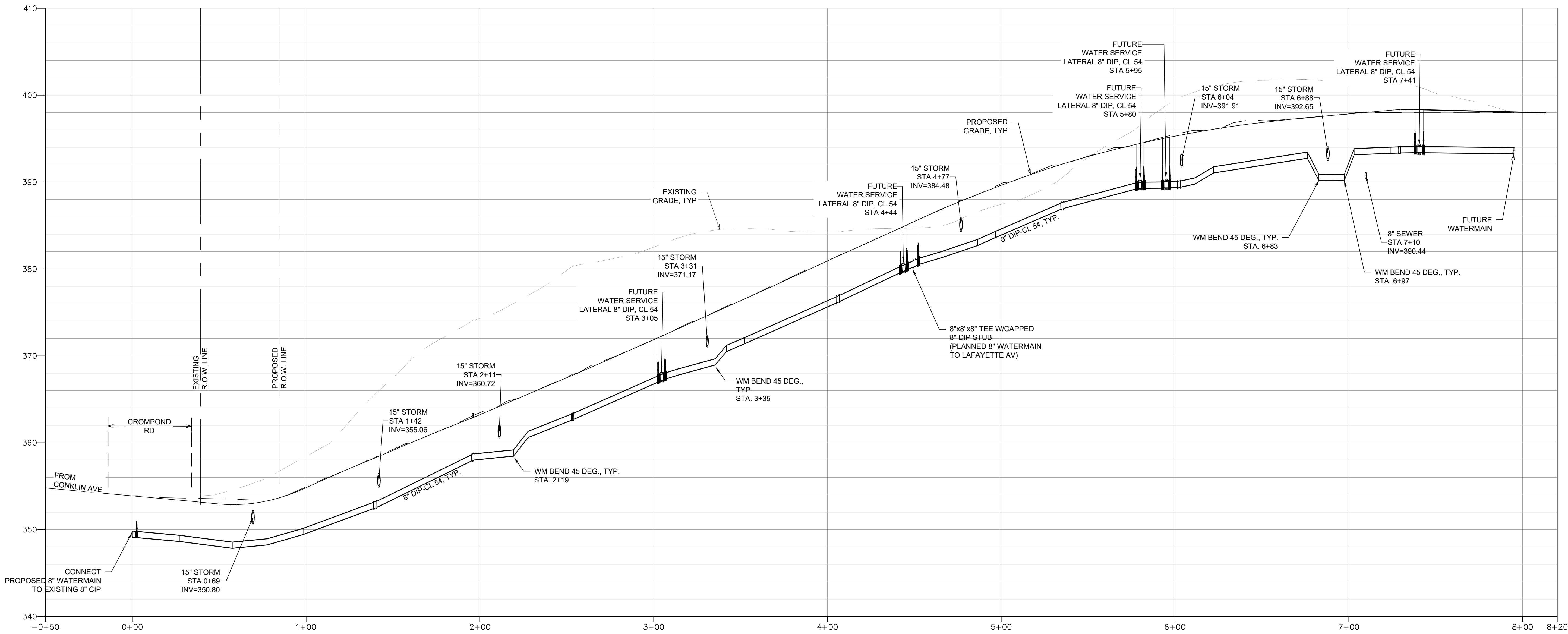
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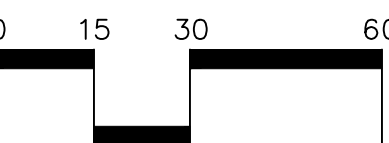
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WATER  
PROFILES



DRAWN BY: RC/HV  
PROJECT NO.: 812  
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DRAWING NO.:

SP-3.3

EXPIRES 7/31/26















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

MSE STRUCTURE SHOP DRAWINGS PREPARED FOR

# EVERGREEN MANOR RETAINING WALL

CORTLANDT, NEW YORK

MSE WALL SYSTEM:  
TENSAR MESA@ RETAINING WALL SYSTEM



SOIL REINFORCEMENT TYPE:  
TENSAR UNIAXIAL STRUCTURAL GEOGRID

FACING TYPE:  
MESA@ SEGMENTAL BLOCK

## SHEET INDEX

| NO. | SHEET TITLE                          |
|-----|--------------------------------------|
| 1   | Cover Page                           |
| 2   | Design and Construction Requirements |
| 3   | Plan View                            |
| 4   | Elevation Views (1 & 2 of 4)         |
| 5   | Elevation Views (3 & 4 of 4)         |
| 6   | Typical Section                      |
| 7   | Typical Details (1 of 3)             |
| 8   | Typical Details (2 of 3)             |
| 9   | Typical Details (3 of 3)             |

Drawings prepared under the direct supervision of:  
ROBERT C. JOHNSON, JR., PE NO. 101643  
SUBMATRIX LLC  
303 PERIMETER CENTER N, SUITE 300  
ATLANTA, GA 30346



SEAL APPLIES TO ALL SHEETS WITHIN INDEX

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

ARCHITECT (MASTER PLAN)

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

LAND USE ATTORNEY

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

SURVEYOR

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

WETLANDS CONSULTANT

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

### 1. PROJECT DESCRIPTION

- PROJECT NAME: EVERGREEN MANOR RETAINING WALL.
- THE PROJECT CONSISTS OF ONE MECHANICALLY STABILIZED EARTH (MSE) WALL USING THE TENSAR MESA@ RETAINING WALL SYSTEM. THE RETAINING WALL SYSTEM CONSISTS OF SEGMENTAL CONCRETE BLOCKS, HAVING DIMENSIONS OF 17x14x11x10, TENSAR STANDARD CONNECTORS, 8 OZ. NONWOVEN ACRYL MESH CLASS 1 GEOTEXTILE, AND TENSAR UNIAXIAL STRUCTURAL GEOGRID REINFORCEMENT. THE SYSTEM IS DESIGNED AS A MSE WALL IN ACCORDANCE WITH THE DESIGN REFERENCES.
- SUBMATRIX LLC ("SUBMATRIX") HAS PREPARED THE DESIGN SUBMITTAL FOR V.S. CONSTRUCTION CORPORATION ("CLIENT") UNDER CONTRACT.

### 2. DESIGN CRITERIA

- DESIGN REFERENCES (LISTED IN ORDER OF PRECEDENCE):
  - 2.1.1 "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", NATIONAL CONCRETE MASONRY ASSOCIATION, 3<sup>RD</sup> EDITION.
  - 2.1.2 MECHANICALLY STABILIZED EARTH WALLS AND REINFORCED SOIL, SLOPES, DESIGN & CONSTRUCTION GUIDELINES, U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FHWA-NH-00-043.
- SOIL PROPERTIES
  - 2.2.1 THE SOIL PROPERTIES LISTED BELOW HAVE BEEN ASSUMED AND SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR APPROPRIATENESS. THE MOST UNIT WEIGHT ARE MAXIMUM VALUES AND SHALL BE NO LESS THAN 5% FROM THE LISTED VALUES. THE EFFECTIVE FRICTION ANGLE AND COHESION ARE MINIMUM VALUES.

| SOIL ZONE  | WEIGHT (PCF) | EFFECTIVE FRICTION ANGLE (DEGREES) | EFFECTIVE COHESION (PSF) |
|------------|--------------|------------------------------------|--------------------------|
| REINFORCED | 125          | 34                                 | 0                        |
| RETAINED   | 120          | 30                                 | 0                        |
| FOUNDATION | 130          | 31                                 | 0                        |

### 3. GEOGRID REINFORCEMENT:

| GEOGRID TYPE | T <sub>ult</sub> (LB/FT) | R <sub>fr</sub> | R <sub>fr</sub> | R <sub>fr</sub> | T <sub>u</sub> (LB/FT) |
|--------------|--------------------------|-----------------|-----------------|-----------------|------------------------|
| UX1400MSE    | 550                      | 2.55            | 1.10            | 1.00            | 1705                   |

T<sub>ult</sub>: ULTIMATE TENSILE STRENGTH  
R<sub>fr</sub>: CREEP REDUCTION FACTOR  
R<sub>fr</sub>: INSTALLATION DAMAGE REDUCTION FACTOR  
T<sub>u</sub>: LONG-TERM ALLOWABLE DESIGN TENSILE STRENGTH

- 1.5.0.1-GEOGRID INTERACTION COEFFICIENT (PULLOUT) C = 0.80
- 1.5.0.2-GEOGRID INTERACTION COEFFICIENT (SLIDING) C<sub>s</sub> = 0.80
- 1.5.1-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
- 1.5.2-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
- 1.5.3-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
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- 1.5.5-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
- 1.5.6-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
- 1.5.7-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
- 1.5.8-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0
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- 1.5.100-GEOGRID COVERAGE RATIO, C<sub>r</sub> = 1.0

- 2.4. LOADING CONDITIONS
  - 2.4.1. VEHICULAR LIVE LOAD SURCHARGE = 250 PSF
- 2.5. HYDROSTATIC PARAMETERS
  - 2.5.1. THE MSE STRUCTURES WERE DESIGNED ASSUMING NO HYDROSTATIC FORCES WITHIN THE REINFORCED/RETAINED SOIL ZONES. THE GEOTECHNICAL REPORT, REFERENCED IN NOTE 6.2.2 INDICATES A SHALLOW GROUNDWATER TABLE. ADDITIONAL SOIL EXPLORATIONS ARE RECOMMENDED WITHIN THE VICINITY OF THE RETAINING WALL TO CONFIRM THE ELEVATION OF THE GROUNDWATER TABLE AND VALIDATE THE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION ZONES.
- 2.6. BEARING CAPACITY
  - 2.6.1. THE MAXIMUM UNFACTORED APPLIED BEARING PRESSURE BENEATH THE BASE OF THE MSE STRUCTURE IS 2.820 PSF. THE PROJECT GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING THAT THE FOUNDATION SOILS CAN SAFELY SUPPORT THE MSE STRUCTURE.
- 2.7. SETTLEMENT
  - 2.7.1. TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER. THE MSE STRUCTURE CAN ACCOMMODATE DIFFERENTIAL SETTLEMENT OF UP TO 1/200 (UNTILLESS ALONG THE WALL FACE).

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

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

| SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| No. 4      | 100             |
| No. 10     | 85              |
| No. 20     | 65              |

- 3.1.3. RETAINED BACKFILL SHALL HAVE A PLASTICITY INDEX LESS THAN 20 AND SHALL NOT CONTAIN SHALE, MICA, COPPER, SHEETITE, NORTONOLITE, OR OTHER SOFT PARTICLES OF POOR DURABILITY. THE SHEAR STRENGTH PROPERTIES LISTED IN 2.2.1 SHALL BE MET AND VERIFIED BY THE PROJECT ENGINEER.
- 3.1.4. CLOUSED STONE FILL INSTALLED BEHIND THE FACING UNITS AND FOR THE DRAINAGE BLANKET SHALL HAVE THE FOLLOWING GRADATION:

| SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| No. 4      | 100             |
| No. 10     | 90-100          |
| No. 20     | 65-100          |
| No. 40     | 0-10            |
| No. 60     | 0-5             |
| No. 200    | 0-2             |

- 3.2. GEOGRID REINFORCEMENT & CONNECTORS
  - 3.2.1. TENSAR UNIAXIAL STRUCTURAL GEOGRID REINFORCEMENT AND STANDARD CONNECTORS SHALL BE MANUFACTURED BY TENSAR INTERNATIONAL CORPORATION, MORRISON, GEORGIA, USA.
- 3.3. GEOTEXTILE
  - 3.3.1. GEOTEXTILE USED TO SEPARATE SEGMENTAL BLOCKS AND REINFORCED BACKFILL SHALL BE 8 OZ. NONWOVEN ACRYL MESH CLASS 1.

- 3.4. FACING MATERIAL
  - 3.4.1. MESA@ SEGMENTAL BLOCK UNITS SHALL BE PRODUCED BY PALUMBO BLOCK CO., INC. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, CONFORM TO ASTM C1312, AND MAXIMUM ABSORPTION OF 6% BY WEIGHT.

4. INSTALLATION REQUIREMENTS
  - 4.1. ALL REQUIREMENTS DEFINED IN SECTIONS 2 AND 3 SHALL BE VERIFIED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.
  - 4.2. A COMPLETE SET OF APPROVED SHOP DRAWINGS SHALL BE ON-SITE AT ALL TIMES DURING ERECTION OF THE MSE STRUCTURE.
  - 4.3. INSTALLATION OF THE MSE STRUCTURE SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND QUALITY CONTROL MANUAL PROVIDED BY TENSAR OR ITS REPRESENTATIVE.
  - 4.4. FOUNDATION PREPARATION
    - 4.4.1. PRIOR TO THE CONSTRUCTION OF THE MSE STRUCTURE, THE FOUNDATION SHALL BE CLEARED AND GRUBBED FOR THE EXTENTS OF THE REINFORCED SOIL ZONE. ANY UNSUITABLE SOILS (HIGHLY PLASTIC SOILS, UNDOCUMENTED FILL, ORGANICS, ETC) SHALL BE OVER-EXCAVATED AND REPLACED WITH COMPACTED BACKFILL MATERIAL WITH PROPERTIES MATCHING OR EXCEEDING THE SHEAR STRENGTH REQUIREMENTS OF THOSE LISTED IN 2.2.1. THE PROJECT GEOTECHNICAL ENGINEER SHALL CONFIRM THAT THE FOUNDATION HAS BEEN PREPARED PROPERLY.
  - 4.5. MSE FACING
    - 4.5.1. THE CONTRACTOR IS RESPONSIBLE TO SURVEY AND LAYOUT THE MSE STRUCTURE FACING AS SHOWN HEREIN, AND IN ACCORDANCE WITH THE CONTRACT PLANS. STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45°.
    - 4.5.2. PLACE THE MESA UNIT WITH THE SIDES TOUCHING AND THE TEXTURED FACE OUTWARD. THE FIRST COURSE MUST BE ACCURATELY PLACED, CAREFULLY SPACED, AND LEVELLED TO FACILITATE CONSTRUCTION. STACK MESA UNITS IN A RUNNING BOND (VERTICAL JOINTS OFFSET ONE-HALF BLOCK EVERY BLOCK COURSE) CONFIGURATION. INSTALL MESA STANDARD CONNECTORS IN EVERY BLOCK TO ENGAGE ALL TIEH (LOWER PORTION OF CONNECTOR) IN LOWER BLOCK, AND ORIENTING PLAGE (UPPER PORTION OF CONNECTOR) FOR WALL BATTER STATED HEREIN. GRINDING AND/OR SHIMMING OF MESA BLOCKS MAY BE NECESSARY TO MAINTAIN FRONT-TO-BACK ALIGNMENT EVERY 50 FEET AND 4 FEET, RESPECTIVELY, TO MAINTAIN PROPER WALL CONFIGURATION.
    - 4.5.3. MESA CAPS SHALL BE PERMANENTLY SECURED TO THE MESA UNITS USING A CONSTRUCTION ADHESIVE APPROVED BY THE BLOCK MANUFACTURER.
  - 4.6. GEOGRID INSTALLATION
    - 4.6.1. GEOGRIDS SHALL BE INSTALLED AT THE LENGTHS AND LOCATIONS SHOWN HEREIN. CHANGES TO THE GEOGRID LAYOUT ARE NOT PERMISSIBLE WITHOUT THE WRITTEN CONSENT OF SUBMATRIX.

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

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

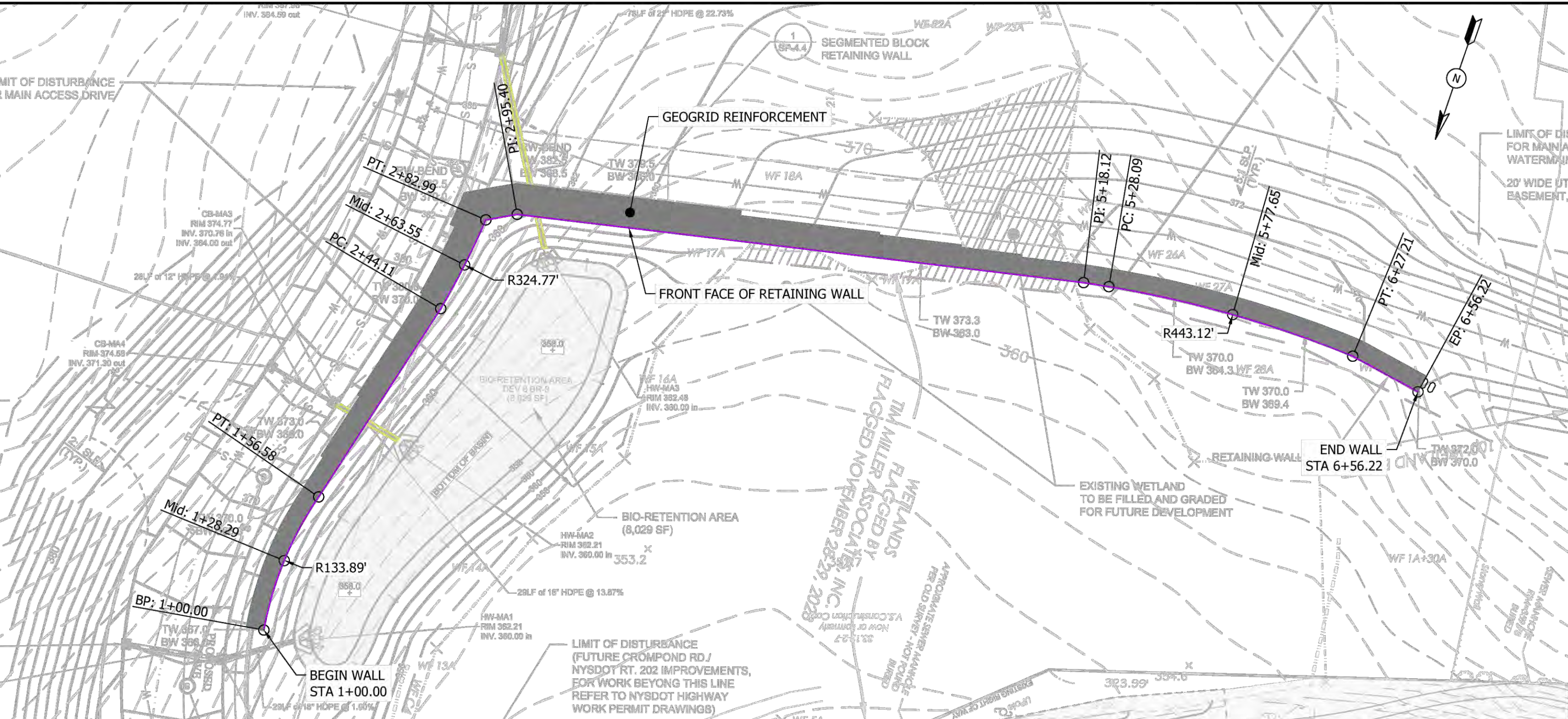
- 4.6.4. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON GEOGRID REINFORCEMENT. A MINIMUM BACKFILL THICKNESS OF 6" IS REQUIRED FOR OPERATION OF TRACKED EQUIPMENT OVER THE GEOGRID REINFORCEMENT. TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT DISPLACEMENT OF BACKFILL AND GEOGRID REINFORCEMENT. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOGRID REINFORCEMENT AT SPEEDS LESS THAN 10 MPH. SMOOTH BRAKING AND SHARP TURNING SHALL BE AVOIDED.
- 4.6.5. A MINIMUM OF 3" SOIL COVER SHALL BE PLACED BETWEEN OVERLAPPING GEOGRID REINFORCEMENT.

- 4.7. REINFORCED BACKFILL PLACEMENT
  - 4.7.1. BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 10" OR 6" IN UNCOMPACTED THICKNESS FOR HEAVY OR LIGHTWEIGHT COMPACTION EQUIPMENT, RESPECTIVELY. ONLY LIGHTWEIGHT EQUIPMENT IS PERMITTED WITHIN A 3' ZONE MEASURED FROM THE BACK OF WALL FACING.
  - 4.7.2. BACKFILL SHALL BE PLACED PERPENDICULAR TO THE GEOGRID REINFORCEMENT AND SPREAD FROM THE BACK OF THE WALL FACING TOWARDS THE TERMINAL ENDS OF THE GEOGRID REINFORCEMENT TO PROMOTE FURTHER TENSIONING.

- 4.7.3. BACKFILL SHALL BE PLACED AT A MOISTURE CONTENT NO GREATER THAN 2% WET AND NO LESS THAN 2% DRY OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY OR AS SPECIFIED BY THE PROJECT SPECIFICATIONS.
- 4.7.4. AT THE END OF EACH WORKDAY, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACING AND COMPACTED SMOOTH TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL. A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE CREST OF THE MSE STRUCTURE TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE MSE STRUCTURE. PLASTIC SHEETING MAY ALSO BE USED TO PROTECT THE BACKFILL SURFACE.

5. SPECIAL PROVISIONS
  - 5.1. THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PROPERTIES, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 2.
  - 5.2. WALL LAYOUTS SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.
  - 5.3. SUBMATRIX ASSUMES NO LIABILITY FOR INFORMATION SUPPLIED BY OTHERS, SUCH AS SITE PLAN, GRADING, GEOTECHNICAL DATA, OR GROUNDWATER DATA.
  - 5.4. IF ANY PROBABILISTIC ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE MSE STRUCTURES, CONTACT SUBMATRIX IMMEDIATELY AT 770-557-5015 AND THE OWNER'S REPRESENTATIVE.
  - 5.5. ANY REVISIONS TO THE DESIGN CRITERIA WILL REQUIRE DESIGN MODIFICATIONS PRIOR TO CONSTRUCTION.
  - 5.6. ALL NEWLY PLACED PIPES AND UTILITIES WITHIN 100' OF THE MSE STRUCTURE SHALL BE CONSTRUCTED WITH WATER-TIGHT JOINTS.
  - 5.7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING QUALITY ASSURING AND QUALITY CONTROL PROGRAMS THAT ENSURE THE CONSTRUCTION OF THE MSE STRUCTURE HAS BEEN PERFORMED IN ACCORDANCE WITH THESE DRAWINGS. SUBMATRIX IS NOT RESPONSIBLE FOR CERTIFYING THAT CONSTRUCTION HAS BEEN PERFORMED IN COMPLIANCE WITH THESE DRAWINGS.
  - 5.8. SUBMATRIX IS NOT RESPONSIBLE FOR HAVING PERSONNEL ON-SITE UNLESS SPECIFICALLY PROVIDED IN A WRITTEN CONTRACT SIGNED BY SUBMATRIX. ANY SUBMATRIX PERSONNEL ON-SITE DOES NOT HAVE THE AUTHORITY TO STOP OR START CONSTRUCTION OF THE MSE STRUCTURE OR ANY OTHER WORK.

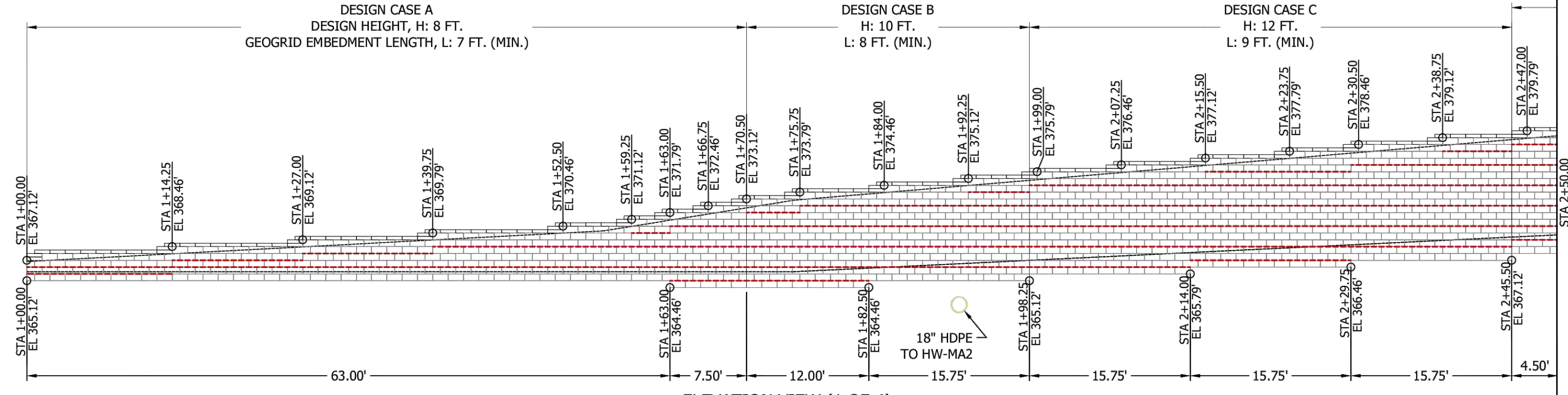
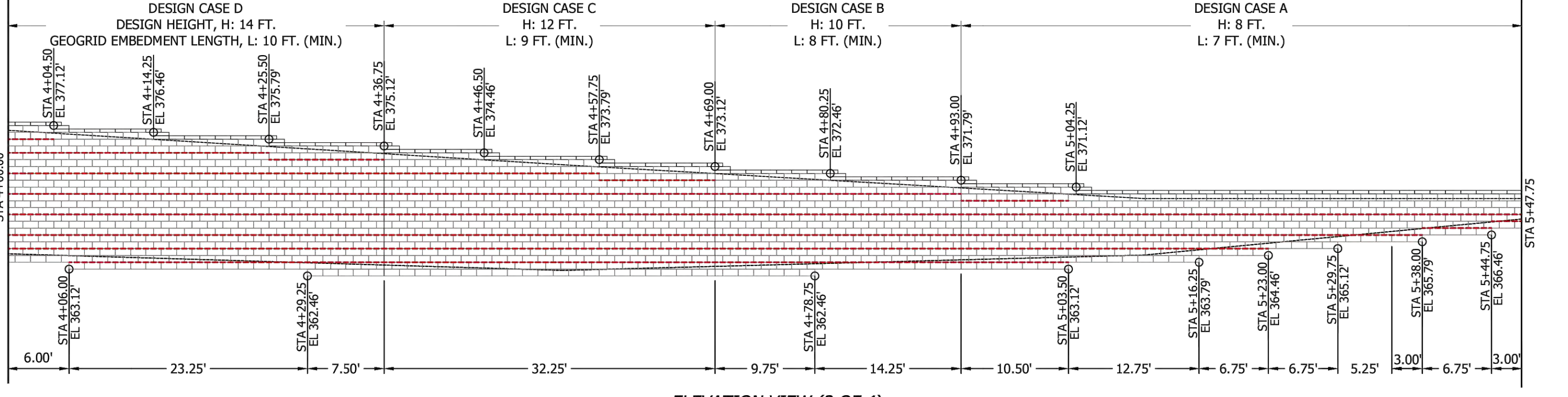
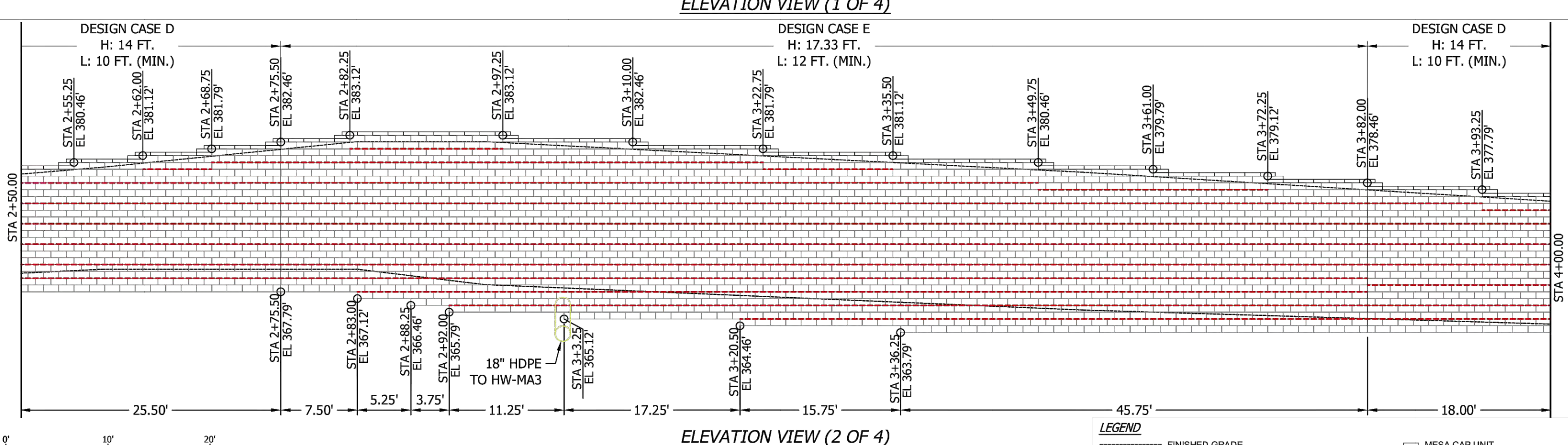
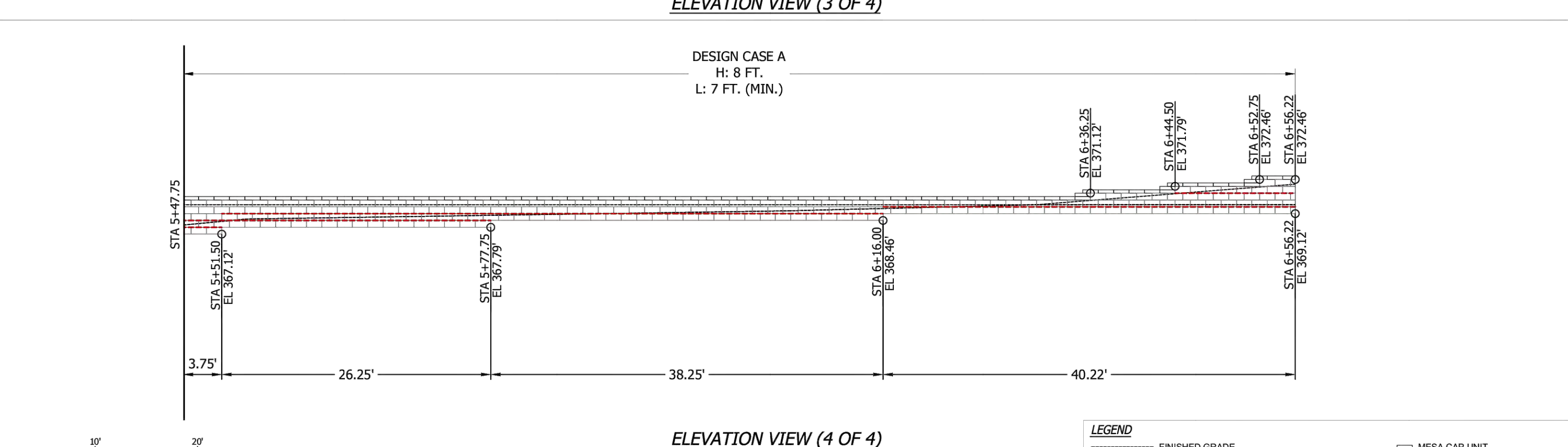
6. REFERENCES
  - 6.1. THE DESIGN CALCULATIONS PREPARED BY SUBMATRIX ARE SUBMITTED UNDER A SEPARATE COVER AND ARE DATED SEPTEMBER 24, 2024.
  - 6.2. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THE SHOP DRAWINGS AND CALCULATIONS:
    - 6.2.1. CONTRACT PLAN DRAWINGS NO. SP-2.0 AND SP-2.2, PREPARED BY DTS PROVIDENT ENGINEERING, LLP, LAST DATED SEPTEMBER 18, 2024 AND JULY 15, 2024, RESPECTIVELY.
    - 6.2.2. PRELIMINARY GEOTECHNICAL ENGINEERING LETTER REPORT, PREPARED BY LANGAN ENGINEERING, DATED SEPTEMBER 26, 2018.



- NOTES:
- THIS SHEET IS NOT INTENDED TO BE SCALED FROM.
  - PLAN VIEW BACKGROUND REFERENCE: DRAWING NO. SP-2.0, LAST DATED SEPTEMBER 18, 2024. ALL STATIONS AND OFFSETS ARE PROVIDED TO THE TOPMOST FACING UNIT COURSE. SUBSEQUENT COURSE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR USING AN OFFSET OF 1/16" PER COURSE FOR AN OVERALL BATTER OF 0.45° FROM VERTICAL.
  - WALL STATIONING, INCLUDING THE HORIZONTAL ALIGNMENT, HAS BEEN APPROXIMATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE WALL PRIOR TO CONSTRUCTION, INCLUDING VERIFICATION OF FINISHED GRADE ELEVATIONS.

| NO. | DATE | REVISION | BY | CUSTOMER: V.S. CONSTRUCTION CORPORATION                                                                                                                                                                                                               | PROJECT & SHEET TITLE:                                              | SHEET |
|-----|------|----------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------|
|     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.                                                                                                                                                                                                                  | EVERGREEN MANOR RETAINING WALL DESIGN AND CONSTRUCTION REQUIREMENTS | 2     |
|     |      |          |    | THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC. |                                                                     | 9     |

| NO. | DATE | REVISION | BY | CUSTOMER: V.S. CONSTRUCTION CORPORATION                                                                                                                                                                                                               | PROJECT & SHEET TITLE:                   | SHEET |
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|     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.                                                                                                                                                                                                                  | EVERGREEN MANOR RETAINING WALL PLAN VIEW | 3     |
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|     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.                                                                                                                                                                                                                  | EVERGREEN MANOR RETAINING WALL ELEVATION VIEWS (1 & 2 OF 4) | 4     |
|     |      |          |    | THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC. |                                                             | 9     |

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|     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.                                                                                                                                                                                                                  | EVERGREEN MANOR RETAINING WALL ELEVATION VIEWS (3 & 4 OF 4) | 5     |
|     |      |          |    | THIS DRAWING IS BEING FURNISHED FOR USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, MODIFIED, OR DISCLOSED TO OTHERS WITHOUT WRITTEN CONSENT OF SUBMATRIX LLC. |                                                             | 9     |



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| 2         | 04/22/24 | ISSUED FOR TOWN REVIEW |
| 3         | 09/17/24 | ISSUED FOR TOWN REVIEW |
| 4         | 09/12/25 | ISSUED FOR TOWN REVIEW |



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

EVERGREEN MANOR  
Town of CORTLANDT, New York

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

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ARCHITECT

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DTS Provident Design Engineering, LLP  
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White Plains, NY 10601

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100 CLEARBROOK ROAD  
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ZARIN & STEINMETZ  
81 MAIN STREET  
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SURVEYOR

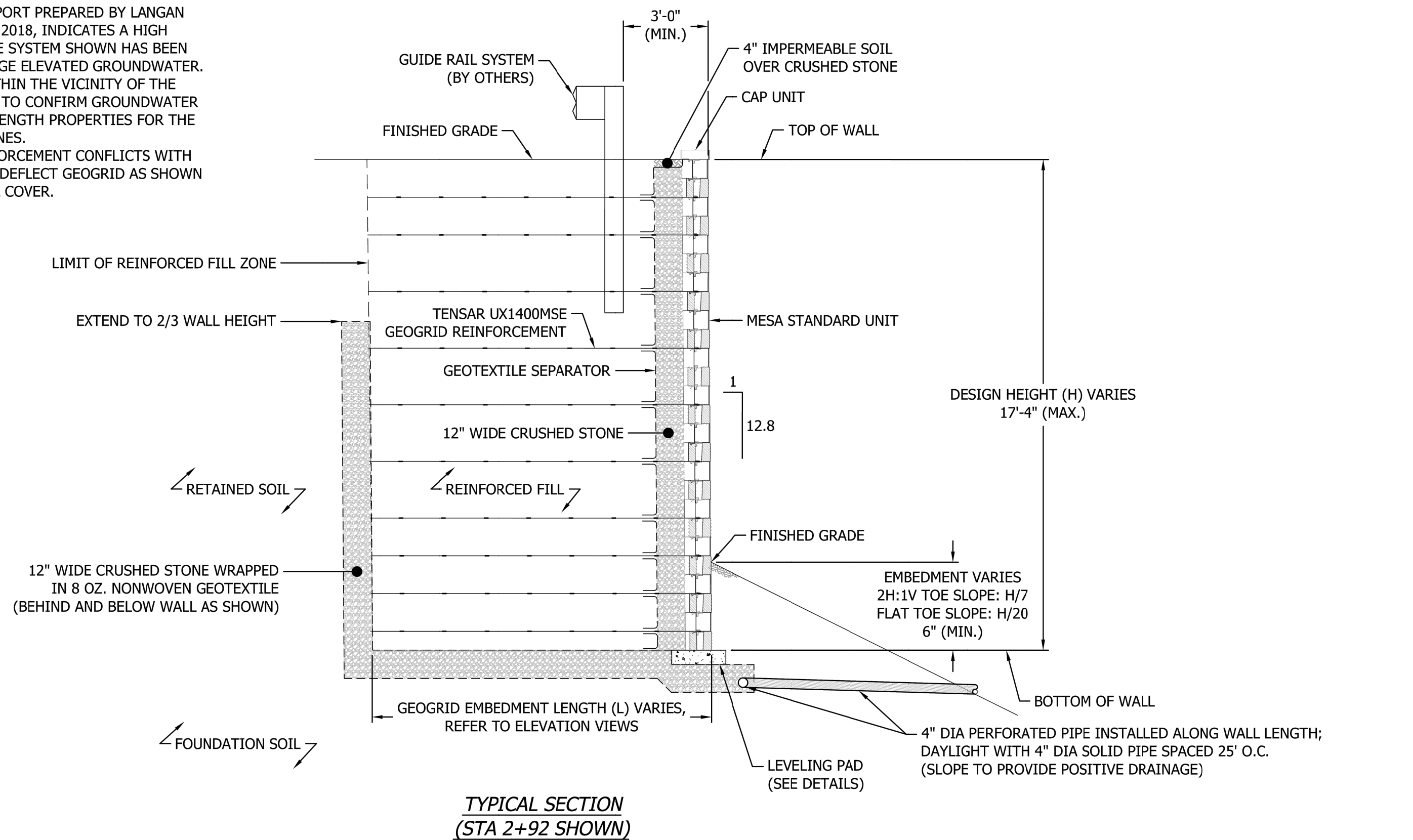
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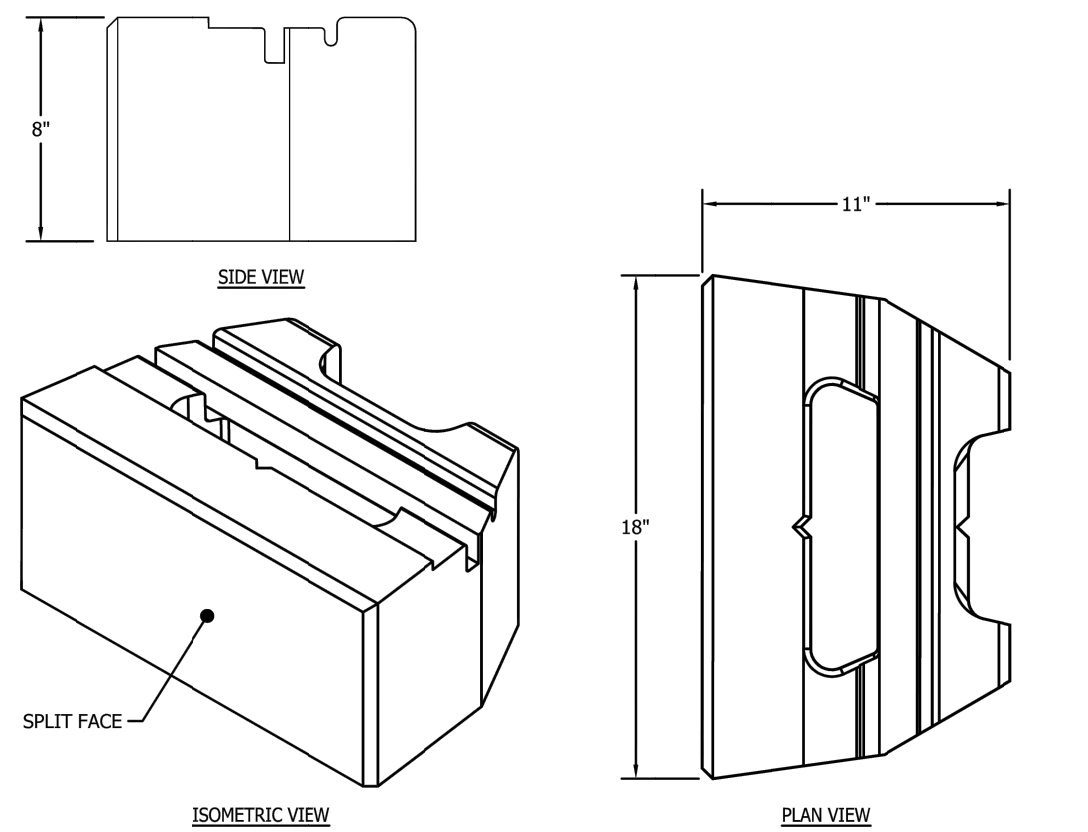
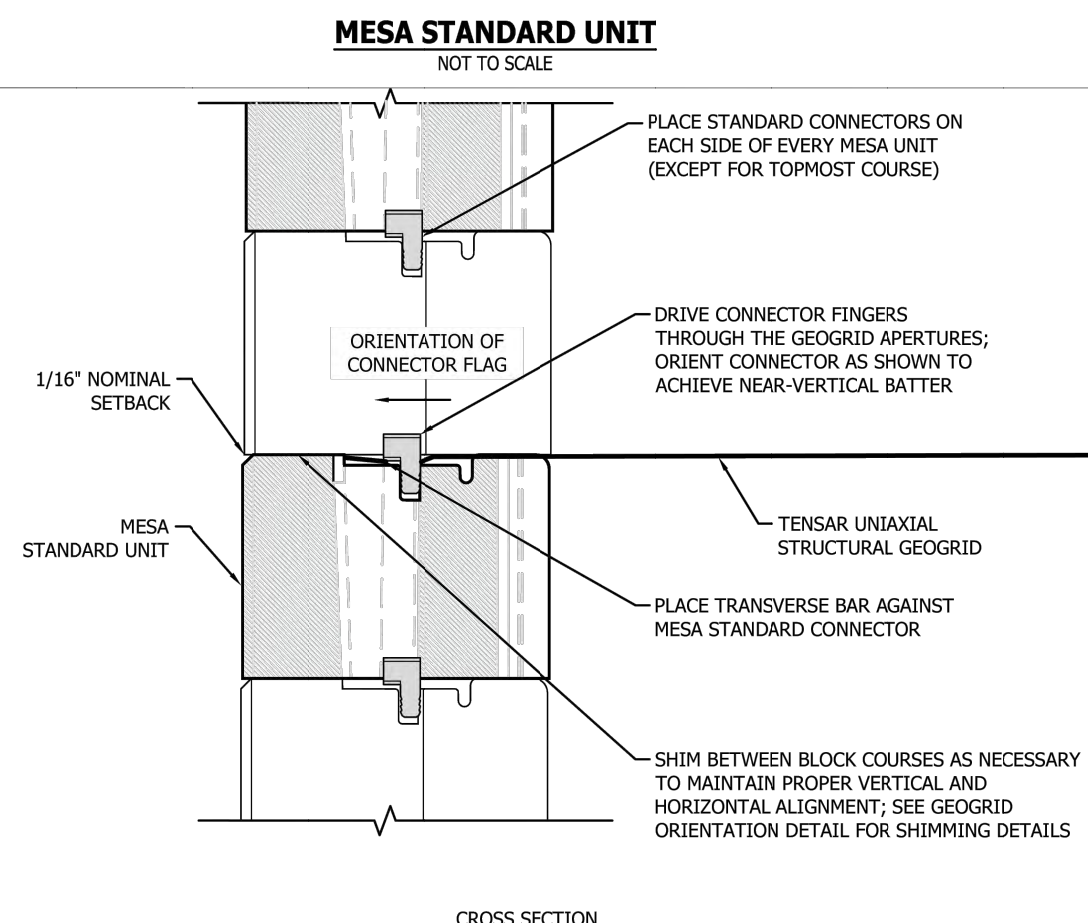
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NOTES:

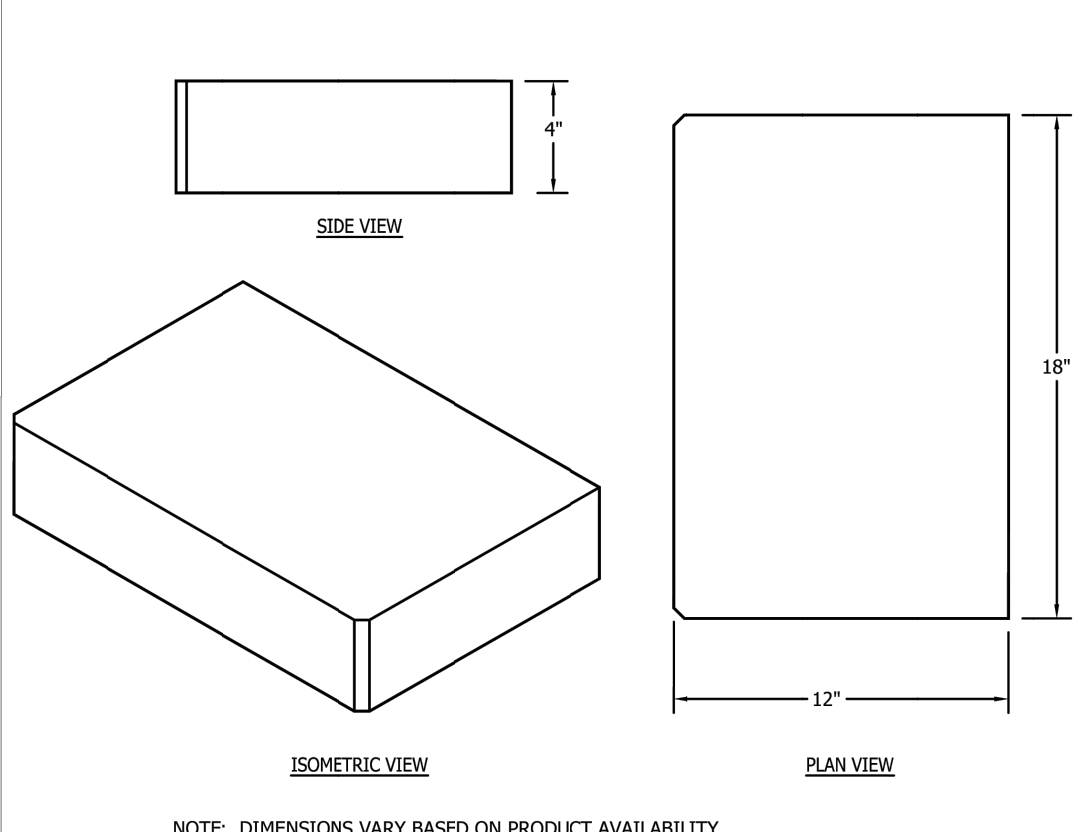
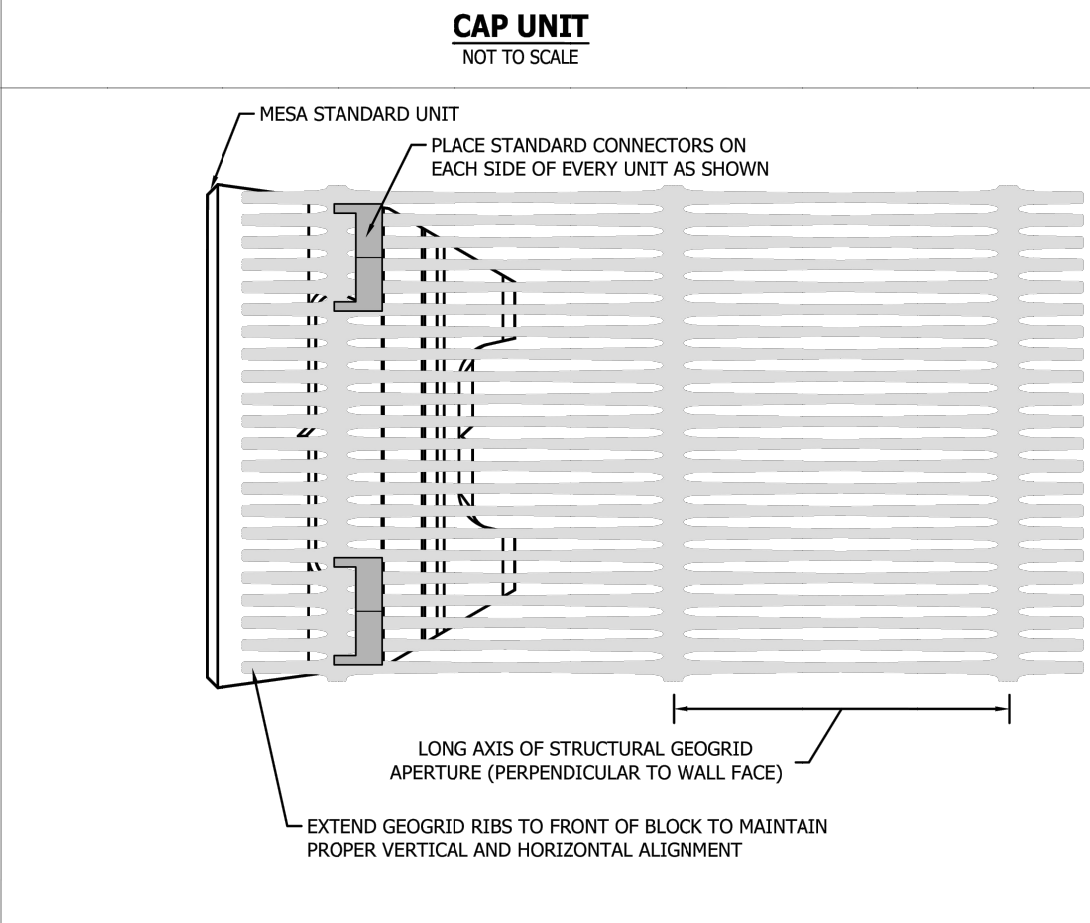
- THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LANGAN ENGINEERING, DATED SEPTEMBER 28, 2018, INDICATES A HIGH GROUNDWATER TABLE. THE DRAINAGE SYSTEM SHOWN HAS BEEN PROPOSED TO COLLECT AND DISCHARGE ELEVATED GROUNDWATER. ADDITIONAL SOIL EXPLORATIONS WITHIN THE VICINITY OF THE RETAINING WALL ARE RECOMMENDED TO CONFIRM GROUNDWATER ELEVATION AND VALIDATE SHEAR STRENGTH PROPERTIES FOR THE RETAINED AND FOUNDATION SOIL ZONES.
- REFER TO DETAILS IF GEGRID REINFORCEMENT CONFLICTS WITH PAVEMENT SECTION OR DRAIN PIPES. DEFLECT GEGRID AS SHOWN IN THE DETAILS AND PROVIDE 3" SOIL COVER.



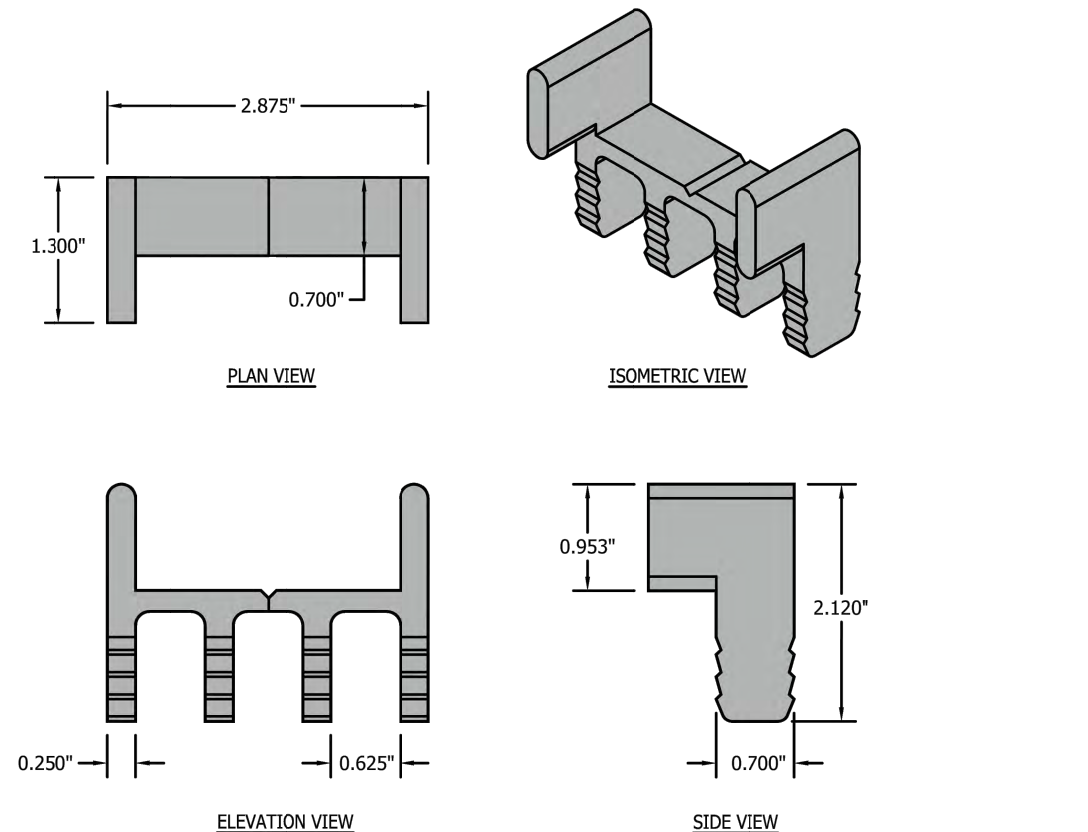
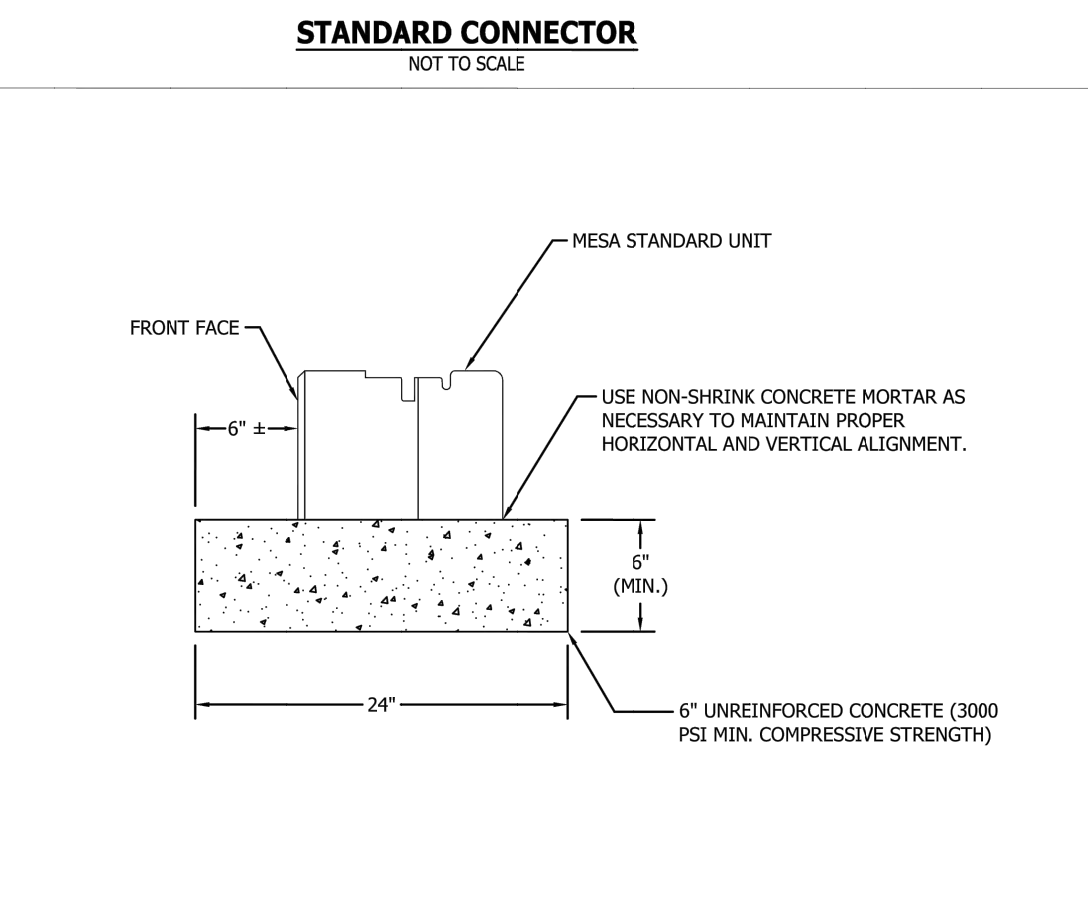
0' 4' 8'



GEOTEXTILE CONNECTION DETAIL (NEAR-VERTICAL 0.45°)



GEOTEXTILE ORIENTATION (STANDARD CONNECTOR)

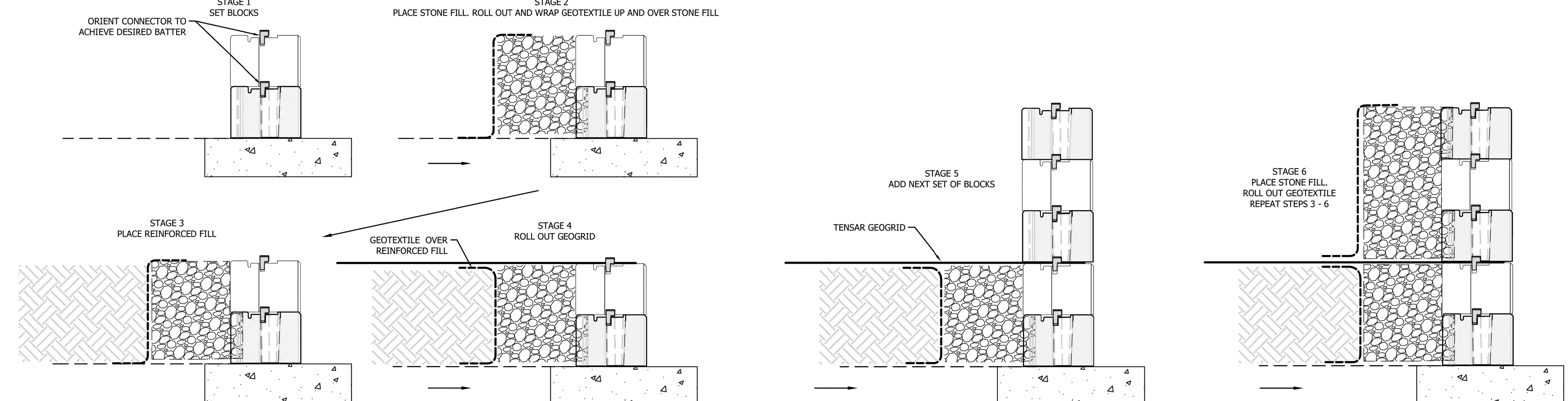


CONCRETE LEVELING PAD DETAIL

| submatrix.                                                                                                       | NO. | DATE | REVISION | BY | CUSTOMER: V.S. CONSTRUCTION CORPORATION | PROJECT & SHEET TITLE:                               | SHEET |
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|                                                                                                                  |     |      |          |    |                                         |                                                      |       |
| Submatrix LLC<br>303 Perimeter Center N, Suite 300<br>Atlanta, GA 30346   770-557-5015<br>PROJECT NO.: 269240001 |     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.    | EVERGREEN MANOR<br>RETAINING WALL<br>TYPICAL SECTION | 6     |
|                                                                                                                  |     |      |          |    |                                         |                                                      | OF    |
|                                                                                                                  |     |      |          |    |                                         |                                                      | 9     |

| submatrix.                                                                                                       | NO. | DATE | REVISION | BY | CUSTOMER: V.S. CONSTRUCTION CORPORATION | PROJECT & SHEET TITLE:                                        | SHEET |
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|                                                                                                                  |     |      |          |    |                                         |                                                               |       |
| Submatrix LLC<br>303 Perimeter Center N, Suite 300<br>Atlanta, GA 30346   770-557-5015<br>PROJECT NO.: 269240001 |     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.    | EVERGREEN MANOR<br>RETAINING WALL<br>TYPICAL DETAILS (1 OF 3) | 7     |
|                                                                                                                  |     |      |          |    |                                         |                                                               | OF    |
|                                                                                                                  |     |      |          |    |                                         |                                                               | 9     |

STAGES OF GEOTEXTILE LAYOUT:

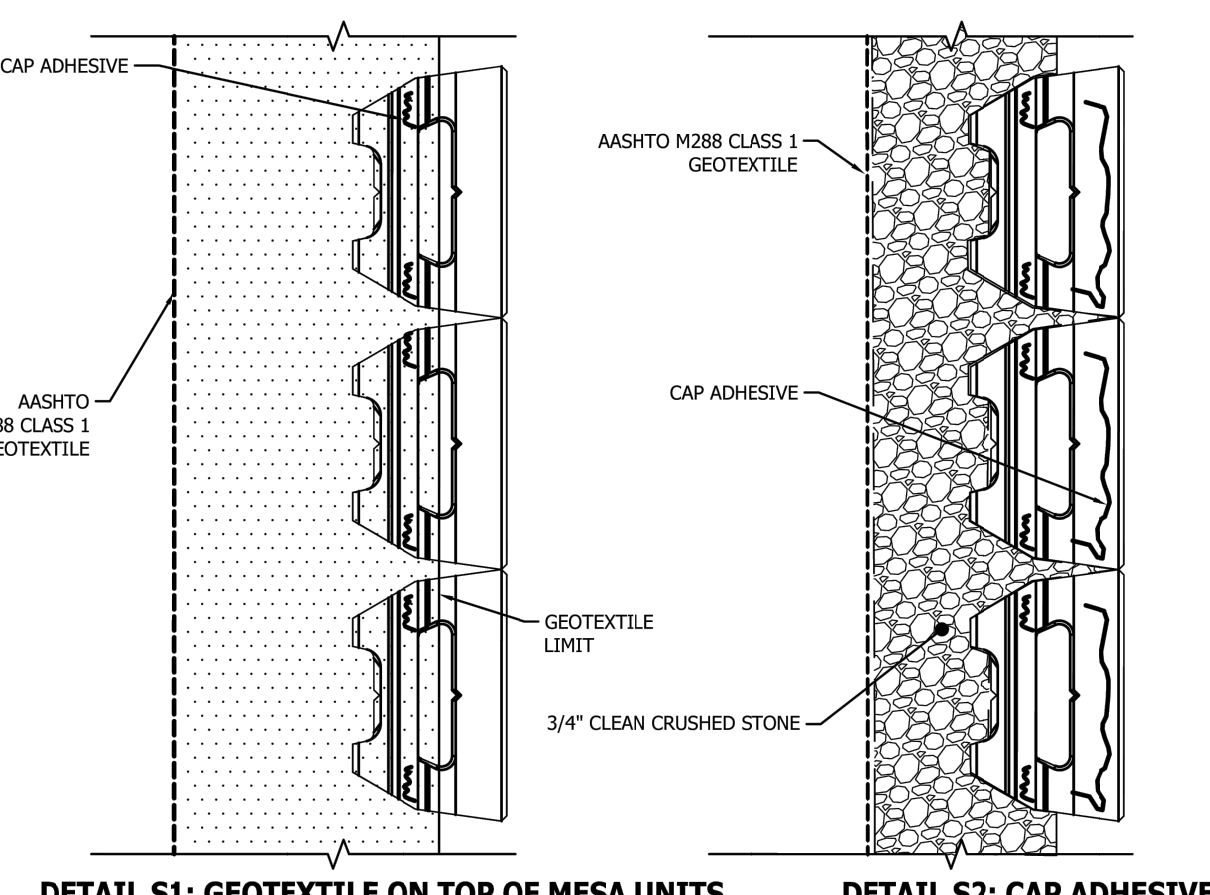


FABRIC SPECIFICATION

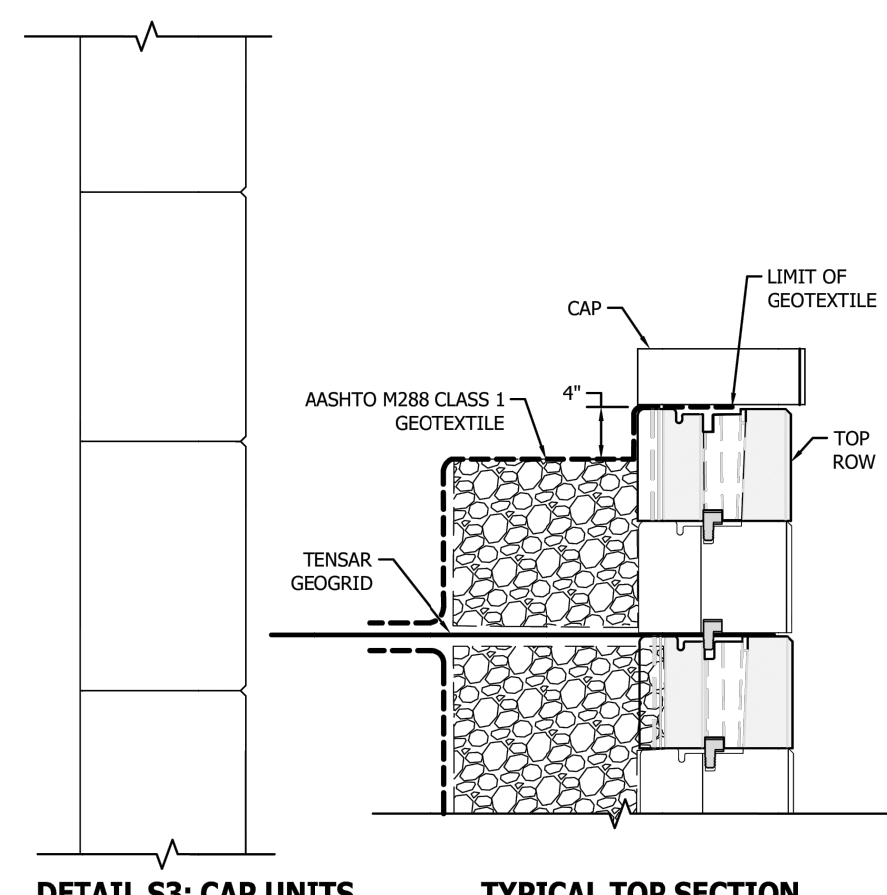
The geotextile separator shall be an eight (8) oz. per square yard nonwoven needle-punched AASHTO Class 1 fabric.  
Geotextile width required for the detail: 36 inch

INSTALLATION PROCEDURE

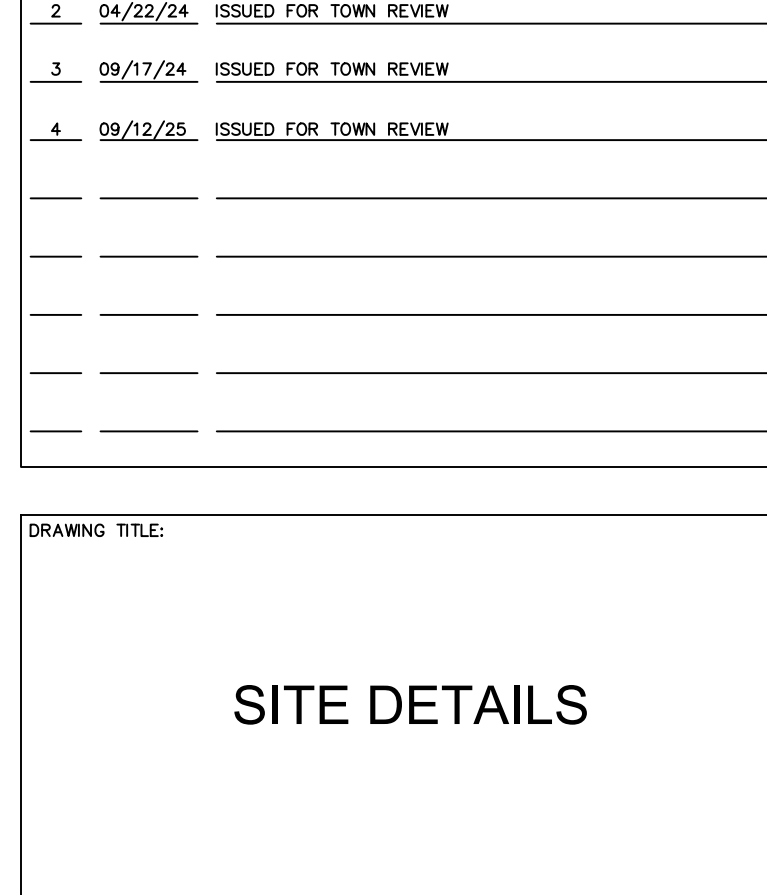
- Install each course of the Mesa facing units between the top of the last geogrid placed and the bottom the next layer of geogrid above as shown on the approved shop drawings. The facing units shall be aligned and leveled in accordance with installation guide.
- Prior to placing the select backfill, 3/4" clean crushed stone and geotextile fabric shall be installed. The geotextile shall be placed behind the units such that a minimum of six (6) inches of material is turned into the fill at the top and the bottom. The geotextile shall then be adjusted to present a relatively smooth surface.
- The select backfill shall then be placed and compacted in accordance with the approved shop drawings and project specifications.
- After the select backfill has been compacted and properly graded for the installation of the next layer of geogrid reinforcement, the geotextile on the top units shall be pulled back into the backfill.
- Install the geogrid reinforcement and repeat the process commencing with Step 1 above.
- After the last elevation layer of primary geogrid reinforcement has been placed, install the remaining courses of Mesa facing units in accordance with the details on the approved shop drawings.
- Prior to installation of cap unit, place a line of adhesive in the depressed area between the connector slot and the face of the unit per Detail S1.
- Place a line of adhesive along the top of the Mesa facing units just behind the face per Detail S2.
- Butt sides of cap units as shown in Detail S3.



DETAIL S1: GEOTEXTILE ON TOP OF MESA UNITS



DETAIL S2: CAP ADHESIVE



DETAIL S3: CAP UNITS

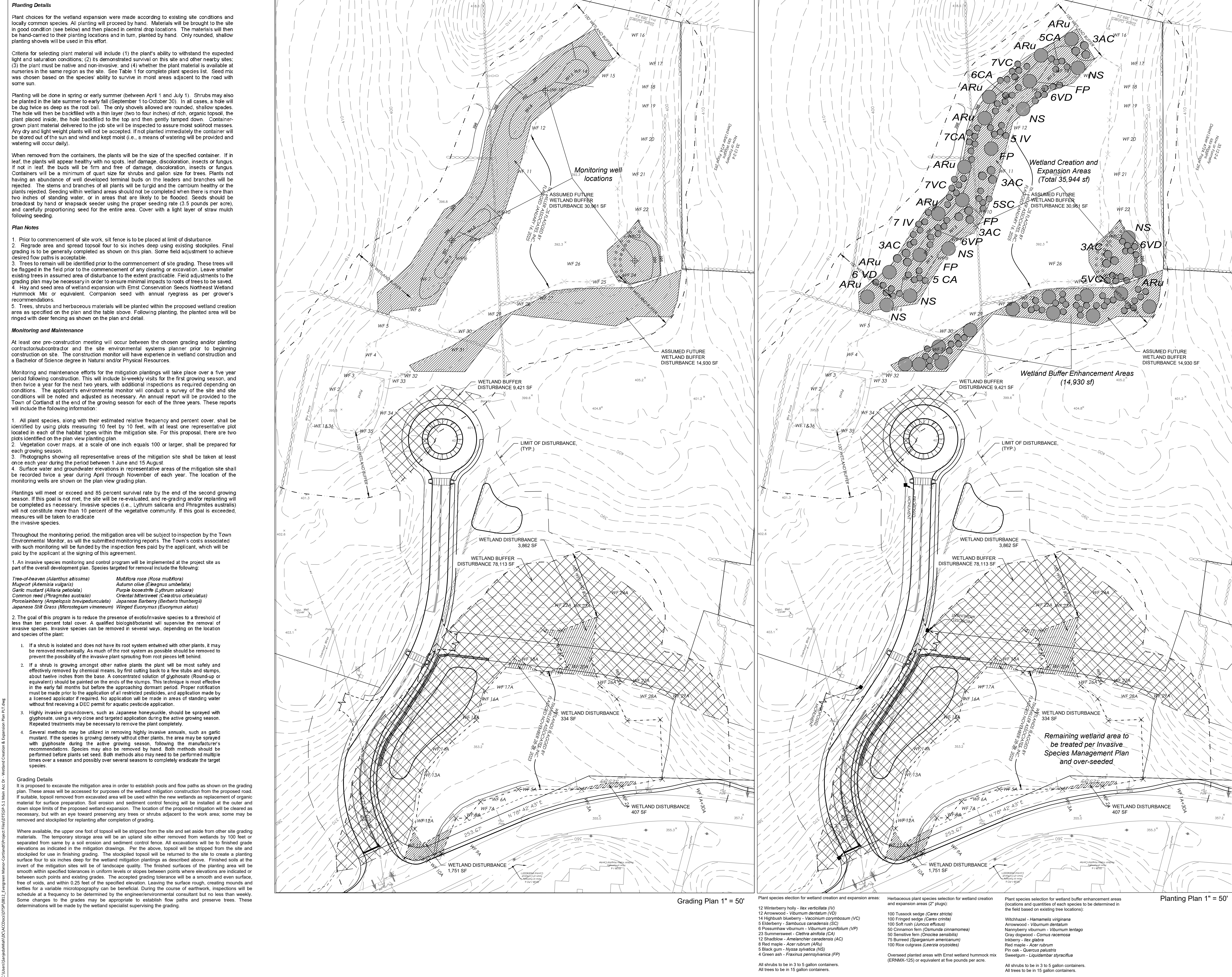
| submatrix.                                                                                                       | NO. | DATE | REVISION | BY | CUSTOMER: V.S. CONSTRUCTION CORPORATION | PROJECT & SHEET TITLE:                                        | SHEET |
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| Submatrix LLC<br>303 Perimeter Center N, Suite 300<br>Atlanta, GA 30346   770-557-5015<br>PROJECT NO.: 269240001 |     |      |          |    | MANUFACTURER: PALUMBO BLOCK CO, INC.    | EVERGREEN MANOR<br>RETAINING WALL<br>TYPICAL DETAILS (3 OF 3) | 9     |
|                                                                                                                  |     |      |          |    |                                         |                                                               | OF    |
|                                                                                                                  |     |      |          |    |                                         |                                                               | 9     |

SITE DETAILS

|                  |                 |
|------------------|-----------------|
| DRAWN BY: RC/HV  | CHECKED BY: MSG |
| PROJECT NO.: 812 | DATE: 10/20/23  |
| DRAWING NO.      |                 |

SP-4.5





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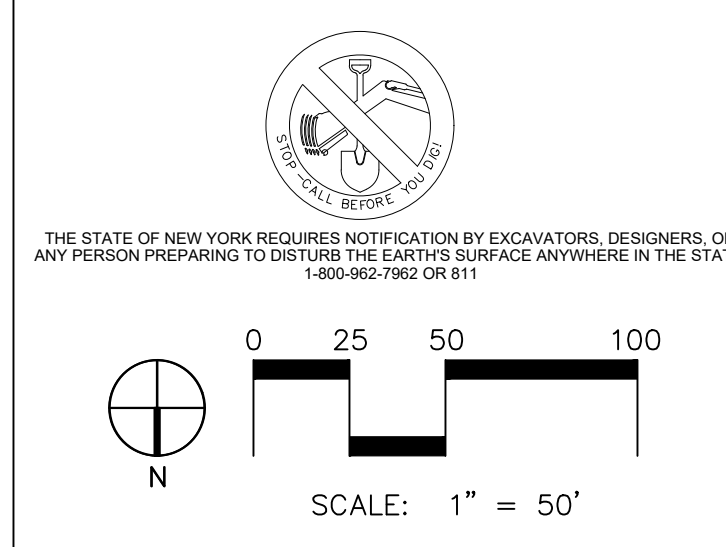
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100 CLEARBROOK ROAD  
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LAND USE ATTORNEY  
ZARIN & STEINMETZ  
81 MAIN STREET  
WHITE PLAINS, NY, 10601

SURVEYOR  
DANIEL T. MERRITTS, PLS  
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| 4         | 05/18/25 | ISSUED FOR TOWN REVIEW |       |

WETLAND CREATION AND EXPANSION PLAN



DRAWN BY: SAM  
PROJECT NO.: 812  
DRAWING NO.:

CHECKED BY: SAM  
DATE: 10/20/23

SP-5.1



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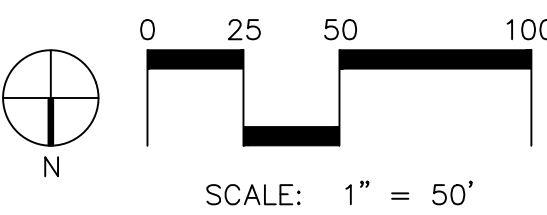
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DRAWING TITLE:

TREE REMOVAL AND  
PRESERVATION PLAN



DRAWN BY: ML/MDG  
PROJECT NO.: 812  
CHECKED BY: MSG  
DATE:

SP-6.1

EXPIRES 7/31/26

TREE INVENTORY SOURCE: SAVATREE CONSULTING GROUP  
FIELD WORK JULY 28-30, 2025

C:\Users\jthiers\OneDrive\Documents\Projects\Hills\0751862.SP-6.1 Main AC.Dr - Tree Removal & Preservation Plan P1.dwg









25% > GREATER SLOPE  
TREES TO BE REMOVED  
 25% SLOPE = 56 TREES

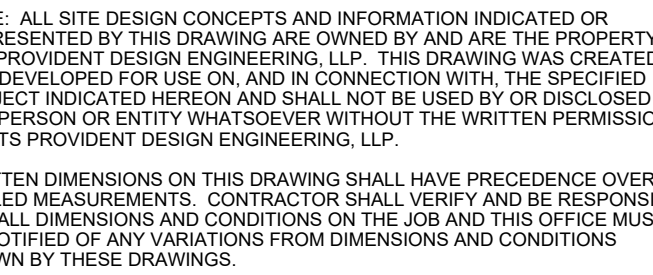
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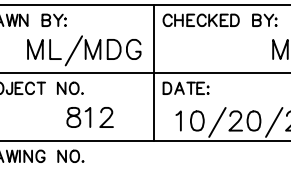


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| 09/12/25 | ISSUED FOR TOWN REVIEW |

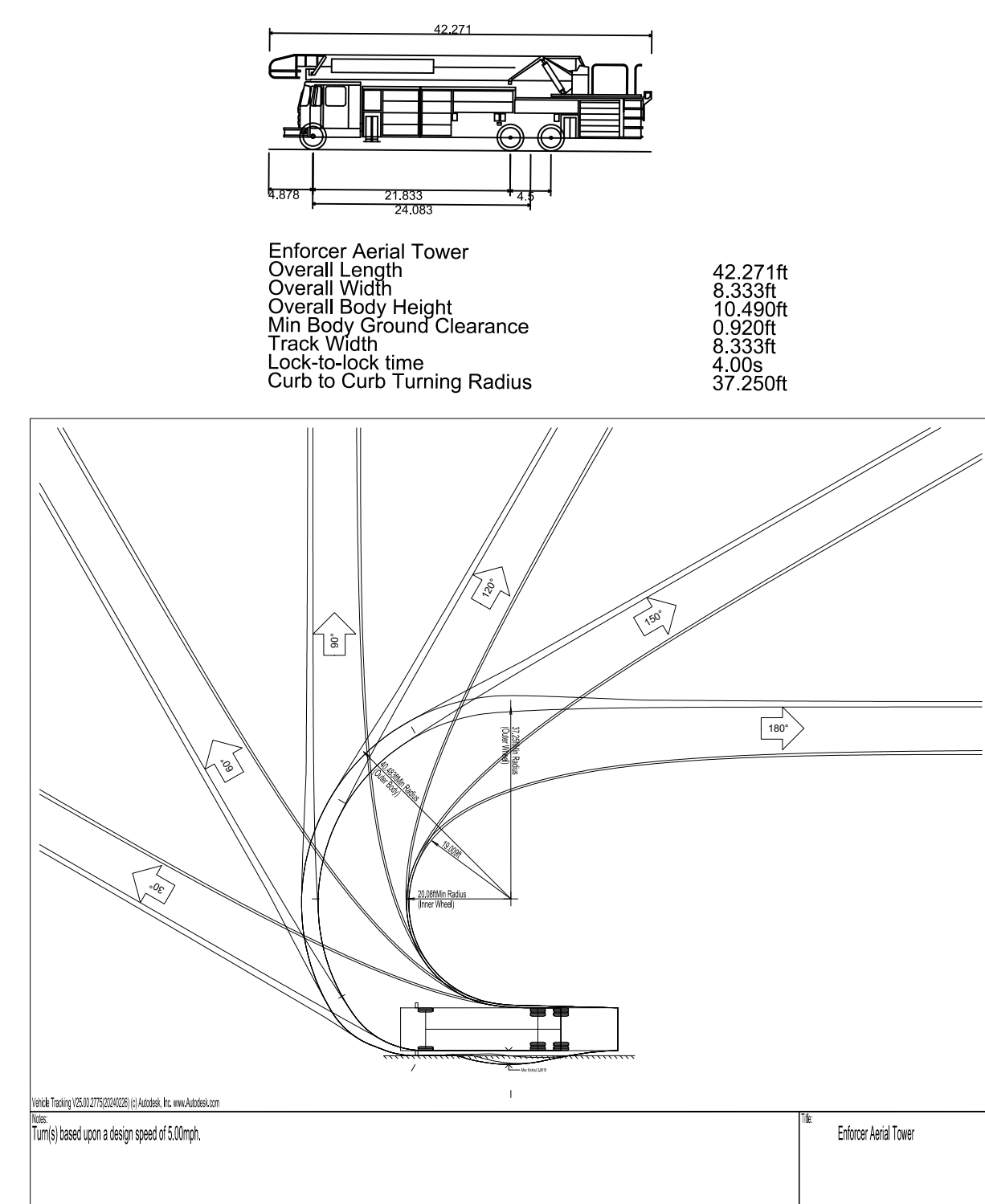
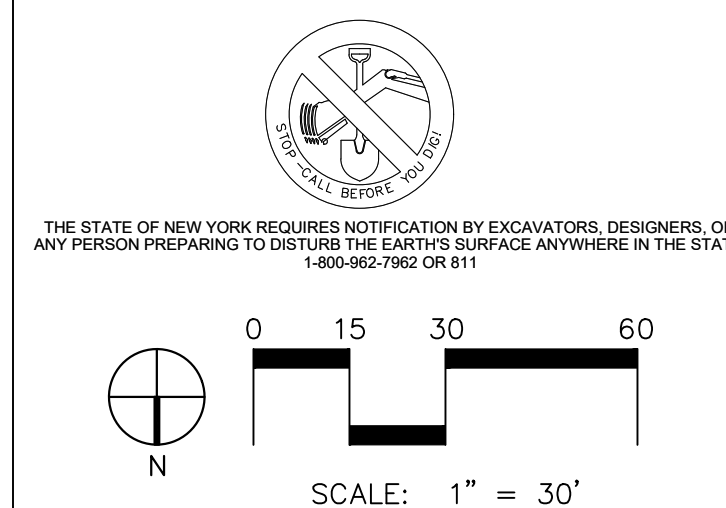
## TREE REMOVAL AND PRESERVATION PLAN (SLOPES >25%)



SP-6.3

EXPIRES 7/31/20





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|---------------------------------------------------------------------------------------|--------------------------------------------------------------|--|-------|-------------|----------|
|  | DRAWN BY:                                                    |  | RC/HV | CHECKED BY: | M        |
|                                                                                       | PROJECT NO.                                                  |  | 812   | DATE:       | 10/20/20 |
|                                                                                       | DRAWING NO.                                                  |  |       |             |          |
|                                                                                       | <div style="font-size: 2em; font-weight: bold;">SP-7.1</div> |  |       |             |          |
| EXPIRES 7/31/26                                                                       |                                                              |  |       |             |          |



C:\Users\jwheeler\OneDrive\Documents\Projects\11-0751506-1 - Main Acc Dr - Erosion & Sediment Control Plan.rvt.dwg

- NEW YORK STATE SOIL EROSION AND SEDIMENT CONTROL (E&SC)  
SMALL SITE MINIMUM REQUIREMENTS:
1. STABILIZED CONSTRUCTION ACCESS:  
TO PREVENT VEHICLES AND EQUIPMENT FROM TRACKING SEDIMENT AND MUD OFF-SITE, INSTALL A GRAVEL OR CRUSHED ROCK ACCESS AS SHOWN ON THE E&SC PLAN, AND RESTRICT TRAFFIC TO THIS ONE ROUTE. THIS PRACTICE WILL HELP KEEP SOIL FROM STICKING TO TIRES AND STOP SOIL FROM WASHING OFF INTO THE STREET. CARRY OUT PERIODIC INSPECTIONS AND MAINTENANCE INCLUDING WASHING, TOP-DRESSING WITH ADDITIONAL STONE, REWORKING, AND COMPACTION. PLAN FOR PERIODIC STREET CLEANING TO REMOVE ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OFF-SITE. REMOVE SEDIMENT BY SHOVELING OR SWEEPING AND TRANSPORT TO A SUITABLE DISPOSAL AREA WHERE IT CAN BE STABILIZED.
  2. STABILIZATION OF DENuded AREAS:  
IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES (SEE VEGETATION REQUIREMENTS THIS SHEET) MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. FOR CONSTRUCTION SITES THAT DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN THE CONSTRUCTION GENERAL PERMIT OR IS LOCATED IN ONE OF THE WATERSHEDS LISTED IN APPENDIX C, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.  
STABILIZE DISTURBED AREAS BY IMPLEMENTING SOIL COVERING PRACTICES (E.G. MULCHING, MATTING, SODDING). EXPOSED SOILS ARE THE MOST PRONE TO EROSION FROM RAINFALL AND RUNOFF. VEGETATION HELPS PROTECT THE SOIL FROM THESE FORCES AND PROVIDES NATURAL EROSION CONTROL. PLAN CONSTRUCTION TO LIMIT THE AMOUNT OF EXPOSED AREA, AND AVOID GRADING ACTIVITIES DURING THE RAINY SEASON (NOVEMBER THROUGH MARCH) AS MUCH AS POSSIBLE. CLEARING LIMITS SHOULD BE CLEARLY MARKED AND KEPT AS SMALL AS POSSIBLE. ONCE CONSTRUCTION IS COMPLETED, REMAINING UNPAVED/PERVIOUS AREAS THE SITE MUST BE PERMANENTLY STABILIZED WITH TOPSOILING, SEEDING AND PLANTINGS, OR SODDING IF NEEDED.
  3. PROTECTION OF ADJACENT PROPERTIES:  
KEEP SEDIMENT ON-SITE BY INSTALLING THE STRUCTURAL AND SOURCE CONTROL PRACTICES (E.G. VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS, SOIL BERMS OR DIKES, ETC.) AS SHOWN ON THE E&SC PLAN PRIOR TO THE START OF CONSTRUCTION. WHEREVER POSSIBLE, PRESERVE A BUFFER OF EXISTING VEGETATION AROUND THE SITE BOUNDARY. THIS WILL HELP TO DECREASE RUNOFF VELOCITIES AND TRAP SEDIMENT SUSPENDED IN THE RUNOFF. OTHER STRUCTURAL CONTROLS SUCH AS FILTER FENCE OR OTHER APPROVED SEDIMENT BARRIERS SHOULD ALSO BE USED TO FILTER RUNOFF AND TRAP SEDIMENT ON-SITE. IF SUCH CONDITIONS ARISE, NO DISCHARGE OF EXCAVATION DEWATERING SHALL BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE VILLAGE ENGINEER/ENGINEERING DEPT/PUBLIC WORKS DEPT. WHEN EXCAVATING BUILDING FOUNDATION SOILS, MOVE THE SOIL TO PILES SITUATED SO THAT SEDIMENT DOES NOT RUN INTO THE STREET OR ADJOINING YARDS. SOIL PILES SHOULD BE TEMPORARILY COVERED AND CIRCLED WITH SILT FENCE/SEDIMENT BARRIER UNTIL THE SOIL IS EITHER REPLACED OR REMOVED. BACKFILL FOUNDATION WALLS AS SOON AS POSSIBLE. ROUGH GRADE THE LOT, AND PREPARE THE LOT FOR TEMPORARY COVER AS REQUIRED. AFTER BACKFILLING, REMOVE EXCESS SOIL FROM THE SITE QUICKLY, TO ELIMINATE ANY SEDIMENT LOSS POTENTIAL.
  4. CONCENTRATED FLOW:  
FOR CONSTRUCTED DRAINAGE WAYS, OR OTHER AREAS OF CONCENTRATED FLOW, INSTALL CHECK DAMS ACCORDING TO THE SPECIFICATIONS ON PAGE E.12 OF THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK) TO REDUCE EROSION IN THE CHANNEL/FLOW PATH. AS WITH OTHER EROSION CONTROLS, CHECK DAMS MUST BE INSPECTED REGULARLY. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. SEDIMENT REMOVAL IS CRUCIAL TO THE EFFECTIVENESS OF THE DAM—IF NOT MAINTAINED, HIGH FLOWS COULD CAUSE EROSION AROUND THE SIDES OF THE STRUCTURES, ADDING SIGNIFICANT SEDIMENT LOADS DOWNSTREAM.
  5. MAINTENANCE:  
MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES THROUGH REGULAR INSPECTION. REGULAR MAINTENANCE IS EXTREMELY IMPORTANT FOR THE PROPER OPERATION OF STRUCTURAL PRACTICES. AFTER INITIAL GROUND BREAKING, THE RESPONSIBLE CONTRACTOR SHALL CONDUCT DAILY MAINTENANCE INSPECTIONS WITHIN THE ACTIVE WORK AREA TO ENSURE PRACTICES ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES.
  6. OTHER PRACTICES:  
USE ADDITIONAL PRACTICES AS REQUIRED BY THE LOCAL PLAN APPROVAL AUTHORITY TO MITIGATE EFFECTS OF INCREASED RUNOFF. THIS MAY INCLUDE PROVIDING ADDITIONAL CONTROLS TO A LOCALLY PROTECTED STREAM OR RESOURCE AREA, PROTECTING RIPARIAN CORRIDORS (VEGETATIVE STREAM BUFFERS), ETC. INDIVIDUAL LANDOWNERS AND/OR DEVELOPERS ARE RESPONSIBLE FOR RESEARCHING ADDITIONAL REQUIREMENTS RELATED TO EROSION AND SEDIMENT RUNOFF CONTROL ESTABLISHED BY THEIR LOCAL JURISDICTIONS.

- CONSTRUCTION SEQUENCE (9 MONTHS):
1. INSTALL STABILIZED CONSTRUCTION ACCESS AND PERIMETER EROSION AND SEDIMENT CONTROL (E&SC) DEVICES/MEASURES.
  2. PERFORM SITE CLEARING AND GRUBBING/STRIP AND STOCKPILE TOPSOIL FOR LATER REUSE. MAINTAIN E&SC DEVICES/MEASURES, AND PROTECTION OF OWTS ABSORPTION FIELD AREAS. PROVIDE TEMPORARY STABILIZATION.
  3. PERFORM ROUGH GRADING; GRADE BUILDING PAD AREA. PROVIDE TEMPORARY STABILIZATION AS REQUIRED.
  4. CONSTRUCT FOUNDATION AND PROVIDE TEMPORARY STABILIZATION AS REQUIRED.
  5. CONSTRUCT DRIVEWAY AND WALKWAYS. MAINTAIN E&SC MEASURES AND PROTECTION OF OWTS EXPANSION AREA. PROVIDE TEMPORARY STABILIZATION AS REQUIRED.
  6. PERFORM FINAL GRADING, IMPLEMENTING APPLICABLE SOIL RESTORATION MEASURES TO ALL DISTURBED AND COMPACTED AREAS THAT WILL BE REMAIN UNPAVED, VEGETATED AND/OR LANDSCAPED. PROVIDE TEMPORARY STABILIZATION AS REQUIRED.
  7. IMPLEMENT FINAL STABILIZATION MEASURES VIA SEEDING, LANDSCAPING AND MULCHING. REMOVE ALL E&SC MEASURES WHEN FINAL STABILIZATION IS ACHIEVED.

PRELIMINARY SWPPP NOTE:  
IN THE EVENT THAT COLLOIDAL SOILS ARE ENCOUNTERED DURING CONSTRUCTION THAT CANNOT BE SETTLED OUT THROUGH TYPICAL EROSION CONTROL MEASURES, THE SEDIMENT TRAP OUTLETS WILL BE MODIFIED TO ALLOW MANUAL OPERATION. STORMWATER RUNOFF WILL BE RETAINED IN THE SEDIMENT TRAPS TO ALLOW THE COLLOIDAL SOILS TO SETTLE OUT. PRIOR TO FORECASTED STORM EVENTS, THE RETAINED STORMWATER WILL BE RELEASED AT A CONTROLLED RATE THROUGH A FILTER TO PROVIDE CAPACITY FOR THE NEXT STORM. FLOCCULANTS MAY NO BE USED WITHOUT PRIOR APPROVAL FROM THE NYSDC.



# EVERGREEN MANOR

Town of CORTLANDT, New York

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

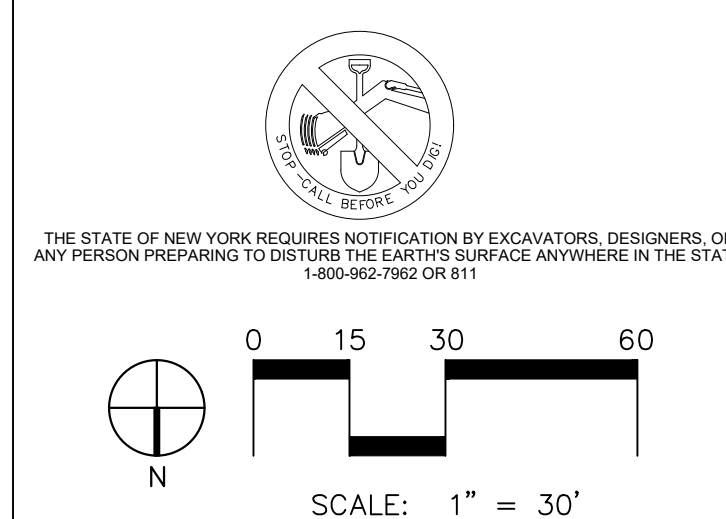
**PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT**  
**DTS • PROVIDENT**  
Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway  
White Plains, NY 10601

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

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

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

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



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| REVISIONS | NO.      | DATE                   | ISSUE |
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DRAWING TITLE:

## EROSION & SEDIMENT CONTROL PLAN



DRAWN BY: RCC

CHECKED BY: MSG

PROJECT NO. 812

DATE: 10/20/23

DRAWING NO.

SP-8.1

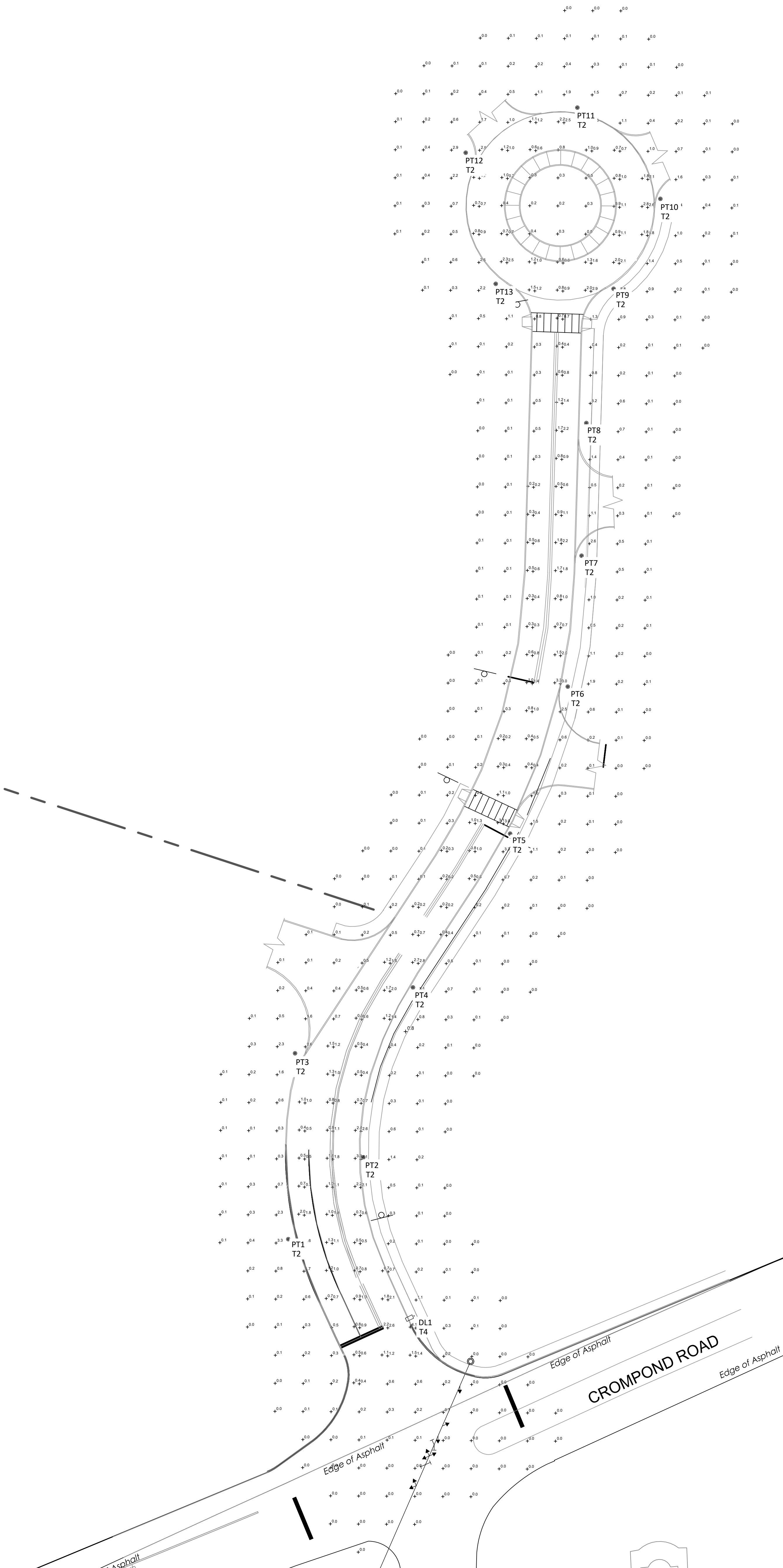
EXPIRES 7/31/26







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| LIGHTING LEGEND |                                      |     |
|-----------------|--------------------------------------|-----|
| SYMBOL          | FIXTURE TYPE                         | KEY |
| ⊙               | POST TOP MOUNTED<br>SINGE FIXTURE    | DL  |
| □               | ARM MOUNTED<br>DOWN LIGHT<br>FIXTURE | PT  |

| LIGHTING STASTICS   |         |          |
|---------------------|---------|----------|
|                     | ROADWAY | SIDEWALK |
| AVERAGE             | 1.1     | 1.5      |
| MAX.                | 4.1     | 2.3      |
| MIN.                | 0.2     | .08      |
| UNIFORMITY<br>RATIO | 1:5.5   | 1:1.9    |

| POLE AND FIXTURE SCHEDULE |                  |               |                                  |                                |                         |
|---------------------------|------------------|---------------|----------------------------------|--------------------------------|-------------------------|
| Pole #                    | # of<br>Fixtures | Throw<br>Type | Fixture and Pole<br>Manufacturer | Fixture Order Number           | Pole Order Number       |
| DL1                       | 1                | T4            | SIGNIFY                          | P15-P-A03-7-30-T4S             | SRA-STB-4-188-15'-D1-BK |
| PT1                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT2                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT3                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT4                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT5                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT6                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT7                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT8                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT9                       | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT10                      | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT11                      | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT12                      | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |
| PT13                      | 1                | T4            | SENTRY ELECTRIC                  | SCP-NB-LEDV39B-827-KHTC-HSS-BK | SAL-NY17-12'-BK         |

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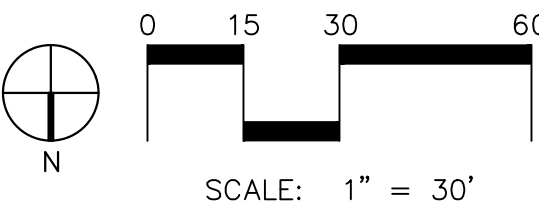
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81 MAIN STREET  
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394 BEDFORD ROAD  
PLEASANTVILLE, NY, 10570

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



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|           |          |                        |
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DRAWING TITLE:

LIGHTING PLAN

DRAWN BY: RCC

CHECKED BY: MSG

PROJECT NO. 812

DATE: 10/20/23

DRAWING NO.

LP-1.0

EXPIRES 7/31/26



# SCP-LED Central Park

Luminaires: Tulips - Hoops

## Product Features

**Construction**  
All components and decorative base shall be high-strength ASTM 356.1 cast aluminum. Luminaires shall be fully welded creating one integral housing. Injection-molded globe and large dome top shall create a weather-tight chamber for the LED components, driver, and internal optics. Top shall be easily removable. LED components and driver are securely affixed to the mechanical structure. A thermal management system dissipates heat to ensure compliance with ratings of the LED components and driver.

**Optical**  
Injection-molded UV-stabilized polycarbonate or high-impact acrylic globe. Standard globe finish (Tropics Scrubbed) creates a subtle light-diffusing effect. Available in symmetric and asymmetric configurations to optimize performance, distribution, and visual comfort.

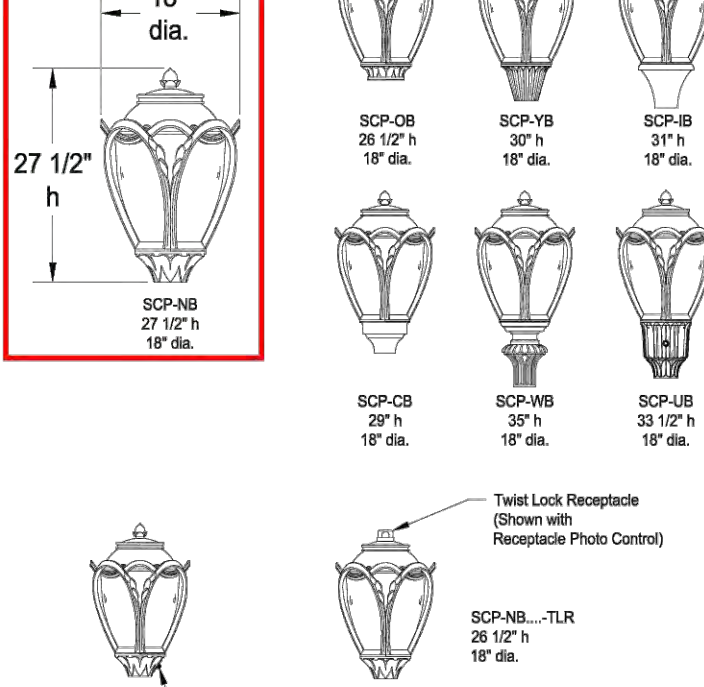
**Electrical**  
Meets UL 1598 for Safety. Utilizes voltage sensing 120-277V driver. Rated life of 50,000 hours at 70% lumen maintenance at 25°C. Compatible with 0-10V lighting control systems. Surges protected line-neutral, line-ground, and neutral-ground in accordance with ANSI/IEEE 62.41, Category C3. Luminaires shall be pre-wired and factory tested.

**Ambient Temperature**  
-40° C minimum to 35° C maximum (Luminaires not to operate at maximum temperature for a period of time longer than 15% of total operating hours.)

**Finish**  
To insure product durability, all exposed metallic surfaces shall be finished with a high-performance coating consisting of high-gloss Super Durable polyester powder coat paint to be applied utilizing a multi-stage process that includes phosphate pretreatment, electrostatic powder application, and convection curing. Paint shall be weather, corrosion, abrasion, and UV resistant in compliance with specification AAMA 2604-05. Color to be specified.

**Mounting**  
Mounts to a Ø3" by 3" tall tenon. Three (3) 3/8"-16 UNC stainless steel allen head cap point set screws secure luminaire to post top tenon. All mounting hardware shall be stainless steel.

## Model-Bases



| Light Source        | LEDV988-1.05A    |                 | LEDV988-0.7A     |                 | LEDV98C-0.7A     |                 |
|---------------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|
| Wattage             | 36W              |                 | 36W              |                 | 26W              |                 |
| Color Temp          | 3000K            |                 | 3000K            |                 | 3000             |                 |
|                     | Delivered Lumens | Lumens Per Watt | Delivered Lumens | Lumens Per Watt | Delivered Lumens | Lumens Per Watt |
| KH2 (Type II)       | 5510             | 95              | 3719             | 98              | 2413             | 98              |
| KH3 (Type III)      | 5332             | 91              | 3599             | 95              | 2335             | 94              |
| KH4 (Type IV)       | 5385             | 92              | 3638             | 96              | 2359             | 95              |
| KH5 (Type V)        | 5284             | 91              | 3567             | 94              | 2314             | 94              |
| KH580 (Type V Siam) | 5401             | 93              | 3648             | 96              | 2366             | 96              |



September 29, 2025

*Via Town's Online Application Portal*

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: Overlook Terrace  
Site Plan Approval – extension request  
119 Oregon Road (Section 23.11, Block 1, Lot 12) (the “Property”)***

Dear Chairperson Kessler and Members of the Planning Board:

As you may know, our Firm represents JD Summa and King Capital Construction (the “Applicant”), an affiliate of which is the new owner of the above-referenced Property. We secured Site Plan approval for this project on November 3, 2021 by Resolution 19-21. We are now approaching the expiration of that approval (expires in November) and we hereby request a further extension of that approval. Control of this property and project has recently changed and we just met with Town officials to discuss how best to proceed. We are seeking to maintain the status of these approvals while we determine if any revisions to the prior approvals are in order.

We look forward to appearing before your Board at your October 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):

Kings Capital Construction  
DTS Provident Design Engineering, LLP  
Michael Cunningham, Esq.  
Chris Kehoe, AICP



**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 2021-1**

**RESOLUTION NO. 20-25**

**WHEREAS**, the application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Special Permit as per Local Law 6-2021 for an Active, Adult Residential Community and for a Tree Removal Permit pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code was submitted by NRP Properties, LLC for the property of Terrace Management, Inc. for a 135 unit active adult residential community as shown on a 19-page set of drawings entitled “Overlook Terrace-Site Plan Application Drawings” prepared by Gerhard Schwalbe, P.E. latest revision dated September 22, 2021 and a 13-page set of building Perspectives, Floor Plans and Elevations, prepared by GF 55 Partners, LLP dated September 17, 2021 was approved by Planning Board Resolution 19-21 adopted on November 3, 2021, and

**WHEREAS**, the subject parcel of approximately 8.7 acres is located at 119 Oregon Road, is zoned CC, Community Commercial and is designated on the Town of Cortlandt Tax Maps as Section 23.11, Block 1, Lot 12, and

**WHEREAS**, by Resolution 14-22 adopted on November 1, 2022, Resolution 11-23 adopted on November 3, 2023 and Resolution 14-24 adopted on November 7, 2024 the Planning Board previously granted three, one-year time extensions, and

**WHEREAS**, by a letter dated September 29, 2025 David Steinmetz, Esq. requested, on behalf of the new owners JD Summa and King Capital Construction, the 4<sup>th</sup>, one-year time extension of Site Development Plan approval for the subject application.

**NOW THEREFORE BE IT RESOLVED**, that the request of David Steinmetz, Esq. for the 4<sup>th</sup>, one-year time extension of Site Development Plan approval is hereby granted, said extension to expire on November 3, 2026.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 7, 2025**



**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 2025-10**

**RESOLUTION NO. 21-25**

**WHEREAS**, an application for Planning Board approval of a Site Development Plan and a Special Permit for a Specialty Trade Contractor pursuant to Chapter 307 and Chapter 307-65.6 (Zoning) of the Town of Cortlandt Code was submitted by PSW Realty as shown on a drawing entitled “Site Development Plan” prepared by Cronin Engineering, P.E., P.C., latest revision dated August 21, 2025, and

**WHEREAS**, the subject property is located at 2015 Albany Post Road, is approximately 26,562 sq. ft., is zoned HC, highway commercial and is designated on the Town of Cortlandt Tax Maps as Section 55.18, Block 2, Lot 19, and

**WHEREAS**, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated May 20, 2025, and

**WHEREAS**, the Planning Board as Lead Agent on the subject application completed a coordinated review with interested and involved agencies, and

**WHEREAS**, the subject site is currently developed with a building that previously housed a bicycle shop, and

**WHEREAS**, the applicant is proposing to use the pre-existing non-conforming building as an office for his electrical contracting business and to park up to 6 business vans and/or employee vehicles in the rear of the subject property behind the building with two customer spaces and one accessible space located in the front of the proposed building, remove non-permanent structures currently located on the property and improve the site landscaping, and

**WHEREAS**, no outdoor storage of materials is permitted at the subject site, and



**WHEREAS**, the Planning Board reviewed the applicant's proposal with the required conditions of Section 307-65.6 (Specialty-trade contractors) and the general Special Permit conditions of Section 307-40, 307-41 & 307-42 (Zoning) of the Town of Cortlandt Code and found the proposal to be consistent with the standards and conditions thereof, and

**WHEREAS**, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on September 4, 2025, and

**WHEREAS**, the Public Hearing Notice for this application was published in the official newspaper of the Town the "Gazette", and

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

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

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

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid



waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.

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

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

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

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

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

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

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

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

10. The proposed action will not create a material demand for other actions which would result



in one of the above consequences.

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

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

**FURTHER BE IT RESOLVED** that the Planning Board as lead agency in this matter finds that based on Part I of the Short Environmental Assessment Form (EAF) prepared by Ken Widman, dated May 20, 2025 and Part II of the Short EAF prepared by the Department of Planning & Community Development dated October 7, 2025 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

**FURTHER BE IT RESOLVED** that the application of PSW Realty for Planning Board approval of a Site Development Plan and a Special Permit for a Specialty Trade electrical contractor in an existing building at 2015 Albany Post Road pursuant to Chapter 307 and Chapter 307-65.6 (Zoning) of the Town of Cortlandt Code as shown on a drawing entitled “Site Development Plan” prepared by Cronin Engineering, P.E., P.C. latest revision dated August 21, 2025 is **APPROVED** subject to the conditions listed below and that the Chairman of the



Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

**FURTHER BE IT RESOLVED** that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board in one-year intervals, **upon timely application by this applicant and a written explanation of the reasons for the delay in meeting the conditions of approval and receiving the signature of the Planning Board Chair on the subject drawing which require the granting of a time extension,** and

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

#### **CONDITIONS AND MODIFICATIONS:**

**1. Coordinate with the Planning Office to (a) obtain the required signatures from the Director of Planning, the Director of Environmental Services, the Planning Board Engineer and the Planning Board Chairman on the subject drawing set and (b) after receiving the Chairman's signature on the site plan submit four paper prints and an electronic .pdf of said drawing(s) to the Planning Office**



- 2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.**
- 3. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required State, County and Town permits obtained prior to beginning any related work on the subject property.**
- 4. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$2,500. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements, submission of the required as-built survey and an inspection by the Town. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board.**
- 5. Prior to the issuance of a Certificate of Occupancy the applicant shall provide to the satisfaction of the Planning Department, Legal Department and Department of Technical Services a license agreement/use and occupancy permit between the property owner and the NYSDOT for the three (3) existing parking spaces located in the New York State right-of-way.**
- 6. Final details of the final proposed landscaping plan, including number, size and species of the proposed plantings shall be revised and finalized to the satisfaction of the Director of Planning.**
- 7. The applicant shall obtain all necessary building permits for interior alterations to the building and for proposed site improvements (i.e., stripe the parking lot, appropriately delineate the proposed accessible space, etc.) and receive certificate of completion(s) or**



**occupancy to the satisfaction of the Director of Technical Services prior to use and occupancy of the site within 12 months of this approval.**

**8. Add a note to the subject Site Plan that the Town of Cortlandt will not pick-up garbage from the site.**

**9. Existing and proposed site lighting shall conform to Chapter 307-12.3 (Zoning) to the satisfaction of the Department of Planning & Community Development.**

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 7, 2025**



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

|                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                           |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------|--------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                         |  |                                                           |                                            |
| Name of Action or Project:<br>Site Plan & Special Permit for Switch Inc. Electrical                                                                                                                                                                                                                                                                                                                                     |  |                                                           |                                            |
| Project Location (describe, and attach a location map):<br>2015 Albany Post Road, Croton-on-Hudson (Town of Cortlandt), New York                                                                                                                                                                                                                                                                                        |  |                                                           |                                            |
| Brief Description of Proposed Action:<br>Site Plan & Special Permit for Specialty Contractor (Electrical Contractor). 6 parking spaces, no outside storage, business office and storage inside existing building.                                                                                                                                                                                                       |  |                                                           |                                            |
| Name of Applicant or Sponsor:<br><br>Switch Inc. Electrical                                                                                                                                                                                                                                                                                                                                                             |  | Telephone: 914-403-4153<br><br>E-Mail: john@switchinc.com |                                            |
| Address:<br>25 N. Riverside Avenue                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                           |                                            |
| City/PO:<br>Croton-on-Hudson                                                                                                                                                                                                                                                                                                                                                                                            |  | State:<br>NY                                              | Zip Code:<br>10520                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.                                                                    |  | NO<br><input checked="" type="checkbox"/>                 | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Site Plan & Special Permit from Planning Board, Building Department                                                                                                                                                                                          |  | NO<br><input type="checkbox"/>                            | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                                                                                                 |  | 0.61 acres                                                |                                            |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                                                                                            |  | 0.00 acres                                                |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                                                                                                  |  | 0.61 acres                                                |                                            |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                                                                                        |  |                                                           |                                            |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |  |                                                           |                                            |

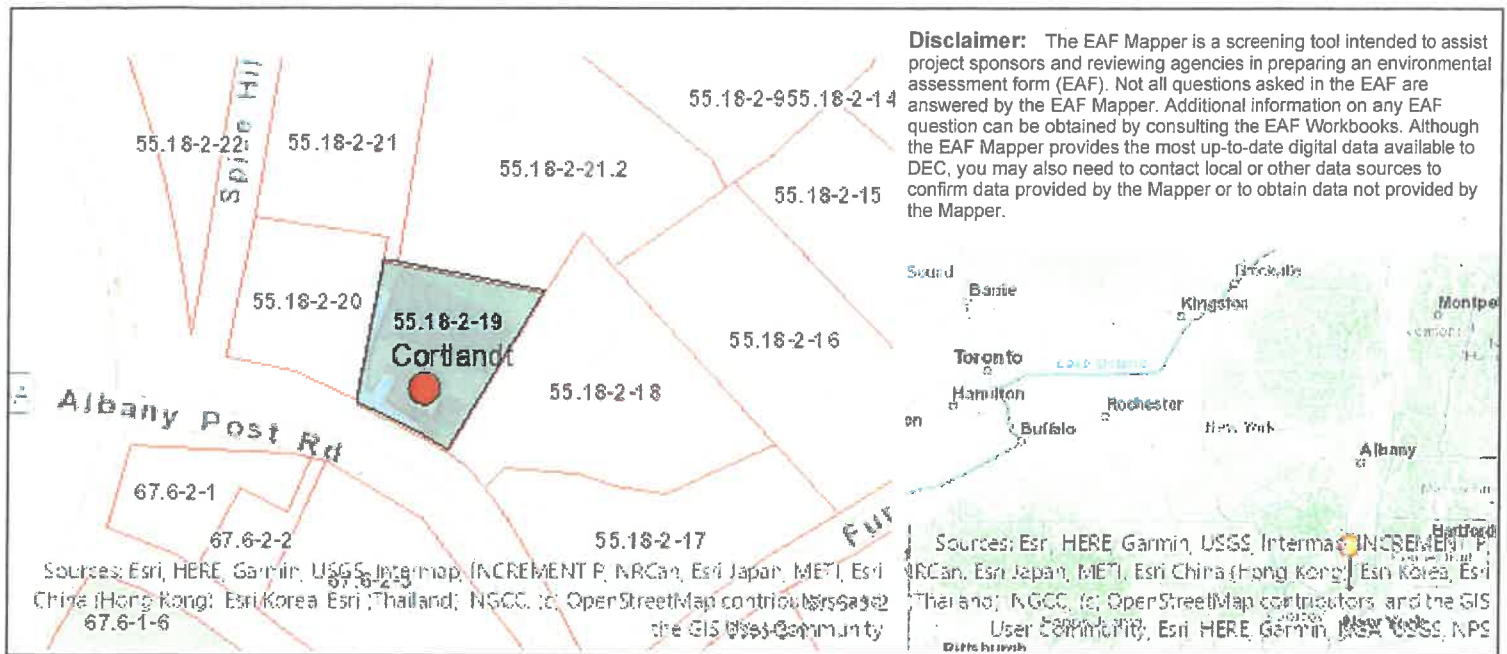


|                                                                                                                                                                                                                                                                                                           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



|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                          |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?                                                                                                                                                                                                                                            | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                                       | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                                     | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:                                                                                                                                                                                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/> |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                                       | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:                                                                                                                                                                                                                                                   | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:                                                                                                                                                                                                                                                 | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                                                                                                                                                                                                             |                                     |                          |
| Applicant/sponsor/name: <u>Ken Widman - Cronin Engineering, P.E., P.C.</u> Date: <u>May 20, 2025</u>                                                                                                                                                                                                                                                                                                              |                                     |                          |
| Signature: <u><i>Ken Widman</i></u> Title: <u>Project Engineer</u>                                                                                                                                                                                                                                                                                                                                                |                                     |                          |





Part 1 / Question 7 [Critical Environmental Area]

No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

No

Part 1 / Question 12b [Archeological Sites]

No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal]

No

Part 1 / Question 16 [100 Year Flood Plain]

No

Part 1 / Question 20 [Remediation Site]

No



Project: Date: 

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|                                                                                                                                                                            | No, or<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?                                                                | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 7. Will the proposed action impact existing:                                                                                                                               | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| a. public / private water supplies?                                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?                                                            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                                                                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |



Project: \_\_\_\_\_

Date: \_\_\_\_\_

### Short Environmental Assessment Form

#### Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Cortlandt Planning Board

October 7, 2025

Name of Lead Agency

Date

Steven Kessler

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

\* Subject to adoption by Planning Board

**PRINT FORM**



**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 2022-7**

**RESOLUTION NO. 22-25**

**WHEREAS**, an application was submitted by MCAS Roofing & Contracting for Planning Board approval for the renewal of a Special Permit for a Specialty-Trade Contractor as shown on a drawing entitled “Amended Site Plan for MCAS Roofing and Contracting, Inc.” prepared by Joseph C. Riina, P.E. latest revision dated July 16, 2019, and

**WHEREAS**, the subject property of approximately 17,933 sq. ft., is zoned HC, highway commercial, is located at 2006 Albany Post Road (Route 9A) and is designated on the Town of Cortlandt Tax Maps as Section 67.06, Block 2, Lot 15, and

**WHEREAS**, the subject site previously received Site Plan approval and a Special Permit for a specialty trade roofing contractor by Planning Board Resolution 20-16 adopted on September 6, 2016, and for renewals of the Special Permit by Resolution 21-19 adopted on October 10, 2019 and Resolution 12-22 adopted on September 6, 2022, and

**WHEREAS**, as per Chapter 307-65.6 of the Zoning Code (Specialty Trade Contractors) the special permit is valid for a period of three (3) years and must be renewed, and

**WHEREAS**, no other changes to the exterior of the existing building or the site are proposed, and

**WHEREAS**, the Planning Board reviewed the applicant’s proposal with the required conditions of Section 307-65.6 (Specialty Trade Contractors) and the general Special Permit conditions of Section 307-40, 307-41 & 307-42 (Zoning) of the Town of Cortlandt Code and found the proposal to be consistent with the standards and conditions thereof, and

**WHEREAS**, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of

**(continued on page 2)**



Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on October 7, 2025, and

**WHEREAS**, the Public Hearing Notice for this application was published in “Gazette”, and

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

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

**NOW THEREFORE BE IT RESOLVED** that the Planning Board finds in this matter the application for a renewal of a special permit with no proposed site modifications is considered a Type II action pursuant to the Article 8 of the New York State Environmental Conservation Law and Type II actions are not subject to SEQR review and the proposed action will have no significant adverse environmental impact, and

**FURTHER BE IT RESOLVED** that the application of MCAS Roofing and Contracting for the renewal of a Special Permit for a Specialty Trade Contractor pursuant to Chapter 307 and Chapter 307-65.6 (Zoning) of the Town of Cortlandt Code as shown on a drawing entitled “Amended Site Plan prepared for MCAS Roofing & Contracting, Inc.” prepared by Joseph Riina, P.E. latest revision dated July 16, 2019 is **APPROVED** for a period of three years subject to the conditions listed below, and

**FURTHER BE IT RESOLVED**, that the granting of this special permit is in harmony with the

**(continued on page 3)**



general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood and will not change the character thereof, or otherwise be detrimental, to the public welfare.

**CONDITIONS AND MODIFICATIONS:**

- 1. The subject Special Permit expires on September 6, 2028. The applicant shall apply to the Planning Board for renewal of the subject Special Permit at the July 2028 Planning Board meeting.**
- 2. The applicant shall maintain his property in compliance with all laws, regulations and ordinances of the Town of Cortlandt as determined by the Division of Code Administration and Enforcement and all other governmental agencies having jurisdiction.**

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 7, 2025**



## MEMORANDUM

TO: **Town of Cortlandt Planning Board**

FROM: **Christopher Lapine, P.E., LEED AP, LaBella Associates, DPC**

DATE: **September 26, 2025**

RE: **PB 2025-3 – 77 Montross Station, LLC**

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LaBella, has performed a review of the following documents for 77 Montrose Station, LLC located at 77 Montrose Station Road, Cortlandt Manor, NY 10567, County of Westchester, Sect.: 44.17, Block: 1, Lots: 6&9" submitted by Cronin Engineering located at 39 Arlo Lane, Cortlandt Manor, New York 10567.

The following documents were submitted for our review:

- **Subdivision & Site Development Plan For 77 Montrose Station, LLC**
  1. **Sheet CS-1.1 (1 of 6) – Coversheet, revised August 20, 2025**
  2. **Sheet (EX-2.1 (2 of 5) – Existing Condition/Tree Removals Plan, revised August 20, 2025**
  3. **Sheet SP – 3.1 (3 of 6) – Preliminary Subdivision Plat, dated August 20, 2025**
  4. **Sheet IPP-3.1 (4 of 6) – Utility + Grading Plan/ Integrated Plot Plan, revised August 20, 2025**
  5. **Sheet (ESC-4.1) 5 of 6 – Erosion Control + Tree Plan / Construction Details, revised August 20, 2025**
  6. **Sheet (CD-5.1) 6 of 6 – Construction Details, revised August 20, 2025**
- **Sheet TP - Tree Removal Overlay, dated August 20, 2025**
- **Steep Slopes Findings Statement, dated August 20, 2025**
- **Sheet SWM-2 - Slopes and Wetland Map W/Proposed Improvements, dated August 18, 2025**
- **Cronin Engineering Response Letter dated August 20, 2025**

Our office offers the following comments:

### **Administrative**

1. ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, etc.).
2. Westchester County of Department of Health (WCDOH) Approval for Subsurface Sewage Disposal System (SSDS), and water service will be required.



3. Contact the Town of Department of Environmental Services to discuss appropriate signage to be placed along Montrose Road in the vicinity of the proposed driveway alerting drivers to slow down/drive slowly due to vehicles entering and exiting driveways ahead.

## **Plans**

1. Sheet 3 of 6 – Dwelling on Lot 2 encroaches on rear yard setback. Dwelling should be shifted to the east outside of setback.
2. Sheet 4 of 6 – Clarify the existing impervious area on the Impervious Area Table.
3. Sheet 4 of 6 – Need ten (10) foot separation between yard drain and water line.
4. Sheet 4 of 6 – Revisit invert elevations at yard drain adjacent to Montrose Station Road as pipe outlet is at grade with driveway.
5. Sheet 4 of 6 – Revisit driveway grading to pitch toward infiltration trench.
6. Sheet 4 of 6 – Recommend reconfigure force main on Lot 3 to traverse between trees 336 and 337, as opposed to between trees 336 and 402, as there is more room between roots.
7. Sheet 5 of 6 – Modify silt fence placement to run along new contour 180 on Lot 2.
8. Sheet 5 of 6 – All stockpile areas should, and equipment storage be within the limits of disturbance.
9. Sheet 5 of 6 – Revisit delineation of limits of disturbance as some grading falls outside it's limits. Additionally limit of disturbance should be placed along top of contour 172 on the knoll of Lot 2.
10. Sheet 5 of 6 – Revisit delineation of silt fence as it falls outside the limits of disturbance in a few areas.
11. Sheet 5 of 6 – Provide an erosion and sediment control and construction sequencing schedule.
12. Sheet 6 of 6 – Provide an inspection schedule for erosion and sediment control measures , as well as a maintenance schedule for each practice.



## **Town of Cortlandt Planning Board**

### **RE: 77 Montrose Station LLC application for a three-lot subdivision site visit**

We request that the Sept 25<sup>th</sup> site visit for Lots #2 and #3 include a thorough review of work done to date on Lot #1. Per NY State Guidance, all lots in a proposed Subdivision should be included in an impact study (see Exhibit 1). If there is reason to do otherwise, the Town or applicant should make public that justification.

The attached photos (Exhibits 2 and 3) show the evolution of Lot #1, and why there is so much concern in our community regarding the likelihood of excessive modifications also occurring on Lots #2 and #3. On Lot #1, there has been extensive use of heavy equipment, tree cutting, rock hammering, excavating, land clearing and leveling. Some of that equipment can be seen in the photos circled in red. Neighbors have been outraged and are now very engaged.

A FOIA request was filed with the Town requesting violations, surveys, certificates of occupancy and permits (see Exhibit 4). No violations, surveys or COs were provided. The permits were limited to electrical service, renovation and "clearing some dead trees and trees near the home" (see Exhibit 5).

Neighbors have complained multiple times about the loud noise from the property, which included the hydraulic rock breaker mounted to the excavator hammering for weeks. Trees were cleared 150 feet and more away from the house, indicating that Town Code 283's extensive regulatory requirements for such activity were not adhered to. Additionally, the Dept. of Tech Services Residential Tree Removal Checklist, which requires written notice to neighbors when 10 or more trees are to be removed, was not followed (see Exhibit 6). Similar regulations apply to Excavations, but those are being revised and not posted on the Town website. It is obvious from a simple glance at Lot #1 that significant violations occurred.

The two proposed structures and driveway on Lots #2 and #3 will result in more trees being cut, hammering of rock ledge, reduced woodland feel, reduced safety and more neighborhood hardship. The placement protects the privacy of the developer's home on Lot #1 and puts the burden on the public that use Montrose Station Road.

It should not be difficult to understand why our confidence in fairness is eroding. It started with one ZBA where it was said twice there would be no plumping installed. The owner was present at the hearing, but did not correct that significant misstatement. At the next hearing it was corrected as an afterthought (per the video), the variance was approved and the meeting closed before the public notice start time, effectively preventing our input. Although there were noise complaints filed regarding Lot #1, no violations were recorded or corrective actions noted. Our prior communications have raised other moral, aesthetic and safety concerns.



The Board has the authority to approve or reject the application. An approval condones and rewards, while a rejection is a deterrent to future violations. Most of our community has shifted from any remedy to a firm reject.

Sincerely,

The CHR Group



## EXHIBIT 1

### Cannot

In New York State, **one of the lots in a major subdivision cannot be excluded in the impact study**. The impact study typically includes all lots within the subdivision as part of the review process to assess environmental impacts. This is consistent with the regulations governing subdivision development and the planning board's authority to approve or deny development based on compliance with local laws and regulations. [⇒ The Official Website of New York State](#) +1

**EXHIBIT 2 & 3 attached**



# EXHIBIT 4

9/12/25, 11:23 AM

Record TCF-25-576 - Town of Cortlandt, NY

## PRIMARY LOCATION



77 MONTROSE STATION RD  
MONTROSE, NY 10548

Are you requesting Violations, Surveys, Certificates of Occupancy, Permits or Building Plans ONLY? \*

Yes

Please check the items you are interested in:

Violations



Surveys



Certificates of Occupancy



Permits



Town of Cortlandt, NY

My Account | [Sign In](#)

Transparency of Information Request

TCF-25-576

[View Submission](#)

[Attachments](#)

[Uploads \(0\)](#)

☒ 5 Day Letter

☒ **Code Review**

☒ Completion Letter

## Code Review

☒ **Complete.** This item was completed on Sep 12, 2025 at 10:00 AM.



Marykim Cesarini

No survey available

[View Comments](#)

[Message the reviewer](#)



## EXHIBIT 5



### TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES CODE ENFORCEMENT DIVISION

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1010  
Fax #: 914-293-0991

#### Permit History

Note: Historical Numbers, Dates, and Descriptions are only included if they were issued prior to October of 2022.  
If Issue Dates are not listed see the actual Permit or Certificate.

Address: 77 MONTROSE STATION RD, MONTROSE, NY 10548 SBL: 44.17-1-11

Record Number: E-24-332 Issue Date: 2024-11-12 03:17:00 PM

Historical Permit Number: Issue Date:

Historical CO/CC Number: Issue Date:

Record Type: Electrical Application Status: Active

Description: Re-wire new house and new service

Address: 77 MONTROSE STATION RD, MONTROSE, NY 10548 SBL: 44.17-1-11

Record Number: A-24-749 Issue Date: 2024-09-27 06:24:00 PM

Historical Permit Number: Issue Date:

Historical CO/CC Number: Issue Date:

Record Type: Permit Application Status: Active

Description: Renovate existing house and construct new 2 car garage. Dwelling: 2 Story Single Family with 4 Bedrooms, 4 Full Bathrooms, unfinished basement and crawl space. Garage for 2 cars and storage Attic above.

Address: 77 MONTROSE STATION RD, MONTROSE, NY 10548 SBL: 44.17-1-11

Record Number: A-24-739 Issue Date: 2024-08-14 04:15:00 PM

Historical Permit Number: Issue Date:

Historical CO/CC Number: Issue Date:

Record Type: Miscellaneous Permit Application Status: Active

Description: removal of dead trees and trees near home that are in close proximity to house



## EXHIBIT 6

### RESIDENTIAL TREE REMOVAL CHECKLIST

*(The following items are required as part of this application.)*

1. Quote / Estimate prepared by a licensed and insured tree removal company indicating the number of trees including type and size at diameter at breast height proposed to be removed.
2. A written statement signed by the homeowner or authorized proxy detailing the purpose of the proposed removal.
3. Diagrammatic sketch, copy of a site plan or survey showing the location of the proposed removal if less than 10 trees. At minimum the location of the property and property boundaries, the location of structures, driveways and roadways on the property; and the location of the proposed work must be shown.
4. If more than 10 trees are proposed to be removed, a tree removal plan and landscape mitigation plan prepared by a licensed landscape architect, architect, engineer or certified arborist licensed in the State of New York shall be submitted for review and approval.
5. If more than 10 trees are proposed for removal, written notice to neighbors including response to any comments received during the notification period.



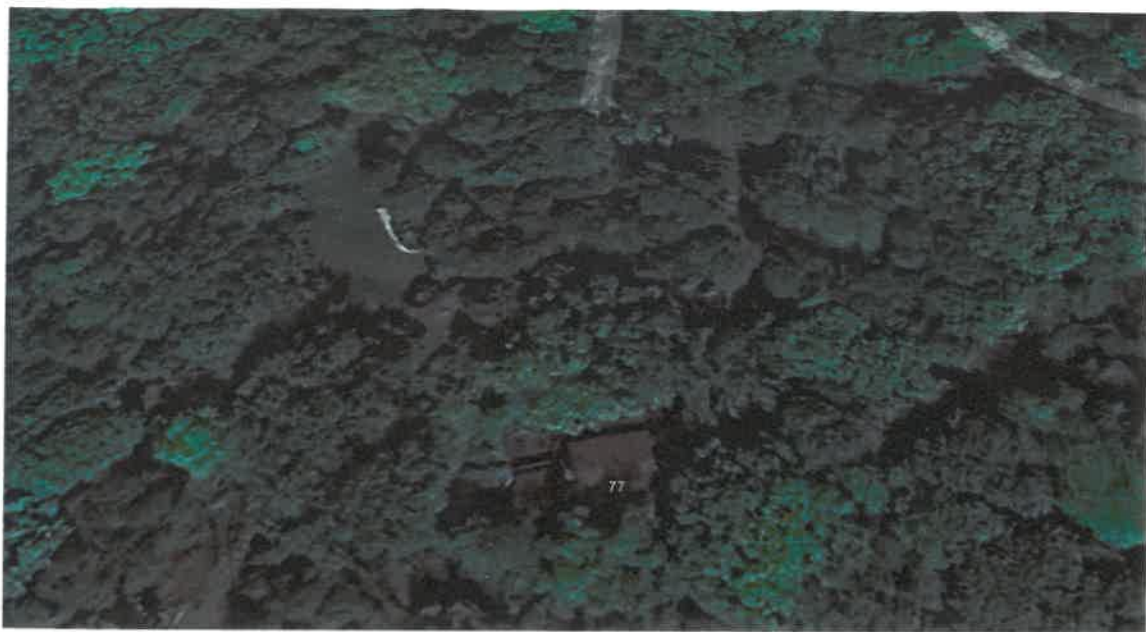


Exhibit 1





Exhibit 2



September 25, 2025

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: BEB Capital LLC (Skyview) (PB2025-8)  
3275/3291 Lexington Ave, 5 Skyview Rd, 9/17/19 Regina Ave, 3211/3219 East Main St.  
RRUSP Application & Petition for Zoning Text Amendment

Dear Chairman Kessler and Members of the Planning Board:

On behalf of BEB Capital LLC (the "Applicant"), we are submitting supplemental materials in connection with its applications for a Residential Reuse Special Permit ("RRUSP") and a Zoning Text Amendment for the above captioned property. The revised materials have been prepared based on discussions with the Board, Town staff, and consultants to address comments particularly concerning parking and driveway configuration, proposed retaining walls, and steep slope area disturbance. The enclosed site plan figures show the originally submitted layout (5/22/25) and the revised layout (9/25/25). Additionally, architectural renderings prepared by Galin Beeler Design Studio (GBDS) are enclosed to illustrate the architectural design intent of the revised layout.

**North Development Area** (see *Overall Site Plan*, Figures 1A and 1B, *Preliminary Site Plan*, Figures 2A and 2B and *Slope Analysis Plan*, Figures 4A and 4B)

The proposed entry roads from Route 6 (East Main Street) and Regina Avenue have been relocated to the west and to the north, respectively. Additionally, the townhome units have been shifted west, and, where feasible, a driveway parking space has been added to two-bedroom units. These layout modifications allow for the following:

- Parking has been consolidated near the two-bedroom townhome unit entrances, eliminating the rear access drive and parking that faced toward adjacent properties.
- Retaining walls have been shifted out of the required site yard setback and have been reduced in overall length.
- Amount of grading has been reduced. Additionally, the development in areas of steep slopes (slopes greater than 15%) has been reduced by approximately 0.5 acres.

**South Development Area** (see *Overall Site Plan*, Figures 1A and 1B, *Preliminary Site Plan*, Figures 3A and 3B and *Slope Analysis Plan*, Figures 4A and 4B)

In order to pull the retaining walls out of the north setback, the three-bedroom units in this area have been designed to be wider and less deep than previously proposed. Additionally, a driveway parking



space has been added in front of each two-bedroom unit. These layout modifications allow for the following:

- Parking area close to property line has been reduced and relocated away from the southern property boundary to provide additional area for landscape planting.
- Retaining walls have been shifted out of the required side yard setback and have been reduced in overall length and height.

The architectural renderings (Figures A1 to A9) illustrate that the townhomes will feature a mix of materials including stone, wood and metal to provide visual interest. The variety of exterior materials and colors among the various townhome buildings will be further refined as the review process continues. The proposed townhomes will largely screen the retaining walls from publicly accessible vantage points and from the internal site driveways.

We look forward to continuing to discuss this application and the proposed site plan modifications with your Board at the October 7 Planning Board meeting. Should you have any questions please contact our office.

Very truly yours,

DTS Provident Design Engineering, LLP



Matthew N. Steinberg, AICP  
Senior Associate

Enclosures

cc: Chris Kehoe, AICP, Dir. of Planning and Community Development  
BEB Capital LLC  
Zarin & Steinmetz LLP  
Gallin Beeler Design Studio



# SKYVIEW DEVELOPMENT

3275/3291 Lexington Avenue  
5 Skyview Road  
9/17/19 Regina Avenue  
3211/3219 East Main Street

Town of Cortlandt, New York

DESIGN DEVELOPMENT SITE AND ARCHITECTURAL PLANS  
SUBMITTED FOR DISCUSSION WITH TOWN OF CORTLANDT PLANNING BOARD

SEPTEMBER 25, 2025



Owner:  
BEB Capital  
26 Harbor Park Drive  
Port Washington, NY 11050

Architect:  
Gallin Beeler Design Studio  
26 Harbor Park Drive  
Port Washington, NY 11050

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

Attorney:  
Zarin & Steinmetz, LLP  
81 Main Street, Suite 415  
White Plains, NY 10601



275/3291 Lexington Avenue, 5 Skyview Road,  
/17/19 Regina Avenue, 3211/3219 East Main St.  
Corlandt, New York

**GB<sup>ds</sup>**  
GALLIN BEELER DESIGN STUDIO  
13 Washington Ave, Pleasantville, NY 10570

**DTS • PROVIDENT**  
Intelligent Land Use

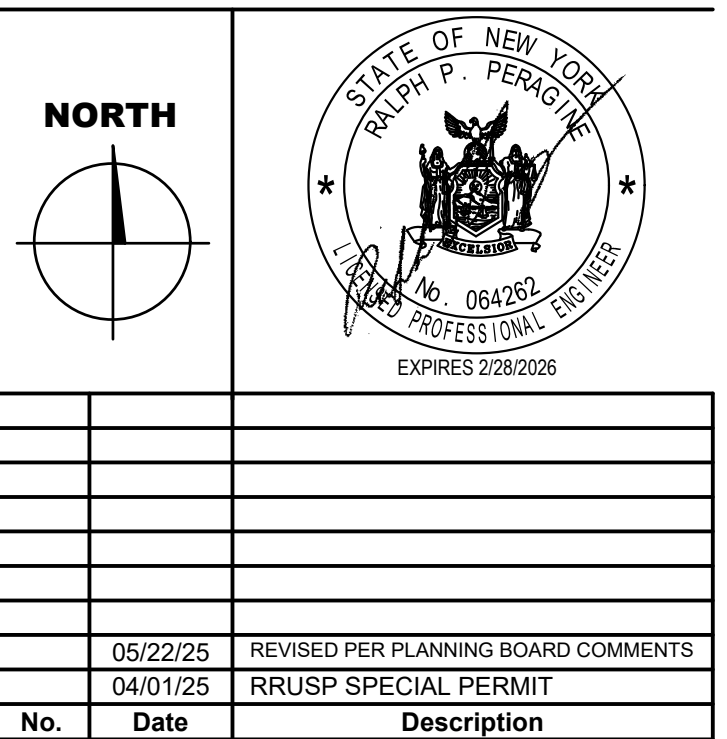
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Certificate of Authorization #0017846

**ATTORNEY:**  
**Carin & Steinmetz, LLP**  
1 Main Street, Suite 415  
White Plains, NY 10601

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## Key Plan

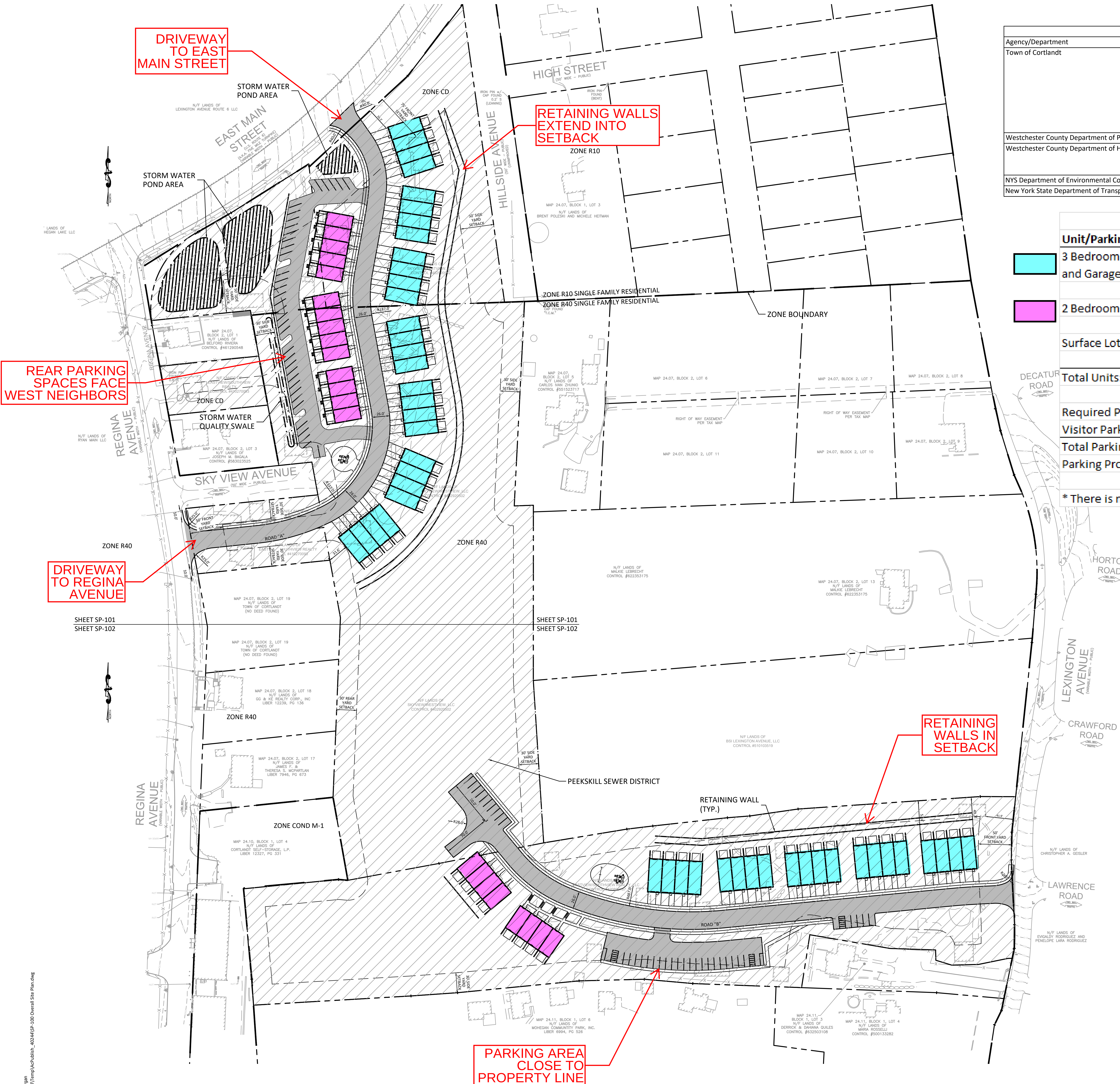


|                |                     |
|----------------|---------------------|
| Project number | GBDS 2329;DTSP 1085 |
| Date           | 04/01/25            |
| Drawn by       | RPP                 |
| Checked by     | GMS                 |

Scale  $1" = 80'$

|                                                                                     |                                           | North |         | South |         | Total |
|-------------------------------------------------------------------------------------|-------------------------------------------|-------|---------|-------|---------|-------|
| Unit/Parking Type                                                                   |                                           | Units | Parking | Units | Parking | Units |
|  | 3 Bedroom (20'x50') - Driveway and Garage | 28    | 56      | 20    | 40      |       |
|                                                                                     |                                           |       |         |       |         |       |
|  | 2 Bedroom (20'x40')                       | 14    | 0       | 8     | 0       |       |
|                                                                                     |                                           |       |         |       |         |       |
|                                                                                     | Surface Lot Parking                       |       | 41      |       | 38      |       |
|                                                                                     |                                           |       |         |       |         |       |
| Total Units:                                                                        |                                           | 42    |         | 28    |         | 70    |
| Required Parking (2 sp/unit)                                                        |                                           |       | 84      |       | 56      |       |
| Visitor Parking* (0.3- 0.5 sp/unit)                                                 |                                           |       | 13      |       | 14      |       |
| Total Parking Required                                                              |                                           |       | 97      |       | 70      |       |
| Parking Proposed                                                                    |                                           |       | 97      |       | 78      |       |
|                                                                                     |                                           |       |         |       |         |       |
| * There is no required ratio for Visitor Parking in the Town Code                   |                                           |       |         |       |         |       |

FIGURE 1A:  
"OVERALL SITE PLAN"  
AS SUBMITTED TO THE  
PLANNING BOARD 05/22/25





3275/3291 Lexington Avenue, 5 Skyview Road,  
9/17/19 Regina Avenue, 3211/3219 East Main St.  
Corlandt, New York

**Owner:**  
**BEB Capital**  
26 Harbor Park Drive  
Port Washington, NY 11050  
**Architect:**



23 Washington Ave, Pleasantville, NY 10570

**CIVIL Engineer:**

**DTS • PROVIDENT**  
Intelligent Land Use

Civil Engineers, Landscape Architect and Planner  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

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Certificate of Authorization #0017846

SURVEYOR: \_\_\_\_\_

**Gallas Surveying Group, LLC**  
2865 US Route 1  
North Brunswick, NJ 08902

ATTORNEY:

**Zarin & Steinmetz, LLP**  
31 Main Street, Suite 415  
White Plains, NY 10601

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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

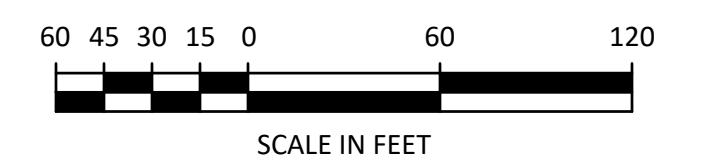
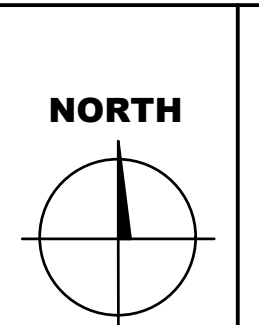
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**NOT FOR CONSTRUCTION**

### Key Plan



|  |  |  |
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|  |  |  |

FIGURE 1B:  
"OVERALL SITE PLAN"  
SUBMITTED TO THE  
PLANNING BOARD  
09/25/25

| Agency                                             | Status  | Approval Date | Proposed/Approved Activities                                                             |
|----------------------------------------------------|---------|---------------|------------------------------------------------------------------------------------------|
| Town of Cortlandt                                  | Pending |               | SEQRA Determination                                                                      |
|                                                    |         |               | Amendment to Zoning Ordinance                                                            |
|                                                    |         |               | Site Plan and Special Approval                                                           |
|                                                    |         |               | Tree Removal Permit and Steep Slope Permit                                               |
|                                                    |         |               | Demolition Permit(s)                                                                     |
|                                                    |         |               | Building Permit(s)                                                                       |
|                                                    |         |               | Town Sewer District Extension (Map, Plan and Report)                                     |
| Westchester County Department of Planning          | Pending |               | GML 239 Referral                                                                         |
| Westchester County Department of Health (DOH)      | Pending |               | Sanitary sewer extension                                                                 |
|                                                    |         |               | Water main extension                                                                     |
| NYS Department of Environmental Conservation (DEC) | Pending |               | SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001). |
| NYS Department of Transportation (DOT)             | Pending |               | Highway Work Permit (PERM 33-COM)                                                        |

| Unit/Parking Type                         | North     |           | South     |           | Total Units |
|-------------------------------------------|-----------|-----------|-----------|-----------|-------------|
|                                           | Units     | Parking   | Units     | Parking   |             |
| 3 Bedroom (20'x50') - Driveway and Garage | 20        | 40        | 0         | 0         |             |
| 3 Bedroom (24'x44') - Driveway and Garage | 0         | 0         | 15        | 30        |             |
| 2 Bedroom (20'x40')                       | 14        | 0         | 0         | 0         |             |
| 2 Bedroom (20'x40') - Driveway            | 4         | 4         | 16        | 16        |             |
| Surface Lot Parking                       |           | 53        |           | 33        |             |
| <b>Total Units:</b>                       | <b>38</b> |           | <b>31</b> |           | <b>69</b>   |
| Required Parking (2 sp/unit)              |           | 76        |           | 62        |             |
| Visitor Parking* (0.5 sp/unit)            |           | 19        |           | 16        |             |
| <b>Total Parking Required</b>             |           | <b>95</b> |           | <b>78</b> |             |
| <b>Parking Proposed</b>                   |           | <b>97</b> |           | <b>79</b> |             |

\* There is no required ratio for Visitor Parking in the Town Code



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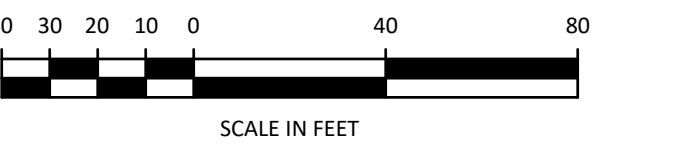
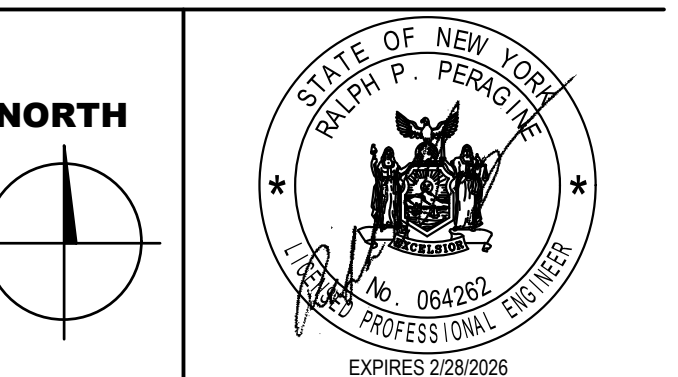
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**SURVEYOR:**  
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2865 US Route 1  
North Brunswick, NJ 08902

**Zarin & Steinmetz, LLP**  
81 Main Street, Suite 415  
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## Key Plan



|     | 05/22/25 | REVISED PER PLANNING BOARD COMMENTS |
|-----|----------|-------------------------------------|
|     | 04/01/25 | RRUSP SPECIAL PERMIT                |
| No. | Date     | Description                         |

|                |                     |
|----------------|---------------------|
| Project number | GBDS 2329;DTSP 1085 |
| Date           | 04/01/25            |
| Drawn by       | RPP                 |
| Checked by     | GMS                 |

Scale 1" = 40'

FIGURE 2A:  
"PRELIMINARY SITE PLAN"  
AS SUBMITTED TO THE  
PLANNING BOARD 05/22/25



3275/3291 Lexington Avenue, 5 Skyview Road,  
9/17/19 Regina Avenue, 3211/3219 East Main St.  
Cortlandt, New York

**Owner:**  
**BEB Capital**  
26 Harbor Park Drive  
Port Washington, NY 11050  
**Architect:**

**GB<sup>ds</sup>**  
GALLIN BEELER DESIGN STUDIO  
23 Washington Ave, Pleasantville, NY 10570

**CIVIL Engineer:**

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**SURVEYOR:**

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2865 US Route 1  
North Brunswick, NJ 08902

**ATTORNEY:**

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**Zarin & Steinmetz, LLP**  
81 Main Street, Suite 415  
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**NOT FOR CONSTRUCTION**

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## Key Plan

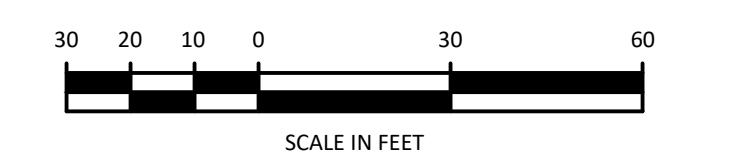
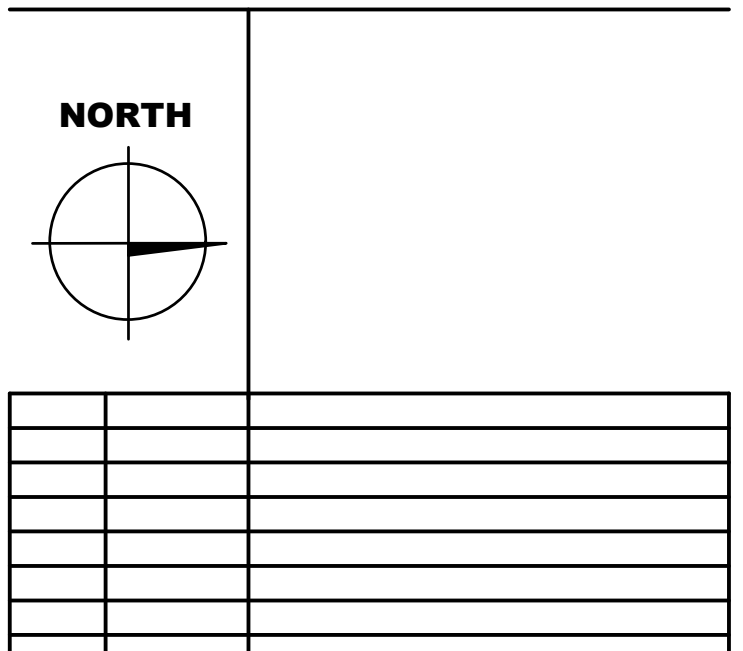


FIGURE 2B:  
"PRELIMINARY SITE PLAN"  
SUBMITTED TO THE  
PLANNING BOARD  
09/25/25



275/3291 Lexington Avenue, 5 Skyview Road,  
/17/19 Regina Avenue, 3211/3219 East Main St.  
Corlandt, New York

**SEB Capital**  
 16 Harbor Park Drive  
 Port Washington, NY 11050  
**Architect:**

**CIVIL Engineer:**

© DTS Provident Design Engineering, LLP  
Certificate of Authorization #0017846

**ATTORNEY:**

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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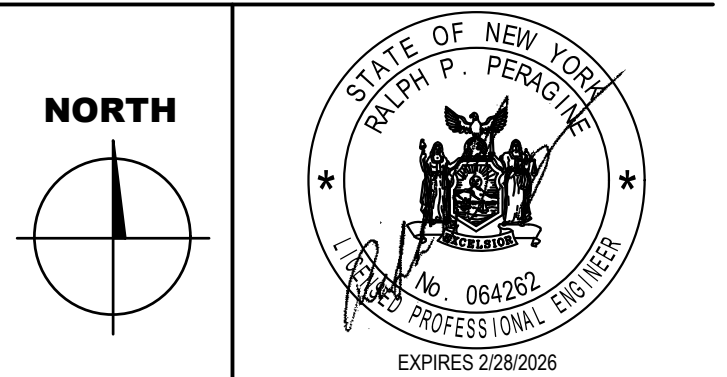
## Key Plan



FIGURE 3A:  
"PRELIMINARY SITE PLAN"  
AS SUBMITTED TO THE  
PLANNING BOARD 05/22/25

40 30 20 10 0 40 80

SCALE IN FEET



|     | 05/22/25 | REVISED PER PLANNING BOARD COMMENTS |
|-----|----------|-------------------------------------|
|     | 04/01/25 | RRUSP SPECIAL PERMIT                |
| No. | Date     | Description                         |

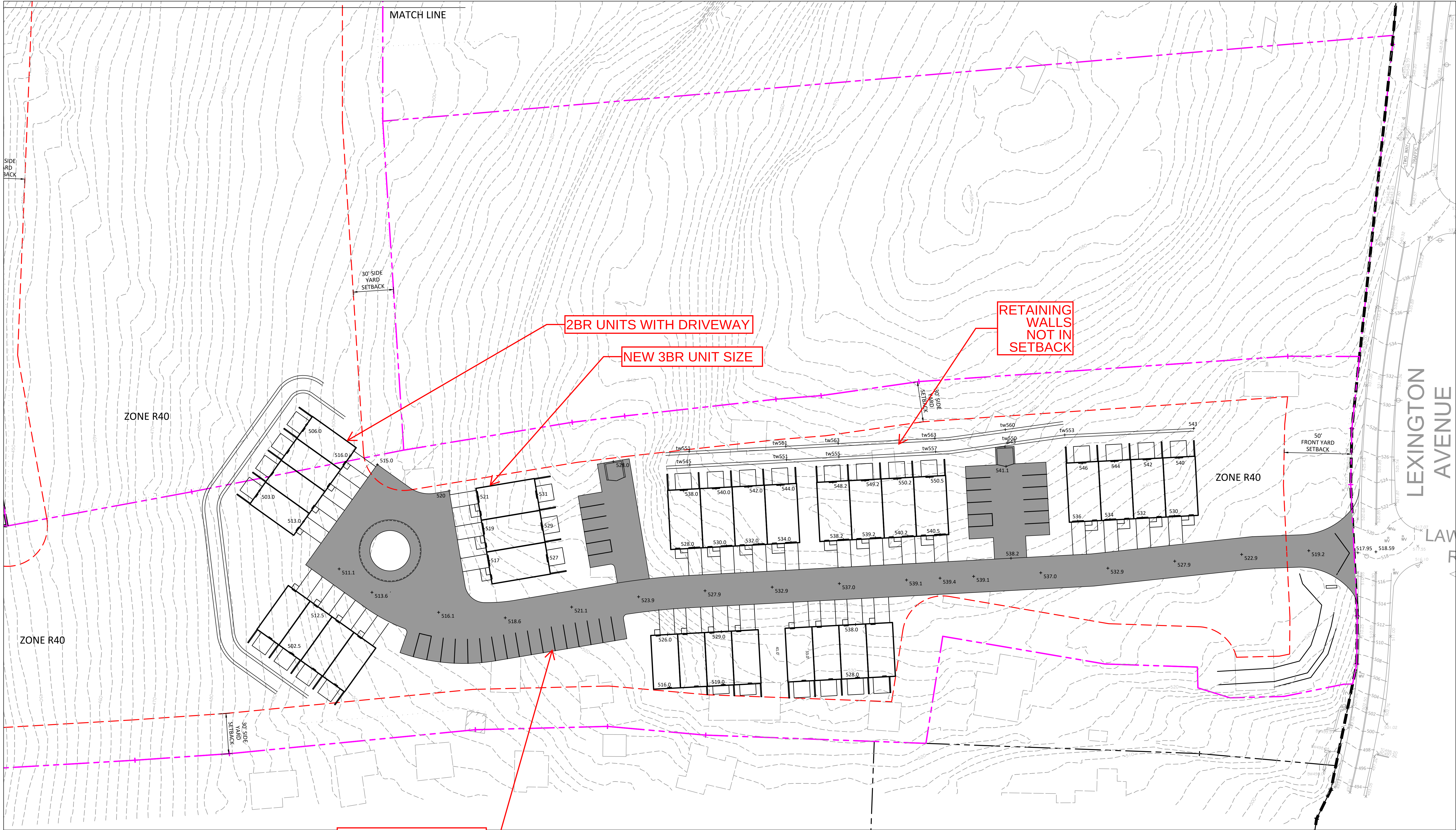
# PRELIMINARY SITE PLAN

|                |                     |
|----------------|---------------------|
| Project number | GBDS 2329;DTSP 1085 |
| Date           | 04/01/25            |
| Drawn by       | RPP                 |
| Checked by     | GMS                 |

SP-102

Scale 1" = 40'





SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,  
9/17/19 Regina Avenue, 3211/3219 East Main St.  
Cortlandt, New York

Owner:  
**BEB Capital**  
26 Harbor Park Drive  
Port Washington, NY 11050  
Architect:

**GB<sup>ds</sup>**  
GALLIN BEELER DESIGN STUDIO  
23 Washington Ave, Pleasantville, NY 10570  
CIVIL Engineer:

**DTS • PROVIDENT**  
Intelligent Land Use  
Civil Engineers, Landscape Architect and Planner  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017  
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Certificate of Authorization #0017846

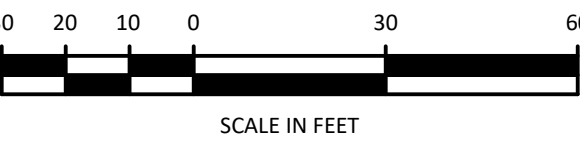
**SURVEYOR:**  
**Gallas Surveying Group, LLC**  
2865 US Route 1  
North Brunswick, NJ 08902

**ATTORNEY:**  
**Zarin & Steinmetz, LLP**  
81 Main Street, Suite 415  
White Plains, NY 10601

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NOT FOR CONSTRUCTION

Key Plan



NORTH

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FIGURE 3B:  
"PRELIMINARY SITE PLAN"  
SUBMITTED TO THE  
PLANNING BOARD  
09/25/25

Scale 1" = 30'



275/3291 Lexington Avenue, 5 Skyview Road,  
17/19 Regina Avenue, 3211/3219 East Main St.  
Corlandt, New York

**Owner:**  
**EB Capital**  
26 Harbor Park Drive  
Port Washington, NY 11050  
**Architect:**

**GB<sup>ds</sup>**  
GALLIN BEELER DESIGN STUDIO  
13 Washington Ave, Pleasantville, NY 10570

**CIVIL Engineer:**

---

**DOTS • PROVIDENT**  
Intelligent Land Use

Civil Engineers, Landscape Architect and Planner

DOTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

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Certificate of Authorization #0017846

**SURVEYOR:**  
**Gallas Surveying Group, LLC**  
 1865 US Route 1  
 North Brunswick, NJ 08902

**ATTORNEY:**

---

**Marin & Steinmetz, LLP**  
11 Main Street, Suite 415  
White Plains, NY 10601

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THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, CONTRACTORS, OR ANY OTHER PERSONS WHOSE WORK MAY AFFECT ANYWHERE IN THE STATE TWO FULL-WORKING DAYS, EXCLUDING DAY OF MONDAY, MAY 1, 2024, TO THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, 120 N. MORTIMER AVENUE, 10TH FLOOR, NEW YORK CITY AND LONG ISLAND, CONTACT 811 OR 800-272-4460.

**NOT FOR CONSTRUCTION**

## Key Plan

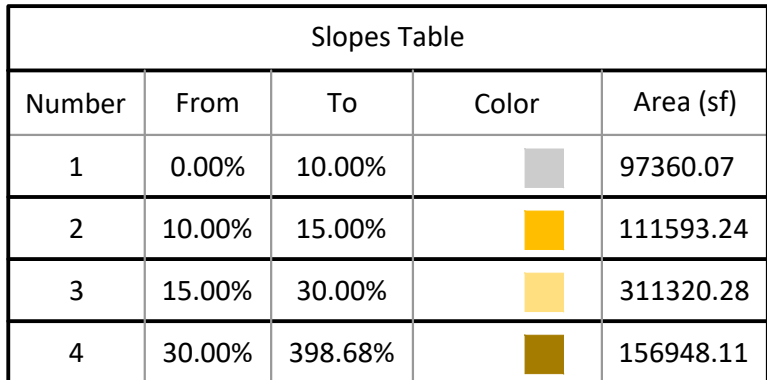
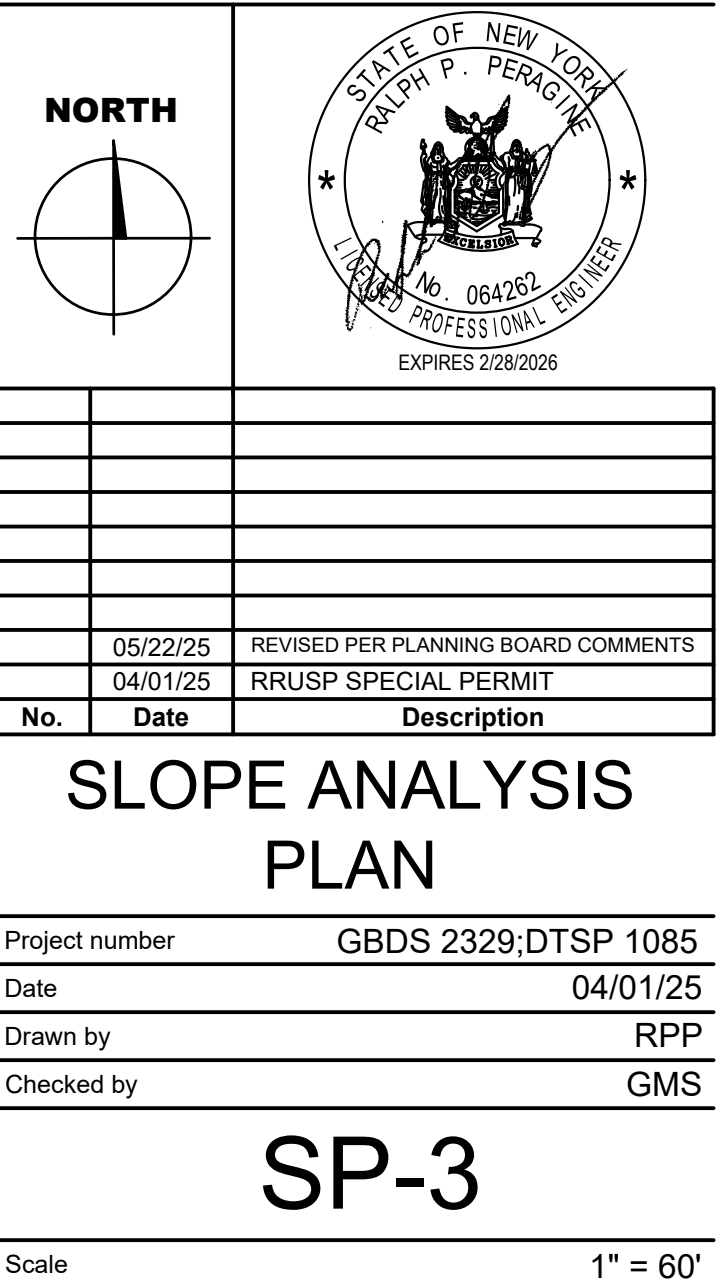


FIGURE 4A:  
"SLOPE ANALYSIS PLAN"  
AS SUBMITTED TO THE  
PLANNING BOARD 05/22/25





SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,  
9/17/19 Regina Avenue, 3211/3219 East Main St.  
Cortlandt, New York

Owner:  
**BEB Capital**  
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Architect:

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GALLIN BEELER DESIGN STUDIO  
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81 Main Street, Suite 415  
White Plains, NY 10601

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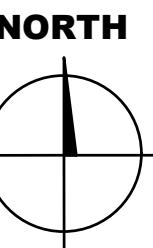
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NOT FOR CONSTRUCTION

Key Plan



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FIGURE 4B:  
"SLOPE ANALYSIS PLAN"  
SUBMITTED TO THE  
PLANNING BOARD  
09/25/25

Scale 1" = 60'











VIEW FROM CORNER OF REGINA  
LAKE MOHEGAN DEVELOPMENT





VIEW FROM ROUTE 6 APPROACH  
LAKE MOHEGAN DEVELOPMENT





ENTRANCE  
LAKE MOHEGAN DEVELOPMENT





INTERIOR SITE ROAD  
LAKE MOHEGAN DEVELOPMENT





RETAINING WALL VIEW

LAKE MOHEGAN DEVELOPMENT





REGINA ACCESS ROAD

LAKE MOHEGAN DEVELOPMENT











**JOHN A. LENTINI, Architect**  
pencilbase@aol.com

124 Allan Street  
Cortlandt Manor, NY 10567  
914 737-2890

**September 9, 2025**

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

**Attn: Planning Board Chairman**

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

**Dear Chairman:**

**Please be advised, I have superseded the former design consultant in order to provide plans and specifications to enlarge the former La Villetta Restaurant and change the use to a Beauty Shop per SIC sec. 7231. I was previously acting as a representative, for the owner, and appeared before the Planning Board on September 10, 2024 on behalf of my client Cheung Lam. I was retained to assume the role as licensed designer, circa May 2025, and have consulted with the Town Staff in order to address several concerns with the former design and site conditions. It is my belief that an approval depends on being able to connect to the Peekskill Sewer District via Sanitary Spurs provided by the Crossing Shopping Center. Prior agreement, when property was purchased, allows both 3172 and 3176 E. Main St. To connect to the sewer. Cheung Lam owns both #3172 and 3176 that are contiguous sites. Separate applications, for sewer connection, are referenced in the subject line. My revised Site plan includes the following revisions;**

- 1. Plan illustrates the relationship of both 3172 and 3176 E. Main Str. Topographic information has been added to the plan indicating that the site is relatively flat and is less than 4% overall.**
- 2. The size of the expansion has been reduced in order to stay within the existing setbacks and to avoid needing an area variance. Floor area has been reduced; therefore, the amount of required off-street parking is less**



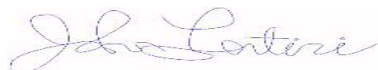
**so that there is no need or proposal to alter the existing paved area. There will be only minor site disturbance resulting from the sewer connections. Proposal intends to maintain the site as it exists.**

- 3. Three (3), formerly proposed, parking spaces in front of the building have been relocated to the rear of the building. La Villetta had used six (6) parking spaces in the front and four (4) parking spaces on the side that have, all, been eliminated per this proposal. A sign directing parking in the rear has been specified.**
- 4. We were advised to demonstrate compliance with Zoning Code Section 307-22 for providing landscaping within the parking lot, however, the section applies when there are more than thirty 30 required parking spaces. We are proposing 9 spaces. I do not believe that the landscaping requirement applies.**
- 5. Lighting has been shown on the plans at the points of egress and on the upper structure facing the paved areas.**
- 6. Handicap and No Left turn signs, on to E. Main Street added to the Site Plan**
- 7. The label "Nail Saloon (Salon)" has been replaced with "Beauty Shop"**
- 8. Adjustments have been made to dimensions and Zoning Chart. The revised survey states a different lot size that was 18,180 SF, which, has been recalculated to be 17,885 SF. I don't believe that any issues have occurred as the result of the lot size area change. The new survey, revised March 21 2025, is submitted herewith.**
- 9. Additional existing elements have been added to the plan including drainage and landscaping..**
- 10. Staff has asked for an analysis of the safety for the adjoining residence at 3176 E. Main Str. Although the lots are contiguous and lack a barrier, the residents of #3,176 can circulate without entering #3,172. The parking area for #3172 is more than 40 feet from the lot line and the travel lane, albeit non distinct, is at least 30 feet from two of the exits from #3176. # 3176 has it's own separate parking area. The lots have co-existed for at least 30 years with no accidents or incidents to my knowledge.**

**Please include this application on the next scheduled agenda.**

**Respectfully**

**JOHN A. LENTINI ARCHITECT**



**John A. Lentini, RA, NY Reg. No. 023755**



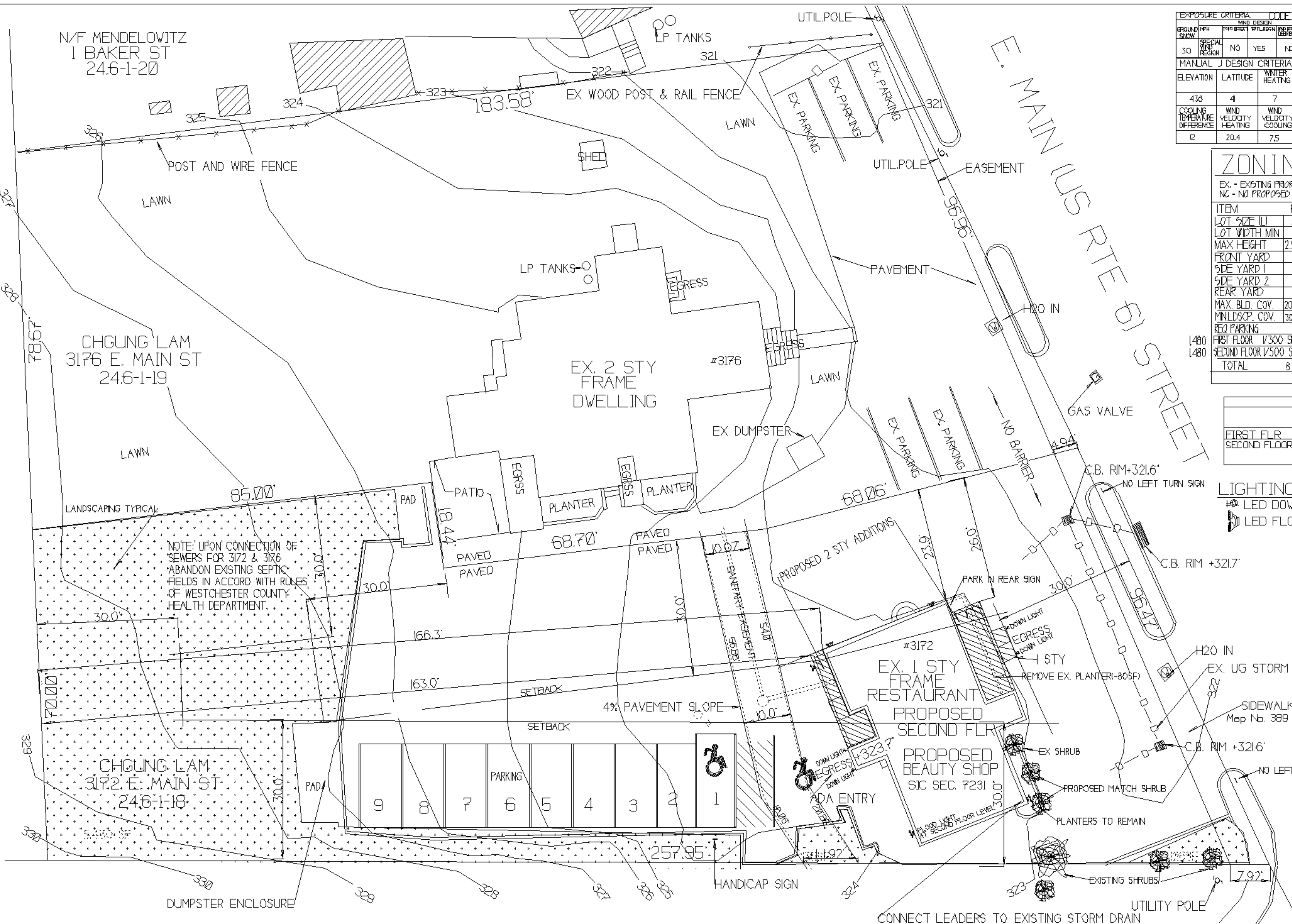
N/F DNC REALTY. 7 BAKER ST. 246-1-17

N/F MENDELOWITZ  
1 BAKER ST  
246-1-20

CHUNG LAM  
3176 E. MAIN ST  
246-1-19

CHUNG LAM  
3172 E. MAIN ST  
246-1-18

N/F CORTLANDT CROSSING  
E. MAIN ST  
246-1-4



# PLOT PLAN

SCALE 1" = 10' 0"

NOTE: PLOT PLAN INFO AND TOPOGRAPHY TAKEN IN PART FROM SURVEY BY BADEY AND WATSON DATED MAY 7, 2024. REVISED MARCH 21, 2025, TOPO AND LOT AREA ADDED TO SURVEY.

| EXPOSURE CRITERIA |                    | WIND DESIGN    |               | ICE DESIGN   |                | SEISMIC DESIGN |                | POTENTIAL FOR DAMAGE FROM MINOR DESIGN |                | POTENTIAL FOR DAMAGE FROM MAJOR DESIGN |                | POTENTIAL FOR DAMAGE FROM EXTREME DESIGN |                |
|-------------------|--------------------|----------------|---------------|--------------|----------------|----------------|----------------|----------------------------------------|----------------|----------------------------------------|----------------|------------------------------------------|----------------|
| GROUND SNOW       | WIND SPEED         | WIND DIRECTION | WIND DURATION | ICE DURATION | SEISMIC DESIGN | SEISMIC DESIGN | SEISMIC DESIGN | SEISMIC DESIGN                         | SEISMIC DESIGN | SEISMIC DESIGN                         | SEISMIC DESIGN | SEISMIC DESIGN                           | SEISMIC DESIGN |
| 30                | SPECIAL AND REGION | NO             | YES           | NO           | C              | SEVERE         | -42            | MODERATE TO HEAVY                      | 7              | YES                                    | NO             | 600 OR LESS                              | 515            |

| MANUAL J DESIGN CRITERIA       |                       |                       |                     |                            |                             |                            |                                |
|--------------------------------|-----------------------|-----------------------|---------------------|----------------------------|-----------------------------|----------------------------|--------------------------------|
| ELEVATION                      | LATITUDE              | WINTER HEATING        | SUMMER COOLING      | ALTITUDE CORRECTION FACTOR | INTERIOR DESIGN TEMPERATURE | DESIGN TEMPERATURE COOLING | HEATING TEMPERATURE DIFFERENCE |
| 436                            | 41                    | 7                     | 87                  | 1                          | 68                          | 75                         | 8                              |
| COOLING TEMPERATURE DIFFERENCE | WIND VELOCITY HEATING | WIND VELOCITY COOLING | COINCIDENT WET BULB | DAILY RANGE                | WINTER HUMIDITY             | SUMMER HUMIDITY            |                                |
| 12                             | 20.4                  | 7.5                   | 72                  | 11                         | 30                          | 55                         |                                |

## ZONING INFO

| EX - EXISTING PRIOR NON CONFORMING<br>NC - NO PROPOSED CHANGE |                   |              |        |           |        |      |
|---------------------------------------------------------------|-------------------|--------------|--------|-----------|--------|------|
| <div>△</div>                                                  |                   |              |        |           |        |      |
| ITEM                                                          | REQUIRED          | EXISTING     | COMPLY | PROPOSED  | COMPLY | NOTE |
| LOT SIZE ID                                                   | 20,000 SF         | 11,788 SF    | EX NC  | 11,788 SF | EX NC  |      |
| LOT WIDTH MIN                                                 | 100 LF            | 96.47 LF     | EX NC  | 96.47 LF  | EX NC  |      |
| MAX HEIGHT                                                    | 25 STY. 35 LF     | 1 STY. 20 LF | YES    | STY 33 LF | YES    |      |
| FRONT YARD                                                    | 30 LF             | 33.4 LF      | YES    | 33.0 LF   | YES    |      |
| SIDE YARD 1                                                   | 30 LF             | 3.6 LF       | EX NC  | 3.6 LF    | EX NC  |      |
| SIDE YARD 2                                                   | 30 LF             | 23.9 LF      | EX NC  | 23.9 LF   | EX NC  |      |
| REAR YARD                                                     | 30 LF             | 166.3 LF     | YES    | 163.0 LF  | YES    |      |
| MAX. BLD. COV.                                                | 20% (11,357 SF)   | 12.00 SF     | YES    | 15.10 SF  | YES    |      |
| MIN LDCP. COV.                                                | 30% (11,356 SF)   | 5,691 SF     | YES    | 5,611 SF  | YES    |      |
| REQ. PARKING                                                  |                   |              |        |           |        |      |
| FIRST FLOOR                                                   | 1/300 SF FA-5 SPC |              |        |           |        |      |
| SECOND FLOOR                                                  | 1/500 SF FA-3 SPC |              |        |           |        |      |
| TOTAL                                                         | 8 SPACES          | 10 SPACES    |        | 9 SPACES  | YES    |      |

| AREA SUMMARY |          |          |        |          |  |
|--------------|----------|----------|--------|----------|--|
|              | EXISTING | ADD      | REDUCE | PROPOSED |  |
| FIRST FLR    | 1,232 SF | 266 SF   | 30 SF  | 1,480 SF |  |
| SECOND FLOOR | -0-      | 1,493 SF |        | 1,480 SF |  |
|              |          |          |        | 2,960 SF |  |

## LIGHTING LEGEND

- LED DOWN LIGHT
- LED FLOOD LIGHT

PLAN FILED TO SUPERSEDE FORMER DESIGN PROFESSIONAL FOR A-24-539

REFERENCE  
3176 E. MAIN ST  
A-24-802 - SANITARY  
3172 E. MAIN ST  
PBCK-24-6  
A-24-792 - SANITARY

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2 9/3/2025

CLIENT  
MR/ CHEUNG LAM  
LOCATION  
3172 E. MAIN STREET  
MOHEGAN LAKE, NY 10647

246-1-18, HC ZONE, 17,885 SF  
PEEKSKILL SEVER DISTRICT

DRAWING DATE 5/12/2025 BY JL/CHK

## SITE PLAN

JOHN A. LENTINI  
ARCHITECT  
124 ALLAN STREET  
CORTLANDT MANOR, NY 10567-1614  
PHONE (914) 737-2890  
EMAIL PENCILBASE@AOL.COM

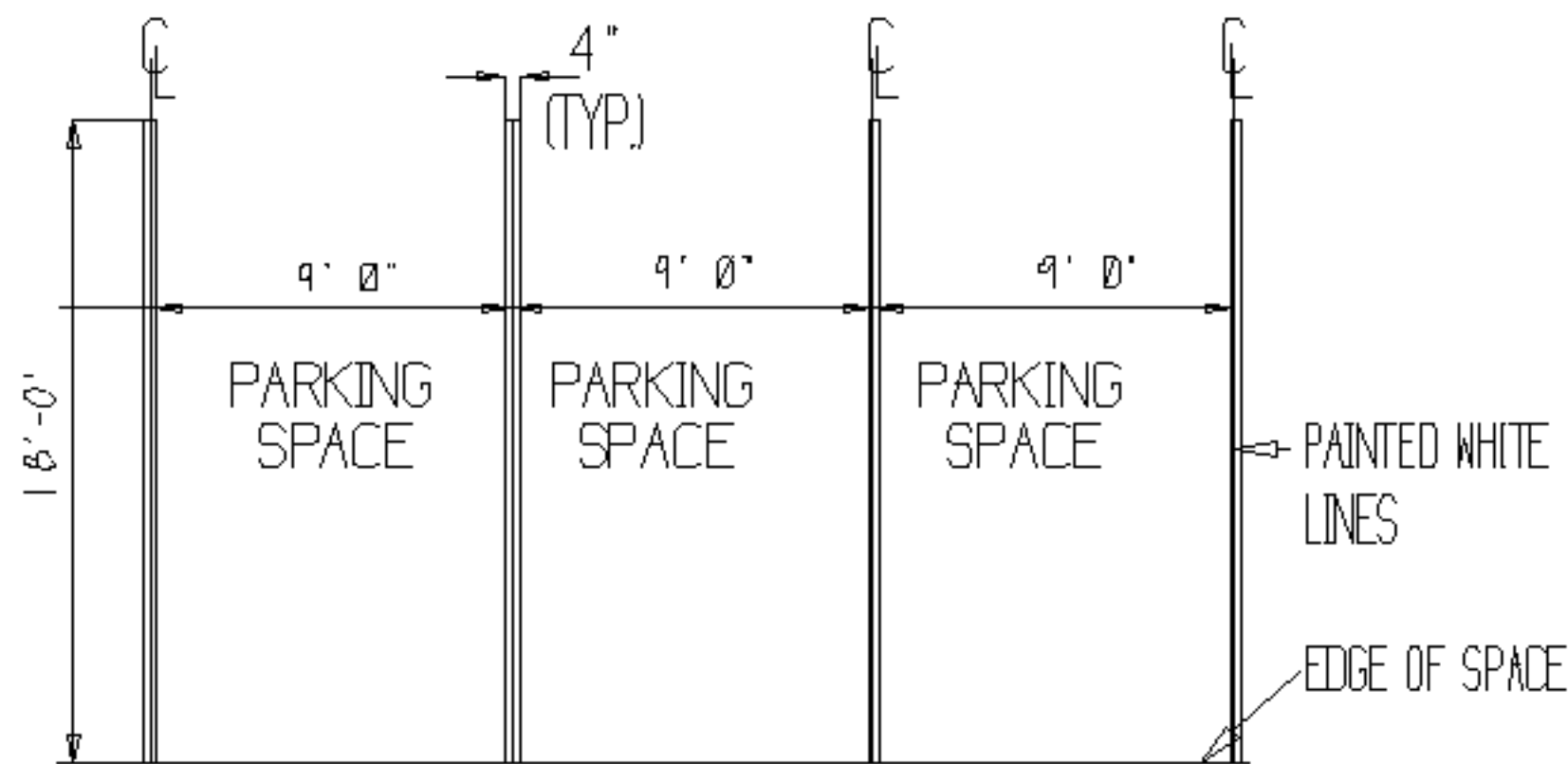
REAL ESTATE SIGNATURE  
DRAWING NUMBER 04324



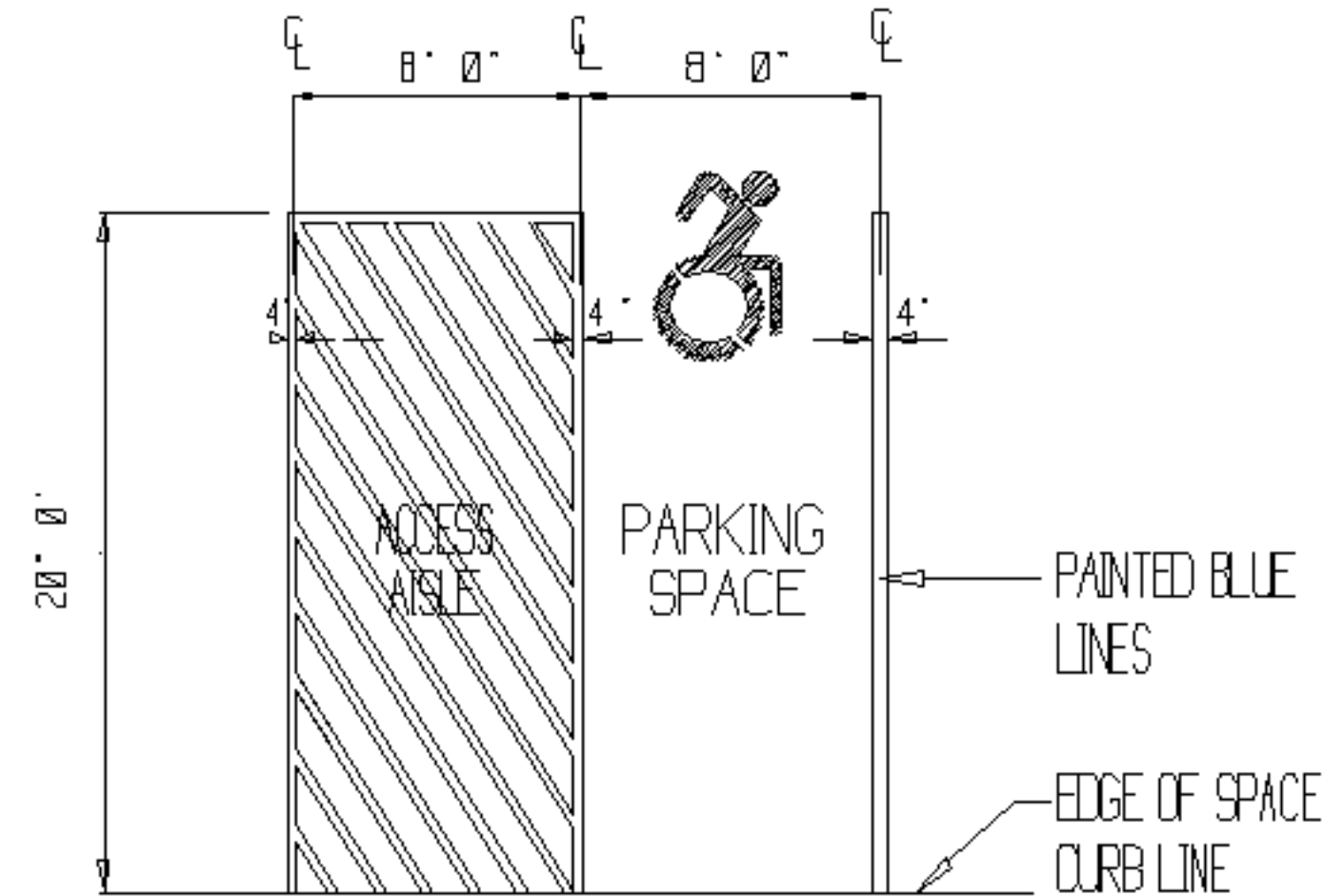
SHEET 1 OF 3

PBCK-24-6  
A-24-539  
EXPIRES 03/31/2026

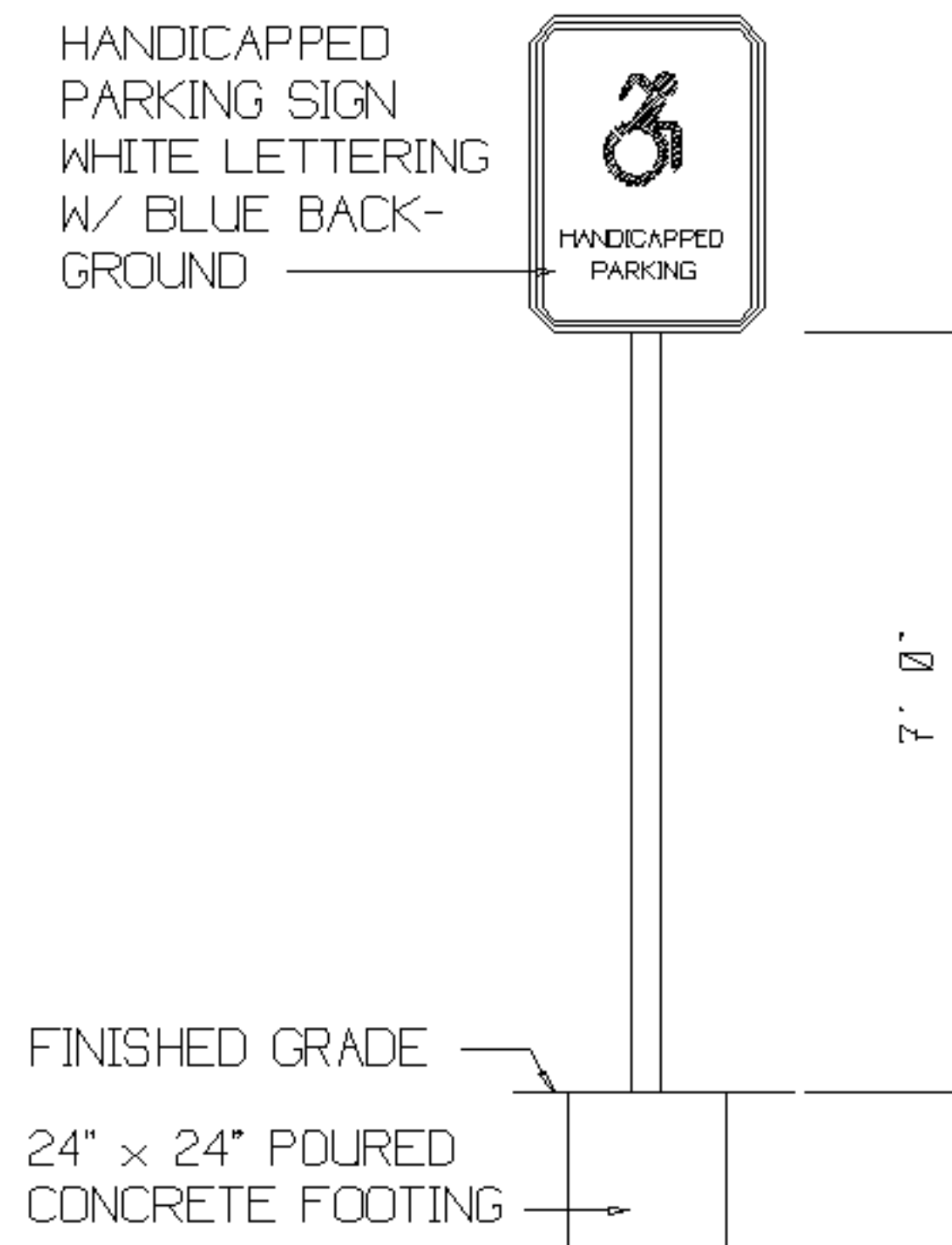




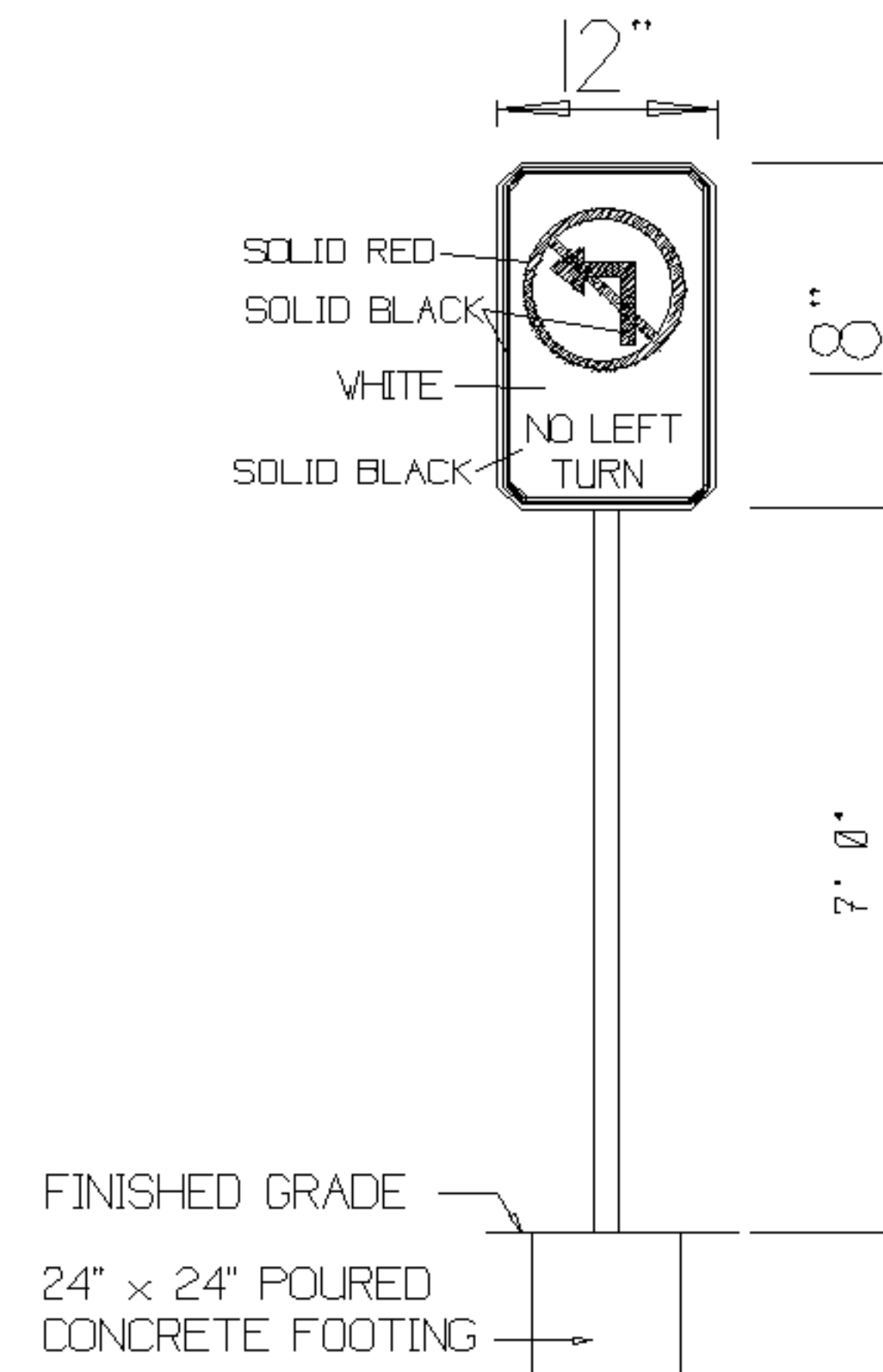
PARKING SPACE DETAIL



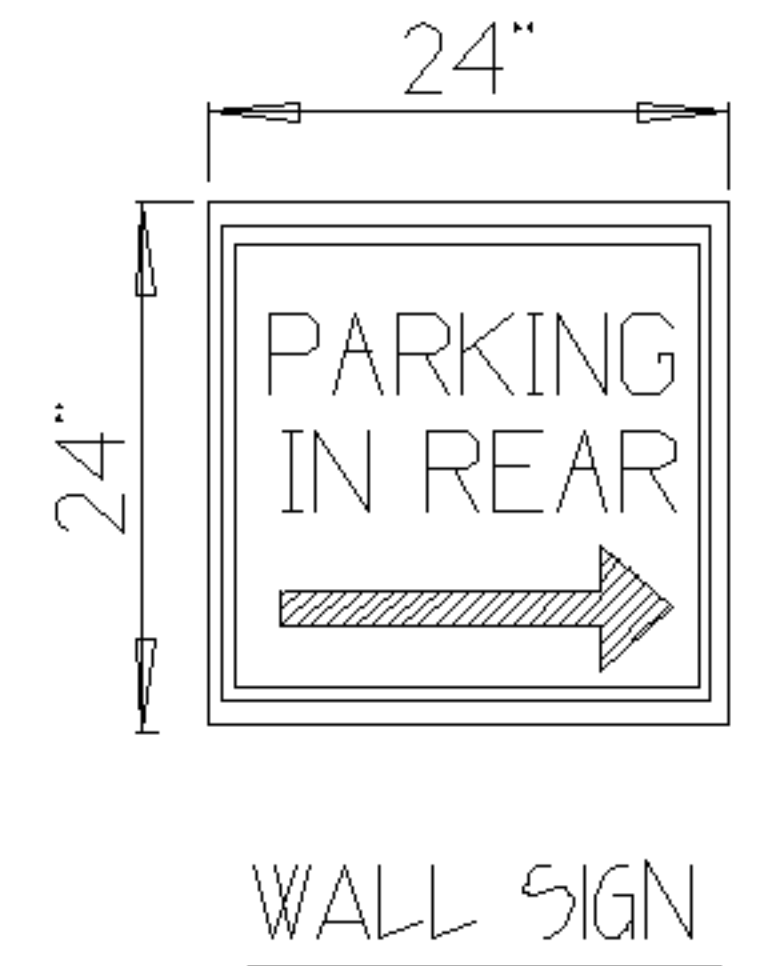
HANDICAPPED SPACE DETAIL



HANDICAP SIGN DETAIL



NO LEFT TURN SIGN



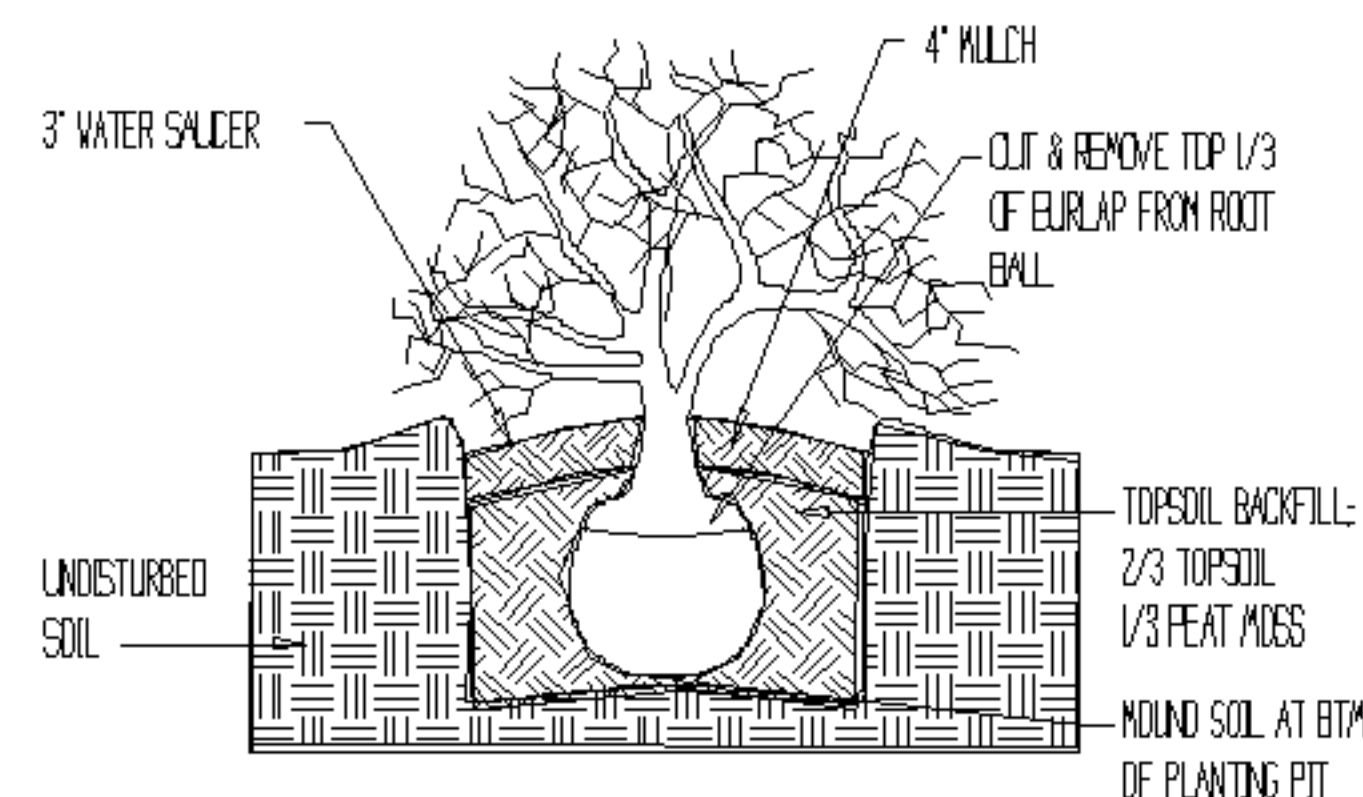
WALL SIGN

#### 2020 NYS BUILDING CODE

- \* REQUIRED LIGHTING UNDER NORMAL POWER CONDITIONS PER S 1008.2.1
- \* LIGHTING TO REMAIN ON DURING ALL TIMES OF OCCUPANCY.
- \* ALL MEANS OF EGRESS SHALL MAINTAIN LIGHTING AT THE SURFACE OF 1 FOOT-CANDLE (1 LUX).
- \* LIGHTING AT EXIT DISCHARGE PER 1008.2.3 ILLUMINATION NOT REQUIRED IF LIGHTING IS NO LESS THAN 1 FOOT-CANDLE (1 LUX)
- \* ALL EXITS TO COMPLY WITH 1028.5, EXIT TO LEAD TO A PUBLIC WAY.

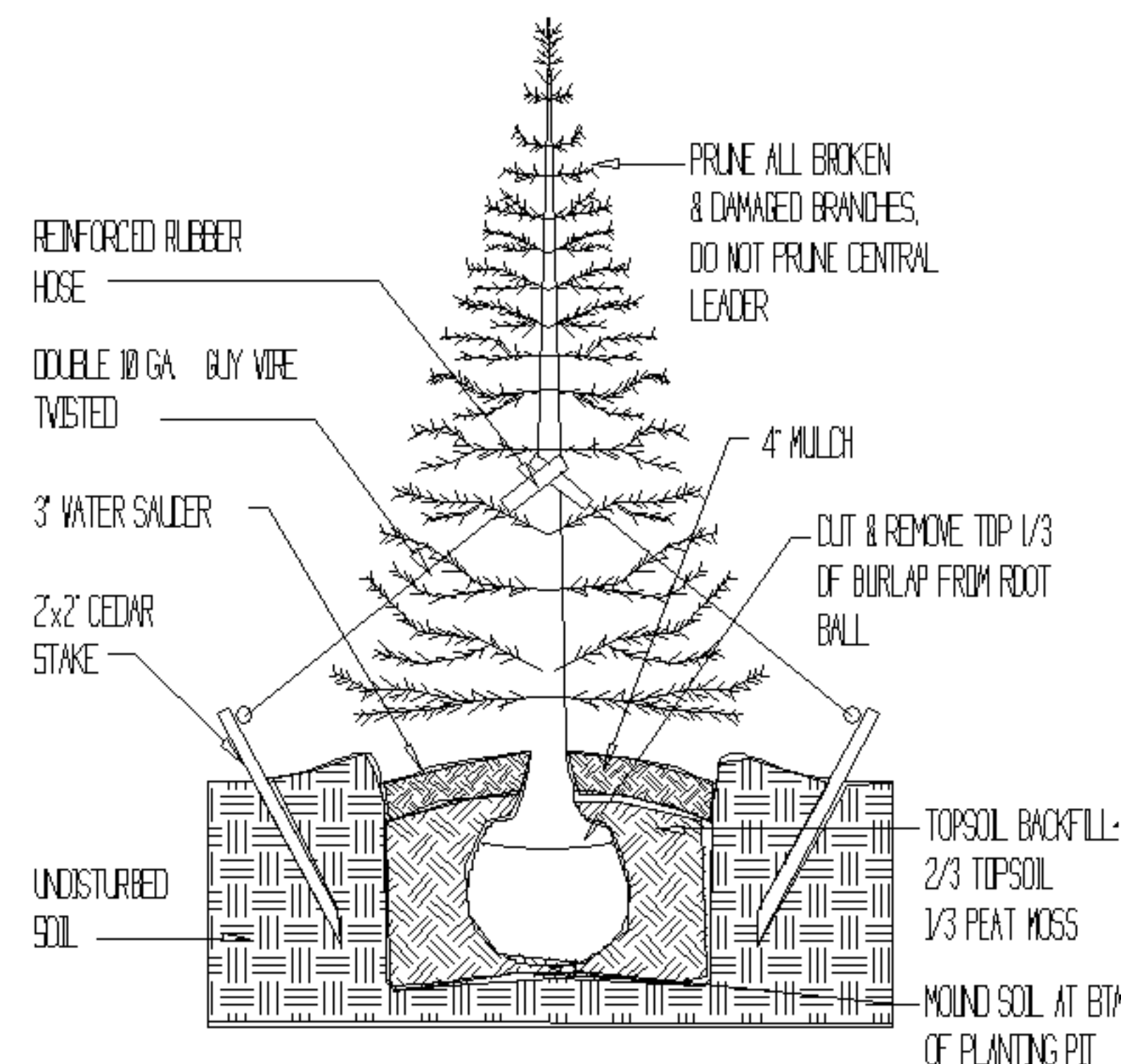
#### TOWN OF CORTLANDT SEC. 307-12.3

- \* ALL LIGHTING IMPROVEMENTS TO COMPLY WITH THE TOWN OF CORTLANDT ZONING CODE CHAPTER 307, SEC. 307-12.3
- \* LIGHT FIXTURES TO BE SELECTED AND ARRANGED TO PREVENT GLARE, TO INSURE THE SAFETY OF PEDESTRIANS AND TO CONSERVE ENERGY.
- \* ALL NEW AND ANY UPGRADES TO EXISTING LIGHTING SHALL MEET THE FULL STANDARDS PROVIDED IN THE OUTDOOR LIGHTING CODE.
- \* PROHIBITED OUTDOOR LIGHTING
  - a) UP LIGHTING, PROPOSED LIGHTING CAN'T CREATE SKY POLLUTION.
  - b) EXTERNALLY LIT SIGNS, DISPLAY OR STRUCTURE.
  - c) ROOF MOUNTED AREA LIGHTING
  - d) SEARCH, STROBE OR LASER LIGHTS
  - e) MERCURY VAPOR OR METAL HALIDE ARE PROHIBITED.
  - f) UNSHIELDED FIXTURES ARE PROHIBITED.
  - g) NEON, LED TUBE OR ROPE LIGHTS PROHIBITED PER CODE.
- \* MAXIMUM LIGHTING LEVELS AS FOLLOWS
  - a) PARKING LOTS, WALK WAYS AND BUILDING ENTRANCE SHALL HAVE A MAXIMUM AVERAGE LEVEL OF ONE FOOT CANDLE.
  - b) UNIFORMITY RATIOS NOT LESS THAN 1:3 (33) PARKING AND TRAFFIC AREAS.



SHRUB PLANTING DETAIL

NO SCALE

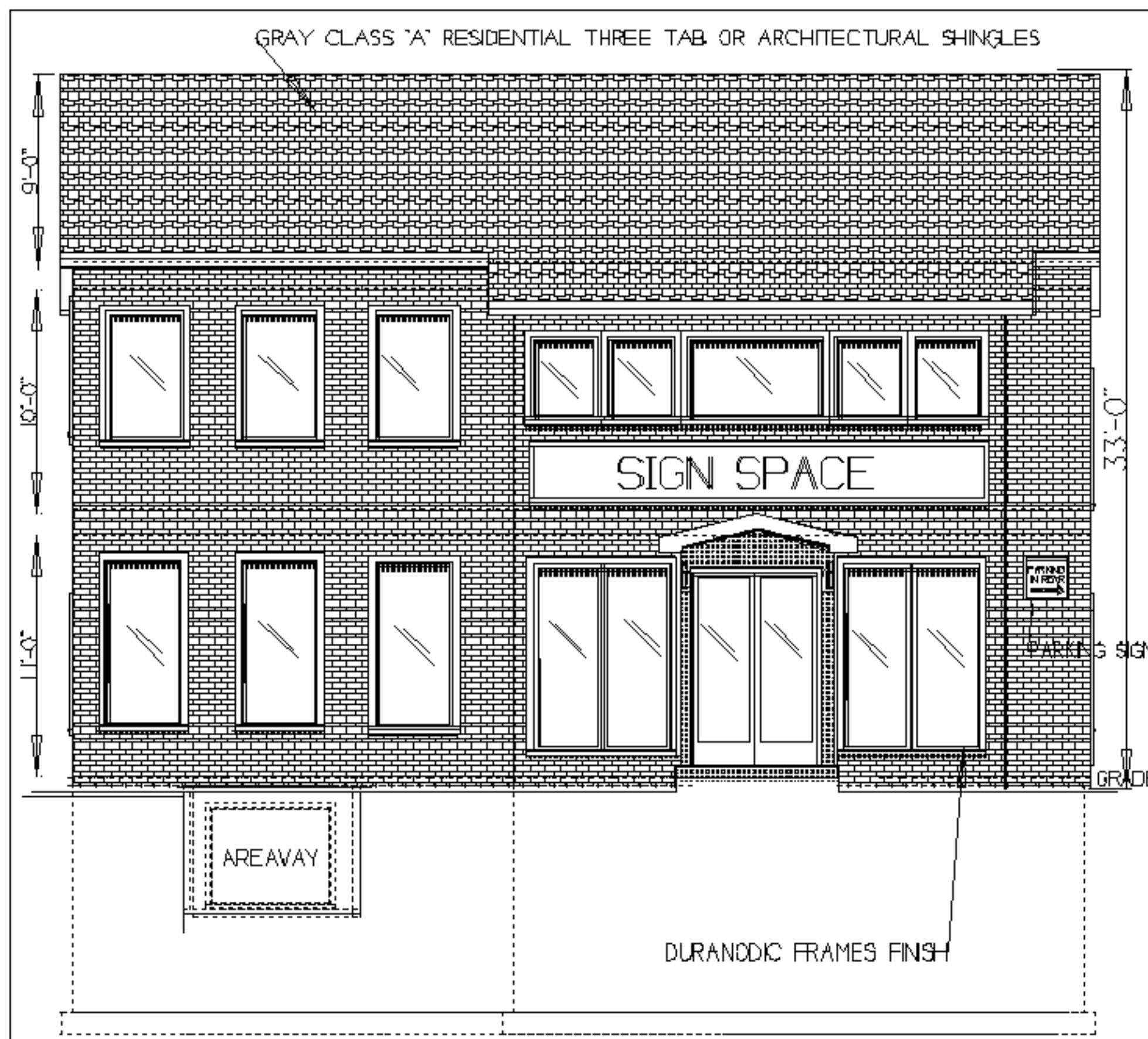


TREE PLANTING DETAIL

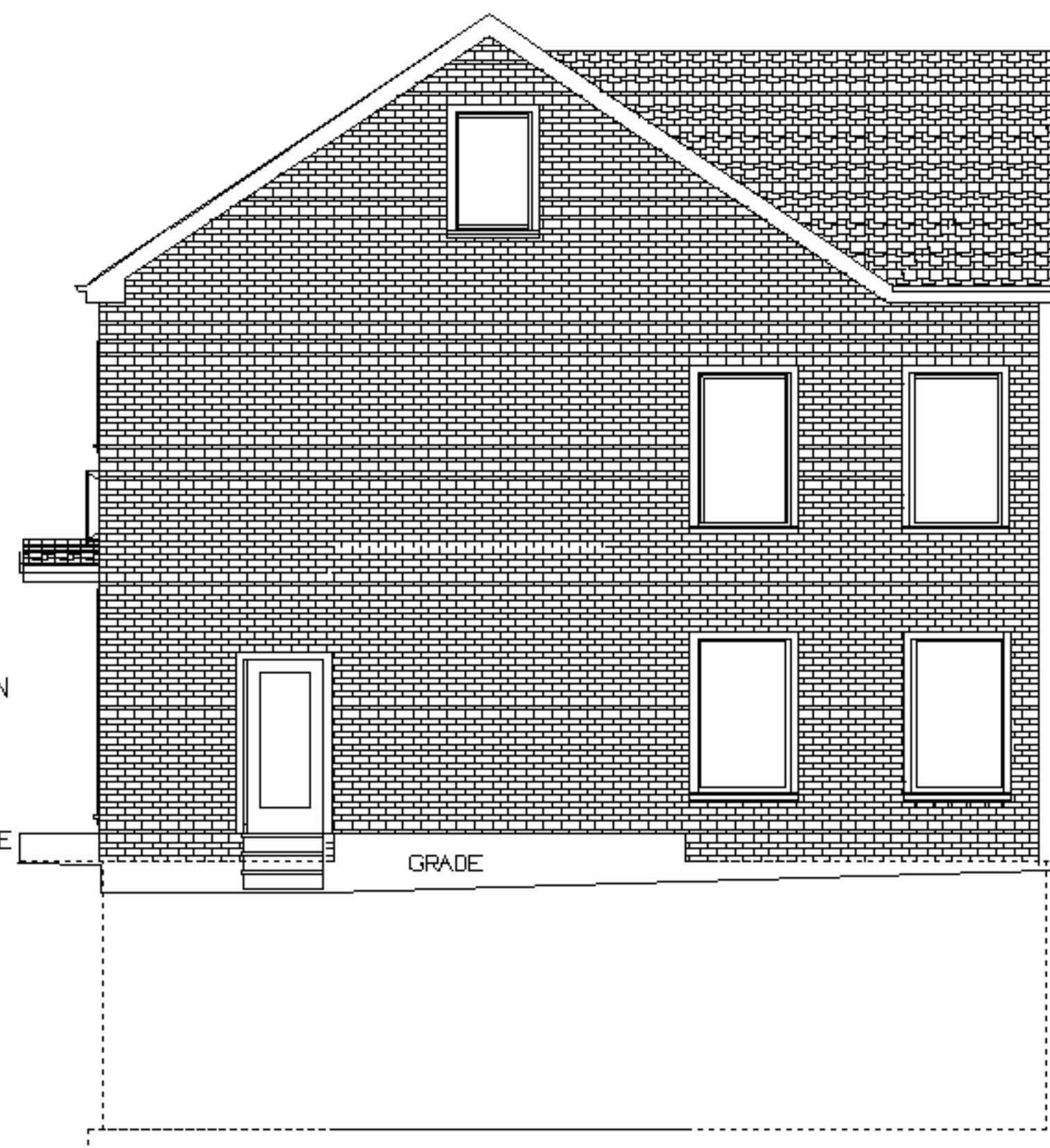
NO SCALE

|                                                                                                                                                     |                       |          |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|----|
| REVISION                                                                                                                                            | DATE                  | DESCRIBE | BY |
|                                                                                                                                                     | 9/23/2025             |          |    |
| CLIENT<br>MR./ CHEUNG LAM<br>LOCATION<br>3172 E. MAIN STREET<br>MOHEGAN LAKE, NY 10547<br>24.6-1-18, HC ZONE, 17,895 SF<br>PEEKSKILL SEWER DISTRICT |                       |          |    |
| DRAWING DATE 5/12/2025 BY JL-RTK                                                                                                                    |                       |          |    |
| ALTERATION PLAN                                                                                                                                     |                       |          |    |
| JOHN A. LENTINI<br>ARCHITECT<br>124 ALLAN STREET<br>CORTLANDT MANOR, NY 10567-1614<br>PHONE (914) 737-2890<br>EMAIL PENCILBASE@AOL.COM              |                       |          |    |
| SEAL & SIGNATURE                                                                                                                                    | DRAWING NUMBER 04324  |          |    |
|                                                                                                                                                     | S2                    |          |    |
|                                                                                                                                                     | SHEET 2 OF 3          |          |    |
|                                                                                                                                                     | PBCK-24-6<br>A-24-539 |          |    |
| EXPIRES 03/31/2026                                                                                                                                  |                       |          |    |

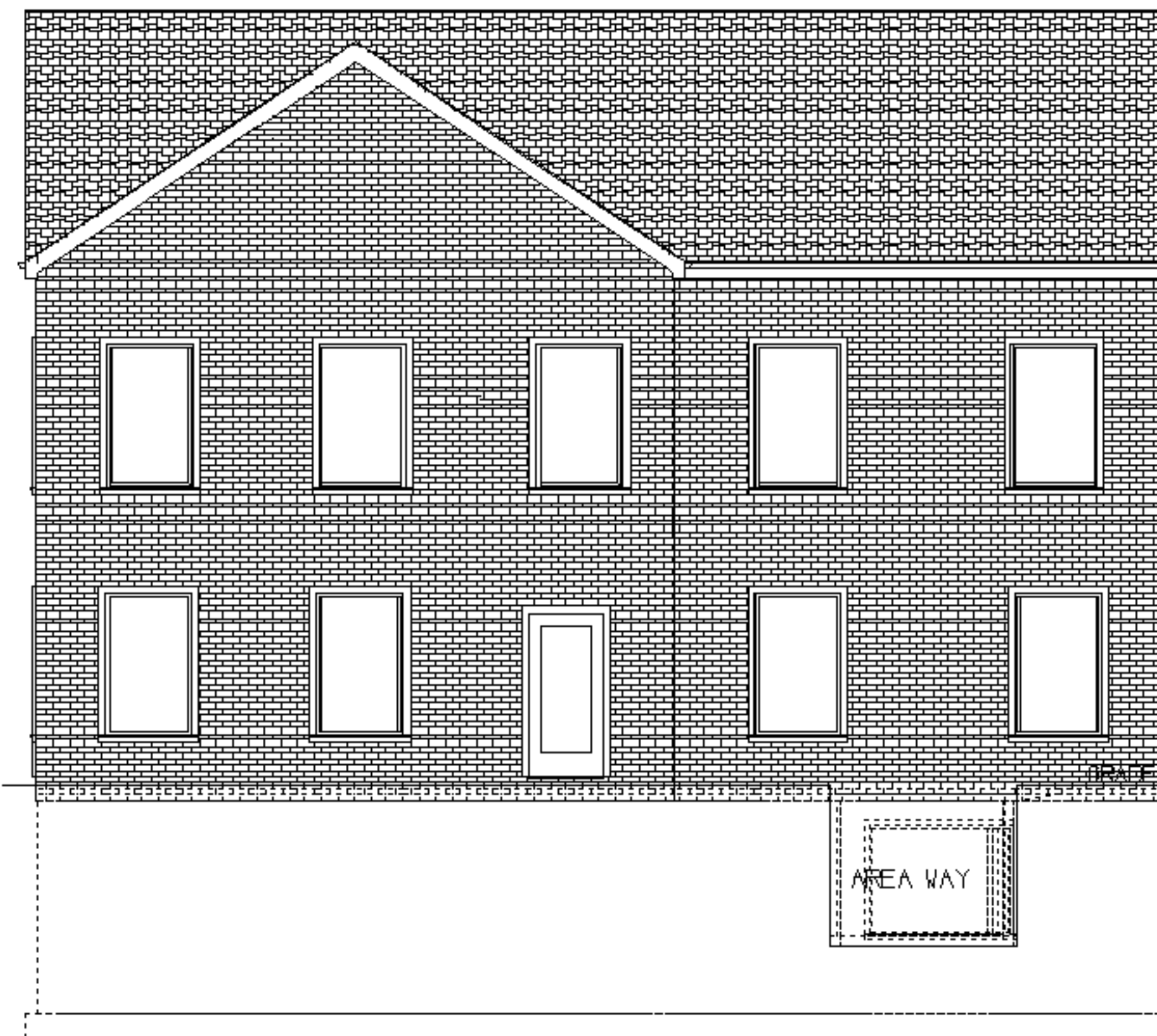




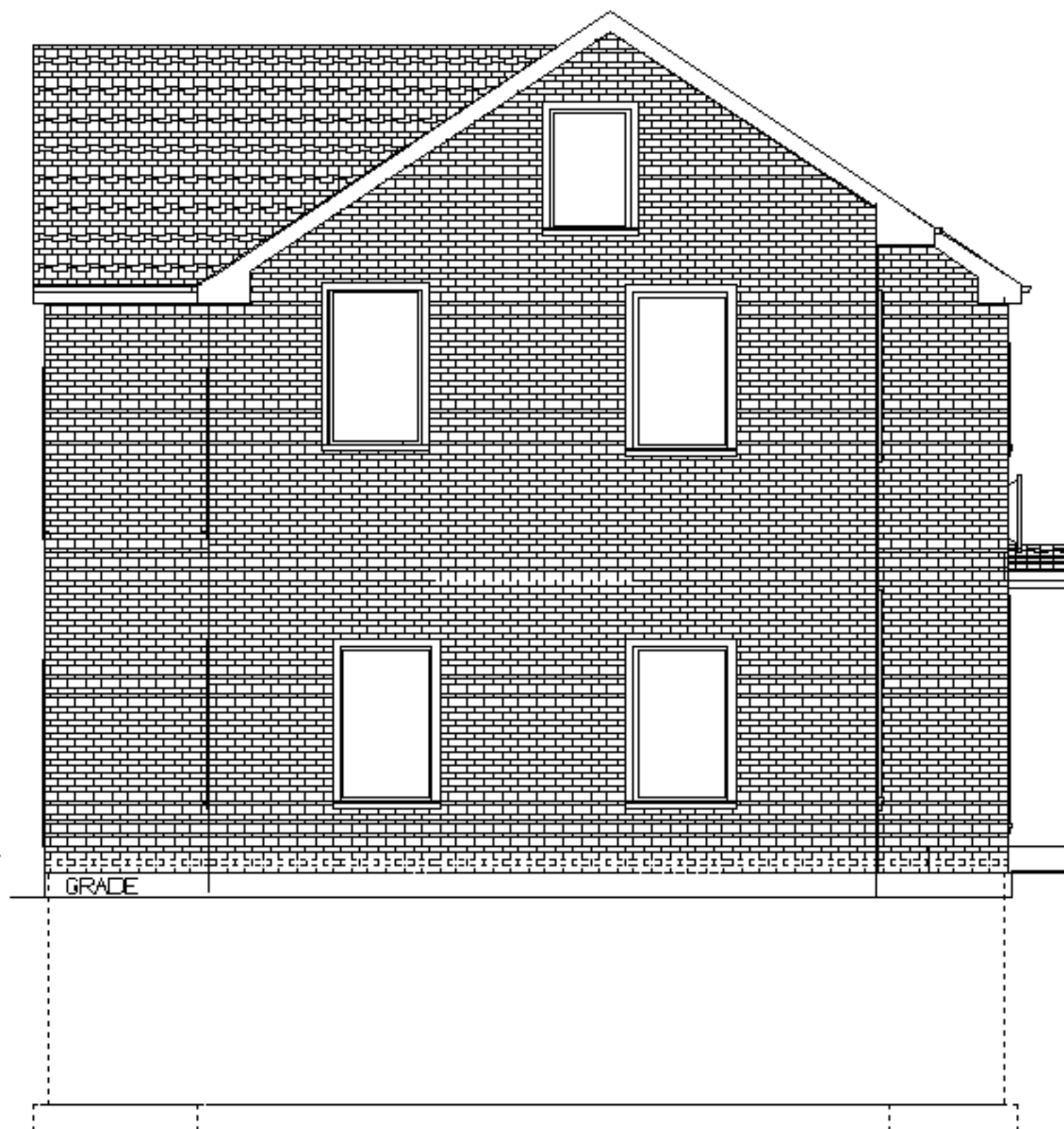
FRONT ELEVATION



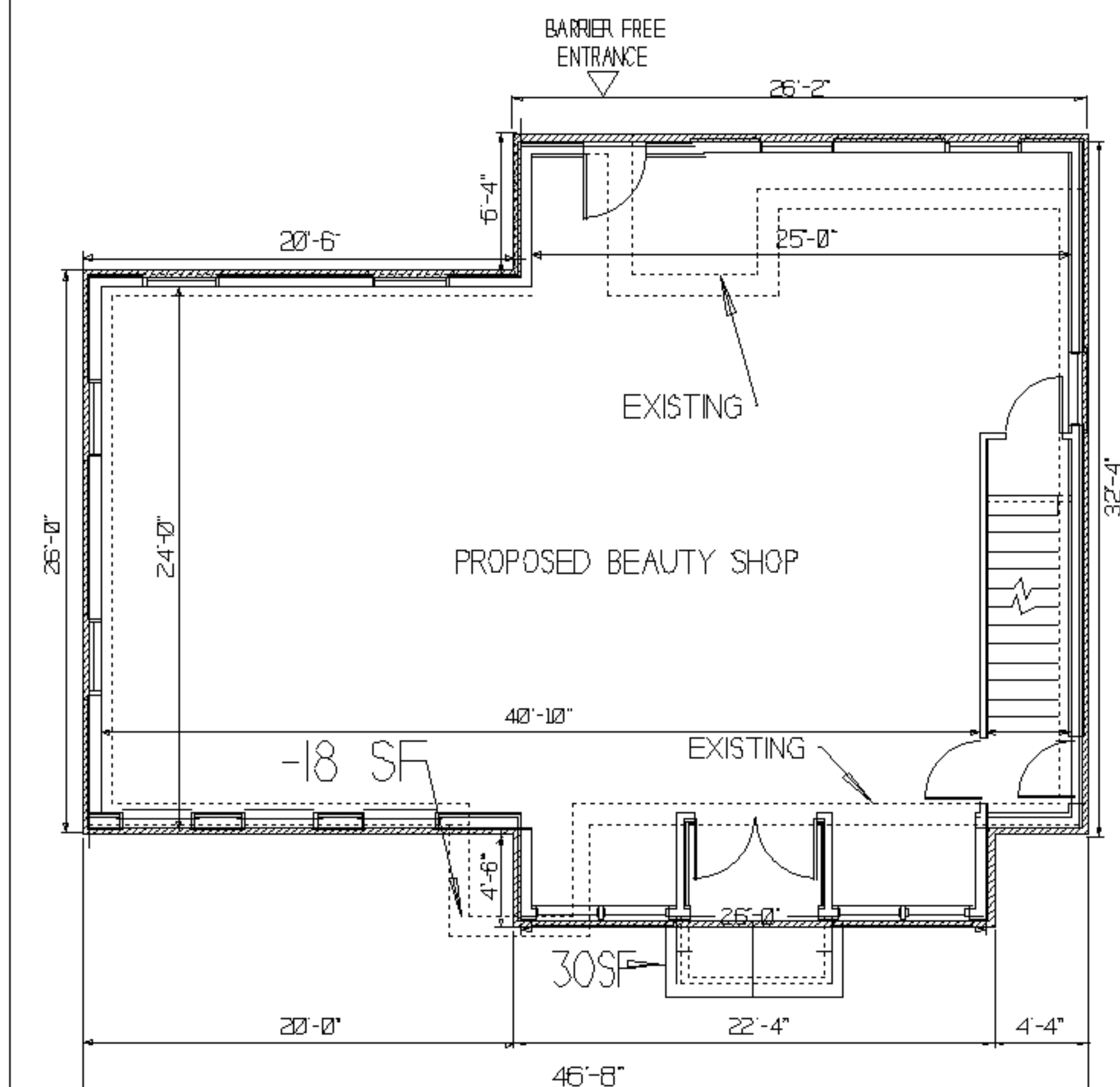
RIGHT SIDE ELEVATION



REAR ELEVATION

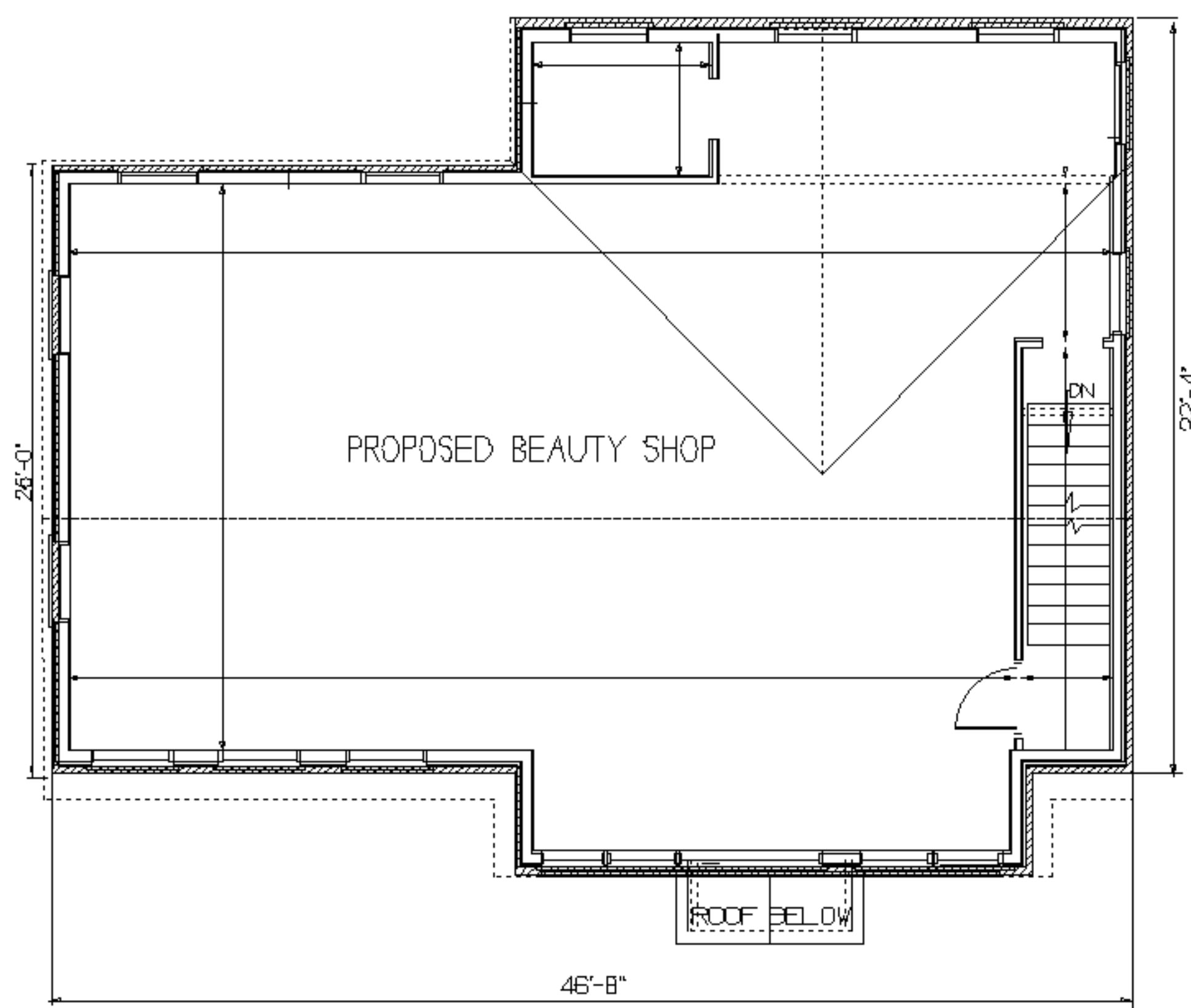


LEFT SIDE ELEVATION



FIRST FLOOR PLAN

1,480 SF



SECOND FLOOR PLAN

1,480 SF

**GENERAL NOTES:**  
NOTE: IT IS UNLAWFUL TO ALTER THIS DRAWING UNLESS ACTING UNDER THE DIRECTION OF A LIC. DESIGN PROFESSIONAL DESIGNER.  
NOTE: CONTRACTORS ARE RESPONSIBLE FOR CHECKING PLANS, SITE AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER IN WRITING BEFORE THE COMMENCEMENT OF ANY WORK. THE DESIGNER WILL PERFORM REVISIONS THAT MAY BE NEEDED TO RESOLVE CONFLICTS. THE ARCHITECT SHALL BE NOTIFIED IN WRITING IF A PERMIT CONDITION REQUIRES ARCHITECT TO SUPERVISE WORK OR PERFORM INSPECTIONS. NOTE: THE OWNER AND CONTR. ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.  
NOTE: CONTRACTOR IS REQUIRED TO SCHEDULE ALL REQUIRED INSPECTIONS.  
**SOIL BEARING NOTE:**  
NOTE: THE SOIL AT THE BOTTOM OF FOOTING IS ASSUMED TO BE DRY SAND WITH THE BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT.  
**INSPECTION NOTE:**  
NOTE: DO NOT PLACE CONCRETE FOR FOOTINGS PRIOR TO THE INSPECTION OF SUB-SOILS, FILING AND REINFORCING BY THE JURISDICTION CODE ENFORCEMENT OFFICER AND THE DESIGNER.  
**COMPLIANCE NOTE:**  
REQUIRED WORK TO BE PERFORMED IN ACCORD WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK, LOCAL CODE ENFORCEMENT, COUNTY HEALTH DEPARTMENT, OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA) FOR THE CONSTRUCTION INDUSTRY (CPR PART 1600) AND THE NEW YORK STATE ENERGY CODE.  
**SMOKE AND CARBON MONOXIDE DETECTORS:**  
SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED AND MAINTAINED IN ACCORD WITH NYS CODES AND PER PLAN. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH LEVEL WHERE THERE IS A SOURCE OF CO EMISSION.  
**LICENSED TRADE CONTRACTOR REQUIREMENT:**  
ANY REQUIRED PLUMBING AND/OR ELECTRICAL WORKING REQUIRE CERTIFICATION AND INSURED WORK PERFORMED BY LICENSED AND INSURED TRADE CONTR.  
**SITE AND ADDITION NOTE:**  
SITE WORK LAYOUT MAY REQUIRE A STAKE-OUT BY A LICENSED SURVEYOR. THE CONTRACTOR TO CONSULT AN EXISTING SURVEY, SITE STAKE OUT OR OTHER MEASURES TO ASSURE THAT WORK DOES NOT ENCRUMBER ANY ADJOINING PROPERTY OR REQUIRED SET BACKS.  
**FIRE BLOCKING NOTES:**  
FIRE BLOCKING IN CONCEALED CAVITIES AT FLOOR AND CEILING VERTICALLY AND EVERY 10'-0" HORIZONTALLY. THE INTERSECTION OF HORIZONTAL AND VERTICAL FRAMING SUCH AS JOISTS ARE REQUIRED TO BE FIRE BLOCKED.  
OPENINGS AROUND PIPES, DUCTS, CONDUITS, ETC. ARE REQUIRED TO BE FIRE STOPPED.  
**ZONE 4 INSULATION R & U VALUES:**  
FENESTRATION U = .32  
SKYLIGHTS U = .55  
CEILINGS R = .49  
WALLS CAVITY R = .20  
FLOOR R = .19  
BASEMENT WALLS CONT. R = .10  
BASEMENT WALL CAVITY R = .13

**INSULATION NOTES:**  
EXTERIOR SHEATHING TO BE COVERED WITH CONTINUOUS LAYER OF TYVEK OR EQUAL. TYVEK SEAMS TO BE TAPED SEALED.  
WALL BOARD TO EXTEND BEHIND ANY/ALL BATH TUBS AND / OR SHOWERS THAT ARE LOCATED ON EXTERIOR WALLS.  
**RIGID INSULATION NOTES:**  
\* WHERE RIGID CLOSED CELL INSULATION OR MEDIUM DENSITY EPS IS SPECIFIED R RATING IS ASSUMED TO BE R 7 PER INCH (THICKNESS OF APPLICATION).  
\* PER MINIMUM APPLICATION DEPTH MARKERS TO BE INSTALLED PRIOR TO APPLYING AT A RATE OF 1 FOR EACH 800 SQUARE FEET OF COVERAGE. THE MARKERS TO DISPLAY INCHES AND R RATINGS.  
\* RIGID SPRAY REMAINING EXPOSED INCLUDING THE RAFTERS SHALL BE PAINTED WITH FLAME RETARDANT COMPATIBLE PAINT.  
**GENERAL CONDITION NOTES:**  
THE CONTRACTOR (AND SUB CONTRACTORS) ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE THAT MAY BE CAUSED TO RELATED OR UNRELATED AREAS, STRUCTURE, SYSTEMS SURFACES, ETC. AT THE CONTRACTORS EXPENSE.  
THE CONTRACTOR IS REQUIRED TO REPORT ANY DELETERIOUS CONDITIONS DISCOVERED AND TO REPAIR SAME PRIOR TO CONCEALING CONDITIONS TO INCLUDE BUT NOT LIMITED TO ROTTED WOOD, INSECT DAMAGE AND OBSOLETE/OLD EQUIPMENT.  
UNLESS OTHERWISE NOTED THE OWNER WILL MAKE SELECTIONS OF FINISH MATERIALS SUCH AS FLOORS, TRIM, TILE, PAINT, COLORS, WALL COVERINGS IN THE ABSENCE OF SELECTIONS. THE BIDDER SHALL PROVIDE A BUDGET PROPOSAL FOR EACH RELATIVE ITEM THAT IS SUBJECT TO THE OWNERS APPROVAL.  
\* HANDRAILS FOR STAIRS.  
\* HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS IN ACCORD WITH THE NYS BUILDING CODE.  
\* HANDRAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE STAIR NOSINGS.  
\* HANDRAILS TO BE CONTINUOUS.  
\* HANDRAIL GRASPABILITY TO TYPE I CIRCULAR NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2" OTHER OBSTRUCTION.  
\* HANDRAILS TO BE 1 1/2" CLEAR FROM WALL OR OTHER OBSTRUCTION.  
\* HANDRAILS TO RETURN TO WALL OR TERMINATE AT A POST. OPEN ENDED RAILS PROHIBITED.  
\* HANDRAILS THAT ALSO SERVE AS GUARD RAILS TO CONFORM TO ALL APPLICABLE GUARD RAIL CODES.  
**SHOP DRAWING REQUIREMENT:**  
WORKING DRAWINGS REFERENCE ITEMS THAT REQUIRE CONTRACTOR AND THE FABRICATORS TO PROVIDE SHOP DRAWINGS FOR THE OWNER AND ARCHITECTS REVIEW.  
SHOP DRAWINGS NOT LIMITED TO THE FOLLOWING:  
\* STRUCTURAL STEEL  
\* UNIT MASONRY  
\* STORE FRONT AND GLASS  
\* WINDOWS  
\* DOORS  
\* APPLIANCES  
\* HVAC  
\* TEMPORARY SHORING SUPPORT

|                                                                                       |                |           |       |
|---------------------------------------------------------------------------------------|----------------|-----------|-------|
| REVISION                                                                              | DATE           | DESCRIBE  | BY    |
|                                                                                       | 9/3/2025       |           |       |
| CLIENT                                                                                |                |           |       |
| MR/ CHEUNG LAM                                                                        |                |           |       |
| LOCATION                                                                              |                |           |       |
| 3172 E. MAIN STREET                                                                   |                |           |       |
| MOHEGAN LAKE, NY 10547                                                                |                |           |       |
| 246-118, HC ZONE, 17,885 SF                                                           |                |           |       |
| DRAWING                                                                               | DATE           | 5/12/2025 | BY JL |
| CHK                                                                                   |                |           |       |
| BEAUTY SHOP                                                                           |                |           |       |
| JOHN A. LENTINI                                                                       |                |           |       |
| ARCHITECT                                                                             |                |           |       |
| 124 ALLAN STREET                                                                      |                |           |       |
| CORTLANDT MANOR, NY 10567-1614                                                        |                |           |       |
| PHONE (914) 737-2890                                                                  |                |           |       |
| EMAIL PENCILBASE@AOL.COM                                                              |                |           |       |
| SEAL & SIGNATURE                                                                      | DRAWING NUMBER |           |       |
|  | 04324          |           |       |
|  |                |           |       |
| EXPIRES 03/31/2026                                                                    |                |           |       |
| SHEET 3 OF 3                                                                          |                |           |       |
| A-24-539                                                                              |                |           |       |



# **JOHN A. LENTINI ARCHITECT**

*pencilbase@aol.com*

124 ALLAN STREET  
CORTLANDT MANOR, NY 10567  
914-737-2890

**May 21, 2025**

**Revised June 8, 2025**

## **TOWN OF CORTLANDT**

### **Department of Technical Services**

**Town Hall**

**1 Heady Street**

**Cortlandt Manor, NY 10567**

**Attn: Mr. Michael Preziosi, PE**

**Re: Yukas Latin Fusion, 2011 Albany Post Rd, Croton-on-Hudson, NY PB-25-9**

**Dear Mr. Preziosi:**

I have improved my plan in accord with your comments 5/5/2025 that is submitted herewith. I have revised or supplemented plan per your line items as follows:

1. I have added a Bulk Zoning table that indicates existing and proposed. I have added a plan indicating the various coverage materials and as compared to the revised Lot Size of 38,500 SF. The initial plan stated the Lot Size of 49,939 SF that is erroneously stated on the County Mapping GIS (1.1 Acres). The surveyor has since calculated the Lot Size as 38,500 SF that should appear on subsequent surveys.
2. I have re-orientated the Plot Plan and Area Plan to match the larger scale Patio Plan.
3. The mechanical equipment referenced, on this line, is condenser on grade surrounded by a 36-inch high picket fence. The proposed Canopy is not intended to cover the Condenser; Additional labels have been added to the plan. The table shown in the drone image is only temporary and not meant to be included with the exterior dining.
4. All egress ports and travel have been indicated. There is a barrier free path through the Restaurant, a walk to the front parking lot, a path to the rear parking lot and a walk to a stair leading to Furnace Dock Road. There are two means of egress from the Restaurant that are not affected by this proposal.
5. Please note, the only ADA path from the Patio is through the Restaurant. There is a step, down and up, Southwest of the Patio and stepping stones leading to the rear parking lot that are not ADA barrier Free, however, provide egress from the Patio.



6. The Plot plan has been improved using data from the survey, aerial images and measurements by the architect. Please note, the pavement on Furnace Dock Road irregularly meets the rear parking area that consists of broken macadam and gravel.
7. The actual existing seating in Dining areas is 128. The current application proposes 32 Seats that have been historically there. I have, however, computed the Occupancy Load to be 188 Persons.
8. I have indicated parking compliance including the minimum number of ADA spaces that are indicated on the plan.
9. Concrete wall is historical and shown on plans. I will take any further requirements under advisement.
10. Sheds that you refer to are shown on plan and have been at the site for 18 years at least. I will take any further requirements under advisement.
11. Open Building Permits are being resolved by others I believe.
12. I performed a photometric survey of the existing lighting and discovered one area that requires increased lighting at the rear parking lot. I have added a drawing indicating the result of a survey that I performed on however, the plans have been improved adding the minimum required lighting for all areas. Although the main parking lot has sufficient lighting tree leaves block lighting of the poles that should be trimmed back. I lighting plan showing existing and proposed has been added to the application. Please note that a photometric survey should be conducted at the completion of work. The application proposes changes that will affect the existing lighting at the patio area.
13. (post script) Plan revised to identify the proper Yard setbacks.

Respectfully

JOHN A. LENTINI ARCHITECT

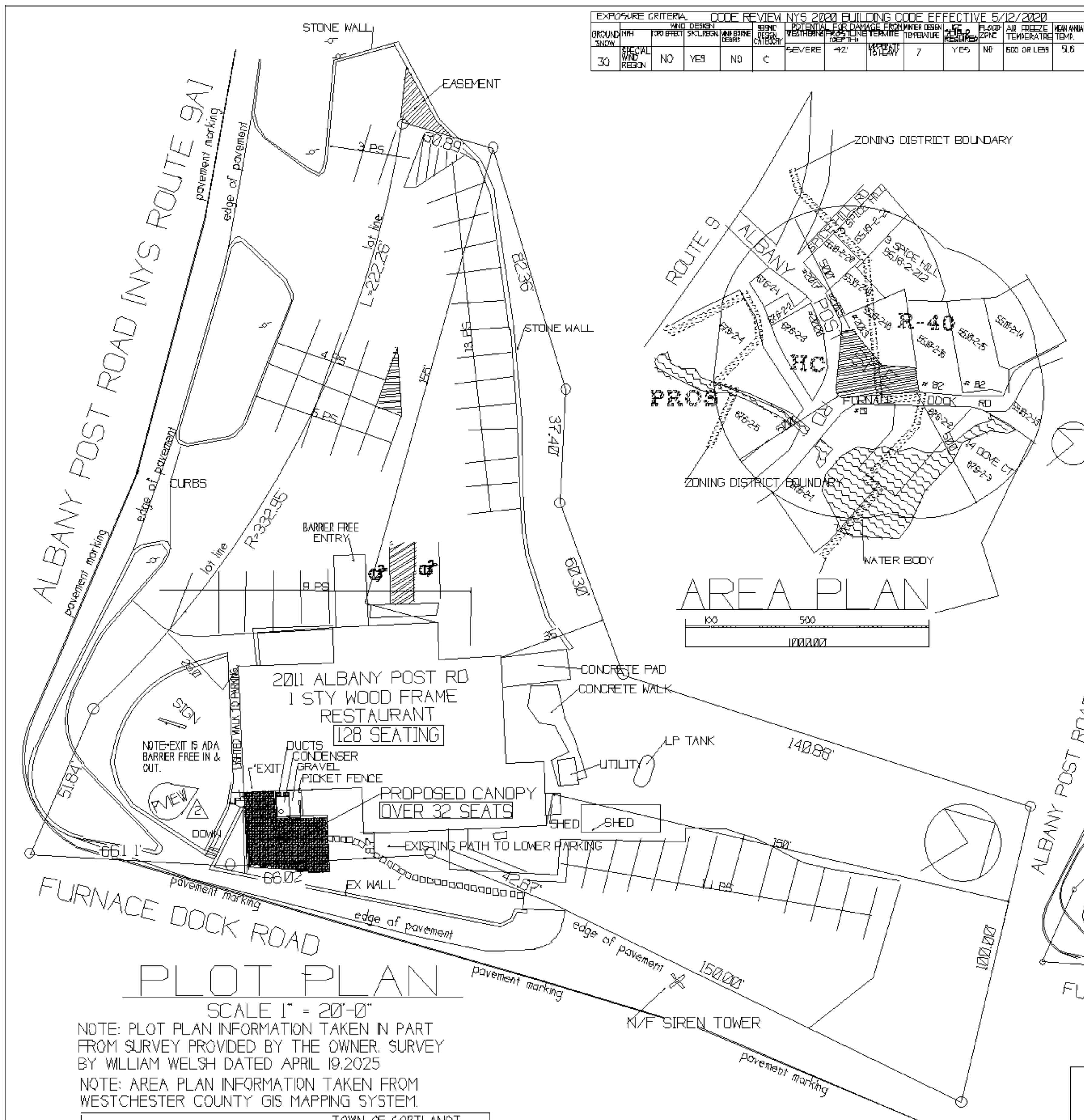
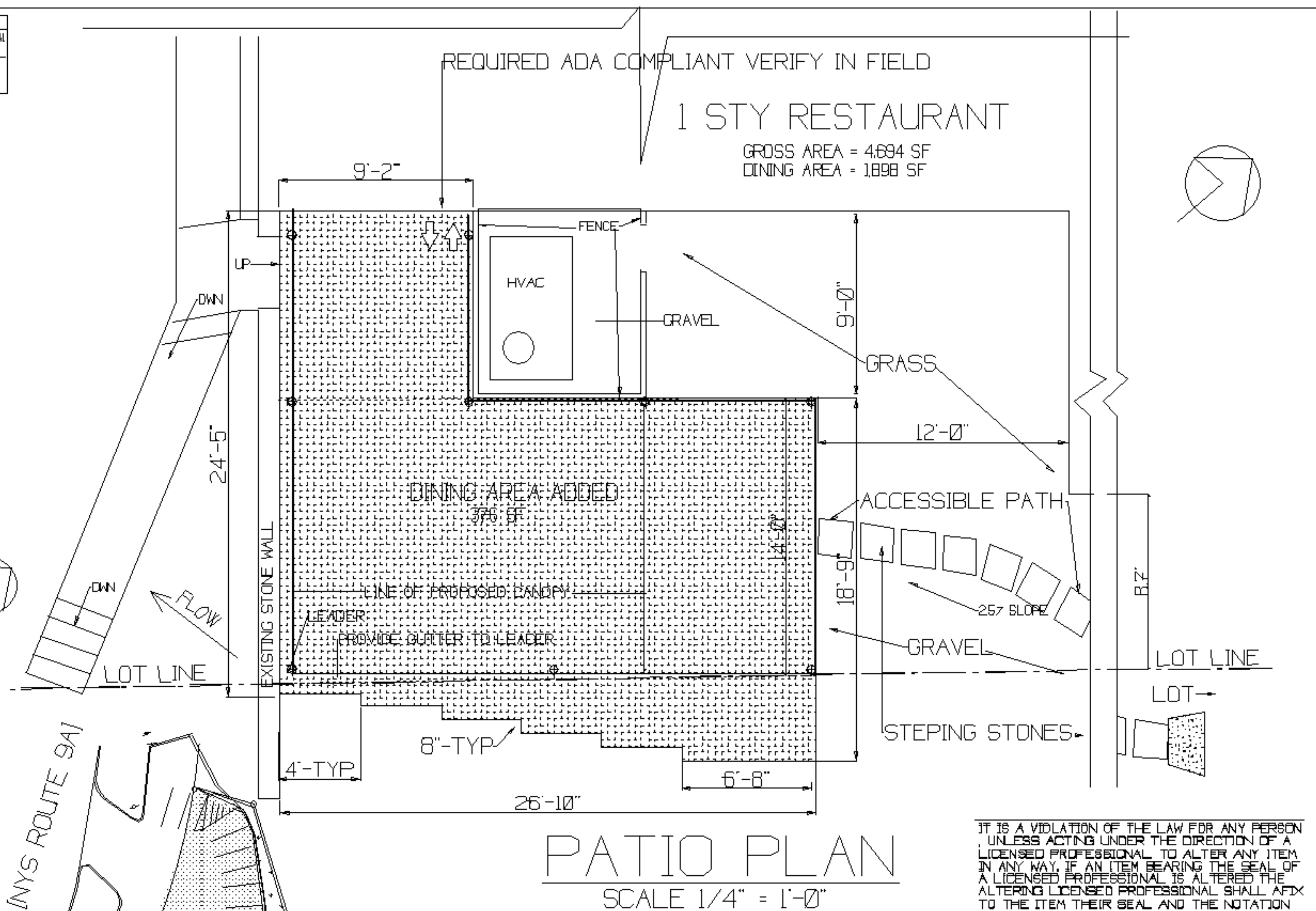
A handwritten signature in blue ink that reads "John A. Lentini". The signature is fluid and cursive, with the first name "John" and last name "Lentini" clearly distinguishable.

---

John A. Lentini RA NY # 23755



| EXPOSURE CRITERIA |              |            |           |              |                |                    |                  |                                   |                                  |                                    |                                    |                                  |                                     |                                     | DE REVIEW NYS 2020 BUILDING CODE EFFECTIVE 5/12/2020 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--------------|------------|-----------|--------------|----------------|--------------------|------------------|-----------------------------------|----------------------------------|------------------------------------|------------------------------------|----------------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| GROUND            | TYPICAL SNOW | GRO EFFECT | SKY EXPOS | WIND DENSITY | WIND DIRECTION | WIND BURST DENSITY | SEISMIC CATEGORY | POTENTIAL FOR DAMAGE TO STRUCTURE | POTENTIAL FOR DAMAGE TO PLUMBING | POTENTIAL FOR DAMAGE TO MECHANICAL | POTENTIAL FOR DAMAGE TO ELECTRICAL | POTENTIAL FOR DAMAGE TO FLOODING | POTENTIAL FOR DAMAGE TO AIR QUALITY | POTENTIAL FOR DAMAGE TO TEMPERATURE | POTENTIAL FOR DAMAGE TO HUMIDITY                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                   |              |            |           |              |                |                    |                  |                                   |                                  |                                    |                                    |                                  |                                     |                                     |                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 30                | NO           | YES        | NO        | C            | SEVERE         | 42"                | 7                | YES                               | NO                               | 600 OR LESS                        | 9.6                                |                                  |                                     |                                     |                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



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

## DISTRICTS DISPLAYED

- \* HENDRICK HUDSON SCHOOL DISTRICT
  - \* CORTLANDT CONSOLIDATED WATER DISTRICT
  - \* MONTROSE FIRE DISTRICT
  - \* CORTLANDT EMS
  - \* COUNTY LEGISLATIVE DISTRICT 9
  - \* ELECTION DISTRICT 020023
  - \* NYS ASSEMBLY DISTRICT 95
  - \* NYS SENATE DISTRICT 40
  - \* US CONGRESSIONAL DISTRICT 17
- GENERAL NOTES

## GENERAL NOTES

1. THERE IS NO PROPOSED CHANGE TO EXISTING FLOOR AREA
2. THERE ARE NO TREES OR SHRUBS REQUIRED TO BE REMOVE OR DISTURBED.

|          |           |          |    |
|----------|-----------|----------|----|
| 2        | 5/29/2025 | COMMENTS | JL |
| 1        | 5/5/2025  | COMMENTS | JL |
| REVISION | DATE      | DESCRIBE | BY |

CLIENT  
YUKA'S LATIN FUSION  
LOCATION  
2011 ALBANY POST ROAD  
CROTON-ON-HUDSON, NY 10520

5518 - 2 - 17, HC/R40 ZONE, 38,500 SF

|         |                |       |     |
|---------|----------------|-------|-----|
| DRAWING | DATE 4/17/2025 | BY JL | CHK |
|---------|----------------|-------|-----|

PATIO CANOPY PLAN

JOHN A. FENTINI

JOHN A. LENTINI  
ARCHITECT

124 ALLAN STREET

CORTLANDT MANOR, NY 10567-1614  
PHONE (914) 737-2890

EMAIL PENCILBASE@AOL.COM

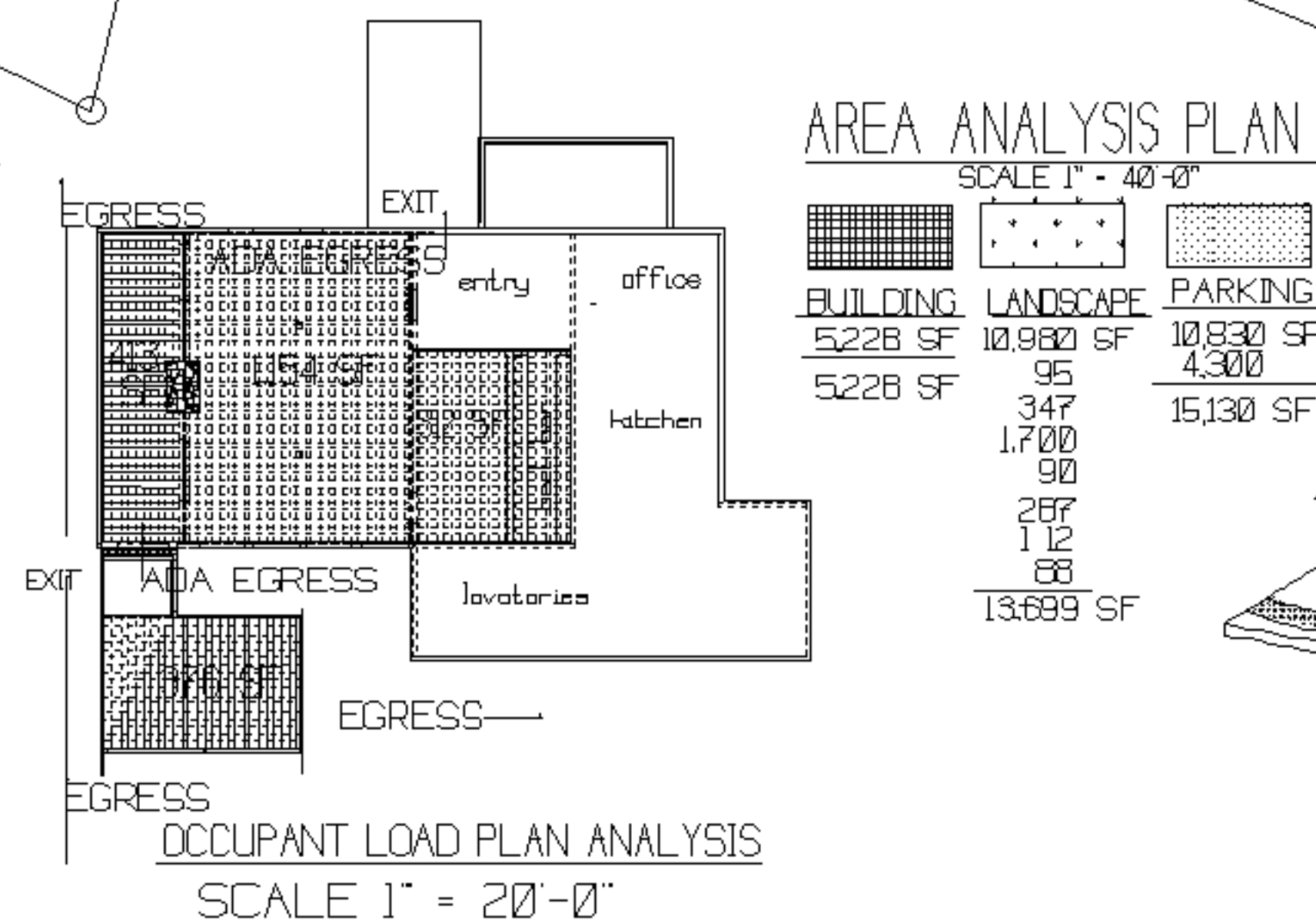
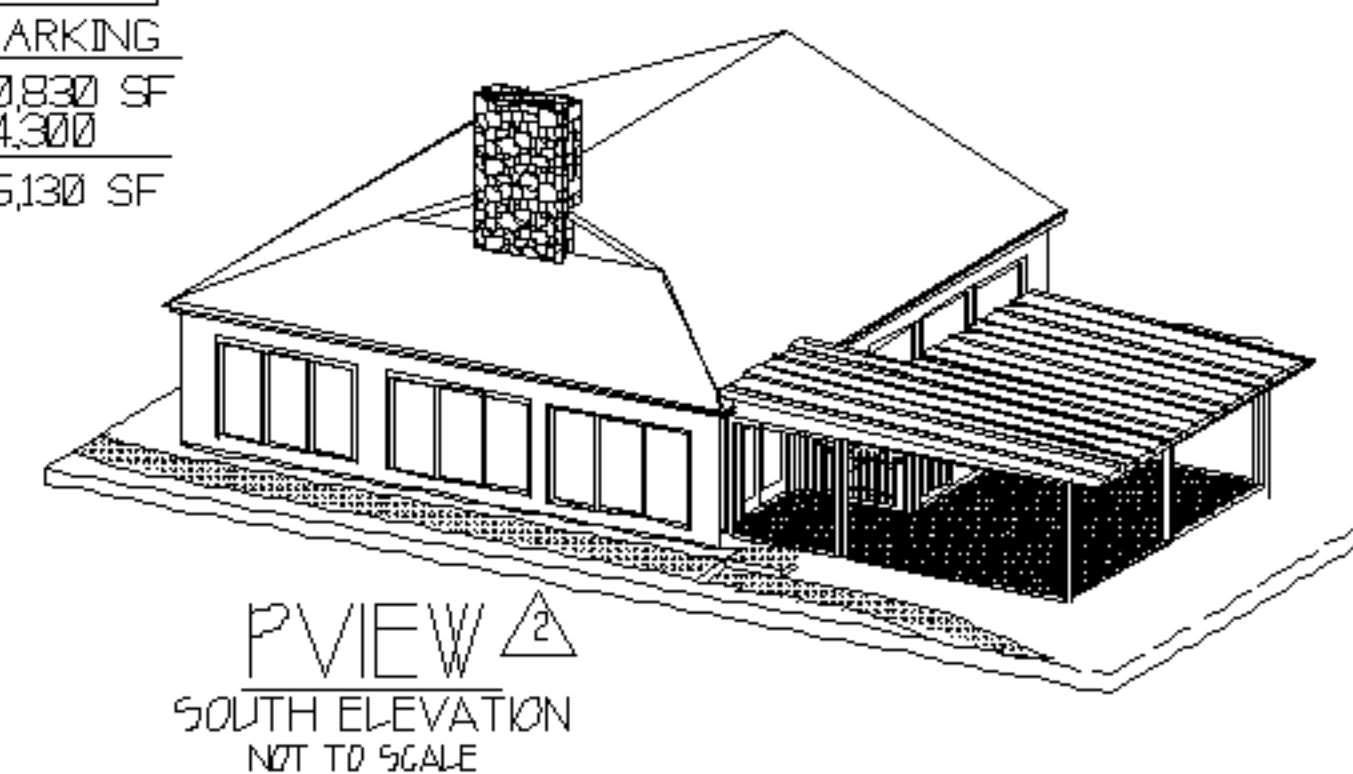
|                  |                      |
|------------------|----------------------|
| REAL & SIGNATURE | DRAWING NUMBER 01625 |
|------------------|----------------------|




023755



|                    |              |
|--------------------|--------------|
| EXPIRES 03/31/2026 | SHEET 1 OF 2 |
|--------------------|--------------|

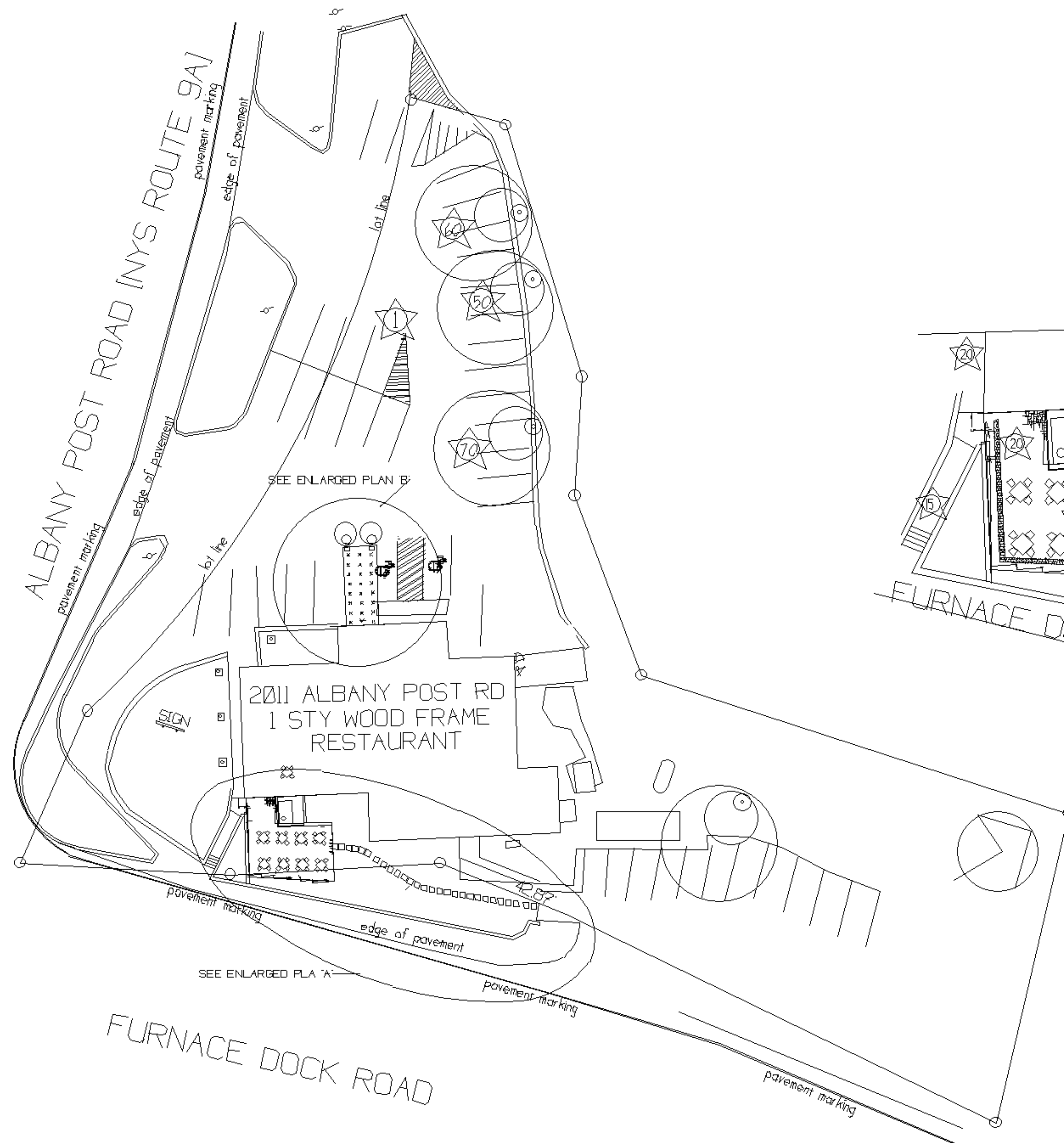


PVIEW Δ<sup>2</sup>  
SOUTH ELEVATION  
NOT TO SCALE

S-1

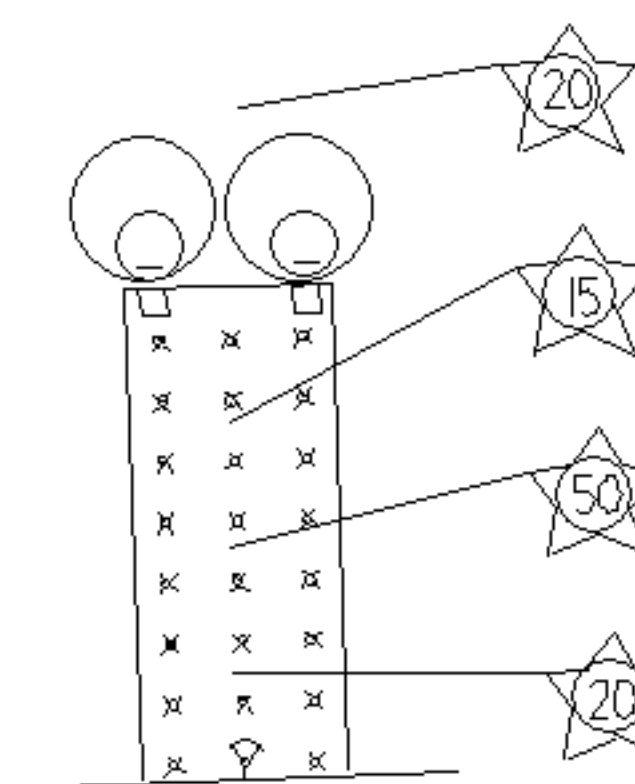
SHEET 1 OF 2



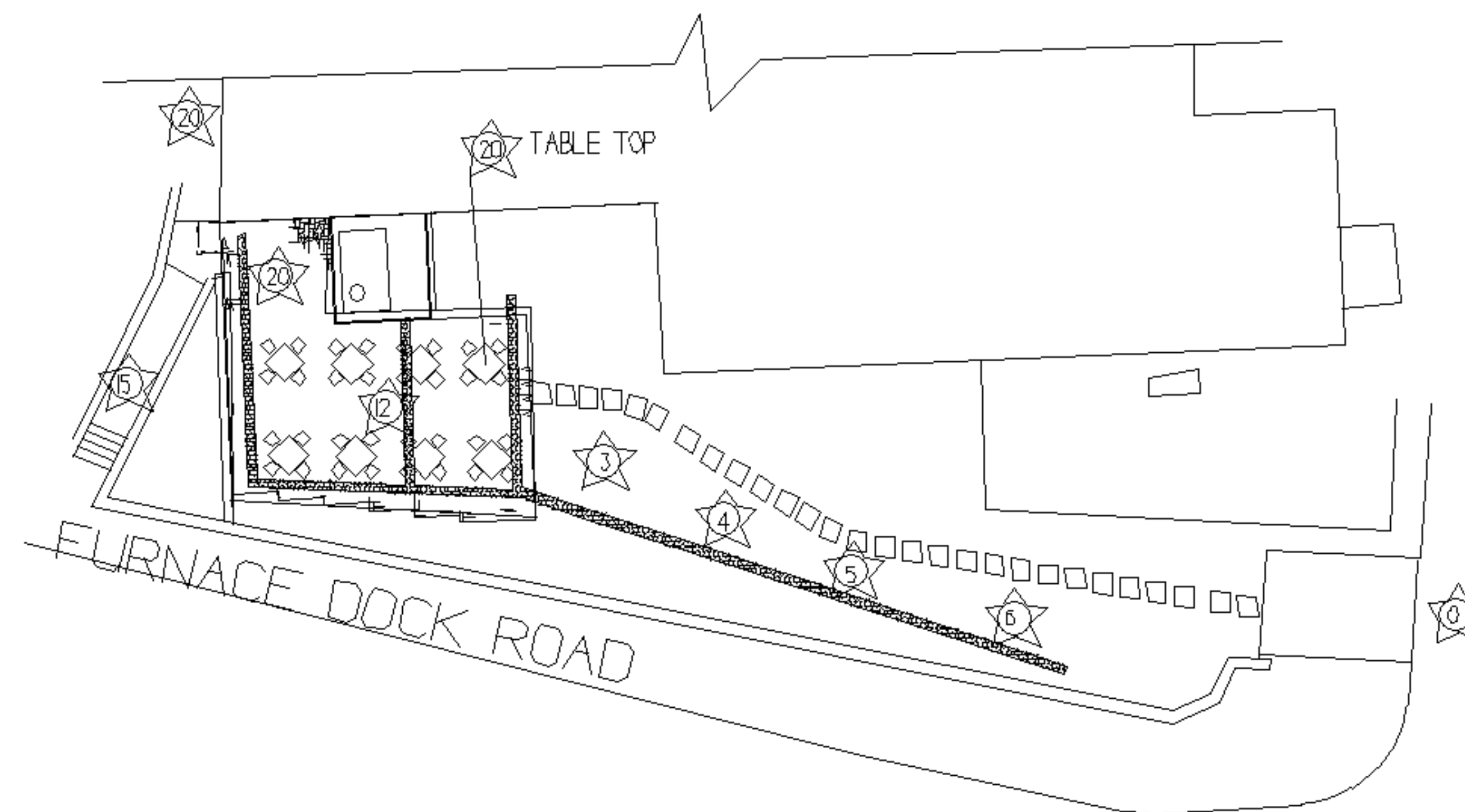


**PLOT PLAN**  
SCALE 1" = 20'-0"

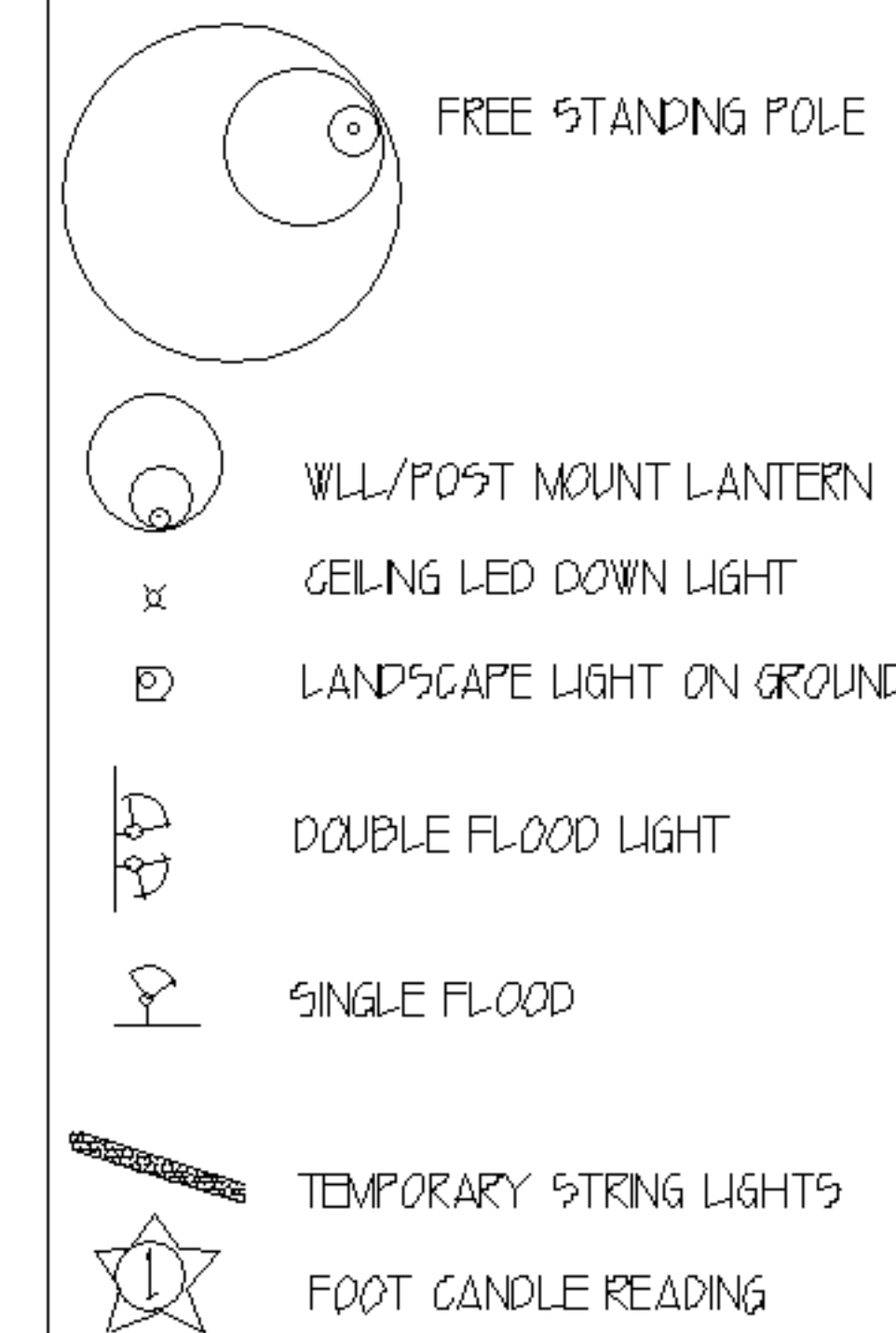
**ENLARGED PLAN 'B'**  
SCALE 1" = 10'-0"



**ENLARGED PLAN 'A'**  
SCALE 1" = 10'-0"



## LEGEND



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

REQUIRED LIGHTING UNDER NORMAL POWER CONDITIONS PER S 100B2.1  
LIGHTING TO REMAIN ON DURING ALL TIMES OF OCCUPANCY.  
ALL MEANS OF EGRESS SHALL MAINTAIN LIGHTING AT THE SURFACE OF 1 FOOT-CANDLE (1 LUX).  
LIGHTING AT EXIT DISCHARGE PER 100B2.3  
ILLUMINATION NOT REQUIRED IF LIGHTING IS NO LESS THAN 1 FOOTCANDLE (1 LUX)  
ALL EXITS TO COMPLY WITH 100B5. EXIT TO LEAD TO A PUBLIC WAY.

| REVISION | DATE | DESCRIBE | BY |
|----------|------|----------|----|
|----------|------|----------|----|

CLIENT  
**YUKA'S LATIN FUSION**  
LOCATION  
2011 ALBANY POST ROAD  
CROTON-ON-HUDSON, NY 10520  
55.08 - 2 - 17. HC/R40 ZONE 38,500 SF  
DRAWING DATE 5/5/2025 BY JL/gk

**PATIO CANOPY PLAN**  
**JOHN A. LENTINI**  
ARCHITECT  
124 ALLAN STREET  
CORTLANDT MANOR, NY 10567-1614  
PHONE (914) 737-2890

EMAIL PENCILBASE@aol.com  
SEAL & SIGNATURE DRAWING NUMBER 01625



**S-2**

EXPIRES 03/31/2026

SHEET 2 OF 2





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





## **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 31<sup>st</sup>, 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.





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.





- 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

| Month  | 2024-2025 Actual Buses |  | 2025 - 2026 Projected Buses |                           |                         |
|--------|------------------------|--|-----------------------------|---------------------------|-------------------------|
|        | 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 programming 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





**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





- 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.





**Map 1** – Area depicting Meadow Management by Teatown





**Map 2 – Proposed tree and hedgerow removal**





Figure 1 – Hedgerow facing north, trees and invasives to be removed





Figure 2 – hedgerow facing west, trees and invasives to be removed





Figure 3 – hedgerow facing east, trees to be removed





Figure 4 – Existing Cliffdale driveway accessible via Teatown Road shows hedgerow (right) and invasives to be removed



# Cliffdale Bus Use

| Month  | 2024-2025 Actual Buses | 2025 - 2026 Projected Buses |                          |  | Total 2025 - 2026 Buses |
|--------|------------------------|-----------------------------|--------------------------|--|-------------------------|
|        | School Programming     | School Programming          | After School Programming |  |                         |
| 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 programming moving from main campus to Cliffdale for School year 2025-2026, will return to main campus when construction concludes

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



# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

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

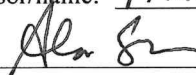
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                        |                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                        |                                                                              |
| Teatown Lake Reservation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                        |                                                                              |
| Name of Action or Project:<br>Special Permit Renewal (PB 2020-14) and amended Site Plan for tree removal                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                        |                                                                              |
| Project Location (describe, and attach a location map):<br>57 Teatown Road Croton on Hudson NY 10520                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                        |                                                                              |
| Brief Description of Proposed Action:<br>Renewal and amendment of Special Use Permit to conduct weekday and weekend nature programs for children and adults, school programs, summer camp and temporary home for Teatown's rehabilitated wildlife. Amended site plan approval for tree and hedgerow removal for purposes of improving wildlife habitat                                                                                                                                                   |  |                                                        |                                                                              |
| Name of Applicant or Sponsor:<br>Alan Sorkin                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Telephone: 914-762-2912<br>E-Mail: asorkin@teatown.org |                                                                              |
| Address:<br>1600 Spring Valley Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                        |                                                                              |
| City/PO:<br>Ossining                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | State:<br>NY                                           | Zip Code:<br>10562                                                           |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.                                                                                                                                                     |  |                                                        | NO<br><input checked="" type="checkbox"/><br>YES<br><input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                                                                                                                                                                               |  |                                                        | NO<br><input checked="" type="checkbox"/><br>YES<br><input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? <span style="float: right;">83 acres</span><br>b. Total acreage to be physically disturbed? <span style="float: right;">1 acres</span><br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">83 acres</span>                                                                                                                                     |  |                                                        |                                                                              |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:<br><input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input checked="" type="checkbox"/> Parkland |  |                                                        |                                                                              |



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



|                                                                                                                                                                                                                                                                                                                                           |                                           |                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:                                                                                                                                                                                                                |                                           |                                 |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban                                                       |                                           |                                 |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?                                                                                                                                                                    | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                               | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                             | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                               | <input type="checkbox"/>                  | <input type="checkbox"/>        |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:                                                                                                                                                                                                      | <input type="checkbox"/>                  | <input type="checkbox"/>        |
| <hr/> <hr/>                                                                                                                                                                                                                                                                                                                               |                                           |                                 |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                               | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| <hr/> <hr/>                                                                                                                                                                                                                                                                                                                               |                                           |                                 |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:                                                                                                                                                                           | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| <hr/> <hr/>                                                                                                                                                                                                                                                                                                                               |                                           |                                 |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:                                                                                                                                                                         | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| <hr/> <hr/>                                                                                                                                                                                                                                                                                                                               |                                           |                                 |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Alan Sorokin, Managing Director</u> Date: <u>9/25/25</u><br>Signature: <u></u> Title: <u>Managing Director</u> |                                           |                                 |