



TOWN OF CORTLANDT PLANNING BOARD

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Town Board
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Cristin Jacoby
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Planning Board Work Session & Meeting Tuesday July 7, 2026

To join the meeting remotely, use this Zoom link:

<https://us02web.zoom.us/j/86295840019?pwd=B5g0xT2Apb5NMab4ambf8Qswa8ADxf.1>

WORK SESSION 6:00 pm

Discuss items on tonight's Planning Board Meeting Agenda.

MEETING AGENDA 6:30* pm

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Changes to the Meeting Agenda, by majority vote**
4. **Adoption of the minutes from previous month**
5. **Correspondence**
 - a. **PB 2020-10 Accokeek Creek Solar, LLC (f. Cortlandt CSG, LLC)**
Letter dated June 26, 2026 from Matthew Liponis of Hodgson Russ Attorneys requesting the 4th one-year time extension of the Conditional Site Plan approval on behalf of Cortlandt CSG, LLC for the property of Cortlandt, LLC, an affiliate of Bullrock Renewables, for their application for a solar energy system located on Lexington Avenue.
 - b. Discuss the draft zoning omnibus text amendment referred by the Town Board.
6. **Resolution(s)**
 - a. **PB 2025-18 Peterbilt Truck Sales & Service**
Application of 70 Roa Hook Realty LLC for Site Development Plan approval to redevelop the site of the partially constructed Crystal Clean Carwash facility to a proposed Peterbilt sales and service facility for property located at 70 Roa Hook Rd. Drawings revised March 25, 2026 except Sheet 2/7, revised May, 21, 2026. (see prior PB 13-16)

Continued on next page

b. **PB 2025-7 Yeshiva New Dormitory & Campus Upgrades**

Application of the Yeshiva Ohr Hameir for Site Plan approval, an amended Special Permit for a University, College or Seminary and for Wetland and Tree Removal Permits for a proposed 51,730 sq. ft. dormitory building, a 1,640 sq. ft. storage building, the repurposing of other buildings on site, and site improvements including stormwater, landscaping and building façade renovations located at the existing Yeshiva Ohr Hameir campus at 141 Furnace Woods Rd. Drawings revised June 12, 2026. (see prior PB 7-09)

7. **Continued Public Hearing(s) (adjourned from previous meeting)**

a. **PB 2024-8 Specialty Trade Contractor**

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

(Hearing adjourned to the August 4, 2026 meeting at the applicant's request).

b. **PB 2025-5 Evergreen Assisted Living Facility**

Application of VS Construction Corp. for Site Plan approval and Tree, Wetland and Steep Slope permits for a proposed 96,850 sq. ft. Assisted Living Facility located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings revised June 24, 2026.

8. **Old Business**

a. **PB 2026-3 Evergreen Commercial Building (Parcel 3)**

Application of VS Construction Corp for Site Development Plan approval and for Steep Slope and Tree Removal Permits for a proposed 9,600 sq. ft. commercial building located on future parcel 3 within the Medical Oriented District for property located at 2003 Crompond Rd. Drawings revised June 24, 2026.

b. **PB 2025-3 77 Montrose Station Rd 3-Lot Subdivision**

i. Application of 77 Montrose Station, LLC for a 6-month time extension of their Preliminary Plat approval, originally granted on January 6, 2026 via Planning Board Resolution #3-26, for a proposed 3-lot major subdivision of an approximately 9.7-acre parcel located at 77 Montrose Station Road.

ii. Introduction of the application of 77 Montrose Station, LLC for Final Plat approval of the proposed 3-lot major subdivision located at 77 Montrose Station Road. Final Subdivision Plat, and Subdivision and Site Plan Drawings, revised June 17, 2026.

c. **PB 2025-15 Fucci 2-lot Subdivision**

Application of Joel Greenberg, R.A. on behalf of Robert Fucci for Preliminary Plat approval for a 2-lot minor subdivision of a an approximately 22,000 sq. ft. parcel of property located at 12 Putnam Park Rd. Drawing revised June 24, 2026.

Continued on next page

9. New Business

- a. **PB 2026-12 44 Regina Ave | Cortlandt Self-Storage & Contractor's Yard**
Application of Cronin Engineering on behalf of Cortlandt Self-Storage LP / Mark Giordano for an Amended Site Development Plan to construct one additional 8,000SF storage building and an outdoor contractor's yard. (see prior PB 3-06)

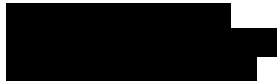
10. Adjournment

Next Regular Meeting:
Tuesday August 4, 2026 at 6:30* PM

Agenda information is also available at <https://www.townofcortlandtny.gov/>

** Regular meeting will begin at the conclusion of the work session, which could be prior to 6:30 pm.*

Matthew B. Liponis
Senior Associate



June 26, 2026

Via E-Mail

Town of Cortlandt
c/o Michael Cunningham, Esq.
1 Heady Street
Cortlandt Manor, NY 10567

Re: Cortlandt CSG LLC for the property of Cortlandt, LLC
Tax Map Section 34.07, Block 1, Lots 2-9 & 11-17
Special Use Permit Extension Request

Dear Mr. Cunningham:

This firm represents Cortlandt CSG LLC for the property of Cortlandt, LLC, an affiliate of Bullrock Renewables (the "Applicant") in connection with its efforts to construct a solar facility (the "Project") on the property noted above located on Lexington Avenue (the "Property") in the Town of Cortlandt, New York ("Town").

Please accept this letter as the Applicant's formal request for an extension of the existing Special Permit and Site Development Plan approval. A check for the \$250 application fee is being provided under separate cover. We look forward to continuing our work with the Town on this project. Should you have any questions or require any further information with respect to this request, please do not hesitate to contact me.

Very truly yours,



Matthew B. Liponis

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2020-10**

RESOLUTION NO. 8-22

WHEREAS, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and as per Chapter 255 (Solar) of the Town of Cortlandt Code and for Tree Removal, Steep Slope and Wetland Permits for a proposed Solar Energy System was submitted by **Cortlandt CSG LLC for the property of 202 Cortlandt, LLC**, as shown on a 9 page set of drawings entitled “Site Development for Cortlandt CSG LLC” prepared by Cronin Engineering, P.E., P.C. latest revision dated June 1, 2022, and

WHEREAS, the subject parcel of approximately 33 acres is located on the west side of Lexington Avenue, north of Crompond Road (Rt. 202) and is designated on the Town of Cortlandt Tax Maps as Section 34.07, Block 1, Lots 2-9 & 11-17, and

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law the applicant completed and submitted Part 1 of the Full Environmental Assessment Form latest revision dated June 25, 2020 prepared by Cronin Engineering, P.E., P.C., 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 via Zoom on October 6, 2020 adjourned to January 5, 2021, February 2, 2021 and March 2, 2021, at 7:00, and

WHEREAS, the Public Hearing Notice for this application was published in the Town’s official newspaper 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

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WHEREAS, the applicant is proposing to construct an approximately 2.3 MW solar energy system with approximately 5,300 solar panels, a service road, significant landscaping and stormwater facilities with access to the site from Lexington Avenue, and

WHEREAS, the Planning Board was Lead agent for the subject application and conducted a coordinated review of the subject application with interested and involved agencies, and

WHEREAS, the Planning Board has considered the trees to be removed and trees to be planted as per the Town Tree Ordinance, Chapter 283 of the Town Code, and

WHEREAS, as required by Chapter 283 (Trees) of the Town of Cortlandt Code the trees on the subject site were inventoried as to health, size and species and a complete Tree Inventory and Assessment report was submitted by the Town's Consulting Arborist, Weston & Sampson dated October 14, 2020, and

WHEREAS, the subject inventory found approximately 65% of the forest to be in good/fair condition with over 3,100 trees located within the designated survey area with several oak, beech, birch, red maple, sugar maple, and tulip trees with approximately 1,200 of the trees to be non-native or in poor condition or dead, and

WHEREAS, the subject project proposes to remove approximately 2,000 regulated trees leaving approximately 1,100 trees on the subject property and

WHEREAS, the applicant submitted a complete landscape and tree re-planting plan including the planting of 206 trees and 64 shrubs including an evergreen buffer to buffer the nearby residences along Baron De Hirsch Rd., and

WHEREAS, the applicant, in order to further buffer and mitigate potential visual impact to the adjacent abutting property owners on the western side of the subject property, is proposing a conservation easement to guarantee the protection of the existing vegetation, and

(continued on page 3)

WHEREAS, as required by the Town's Solar Energy Systems Law the applicant is also required to provide a vegetation management plan with perennial vegetation and foraging beneficial to wildlife, and

WHEREAS, based on accepted past practice with respect to planting plans and the methodology of counting trees and crediting the planting of shrubs, and as per Section 255-8 A.10 F 3 of the Town Code, there is shortfall of 693 trees on the subject site and a contribution shall be required to the Town's Environmental Fund, and

WHEREAS, the wetlands on the subject parcel were delineated both by the applicant's consultant, Maser Consulting, the Town's Consulting Wetland Ecologist Norbert Quenzer Jr. and by the New York City Department of Environmental Protection (NYCDEP) and a delineation and report was submitted to the Planning Board by the Town's consultant on October 16, 2020, and

WHEREAS, there is no impact to wetlands by the proposed development, and

WHEREAS, approximately 14,138 square feet of wetland buffer disturbance is required for the construction of the proposed entrance road to the site and the applicant is proposing to mitigate the wetland buffer impact by providing 14,100 sq. ft. of wetland mitigation plantings made up of north American hay, high blush blueberry and maple leaf viburnum, and

WHEREAS, the Planning Board reviewed the proposed impacts to the existing wetland buffer from the modified proposal and with the associated wetland plantings, landscape improvements, and with the requirement of a 5-year monitoring protocol as per Town Code Section 179-6, "Criteria for approval, disapproval or approving with modifications" of the Town of Cortlandt Code, and

WHEREAS, the applicant is proposing to disturb approximately 4.85 acres of regulated steep

(continued on page 4)

slope for the construction of the subject project, and

WHEREAS, the Planning Board reviewed the proposed impacts to steep slopes as per the requirements of Section 259-6 “Standards of Approval”, Steep Slopes, and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) completed a wetland validation on site and has jurisdiction over an approximately 1.28-acre wetland (Wetland WB) that is located in the southwest corner of the property and that is located outside of the area of any proposed disturbance to the wetland itself or to the 100’ wetland buffer, and

WHEREAS, as required by Chapter 255-8 A 10 f 1 of the Town’s Solar Ordinance the applicant completed the required visual assessment and submitted a series of before and after visual simulations, and

WHEREAS, the applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) dated June 7, 2022 prepared by Alan L. Pilch PE, RLA and the subject site plan has been revised to show stormwater treatment facilities, and

WHEREAS, the subject SWPPP must be approved by the New York City Department of Environmental Protection (NYCDEP), and

WHEREAS, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Town Engineering Division, the Town Code Enforcement Division, the Fire Advisory Board, Westchester County Department of Planning, New York City Department of Environmental Protection, New York State DEC, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the U.S. Fish & Wildlife Service, the Town of Yorktown, and

WHEREAS, the Planning Board conducted a site inspection of the subject property.

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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, and

WHEREAS, the Planning Board reviewed the proposed environmental impacts and proposed mitigation of those impacts in Parts II and III of the Environmental Assessment Form and adopted a Negative Declaration on July 6, 2021, affirming that there will be no significant adverse Environmental impact from the proposed project as shown on the project drawings, as conditioned by this resolution and as described in Parts II & III of the Environmental Assessment Form and therefore no Environmental Impact Statement is required, and

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, and

FURTHER BE IT RESOLVED that the application of **Cortlandt CSG LLC for the property of 202 Cortlandt, LLC** for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and for Wetland, Steep Slope and Tree Removal Permits for the construction of a proposed Solar Energy System as shown on a 9 page set of drawings entitled "Site Development for Cortlandt CSG LLC" prepared by Cronin Engineering, P.E., P.C. latest revision dated June 1, 2022 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

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Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Special Permit and Site Development Plan shall be valid only as codified in Section 255-10 of the Town Code and if the owner fails to complete substantial construction after 24 months the approvals shall expire.

CONDITIONS AND MODIFICATIONS:

- 1. The applicant shall receive the required Special Permit from the Town Board as per Section 255-8 (A) of the Town Code.**
- 2. Add the attached revised signature block to the first page of the subject drawing set.**
- 3. After the issuance of the required Special Permit from the Town Board and the meeting of all enumerated conditions and modifications below obtain the required signatures from the Planning Board Chairperson, the Planning Director, the Director of Environmental Services and the Town Consulting Engineer on a mylar of the subject drawing and following the receipt of all signatures on the mylar submit (a) four paper prints and the mylar of said signed drawings to the Planning Office, (b) Submit an as-built survey in AutoCAD file in digital format.**
- 4. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.**
- 5. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required permits obtained prior to beginning any related work on the subject property.**
- 6. All permits from outside agencies having approval authority (i.e. NYSDEC, NYCDEP, Army Corps, SHPO, U.S. Fish & Wildlife, etc.) shall be submitted prior to the Planning**

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Board Chairperson signing the subject site plan.

7. Prior to the Chairperson signing the subject site plan the applicant shall prepare a wetland mitigation and monitoring plan, to be approved by the Town wetland consultant, for the proposed plantings and enhancements associated with the wetland enhancement.

The mitigation and monitoring plan shall include the monitoring, maintenance and replacement of wetland vegetation after construction for a period of 5 years minimum to the satisfaction of the Planning Director and the Town's Consulting Engineer. The applicant shall submit payment to the Town in the amount of \$5,000 to fund this monitoring protocol.

8. Payment to the Town of an inspection fee in the amount of 5% of the construction costs based on an itemized breakdown of all on-site construction work that is subject to Town inspection.

9. The applicant shall submit a Decommissioning Plan for the property as required by Chapter 255 A-8 –C of the Town Code, including the required funding for the plan, to the satisfaction of the Planning Director, the Town's Consulting Engineer and the Town Legal Department.

10. Construction details shall be added to the approved drawing set to the satisfaction of the Director of Code Enforcement and the Town's Consulting Engineer.

11. Prior to the Chairperson signing the site plan a Final Storm Water Pollution Prevention Plan designed in compliance with Chapter 262 of the Town of Cortlandt Town Code and the NYSDEC Storm Water Design Manual and with the approval of the New York City Department of Environmental Protection (NYCDEP) shall be submitted for approval by the Town's Consulting Engineer.

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12. Add the following note to sheet 1 of the drawing set "The Special Permit and Site Plan approval for a solar energy system shall be valid for a period of 12 months, provided that a building permit is issued for construction".

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

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

14. Prior to the Chairperson signing the subject site payment of \$103,950 to the Town's Environmental Restoration Fund is required.

15. Submit the conservation easement document in a recordable form to the satisfaction of the Director of Planning, Town Consulting Engineer and the Town Legal Department. Prior to the issuance of a certificate of compliance, provide an updated property survey of the proposed conservation easement with metes and bounds, provided by a licensed professional surveyor, to be filed in the Westchester County Clerk's Office, Division of Land Records. In addition, the applicant shall fund a \$5,000 escrow account to cover the monitoring of the conservation easement for a period of 5 years. The boundaries of the

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conservation easement as shown on the subject drawing shall be delineated in the field to the satisfaction of the Planning Director and the Town's Consulting Engineer.

16. Prior to the issuance of a building permit, the property owner shall enter into a Stormwater Management Facilities maintenance agreement and a Stormwater Management Facilities inspection and maintenance easement.

Adopted: July 12, 2022
Cortlandt Manor, New York

Filed in the Office of the Town Clerk
and Planning Board this 13th day
of July, 2022.


Chris Kehoe
Clerk to the Planning Board

Local Law No. ____ of 2026

(OMNIBUS ZONING TEXT AMENDMENTS)

Section 1: Legislative Intent

Periodically, the Supervisor and Town Board ask staff to review the Zoning Code and associated provisions in other chapters of the Town Code to ensure that the Code remains modern, friendly to business, and responsive to the concerns of residents. The following amendments seek to make improvements and clarifications to the Town Code.

Section 2: Amendments to Section 77-23 of the Town Code

The text of **Section 77-23: Extensions of Approvals** shall be amended and replaced with the following:

Section 77-23: Extensions of Approvals

- A. Any request by an applicant for an extension of an approval previously granted must be received prior to the expiration of the existing approval.
- B. Site plan approvals are valid for one (1) year from the date first granted and may be extended for up to four additional one-year increments, provided that the applicant provides an update with pertinent information and explains extenuating circumstances resulting in the need for the extension, documented to the satisfaction of the Planning Board. In addition, any applicant seeking time extensions hereunder will be required to comply with any new laws or rules that have been adopted since the original date of approval or subsequent extensions.
- C. Preliminary subdivision plat approvals are valid for six (6) months from the date first granted and may be extended for up to five (5) additional 6-month increments, and shall expire following these extensions unless the Planning Board deems that there was a justifiable circumstance warranting additional extension periods. In addition, any applicant seeking time extensions hereunder will be required to comply with any new laws or rules that have been adopted since the original date of approval or subsequent extensions. The length of final plat approval shall be as prescribed by state law.
- D. Any subdivision approval or site plan approval which has expired may only be reconsidered by the Planning Board following the resubmission of a new application and all associated documents and fees, and a new public hearing held by the respective Board, where applicable.
- E. Applications pending before the Planning Board and the Zoning Board of Appeals shall be deemed to be dormant and thus withdrawn by the applicant if the application does not appear on a Board agenda with new or additional information for a period of two (2) years or more (including those applications awaiting submission of a DEIS). Said time period may not be extended by the Board. Furthermore, the Board may fix a shorter period of time.

Section 3: Amendments to Section 168-2 of the Town Code

The text of **Section 168-2 Recreation fee imposed** shall be amended and replaced with the following language:

Every new residential unit/lot created within the Town via any method (subdivision, site plan, special use permit) shall pay a recreation fee in the amount indicated on the Town's Master Fee List in force at the time of creation of the new residential unit(s). If created by subdivision where a residential unit already exists on the parent parcel, the fee shall be due and payable for each and every residential unit created over and above the existing unit.

Section 4: Addition of Section 179-4(J)

Section 179-4: Activities Permitted by Right, pertains to activities permitted by right within wetlands and wetland buffer areas. It includes the following text in its introductory sentence: "The following activities permitted by right within wetlands and wetland buffer areas, which might otherwise be construed as being encompassed by § 179-3 hereof, are excluded therefrom". The following shall be added as **Section 179-4(J)**:

Change of use or occupancy on a site containing wetlands or wetland buffer areas where the site is already developed and where any related site modifications and/or construction do not result in a net increase to impervious surfaces, unless further compliance with this chapter is deemed required by Town reviewing staff.

Section 5: Amendments to Section 179-5(A)(3):

Section 179-5: Determination of boundaries; compliance required; permit application and procedures contains subsections A-H. The text of **Section 179-5(A)(3)** shall be amended and replaced with the following text:

As a policy, the determination and delineation of wetlands will only be conducted during the growing season, as determined by a qualified professional. Wetland delineations older than five (5) years must be re-delineated if a parcel is under review for Town-issued approvals/permits, to the satisfaction of the approving authority.

Section 6: Amendments to Section 245-2 Definitions:

The definition for "Sign, Area of" shall be amended to read as follows:

SIGN, AREA OF

The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or color (including any wash of light extending out from sign illumination) forming an integral part of the display or used to differentiate such sign from the background against which it is placed and, for freestanding signs, excluding the necessary supports or uprights on which such sign is placed provided that the support structure is subordinate to the sign, is no taller than 30 inches from ground level if a monument-style sign, does not contain any signs, and is of a neutral material/color. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back-to-back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of an unequal area.

Section 7: Amendments to Attachment 3, Table of Dimensional Regulations, Residential Districts

The existing Section 307 Attachment 3, Table of Dimensional Regulations, Residential Districts shall be removed and replaced with the updated table annexed to this Local Law.

Section 8: Delete 307 Attachment 4, Table of Dimensional Regulations, Maximum Floor Area in Residential Districts

The existing 307 Attachment 4, Table of Dimensional Regulations, Maximum Floor Area in Residential Districts shall be deleted and shall not be replaced.

Section 9: Amendments to Section 307-4 Definitions

- A. The definition for “**Accessory Dwelling unit (ADU), Attached**” shall be amended to read as follows:

DWELLING UNIT (ADU), ATTACHED ACCESSORY

An accessory use consisting of a subordinate dwelling unit attached to or created within an existing single-family dwelling, that provides basic requirements for living, sleeping, cooking, and sanitation.

- B. The definition for “**Accessory Dwelling Unit (ADU), Detached**” shall be amended to read as follows:

DWELLING UNIT (ADU), DETACHED ACCESSORY

An accessory use consisting of a subordinate dwelling unit in a detached accessory structure located on the same lot as a single-family dwelling, that provides basic requirements for living, sleeping, cooking, and sanitation.

- C. The definition for “**Basement**” shall be amended to read as follows:

BASEMENT

That space of a building which has more than half its height, measured from floor to ceiling, below the average established curb level or finished grade of the ground adjoining the building.

- D. The definition for “**Bedroom**” shall be deleted from Section 307-4 of the Town Code.
- E. The definition for “**Cellar**” shall be deleted from Section 307-4 of the Town Code.
- F. The definition for “**Dwelling**” shall be amended as follows:

A structure designed or used primarily for residential occupancy, containing one or more dwelling units, but not including rooming houses, hotels, camps, mobile homes or other structures or equipment for temporary lodging.

- G. The definition for “**Dwelling, Single-Family**” shall be amended to read as follows:

DWELLING, SINGLE-FAMILY

A detached building, other than a mobile home or temporary structure, containing one dwelling unit, or one dwelling unit and one attached accessory dwelling unit (ADU).

- H. The definition for “**Dwelling Unit**” shall be amended to read as follows:

DWELLING UNIT

A building or portion thereof providing complete housekeeping facilities for one or more persons living together and maintaining a common household.

- I. The definition for “**Flag Lot**” shall be added to the Code and read as follows:

FLAG LOT

A lot which has its buildable area (the so-called "flag") located behind another lot, either existing or proposed, and which derives access by means of a narrow strip of land (sometimes referred to as "the flagpole") which has frontage on a street. A flag lot allows the potential for the creation of two lots, one generally behind the other, which derive access from the same street.

- J. The definition for “**Floor Area, Gross**” shall be amended to read as follows:

FLOOR AREA, GROSS:

The total area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, with no deduction for corridors, stairs, closets, thickness of walls, columns or other features. Finished attics and basements shall be counted as part of gross floor area.

- K. The definition for “**Floor Area Ratio**” shall be deleted.
- L. The following definition for “**Footprint, Building**” shall be added to the Town Code:

FOOTPRINT, BUILDING

The area of a building measured from the exterior surface of the exterior walls at grade level, exclusive of cantilevered portions of buildings and temporary structures. Where a building is elevated above grade level, the building footprint is the area the building would cover if it were located at ground level.

- M. The following definition for “**Height, Story**” shall be added to the Town Code:

HEIGHT, STORY

The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

- N. The definition for “**Lot, Corner**” shall be amended to read as follows:

LOT, CORNER

A lot at the intersection of and abutting on two or more intersecting streets or highways, as said term appears in §280-a of the New York State Town Law.

- O. The following definition for “**Lot Coverage**” shall be added to the Town Code:

LOT COVERAGE

That portion of a lot covered by the combined area of all buildings, structures, and all other impervious surfaces that prevent or impede the entry of water into the soils including but not limited to roads, parking lots, parking areas, driveways, sidewalks, walkways, decks, patios, pools, sport courts, compacted travel ways, asphalt millings, and all man-made surfaces regardless of their claimed permeability.

- P. The definition for “**Lot Depth**” shall be deleted from Section 307-4 of the Town Code.

- Q. The definition for “**Lot Line, Front**” shall be amended to read as follows:

LOT LINE, FRONT

The lot line which separates a lot's front yard from a street or highway right-of-way. For flag lots, the front lot line is the line of the “flag” portion of the lot closest and most parallel to the street accessed by the lot; this would typically be the bottom of the flag. The base of the “flag pole” is not considered the front lot line.

- R. The definition for “**Lot Width**” shall be amended to read as follows:

LOT WIDTH

The distance between the side lot lines as measured across the required front yard minimum setback line.

- S. The definition for “**Yard, Front**” shall be amended to read as follows:

The yard lying between the front lot line and the principal building. See “lot line,

front.” Each lot shall only have one front yard, except for the purpose of determining setbacks for a principal structure on a corner lot (see §307-18(G)).

Section 10: Amendments to Section 307-8(C) of the Town Code

Section 307-8. Conformance required has several subsections. The text of **Section 307-8(C)** of the Town Code has led to debate an application for a determination to the Zoning Board of Appeals. The language of **Section 307-8(C)** shall be amended and replaced with the following language:

Any lot with an area less than that prescribed for a lot in the district in which such lot is situated, when the owner thereof owned adjoining land on or after the effective date of this chapter or any subsequent amendment which increases the required lot area for such parcel, shall be deemed to have merged with said adjoining land to form a single parcel. If all adjoining lots under common ownership are merged but still do not meet the minimum lot area requirements, the lots are still considered merged into a single parcel; in such cases, the parcel’s lot area will be considered in conformance and will not require relief from the ZBA for lot area. However, all other dimensional requirements must either be met or relief from those requirements must be sought from the Zoning Board of Appeals.

Section 11: Amendments to Section 307-17: Table of Dimensional Regulations

The text of Section 307-17 shall be amended to read as follows:

Regulations regarding minimum lot area, minimum lot width, yards, maximum height, and maximum lot coverage are set forth on the Table of Dimensional Regulations. Additional dimensional regulations are contained in § 307-18 and in Article VII.

Section 12: Amendments to Section 307-18(G)

The existing text in Section 307-18(G) is about “Additional density and design standards for land to be subdivided”. This language is more appropriate for the Town’s subdivision chapter (Chapter 265 of the Town Code). **Because of this, the current language in Section 307-18(G) shall be deleted and moved to create a new Section 265-19(M).**

In addition, the following shall be added as Section 307-18(G), in place of the text being moved to Section 265:

§307-18(G): Corner Lots.

- (1) On a corner lot, all yards fronting a street or highway are considered front yards for the purpose of determining setbacks for the principal structure.**

- (2) Only one yard, as determined by the Director of Code Enforcement or designee, will be considered the front yard for the purpose of determining allowable locations for accessory structures.
- (3) The minimum setback for accessory structures in the determined side yard with frontage on a street or highway shall be the lesser of double those of the underlying zoning district or the required front yard.

Section 13: Creation of new Section 307-18(H) and deletion of Section 307-18(D)(2)

- a) **Addition of new Section:** The following shall be added as a new Section within Section 307-18 Supplementary Dimensional Regulations:

§307-18(H) Accessory structures and impervious surfaces within setbacks.

Non-structural freestanding walls, retaining walls, patios, and impervious surfaces may be constructed within setbacks pending review and approval the Director of the Department of Technical Services (DOTS) or designee to verify compliance with applicable building codes as well as for drainage adequacy.

- b) **Deletion:** The text of Section 307-18(D)(2) shall be deleted and shall not be replaced. The following text shall be deleted and replaced with the word “Reserved”. Text to be deleted:

Any proposed retaining wall with an exposed face greater than four feet in height and any proposed impervious surfaces within 20 feet of a lot line must be approved by the Town Engineer or his designated representative for drainage adequacy.

Section 14: Creation of a new Section 307-18(I): Flag Lots

The following shall be added as a new Section to the Town’s Zoning Chapter:

§307-18(I): Flag lots.

- (1) **Flag lots may only be created if it is shown to the satisfaction of the Planning Board that the parcel has an environmental or topographical hardship which prevents a non-flag-configured division of the property. Furthermore, it must be shown to the satisfaction of the Planning Board that the proposed flag lot will not, for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography, or for any other reason, be harmful to the health, safety or welfare of the property owner, adjacent landowners, or the community.**
- (2) **No more than one flag lot may be created through the division of a single parcel.**
- (3) **Each flag lot shall provide at least 50 feet of frontage along the street, and the width of the strip of land ("flagpole") connecting the buildable portion of the**

flag lot with the street shall be at least 50 feet along its entire length.

- (4) The area of the access strip (the "flagpole") shall not be included in calculating minimum lot area.
- (5) The area of the main buildable portion of the lot, excluding the access strip, shall conform to all other bulk regulations in the underlying zoning district.

Section 15: Creation of a new Section 307-18(J): Temporary Encroachments.

The following shall be added as a new Section to the Town's Zoning Chapter:

Section 307-18(J): Temporary Encroachments.

Temporary encroachments into a non-disturbance area of up to 20% of the depth of the non-disturbance area are permitted during construction so long as the disturbed area is restored to a condition acceptable to the Director of the Department of Technical Services, the Town Attorney, and the Director of Planning & Community Development.

Section 16: Amendments to Section 307-42(B)

Section 307-42: General Conditions and Standards pertains to special permits. The text of Section 307-42(B) shall be amended to read as follows:

In addition to the general standards for special permits set forth above and additional standards set forth elsewhere in this chapter for specific uses, the approving board may, as a condition of approval of such use, establish any other conditions and requirements as it may deem necessary or appropriate to promote the public health, safety and welfare, including but not limited to hours and days of operation, additional on-site parking, and arrangements for security and supervision.

Section 17: Amendments to Section 307-45 Accessory Dwelling Unit (ADU)

Section 307-45 of the Town Code contains provisions pertaining to Accessory Dwelling Units. Section 307-45(C)(5) has dimensional requirements. The amended text of Section 307-45(C)(5) is in bold below:

5. Dimensional Requirements:

- a. The Accessory Dwelling Unit shall not exceed 800 square feet of gross floor area or 40% of the gross floor area of the single-family dwelling, whichever is less, except that an Attached ADU proposed wholly within the basement of an existing single-family dwelling may encompass the footprint of the structure even if it exceeds 800 square feet provided it shall not exceed 40% of the gross floor area of the single-family dwelling.

- b. Maximum number of bedrooms in an accessory dwelling unit is two bedrooms.
- c. For Detached ADUs, minimum yard setbacks apply except where an existing accessory building encroaches into the minimum side and/or rear yard setbacks by no more than 10%, such encroachment can be waived by the Planning Board as a de minimis encroachment during the special permit review process to permit a Detached ADU, and the applicant would not need to obtain a variance from the ZBA for the encroachment. To be eligible for this exception, the existing accessory building shall have a certificate of occupancy/compliance issuance date at least five (5) years prior to when application is made for the Detached ADU.
- d. No Detached ADU shall be located in a required front yard or corner lot side yard that faces the public street.
- e. The maximum height of the structure containing a Detached ADU shall not exceed the height of the structure containing the principal residence on the lot.

Section 18: Amendments to Section 307-48: Business and professional offices and two-family dwellings in transitional locations.

There have been questions that have recently arisen about whether Section 307-48 applies to medical uses. After reviewing the existing section, the language of Section 307-48 should be updated including the title of the section. The language shall be updated as follows:

Section 307-48. Business, medical, and professional offices and two-family dwellings in transitional locations.

- A. Purpose. Recognizing that the potential for conflict between incompatible land uses is greatest at the boundary between residential and nonresidential districts, it is the purpose and intent of this section to provide for and encourage low-intensity office uses and two-family dwellings in locations where they can contribute to an orderly transition between commercial uses and residential uses. To ensure any medical office use in transitional locations remains a low-intensity use, additional requirements regarding maximum gross square footage and number of parking spaces are included, and shall not be varied by the Zoning Board of Appeals.
- B. Standards and conditions.
 - (1) Uses. Business, medical, and professional offices and two-family dwellings located entirely within a building, including accessory uses thereto, are permitted. Retail sales of goods or services and storage of products are prohibited. Signs shall be permitted as specified in Chapter 245, Signs, of the Town of Cortlandt Code.
 - (2) Location. Business, medical, and professional office uses and two-family dwellings as regulated by this section may be permitted only in transitional locations as defined by this chapter.

(3) Dimensional requirements. Minimum lot area, width and yard dimensions and maximum lot coverage and building height shall be as follows:

(a) For business, medical, and professional offices: as specified for a single-family dwelling in the district in which the proposed office use is located.

1. In addition, the gross square footage permitted for a medical office use shall not exceed 2,000 square feet.

(b) For two-family dwellings: as specified for a two-family dwelling in the RG District.

(4) Parking. A parking plan showing parking areas, landscaping and adjacent uses shall be submitted as part of the application for a special permit. Off-street parking shall be provided as required by this chapter except that parking for a medical office shall not exceed ten (10) total spaces. Parking areas shall not be located in front yards, unless the permit-granting authority finds that the parking requirement cannot be satisfied by locating the required parking spaces in side and rear yards. In such cases, no more than 50% of the required parking spaces may be located in front yards.

(5) Screening. Parking areas shall be screened along all lot lines adjacent to other lots in residential districts by fencing and planted materials in a manner such that the visual impacts of such areas upon adjacent properties are minimized.

(6) Residential appearance. In cases where alterations are to be made to the building facade, facade renderings showing the proposed alterations are to be submitted as a part of the application for a special permit. Existing and proposed buildings shall maintain a residential appearance to the extent feasible in the judgment of the permit-granting authority. In making this judgment, the permit-granting authority shall consider the following:

(a) Front, side or rear building elevation visible from a street, including the size and arrangement of doors, windows, porticos, garages, chimneys or other openings or breaks.

(b) Other significant design features, such as but not limited to materials, color, roof shape, exposed mechanical equipment, service and storage enclosures, signs, landscaping, retaining walls, dividing walls, fences and lighting posts.

Section 19: Amendments to Article XI of Chapter 307 of the Town Code

- a) The title, Article XI: Additional Special Permit Standards and Conditions for Specific Uses, shall be renamed as follows:

ARTICLE XI: SUPPLEMENTAL REGULATIONS

- b) **Addition of Section 307-44.1. Applicability.**

The following shall be added to the Town Code:

Section 307-44.1. Applicability.

The uses listed below shall be subject to such additions, exceptions, and/or modifications as provided herein by the following supplemental regulations. These supplemental regulations shall apply in all cases, whether the use is permitted as-of-right or requires a special permit.

- c) **Deletions**

The following provisions shall be eliminated from the Code:

- i. **Section 307-61: Junkyard: Remove Section 307-61(A)(9)**

Text to be removed: *Permit duration and renewal. Permits shall be issued conditionally for three-year periods upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

- ii. **Section 307-65.2: Bed-and-breakfast establishments: Remove Section 307-65.2-(B)(10)**

Text to be removed: *Permit period and renewal. The special permit shall be granted for a period of three years and may be renewed for additional three-year periods. An application for renewal of the special permit shall be made to the Code Enforcement Department on a form provided by that department and with a fee in an amount set forth in a fee schedule adopted by the Town Board. The Code Enforcement Department shall reissue the permit if inspection of the premises finds it to be in compliance with all applicable codes, the requirements of this section and the provisions of the original approval. Should the Code Enforcement Department find that the premises are not in compliance with all applicable codes, they shall initiate appropriate enforcement procedures.*

- iii. **Section 307-65.3: Private nature preserves open to public: Remove Section 307-65.3-(B)(8)**

Text to be removed: *Permits hereunder shall be issued for terms of five years and may be renewed by the Planning Board. Anytime prior to the expiration of any permit issued hereunder upon receipt of a request for renewal by the property owner and/or revision of such permit, and upon publication and notice as provided in § 307-41B and C of this chapter, the Planning Board will schedule a public hearing to be held to consider the renewal of any permits hereunder for an additional five-year period or the revision of any*

such permit. Upon a finding that the permit holder has substantially complied with the prior permit, the Planning Board may extend the permit for an additional five-year period. The same renewal process shall occur for any permit or renewal granted hereunder.

iv. **Section 307-65.4: Conversion of existing structure to licensed nursery/day care center: Remove Section 307-65.4(C)(9)**

Text to be removed: *Permits hereunder shall be issued for terms of five years and may be renewed by the Planning Board. Anytime prior to the expiration of any permit issued hereunder, upon receipt of a request for renewal by the property owner and/or revision of such permit, and upon publication and notice as provided in § 307-41B and C of this chapter, the Planning Board will schedule a public hearing to be held to consider the renewal of any permits hereunder for an additional five-year period or the revision of any such permit. Upon a finding that the permit holder has substantially complied with the prior permit, the Planning Board may extend the permit for an additional five-year period. The same renewal process shall occur for any permit or renewal granted hereunder.*

v. **Section 307-65.5: Contractor's Yard: Remove Section 307-65.5(N)**

Text to be removed: *Permit duration and renewal. Permits shall be issued conditionally for a three-year period upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

vi. **Section 307-65.6: Specialty Trade Contractors: Remove Section 307-65.6(J)**

Text to be removed: *Permit duration and renewal. Permits shall be issued conditionally for a three-year period upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

Section 20: Amendments to Section 307-81: Dimensionally nonconforming structures containing conforming use

The language of Section 307-81 of the Town Code shall be updated to make clear that this section only applies to the principal residential use. The language shall be updated to read as follows:

A dimensionally nonconforming structure containing a conforming use may be enlarged, extended, reconstructed or restored as of right subject to the property owner obtaining all necessary permits, provided that such action would not increase the degree of any existing dimensional nonconformity nor create any new nonconformity with respect to the requirements set forth in this chapter. This provision only applies to principal residential uses.

Section 21: Amendments to Section 307-96.1: Annsville Waterfront Enhancement District

A. **Section 307-96.1-(E)(17): “Exterior Lighting”** shall be deleted.

B. The text of **Section 307-96.1-E(19) “Waterfront promenade”** contains the word “corroboratively”, which should be changed to “**collaboratively**”.

Section 22: Severability

If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

Section 23: Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN, TOWN CLERK**

**Adopted July 21, 2026
At a Regular Meeting
Held at Town Hall**

307 Attachment 3

Table of Dimensional Regulations, Residential Districts ⁽¹⁾

§ 307-17, Zoning Town of Cortlandt

[Amended 2-14-1995; 8-12-2003; 4-11-2006; 5-15-2007 by L.L. No. 9-2007; 4-16-2024 by L.L. No. 4-2024;
7-15-2025 by L.L. No. 4-2025]

Zoning District	Lot/Use Specifics	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Height (feet) ^(8, 9)	Minimum Yard			Maximum Lot Coverage (percentage of Lot Area)
					Front (feet)	Side (feet)	Rear (feet)	
CROS		653,400 (15 acres)	500	35	50	50	30	5%
R-80		80,000	200	35	50	40	30	15%
R-40		40,000	150	35	50	30	30	20%
R-40A	Standard lot	40,000	150	35	50	30	30	20%
	Existing lot for 2-family dwelling	20,000	100			15		30%
R-20		20,000	100	35	35	15	30	30%
R-15		15,000	80	35	30	10	25	40%
R-10		10,000	75	35	25	6	20	45%
R-G	Single-family dwelling	7,500	60	40	25	6	20	50%
	2-family dwelling	10,000	70					45%
All residential districts See Notes (2) and (3)	Accessory building containing ADU			Not to exceed height of principal building on same lot	Not permitted in front yard	See Note (7)	See Note (7)	
	Shed, detached garage, or other accessory building not containing an ADU			See Note (4)		6	6	
	All other accessory structures (pool, deck, coop, sport court, patio, playground equipment, etc)			See Note (4)		See Note (5)	See Note (6)	

NOTES:

(1) See supplementary dimensional regulations in §307-18.

(2) Except as noted, accessory structures with less than 25 square feet of floor area are exempt from these requirements. This exemption does not apply to compressors, condensers, generators, above- or below-ground storage tanks, or battery energy storage systems (BESS).

(3) The total footprint of all accessory structures shall not exceed the footprint of the principal building, and no single accessory structure shall have a footprint that exceeds 70% of the footprint of the principal building.

(4) Maximum height of seventeen (17) feet to the highest point of the structure. See §307-18.F(2) for exemptions to height calculation.

(5) Minimum side yard setbacks apply.

(6) Minimum rear yard setbacks apply except as follows:

- In the R-G and R-10 districts, the rear yard setback for an accessory structures is 6 feet.
- In the R-15 and R-20 districts, the rear yard setback for an accessory structures is 10 feet.

(7) Minimum yard setbacks apply to ADUs except where an existing accessory building encroaches into the minimum side and/or rear yard setbacks by no more than 10%, such encroachment can be waived by the Planning Board as a de minimis encroachment during the special permit review process to permit a detached ADU, and the applicant would not need to obtain a variance from the ZBA for the encroachment. To be eligible for this exception, the existing accessory building shall have a certificate of occupancy/compliance issuance date at least five (5) years prior to when application is made for the detached ADU.

(8) Except in the R-G district, the maximum height of each story shall not exceed twelve (12) feet.

(9) See §307-18(F) for additional regulations regarding building height.

SIGNS
245 Attachment 2

Table 2
Signs Permitted in HC and CD Districts for Sites with Multiple Tenants Town of Cortlandt
[Amended 8-13-1996; 6-12-2018 by L.L. No. 6-2018]

	Site With Less Than 100,000 Square Feet	Site With at Least ¹ 100,000 Square Feet but Not More Than 499,999 Square Feet	Site With 500,000 ^{1,2} Square Feet or Greater or Sites Located on Cortlandt Boulevard Greater Than 120,000 Square Feet*
Freestanding Plaza/Property Identification Signs			
Maximum number	1	2	3
Maximum height	16 feet	20 feet	24 feet
Minimum sign size	8 square feet		
Maximum sign size	24 square feet	2 signs, no 1 of which may exceed 50 square feet or; 1 sign which may not exceed 75 square feet	3 signs, no 1 of which may exceed 100 square feet or; 2 signs no 1 of which may exceed 120 square feet; or 1 sign which may not exceed 150 square feet
	If plaza identification sign includes space(s) for individual business sign(s), the plaza identification portion of the sign does not count against the maximum sign size of the freestanding sign, provided it is less than 15% of the total sign area reserved for the individual business signs.		
	*Address numbers are considered as part of the plaza identification sign		
Business wall signs ^{3,4}	1 square foot per 1 linear foot of building frontage up to a maximum of 80 square feet	1 square foot per 1 linear foot of building frontage up to a maximum of 80 square feet	Satellite store: (less than 25,000 sq. ft. of floor space) 1 square foot per 1 linear foot of building frontage up to a maximum of 80 square feet Major store: (25,000 to 100,000 sq. ft. of floor space) Maximum of 120 sq. ft. and a maximum letter height of 3 feet Anchor store: (more than 100,000 sq. ft. of floor space) Maximum of 160 sq. ft. and a maximum letter height of 4 feet

	Site With Less Than 100,000 Square Feet	Site With at Least^{1,2} 100,000 Square Feet but Not More Than 499,999 Square Feet	Site With 500,000^{1,2,3} Square Feet or Greater or Sites Located on Cortlandt Boulevard Greater Than 120,000 Square Feet*
Awning signs	6-inch cut letters on awning valance, tenants name can be repeated up to 3 times	6-inch cut letters on awning valance, tenants name can be repeated up to 3 times	6-inch cut letters on awning valance, tenants name can be repeated up to 3 times
Projecting signs		In a situation where a covered walkway or canopy exists, one (1) nonilluminated projecting sign for each business establishment hung from the ceiling of such covered walkway or canopy not to exceed four (4) square feet in area and to have at least eight (8) feet of clearance from the sidewalk to the bottom of the sign shall be permitted.	

NOTES:

¹ At convenient locations to sidewalk and parking areas, nonilluminated or indirectly illuminated freestanding directional signs of stores and facilities not to exceed 24 square feet in area or eight feet in height shall be permitted at a rate of one for each 100,000 square feet of retail floor space. A maximum of six business signs, no one of which may exceed four square feet, may be included in the total square footage of the directional sign.

² If a Master Sign Plan, as defined herein, is submitted, the Planning Board may increase the otherwise maximum permitted size of a freestanding identification sign, freestanding directional sign or business wall sign by as much as 20%, provided that there is an equal, offsetting reduction in the size of other signs within the same category. Such adjustments in size shall be allowed by the Planning Board only after consultation with the Architectural Review Council and a Planning Board finding that such adjustments in size will not substantially increase impacts on surrounding properties, will not be in conflict with the design criteria contained in this local law and will assist the shopping public in finding their desired destination.

³ If a building fronts on two or more rights-of-way, the sign area for each additional frontage shall be at 1/2 the rate or size otherwise allowed.

⁴ The approval authority may increase the wall sign area per Table B and may increase letter size by 100% per § 245-10, Appeals and variances.

Table B	
Wall Sign Area Adjustment Factor	
Distance of Sign from Building Setback to right-of-way	Additional sign area increase¹
0 to 100 feet	1.0
100 to 200 feet	1.2
200 to 300 feet	1.4
More than 300 feet	1.6

¹By approving authority

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Water Permits
625 Broadway, Albany, New York 12233-3505
P: (518) 402-8111 | F: (518) 402-9029
www.dec.ny.gov

06/17/2026

**70 ROA HOOK REALTY LLC
70 ROA HOOK ROAD
CORETLANDT, NY 10567**

Re: Acknowledgement of the Conditional No Exposure Certification for exclusion from permitting under the SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (GP-0-23-001)

Dear Owner/Operator:

This is to acknowledge that the New York State Department of Environmental Conservation (the Department) has received a complete electronic Conditional No Exposure Certification (eNEC) for exclusion from permitting under the SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (GP-0-23-001) (MSGP) for the following facility:

Facility Name: LEAL PETERBILT

The Conditional No Exposure Certification identification number for this facility is **NYR00H274**

This facility has been granted exclusion from permitting under the MSGP, **effective 06/11/2026** and is conditioned upon the information submitted in the eNEC is accurate and complete. It is not, however, a Department determination of the validity of the information you provided. Your signature on the E-Certification form certifies that you have read, understood and are implementing all of the applicable requirements.

The Conditional No Exposure Certification is valid for a 5-year term. You will need to submit a new Conditional No Exposure Certification in nForm **on or before 06/11/2031** in order to maintain the Conditional No Exposure Certification.

If you have any questions or require additional information, please contact
MSGPcompliance@dec.ny.gov

Sincerely,

[Redacted Signature]

Jagabandhu Debnath
Environmental Engineer-1,
4th Floor, Bureau of Water Compliance, Division of Water,
New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233-3506

[Redacted Address Line]



Department of
Environmental
Conservation



2240 SAW MILL RIVER ROAD
ELMSFORD, NY 10523

[REDACTED]

June 15th, 2026

Town of Cortlandt Planning Board
ATTN: Chris Kehoe
1 Heady Street
Cortlandt Manor, NY 10567

Work Location: Yeshiva Ohr Hameir 141 Furnace Woods Rd.

To Whom it may Concern

I inspected the property on Friday June 15th to determine to review the existing inventory of trees to be removed. I was basing observations on the drawings provided which indicated there were 23 individual trees to be removed. Of the trees identified there were none that would be a "Protected Species" under the town code. There were also not any trees that would fall in the definition of a "Specimen Tree" under the town code.

The existing inventory does have several species misidentified and so I have listed the corrected. The multi stem trees will be recorded using the formula of largest stem DBH plus half of the DBH of each remaining stem. The single number for the Arborvitae and the Taxus will be the result of this method.

Pool Building Area

- 1) 10" DBH- American Elm- Ulmus Americana – Good
- 2) 38" DBH - DBH- Black Walnut – Juglans Nigra – Good
- 3) 8" DBH - Norway Maple – Acer Platanoides – Good
- 4) 11" DBH – Sugar Maple – Acer Saccharinum- Good
- 5) 8" DBH – Sugar Maple – Acer Saccharinum – Good
- 6) 15" DBH – Black Locust – Robinia Psuedoaccacia – Poor
- 7) 24" DBH – Black Locust – Robinia Psuedoaccacia – Fair
- 8) 12" DBH – Sugar Maple – Acer Saccharinum – Fair
- 9) 25" DBH – Black Locust – Robinia Psuedoaccacia- Poor

Kitchen Storage Area

- 10) 27" DBH – Mulberry – Morus Alba – Good

Existing Sanctuary Building

- 11) 12"DBH – Arborvitae – Thuja – Poor
- 12) 17" DBH – Arborvitae – Thuja – Poor
- 13) 10" DBH – Arborvitae – Thuja – Poor
- 14) 11" DBH – Arborvitae – Thuja – Poor
- 15) 12" DBH – Arborvitae – Thuja – Poor
- 16) 14" DBH – Arborvitae – Thuja – Poor
- 17) 9" DBH – Arborvitae – Thuja – Poor

Continued:

- 18) 12" DBH – Taxus – Dead
- 19) 12" DBH – Taxus – Poor
- 20) 6" DBH – Arborvitae – Thuja – Poor Fallen
- 21) 12" DBH – Arborvitae – Thuja – Poor
- 22) 8" DBH – Arborvitae – Thuja – Poor
- 23) 8" DBH – Arborvitae – Thuja - Poor

The overall tree inventory was close in numbers, but had several species wrong and so the math for replacements may require some adjustments.

If you have any questions please feel free to give me a call.

Sincerely

Trevor Hall
Bartlett Tree Experts
ISA Certified Arborist PD0269

1. Yeshiva Ohr Hameir Proposed Dormitory & Sanctuary Addition dated June 12, 2026 (cover sheet).
2. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Project Information, dated 11-17-2025, last revised 6-12-2026 (sheet 1 of 18).
3. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Existing / Demolition Plan, dated 3-27-2012, last revised 6-12-2026 (sheet 2 of 18).
4. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Site Plan, dated 8-19-2025, last revised 6-12-2026 (sheet 3 of 18).
5. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Grading & Utility Plan, dated 3-4-2024, last revised 6-12-2026 (sheet 4 of 18).
6. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Erosion Control Plan, dated 3-4-2024, last revised 6-12-2026 (sheet 5 of 18).
7. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Sewer Design, dated 3-4-2024, last revised 6-12-2026 (sheet 6 of 18).
8. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Storm Design, dated 3-4-25, last revised 6-12-2026 (sheet 7 of 18).
9. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Watermain, dated 10-13-2025, last revised 6-12-2026 (sheet 8 of 18).
10. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed Road Profile, dated 3-24-2024, last revised 6-12-2026 (sheet 9 of 18).
11. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Fire Protection Plan Fire Truck Turning Analysis, dated 10-13-2025, last revised 6-12-2026 (sheet 10 of 18).
12. Amended Site Plan Prepared for Yeshiva Ohr Hameir, 2025 Fire Code Figure D103.1 Analysis, dated 10-13-2025, last revised 6-12-2026 (sheet 11 of 18).
13. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 3-4-2024, last revised 6-12-2026 (sheet 12 of 18).
14. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 10-13-2025, last revised 6-12-2026 (Sheet 13 of 18).
15. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Sewer Details, dated 3-4-2024, last revised 2-18-2026 (Sheet 14 of 18).
16. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Misc. Details, dated 1-26-2026, last revised 6-12-2026 (Sheet 15 of 18).
17. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Misc. Details, dated 6-12-2026 (Sheet 16 of 18).
18. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Phasing Plan, dated 2-13-2026, last revised 6-12-26 (sheet 17 of 18)
19. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Walking Trails, dated 6-11-2025, last revised 6-12-26 (sheet 18 of 18).
20. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Lighting Plan, dated 2-

18-2026, last revised 6-12-26 (sheet LT-1).

21. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Lighting Details, dated 2-18-26, last revised 6-12-26 (sheet LT-2).
22. Amended Site Plan Prepared for Yeshiva Ohr Hameir, plan prepared by Tim Miller Associates, Landscape Plan, dated 2-18-26, (Sheet L1)
23. Amended Site Plan Prepared for Yeshiva Ohr Hameir, plan prepared by Tim Miller Associates, Summary of Mitigation Measures, dated 2-18-26, (Sheet M-1)

CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598

Ms. Heather Lavarney, AICP
Director of Planning and Community Development
Town of Cortlandt Town Hall
One Heady Street
Cortlandt Manor, New York 10567

June 23, 2026

Re: Yeshiva Ohr Hameir (the "Yeshiva")
141 Furnace Woods Road; Cortlandt Manor, NY 10567
Site Plan Submittal

Dear Heather:

Enclosed is the latest site plan set for the Yeshiva Ohr Hameir campus consisting of the following sheets:

1. Yeshiva Ohr Hameir Proposed Dormitory & Sanctuary Addition dated June 12, 2026 (cover sheet).
2. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Project Information, dated 11-17-2025, last revised 6-12-2026 (sheet 1 of 18).
3. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Existing / Demolition Plan, dated 3-27-2012, last revised 6-12-2026 (sheet 2 of 18).
4. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Site Plan, dated 8-19-2025, last revised 6-12-2026 (sheet 3 of 18).
5. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Grading & Utility Plan, dated 3-4-2024, last revised 6-12-2026 (sheet 4 of 18).
6. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Erosion Control Plan, dated 3-4-2024, last revised 6-12-2026 (sheet 5 of 18).
7. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Sewer Design, dated 3-4-2024, last revised 6-12-2026 (sheet 6 of 18).
8. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Storm Design, dated 3-4-25, last revised 6-12-2026 (sheet 7 of 18).
9. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed On-Site Watermain, dated 10-13-2025, last revised 6-12-2026 (sheet 8 of 18).
10. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Proposed Road Profile, dated 3-24-2024, last revised 6-12-2026 (sheet 9 of 18).
11. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Fire Protection Plan Fire Truck Turning Analysis, dated 10-13-2025, last revised 6-12-2026 (sheet 10 of 18).
12. Amended Site Plan Prepared for Yeshiva Ohr Hameir, 2025 Fire Code Figure

- D103.1 Analysis, dated 10-13-2025, last revised 6-12-2026 (sheet 11 of 18).
13. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 3-4-2024, last revised 6-12-2026 (sheet 12 of 18).
 14. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Details, dated 10-13-2025, last revised 6-12-2026 (Sheet 13 of 18).
 15. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Sewer Details, dated 3-4-2024, last revised 2-18-2026 (Sheet 14 of 18).
 16. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Misc. Details, dated 1-26-2026, last revised 6-12-2026 (Sheet 15 of 18).
 17. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Misc. Details, dated 6-12-2026 (Sheet 16 of 18).
 18. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Phasing Plan, dated 2-13-2026, last revised 6-12-26 (sheet 17 of 18)
 19. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Walking Trails, dated 6-11-2025, last revised 6-12-26 (sheet 18 of 18).
 20. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Lighting Plan, dated 2-18-2026, last revised 6-12-26 (sheet LT-1).
 21. Amended Site Plan Prepared for Yeshiva Ohr Hameir, Lighting Details, dated 2-18-26, last revised 6-12-26 (sheet LT-2).
 22. Amended Site Plan Prepared for Yeshiva Ohr Hameir, plan prepared by Tim Miller Associates, Landscape Plan, dated 2-18-26, (Sheet L1)
 23. Amended Site Plan Prepared for Yeshiva Ohr Hameir, plan prepared by Tim Miller Associates, Summary of Mitigation Measures, dated 2-18-26, (Sheet M-1)

The Town's engineering consultant provided a review memo dated May 29 for our plan set dated May 13, 2026. The following are our responses to the latest LaBella review memorandum.

Administrative

Comment 1: Per Chapter 175-14.B(3) whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by an hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the water line of a pond or other body of water can be credited as a compensating excavation. Calculations shall be provided demonstrated conformance with this requirement.

Response 1: A table has been added to the Site Plan (Sheet 3) demonstrating that the floodplain mitigation requirement has been met. The proposed project displaces 5,607 cubic feet of the 100-year floodplain. The mitigation area provides 7,290 cubic feet of storage.

Comment 6: Westchester County DEF shall provide response regarding whether the initial petition and "buy-in" included expansion of the Yeshiva Campus as a university.

Response 6: A copy of the buy-in resolution adopted by the Westchester County Board of Legislators (Act 33-2022) has been provided to the Town. The buy-in for the property was determined to be \$49,100, which will be paid in 10 equal annual installments. The Environmental Assessment Form prepared by the County Planning Department for the district modification, describes the property as "Jewish seminary".

Comment 7: Each building shall be connected to the proposed water main and be equipped with a commercial water meter, pressure reducing valve and reduced pressure zone assembly (RPZ) meeting the requirements of Westchester County's Cross Connection Control Program. A separate fire connection shall be made for each building requiring sprinkler. Said fire connection shall be equipped with a double check detector assembly and commercial meter and be sized to adequately handle the fire flow requirements of the building.

Response 8: The plans indicate 2 watermain taps for each building where sprinklers are proposed. The size of the taps and flow requirements will be determined by the MEP engineer. Tap permits will be required for each connection which will include the appropriate backflow prevention device. Existing water services will be utilized where appropriate.

Comment 7: Based upon correspondence with DOTS. Westchester County Department of Environmental Facilities will require inflow and infiltration (I&I) mitigation at a ratio of 3:1 for the increase in flow. Requirements of the I&I study can be discussed with the Town's Department of Technical Services, and will at minimum include flow monitoring of a manhole in Ridge Road, which is upstream of the proposed Medical Oriented District and at the junction point of the Stephen's Lane Pump Station and the Furnace Woods Sewer Improvement Area. The Applicant's May 15, 2026 response indicates the following:

The Yeshiva was approved as an out of district user in 2012 by the Westchester County Board of Legislators based on an estimated flow of 23,000 gpd. During the approvals of the Furnace Woods sewer district, the Town requested the property be added to the district. I verified with the Westchester County Department of Environmental Facilities that

there is no cap on sewage flows from the Yeshiva and there was no requirement to mitigate inflow and infiltration (I&I).

The Yeshiva has made a significant investment into a sewer system that can potentially benefit over 150 properties in the area. This contribution should offset I&I mitigation. When the campus was added to the Peekskill District, we were not advised of any mitigation requirements.

The Applicant shall provide written correspondence from WCDEF related to no cap on sewage flows from the Yeshiva and no requirement to mitigate I&I. Once the requested documentation is obtained, the Town Attorney will review with the Town Board, and determine if I&I can be waived.

Response 8: An email from Marian Pompa, Director of Wastewater Treatment for Westchester Department of Environmental Facilities (WCDEF) indicates that there is no flow limit on the Yeshiva. The Yeshiva is subject to the County Sewer Act that specifies a maximum flow of 150 gallons per capita per day. The projected flows for the Yeshiva are below that limit. The Town has requested flow monitoring for the line on Ridge Road. The applicant will work with Town staff to address this comment.

Comment 9: Provide vehicle maneuvering plans for refuse vehicles.

Response 9: The maneuvering plan for a 40 -foot refuse vehicle is shown on Miscellaneous Details sheet (Sheet 16).

Comment 10: The NYS DEC has taken jurisdiction of the onsite wetlands, and the applicant is pursuing an Article 24 permit with NYSDEC.

Response 10: The NYSDEC wetlands boundary has been agreed upon, and we do not anticipate any permitting issues for the project.

Comment 11: Ciarcia Engineering has indicated separate landscaping plans will be issued which will provide for specifications for topsoil and permanent and temporary vegetative cover.

Response 11: Landscaping plans prepared by Tim Miller Associates have been added to the set. Topsoil specifications have been added to sheet 16. Permanent and temporary vegetation specifications have also been added to this sheet.

PLANS

Sheet 3 – Site Plan

Comment 1: Please identify all areas where concrete curbing is provided in order to decipher how drainage will be routed.

Response 1: The plan has been revised to clearly indicate the location of new curbing.

Comment 2: Please indicate the purpose of the 20-ft boundary provided on existing sanitary sewer lateral from the Texas Building.

Response 2: This is a CAD layer management error that has been corrected.

Sheet 4 – Grading and Utility Plan

Comment 1: Sheet 4 of 15 – Depict how roof leaders will be connected to the on-site drainage system for all improvements and provide pipe sizes and slopes for all improvements.

Response 1: The plan has been updated to indicate all drainage pipe sizes and slopes.

Comment 2: Although a few additional spot elevations have been provided, supplementary contours and spot elevations for new sidewalks between Dallas Building and Chalet Building, surrounding the new dormitory, and courtyard; spot elevations on the west side of dormitory; contours on east side of dormitory; and spot elevations between the proposed dormitory and staff building shall be provided to decipher flow of runoff.

Response 2: Additional spot elevations have been added to the grading and utility plan.

Comment 3: A 10% slope is shown across the front of the refuse container.

Response 3: Grading in the vicinity of refuse enclosure has been revised.

Comment 4: Provide top and bottom elevations for all walls.

Response 4: Spot elevation above and below the walls have been added to the revised plans,

Comment 5: The NYSDEC wetland boundary and 100-ft adjacent area shall be depicted on the plan.

Response 5: The wetlands boundary and adjacent area lines have been added to this sheet.

Comment 6: Turn on missing water line west of dorm.

Response 6: The missing portion of the watermain is shown on the revised plans.

Sheet 5 – Erosion Control Plan Proposed

Comment 1: Eliminate Notes 16 and 17 in Construction Sequence as they are duplicates.

Response 1: The indicated notes have been deleted.

Comment 2: Relocate the concrete washout area away from the infiltration trench.

Response 2: The concrete washout area has been relocated away from the proposed infiltration trench to a location off the main driveway near the Dakota building.

Comment 3: Utilize the outlet of the detention pond as the outlet for the sediment trap to avoid multiple trenches.

Response 3: The sediment trap outlet and the detention pond outlet are now shown in the same location on the revised sheet.

Comment 4: Move silt fence closer to the sediment trap construction as opposed to 80-feet west.

Response 4: Silt fence has been adjusted where appropriate.

Comment 5: Extend silt fence barrier to south in area of regrading for floodplain volume mitigation.

Response 5: The viewport has been adjusted to show the area near the floodplain mitigation and silt fence location.

Comment 6: Eliminate concrete washout callout along Furnace Woods Road.

Response 6: The callout has been eliminated

Sheet 6 - Proposed On-Site Sewer Design

Comment 1: As discussed at the May 20, 2026 Town Hall meeting, the 20-ft sanitary sewer easement being requested by the Town of Cortlandt is a directive from the Westchester County Department of Health. Please place a 20-ft wide easement along the center of the sanitary sewer main for the benefit of the Town of Cortlandt in the event the Town is required to take ownership of the sanitary sewer main.

Response 1: A 20-foot-wide easement is shown on the revised plans.

Comment 2: Sheet 6 of 15 – Label the station and elevation of each crossing in the profile.

Response 2: The profile has been revised to add the requested information.

Comment 3: Sheet 6 of 15 – Provide stationing and invert connections of all lateral connections along the proposed new sanitary line.

Response 3: The stationing and invert elevations of the lateral connections are shown on the revised sewer profile.

Comment 4: Provide invert elevations and slopes of all service connections.

Response 4: The requested information for the services have been added.

Comment 5: Sanitary manhole 8 in the profile is mislabeled.

Response 5: The mislabeled manhole has been corrected.

Comment 6: Sanitary line between SMH 7 and SMH 8 is mislabeled as a 6-inch diameter sewer pipe as opposed to an 8-inch diameter pipe top match profile.

Response 6: All sewer lines are shown as 8-inches. This diameter would allow dedication to the Town in the future if requested.

Comment 7: Turn on drainage lines to confirm crossings.

Response 7: All drainage crossings are shown on the revised profile.

Comment 8: Add 4-inch lateral inverts to SMH 8 in the profile.

Response 8: The inverts of the service connections entering SMH-8 are shown on the revised plan.

Comment 9: Add 4-inch lateral inverts to SMH 7 in the profile.

Response 9: The invert of the service connection entering SMH-7 is shown on the revised plan.

Comment 10: Add 6-inch grease trap connection to SMH 6.

Response 10: The plan has been revised to better indicate the location of the grease trap discharge.

Comment 11: Add 6-inch diameter lateral invert to SMH 4 in the profile.

Response 11: The invert of the 6-inch lateral entering SMH-4 is shown on the revised plans.

Comment 12: Add 6-inch diameter lateral invert to SMH 2 in the profile.

Response 12: The invert of the 6-inch lateral entering SMH-2 is shown on the profile.

Comment 13: Remove 12-inch diameter HDPE callout at Station 4+50 as there is no drainage pipe.

Response 13: The 12-inch crossing has been removed.

Comment 14: Grease trap has been added to the plan. Provide inverts, rims, and slopes of pipes for grease trap. The response indicates a sampling manhole is not required as it will connect directly to SMH 6. Please demonstrate a minimum of 6-inch elevation between the invert in (from grease trap and invert out of SMH.

Response 14: The rims and inverts have been added to the plans. The invert of the grease trap discharge pipe entering SMH-6 is indicated on the revised profile.

Sheet 6 – Proposed On-Site Watermain

Comment 1: Depict utility crossings, hydrants, and service connection including their stations and inverts on watermain profile. The revised plans do not indicate the stations or inverts but identifies a crossing and service connection.

Response 1: The profile has been revised to address this comment.

Comment 2: Provide minimum cover depth on watermain profile.

Response 2: The profile has been revised to indicate the minimum cover of 4-feet.

Comment 3: Proposed grade in the profile should extend to the end of the profile.

Response 3: The proposed grade has been extended to the end of the profile.

Comment 4 Sheet 7 of 15 – A 2-inch domestic feed to the dormitory is proposed. As the building will be designed to accommodate 320 students, confirm the adequacy of the domestic service. Also, confirm the adequacy if 4-inch service with Project Architect/MEP to accommodate fire service. The response indicates the pipes will be sized by the MEP. As the DOTS

must approve the plans prior to submission to the Department of Health, this information must be confirmed at this stage.

Response 4: The final size of the service connections will be designed by the project MEP engineer. The proposed 6" watermain will have sufficient capacity to meet the domestic and fire demands of the proposed project.

Comment 5: Provide top and inverts of storm and sanitary crossing with new domestic and fire service lines to the cafeteria and kitchen and Dakota Building.

Response 5: The requested information has been added to the plans.

Comment 6: The existing rabbi's residence may continue using its current water connection off of Furnace Woods Road, provided the building is upgraded to the Town's current meter standards and is equipped with an RPZ.

Response 6: A note has been added to the plans to address this.

Sheet 9 – Proposed Road Profile

Comment 1: Update the driveway profile to reflect the revised grading, as slopes in excess of 10% are still being shown.

Response 1: The main driveway profile has been adjusted to address this comment. The new driveway for the pool building is proposed at 10.81%; however, alternative access is provided around the building using the main driveway on the west side of the driveway. The Mohegan Fire Department tested the existing driveway with their ladder truck and had no problem with the existing grade. The grade is required to transition from the main driveway to the doors on the lower level of the pool building

Sheet 10 – Fire Protection Plan Fire Truck Turning Analysis

Comment 1: Provide fire truck detail and turning template on Plan.

Response 1: The fire truck turning detail and turning template have been added to the revised plan.

Comment 2: Provide signs in the area of porous pavement indicating no stockpiling of snow or parking in the porous paver area.

Response 2: The location of the proposed sign is shown on the revised plan. A detail of the sign is also provided on the sheet.

Sheet 12 – Details

Comment 1: Provide details of the sediment trap and outlet pipe, along with sizing, volume, and cleanout calculations.

Response 1: Calculations for the design of the sediment trap are provided below riser pipe detail provided on the revised sheet 12.

Comment 2: Remove the wet tap detail (completed) and provide a Town of Cortlandt standard gate valve assembly detail.

Response 2: The wet tap detail has been removed and the gate valve detail added to the revised sheet.

Comment 3: Add the following notes to the watermain trench detail:

Response 3: The notes have been added below the watermain bedding detail on sheet 12.

Comment 4: Add the following notes related to pressure testing to the water main notes.

Response 4: The notes have been added to the watermain installation standards on sheet 13.

Sheet 13 – Details

Comment 1: Trenches shall be 12-inch minimum on either side of the pipe. Remove the 6-inch callout.

Response 1: The detail has been revised in response to this comment.

Comment 2: Provide details of the sediment trap and outlet pipe, along with sizing, volume, and cleanout calculations.

Response 2: Additional details and calculations have been added to sheet 12.

Sheet 15 – Misc. Details

Comment 1: Revise and resubmit grease trap with bedding and backfill requirements, structure volume, dimensions of structure area, depth from bottom of inlet and outlet tee to bottom of structure, vent, cover specifications, material composition of grease trap and confirmation it can handle loading from aerial apparatus truck.

Response 1: The grease trap detail has been revised to include a bedding detail and additional manufacturer information. The grease trap was relocated in an area where minimal traffic is anticipated.

Comment 2: Provide a minimum of 12-inches of subbase on road section detail to support fire truck.

Response 2: The driveway detail has been revised to indicate 12-inches of subbase.

Comment 3: Provide curbing, sidewalk, ADA ramps, trench saw cut and repair.

Response 3: Additional details requested have been added to sheet 16.

Comment 4: The infiltration trench detail should be revised to detail and specify the engineering fill materials soils in accordance with section 6.3.1 of the NYS DEC SWDM. The bottom of trench should be listed as 310. Also, the means of preventing seeps or breakouts shall also be provided. Refer to section 6.3.1 and Table 6.12 of the NYS DEC SWDM.

Response 4: The infiltration trench detail has been revised to address this comment.

Comment 5: Provide bedding and backfill requirements for the hydrodynamic separator.

Response 5: The hydrodynamic separator detail has been updated to indicate the required bedding.

Comment 6: Update Hydrodynamic Separator to depict two inlets as shown on the stormwater plan.

Response 6: Shop drawings have been requested from the manufacturer to address this comment.

Comment 7: Provide a detail of the overflow weir for the stormwater basin in accordance with your SWPPP.

Response 7: A detail of the overflow weir is shown on the revised stormwater details sheet (Sheet 15)..

Sheet 16- Phasing Plan

Comment 1: DOTS has indicated there shall be no increase in student population until all improvements to the dining / kitchen facilities and alterations / repairs to the existing dormitories are made and issued a certificate of occupancy by DOTS – Code Enforcement. All proposed improvements completed before an increase in student population.

Response 1: The revised phasing plan (Sheet 17) addresses the student population during the 3 phases of construction.

Sheet 17 – Walking Trail

Comment 1 Provide a detail on the plan depicting the trail width and material.

Response 1: A detail of the wood chip walking trail is provided on sheet 16.

Should you have any questions or require additional information, please contact me.

Sincerely,



Daniel A. Ciarcia
DAC: mc

CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 [REDACTED]

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

June 22, 2026

Re: Yeshiva Ohr Hameir
141 Furnace Woods Road; Cortlandt Manor, NY 10567
Sewage Flow Estimates

Dear Michael:

We have been evaluating sewage flows at Yeshiva Ohr Hameir (YOH) for many years to evaluate sewage disposal alternatives. We utilized water bills and independently read the meters to evaluate sewage flows. During this period, septic systems were repaired as necessary. The septic systems have been pumped during periods of high groundwater to prevent effluent spills.

In an effort to improve the reliability of the septic systems and reduce the frequency of pumping, improvements have been made to the campus plumbing. Improvements include low flush toilets, flow restrictors in shower heads, and waterless urinals.

I went through my records to determine the history of the estimated sewage flows for YOH. The first pump station design was based on a conservative flow estimate of 23,000 gpd. At that time, we petitioned Westchester County to add the property to the Peekskill Sanitary Sewer District based on that flow.

We updated the flow estimates in 2017 when we were considering an on-site wastewater treatment plant. A copy of the report which determined the flow estimate to be 16,000 gpd is attached. When determining the hydraulic capacity of new wastewater facilities that serve an existing collection system, Recommended Standards for Wastewater Facilities (Ten State Standards) recommends "Projections shall be made from actual flow data to the extent possible". The 2017 sewage flow estimate was determined to be 11,250 gpd based on water consumption.

The document published by the New York State Department of Environmental Conservation (NYSDEC) entitled New York State Design Standards for Intermediate Sized Wastewater Treatment Systems provides a method for establishing the design flow for wastewater disposal systems based on per unit hydraulic loading rates. This method computed a sewage flow estimate of 15,670 gpd.

The Woodard & Curran (W&C) design report overestimated the peak flow for the “16 properties pumped to gravity” flow contribution. The W&C pump station design was based on an average daily flow of 36,800 gpd which includes 16,000 gpd from YOH. After adjusting the peak flows, an additional 8,850 gpd of capacity is available for YOH based on the tabulation error.

I summarized the water consumption data provided by the Town and prepared the attached summary table. The current water usage is even lower than anticipated. The table summarizes the average day for a 1-year monitoring period. Also summarized is the maximum monthly flow for the same period which indicates an average daily flow less than 7,000 gpd. Based on our previous analysis and the recent water meter readings, the pump station has sufficient capacity to accommodate the present and future needs of YOH without compromising the ability to connect of the other homes that can benefit from the project .

My records indicate that some of the meters have been replaced. If the Town can provide the location of the meters, we can update the water use table accordingly. Should you have any questions or require additional information, please call.

Sincerely,

A black rectangular redaction box covering the signature of Daniel A. Ciarcia.

Daniel A. Ciarcia
DAC: mc

YESHIVA OHR HAMEIR

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SEWAGE FLOW ESTIMATE

March 30, 2017

Prepared For:

Yeshiva Ohr Hameir



CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598

I INTRODUCTION

The construction of a new dormitory facility for 225 students within the Yeshiva Ohr Hameir (YOH) facility will require abandoning the existing septic system and constructing an on site wastewater treatment plant (WWTP). The purpose of this report is to provide the basis for determining the sewage flow used for the the design of the proposed WWTP.

The YOH facility is located at 141 Furnace Woods Road and consists of 37.68 acres. The property is presently improved with several buildings and is served by public water and subsurface sewage disposal. Yeshiva Ohr Hameir was established in 1961 and has operated a school at 141 Furnace Woods Road since 1985. Yeshiva Ohr Hameir currently has 225 students enrolled at the Cortlandt facility and will maintain the present enrollment upon completion of the proposed renovations.

The existing buildings include student housing, classrooms, apartments for staff, and administrative offices. YOH has demolished the Dodge City facility and is proposing to construct a new dormitory building at that location. The improvements to the facility will require the connection of the existing buildings and the new dormitory to the proposed WWTP.

II FLOW ANALYSIS

The facility is presently served by two (2) large subsurface disposal systems. The southern system has three (3) separate disposal systems that are dosed according to the pump run times programmed into a triplex pump control panel. The north system is connected to one (1) disposal area and is connected to alternating pumps in a duplex controller.

When determining the hydraulic capacity of new wastewater facilities that serve an existing collection system, Recommended Standards for Wastewater Facilities (Ten State Standards) recommends "Projections shall be made from actual flow data to the extent possible."

The document published by the New York State Department of Environmental Conservation (NYSDEC) entitled New York State Design Standards for Intermediate Sized Wastewater Treatment Systems provides three (3) methods for establishing the design flow for wastewater disposal systems; per unit hydraulic loading rates, wastewater flow data, and water usage data. Per unit hydraulic loading rates from this publication were utilized to estimate the flow from YOH as a comparison to the water usage estimate.

In the case of the YOH facility no records of wastewater flows exist; however, water consumption records are available. Ignoring irrigation losses, it is reasonable to assume the water consumption is equal to sewage flow.

A total of five (5) water meters serve the YOH campus. Two (2) of the meters are read on a quarterly basis, and three (3) of the meters are read on a monthly schedule. Data from 2009 through 2014 were analyzed to provide the most accurate means of determining the design flow for the YOH WWTP. The detailed water consumption data is provided in the appendix. A summary of the water consumption data is presented in Table 1. YOH did not have laundry facilities at the campus during this study period.

TABLE 1 Water Usage Summary

LOCATION	METER ID	METER SN	ACCOUNT	AVERAGE USE (GPD)	GRAPHICAL AVG. (GPD)
Pool Bldg	1	19016816	04-7100350-0	1,333	2,000
Meter Pit in Driveway	2	1470472230	01-4001245-0	775	1,250
Lawn Meter Pit	3	1596670	04-7100400-0	977	1,250
Texas Bldg.	4	51389814	01-4001305-1	653	750
Dodge City Pit	5	79862838	04-7100450-0	3,932	6,000
TOTAL USAGE				7,671	11,250

Due to fluctuations in the student population during the academic calendar, average flows for meters which serve the dormitories and kitchen facilities may need to be adjusted to consider the reduced flows during periods when the YOH is not in full operation. To better evaluate the seasonal variations in flow, the water consumption data was plotted for the meters which serve YOH. The graphical analysis is presented in Figures 1 through 5. The student population varied during this period; however, it remained close to the maximum permitted population of 225 students.

The arithmetic average of the data was computed and is presented in the column with the heading "Average Use" in Table 1. The average flow based upon this methodology is 7,671 gpd. The graphical analysis provides a method to view variations in consumption, and determine an average based upon the trending of the data. The average flow based upon evaluating the graphical data is presented in Table 1 under the heading of "Graphical Average." This method yields an average flow of 11,250 gpd.

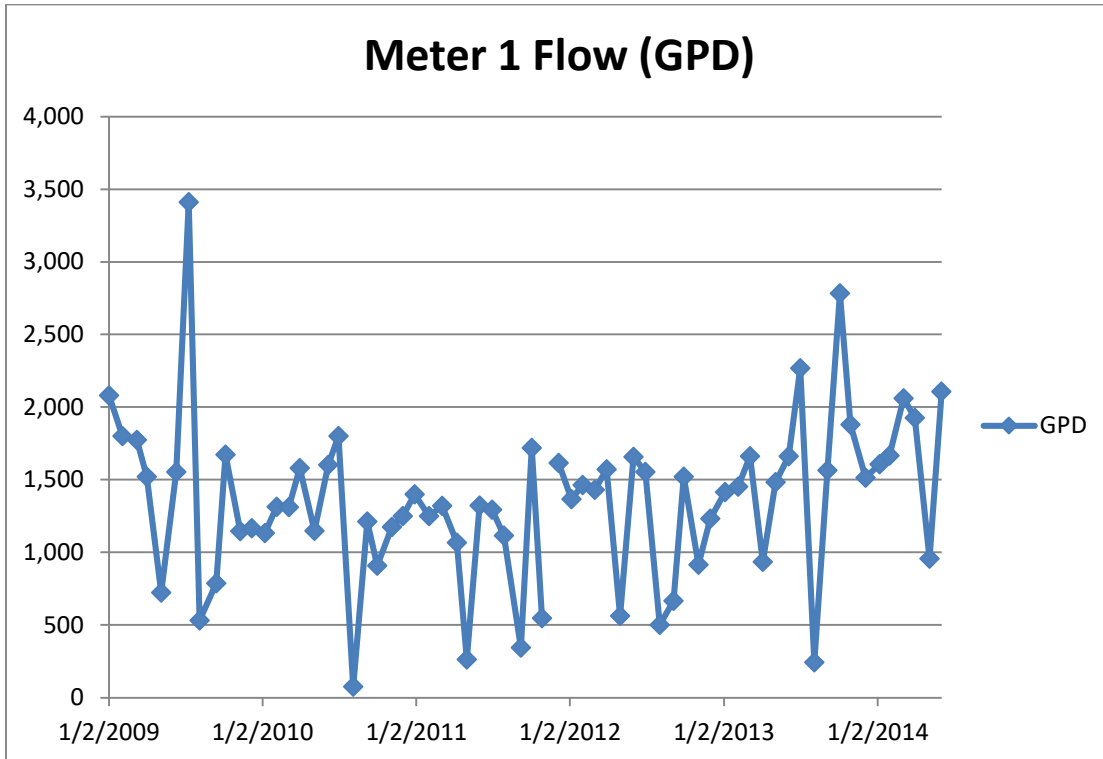


Figure 1 Meter 1 Water Use (Pool Building)

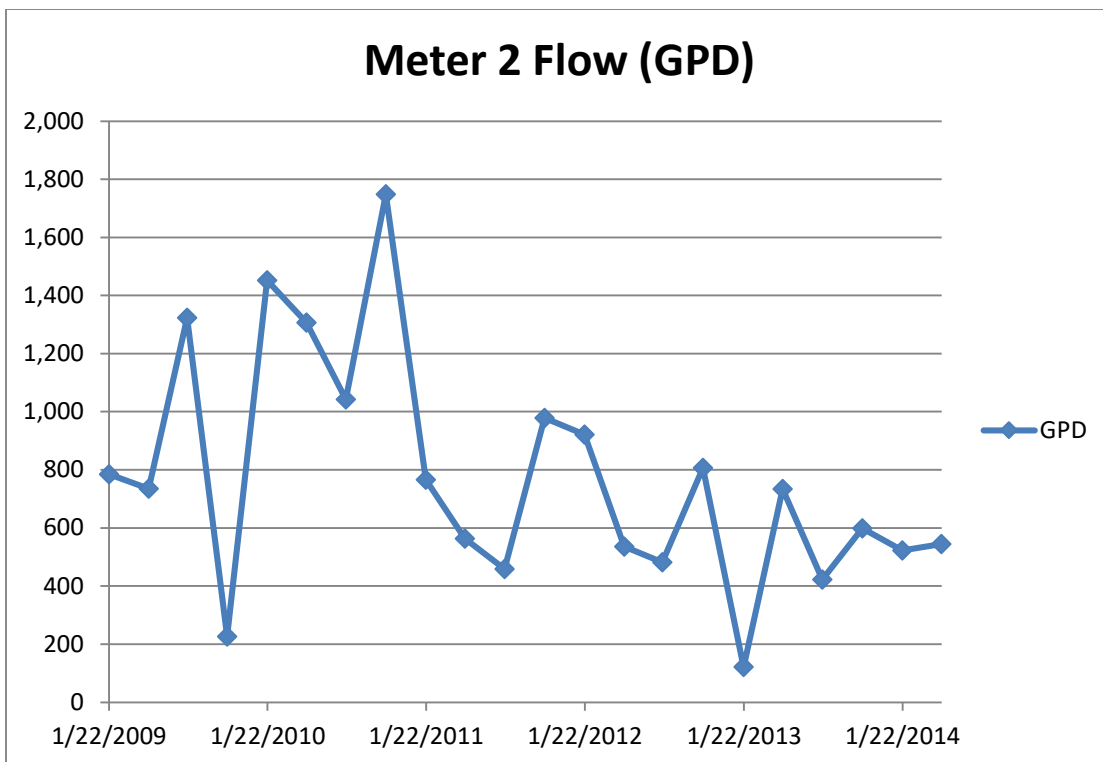


Figure 2 Meter 2 Water Use (Meter Pit in Driveway)

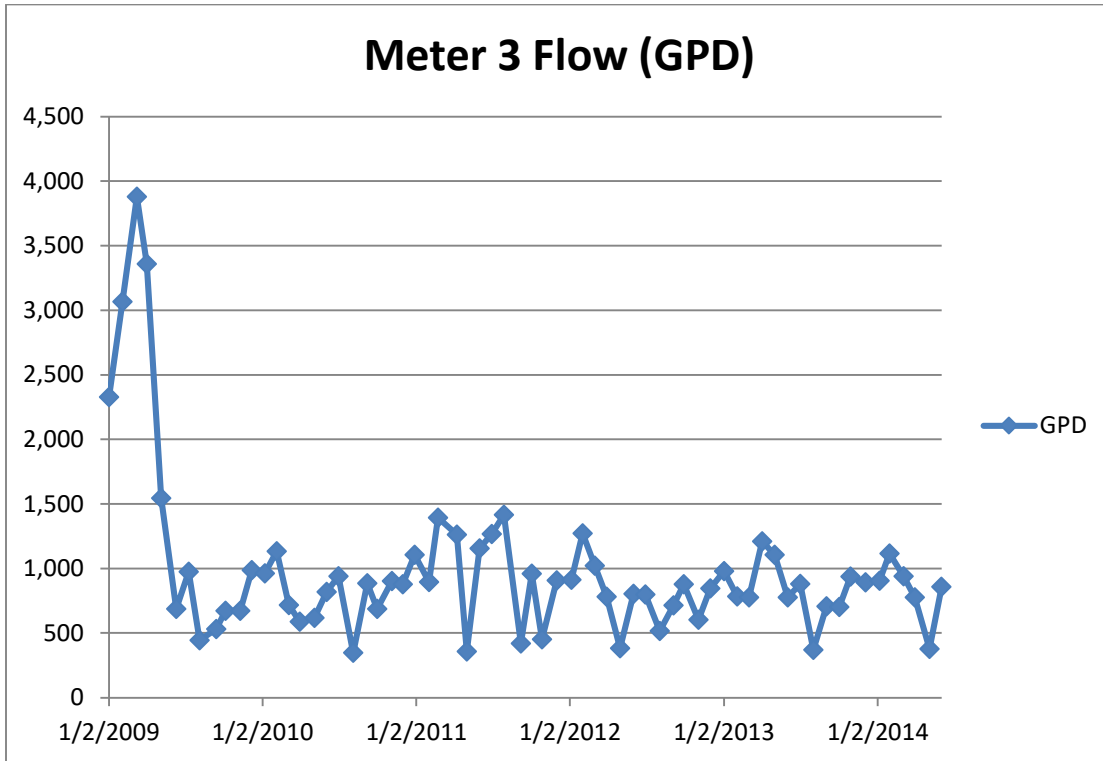


Figure 3 Meter 3 Water Use (Lawn Meter Pit)

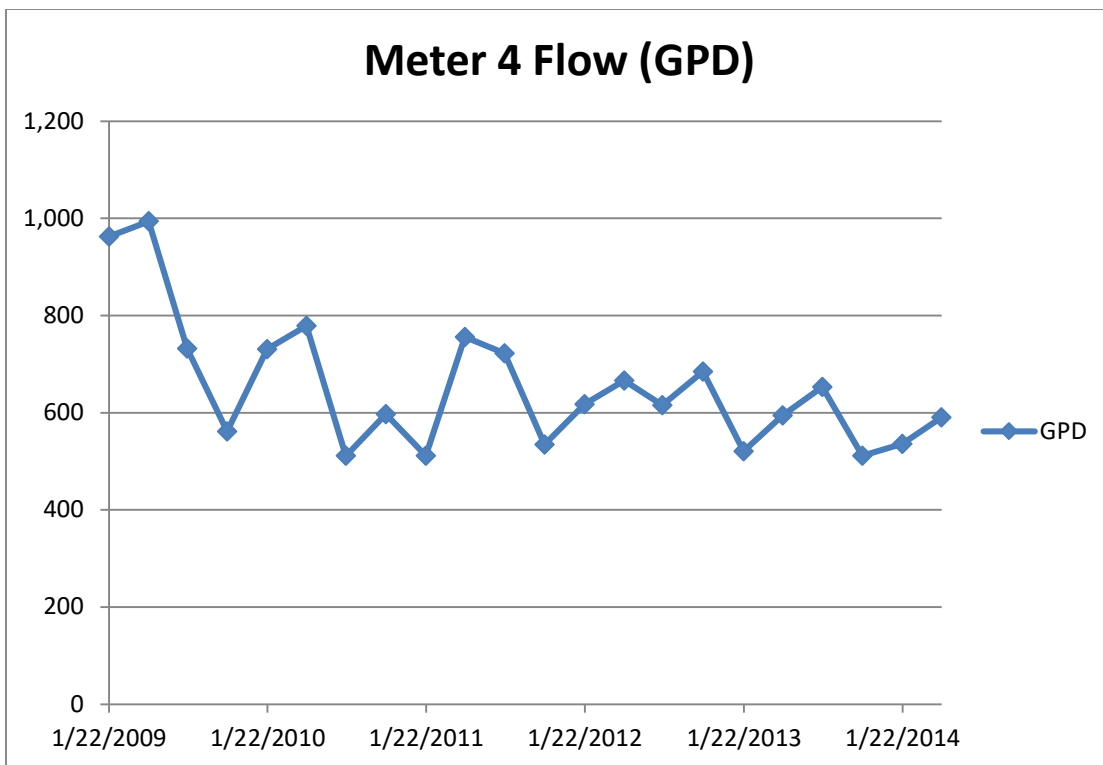


Figure 4 Meter 4 Water Use (Texas Building)

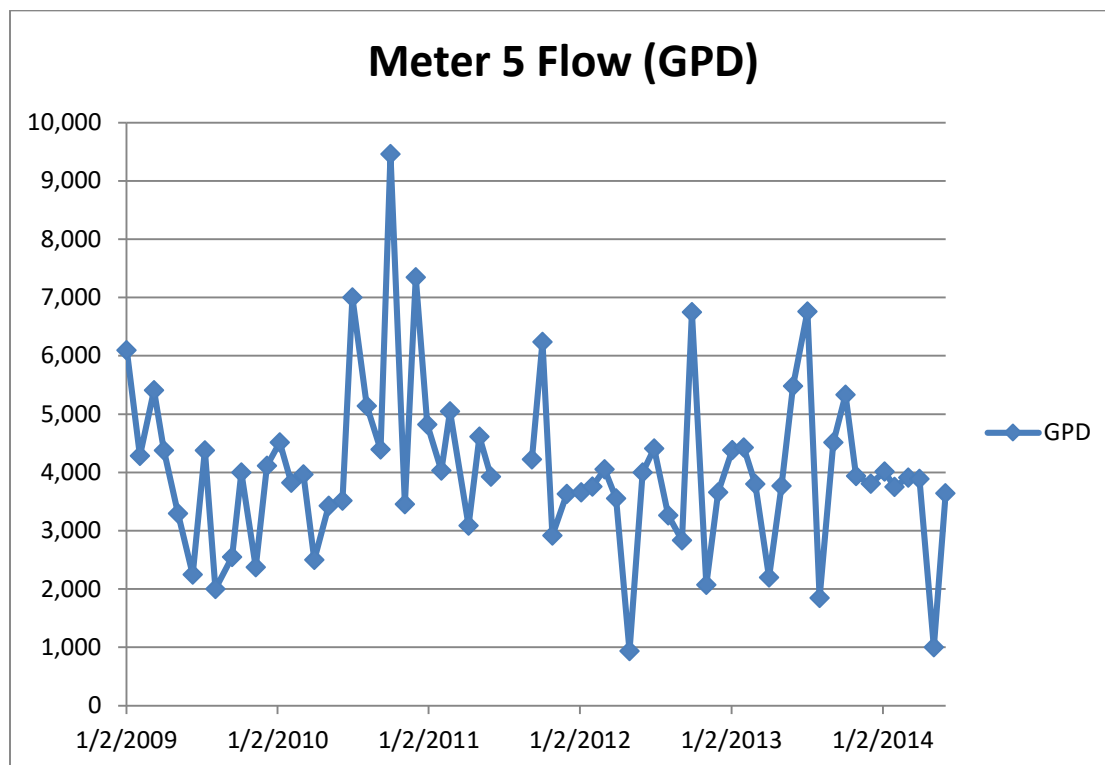


Figure 5 Meter 5 Water Use (Dodge City Pit)

In 2008, water meters were read by YOH's consultant to quantify water usage when the campus was in full operation. Table 2 summarizes the results of this study.

TABLE 2 Water Usage Summary (Mastromonaco readings)

BUILDINGS SERVED	METER NUMBER	METER ID	READING DATE	METER READING	READING DATE	METER READING	USAGE GPD
Pool Bldg.	19016816	1	7/22/2008	42524100	6/5/2008	42421300	2,187
Dakota Bldg.	1470472230	2	7/22/2008	1475640	6/16/2008	1454860	577
Dining Hall	1596670	3	7/22/2008	1449330	6/5/2008	1372300	1,639
Texas Bldg	51389814	4	7/22/2008	25830	6/19/2008	0	783
Chalet/Dallas	79862838	5	7/22/2008	26007000	6/5/2008	25623700	8,155
TOTAL WATER CONSUMPTION (GPD)				13,341			

The per unit hydraulic loading rates contained in the NYSDEC document were also evaluated for the purpose of comparing to the water usage method. Since the existing facilities have been retrofitted with water saving plumbing fixtures and the new dormitory will comply with the latest building code, the loading rates utilized are based on water saving fixtures. The design flow computed using the per unit methodology is summarized in Table 3

TABLE 3 Estimated Sewage Flows for YOH

Description	Flow Rate	Total Flow (GPD)
225 Bed Dormitory	60 gpd/student	13,500
Laundry		1,000
Office (15 employees)	12 gpd/employee	180
Apartments (3 bedroom)	330 gpd/unit	990
		15,670

A comparison of the methods is provided in Table 4.

TABLE 4 Flow analysis comparison

Methodology	Average Daily	Average Daily	Peak Flow
	Flow (GPD)	Flow (GPM)	(GPM)
5 Year Flow Study Average	7,671	5.3	21.3
5 Year Flow Study Graphical	11,250	7.8	31.3
2008 Flow Study	13,341	9.3	37.1
Per Unit Hydraulic Loading	15,670	10.9	43.5

III CONCLUSIONS

The various flow estimates were compared, and it was determined that a flow of 14,000 GPD would be reasonable based upon water consumption data. In order to provide a conservative design, the per unit hydraulic loading was favored as the basis for designing the WWTP. Based on the comparison of all the methods, it is recommended that the WWTP be designed to treat an average daily flow of 16,000 GPD.

APPENDIX

YOH Water Consumption Summary

Location	Meter #	Account	Start	End	Usage	Avg Day	max month	Max avg
Dodge City Pit	60615037	307730 0	1-Jun-25	3-Jun-26	683,891	1,863	92,952	3,098
Chalet / Dallas	79862828	307729 0	1-Jun-25	3-Jun-26	289,395	789	37,419	1,247
	15742002	300662 0	1-Jun-25	3-Jun-26	110,032	300	13,889	463
Texas	51389814	300663 0	1-Jun-25	3-Jun-26	110,359	301	11,964	399
	61366808	307728 0	1-Jun-25	3-Jun-26	291,078	793	40,901	1,363
TOTAL						4,046		6,571

YESHIVA OHR HAMEIR PROPOSED DORMITORY & DINING HALL MODIFICATION

JUNE 12, 2026



NOTE:
THERE SHALL BE NO DEVIATION OF THE APPROVED PLANS WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE DIRECTOR OF TECHNICAL SERVICES OR OTHER AUTHORIZED INDIVIDUALS. FAILURE TO COMPLY WILL BE GROUNDS FOR THE ISSUANCE OF A "STOP WORK ORDER".

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

Reviewed by the Department of Environmental Services

Director _____ Date _____

Reviewed by the Department of Technical Services

Director _____ Date _____

Approved by Resolution No. 18-12 of the Planning Board of the Town of Cortlandt, New York on the 10 day of July 2012, and as amended by resolution 4-14 subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plot or site development plan, after the above date, shall void this approval.

Signed this ____ day of _____, 2025 by

Chairman of the Planning Board

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

SITE ENGINEER:
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

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

SURVEYOR:
 **TC MERRITTS LAND SURVEYORS**
394 BEDFORD ROAD, PLEASANTVILLE, NY 10570

ENVIROMENTAL CONSULTANT:
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRINGS, NY 10516

ARCHITECT:
WEISZ ARCHITECTS
1515 FOREST AVENUE #101
LAKEWOOD, NJ 08701



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

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

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

SURVEY DATA

- BOUNDARY SURVEY PREPARED BY BUNNEY ASSOCIATES AND BADEY AND WATSON.
- TOPOGRAPHIC DATA PREPARED BY TC MERRITTS (NGVD89).
- WETLANDS FLAGS MAPPED BY TC MERRITTS.

COMMUNITY DATA

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

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

NEAREST PARK: BLUE MOUNTAIN (ADJACENT)

ZONING DATA

PERMITTED USES :
FACILITY OPERATES AS A "UNIVERSITY, COLLEGE OR SEMINARY" BY A SPECIAL PERMIT ISSUED PURSUANT TO CHAPTER 307-50 OF THE TOWN OF CORTLANDT ZONING ORDINANCE .

PLANNING BOARD NOTES

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

FEMA DATA

- PORTION OF SITE IS WITHIN FEMA ZONE A.
- AREA ON NORTH SIDE OF MAPLE AVENUE IS IN FEMA ZONE AE WITH AN ESTABLISHED 100-YEAR ELEVATION OF 307 FT. THE 100-YEAR FLOOD ELEVATION ON THE PROPERTY WAS DETERMINED TO BE 308.3 BASED ON HYDROLOGY MODELING.

LEGEND

EXISTING SIDEWALK 
PROPOSED SIDEWALK 
ADA ACCESS PATH 

CAMPUS POPULATION TABLE

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

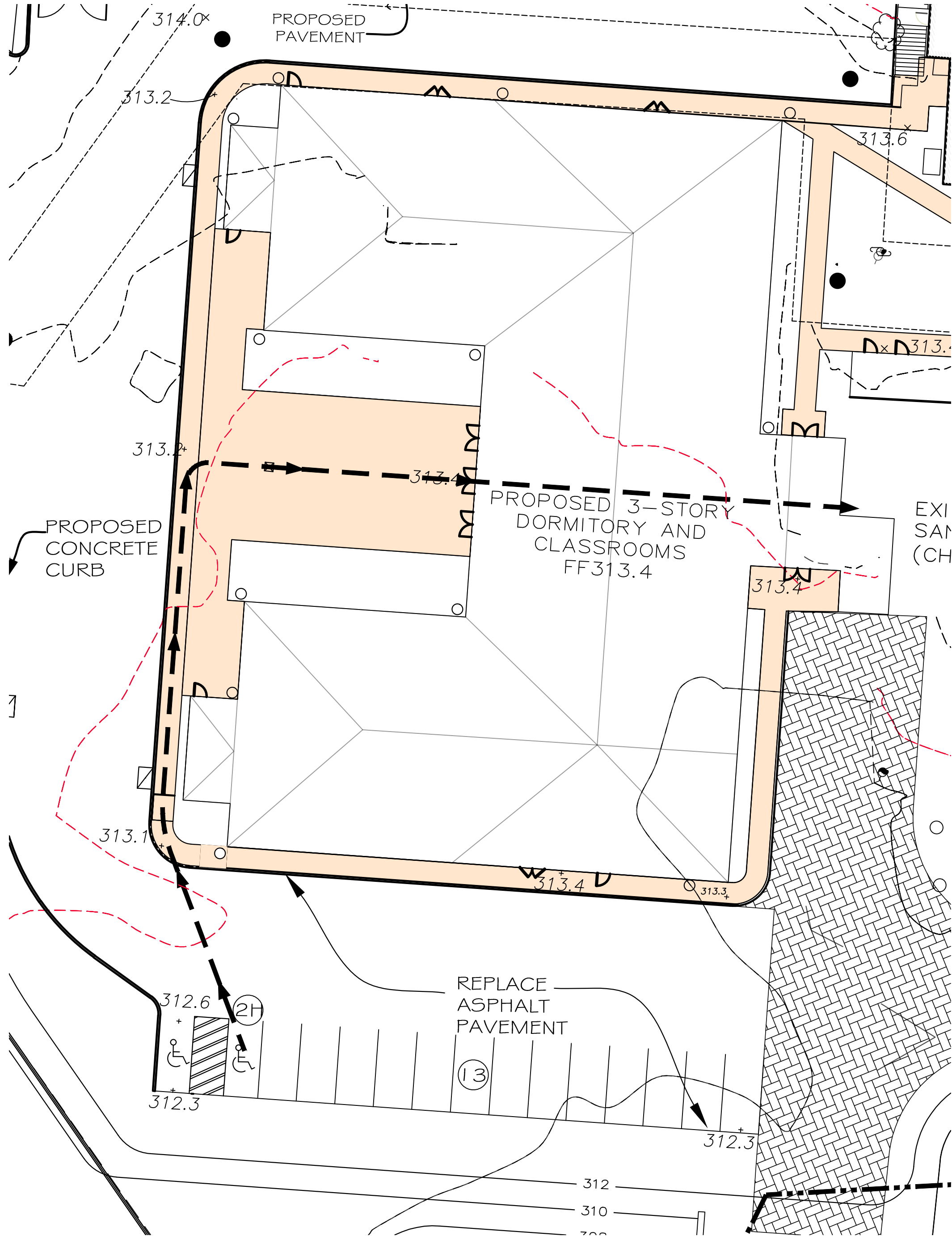
*25 staff members travel in to the Yeshiva on a daily basis

BUILDING CODE ANALYSIS

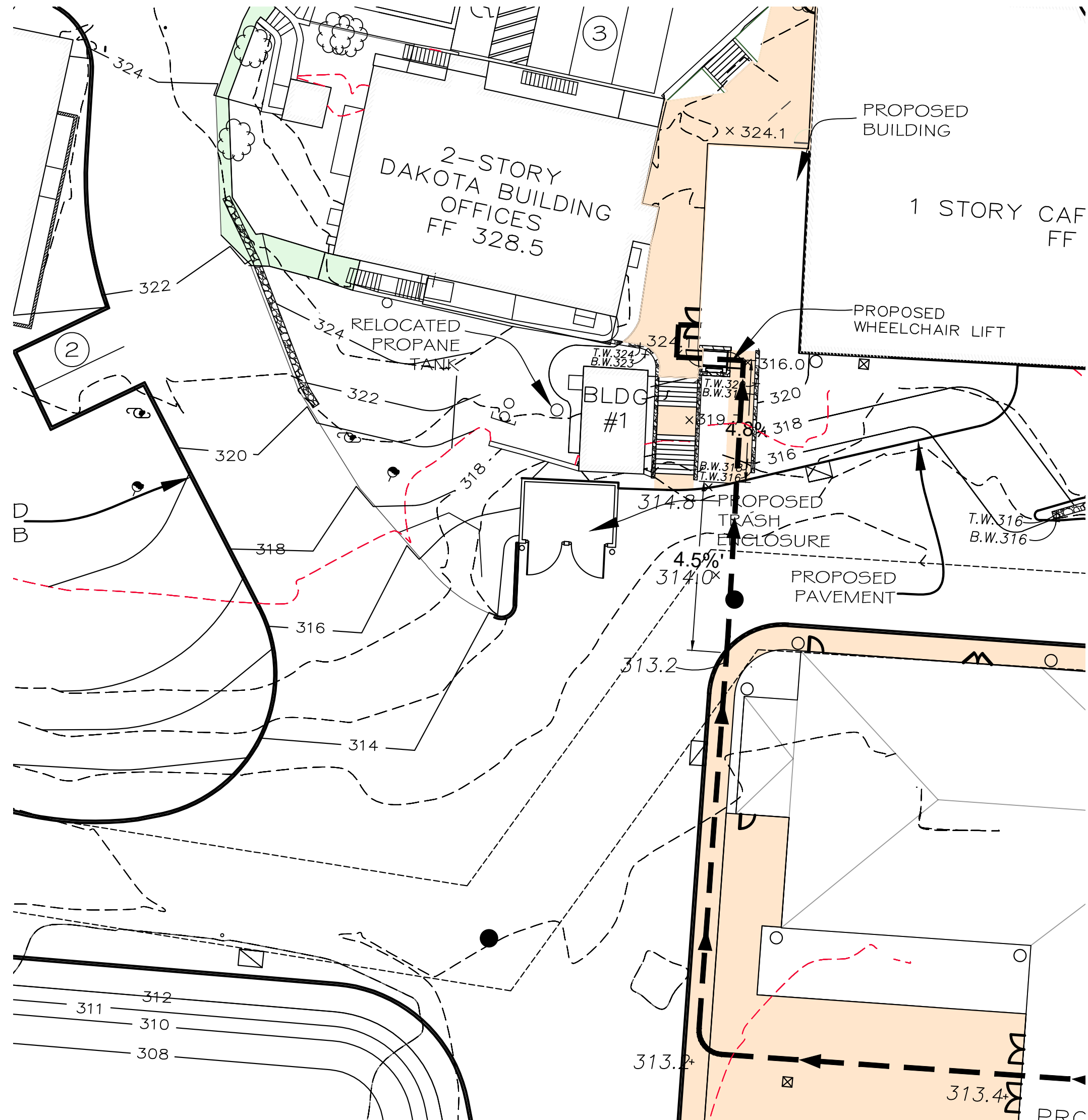
Bldg #	Bldg Name	Existing Use	Alteration Level	Proposed Use	Classification	Fire Suppression Accessibility
1	Pool Bldg	Dormitory	Level 3 Alt	Multi Family (3 Units)	R2	Sprinklered N/A
2	Dakota Bldg	Office/Staff Housing	Level 1 Alt	Office/Staff Housing	R3/B	Non-Sprinklered N/A
3	Cafeteria	Dining Facility/ Kitchen/ Classroom	Level 3 Alt & Addition	Dining Facility/ Kitchen/ Mikva	A2	Sprinklered Y
4	Dallas	Dormitory	Level 1 Alt	Weekend/Holiday Staff Housing	R2	Non-Sprinklered N/A
5	Texas Bldg	Staff Housing (2 units)	Level 1 Alt	Staff Housing (2 units)	R5	Non-Sprinklered N/A
6	Dodge Bldg	N/A	New Construction	Mixed Use (Dorms & classrooms)	E/R2	Sprinklered Y
7	Chalet/Sanctuary	Dormitory/Sanctuary	Level 3 Alt & Addition	House of Worship	A3	Sprinklered Y
8	Shed	N/A	New Construction	Storage	S1	Non-Sprinklered N

TOWN NOTES:

- ALL DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL SUBMIT AN AS-BUILT SURVEY OF ALL IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF CORTLANDT FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE DEDICATION. THIS SHALL INCLUDE TOPOGRAPHY AND UTILITY ELEVATIONS.
- THE APPLICANT SHALL SUBMIT AN AS-BUILT SURVEY OF ALL ON-SITE IMPROVEMENTS FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THIS SHALL INCLUDE TOPOGRAPHY AND UTILITY ELEVATIONS.
- PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
- ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
- 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.
- ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, IT WILL REQUIRE PRIOR APPROVAL FROM THE TOWN OF CORTLANDT AND AN AIR QUALITY PERMIT FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
- THERE SHALL NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT ON-SITE.
- AN APPLICATION FOR A ROAD OPENING PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DOES).
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- NOTIFY DOTS 48 HOURS PRIOR TO INITIATING WORK.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- BACKFLOW PREVENTION DEVICES SHALL BE DESIGN AND INSTALLED IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION DEVICES. NYSDOH GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS, AND BUILDING CODE



DORMITORY CHALET ADA ACCESS
SCALE: 1"=20'



DINING HALL ADA ACCESS
SCALE: 1"=20'

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6 TOWN COMMENTS 6-12-26
4 TOWN COMMENTS 2-18-26
2 MISC. REVISIONS 2-9-26
2 MISC. REVISIONS 1-26-26
1 MISC. REVISIONS 12-17-25
ORIGINAL DATE: 11/17/2025
PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

PROJECT INFORMATION

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

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 98% 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.
- CONTRACTOR SHALL USE CARE DURING DEMOLITION TO AVOID DISTURBING OR DAMAGING ADJACENT ABOVE-GRADE OR SUBGRADE 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 FOR REMOVING, EXCAVATING, AND DISPOSING 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.

CONSTRUCTION NOTES:

- PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
- NO WORK SHALL BE PERMITTED IN THE TOWN OF CORTLANDT RIGHT-OF-WAY WITHOUT ROAD OPENING AND UTILITY WORK PERMITS. ADD A NOTE INDICATING THE CONTRACTOR SHALL CALL IN TOWN CODE 53 TO LOCATE THE SERVICE CONNECTION AT THE WATERMAIN. IF CODE 53 DOES NOT LOCATE SERVICE MAIN CONNECTION AT MAIN, CONTRACTOR SHALL PERFORM GPR TO LOCATE SERVICE CONNECTION PRIOR TO DEMOLITION/DISCONNECTION. INDICATE EXISTING WATER SERVICE LATERAL SHALL BE CUT AT THE CORPORATION VALVE, BENT BACK, CRIMPED OR CAPPED AND ENCASED (VALVE AND END OF SERVICE LATERAL) IN KCRETE. REMOVE MINIMUM NEXT 3'-FT OF WATER SERVICE LATERAL AND ABANDON IN PLACE TO PROPERTY LINE. SHOULD THE SERVICE LATERAL BE DUCTILE IRON, THE LINE SHALL BE REMOVED UP TO THE VALVE. THE VALVE SHALL BE CLOSED, FLANGED AND CAPPED (USING MEGA LUG CONNECTIONS) AND ENCASED IN 4,000 PSI. LASTLY, SPECIFY CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE HIGHWAY DEPARTMENT FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- CONTRACTOR SHALL LOCATE AND REMOVE ALL COMPONENTS OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVICING THE EXISTING BUILDINGS UPON CONNECTION TO THE NEW PUMP STATION..

- SEPTIC TANKS, LEACHING FIELDS, AND OTHER SIMILAR FACILITIES ASSOCIATED WITH THE EXISTING BUILDING SHALL BE PUMPED FREE OF SEPTAGE OR SEWAGE, REMOVED AND THE RESULTING HOLE SHALL BE BACKFILLED IN LIFTS OF COMPACTED SUITABLE FILL MATERIAL.
- TANKS SHALL BE PUMPED BY A NYSDEC CERTIFIED SEPTIC WASTE TRANSPORTER AND REMOVED FROM THE SITE IN ACCORDANCE WITH NYSDEC TRANSPORT AND DISPOSAL REQUIREMENTS.
- THE ABANDONMENT AND/OR DECOMMISSIONING OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM MUST BE IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER.

SURVEY DATA

- BOUNDARY SURVEY PREPARED BY BUNNEY ASSOCIATES AND BADEY AND WATSON.
- TOPOGRAPHIC DATA PREPARED BY TC MERRITTS (NGVD88).
- WETLANDS FLAGS MAPPED BY TC MERRITTS.

GENERAL NOTES

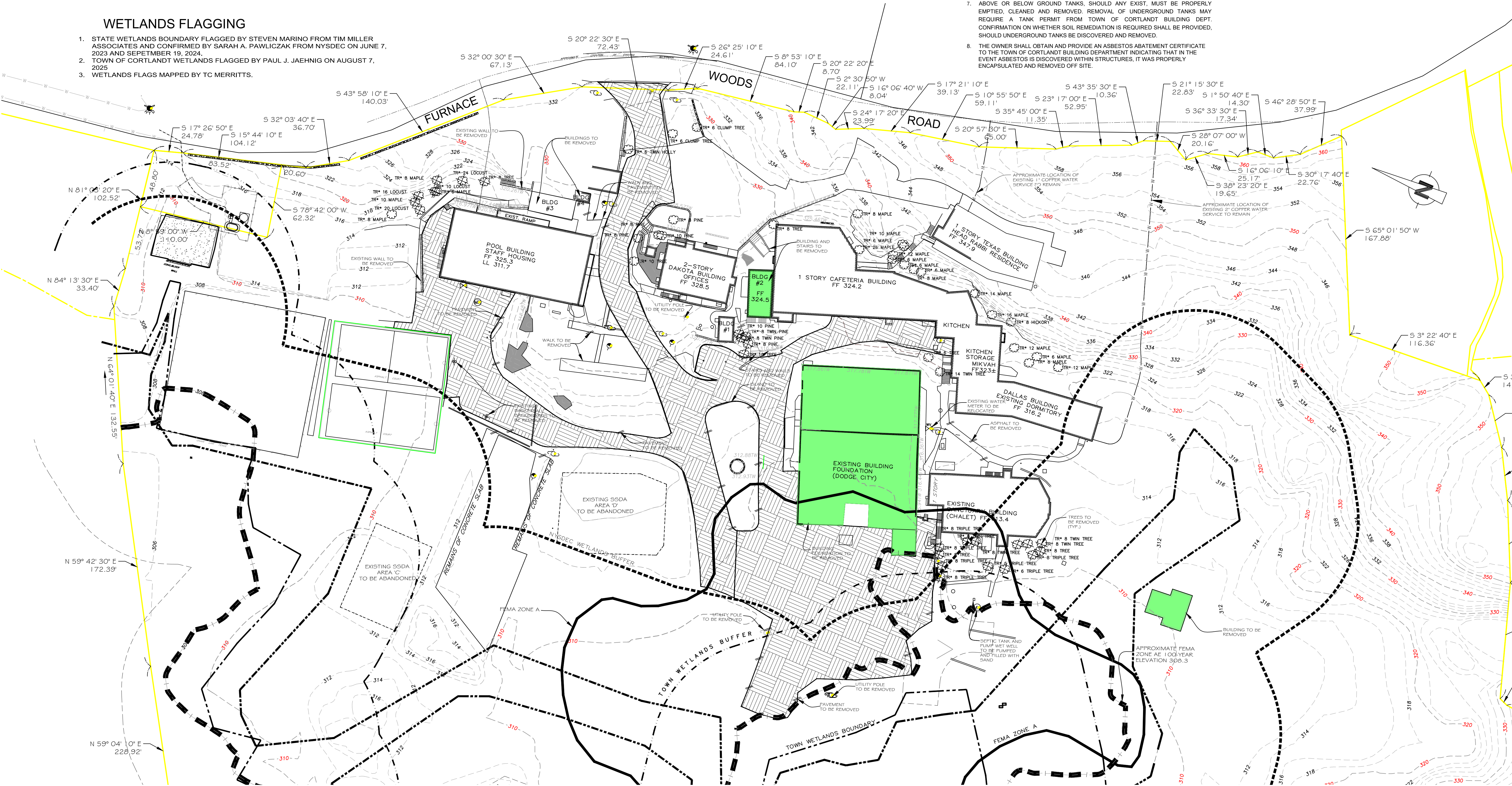
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF INDUSTRIAL CODE RULE 753 REGULATIONS. EXCAVATORS AND CONTRACTORS MUST CONTACT DIG SAFELY NEW YORK (STAKEOUT REQUESTS: 1-800-962-7962 OR 811) AT LEAST 48 HOURS IN ADVANCE OF ANY MECHANIZED DIGGING OR EXCAVATION WORK TO ENSURE UNDERGROUND UTILITY 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 CONTRACTORS 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.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- TO BE REMOVED
- TREE DESCRIPTION
- TREE TO BE REMOVED
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PAVEMENT TO BE REMOVED

WETLANDS FLAGGING

- STATE WETLANDS BOUNDARY FLAGGED BY STEVEN MARINO FROM TIM MILLER ASSOCIATES AND CONFIRMED BY SARAH A. PAWLICZAK FROM NYSDEC ON JUNE 7, 2023 AND SEPTEMBER 19, 2024.
- TOWN OF CORTLANDT WETLANDS FLAGGED BY PAUL J. JAEHNIG ON AUGUST 7, 2025
- WETLANDS FLAGS MAPPED BY TC MERRITTS.



SCALE: 1"=40'

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AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

EXISTING / DEMOLITION
PLAN

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

STATE OF NEW YORK
SEAL OF THE STATE ENGINEER
JESSE J. BROWN
Professional Engineer
No. 123456789
Exp. 12/31/2026

11 TOWN COMMENTS 6-12-26	5 TOWN COMMENTS 11-17-25
10 TOWN COMMENTS 5-13-26	4 TOWN COMMENTS 10-13-25
9 TOWN COMMENTS 2-18-26	3 MISC. REVISIONS 8-19-25
8 MISC. REVISIONS 2-9-26	2 MISC. REVISIONS 6-11-25
7 MISC. REVISIONS 1-26-26	1 MISC. REVISIONS 4-19-25
6 TOWN COMMENTS 12-17-25	ORIGINAL DATE: 3/27/2012
PROJECT NUMBER:	

218

SHEET NUMBER

FLOODPLAIN MITIGATION ANALYSIS

TOTAL AREA OF DISPLACED FLOODPLAIN 11,214 SQ. FT.
AVERAGE ELEVATION OF FILLED AREA 307.5 FT. (307.0 - 308.0)
TOTAL FLOODPLAIN DISPLACEMENT 5,607 CU. FT.
TOTAL MITIGATION FLOODPLAIN MITIGATION AREA 7,290 SQ. FT.
AVERAGE ELEVATION OF MITIGATION AREA 309.0 FT. (308.0 - 310.0)
TOTAL FLOODPLAIN MITIGATION 7,290 CU. FT.

PARKING SUMMARY

PARKING SPACES 33
HANDICAP SPACES 4
RESERVE SPACES 71
TOTAL SPACES 108

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- PROPOSED GUIDERAIL
- ADA PARKING

SHEET NUMBER

318

8 TOWN COMMENTS 6-12-26	7 TOWN COMMENTS 5-13-26	6 TOWN COMMENTS 2-18-26	5 MISC. COMMENTS 2-9-26	4 TOWN COMMENTS 1-26-26	3 MISC. REVISIONS 12-17-25	2 TOWN COMMENTS 11-17-25	1 TOWN COMMENTS 10-13-25	ORIGINAL DATE: 8/19/2025	PROJECT NUMBER:
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CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

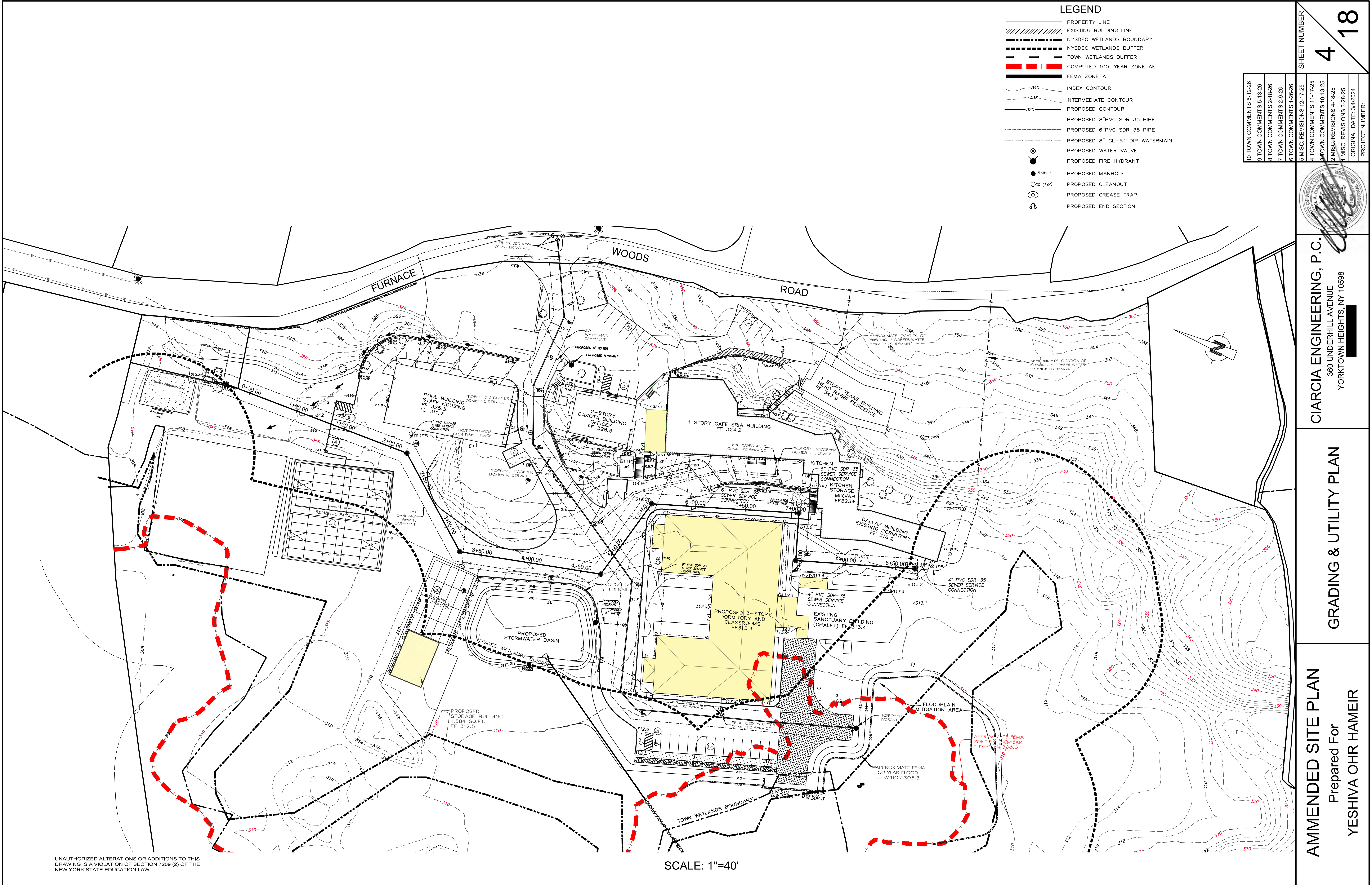
SITE PLAN

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



SCALE: 1"=40'

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DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE
NEW YORK STATE EDUCATION LAW.

SCALE: 1"=40'

LEGEND

- PROPERTY LINE
- EXISTING BUILDING LINE
- NYSDEC WETLANDS BOUNDARY
- NYSDEC WETLANDS BUFFER
- TOWN WETLANDS BUFFER
- COMPUTED 100-YEAR ZONE AE
- FEMA ZONE A
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- PROPOSED 8" PVC SDR 35 PIPE
- PROPOSED 6" PVC SDR 35 PIPE
- PROPOSED 8" CL-54 DIP WATERMAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED GREASE TRAP
- PROPOSED END SECTION

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

GRADING & UTILITY PLAN

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598



SHEET NUMBER

418

10 TOWN COMMENTS 6-12-26	5 MISC. REVISIONS 12-17-25
9 TOWN COMMENTS 5-13-26	4 TOWN COMMENTS 11-17-25
8 TOWN COMMENTS 2-18-26	3 TOWN COMMENTS 10-13-25
7 TOWN COMMENTS 2-9-26	2 MISC. REVISIONS 4-18-25
6 TOWN COMMENTS 1-26-26	1 MISC. REVISIONS 3-28-25
	ORIGINAL DATE: 3/4/2024
	PROJECT NUMBER:

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

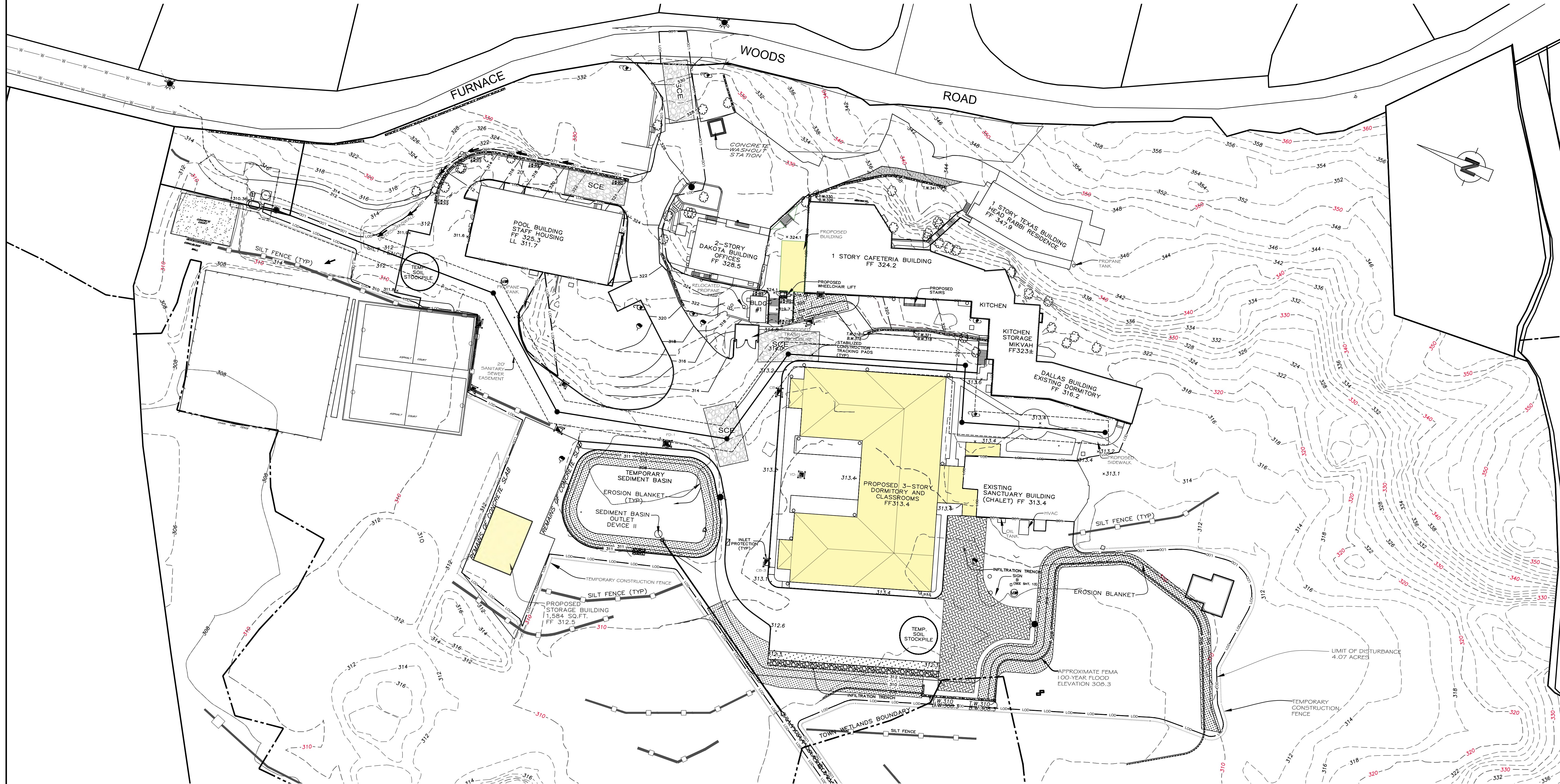
5. INSTALL SEDIMENT TRAP IN THE LOCATION SHOWN ON THE PLAN. ONCE SEDIMENT HAS REACHED THE LINE INDICATED ON THE SEDIMENT MARKER(SIX INCHES), IT SHALL BE REMOVED FROM THE SEDIMENT BASIN. SEDIMENT EXCAVATED FROM THE BASIN SHALL NOT BE STOCKPILED AND SHALL BE REMOVED IMMEDIATELY FROM THE SITE.
6. BEGIN ROUGH GRADING THE SITE. CONTRACTOR TO LIMIT EXPOSURE OF DENuded SOILS BY PROVIDING TEMPORARY STABILIZATION FOR WORK AREAS THAT WILL REMAIN UNDISTURBED FOR OVER SEVEN (7) DAYS. CHIPPED ROCK THAT IS NOT SUITABLE TO REMAIN ON SITE SHALL BE HAULED AWAY AND PROPERLY DISPOSED OF AN AREA HAS BEEN PROVIDED FOR THE STOCKPILING OF REMOVED SOIL AND ROCK WHICH IS TO BE REMOVED FROM THE SITE.
7. ROUGH GRADE BUILDINGS, DRIVEWAY, AND PARKING AREA.
8. BEGIN CONSTRUCTION OF BUILDING.
9. BEGIN THE EXCAVATION AND INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM, PROTECT TRENCHES AND OPEN EXCAVATIONS FROM EROSION. ENTRY INTO THE SYSTEM SHALL BE BLOCKED OFF UNTIL SITE HAS REACHED FINAL STABILIZATION. ONCE SYSTEM HAS BEEN INSTALLED, BACKFILL, SEED WHERE NECESSARY, AND REINSTALL MEASURES TO CORDON OFF THE SYSTEM FROM DISTURBANCE.
10. DURING THE CONSTRUCTION MAIN AND RE-ESTABLISH AS REQUIRED EROSION CONTROL AND STABILIZATION MEASURES AS REQUIRED BY THE SITE PLAN AND DETAILS.
11. EXCAVATE TO THE SUB-GRADE LEVEL. SCARIFY THE EXISTING SOIL TO A DEPTH OF 12-INCHES BY ROTILLAGING OR OTHER MEANS ACCEPTABLE TO THE ENGINEER. INSTALL ALL COURSES OF STONE AS PER THE SPECIFICATIONS GIVEN ON THE PLAN.
12. INSTALL THE 22.00' OF ITEM 4 IN ALL PAVEMENT AREAS. STABILIZE ALL OPEN AREAS WITH SEED AND MULCH.
13. BASE COURSE SHALL BE HAD INSTALLED AND OPEN AREAS STABILIZED, BEGIN REMOVAL OF SEDIMENT TRAP. CLEAN OUT THE ACCUMULATED SEDIMENT AND ROUGH GRADE THE REMAINDER OF THE PARKING AREA.
14. COMPLETE INSTALLATION OF STORMWATER MANAGEMENT SYSTEM.

16. CONSTRUCT REMAINDER OF BUILDING, DRIVEWAY AND PARKING AREAS. FIRST INSTALL CURBS, ASPHALT BINDER, AND CONCRETE SIDEWALK. ONCE BINDER COURSE IS INSTALLED, DRAINAGE OUTLET MAY BE UNBLOCKED.
17. BACK FILL CURBS, GRADE, PLACE FINAL SOIL TOPPING AND PUT IN PLACE PERMANENT VEGETATIVE COVER OVER ALL DISTURBED AREAS, LANDSCAPE BEDS, SLOPES, ETC.
18. ONCE SITE STABILIZATION HAS TAKEN PLACE (AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN THERE IS NO PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS), REMOVE ALL EXCESS EROSION CONTROL MEASURES, UNPLUG THE DRAINAGE SYSTEM TO ALLOW RUNOFF TO ENTER THE STORMWATER MANAGEMENT SYSTEM.

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

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

PROPERTY LINE
EXISTING BUILDING LINE
NYSDEC WETLANDS BOUNDARY
NYSDEC WETLANDS BUFFER
TOWN WETLANDS BUFFER
STABILIZED CONSTRUCTION ENTRANCE
LIMIT OF DISTURBANCE
SILT FENCE
TEMPORARY CONSTRUCTION FENCE
TEMPORARY SOIL STOCKPILE
CONCRETE WASHOUT
INLET PROTECTION



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

$$\frac{18}{5}$$

9 TOWN COMMENTS 6-12-26
 8 TOWN COMMENTS 5-13-26
 7 TOWN COMMENTS 2-18-26
 6 TOWN COMMENTS 2-9-26
 5 TOWN COMMENTS 1-26-26
 4 TOWN COMMENTS 11-17-25
 3 TOWN COMMENTS 10-13-25
 2 MISC. REVISIONS 6-11-25
 11 MISC. REVISIONS 4-18-25
 ORIGINAL DATE: 3/4/2024
 PROJECT NUMBER:

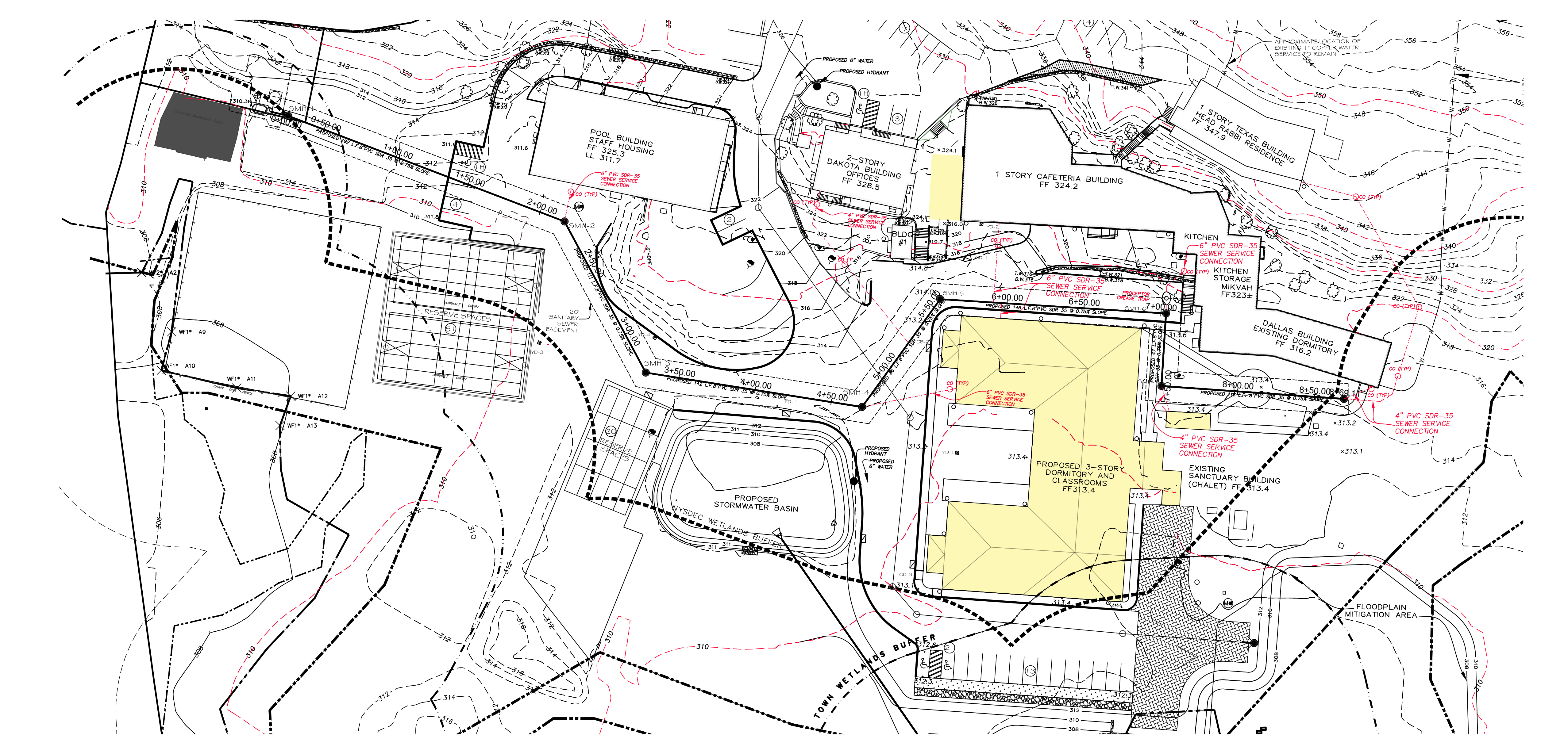
CIARCIA ENGINEERING, P.C.

360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

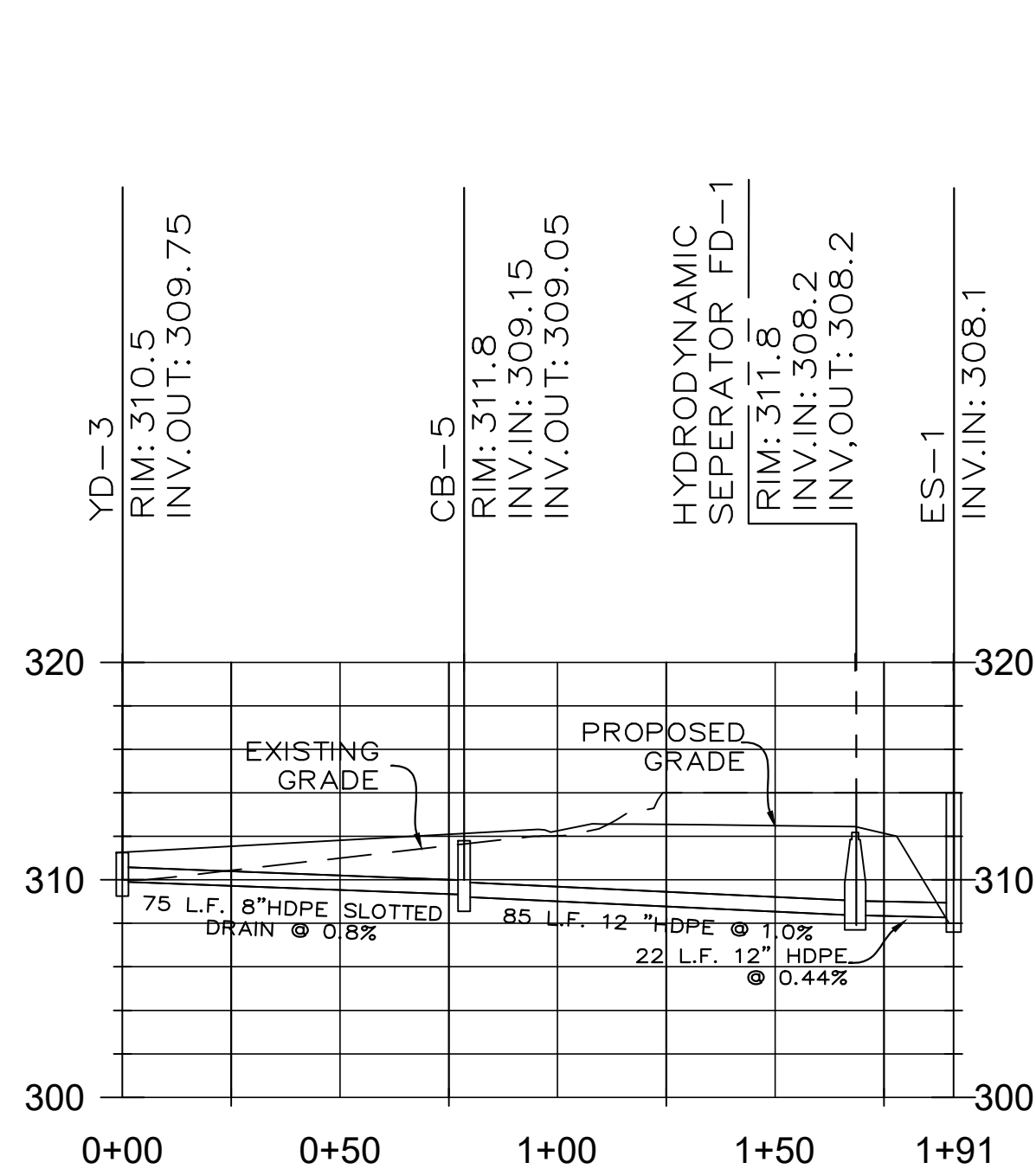
EROSION CONTROL PLAN

AMMENDED SITE PLAN

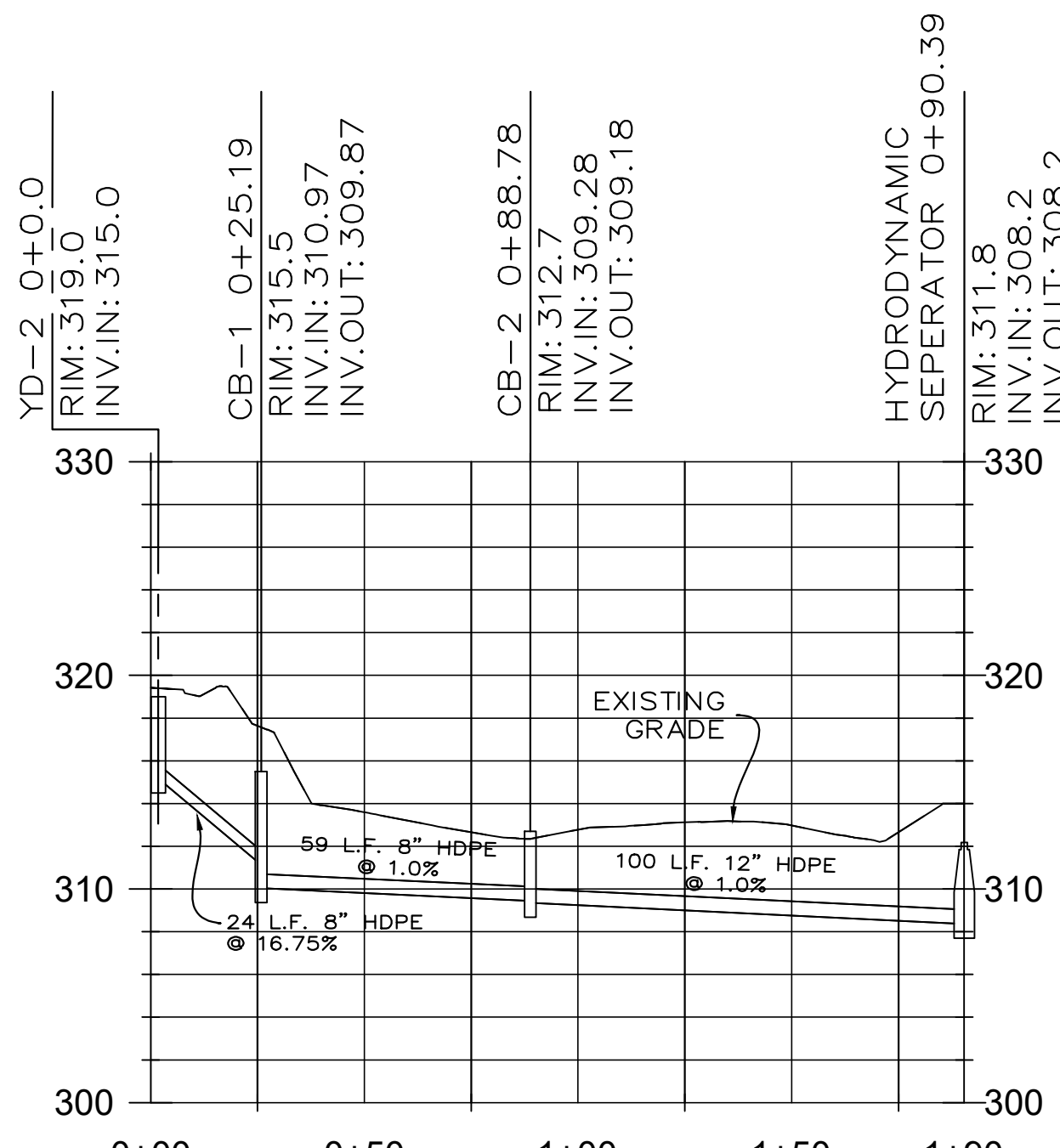
Prepared For
YESHIVA OHR HAMEIR



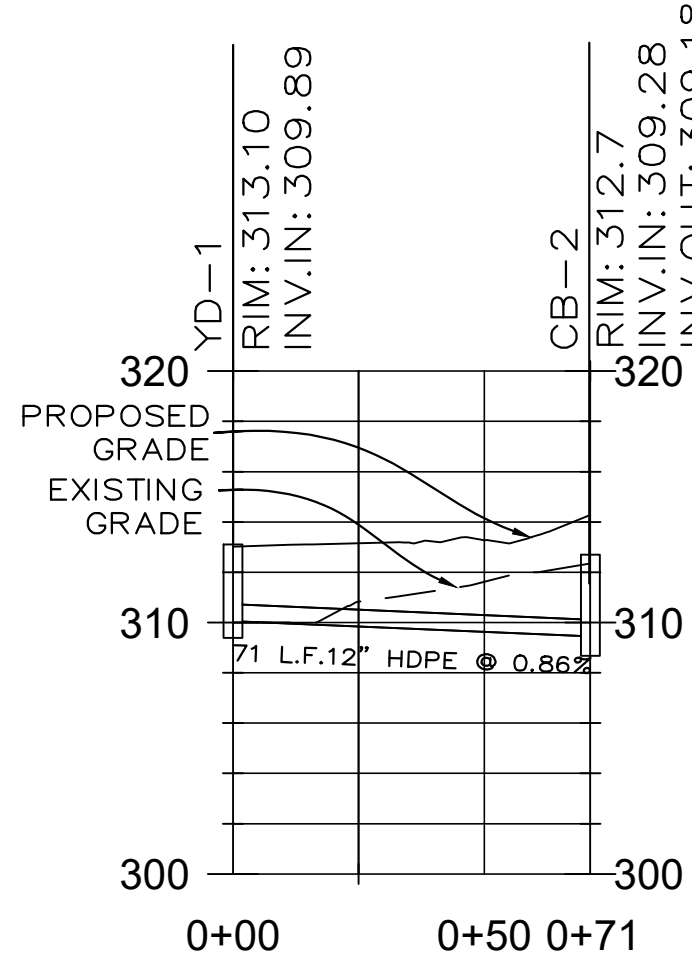
<p>AMMENDED SITE PLAN</p> <p>Prepared For</p> <p>YESHIVA OHR HAMEIR</p>	<p>PROPOSED ON-SITE SEWER DESIGN</p>	<p>CIARCIA ENGINEERING, P.C.</p> <p>360 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598</p> 		8 TOWN COMMENTS 6-12-26	<p>SHEET NUMBER</p> <p>6 / 18</p>
				7 TOWN COMMENTS 5-13-26	
				6 TOWN COMMENTS 2-9-26	
				5 TOWN COMMENTS 1-26-26	
				4 MISC. REVISIONS 12-17-25	
				3 TOWN COMMENTS 10-13-25	
2 DRAFT 3-3-2025 REV. PUMP INV.	1 DRAFT 1-29-25	ORIGINAL DATE: 3/4/2024	PROJECT NUMBER:		



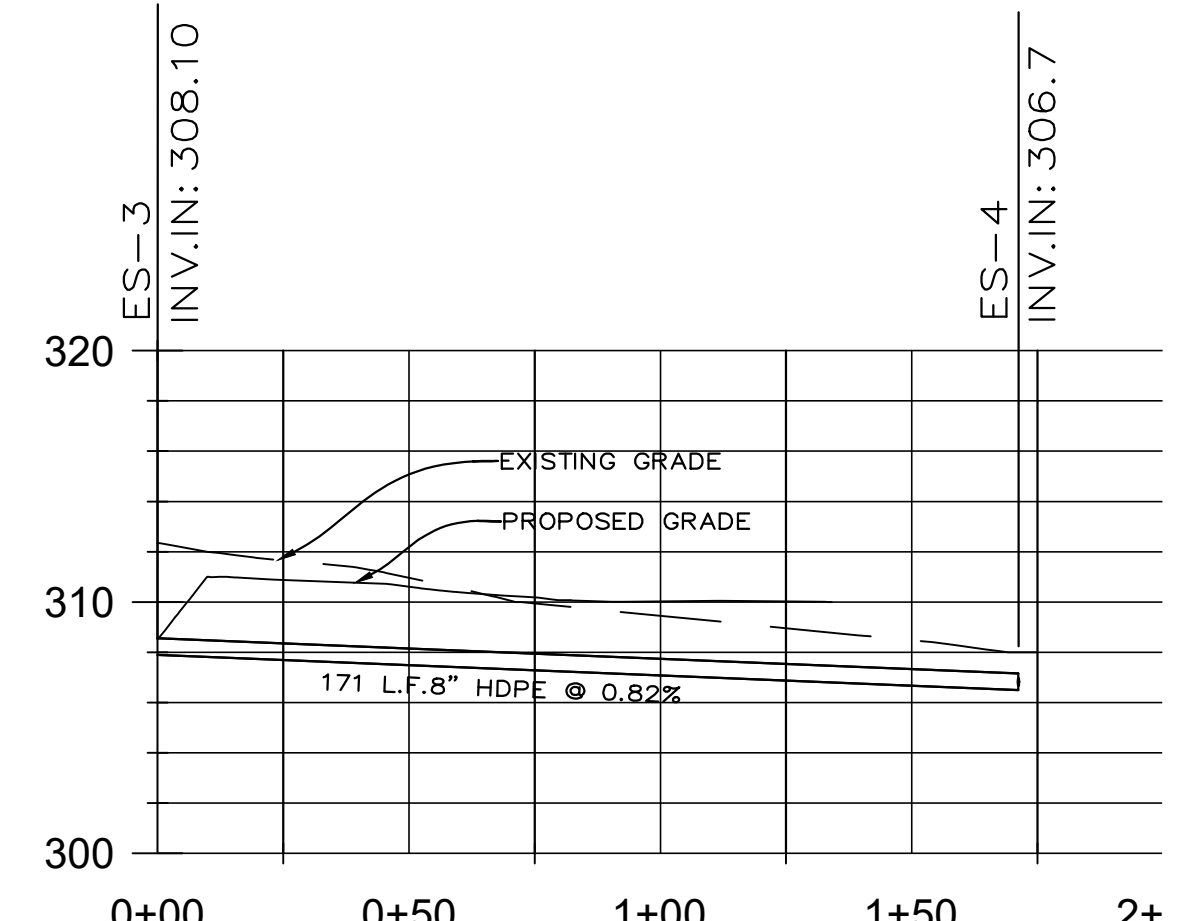
YD-3 STORM PROFILE
1" = 40' H
1" = 8' V



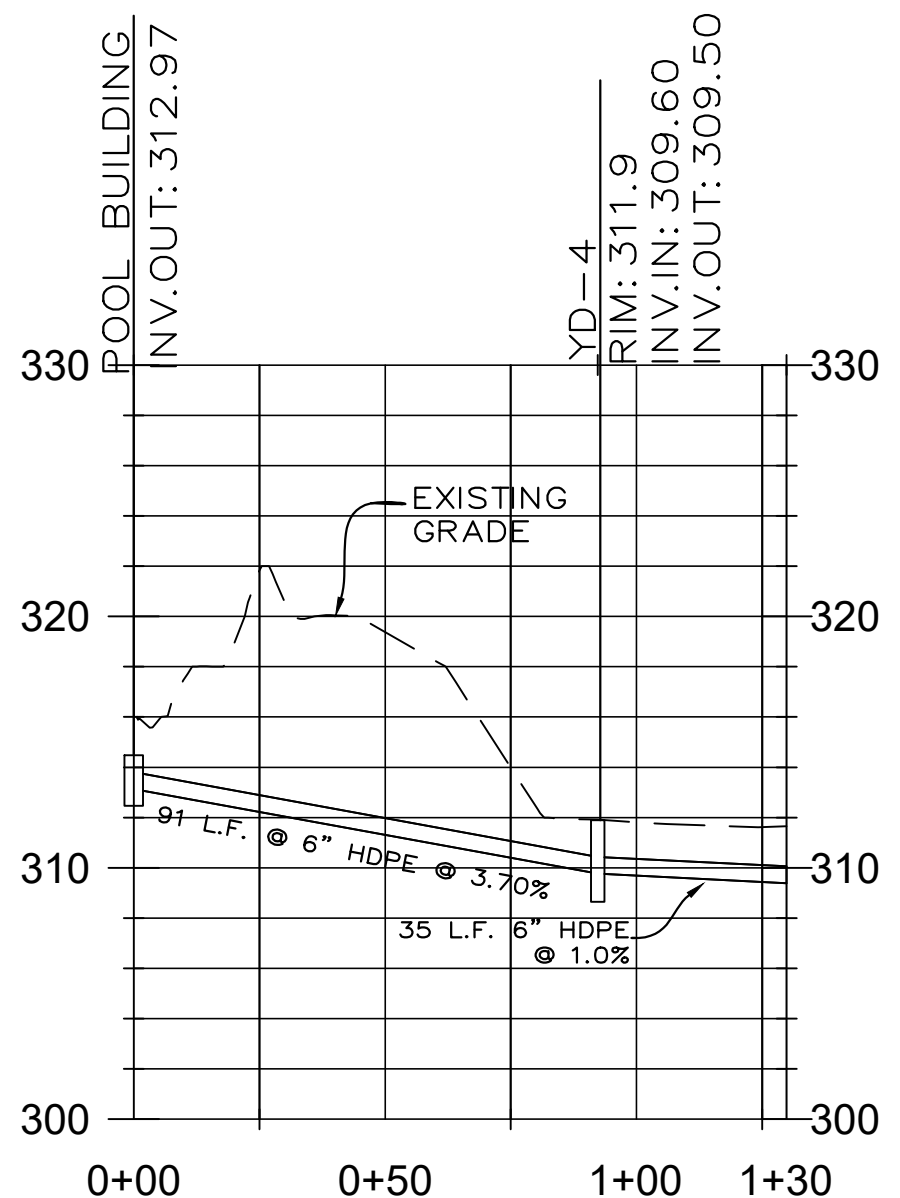
CAFETERIA BUILDING STORM PROFILE
1" = 40' H
1" = 8' V



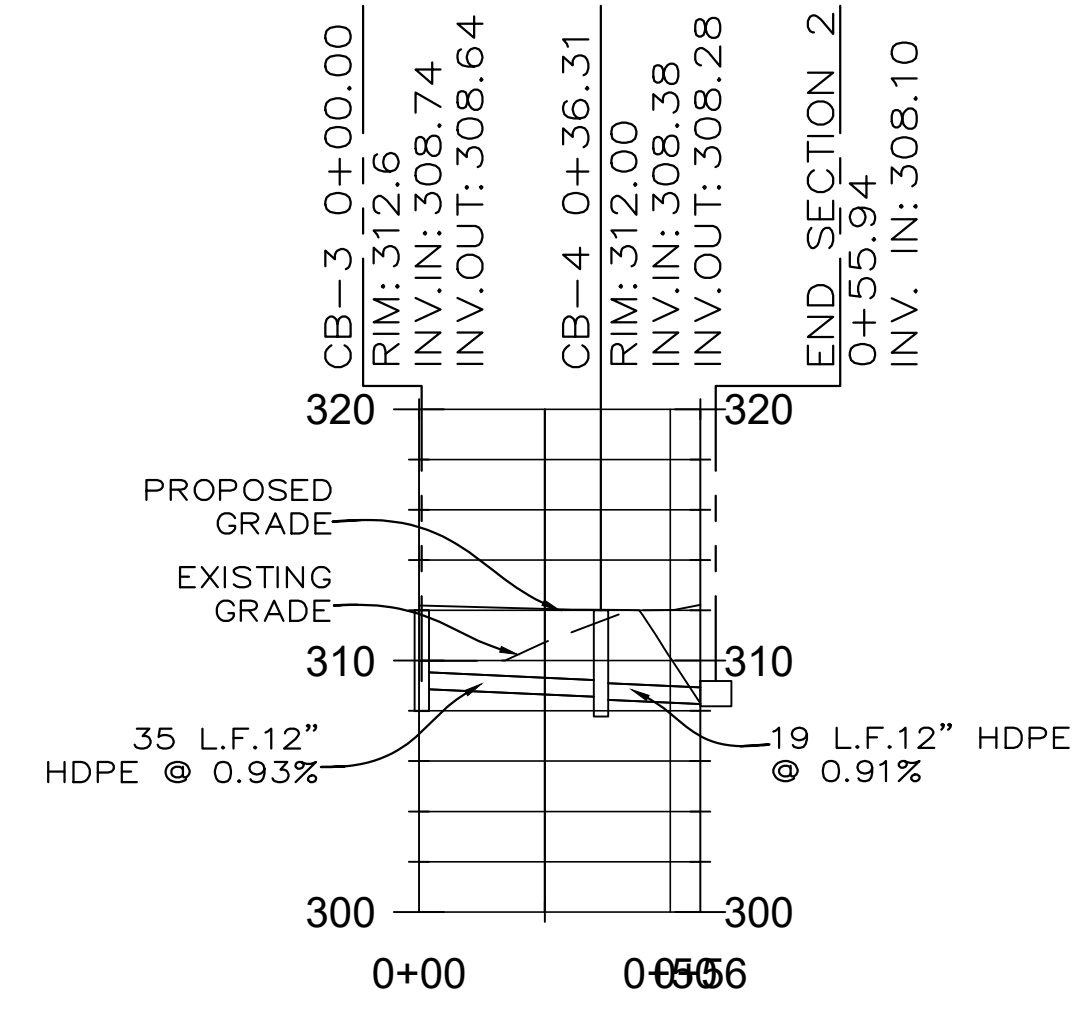
DORMATORY BUILDING STORM PROFILE
1" = 40' H
1" = 8' V



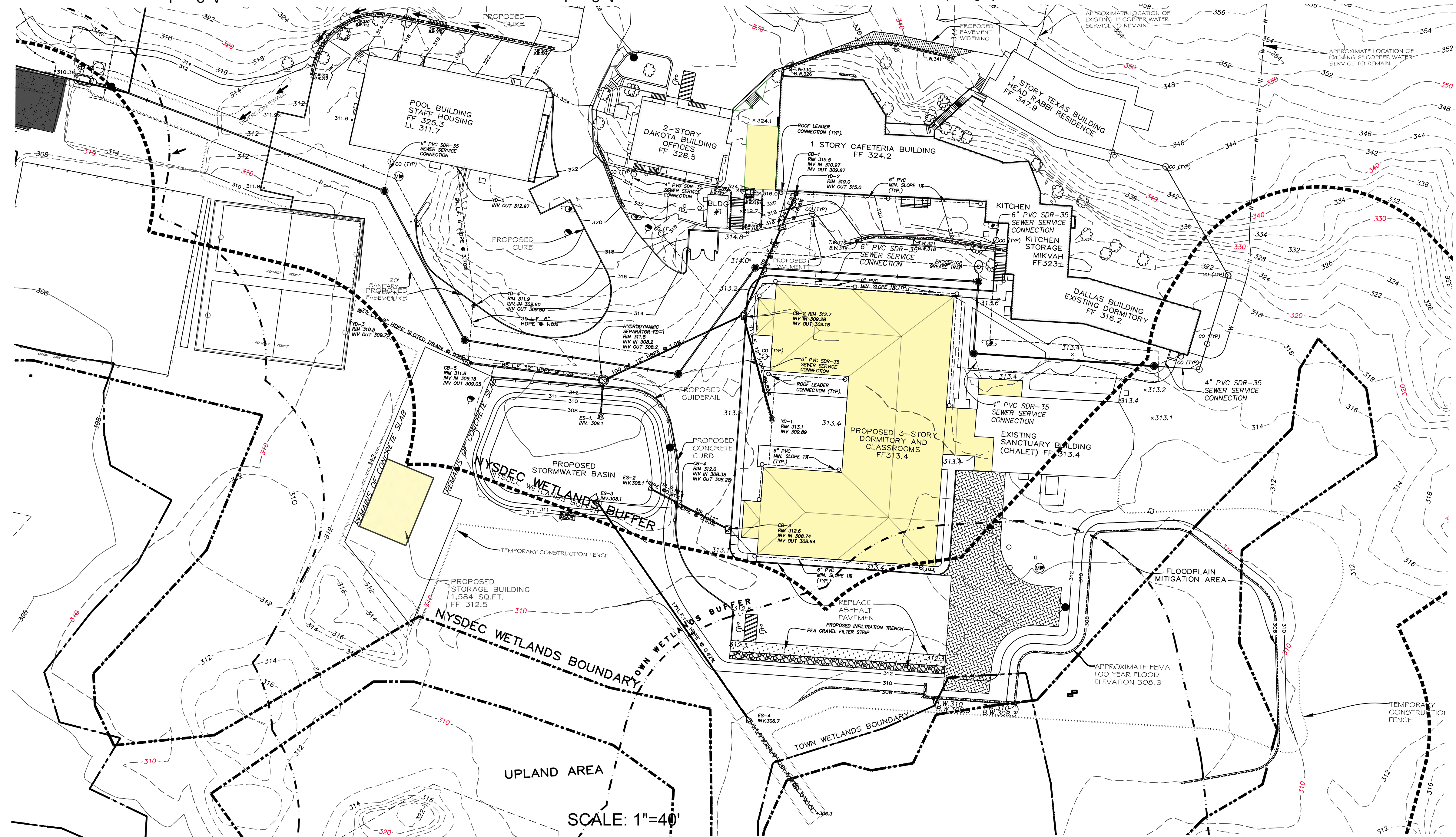
FLOOD PLAIN STORM PROFILE
1" = 40' H
1" = 8' V



POOL BUILDING STORM PROFILE
1" = 40' H
1" = 8' V

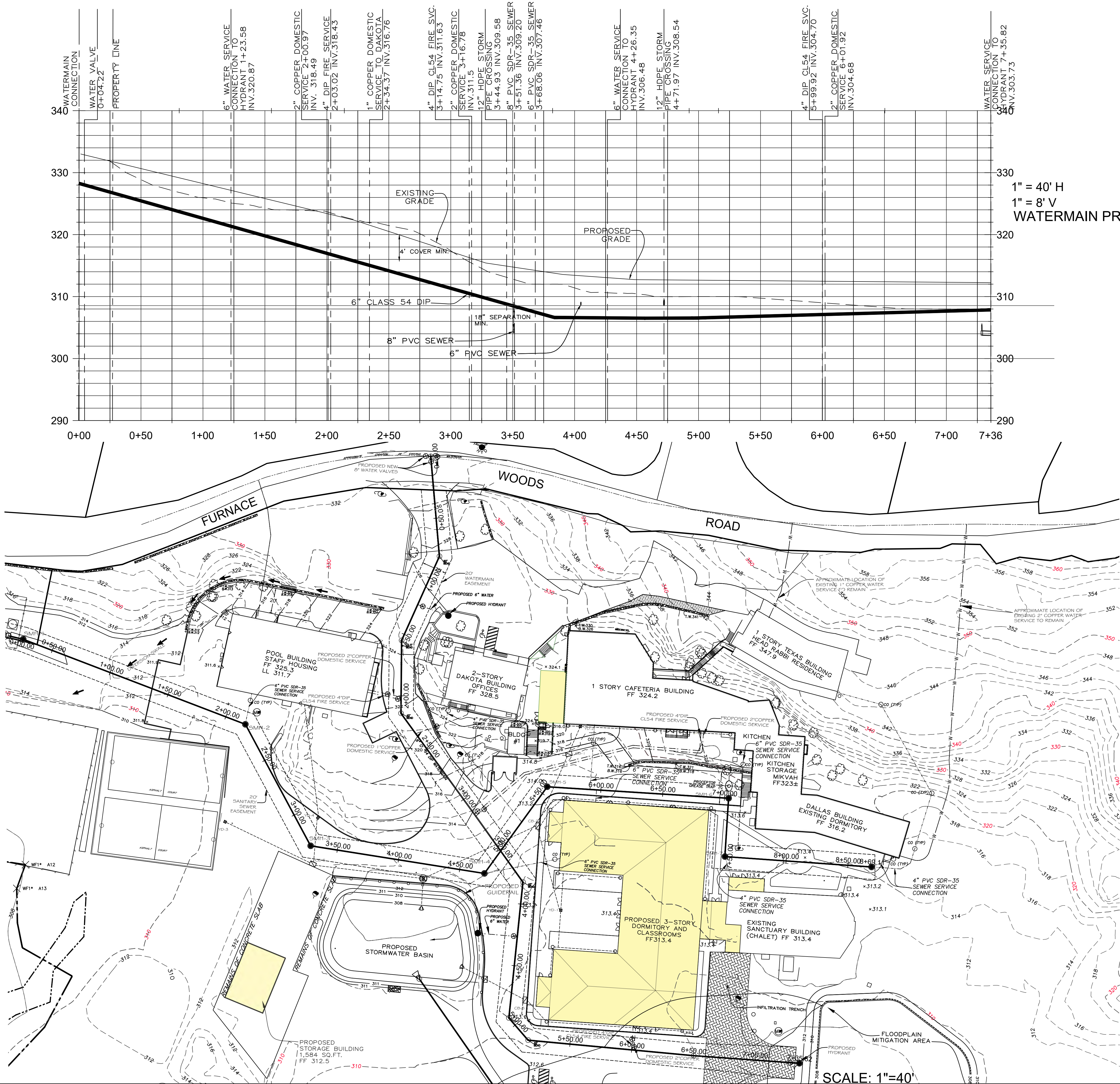


DORMATORY BUILDING STORM PROFILE
1" = 40' H
1" = 8' V



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

9 TOWN COMMENTS 6-12-26					<div>CIARCIA ENGINEERING, P.C. 360 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598</div> <div>AMENDED SITE PLAN Prepared For YESHIVA OHR HAMEIR</div>	<div>PROPOSED ON-SITE STORM DESIGN</div>	<div>7 18</div>	SHEET NUMBER
8 TOWN COMMENTS 5-13-26								
7 TOWN COMMENTS 2-18-26								
6 TOWN COMMENTS 2-9-26								
5 TOWN COMMENTS 1-26-26								
4 MISC. REVISIONS 12-17-25					<div>STATE OF NEW YORK SEAL OF THE ENGINEER YESHIVA OHR HAMEIR</div>			
3 TOWN COMMENTS 10-13-25								
2 DRAFT 3-3-2025 REV. PUMP INV.								
1 DRAFT 1-29-25								
ORIGINAL DATE: 3/4/2024								
PROJECT NUMBER:								



WATERMAIN INSTALLATION STANDARDS

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

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

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

2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGRAM ([HTTPS://HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL](https://health.westchestergov.com/cross-connection-control)).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

PROPOSED ON-SITE
WATERMAIN

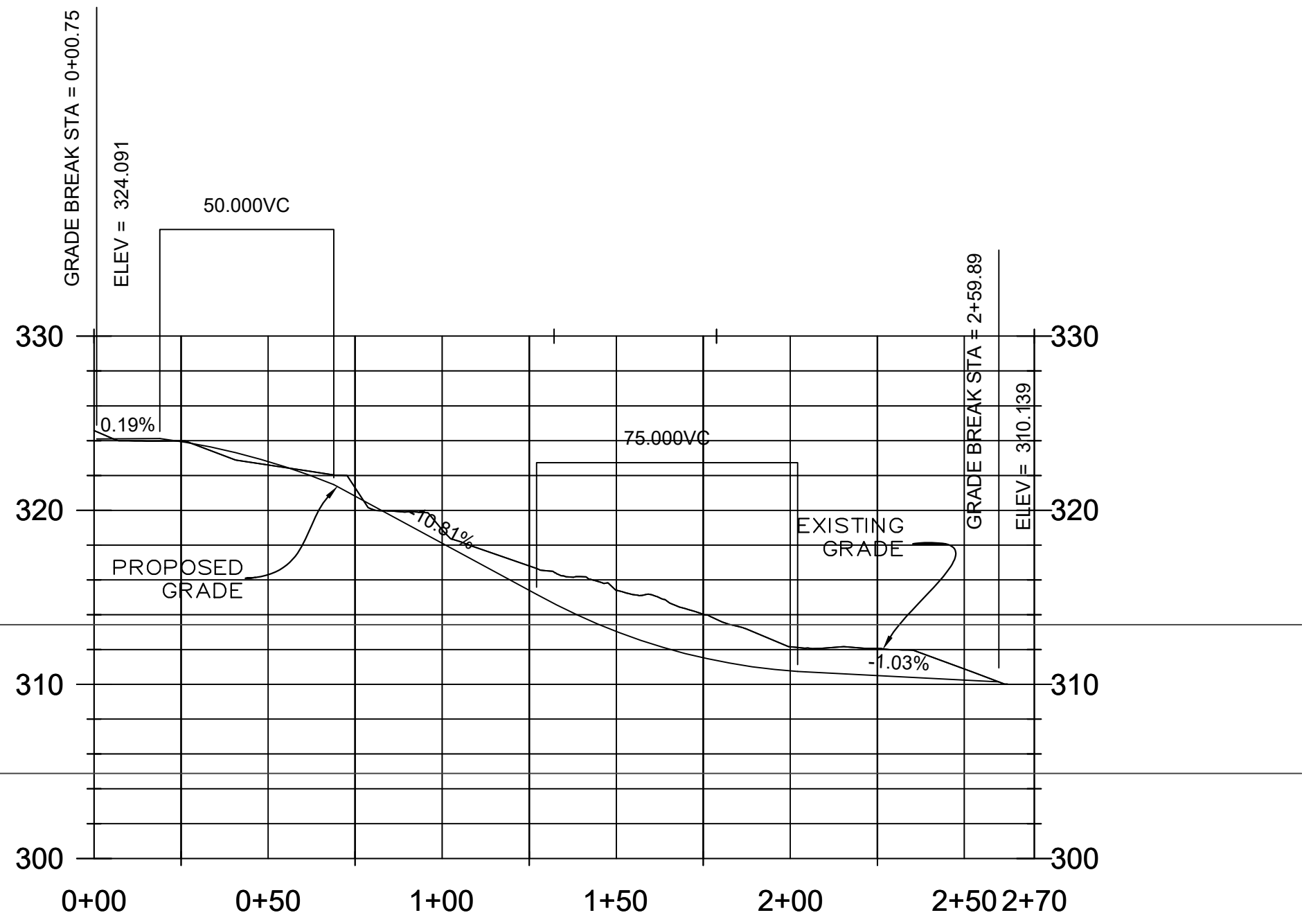
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

Yeshiva Ohr Hameir
Professional Engineer
No. 12562
Exp. 12/31/2025

5	4 TOWN COMMENTS 6-12-26
	2 TOWN COMMENTS 5-13-26
	2 TOWN COMMENTS 2-9-26
	1 MISC. REVISIONS 12-17-25
	ORIGINAL DATE: 10/13/2025
	PROJECT NUMBER:

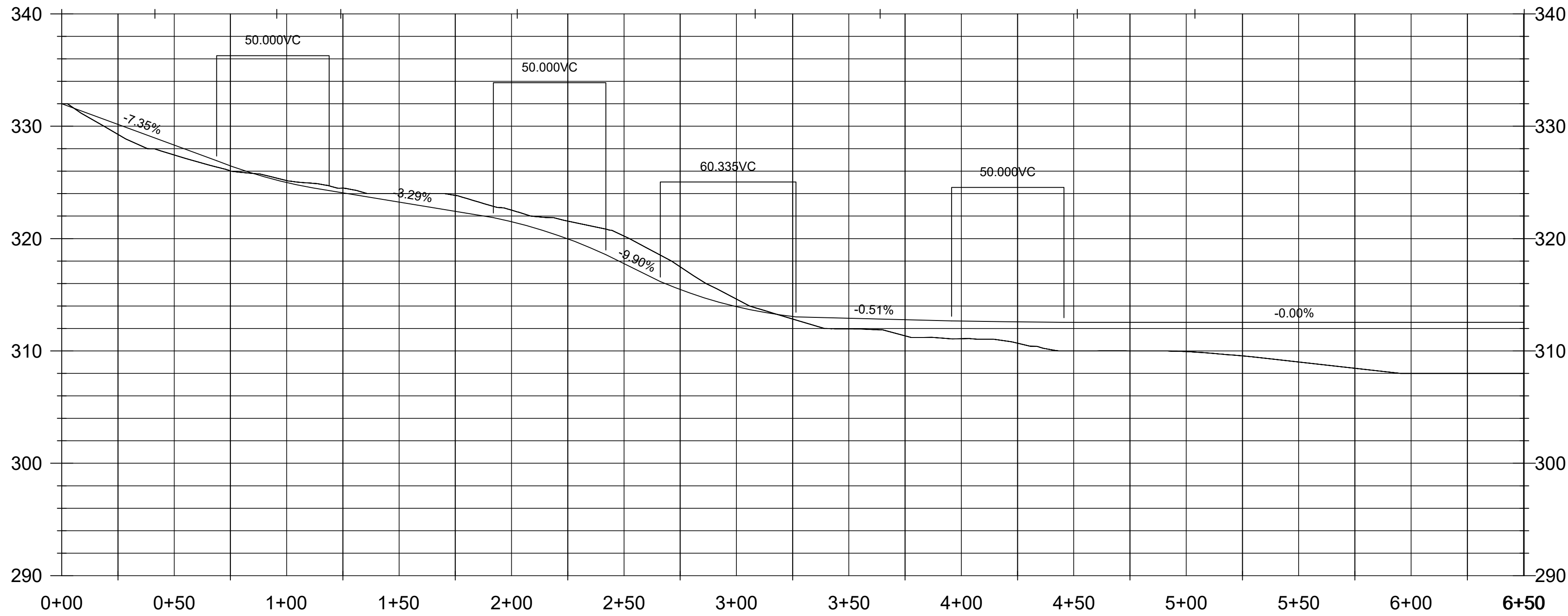
SHEET NUMBER
818

DRIVEWAY PROFILE



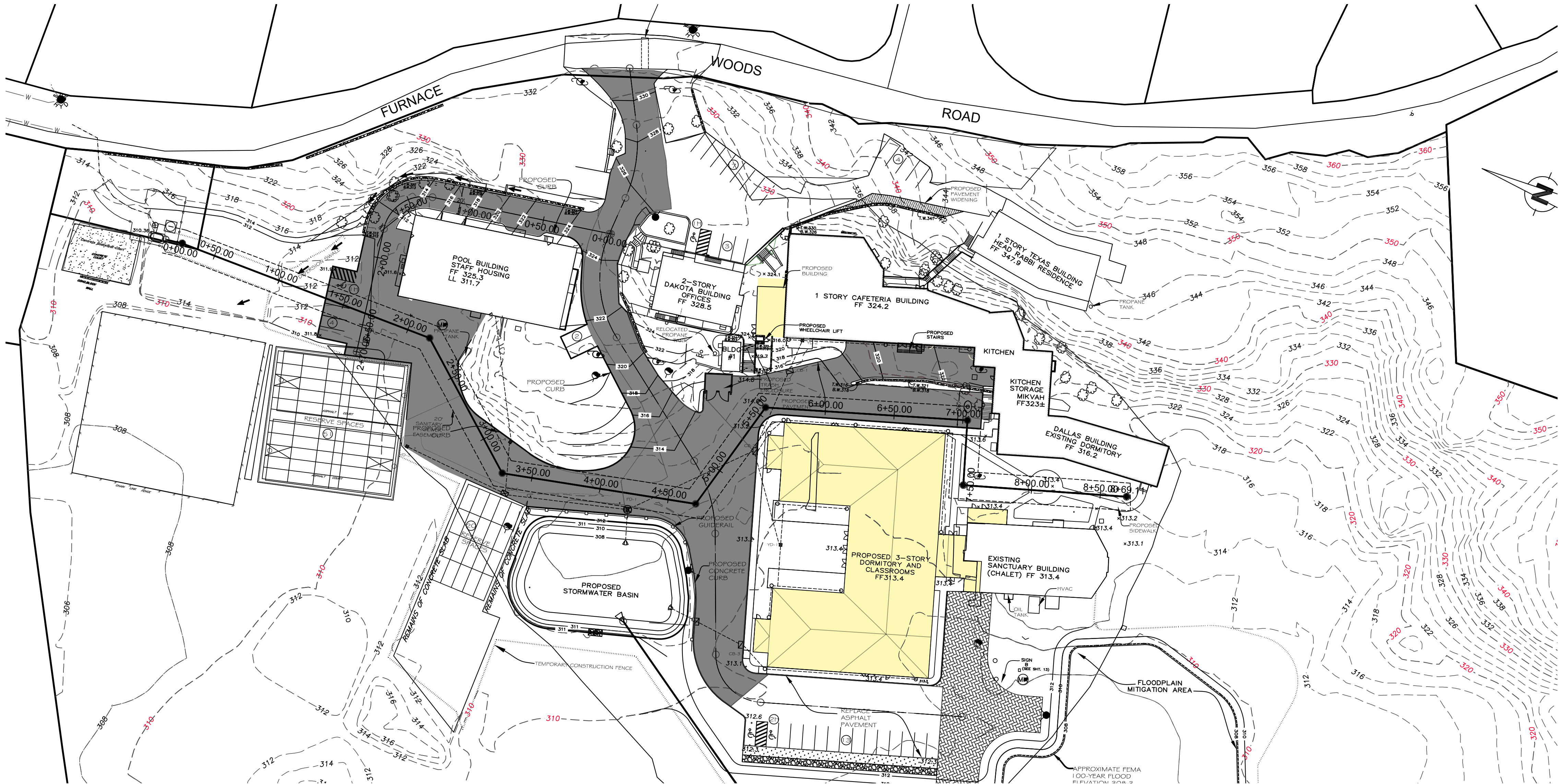
DRIVEWAY PROFILE

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



DRIVEWAY PROFILE

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



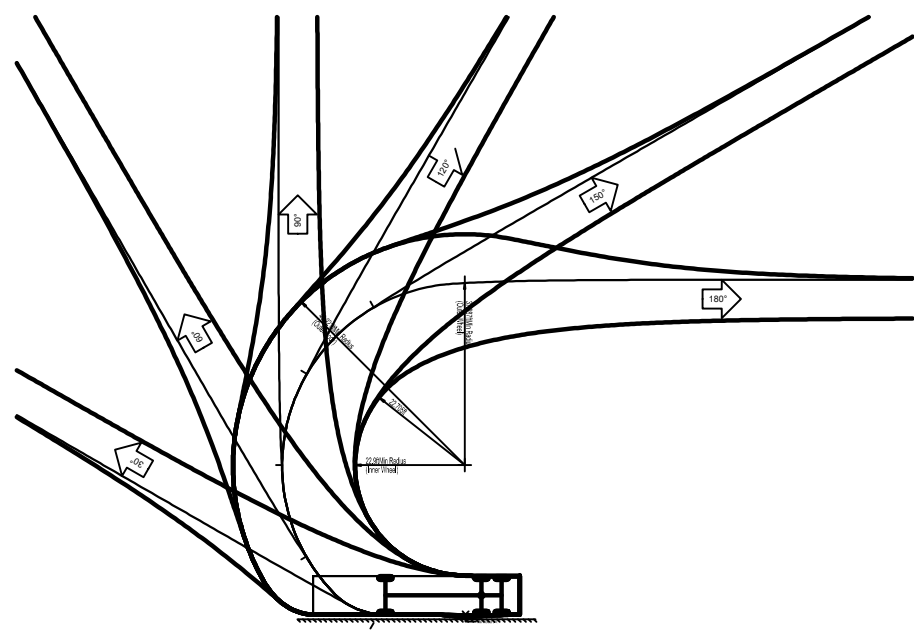
SCALE: 1"=50'

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

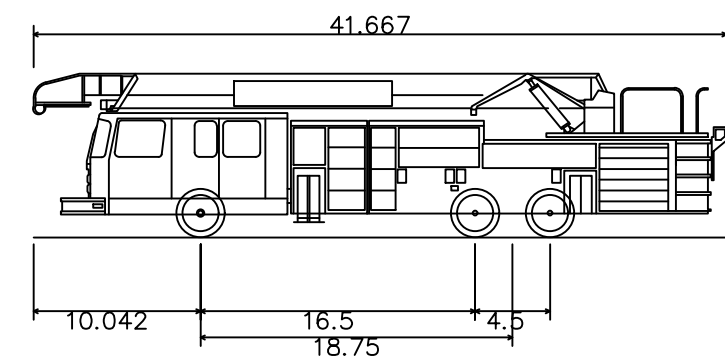
9 TOWN COMMENTS 6-12-26	<div>STATE OF NEW YORK SEAL JULIA A. CAY REGISTERED PROFESSIONAL ENGINEER NO. 10598 EXPIRATION DATE 12/31/2026</div>	SHEET NUMBER 9 18
8 TOWN COMMENTS 5-13-26		
7 TOWN COMMENTS 2-18-26		
6 TOWN COMMENTS 2-9-26		
5 TOWN COMMENTS 1-26-26		
4 MISC. REVISIONS 12-17-25	<div>CIARCIA ENGINEERING, P.C. 360 UNDERHILL AVENUE YORKTOWN HEIGHTS, NY 10598</div>	PROJECT NUMBER: [REDACTED]
3 TOWN COMMENTS 10-13-25		
2 DRAFT 3-3-2025 REV. PUMP INV.		
1 DRAFT 1-29-25		
ORIGINAL DATE: 3/4/2024		

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

PROPOSED ROAD PROFILE

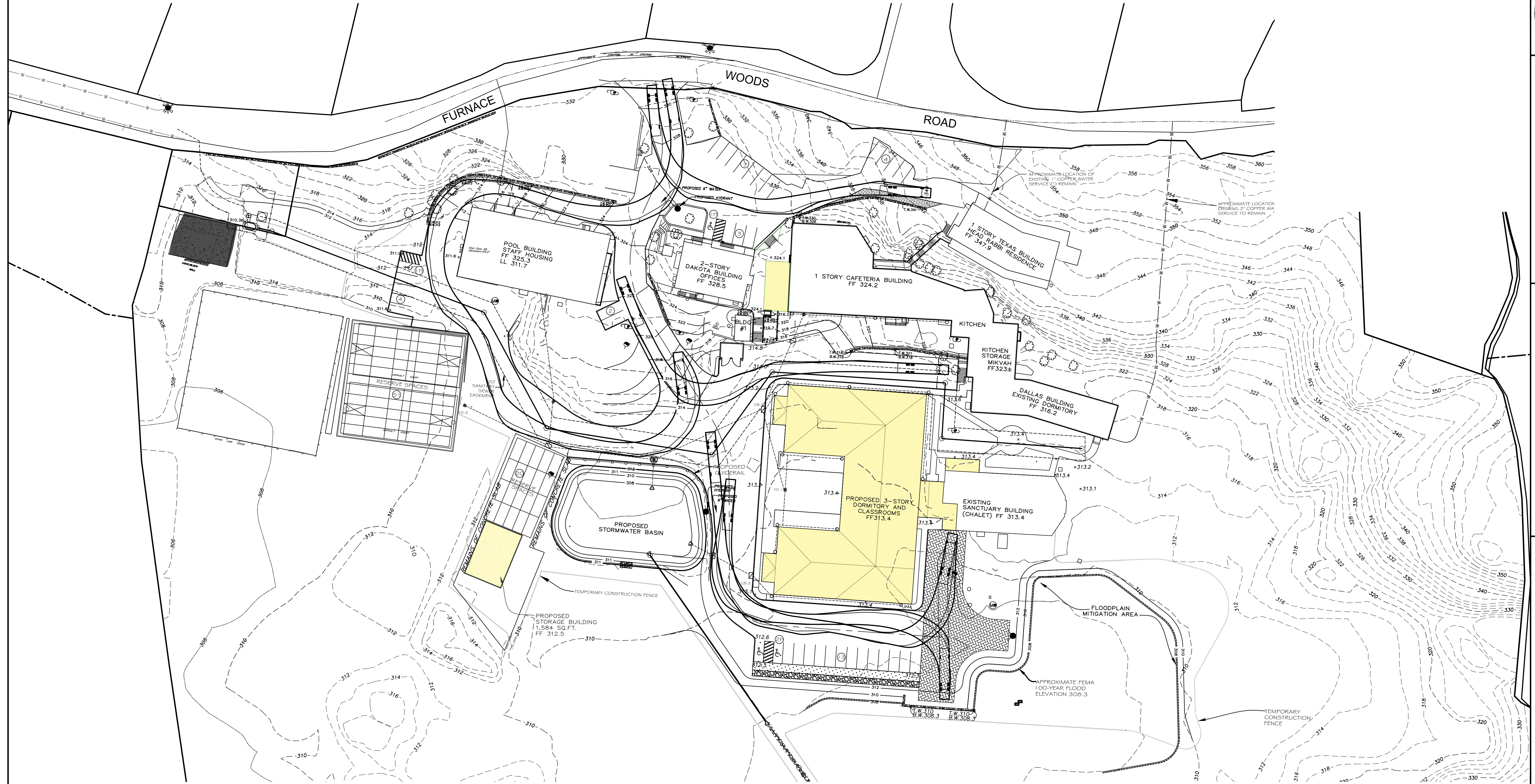


MOHEGAN FIRE DEPARTMENT
LADDER TRUCK TEMPLATE



2003 Smeal Aerial Ladder Truck
Overall Length 41.667ft
Overall Width 10.042ft
Overall Body Height 16.5ft
Min Body Ground Clearance 18.75ft
Track Width 4.5ft
Lock-to-lock time 00:00s
Max Wheel Angle 45.00°

FIRE TRUCK DATA



SCALE: 1"=40'

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NEW YORK STATE EDUCATION LAW.

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

FIRE PROTECTION PLAN
FIRE TRUCK TURNING ANALYSIS

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598



7 TOWN COMMENTS 6-12-26	SHEET NUMBER
6 TOWN COMMENTS 5-13-26	10
4 TOWN COMMENTS 2-9-26	18
2 TOWN COMMENTS 1-26-26	
2 TOWN COMMENTS 12-17-25	
1 TOWN COMMENTS 12-10-25	
ORIGINAL DATE: 10/13/2025	
PROJECT NUMBER:	



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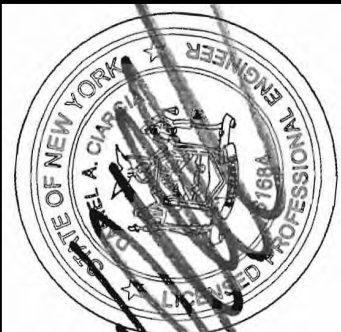
SCALE: 1"=40'

7 TOWN COMMENTS 6-12-26
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4 TOWN COMMENTS 2-9-26
2 TOWN COMMENTS 1-26-26
2 TOWN COMMENTS 1-26-26
1 TOWN COMMENTS 12-17-25
1 TOWN COMMENTS 12-10-25
ORIGINAL DATE: 10/13/2025
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CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

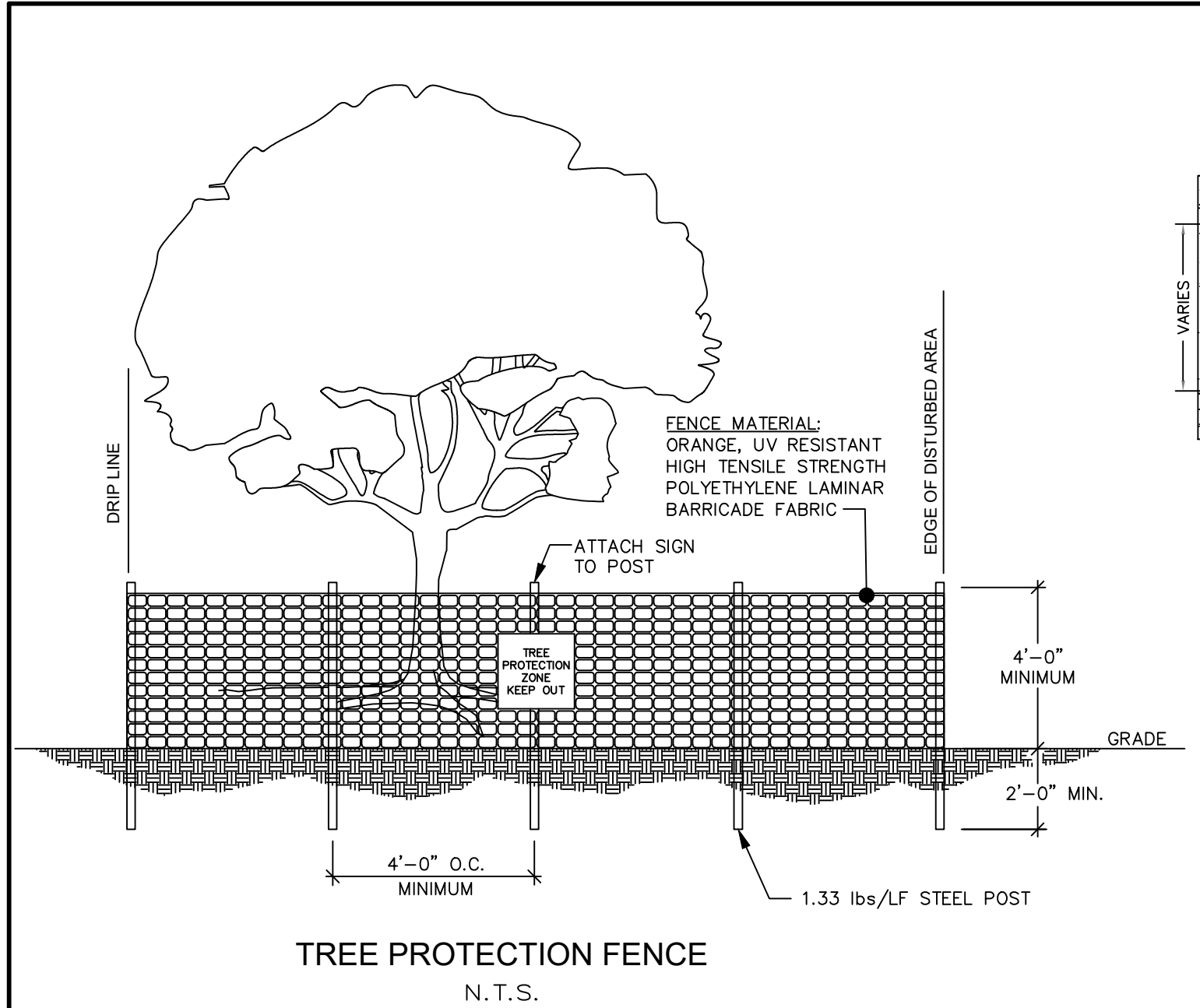
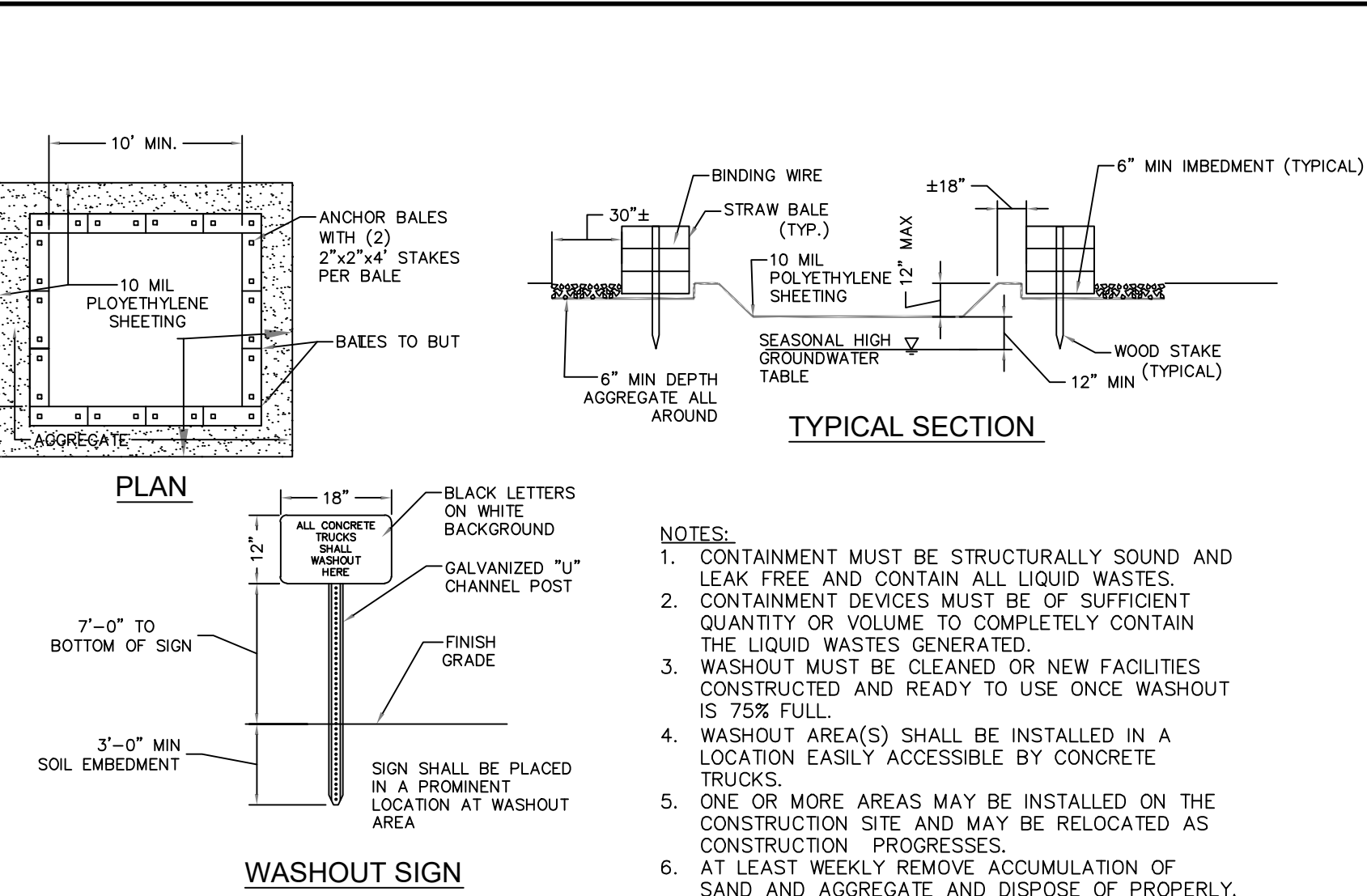
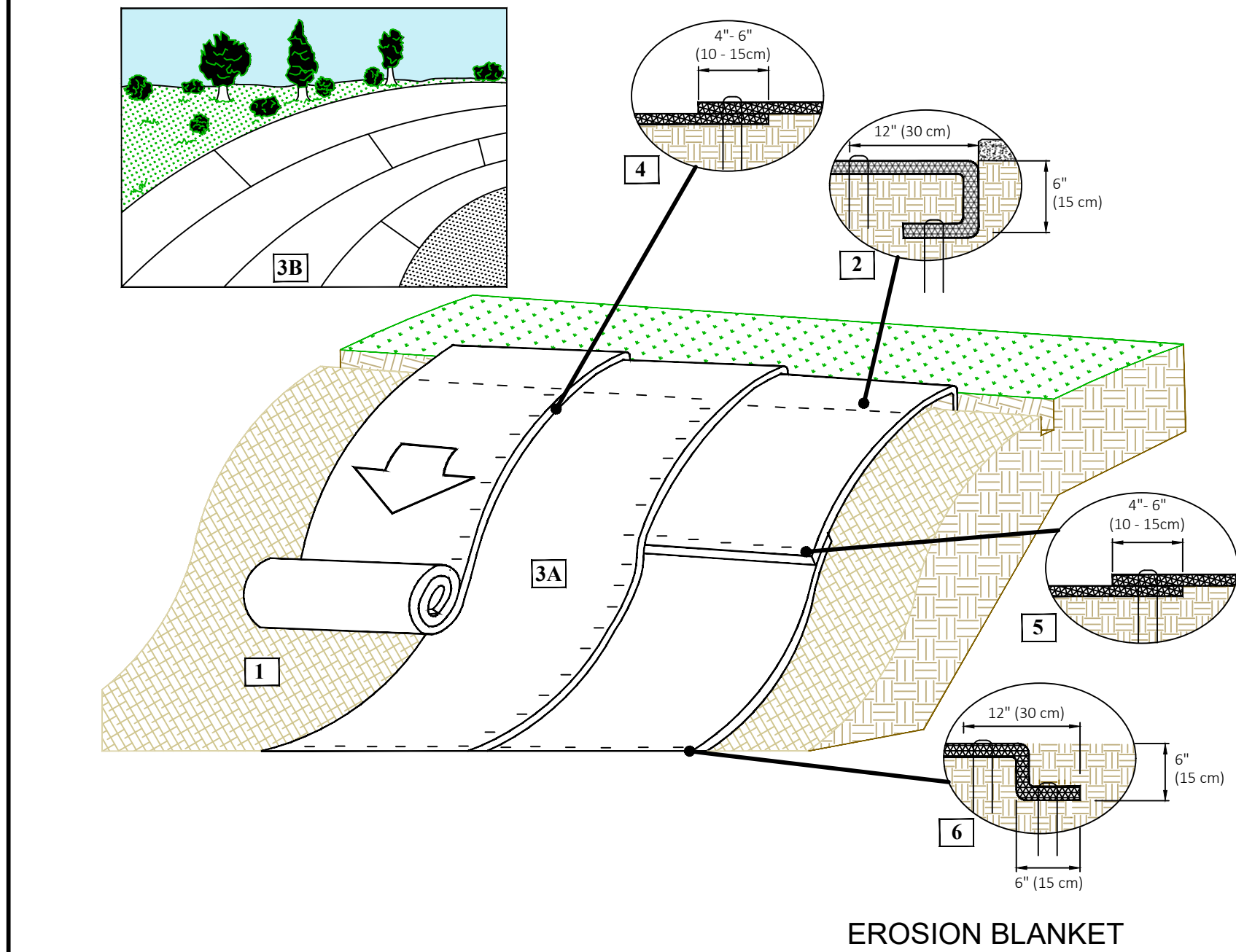
2025 FIRE CODE
FIGURE D103.1 ANALYSIS

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR



SHEET NUMBER
1118

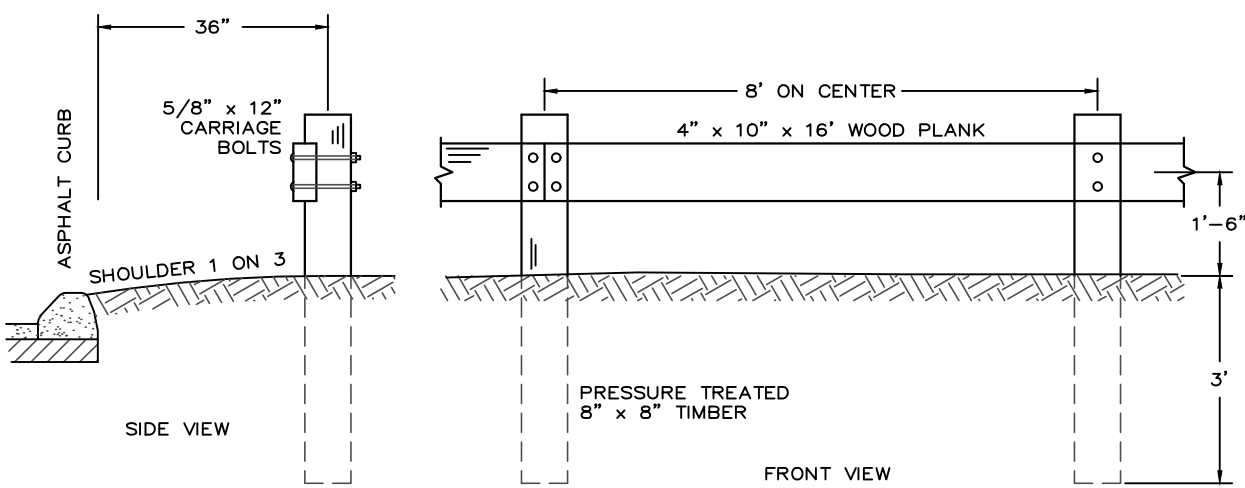
YESHIVA OHR HAMEIR



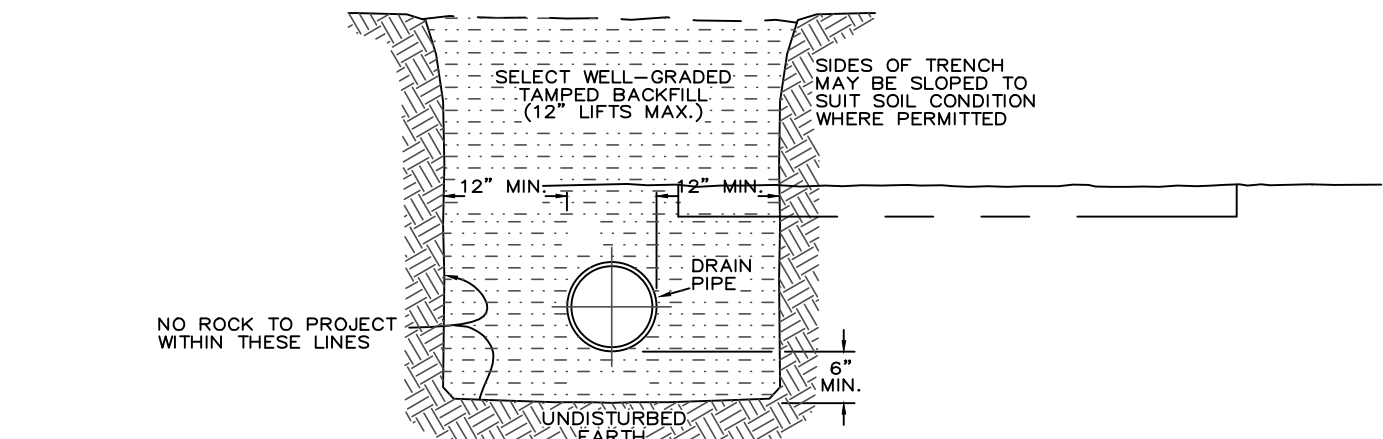
EROSION CONTROL NOTES:

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

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

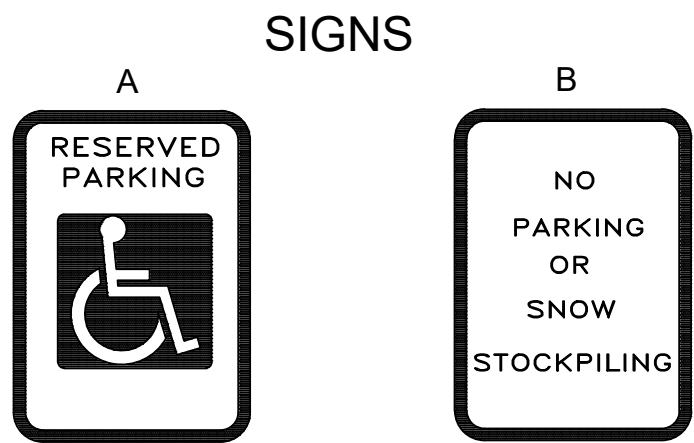


GUIDRAIL DETAIL



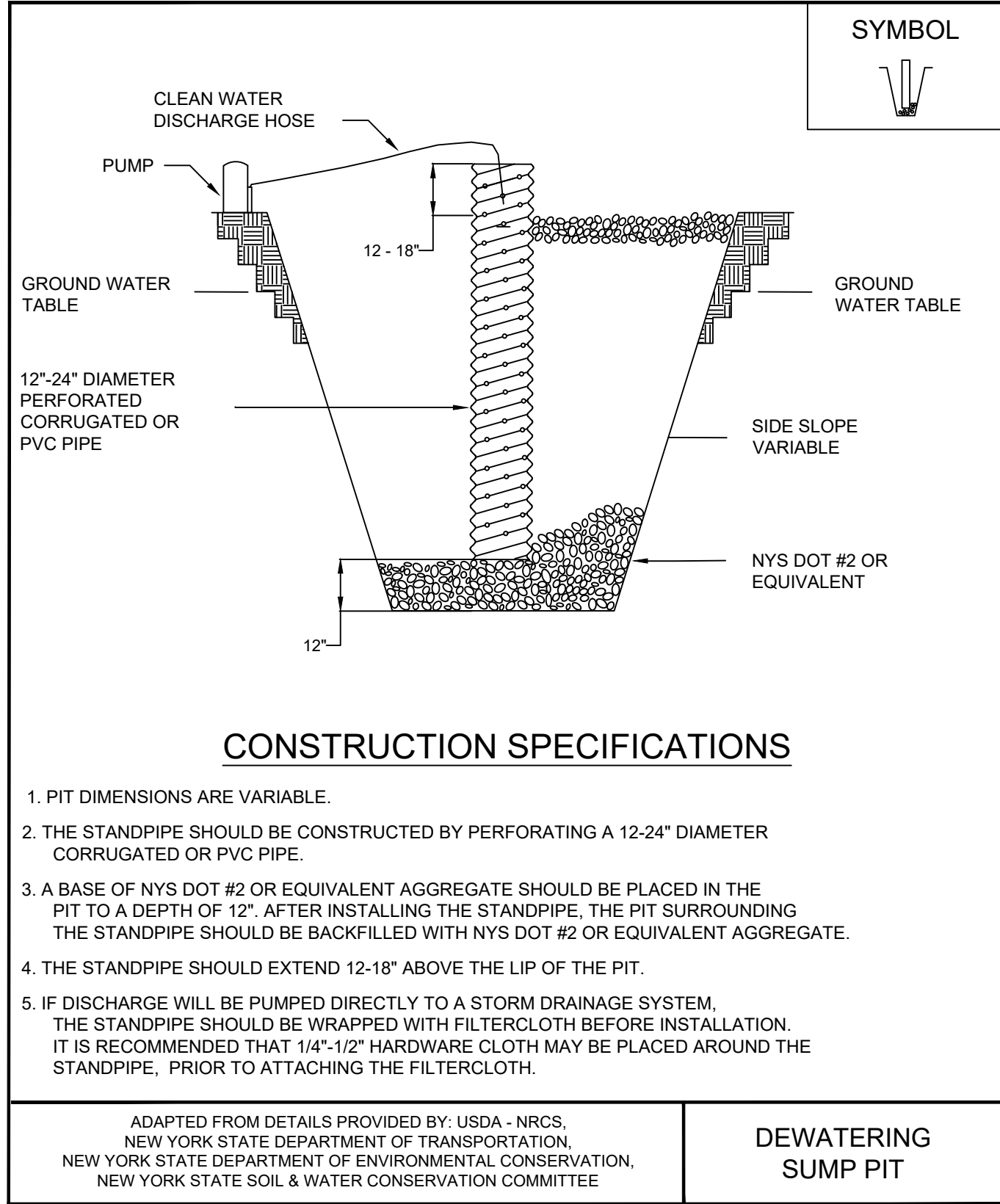
DRAINAGE BEDDING

N.T.S.



WATERMAIN INSTALLATION STANDARDS

- ALL WATER MAINS SHALL BE DOUBLE CEMENT LINED CL-54 DUCTILE IRON PIPE AND ALL SERVICE TAPS SHALL BE ¾" REPLACEMENT IN KIND OR 1" K-COPPER (NEW).
POTABLE WATER SERVICES AND FIREMATIC SERVICES SHALL REMAIN SEPARATE. MINIMUM FIRE SERVICE SHALL BE 6" COMMERCIAL METER SHALL BE INSTALLED ON THE FIRE SUPPLY AS REQUIRED BY THE TOWN OF CORTLANDT. STANDARDS SHALL BE PROVIDED BY THE TOWN OF CORTLANDT AT TIME OF APPLICATION.
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 - ALL FIRE SUPPLY LINES SHALL BE EQUIPPED WITH AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY.
 - RESIDENTIAL MULTI-FAMILY (3 OR MORE) SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY.
 - SINGLE AND TWO-FAMILY HOMES SHALL BE EQUIPPED WITH A DUAL CHECK VALVE ASSEMBLY.
 - BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AFTER THE PRESSURE REDUCING VALVE AND AFTER THE WATER METER.
 - ALL DEVICES MUST BE LEAD FREE, MANUFACTURED DOMESTICALLY AND USE BRASS FITTINGS.
- 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 SEWER 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 WATERMANS WILL HAVE THE REQUIRED COVER.
- THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE, RESIDUAL TOTAL AND TOTAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
TWO SAMPLES TAKEN 24-HOURS APART MUST BE TAKEN AND RETURNED TO THE TOWN OF CORTLANDT AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FORDISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). CONTRACTOR SHALL SUPPLY A CHLORINATION AND DICHLORINATION PLAN IN ACCORDANCE WITH AWWA AND THE 10-STATES STANDARDS. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
- SAMPLING SHALL BE TAKEN FROM A CORPORATION STOP LOCATED IN THE RECENTLY INSTALLED WATER MAIN. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
- THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE AS SPECIFIED ON THE ACCEPTED PLANS WITH NO ABRUPT HIGH POINTS OR LOW POINTS. VERTICAL BENDS SHALL BE AVOIDED IN DESIGN AND ONLY UTILIZED IN THE EVENT OF AN EXISTING UTILITY CONFLICT.
- 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 WESTCHESTER COUNTY AND THEN THE TOWN OF CORTLANDT.
- PIPE BEDDING, PIPE BACKFILL, AND TRENCH BACKFILL SHALL BE ¾" NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE.
- MAGNETIC INDICATOR TAPE SHALL BE PLACED 18 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. WITHIN THE RIGHT-OF-WAY, PIPE BEDDING MAY BE AGGREGATE PIPE BEDDING SHALL BE NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE. WITHIN THE PROPERTY PIPE BEDDING MAY ALSO BE DEAD SAND.
- 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 1.5 TIMES THE WORKING PRESSURE TO A MINIMUM OF 225 POUNDS PER SQUARE INCH AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
- 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.



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

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

DEWATERING SUMP PIT

TOWN OF CORTLANDT NOTES:

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

AMMENDED SITE PLAN

Prepared For

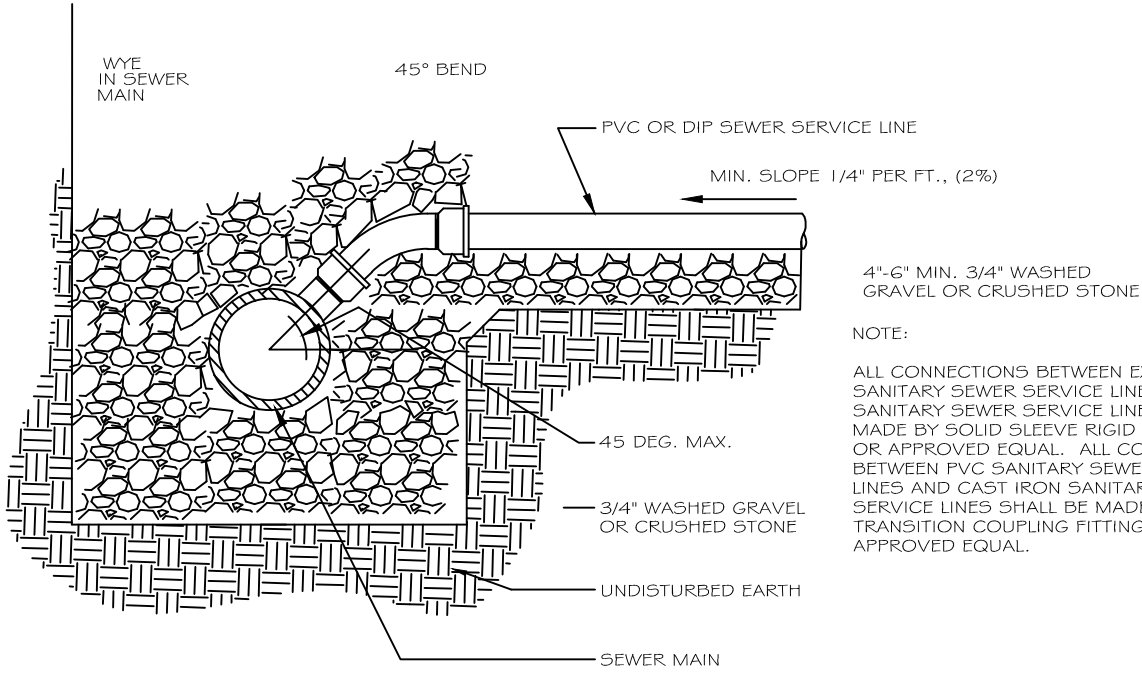
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DETAILS

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

SHEET NUMBER
1318

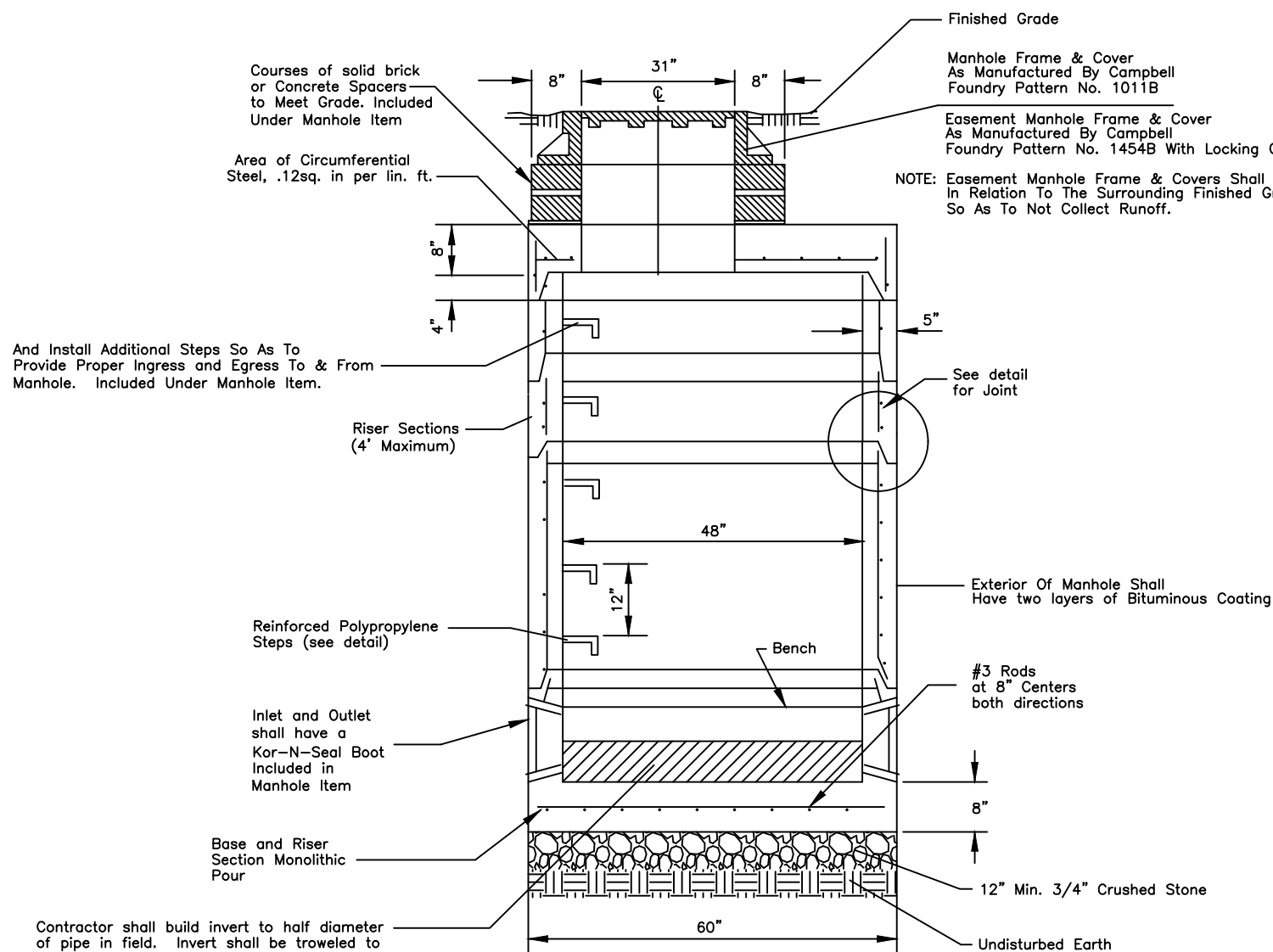
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TOWN COMMENTS 6-12-26
TOWN COMMENTS 5-12-26
TOWN COMMENTS 2-9-26
ORIGINAL DATE: 10/13/2025
PROJECT NUMBER:



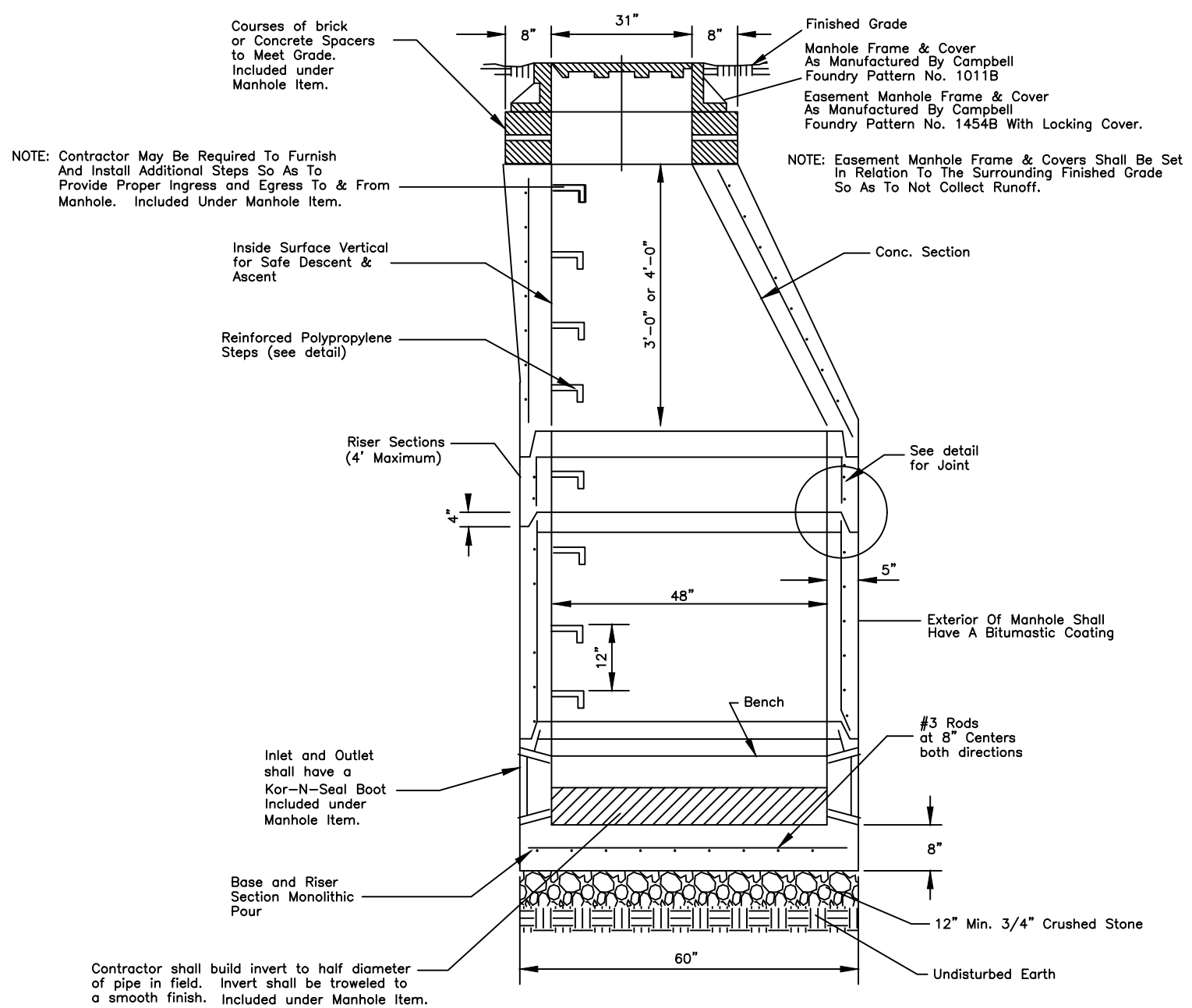
SEWER SERVICE CONNECTION TO NEW MAIN DETAIL
N.T.S.

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

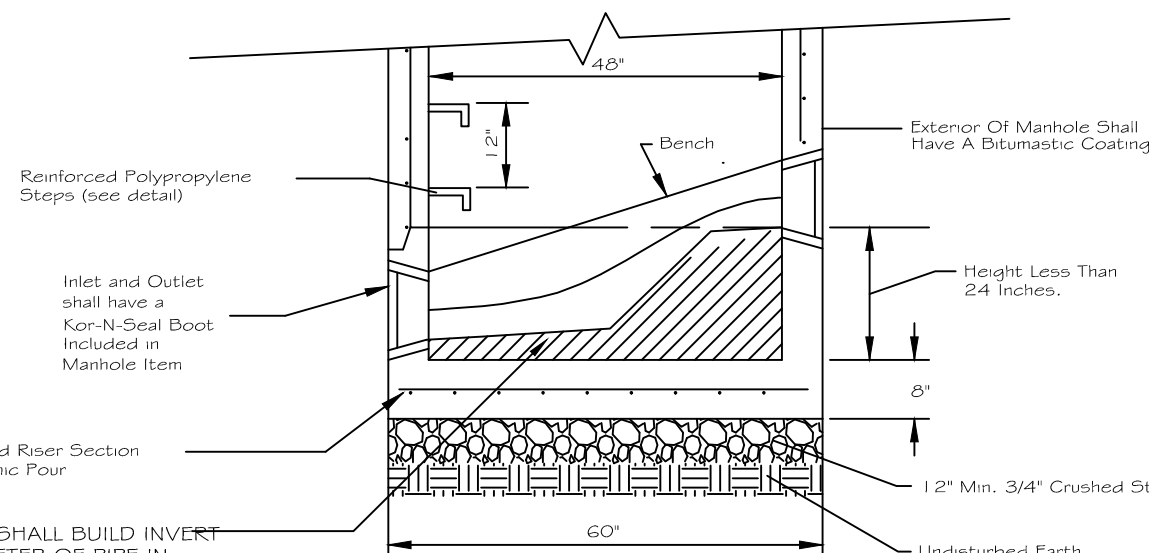
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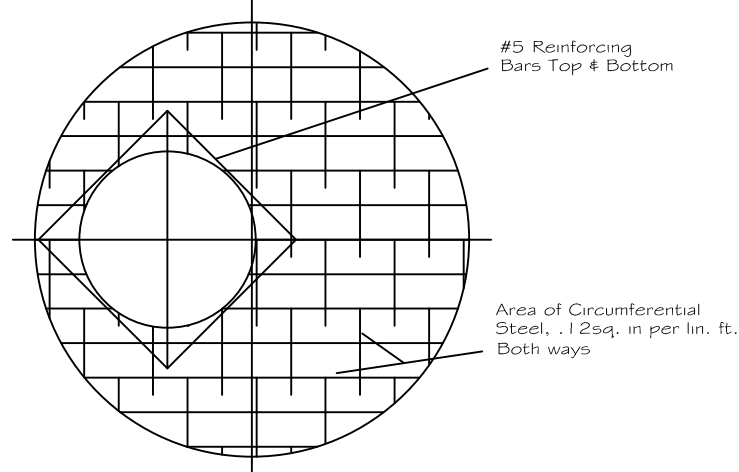
DETAIL OF PRECAST CONCRETE MANHOLE - FLAT TOP
N.T.S.



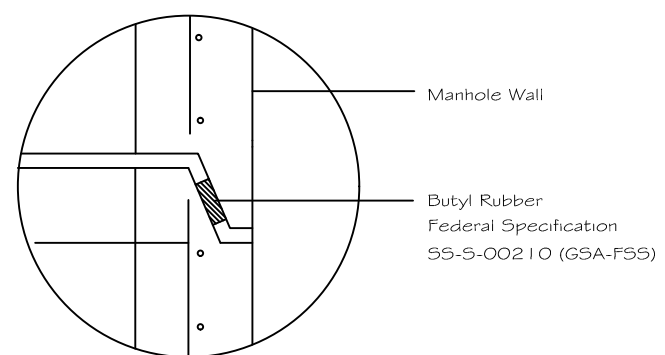
DETAIL OF PRECAST CONCRETE MANHOLE - CONE SECTION
N.T.S.



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

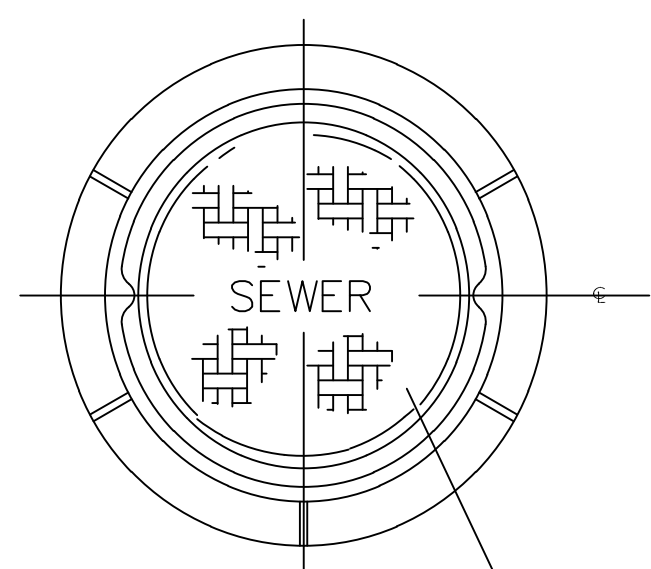


REINFORCEMENT
LAYOUT FOR SLAB
N.T.S.



JOINT DETAIL
N.T.S.

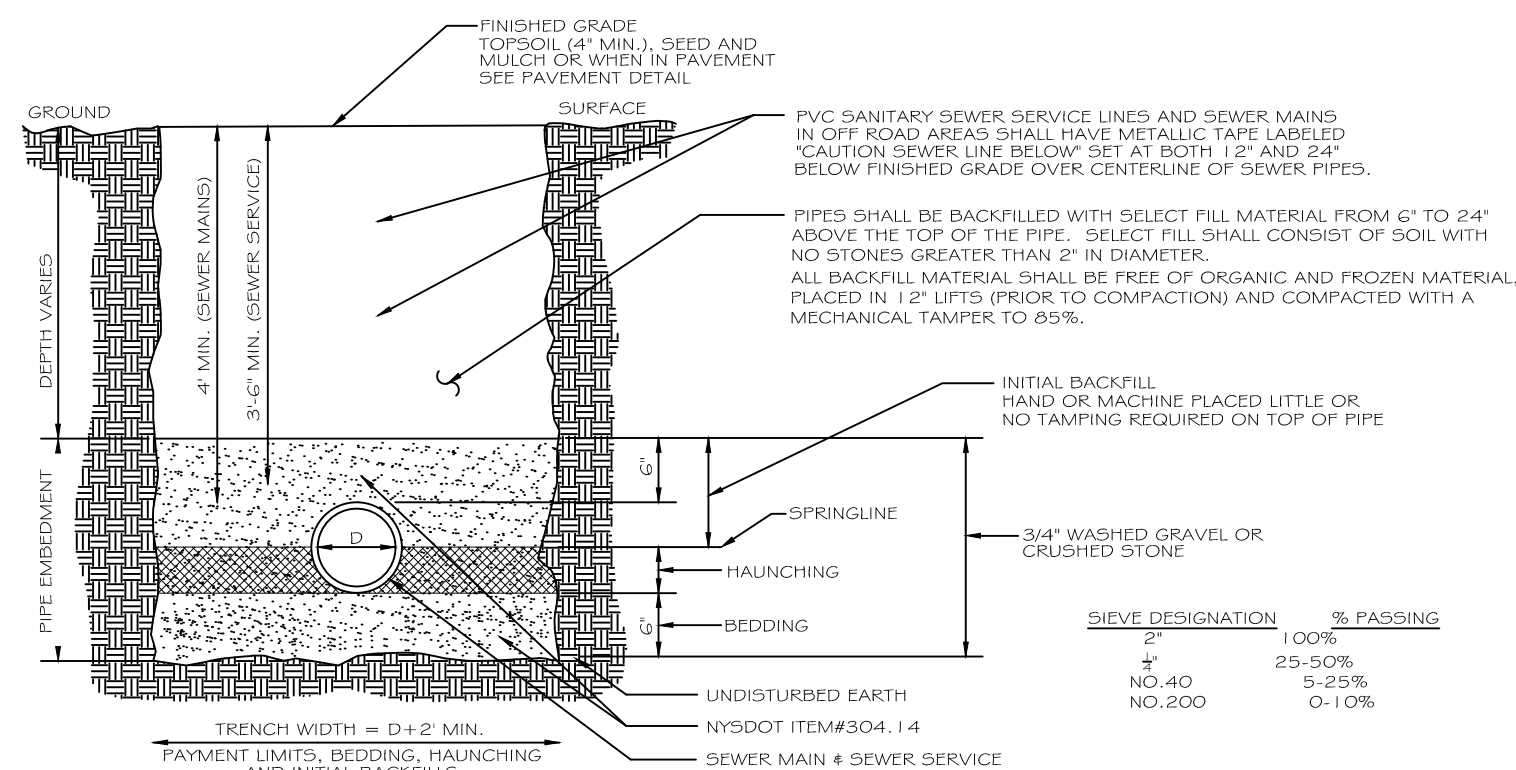
DETAIL OF REINFORCED
POLYPROPYLENE MANHOLE STEP
N.T.S.



MANHOLE FRAME AND COVER
N.T.S.

MANHOLE FRAME AND COVER NOTES

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



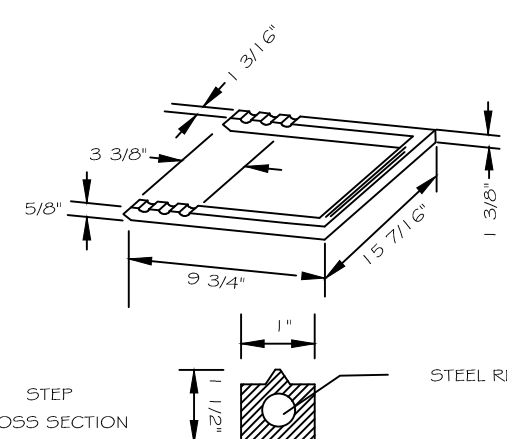
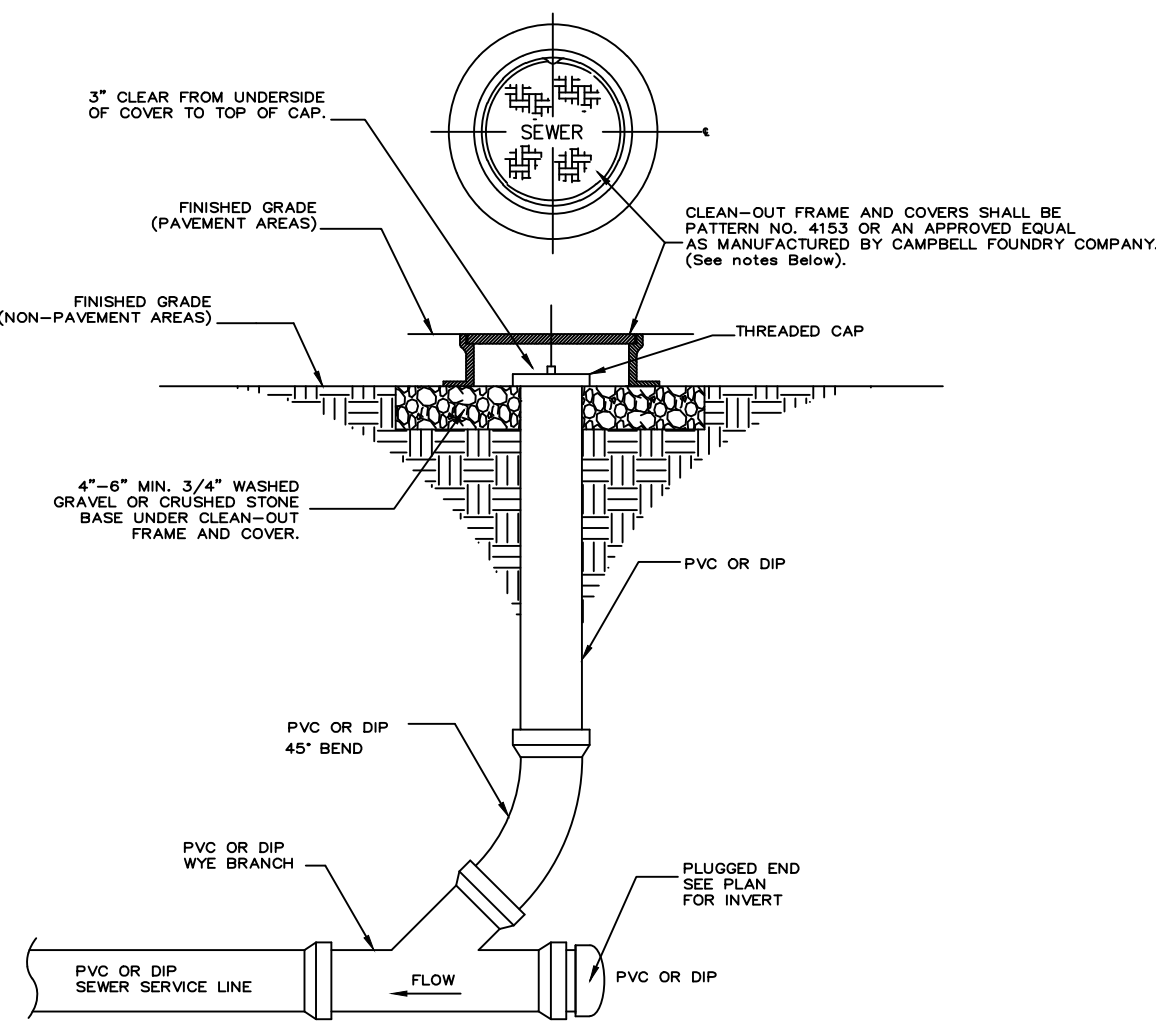
SEWER MAIN/SEWER SERVICE TRENCH DETAIL
N.T.S.

NOTES:

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

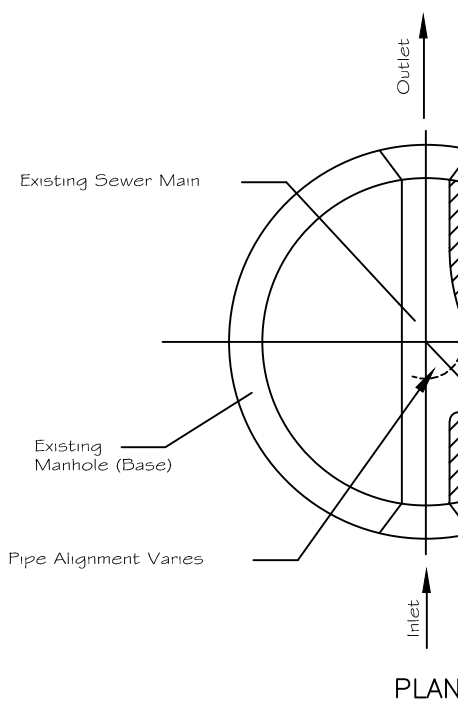
SPECIFY THE FOLLOWING SIEVE DESIGNATIONS FOR SELECT BACKFILL.

SIEVE DESIGNATION	% PASSING
2"	100%
4"	25-50%
NO. 40	5-25%
NO. 200	0-10%



CLEANOUT ASSEMBLY DETAIL
(N.T.S.)

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



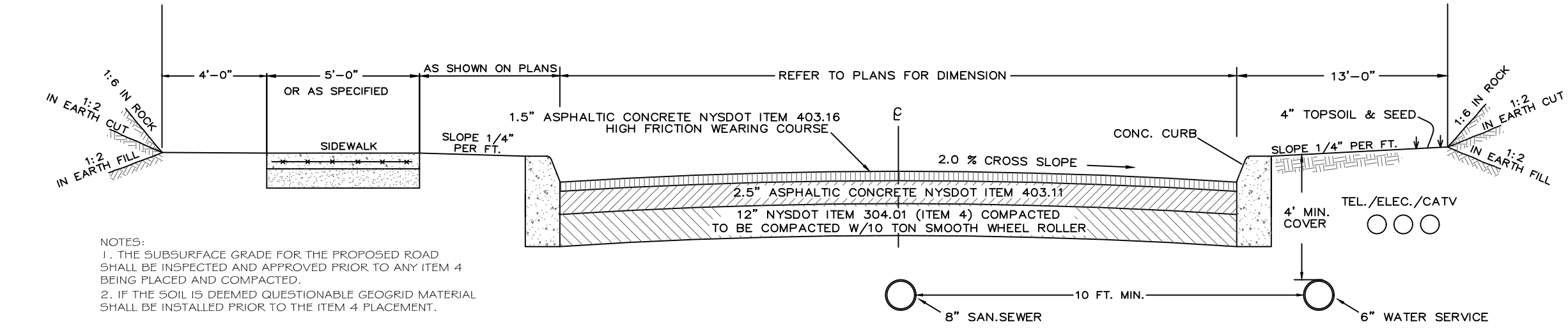
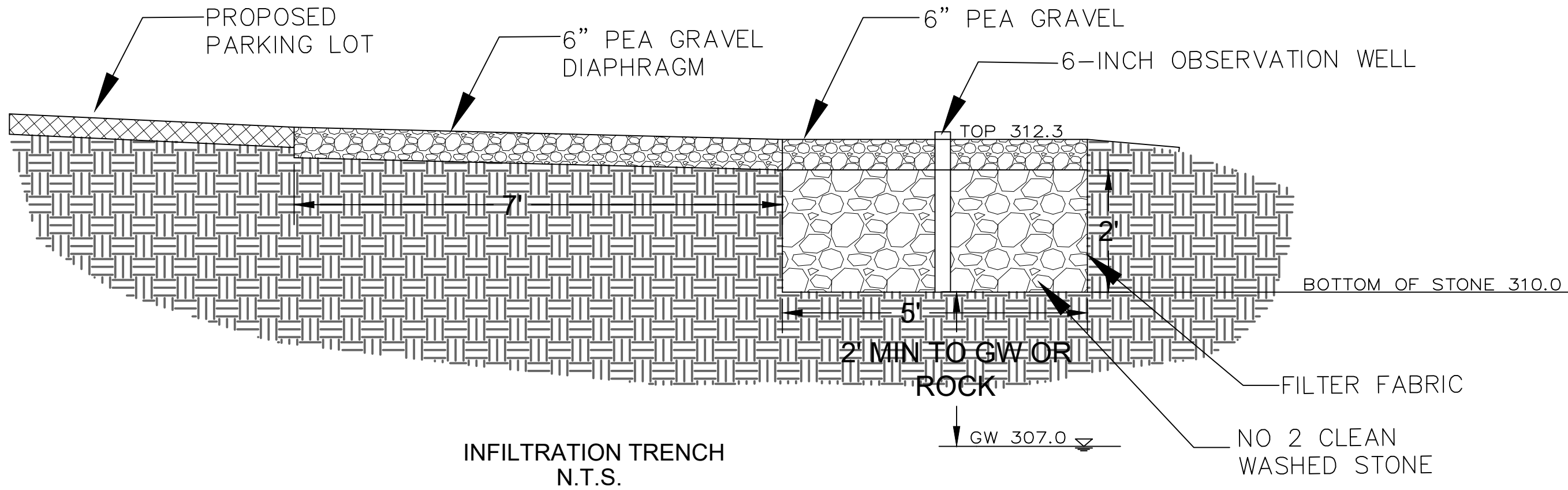
TYPICAL DETAIL OF TIE IN TO EXISTING MANHOLE
N.T.S.

SANITARY SEWER NOTES:

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

SEWER MAIN STANDARDS

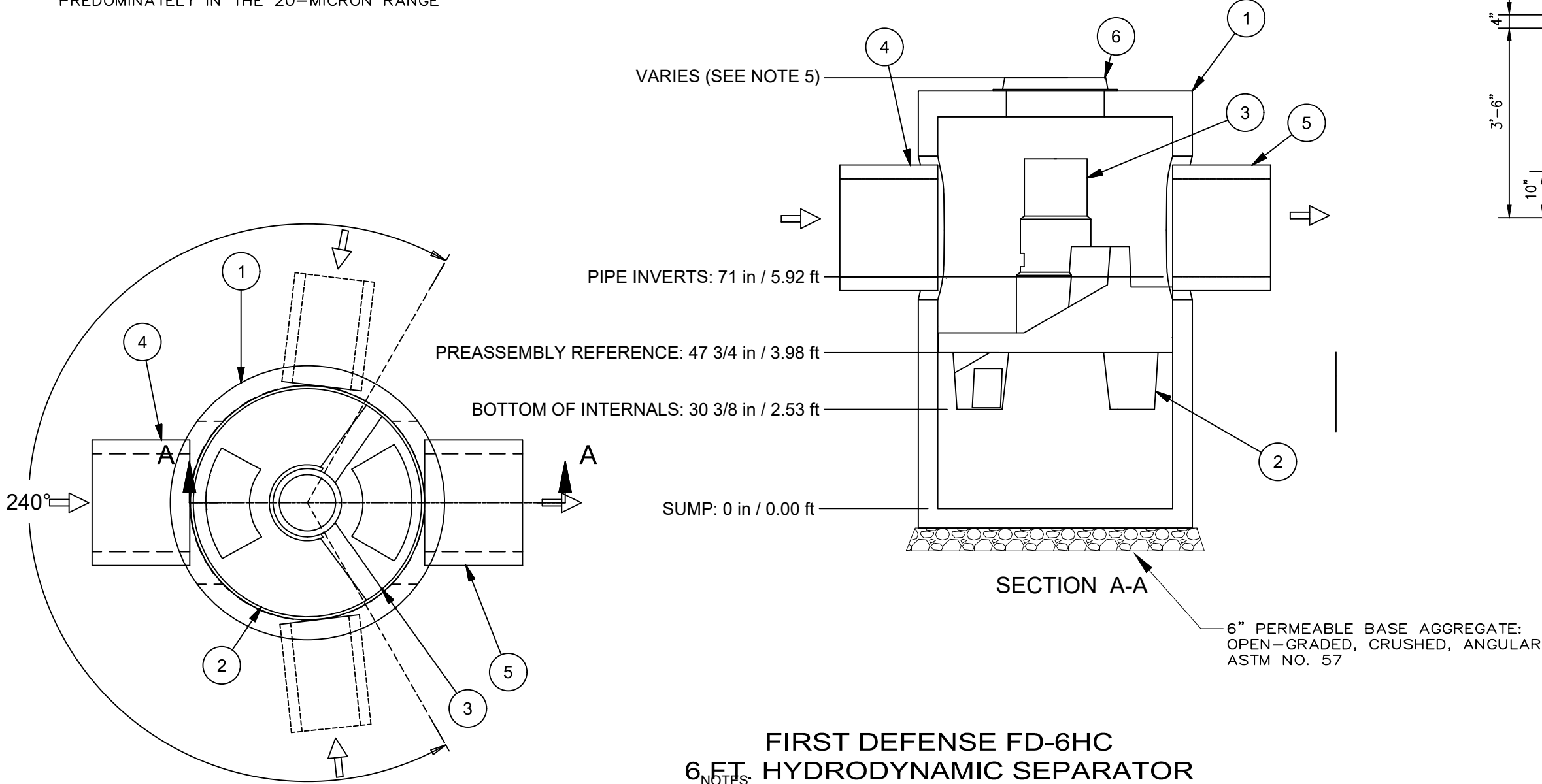
- ALL SANITARY INFRASTRUCTURE INSTALLED SHALL BE CLASS 52 DUCTILE IRON PIPE WITH WATER TIGHT RUBBER GASKET JOINTS RESTRAINED WITH EBBA MEGALUGS OR EQUIVALENT IF BURY DEPTH IS PROPOSED TO BE GREATER THAN 6'-FT. ALL OTHER APPLICATIONS MAY BE SDR- 21 SEWER GRADE PIPE OR EQUIVALENT. SANITARY SERVICE LATERALS THAT ARE PRIVATELY MAINTAINED MAY BE SDR-35 OR EQUIVALENT.
- ALL SANITARY MANHOLE FRAMES AND GRATES SHALL BE WATERTIGHT, HEAVY DUTY (H-25), STAMPED SEWER AND HAVE A MINIMUM OPENING OF 30".
- ALL SANITARY MANHOLES SHALL BE 48" DIAMETER CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI, BE EQUIPPED WITH INTEGRAL SEAL AND BOOT "KOR-N-SEAL" OR EQUIVALENT AND BE COATED WITH BITUMASTIC SEAL.
- ALL SANITARY MANHOLES SHALL HAVE RIM AND INVERTS SHOWN, WITH TROUGHS TO HANDLE FLOW. DROP MANHOLES ARE ACCEPTABLE.
- ALL GRAVITY SANITARY SEWER MAINS SHALL BE DESIGNED TO HAVE A 2% PITCH.
- METALLIC TRACER TAPE IS REQUIRED FOR ALL HDPE AND SDR PIPE.
- 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.
- 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 1/2 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION OF ANY PIPE WITHIN AN AREA OF CUT SHALL BE DONE NO SOONER THAN 30 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE, AND WITHIN AN AREA OF FILL SHALL BE DONE NO SOONER THAN 60 DAYS, AFTER THE DATE OF INSTALLATION OF THE PIPE.
- ANY DEVIATION FROM THE ABOVE MUST BE ACCEPTED BY THE DIRECTOR'S OF TECHNICAL AND ENVIRONMENTAL SERVICES.
- SHOP DRAWINGS AND SUBMITTALS ARE REQUIRED FOR ALL WATER AND SANITARY INFRASTRUCTURE AND ANY UTILITY PROPOSED FOR DEDICATION TO THE TOWN OF CORTLANDT.



FIRST DEFENSE SEPARATOR NOTES

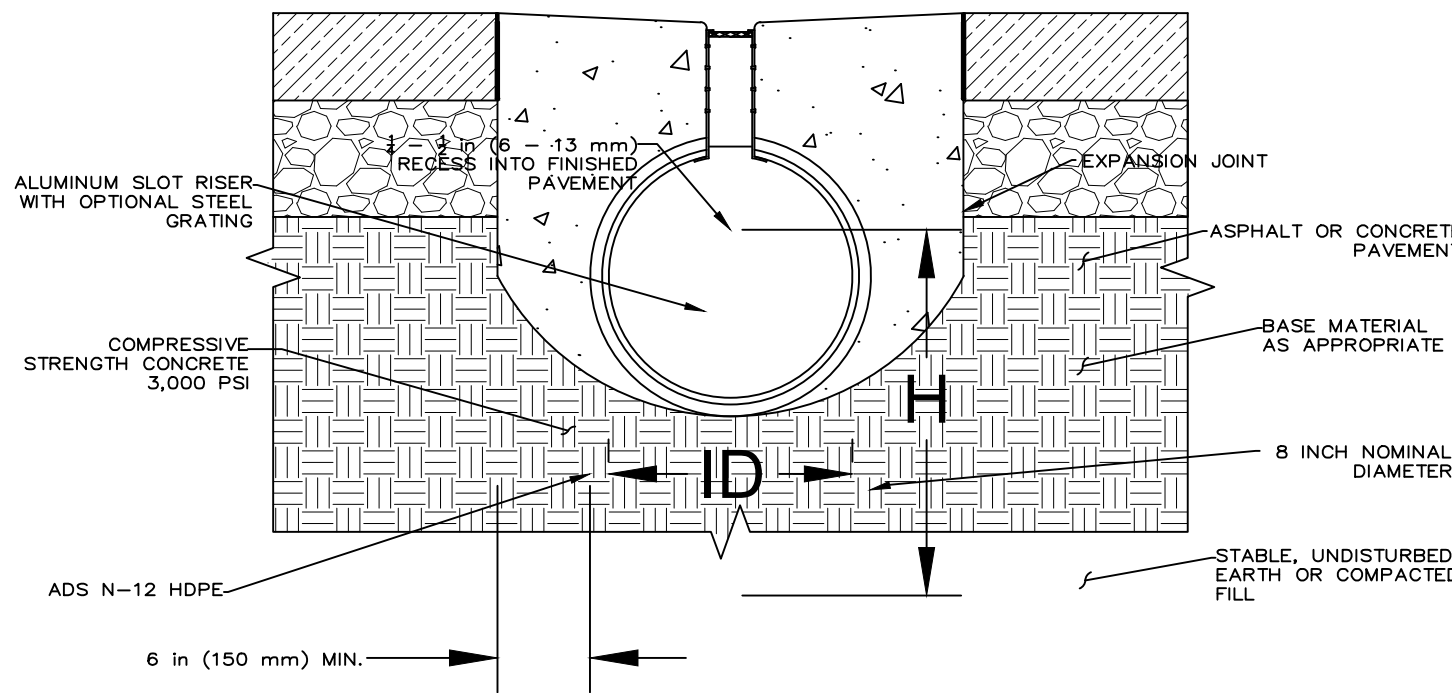
- GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
- INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
- PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
- THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
- THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION (AREA AND DEPTH) AS SHOWN IN THE PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATES SPECIFIED HEREIN.
- THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 106 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 0.7 CFS AND 1.2 CFS, RESPECTIVELY.
- THE TREATMENT SYSTEM SHALL BE CAPABLE OF CAPTURING AND RETAINING FINE SILT AND SAND SIZE PARTICLES. ANALYSIS OF CAPTURED SEDIMENT FROM FULL-SCALE FIELD INSTALLATIONS SHALL DEMONSTRATE PARTICLE SIZES PREDOMINATELY IN THE 20-MICRON RANGE.

FIRST DEFENSE PARTS LIST		
ITEM	DESCRIPTION	SIZE
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	72 in
2	FRAME AND COVER	18 in
2A	FRAME AND COVER	24 in
3	INLET PIPE (BY OTHERS) ²	18 in
4	OUTLET PIPE (BY OTHERS) ¹	18 in
5	PIPE COUPLING (BY OTHERS)	
6	LEDGER ANGLE	
7	SUPPORT FRAME	
8	DIP PLATE	
9	CENTER SHAFT AND CONE	
10	BENCHING SKIRT	



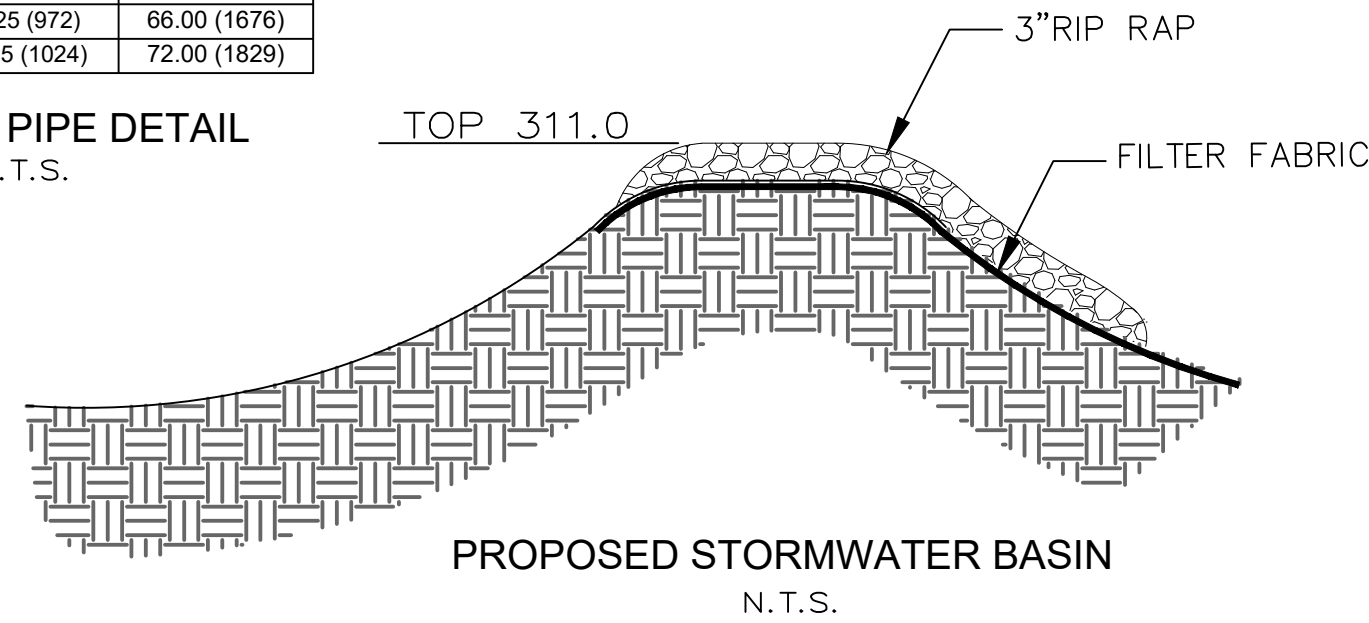
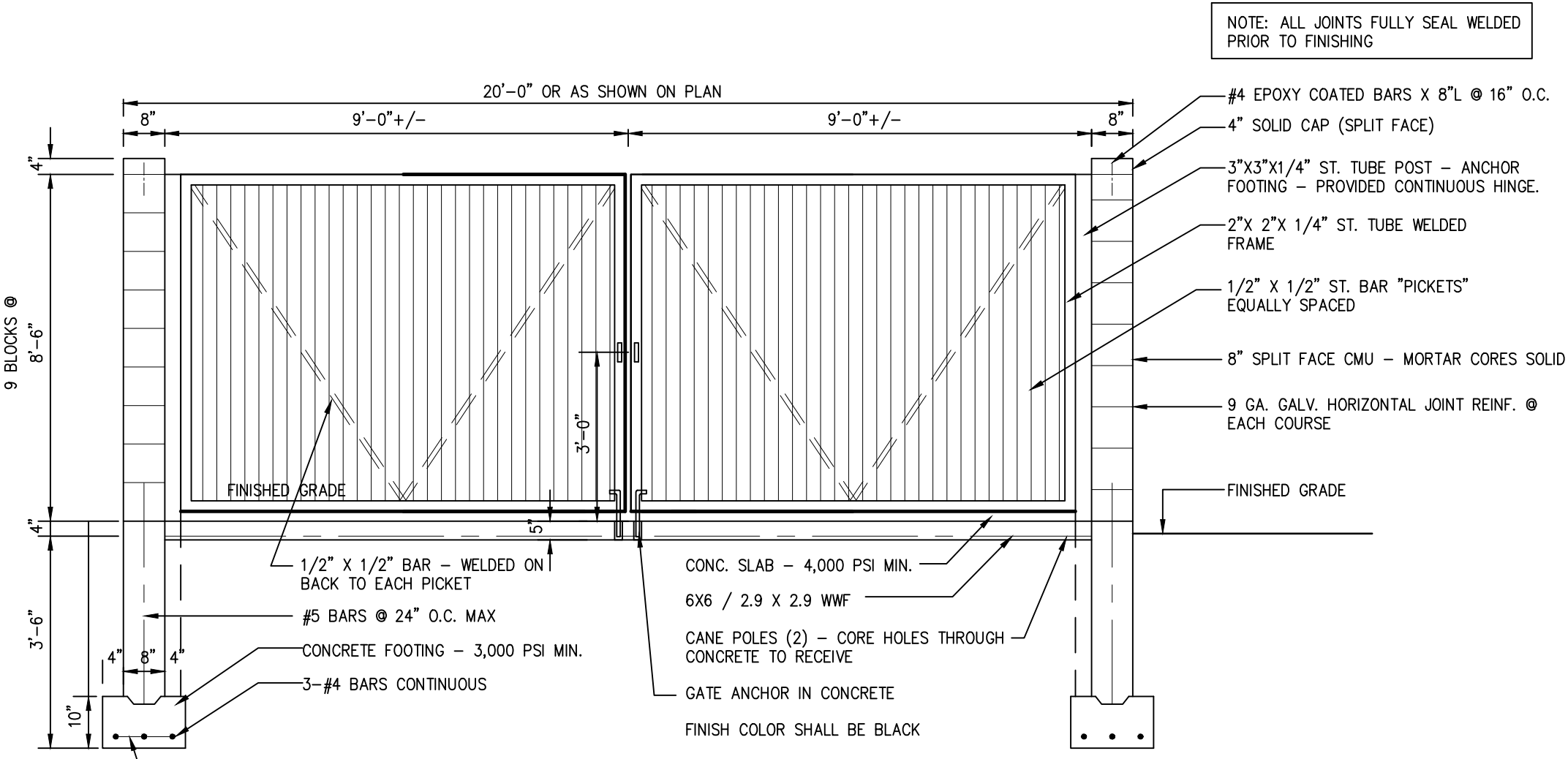
**FIRST DEFENSE FD-6HC
6 FT. HYDRODYNAMIC SEPARATOR**
N.T.S.

- NOTES:
- FIRST DEFENSE UNIT SHALL BE PLACED ON A 6" BED OF 3/4 INCH CRUSHED STONE.

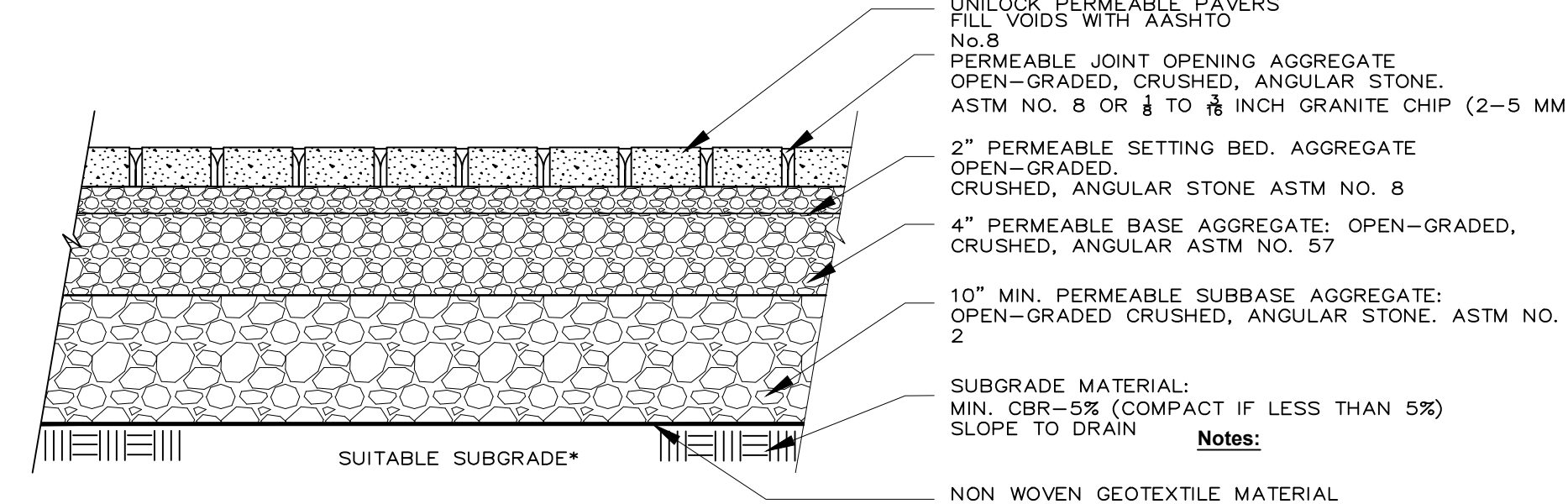


Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
4 (100)	10.25 (260)	28.00 (711)
6 (150)	12.50 (318)	30.00 (762)
8 (200)	14.50 (368)	32.00 (813)
10 (250)	16.50 (419)	34.00 (864)
12 (300)	19.00 (483)	48.00 (1219)
15 (375)	22.00 (559)	51.00 (1295)
18 (450)	25.00 (635)	54.00 (1372)
24 (600)	31.25 (794)	60.00 (1524)
30 (750)	38.25 (972)	66.00 (1676)
36 (900)	44.25 (1024)	72.00 (1829)

- NOTES:
- CONCRETE BACKFILL SHOULD EXTEND DOWNWARD TO AT LEAST THE SPRING LINE OF THE PIPE. SOIL BELOW THE PIPE AND CONCRETE SHALL BE A LEAN CLAY OR SIMILAR AT 95% COMPACTION.
 - IF UNSUITABLE MATERIAL IS ENCOUNTERED, PIPE SHALL BE PLACED ON A 6" BED OF 3/4 INCH CRUSHED STONE.



TRASH ENCLOSURE
N.T.S.



- AVOID OVER COMPACTION OF THE NATURAL SUBGRADE SOILS. UNDERDRAINS MAY BE USED TO PROVIDE POSITIVE DRAINAGE.
- OPEN GRADED BASE MATERIAL TO BE INSTALLED IN 6" LIFTS AND COMPACTED. THERE SHOULD BE A MINIMUM OF FOUR PASSES WITH NO VISIBLE MOVEMENT OF THE MATERIAL.
- PRESS #8 STONE INTO TOP OF #57 STONE WITH COMPACTION EQUIPMENT.
- PAVERS TO BE SET USING 5000 LBF PLATE COMPACTOR.

PERMEABLE PAVER DETAIL
N.T.S.

GREASE TRAP DESIGN:

This narrative provides the basis-of-design for the grease waste system serving all kitchen fixtures. The design includes fixture routing, flow calculations, NYS Plumbing Code compliance, and grease interceptor sizing per the 2014 NYSDC 30-minute detention standard. The kitchen operates with staggered fixture use and does not run multiple sinks or equipment simultaneously.

Fixtures Routed to Grease

- Hand sink - 10x13x5 in
- 2-compartment sink - (18x24x14 in) x2 bowls
- 3-compartment sink - 24x24x17, 24x24x17, 36x24x17 in
- Vegetable prep sink - 20x20x14 in
- Mop/service sink - 18x19x14 in
- Floor drain - kettle/skillet area
- Pre-rinse sprayer - assumed 2.0 gpm
- Hobart 6460 potato peeler - assumed 10 gpm intermittent

Methodology

- Grease interceptor sizing is based on:
- Fixture bowl volume calculations using 75% usable volume and a 2-minute drain-down.
 - NYS Plumbing Code DFU values for drainage sizing.
 - Peak flow (Q_{peak}) based on the largest credible simultaneous discharge event.
 - A required 30-minute detention time per NYSDC Design Standards for Intermediate Sized Wastewater Treatment Systems (2014).

Updated Peak Flow Calculation (Realistic Operation)

The kitchen does not operate multiple sinks or equipment simultaneously. Sinks are filled and drained a maximum of twice per day, and the Hobart potato peeler operates only 1.5 hours per week. The credible peak flow is therefore limited to the largest sink drain with minor concurrent flow:

- 3-compartment sink drain: 55.6 gpm
- Pre-rinse sprayer allowance: 2.0 gpm
- Minor concurrency factor: 3-5 gpm

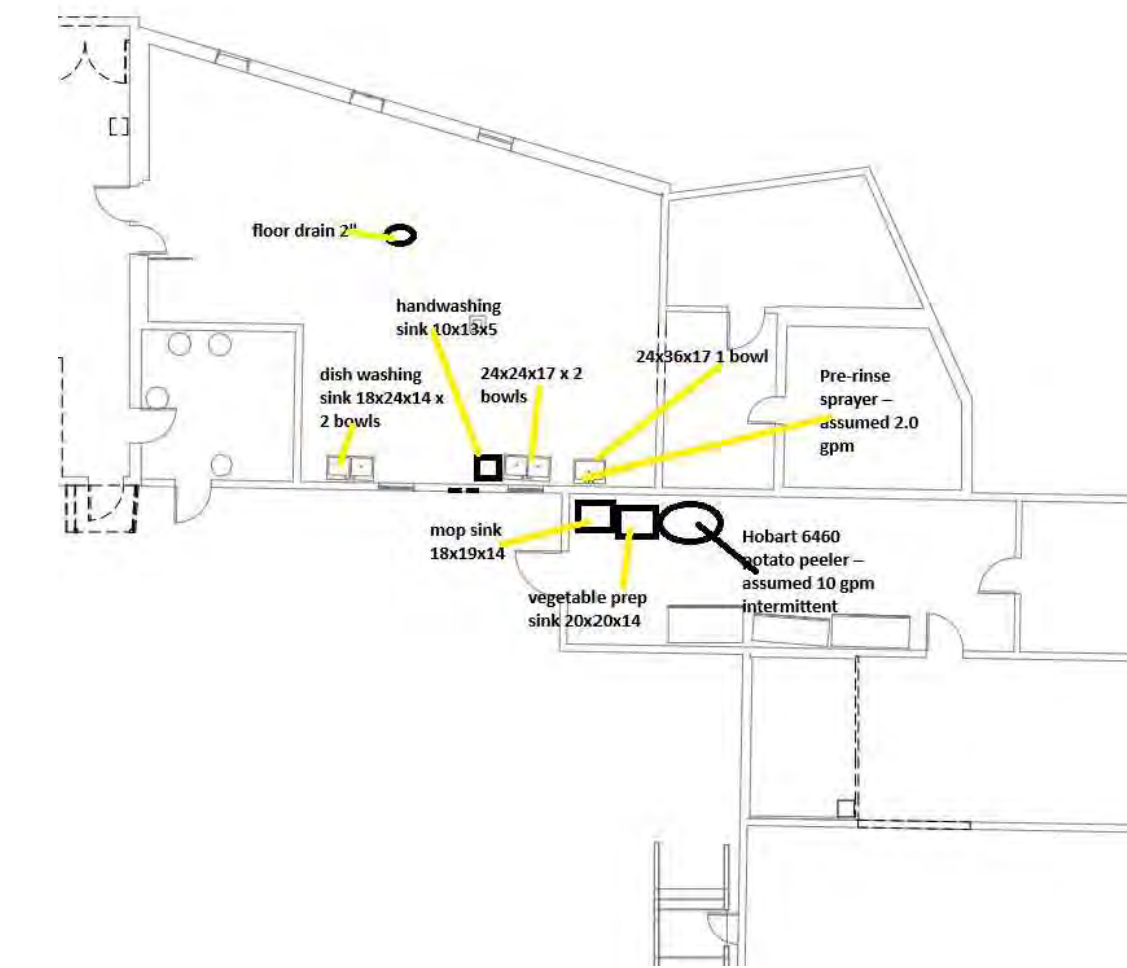
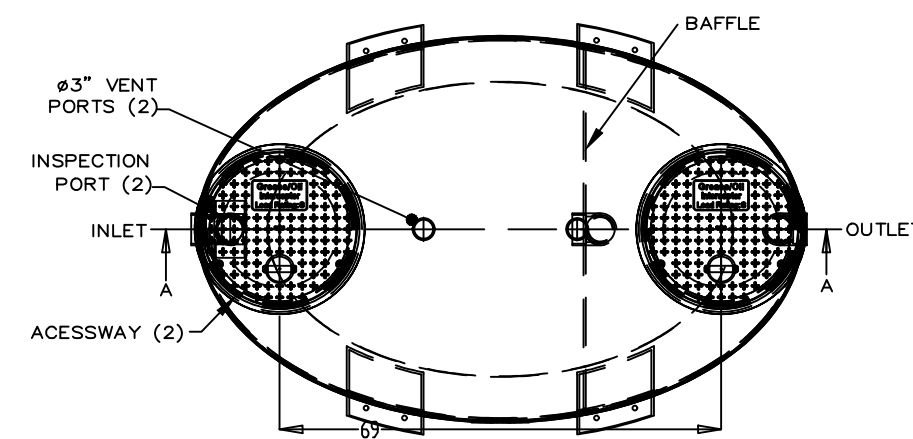
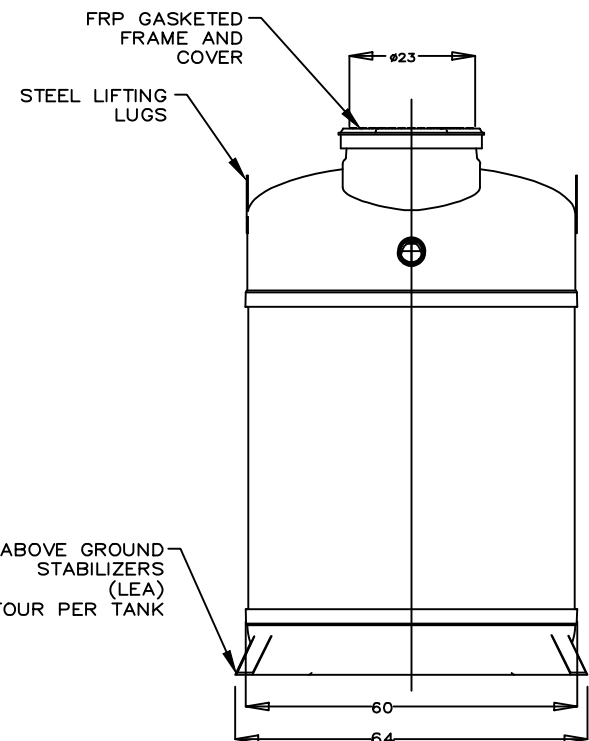
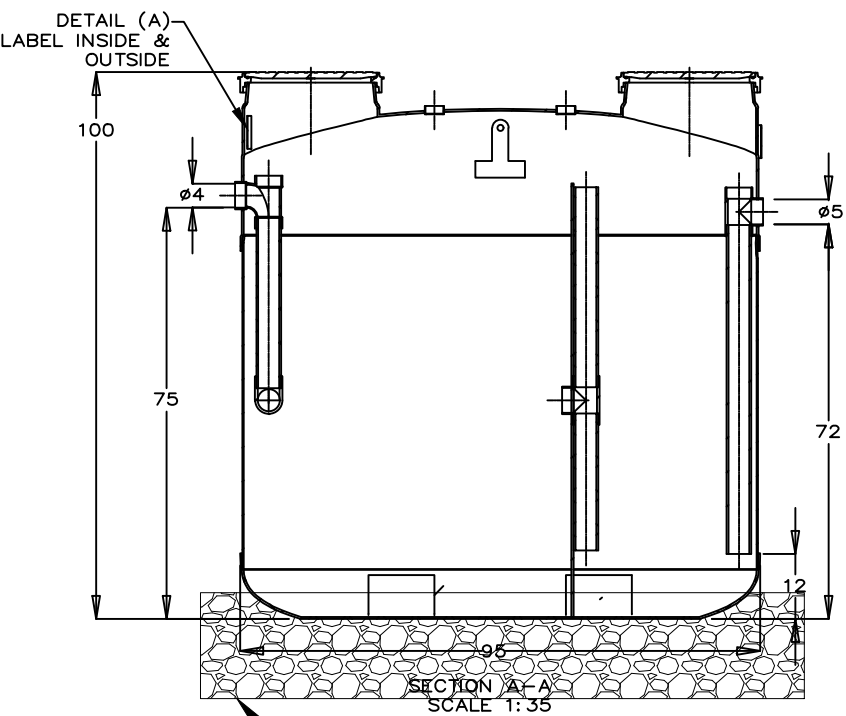
Resulting realistic Q_{peak}: **60-65 gpm**

Grease Interceptor Sizing (Updated to 2,000 gallons)

Per NYSDC, required working volume is:
Q_{peak} x 30 minutes

- At 60 gpm: 1,800 gallons
- At 65 gpm: 1,950 gallons

The appropriate standard tank size is therefore **2,000 gallons**. This tank size is justified based on actual kitchen operation and meets the required 30-minute detention time.



PROCEPTOR MODEL GMC 1300 UPC DETAIL
N.T.S.

NOTES:

- PROCEPTOR SHALL BE PLACED ON A 6" BED OF 3/4 INCH CRUSHED STONE.

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SHEET NUMBER

15

18

4 TOWN COMMENTS 6-12-26

1 TOWN COMMENTS 5-13-26

2 TOWN COMMENTS 2-18-26

1 TOWN COMMENTS 2-9-26

ORIGINAL DATE: 1-26-2026

PROJECT NUMBER:

CIARCIA ENGINEERING, P.C.

360 UNDERHILL AVENUE

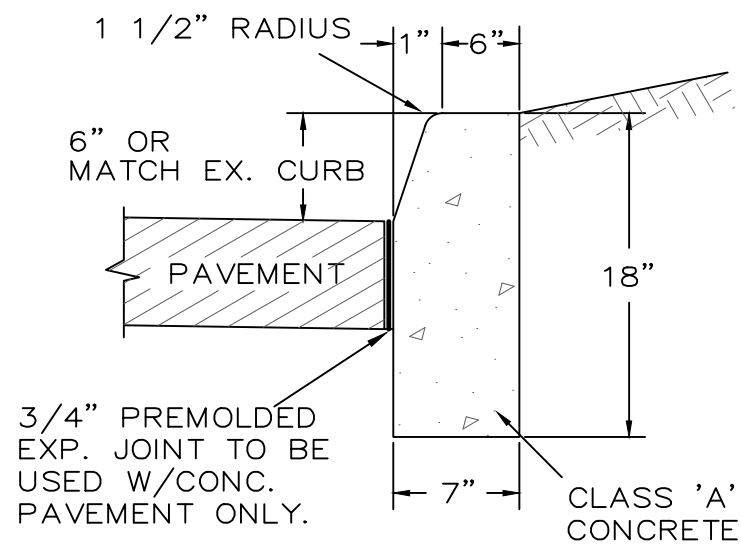
YORKTOWN HEIGHTS, NY 10598

AMMENDED SITE PLAN

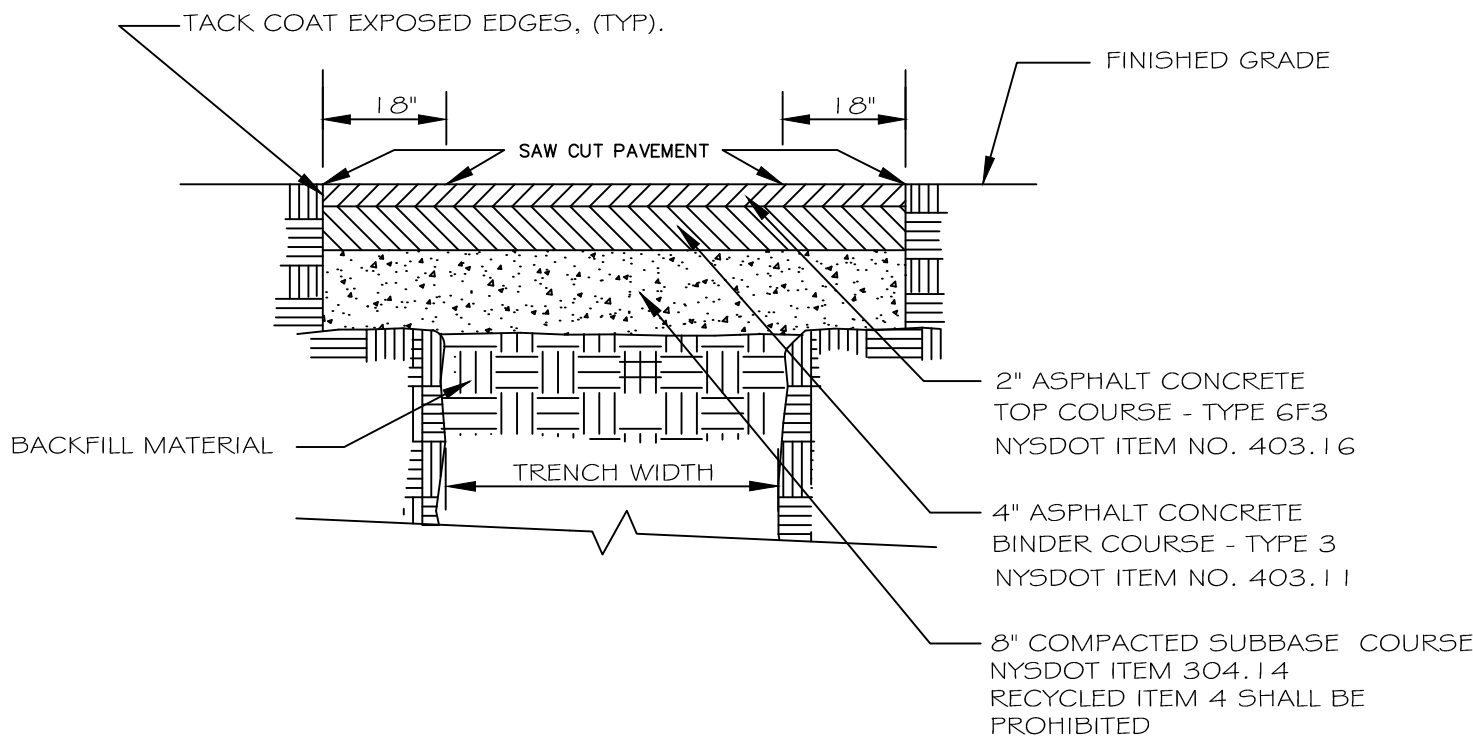
Prepared For

YESHIVA OHR HAMEIR

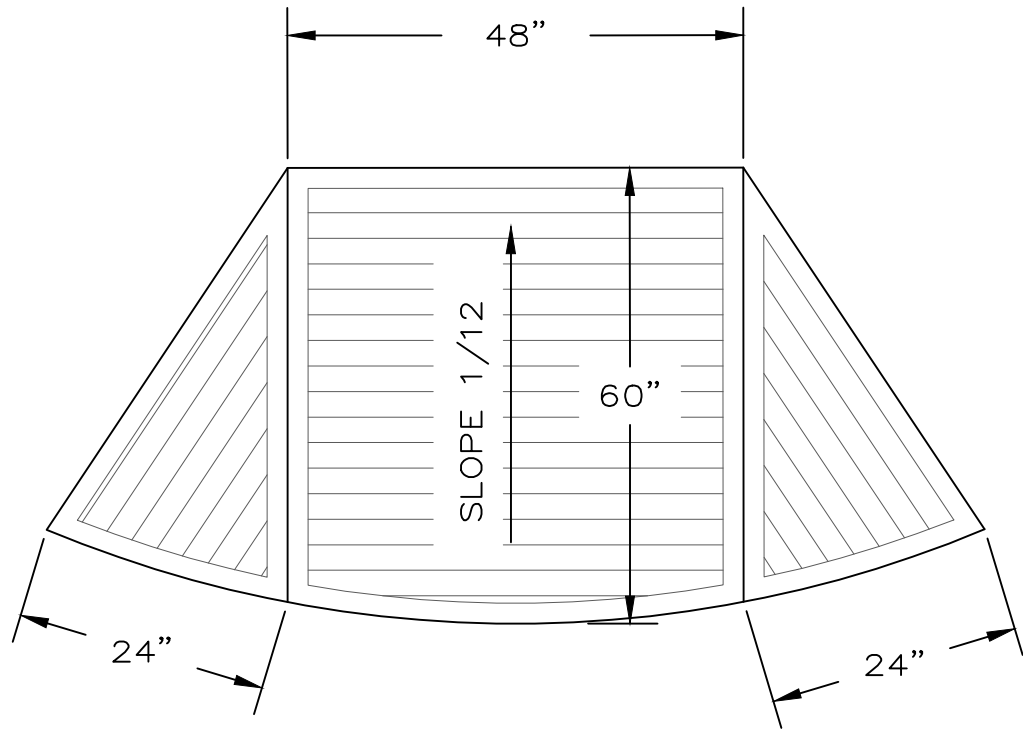
MISC. DETAILS



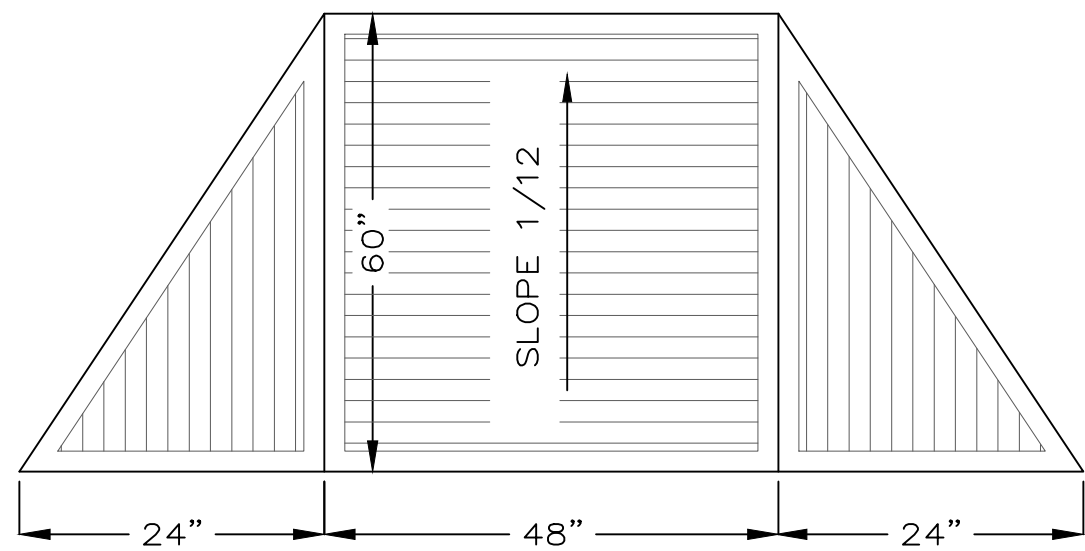
CONCRETE CURB
N.T.S.



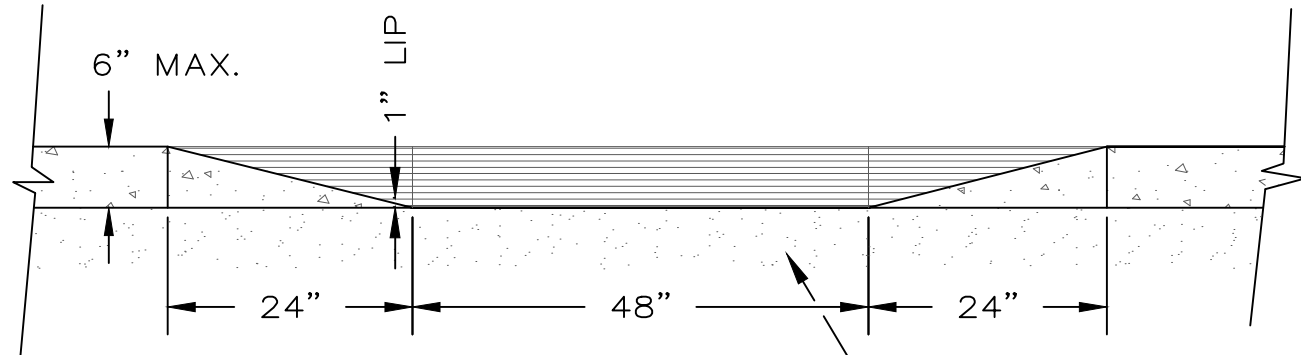
ROAD PAVEMENT RESTORATION DETAIL
(N.T.S.)



CORNER PLAN



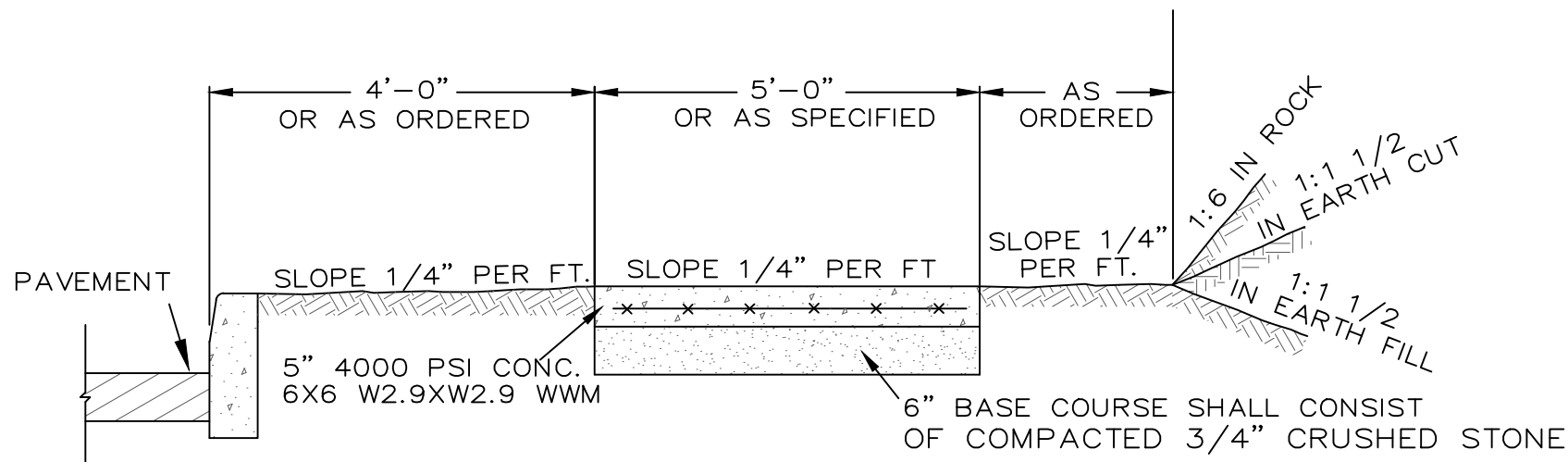
STRAIGHT PLAN



SECTION

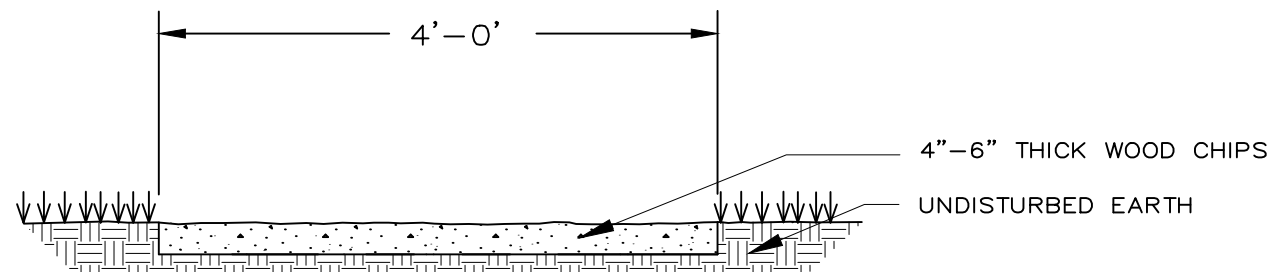
6" BASE COURSE SHALL CONSIST
OF COMPACTED 3/4" CRUSHED STONE

CONCRETE SIDEWALK RAMP
N.T.S.



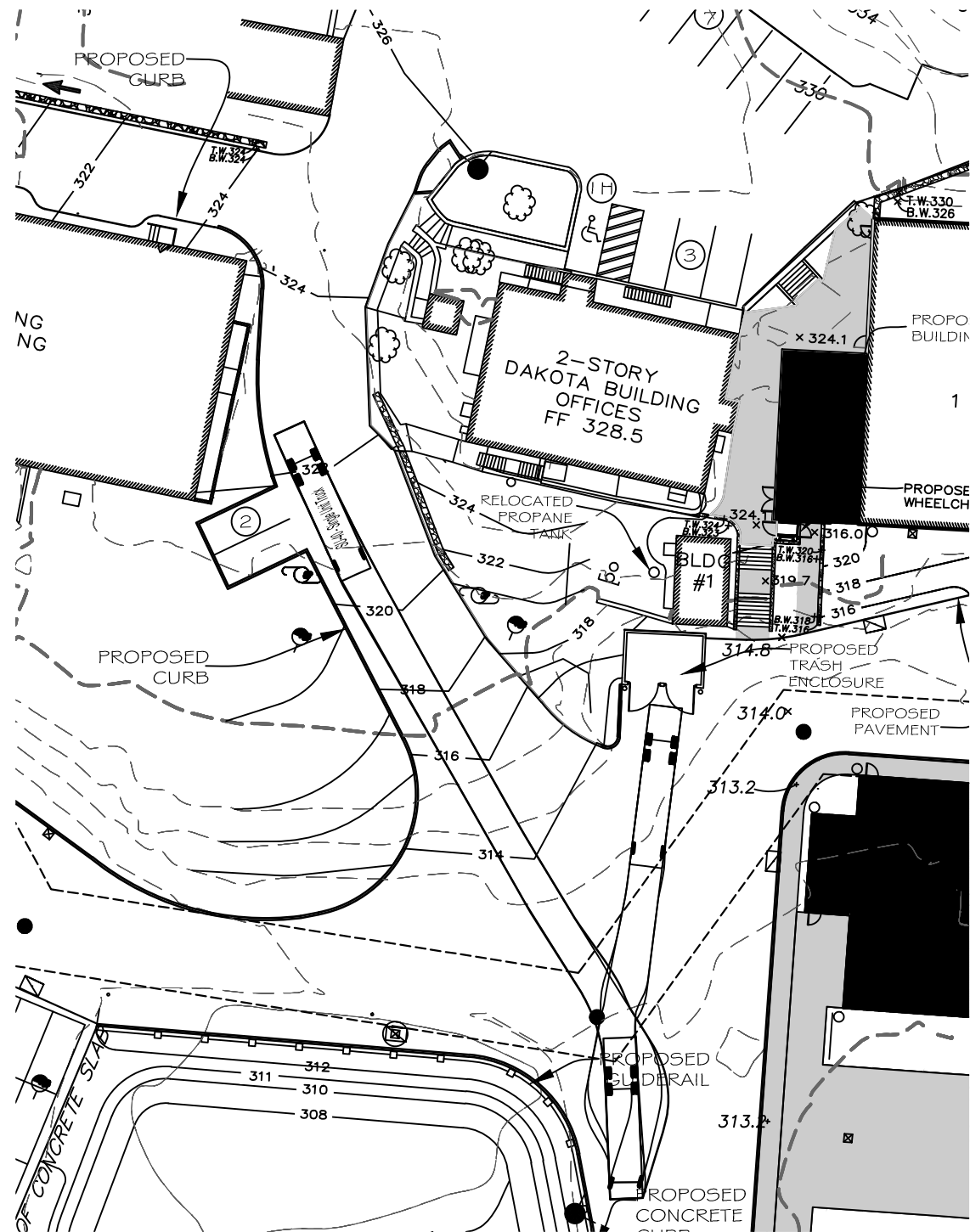
TRANSVERSE EXPANSION JOINT 20'-0" OR AS DIRECTED
SET 1/4" BELOW SURFACE OF WALK

CONCRETE SIDEWALK
N.T.S.

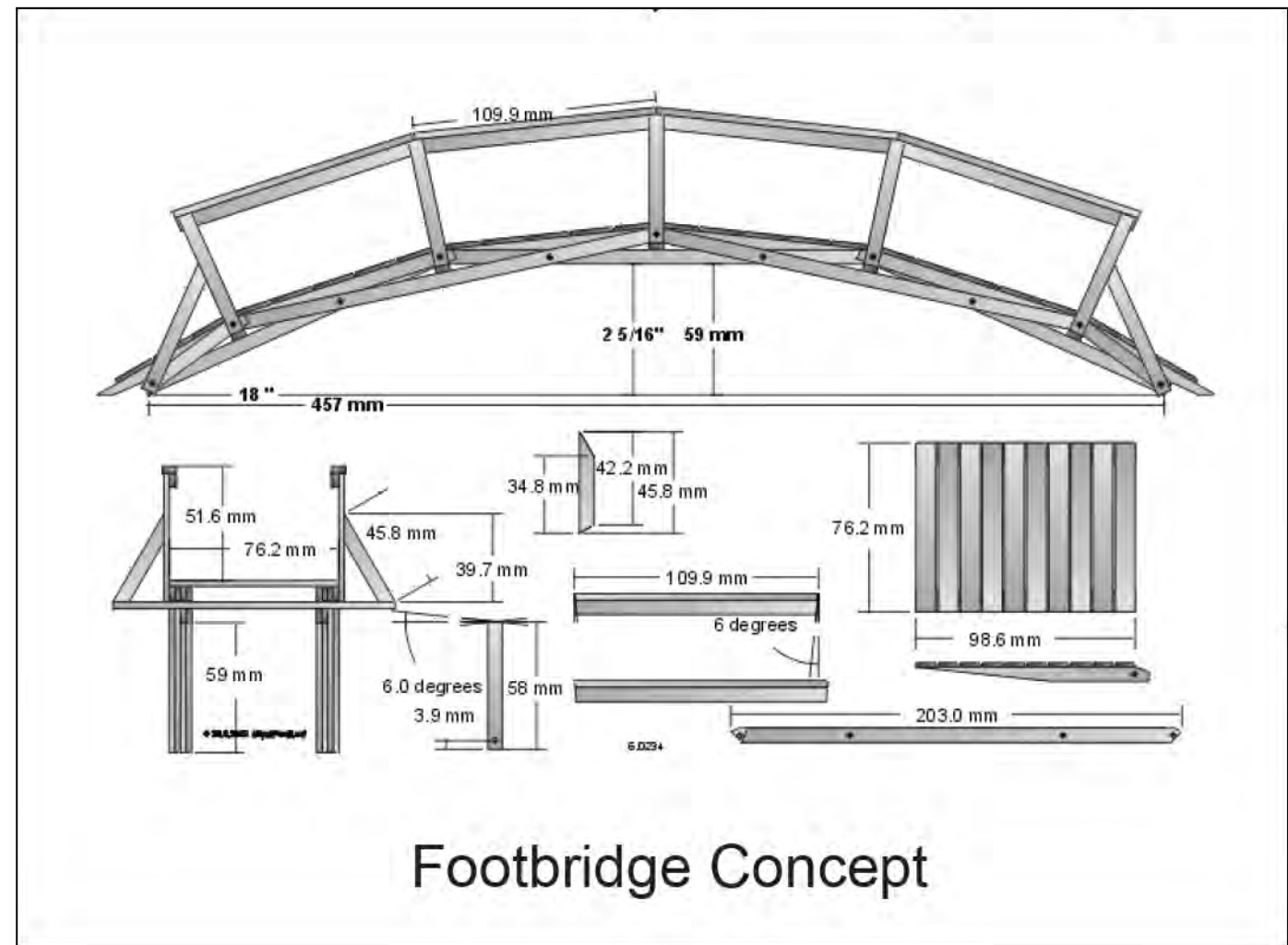


1. CENTERLINE OF TRAIL WILL BE STAKED IN THE FIELD. IT IS NOT ANTICIPATED THAT ANY TREES WILL BE REMOVED FOR PATH CONSTRUCTION.
2. TRAIL WIDTH OF FOUR TO SIX FEET WILL BE MOWED CLOSE TO THE GROUND.
3. WOOD CHIPS WILL BE PLACED FOUR TO SIX INCHES THICK.
4. TRAIL WILL BE RENEWED EVERY TWO TO THREE YEARS AS REQUIRED.

WOOD CHIP TRAIL DETAIL
N.T.S.



REFUSE VEHICLE MANEUVERING
SCALE: 1"=40'



Footbridge Concept

PHASING DESCRIPTION

THE PHASING PLAN DESCRIBES THE PROJECT SEQUENCING THAT WILL ALLOW THE CAMPUS TO OPERATE WHILE CONSTRUCTION PROGRESSES. THE PROPOSED PHASES WILL ALLOW THE YESHIVA TO REMAIN OPERATIONAL WHILE ENSURING SAFE AND CONTINUOUS USE OF THE FACILITIES THROUGHOUT THE CONSTRUCTION PERIOD.

PHASE 1

CONSTRUCTION WILL BEGIN WITH THE NEW "DODGE CITY" DORMITORY AND CLASSROOM BUILDING ALONG WITH THE NEW STORAGE BUILDING. UPON COMPLETION OF THIS BUILDING, STUDENTS WILL BE HOUSED IN THE UPPER DORMITORY FLOORS AND CLASSES WILL TAKE PLACE IN THE NEW CLASSROOMS ON THE FIRST FLOOR. THE NEW BUILDING SHOULD TAKE APPROXIMATELY 2 YEARS TO COMPLETE. PHASE 1 WILL ALSO REQUIRE THE CONSTRUCTION OF THE PUBLIC WATER AND PRIVATE SEWER MAIN. WATER AND SEWER FACILITIES WILL REQUIRE THE APPROVAL OF THE UTILITIES PRIOR TO THE NEW DORMITORY BEING OCCUPIED. THE STORMWATER BASIN WILL ALSO BE COMPLETED DURING THIS PHASE. AT THE CONCLUSION OF THIS PHASE, THE NUMBER OF STUDENTS THAT THE CAMPUS CAN SAFELY ACCOMMODATE WILL BE RAISED TO 256.

PHASE 2

THE PREVIOUS DORMITORY, (POOL BUILDING) WILL UNDERGO CONSTRUCTION AS WELL AS RENOVATIONS TO THE EXISTING SANCTUARY BUILDING (CHALET). THE DALLAS BUILDING WILL ALSO BE UPDATED DURING THIS PHASE. THE RABBI'S LECTURE ROOM WING LOCATED ON THE FIRST FLOOR OF THE NEW "DODGE CITY" BUILDING WILL TEMPORARILY ACCOMMODATE SANCTUARY FUNCTIONS WHILE PHASE 2 IS BEING COMPLETED. THIS PHASE SHOULD TAKE APPROXIMATELY 1 YEAR. BASED ON THE AVAILABLE SQUARE FOOTAGE IN THE LECTURE ROOM AND ACCOMMODATIONS IN THE DINING HALL, THE MAXIMUM STUDENT POPULATION DURING THIS TIME COULD CONTINUE TO BE SAFELY AND LAWFULLY AT 256 STUDENTS.

PHASE 3

THIS PHASE WILL CONSIST OF CONSTRUCTION UPGRADES TO THE DINING BUILDING AS WELL AS FAÇADE UPGRADES TO THE REMAINING STAFF BUILDINGS, "TEXAS" AND "DAKOTA". WHILE THE DINING BUILDING IS UNDER CONSTRUCTION, THE RABBI'S LECTURE ROOM WING LOCATED IN THE NEW "DODGE CITY" BUILDING WILL BE USED AS A TEMPORARY DINING ROOM. THE CURRENT KITCHEN WILL CONTINUE TO OPERATE AS IS THROUGHOUT THIS PHASE. THIS PHASE WILL TAKE APPROXIMATELY 1 YEAR

FOLLOWING COMPLETION OF THIS PHASE, UP TO 320 STUDENTS COULD BE SAFELY AND LAWFULLY ACCOMMODATED UNDER APPLICABLE CODES. THEREFORE THE MAXIMUM NUMBER OF STUDENTS ENROLLED COULD BE INCREASED TO 320 STUDENTS AFTER AN ADMINISTRATIVE REVIEW CONDUCTED BY THE DEPARTMENT OF TECHNICAL SERVICES WHICH SHALL VERIFY:

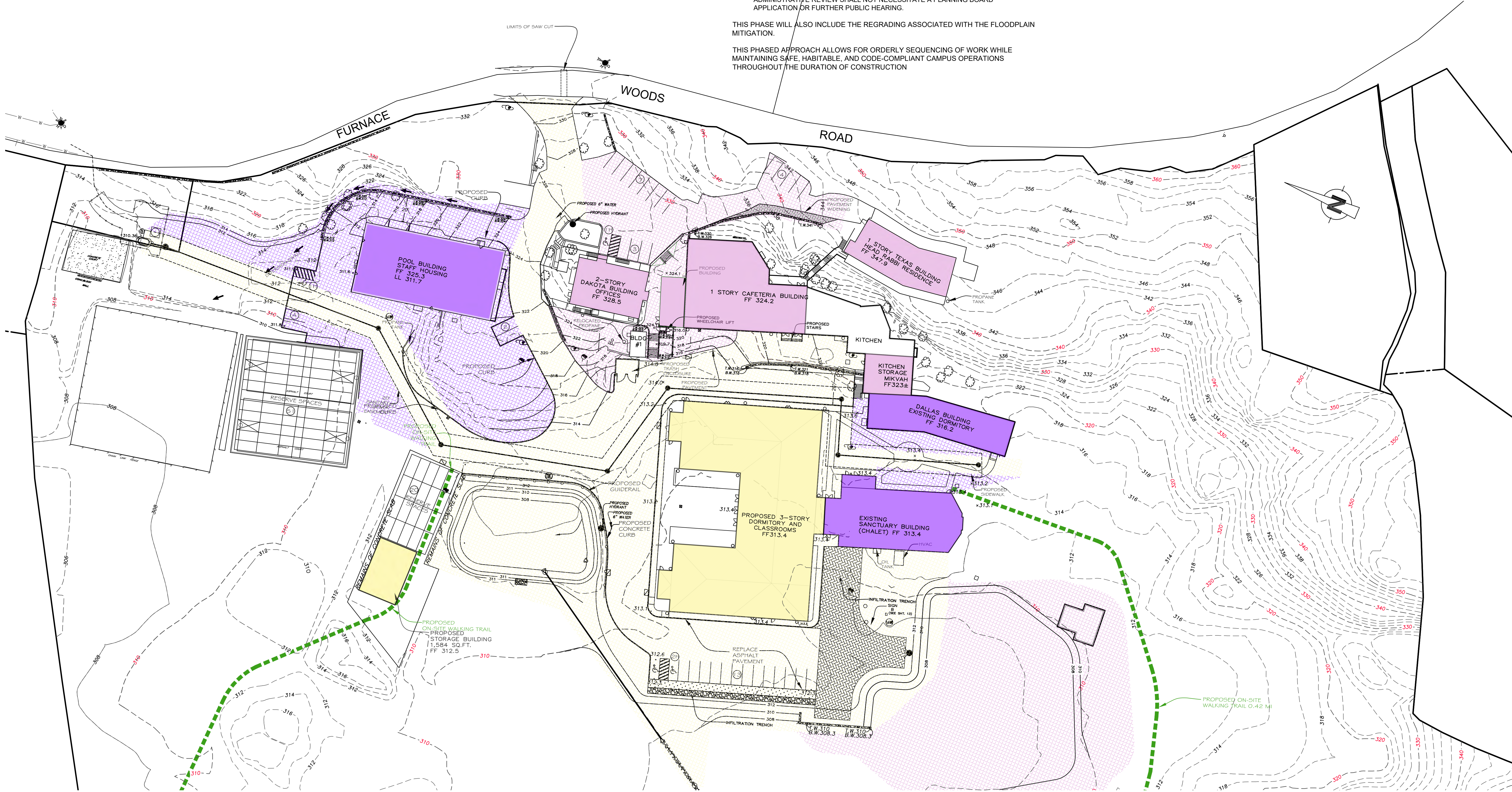
- A. THAT THE CONSTRUCTION OF ALL INTERIOR SPACE WITHIN THE BUILDING (INCLUDING BUT NOT LIMITED TO ROOMS, HALLWAYS, WINDOWS, DOORS) IS IN COMPLIANCE WITH THE APPROVED ARCHITECTURAL PLANS;
- B. THAT ALL FIRE ACCESS AND ASSOCIATED LIFE SAFETY IMPROVEMENTS OUTSIDE AND AROUND THE BUILDING ARE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN DRAWINGS; AND
- C. THAT ALL DORMITORY ROOMS ARE COMPLETED AND ARRANGED IN COMPLIANCE WITH STATE BUILDING CODE, FIRE CODE AND NYS DORMITORY REQUIREMENTS. SAID ADMINISTRATIVE REVIEW SHALL NOT NECESSITATE A PLANNING BOARD APPLICATION OR FURTHER PUBLIC HEARING.

THIS PHASE WILL ALSO INCLUDE THE REGRADING ASSOCIATED WITH THE FLOODPLAIN MITIGATION.

THIS PHASED APPROACH ALLOWS FOR ORDERLY SEQUENCING OF WORK WHILE MAINTAINING SAFE, HABITABLE, AND CODE-COMPLIANT CAMPUS OPERATIONS THROUGHOUT THE DURATION OF CONSTRUCTION

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



SCALE: 1"=40'

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AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

PHASING PLAN

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

17

18

2 TOWN COMMENTS 6-12-26

1 TOWN COMMENTS 5-13-26

ORIGINAL DATE: 2-13-26

PROJECT NUMBER:

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

SCALE: 1"=80'



AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

WALKING TRAILS

CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598



6 TOWN COMMENTS 6-12-26
5 TOWN COMMENTS 5-13-26
4 TOWN COMMENTS 2-18-26
3 TOWN COMMENTS 1-26-26
2 MISC. REVISIONS 12-17-25
1 TOWN COMMENTS 10-13-25
ORIGINAL DATE: 6/11/2025
PROJECT NUMBER:

SHEET NUMBER
18
18

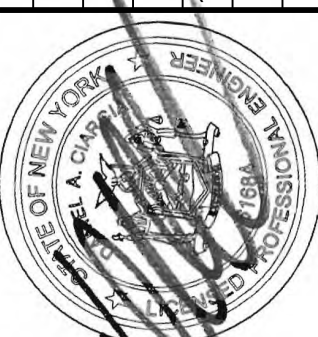
LUMINAIRE SCHEDULE									
CALCULATED	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTES	QUANTITY
B		(f) RAD9 LED F3 27K AST GLOB	ELECTRONIC	GROUND	LINEAR TRIMMING RAD9 LED F3 27K AST GLOB	120V 1P 2W	1" MOUNTING HEIGHT	0/100% SILENT PHOTO MTR 12.5" dia 12.5" dia 12.5" dia -0.008 -0.04 0 0.008 -0.04 0 ALUMINUM-BIND-4643-3540-250077546 B	40
L		(f) RAD48 48mm mount w/ P1 2700K, 48mm dia, variation with house-side shield	ELECTRONIC	POLE	LINEAR TRIMMING RAD9 LED F3 AST HS	120V 1P	15" MOUNTING HEIGHT	0/100% SILENT PHOTO MTR 12.5" dia 12.5" dia 12.5" dia -0.008 -0.04 0 0.008 -0.04 0 ALUMINUM-BIND-4643-3540-250077546 B	7
W		(f) MDT LED W/ HS - PERFORMANCE RAD2700K, 120V, 1P, 2W OPTICAL COMFORT 2700K	ELECTRONIC	SWIRE	LINEAR TRIMMING MDT LED F3 27K BODY SW	120V 1P	10" MOUNTING HEIGHT	0/100% SILENT PHOTO MTR 12.5" dia 12.5" dia 12.5" dia -0.008 -0.04 0 0.008 -0.04 0 ALUMINUM-BIND-4643-3540-250077546 B	31



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NEW YORK STATE EDUCATION LAW.

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1 MISC. REVISIONS 4/13/2026
ORIGINAL DATE: 2/18/2026



CIARCIA ENGINEERING, P.C.

360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

LIGHTING PLAN

AMMENDED SITE PLAN

Prepared For
YESHIVA OHR HAMEIR

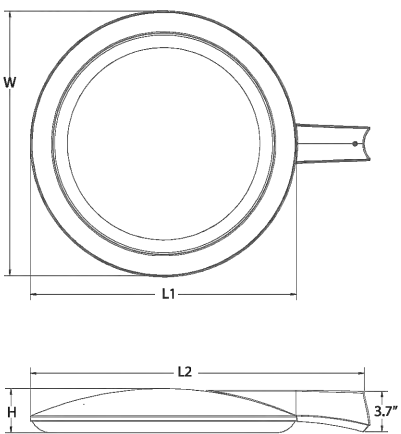


Radean Arm Mount LED Area Luminaire



Specifications

EPA: 0.75 ft²
(0.05 m²)
Length:
L1 24" (61cm)
L2 30" (60.96 cm)
Width: 24" (61cm)
Height: 4" (10.2cm)
Weight (max): 29lbs
(13.15Kg)



Catalog Number	
Notes	
Type	

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

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens	27K 2700K	SYM Symmetric type I	MVOLT ¹ 277 ²	SPA Square pole mounting (includes adapter)
	P2 7,000 Lumens	30K 3000K	ASY Asymmetric type II	420 ³ 347	RPA Round pole mounting
	P3 7,000 Lumens	35K 3500K	PATH Pathway type III	288 ⁴ 480	WBA Wall bracket
	P4 11,000 Lumens	40K 4000K		240 ⁵	
	P5 16,000 Lumens	50K 5000K			
Control options		Other options		Finish options	
Shipped installed NLTAR2 Night AR 2.0 enabled ¹ PE Button photocell ¹ FAO Field adjustable output ¹ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)		SE Single face ¹ DE Double face ¹ LRO Left rotated optics RRO Right rotated optics	Shipped separately HS Household shield ¹	DOBK Dark bronze DBLK Black DNAL Natural aluminum DNWH White	DOBTD Textured dark bronze DBLTD Textured black DNATD Textured natural aluminum DNWTD Textured white
Accessories		NOTES			
NDS Household shield (shield white)		1 2700K and 3500K may require extended lead times. 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option. 3 NLTAR2 not available with PE or FAO. Must link to external night air network. Does not include occupancy sensor. For more information refer to SENS pole mount sensor. 4 DMG not available with NLTAR2 or FAO. 5 Also available as a separate accessory, see Accessories information. Shield is field rotatable in 45° increments.			



COMMERCIAL OUTDOOR
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RAD1 LED
Rev. 12/08/25

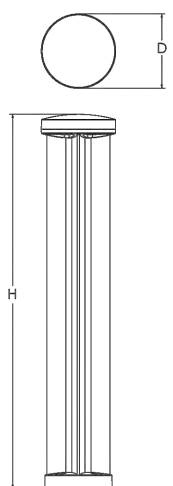
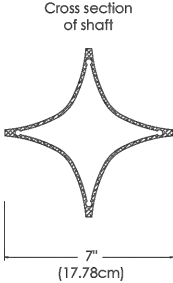


RADEAN Bollard LED Site Luminaire



Specifications

Diameter: Ø = 8.25"
(20.96cm)
Height: H = 41.5" Standard
(105.41cm)
Weight (max): 20lbs
(9.07Kg)



Catalog Number	
Notes	
Type	

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

Introduction

The RADEAN LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The RADEAN LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RAD LED						
Series	Performance Package	Color Temperature	Distribution	Voltage	Control options	Bollard Top (options)
RADB LED	P1	27K 2700 K	ASY Asymmetric ¹	MVOLT ¹	Shipped installed	Slim Top
	P2	30K 3000 K	SYM Symmetric ¹	120	PE Photocell, cell, button type ¹	BTS Slim top, painted to match shaft ¹
	P3	35K 3500 K		208 ²	DMG 0-10V dimming driver (no controls)	BTSDWBXD Slim top, white ^{1,9}
	P4	40K 4000 K		240 ³	ETWH Emergency battery backup, Certified in CA Title 20 MAEDBS ^{1,10}	BTSDBLXD Slim top, black texture ^{1,9}
	P5	50K 5000 K		277	FAO Field adjustable output ¹	BTSDBLXD Slim top, black ^{1,9}
				347	PIR Motion sensor B-level ^{10A,7}	BTSDDBXD Slim top, dark bronze textured ^{1,9}
				480		BTSDDBXD Slim top, dark bronze ^{1,9}
						BTSDNATXD Slim top, natural aluminum textured ^{1,9}
						BTSDNATXD Slim top, natural aluminum ^{1,9}
						BTSDWBXD Slim top, white textured ¹
						BTSDWBXD Slim top, white textured ¹
Bollard crown options ¹						
Deep Crown			Flat Crown		Other options	
BCC	Deep crown, painted to match shaft ¹	BCF	Flat crown, painted to match shaft ¹	H24 ^{10A}	24" overall height	DOBKD Dark bronze
BCCWBXD	Deep crown, white ¹	BCFBLXD	Flat crown, black textured ¹	H30 ^{10A}	30" overall height	DBLK Black
BCCDBLXD	Deep crown, black ¹	BCFDBLXD	Flat crown, black ¹	H36 ^{10A}	36" overall height	DNALD Natural aluminum
BCCDBLXD	Deep crown, black textured ¹	BCFDBTDX	Flat crown, dark bronze textured ¹	LAB	Without anchor bolts	DNWH White
BCCDBTDX	Deep crown, dark bronze textured ¹	BCFDBTDX	Flat crown, dark bronze ¹			DOBTD Textured dark bronze
BCCDBTDX	Deep crown, dark bronze ¹	BCFDBTDX	Flat crown, dark bronze textured ¹			DBLTD Textured black
BCCDBTDX	Deep crown, natural aluminum textured ¹	BCFDBTDX	Flat crown, natural aluminum textured ¹			DNATD Textured natural aluminum
BCCDBTDX	Deep crown, natural aluminum ¹	BCFDBTDX	Flat crown, natural aluminum ¹			DNWTD Textured white
BCCDBTDX	Deep crown, white textured ¹	BCFDBTDX	Flat crown, white textured ¹			
Accessories						
Standardized depth dimensions						
RADBAR U	Anchor bolts (4)	RADBAR BOLT (FANISH)	Base cover with bolt caps	NOTES		
RADBAR DOBDD U	Replacement anchor bolt covers (specify finish) (4)	RADBAR EMBEDDING U	Emergency test key	1 PE only available in SYM distribution. 2 ADP has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM 4-quadrant product. 3 PIR not available with 208V or 240V. 4 PE only available with ADP. 5 PE, PIR and FAO not available with BTS. 6 ETWH and PIR only available in full height. Not available with H24, H30 or H36. 7 PIR not available with ETWH. 8 ETWH is not available with 347V or 480V. 9 Architectural and custom colors available additional leadtime and cost may apply. 10 42" Height is standard. H24, H30 and H36 have longer leadtimes.		



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RADB LED
Rev. 8/27/24

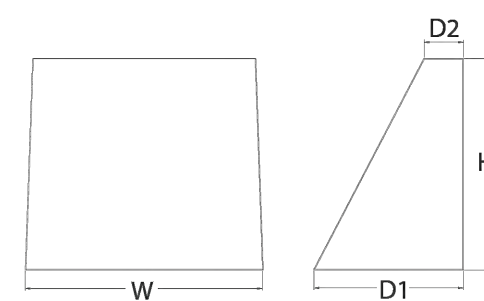


WDGE1 LED Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Catalog Number	
Notes	
Type	

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

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 40°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 34C/31)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W	18W	Standalone / nLight	---	750	1,200	2,000	---	---	---	---
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	---	---	1,200	2,000	3,000	4,500	6,000	---
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,000	4,200	---	---	---
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	---	---	---
WDGE4 LED	Precision Refractive			Standalone / nLight	---	12,000	16,000	18,000	20,000	22,000	25,000	---

Ordering Information

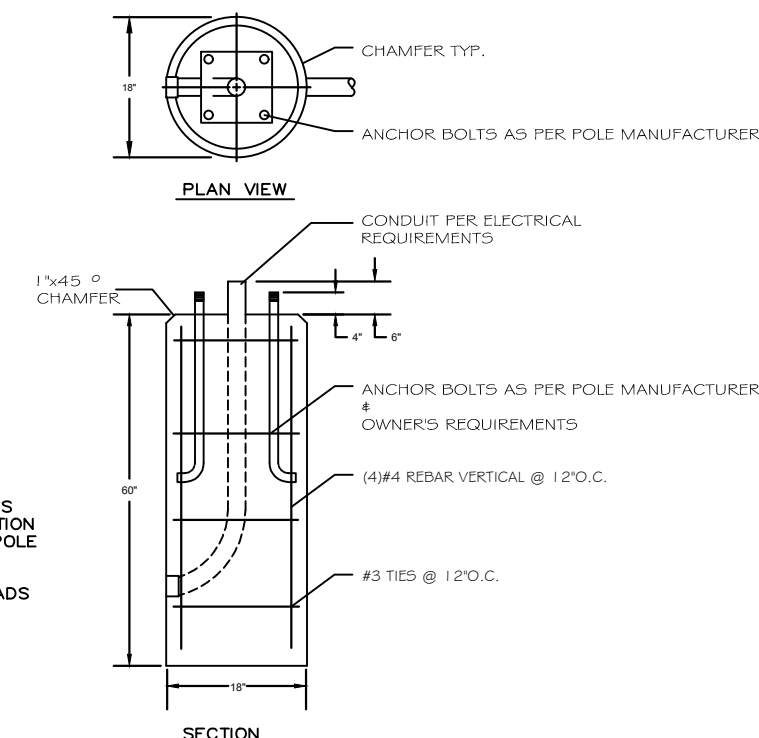
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ¹	Shipped included SRM Surface mounting bracket
	P1	30K 3000K	90CRI	VF Visual comfort forward throw		ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ¹
	P2	35K 3500K		VF Visual comfort wide		Shipped separately AWS 3/8" Architectural wall spacer ¹ P8BW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ¹
Options		Finish				
ETWH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C, min) ¹	DOBK	Dark bronze	DOBTD	Textured dark bronze	
PE	Photocell, Button Type ¹	DBLK	Black	DBLTD	Textured black	
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ²	DNAL	Natural aluminum	DNATD	Textured natural aluminum	
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DNWH	White	DNWTD	Textured white	
BCE	Bottom conduit entry for back box (P8BW), Total of 4 entry points.	DOBK	Dark bronze	DOBTD	Textured dark bronze	
DSLE	Dual Switching (2 Drivers, 2 Light Engines)	DBLK	Black	DBLTD	Textured black	
CCE	Coastal Construction ³	DNAL	Natural aluminum	DNATD	Textured natural aluminum	

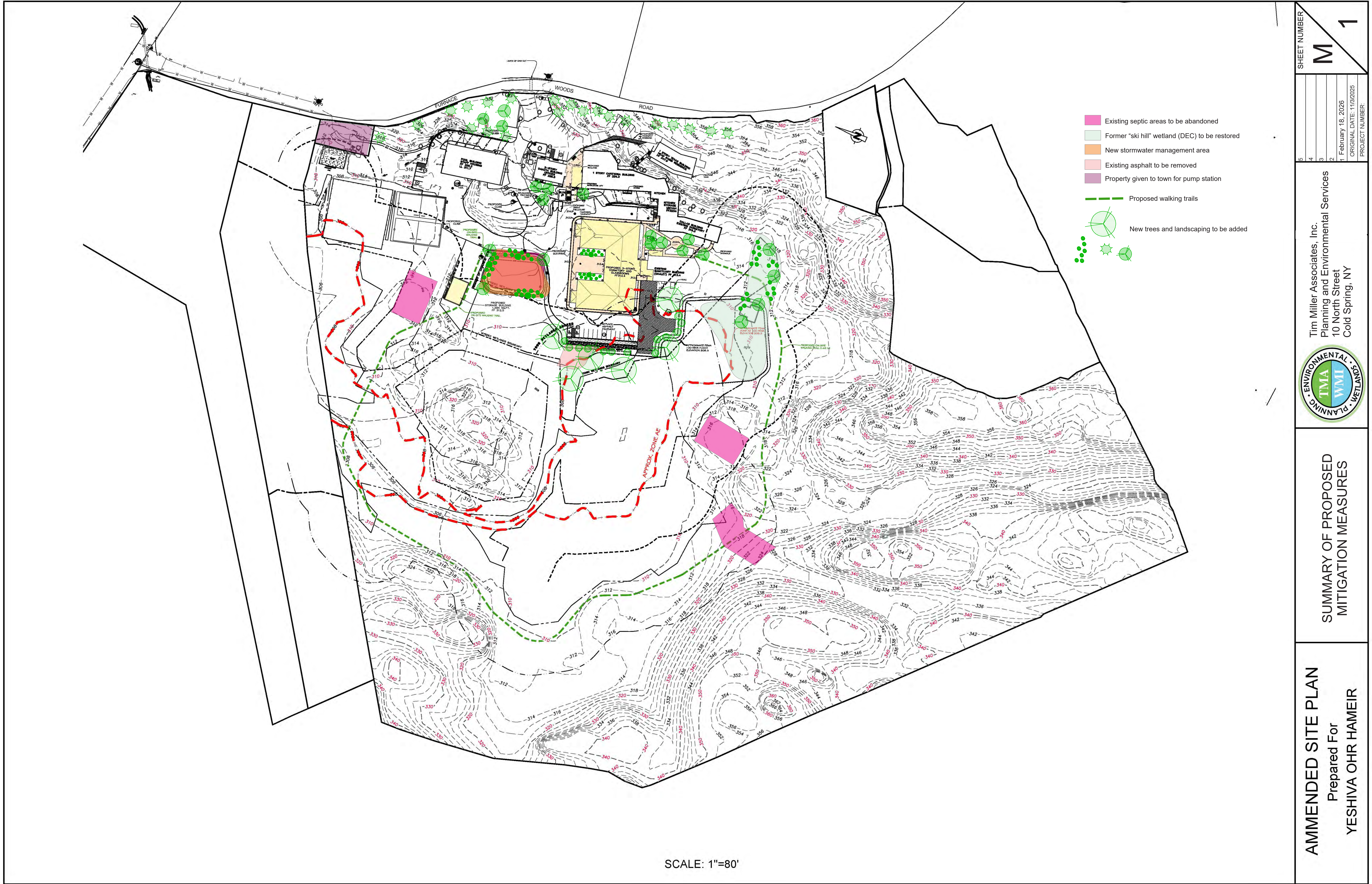


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WDGE1 LED
Rev. 04/02/25



LED LIGHT POLE AND CONCRETE BASE



SCALE: 1"=80'

AMMENDED SITE PLAN
Prepared For
YESHIVA OHR HAMEIR

SUMMARY OF PROPOSED
MITIGATION MEASURES



Tim Miller Associates, Inc.
Planning and Environmental Services
10 North Street
Cold Spring, NY

1
2
3
4
5

SHEET NUMBER

M

1

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PROJECT NUMBER

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ORIGINAL DATE: 11/3/2025

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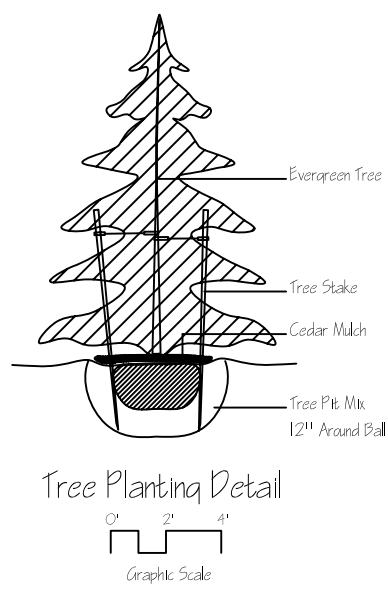
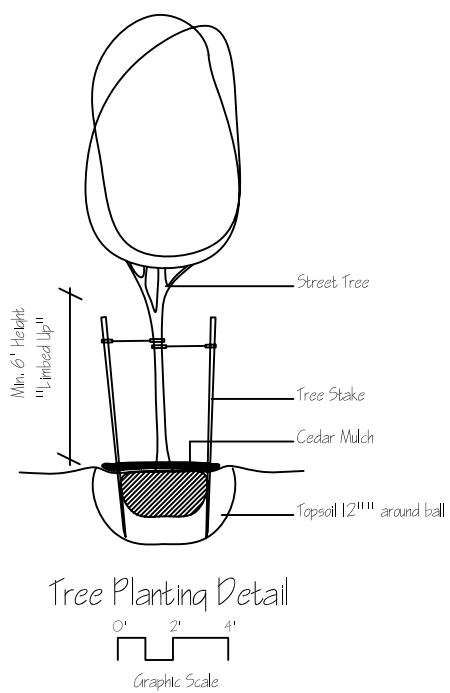
ORIGINAL DATE: 11/3/2025

- Notes:
1. All base data by others. No representation or warranty is express or implied as to accuracy of same.
 2. This Landscape Plan is for illustration of plant material purposes only. Please refer to Engineer or Surveyor drawings for all other site plan and site features information.
 3. All environmental concerns subject to local, state and/ or federal jurisdiction must be reviewed and approved by appropriate agencies.
 4. Developer/ builder is responsible for maintaining a safe site during construction and until future owners take possession of the site, or portions thereof, at which time the new owners will take full responsibility for maintaining a safe site through proper maintenance, modification and/ or replacement of plant material as necessary.



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

SCALE: 1"=40'



- Notes
1. All plants to be healthy, full and typical of the species, and shall meet the American Standards for Nursery Stock, latest edition. Mulch plant beds and the base of woody plants with 1.5"-2" shredded cedar bark. All plants shall be planted in recognized spring and fall planting periods unless specific approval otherwise is given by the project Landscape Architect.
 2. All areas not covered with impervious surfaces to be planted with lawn grass in the following ratio by species: 50% Perennial Rye, 25% Bluegrass and 25% Creeping Fescue. 95% coverage to be guaranteed.
 3. If quantities indicated on the plant list differ from those on the plan, the plan quantities shall be used.
 4. All plants to be warranted by the contractor to be healthy and in good physical condition for one year or two full growing seasons after planting. Contractor shall maintain the site in a safe condition at all times, and shall clear the site of debris on completion of work. Post construction the owner shall maintain the site in a safe condition.
 5. Soil for all lawn areas to be a minimum of 6" depth of loamy topsoil approved by the project Landscape Architect. For shrubs and tree pits topsoil to be used in backfilling to the extents shown on the details.

Grading Details

Where available, the upper one foot of topsoil will be stripped from the site and set aside from other site grading materials. The temporary storage area will be an upland site either removed from wetlands by 100 feet or separated from same by a soil erosion and sediment control fence. Per the above, topsoil will be stripped from the site and stockpiled for use in finishing grading. The stockpiled topsoil will be returned to the site to create a planting surface four to six inches deep for the plantings as described above. Finished soils at the invert of the planting sites will be of landscape quality. The finished surfaces of the planting area will be smooth within specified tolerances in uniform levels or slopes between points where elevations are indicated or between such points and existing grades. The accepted grading tolerance will be a smooth and even surface, free of voids, and within 0.25 feet of the specified elevation. During the course of earthwork, inspections will be scheduled at a frequency to be determined by the engineer/environmental consultant but no less than weekly. Some changes to the grades may be appropriate to establish flow paths and preserve trees. These determinations will be made by the landscape specialist supervising the grading.

It is proposed to excavate the wetland enhancement/restoration areas in order to establish pools and flow paths. These areas will be accessed for purposes of the wetland mitigation construction from the proposed parking area. If suitable, topsoil removed from excavated area will be used within the new wetlands as replacement of organic material for surface preparation. Soil erosion and sediment control fencing will be installed at the outer and down slope limits of the proposed wetland expansion. The location of the proposed mitigation will be cleared as necessary, but with an eye toward preserving any trees or shrubs adjacent to the work area; some may be removed and stockpiled for replanting after completion of grading.

Yeshiva Ohr Hameir Plant List 2-18-26				
Abb. Botanical Name		Common Name	Size	Quan.
Deciduous Trees				
Aru	Acer rubrum	Red maple	1-1/2" - 2"	11
LS	Liquidambar styraciflua	Sweetgum	1-1/2" - 2"	2
OG	Acer rubrum	Red maple 'October Glory'	3" - 3-1/2"	9
Evergreen Trees				
PG	Picea glauca	White Spruce	8-10' ht.	21
Minor Deciduous Trees				
Cfr	Cornus florida rubra	Pink Dogwood	7-8' ht.	4
AC	Amelanchier canadensis	Shadblow	7-8' ht.	2
Cc	Cercis canadensis	Redbud 'Forest Pansy'	7-8' ht.	3
Shrubs				
Cse	Cornus sericea	Redosier dogwood	5 gal.	12
VD	Viburnum dentatum	Arrowwood	5 gal.	12
IG	Ilex glabra	Inkberry 'Compacta'	2.5-3' ht.	16
IV	Ilex verticilla ta	Winterberry holly	5 gal.	12
JH	Juniperus horizontalis	Creeping Juniper 'Blue Rug'	5 gal.	11
HV	Hamamelis virginiana	Witchhazel	5 gal.	8
Flowering Plants				
HH	Hibiscus spp.	Hardy Hibiscus 'Midnight Marvel'	gal. cont., 24" o.c.	10
RH	Rudbeckia hirta	Black-eyed Susan 'Goldstrum'	gal. cont., 24" o.c.	10
SN	Symphytrichumnovae-angliae	New England Aster 'Grape Crush'	gal. cont., 24" o.c.	6
Seed				
FM	Floodplain Mix	Pinelands "Floodplain Mix" or equivalent		10 lbs
BB	Basin Bo om Mix	Pinelands "Basin Bo om Mix" or equivalent		5 lbs

June 24, 2026

Chris Kehoe, AICP
Heather Lavarney, CNU-A, AICP
Department of Planning & Community Development
1 Heady Street
Cortlandt Manor, New York 10567

Re: VS Construction Corp. – Evergreen Manor Parcel 1 – Assisted Living Facility
(2003 Crompond Road (PB 2025-5))
Response to Dept of Planning & Community Development Comments

Dear Chris and Heather:

On behalf of VS Construction Corp and in connection with the Evergreen Manor Parcel 1 Assisted Living Facility Site Plan we hereby submit the enclosed revised landscape and lighting drawings to address the comments provided during a meeting held May 19, 2026 with your office. The plans have been revised as follows:

- Fencing
 - o The dimension label near the refuse area has been relocated so that the fence is visible.
 - o The refuse area fence is provided as Detail 12 on SP-6.2 (enclosed).
 - o The fencing from the refuse enclosure has been continued to the west to provide additional screening of the generator.
- Planting Plan
 - o The total number of evergreen trees on sheet SP-4.1 has been updated to show 60 trees total and accounted.
 - o The non-native Cotoneaster has been replaced with Symphoricarpos orbiculatus (Coralberry), which is a native shrub.
- Lighting
 - o The lighting levels under the porte cochere has been reduced.
 - o A security light has been added to the stairs along the walkway on the north side of the building.

Chairman Kessler and Members of the Planning Board
Re: Evergreen Manor Parcel 1 - ALR Site Plan

June 24, 2026
Page 2

- o The wall mounted lighting fixtures have been updated to a fixture with a 2700K color temperature.
- o The monument sign label on the Site Layout Plan (SP-1.0) has been updated to indicate that the sign will be down lit.

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

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: D. Steinmetz, VS Construction

June 24, 2026

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

Re: VS Construction Corp. – Evergreen Manor Parcel 1 - ALR Site Plan
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)

Dear Chairman Kessler and Members of the Planning Board:

On behalf of V. S. Construction Corp. (the “Applicant”) we submit herewith responses to comments in the recent memo on the subject project from LaBella dated May 19, 2026.

Administrative

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

2. **Comment:** *It is understood, an Engineer's Report has been submitted to the Town Department of Technical Services for review. When received, please provide the Planning Board a copy of the letter from the Town's Water Division indicating that the water system has the capacity.*
 Response: Comment noted.

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

4. **Comment:** *The applicant has provided responses to the comments issued by the fire department. The fire department should review the most recent submission to determine if the applicants' response adequately address their concerns.*
 Response: Comment noted.

5. **Comment:** *DTS Provident Design Engineering, LLP indicated in their April 22, 2026 response letter, that they intend on responding to the comments regenerated in LaBella January 20, 2026, letter related to the on-site retaining walls in conjunction with the building permit application. A letter was forwarded to Department of Technical Services (DOTS) outlining the outstanding comments raised by LaBella related to our past comments on the Engineering Design Report, dated October 2025 and Sheets SP6.4-SP6.11, dating November 20, 2025.*
- Response:** Comment noted.

Plans

SP1.0- Parcel Site Layout Plan

1. **Comment:** *SP-1.0- Please turn on setback along the proposed subdivision road. Provide dimensions associated with the setbacks.*
- Response:** The 30-foot front yard setback has been shown on the plan. A note indicating the 30' setback has been provided on the plan.

Sheet SP-2.0- Parcel 1- Site Grading and Drainage Plan

1. **Comment:** *The limits of disturbance associated with the construction of the retaining walls on east side of the building, encroach within the 100-ft non-disturbance setback, starting at center line of Nancy Lane and proceeding north toward Crompond Road. The alignment of the retaining wall should be modified to eliminate encroachment within the 100-ft non-disturbance setback.*
- Response:** Comment noted. It is the applicant's intent to restore any temporary disturbance during the course of construction.
2. **Comment:** *SP-2.0- Spot elevations in the drive aisle in southeastern portion of the site depicts grades less than 0.5% which will create ponding and icing conditions. A snippet has been provided below. Please revisit the grading. Additional catch basins may be warranted.*
- Response:** Additional spot elevations have been provided to demonstrate stormwater runoff being directed to either side of driveway and be directed to the nearby catch basins. Runoff will not be conveyed longitudinally in this area of the driveway.

3. **Comment:** *Is the outlined area near the point of access intended to be a below grade sand filter? A snippet has been provided below. If so, please label and provide pipe size in and out, rim and invert elevations. Additionally, if it is the underground sand filter, the size 8-ft x 20-ft does not provide the required area in Appendix D of the SWPPP which indicates 445 square feet is required.*
- Response:** The outlined area near the point of access did represent a Sand Filter. At this point in time, the proposed sand filter has been replaced with a ConTech Jellyfish Filter Manhole for water quality treatment. The device is sized to handle treatment-based flow adjusted for small storm event.
4. **Comment:** *A 8-ft x 20-ft sand filter is denoted on the west side of the building, but its location is not shown. In addition, 3 sections of 5-ft diameter pipe, each 28-ft in length, are depicted in the same area, No inverts of the pipes are provided. What is the purpose of the 5-ft diameter pipes? Please label and provide pipe size in and out, rim and invert elevations of all intended structures.*
- Response:** The sand filter designation on the west side of the building was shown in the wrong location, and the sand filter unit is no longer proposed for water quality treatment. An underground stormwater storage system had previously been shown utilizing 5-ft diameter pipes for detention purposes. This system is now proposed as an Old Castle Storm Capture Storage system for peak rate attenuation. The plans and stormwater analysis have been updated accordingly.
5. **Comment:** *Revisit the proposed contours and spot elevations in the vicinity of the entryway to the port of Cochere. The slopes are 11.8% between end of ADA space spot elevation 385.63 and CB-BM11 and 7.7% between 386 contour and rim of CB-BM11.*
- Response:** Elevations between CB BM-11 and the ADA space have been adjusted. The rim of CB BM-11 adjusted from 384.3-384.8. Proposed slope is now 7.9% for the ADA space and 5.4% for the 386 contour.
6. **Comment:** *How is pre-treatment being provided prior to runoff entering bioretention practices.*
- Response:** Pre-treatment practices are being evaluated for the parking area surface runoff. A gravel diaphragm is considered immediately adjacent to the parking lot curb.

7. **Comment:** *Revisit the spot elevations proposed south of the building entry and parking area. A spot elevation for bottom and top of curb is provided in center of drive aisle. A top of curb of 385.26 and bottom of curb elevation of 384.76, which overlaps the 384 contour.*
- Response:** Elevations in the vicinity of the building entry are being evaluated and will be revised as necessary.
8. **Comment:** *Provide stationing for the driveway profile*
- Response:** Comment noted. Stationing for the driveway profile will be provided.
9. **Comment:** *Provide top and invert of both the 15-inch diameter pipe and 60-inch diameter at each point of connection. A detail should be provided as well.*
- Response:** As previously discussed, the 60-inch diameter storage pipes have been replaced with an Old Castle StormCapture storage system. A 15" diameter pipe will connect the system segments. The system continues to be studied and a detail will be provided.
10. **Comment:** *An outlet has been provided for the proposed stormwater planters. Please provide detailed information including pipe sizing, rim, and invert elevations.*
- Response:** Information has been provided for the stormwater planter outlets. Size and elevations have been provided for the stormwater planter underdrain and overflow piping. Discharge piping is directed to the underground detention system.
11. **Comment:** *Provide a section of the new bioretention area (8-ft x 135-ft) on east side of the site, depicting the wall, parking lot, 15-inch HDPE pipe, and pre-treatment area. Due to the scale of the plan, and width of the stormwater practice, and enlarged plan at 10-scale would aid in the review.*
- Response:** The bioretention area on the east side of the site is being further developed. An enlarged plan and section will be provided.
12. **Comment:** *The stormwater planter on the northwestern portion of the building discharges to the bioretention area as opposed to the detention system. If it is being discharged to the bioretention area, the bio retention area will need to be sized*

to accommodate its drainage areas as well. Additionally, why is the discharge from the bioretention area conveyed to a hydrodynamic separator? Please rectify.

Response: The discharge piping from the stormwater planter on the northwestern portion of the building has been revised. The piping is redirected to the underground detention system.

13. **Comment:** *The rim of the outlet structure (385.8) for the new bioretention area is lower than the bottom of the practice (386). In addition, Appendix D of the SWPPP indicates average filter depth of 0.5-ft. However, the bottom of the practice (386) is higher than the adjacent parking lot grade (385.52).*

Response: The rim of the outlet control structure has been adjusted accordingly.

14. **Comment:** *The retaining wall underdrain on the eastern side of the parcel discharges to AD BN-19-1. There is no outlet from this structure. Will retaining walls 3,5, and 6 have underdrains? Please clarify.*

Response: Underdrains are proposed for all retaining walls. Wall drains will be diverted around stormwater practices and discharge directly to outfall.

15. **Comment:** *The road slope arrows between the 386 and 387 contours on east side of drive aisle is sloped in the wrong direction.*

Response: Road slope arrows between the 386 and 387 contours have been corrected and now indicate the proper direction of driveway pitch.

16. **Comment:** *The delineate planter watershed map in Appendix D of the SWPPP does not match the practice numbers or sizes depicted on the plan sheet. Please rectify.*

Response: The watershed map has been updated to reflect the eight (8) proposed Stormwater Planters and associated tributary roof areas. The additional Stormwater practices have been indicated on the map.

17. **Comment:** *Revisit the grading in the vicinity of the 60-inch HDPE pipe outlet to DMG BM-16. There is minimal cover and pipe may need to be shifted south.*

Response: As discussed, the 60-inch underground detention system has been replaced with an Old Castle, Storm Capture storage system. Profiles and sections of the proposed system will be provided to ensure adequate cover is provided.

Sheet SP-3.0- Parcel 1- Site Utility Plan

1. **Comment:** *Provide rim and invert elevations of the 1,500-gal grease trap and sampling manhole. Discharge of the grease trap back into the buildings sanitary piping is not an acceptable practice. The applicant should provide a connection to exterior sanitary system.*

Response: Comment noted. The relocation of the grease tank will be reviewed with the architect.
2. **Comment:** *Maintain 10-ft separation between water line entering building and overflow for stormwater planter on eastern side of the building.*

Response: A 10-ft separation between the water service line and storm drain lines will be provided.
3. **Comment:** *Match crowns of 6-inch and 8-inch sanitary pipes at SMG-MA1.*

Response: The crowns of the 6-inch and 8-inch sanitary sewer connection indicated on the utility profile will be revised to match top of pipes.
4. **Comment:** *A hydrant is proposed within Crompond Road which appears to be an oversight. Please remove.*

Response: Hydrants shown within Crompond Road will be removed.

Sheet SP-6.1- Parcel 1- Site and Utility Details

1. **Comment:** *Provide K-crete backfill at the drop connection assembly.*

Response: Note added “K-crete will be used as backfill.”
2. **Comment:** *Add note to sanitary drop manholes indicating “refer to Sheet SP-6.3 for sanitary manhole specifications.*

Response: The required note has been added to Plan.
3. **Comment:** *Provide maintenance requirements for proposed grass pavers.*

Response: Comment noted. Requirements will be provided.

Sheet SP-6.2- Parcel 1- Site and Utility Details

1. **Comment:** *Provide practice and outlet details, for bioretention area 8-ft x 135-ft on central eastern side of project site.*

Response: As discussed, an enlarged plan and section detail will be provided for the bioretention area.

2. **Comment:** *Provide the following note on the bioretention area detail: "Bioretention area to be surrounded with a slit fence during construction. Once upstream area I stabilized, silt fence to be removed as approved by DOTS."*

Response: The required note has been added to the plan.

3. **Comment:** *Stormwater planting bed details:*
- a. Building roof drain should discharge to splash block as opposed to center of filter media.*
 - b. Width of 65.6-ft is specified, but nowhere on the plans is this width provided. Perhaps to amend to varies.*
 - c. 3-inch mulch layer shall be provided.*
 - d. Filter media depth is specified as 18-inches. Appendix D of the SWPPP lists the media depth as 24-inches. Modify for consistency.*
 - e. Update soil media to conform to current Stormwater Management Design Manual.*

Response:

- a.) Splash Blocks added to detail
- b.) The width provided has been changed to "varies (see plan)" on detail
- c.) A 3" mulch layer is provided
- d.) The detail has been revised to represent a 24" filter media layer
- e.) The soil media has been updated to conform to the current Stormwater Design Manual

4. **Comment:** *Bioretention outlet control structure detail:*
- a. Rim elevation (383.5) is inconsistent with rim elevation (383.0) shown on Sheet SP-2.0.*
 - b. Invert out elevation (358.70) is inconsistent with invert out elevation (379.25) on Sheet SP-2.0.*
 - c. Outlet pipe diameter (10-inches) is inconsistent with outlet pipe diameter (15-inches) on Sheet SP-2.0.*
 - d. Emergency spillway elevation (360.5) is inconsistent with Sheet SP-2.0*
 - e. Revisit floor elevation of 382.50, where invert out of Sheet SP-2.0 is 379.25*

f. Update soil media to conform to current Stormwater Management Design Manual

Response:

- a.) Rim elevation changed to 383.5 on plan
- b.) Invert elevation changed to 379.50 on detail
- c.) Pipe diameter changed to 15" on detail
- d.) Emergency Spillway is not proposed
- e.) Floor elevation remains as 382.5
- f.) Soil media updated on detail to reflect 2024 manual.

5. **Comment:** *Sand filter detail:*

- a. A stone choker depth of 1-inch is inconsistent with Appendix D of the SWPPP which lists a stone choker depth of 3-inches.*
- b. A sand filter media depth of 18-inches is inconsistent with Appendix D of the SWPPP which lists a sand filter media depth of 24-inches.*
- c. Provide length of wet pool and sand filtration chamber. Please note the required area of sand filter bed is 445 sf.*
- d. A 15-inch diameter CMP overflow pipe is provided but not noted on Sheet SP-2.0. Please clarify.*
- e. What is the purpose of the watertight concrete walls for overflow.*
- f. Please provide bottom of basin elevation.*
- g. An aluminum warning plate shall be riveted or otherwise permanently attached to each manhole cover. The plate shall be minimum of 12-inches x 12-inches and shall be engraved with the following language: "Warning, confined space entry- entry prohibited with authorization and proper health and safety plan conforming to state and federal requirements- call owner for access."*

Response:

The Sand Filter detail has been replaced with a Contech Jelly Fish Manhole Structure to provide water quality treatment.

6. **Comment:** *Provide drainage manhole details where there are 5-foot diameter inlet and outlet pipes.*

Response:

As discussed, the 5-foot diameter pipes are no longer being used for underground storage. Drainage manholes with 5-foot diameter inlet and outlets pipes not necessary.

7. **Comment:** *Provide 5-foot diameter pipe details.*

Response: These details are no longer required.

8. **Comment:** *Provide 18-inch sumps in the catch basins as specified in the SWPPP.*

Response: Details have been updated to reflect 18-inch sumps.

Sheet SP-6.4- Sheet SP-6.11- Site Details- Retaining Walls

1. **Comment:** *See administrative Comment 5.*

Response: Comment noted. Details to be provided.

Sheet SP-7.1- Erosion and Sediment Control Plan

1. **Comment:** *SP-7.1- Provide a pre-development erosion and sediment control plan which depicts the erosion and sediment control measures to be established prior to construction.*

Response: Comment noted. The construction-related erosion and sediment control plan is in development and will be provided to staff for review.

2. **Comment:** *SP7.1- Provide a construction sequence detailing the implementation of erosion and sediment control measures prior to the start of construction. The current work schedule provided needs to be expanded to include the phasing of specific project improvements.*

Response: Comment noted. Refer to response to Comment 1 above.

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

Response: Comment noted. Interim erosion and sediment control measures will be considered and reviewed with staff.

4. **Comment:** *SP-7.1- Clarify how the outlet swales for sediment traps 1 and 3 discharge across the subdivision road.*

Response: Comment noted.

5. **Comment:** *SP-7.1- Provide the following:*

a. Provide pipe sizes on sediment trap detail and provide size and spacing of riser pipe perforations in accordance with the NYSSDESC.

Response: Comment noted. These will be provided as part of the Building Permit plan submission.

Sheet SP-7.2- Erosion and Sediment Control Plan

1. **Comment:** *The proposed access drive for stockpile area 1 bifurcates the “temporary” detention/infiltration basin, depicted in the April 8, 2026 subdivision submittal, proposed to be installed as part of the subdivision for purposes of volumetric control. The access drive should be relocated, and a double row of sediment control measures shall be provided downstream from the stockpile.*

Response: This is being considered and remains under review.
2. **Comment:** *Future improvements for lot 3 (i.e. roads, curbs, retaining walls, structures, sanitary sewer, water etc.) should be turned off in the plans. A snip of an example is shown below.*

Response: Comment noted. These will be turned off upon resubmission of the plan..
3. **Comment:** *Provide minimum required stabilized construction entrance length of 50-ft as noted in the NYSDEC Standards and Specifications for Erosion and Sediment Control.*

Response: Comment noted. This will be called out on the Erosion and Sediment Control Detail drawing to be submitted for staff review under separate cover.
4. **Comment:** *Silt fence layer is turned off around stockpile area 2.*

Response: The Silt Fence layer is on and is shown at stockpile area 2.

Sheet 7.3- Erosion and Sediment Control Details

1. **Comment:** ***NOT INCLUDED***

Response: Details will be provided.

Sheet SP-8.0- Driveway Profile

1. **Comment:** *Driveway grades are inconsistent with proposed contours and spot elevations shown on Sheet SP-2.0.*

Response: Comment noted. Currently under review and will be revised as necessary.

Sheet SP-9.0- Utility Profiles

1. **Comment:** *The proposed vertical alignment of the road on the water profile does not accurately reflect the grading on Sheet SP-2.0. In particular, the proposed*

grade on the profile between Station 4+00 to 6+75 is shown as generally 384, while the grading Sheet SP-2.0 depicts 385.75-387.

Response: Comment noted. Currently under review and will be revised as necessary.

2. **Comment:** *Replace the HDPE sanitary pipe call outs with the material specified on Sheet SP-3.0 for the sanitary profile.*

Response: Comment noted. These will be reviewed and corrected as required.

3. **Comment:** *Provide proposed grade for the entire sanitary profile.*

Response: Comment noted. Currently under review and will be revised as necessary.

Sheet SP-10.0- Tree Removals Plan

1. **Comment:** *Tree 3797 can be saved with the modification to the retaining wall noted in comment 1 Sheet SP-2.0.*

Response: Comment noted. Currently under review and will be revised as necessary.

Stormwater Pollution Prevention Plan- April 2026

1. **Comment:** *Update the SWPPP to adhere to the volume requirements of the Findings Statement of the Medical Oriented District (MOD) adopted March 20, 2023.*

Response: The Applicant believes it is in conformance having met all volume controls required by NYSDEC under its SPDES General Permit Program and the volume control requirements of Chapter 262 of the Town of Cortlandt Stormwater Management And Erosion And Sediment Control ordinance.

2. **Comment:** *The pre-development conditions should be in accordance with the post development conditions of the Evergreen Manor Subdivision. Our office is awaiting the updated subdivision SWPPP to confirm these hydrologic conditions.*

Response: The Evergreen Manor Parcel 1 pre-development condition is reflective of the post development conditions of the Evergreen Manor Main Access Road Subdivision Plan. Updated Subdivision SWPPP will be provided under separate cover for staff review.

3. **Comment:** *Page 3 of the SWPPP, add Steep Slopes Permit in Table 1-1 for Planning Board Approval.*

- Response:** A steep slope permit requirement will be added to Table 1-1 for Planning Board approval.
4. **Comment:** *Page 6 of the SWPPP, indicates the site does not contain historical resources, but Appendix A, Figure 4 identifies the site as eligible for historic registry. Please provide documentation from OPRHP that the construction activity will result in No Impact; or documentation from OPRHP providing a determination of No Adverse Impact, and include in the SWPPP.*
- Response:** Comment noted. This remains under investigation.
5. **Comment:** *Updated Tables 3-3b on page 19 and 3-4b on page 20 to reflect impervious areas in hydrocad model.*
- Response:** Tables in the SWPPP report have been updated to be consistent with the areas indicated in the HydroCad model.
6. **Comment:** *Appendix D- Water Quality Calculations*
- a. Provide pre-treatment calculations for the practices.*
 - b. Provide calculation for each stormwater planter based upon the areas provided on the roof plan. 9 planters are identified, but only calculations for 3 planters are provided. The watershed areas for the 3 planters provided do no match the roof plan.*
 - c. Steps 3 and 5 Table list total contributing and impervious area for stormwater planter as 0.87 acres where roof plan identifies the area as 0.97 acres. Please update including minimum RRV.*
 - d. Provide orifice and head diversion calculations for sand filter.*
- Response:** The required calculations are included in the SWPPP with the exception of the sand filter calculations which has been eliminated from the plans.
7. **Comment:** *Table 3-5: Stormwater Management Practice Summary, Table 3-6 Peak Discharge Rate Comparison Table, and Table 3-6 Peak Discharge Rate Comparison Table.*
- Response:** Several additional tables have been provided in the SWPPP narrative. Tables have been updated to reflect peak rate discharge, water quality volume by practice and runoff reduction volume comparisons.
8. **Comment:** *Provide the results of the soil testing to support bio-retention design.*

Chairman Kessler and Members
of the Planning Board
Re: Evergreen Manor Parcel 1 - ALR Site Plan

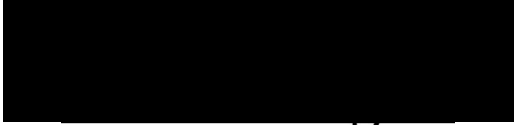
June 24, 2026
Page 13

- Response:** Soil testing will be performed for stormwater practices and shall be coordinated with staff.
9. **Comment:** *The HydroCAD model should be revised to reflect the stormwater practices displayed on Sheet SP-2.0. Once updated the narrative should also be amended.*
- Response:** The proposed underground detention systems, stormwater planters, and Bioretention areas have been included in the HydroCad model.
10. **Comment:** *Per Part III.A.2. of the GP-0-25-001, describe how the project considers future physical risk due to climate change.*
- Response:** Section 2.10 added to the SWPPP addressing concerns of larger storms due to climate change.

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

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Peter J. Gregory, P.E.
Senior Associate

PJG:lg
Enclosure(s)

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

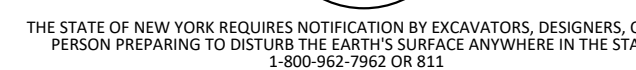
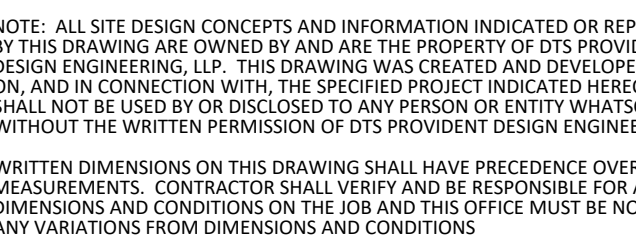
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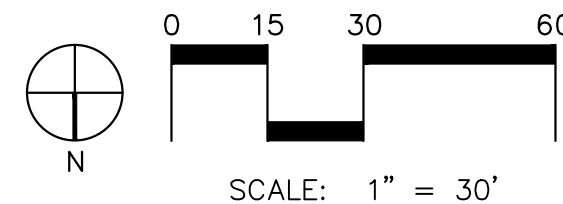
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PARCEL 1 -
SITE GRADING AND
DRAINAGE PLAN

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SP-2.0

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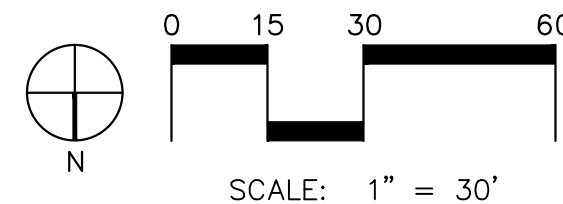
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5 04/22/26 PLANNING BOARD REVISION

6 06/24/26 PLANNING BOARD REVISION

LANDSCAPE COVERAGE:

PARKING LOT: 25,230 SF
LANDSCAPE PERCENTAGE REQUIRED 5% (1,262 SF)

LANDSCAPE PERCENTAGE PROPOSED 5% (1,287 SF)

REQUIRED TREES TO BE PLANTED

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

PROPOSED PLANTING REPLACEMENTS

	TOTAL	RATIO	ACCOUNTED
SHADE TREES	50	1:1	50
EVERGREEN TREES	60	1:1	60
ORNAMENTAL TREES	34	3:1	11
SHRUBS	1459	10:1	145
			266

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

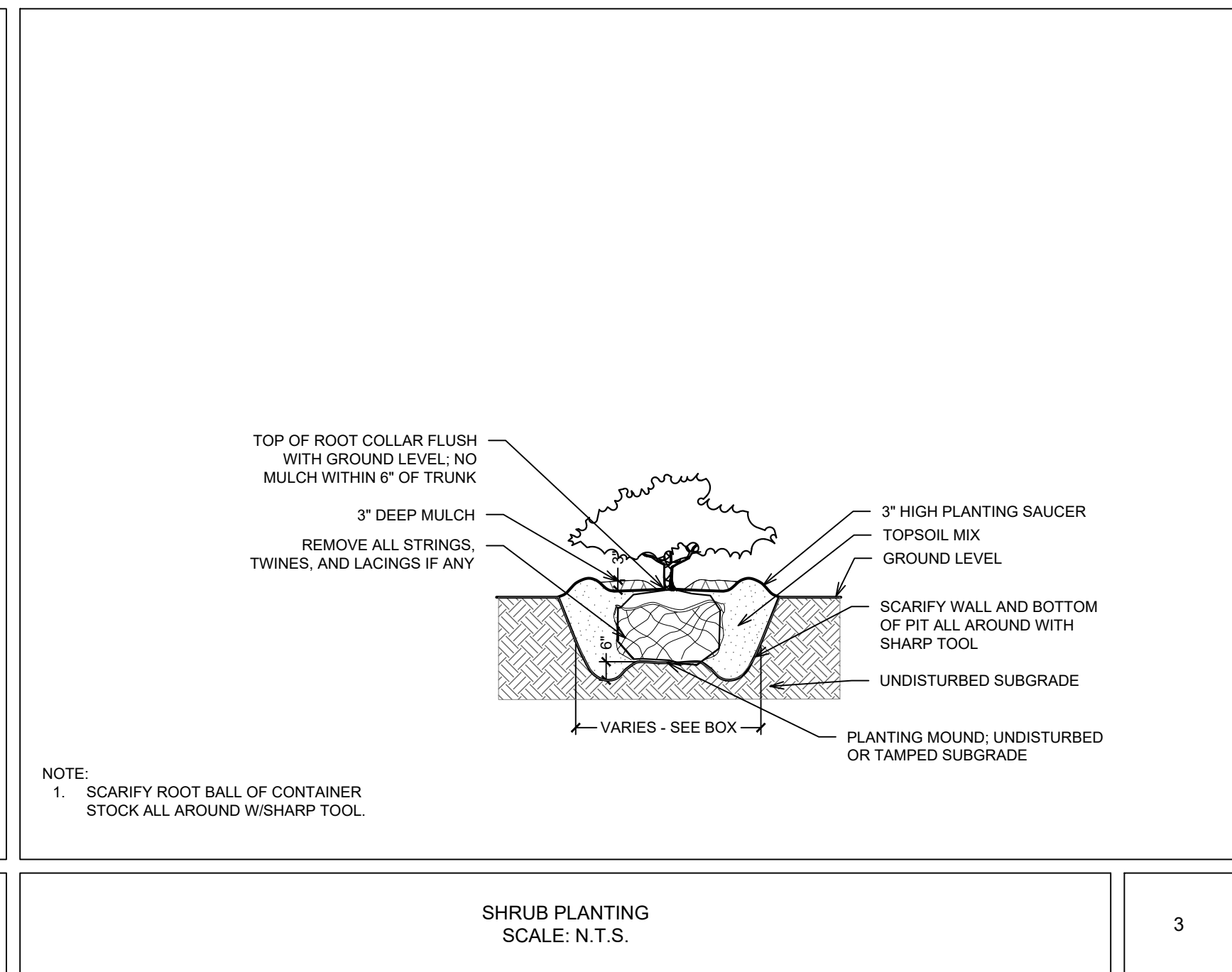
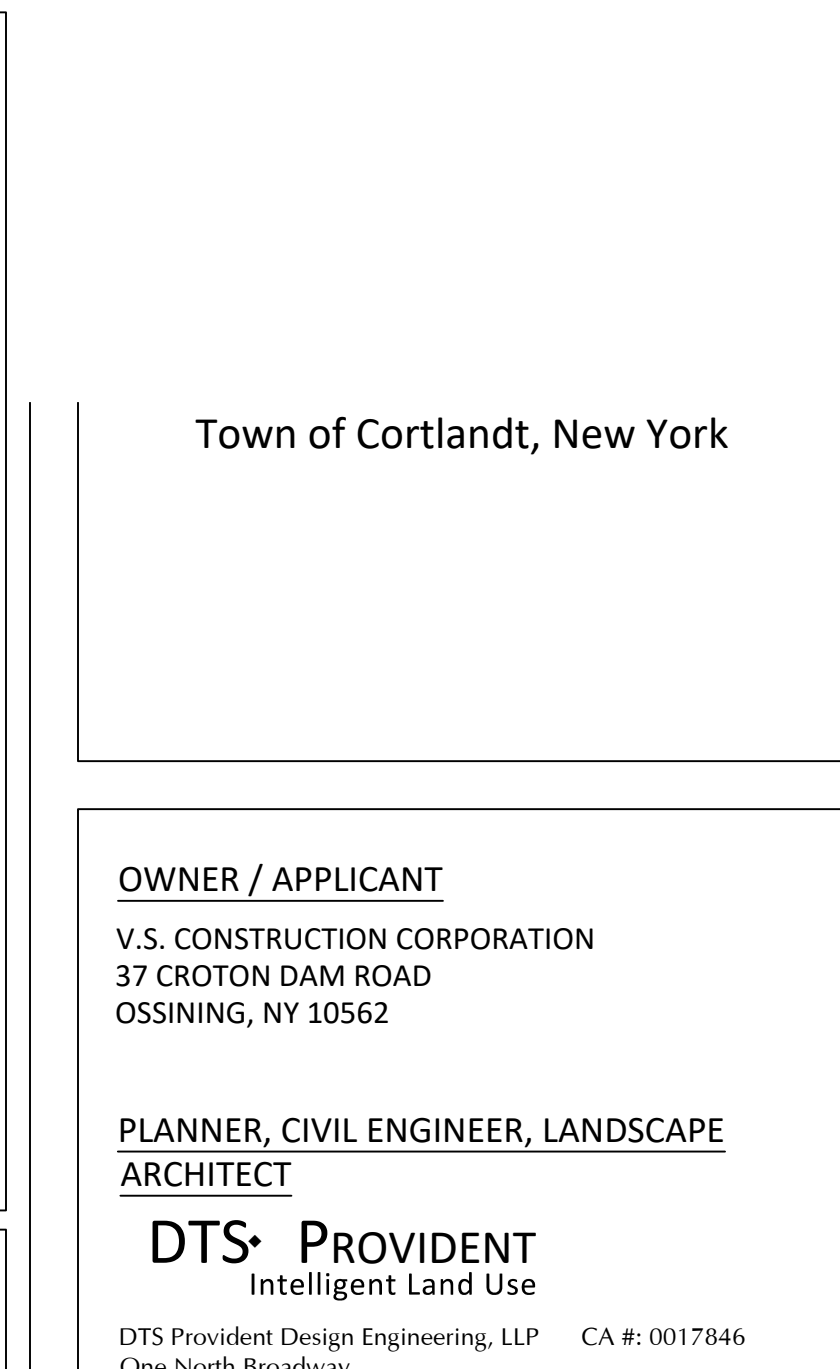
PARCEL 1 -
SITE LANDSCAPE PLAN

Seal

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LANDSCAPE NOTES:

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

ARCHITECT - PARCEL 1

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PARCEL 1 -
PLANT LIST AND
PLANTING DETAILS

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812

DATE:
01/23/25

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SP-4.2

POST TOP LIGHT (PT) POLE AND FIXTURE SCHEDULE					
ID #	# of Fixtures	Throw Type	Fixture and Pole Manufacturer	Fixture Order Number	Pole Order Number
PT1	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-4W-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT2	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-4W-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT3	1	T3	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T3-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT4	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT5	1	T2	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T2-BLT-CL-HS	DB12-4F14-188-BLT-PTF
PT6	1	T3	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T3-BLT-CL	DB12-4F14-188-BLT-PTF
PT7	1	T5W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-5W-BLT-CL	DB12-4F14-188-BLT-PTF
PT8	1	T5W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-5W-BLT-CL	DB12-4F14-188-BLT-PTF
PT9	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T4W-BLT-CL-HS	DB12-4F10-188-BLT-PTF
PT10	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T4W-BLT-CL-HS	DB12-4F10-188-BLT-PTF
PT11	1	T4W	ARCHITECTURAL AREA LIGHTING	PROV2-36L510-27K8-T4W-BLT-CL-HS	DB12-4F10-188-BLT-PTF

EXTERIOR FACADE LIGHTING LEGEND AND NOTES

C8.5 - RECESSED CANOPY MOUNTED DOWNLIGHT - PORCH LIGHT - MO
C10 - RECESSED CANOPY MOUNTED DOWNLIGHT - PORCH LIGHT - MO
C11 - RECESSED CANOPY MOUNTED DOWNLIGHT - ENTRY WAY - MOU
C14 - RECESSED CANOPY MOUNTED DOWNLIGHT - PORTE COCHERE - E
S8 - FACADE MOUNTED DOOR SECURITY LIGHTS - MOUNTED AT 8FT
S9 - FACADE MOUNTED DOOR SECURITY LIGHTS - MOUNTED AT 9FT
S12 - FACADE MOUNTED DOOR SECURITY LIGHTS - MOUNTED AT 12FT

NANCY LANE

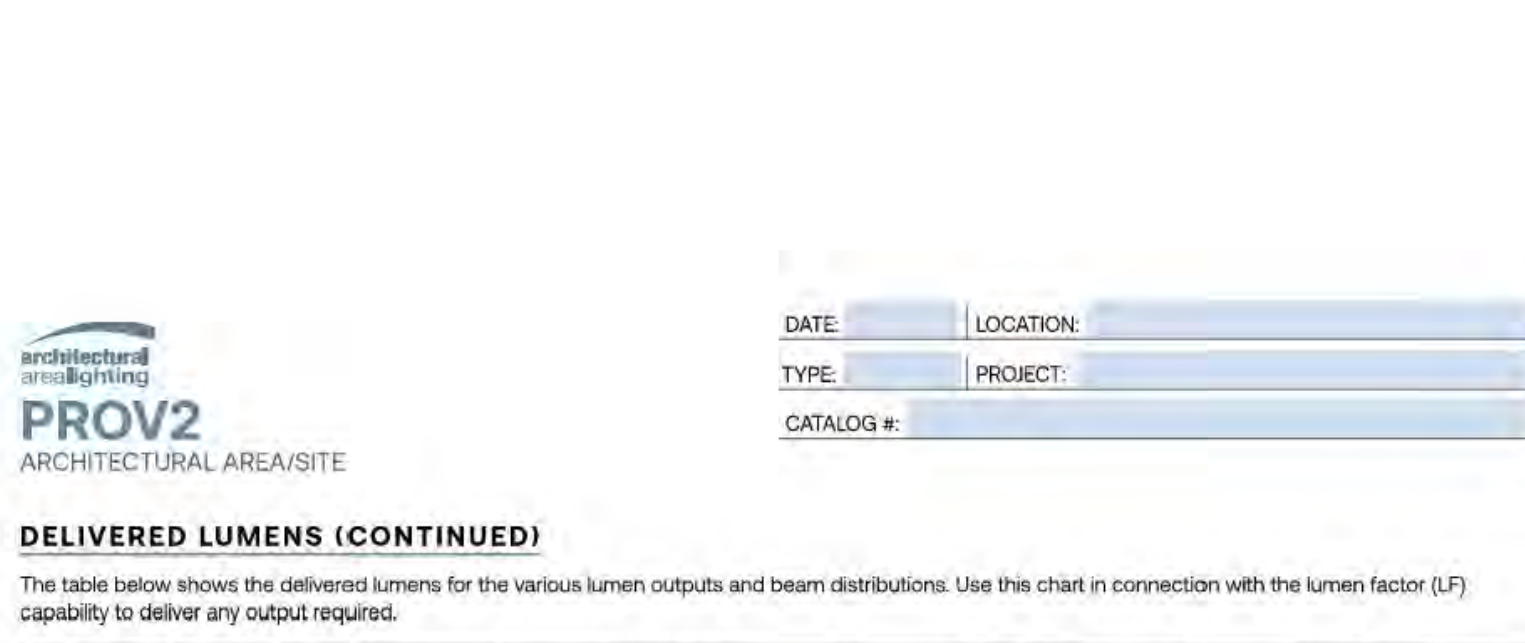
PROPERTY LINE,
TYP.

TAYLOR AVENUE

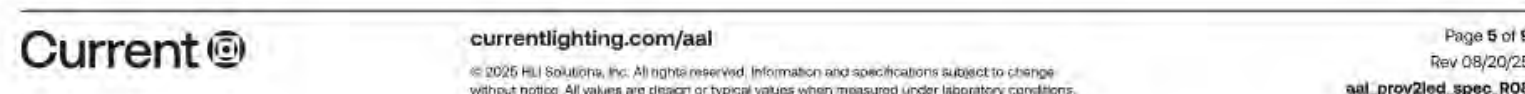
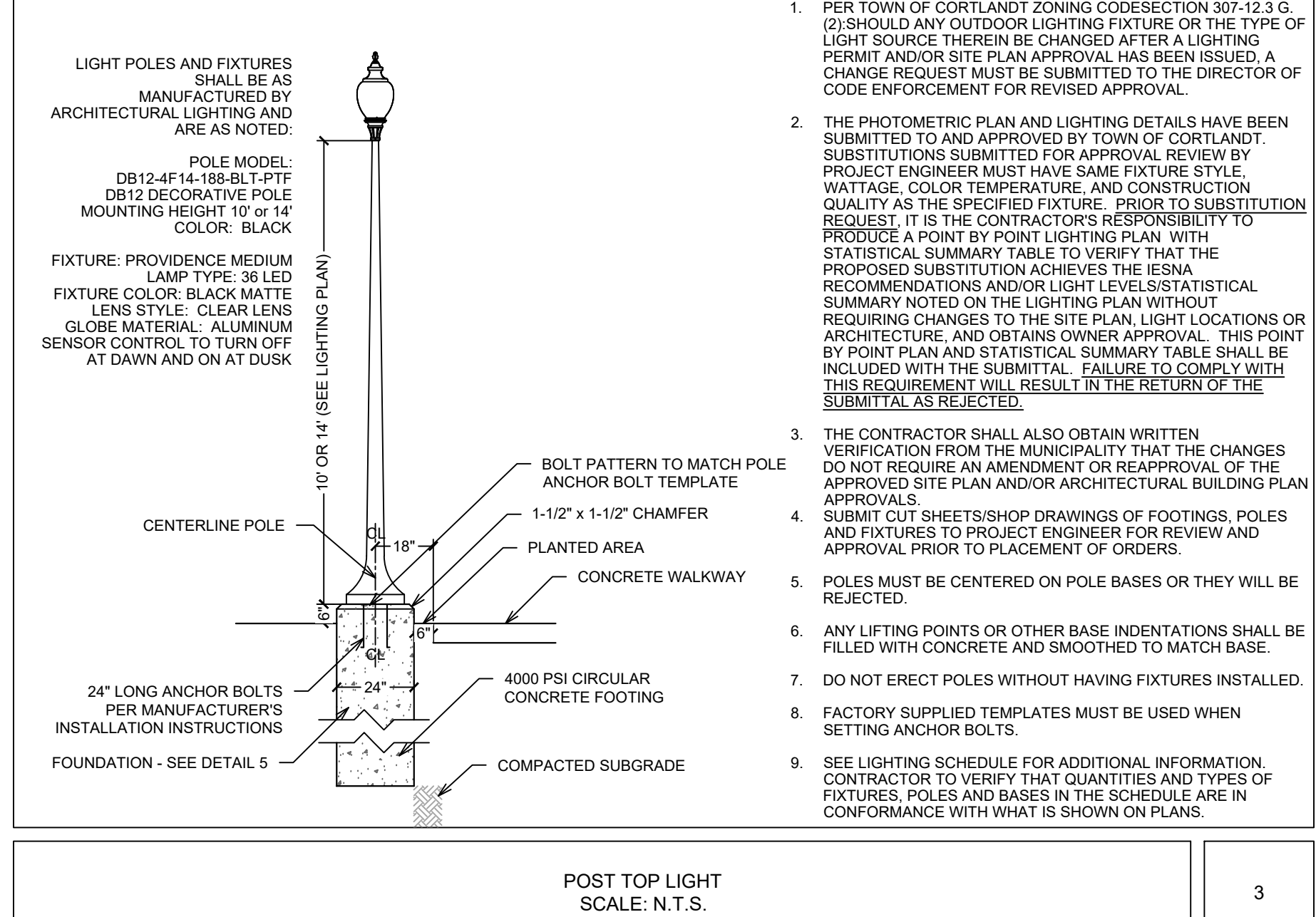
1. NOTES:
2. ALL LIGHTS HAVE A MAXIMUM MOUNTING HEIGHT OF 13'.
3. ALL LIGHTS ARE MOUNTED ON A 24" DIAMETER CONCRETE BASE. THE BASE FOR POST TOP LIGHTS IS 6" ABOVE GRADE. THE BASE FOR PARKING LOT DOWNLIGHTS IS 24" ABOVE GRADE. ALL LIGHT POLE BASES EXTEND A MINIMUM OF 5' BELOW GRADE.
4. HIS INTERNAL HOUSE SIDE SHIELD (NOT REFLECTED IN PHOTOMETRIC CALCULATIONS.)
5. PHOTOMETRIC CALCULATIONS INCLUDE BUILDING MOUNTED LIGHTS.
6. THE PHOTOMETRIC PLAN AND LIGHTING DETAILS HAVE BEEN SUBMITTED TO AND APPROVED BY TOWN OF CORTLANDT. SUBSTITUTIONS SUBMITTED FOR APPROVAL REVIEW BY PROJECT ENGINEER MUST HAVE SAME FIXTURE TYPE, COLOR, WAX, COATING, AND MOUNTING QUALITY AS THE SPECIFIED FIXTURE. PRIOR TO SUBSTITUTION REQUEST, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE A POINT BY POINT LIGHTING PLAN WITH STATISTICAL SUMMARY TABLE TO VERIFY THAT THE PROPOSED SUBSTITUTION ACHIEVES THE IESNA RECOMMENDATIONS AND/OR LIGHT LEVELS/STATISTICAL SUMMARY NOTED ON THE LIGHTING PLAN WITHOUT SIGNIFICANTLY CHANGING THE LIGHTING SCENARIO LOGICALLY, AND OBTAINS OWNER APPROVAL. THIS POINT BY POINT PLAN AND STATISTICAL SUMMARY TABLE SHALL BE INCLUDED WITH THE SUBMITTAL. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN THE RETURN OF THE SUBMITTAL AS REJECTED.
7. THE CONTRACTOR SHALL ALSO OBTAIN WRITTEN VERIFICATION FROM THE MUNICIPALITY THAT THE CHANGES DO NOT REQUIRE AN AMENDMENT OR REAPPROVAL OF THE APPROVED SITE PLAN AND/OR ARCHITECTURAL BUILDING PLAN APPROVALS.

[illegible]

DRAWING TITLE: <h1 style="text-align: center; margin: 0;">PARCEL 1 - SITE LIGHTING PLAN</h1>							
Seal	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> DRAWN BY: BZ/DMM </td> <td style="width: 50%; padding: 5px;"> CHECKED BY: GMS/MG </td> </tr> <tr> <td style="padding: 5px;"> PROJECT NO.: 812 </td> <td style="padding: 5px;"> DATE: 01/23/25 </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> DRAWING NO. <h2 style="text-align: center; margin: 0;">SP-5.1</h2> </td> </tr> </table> <p style="margin-top: 20px; font-weight: bold;">EXPIRES 01/31/27</p>	DRAWN BY: BZ/DMM	CHECKED BY: GMS/MG	PROJECT NO.: 812	DATE: 01/23/25	DRAWING NO. <h2 style="text-align: center; margin: 0;">SP-5.1</h2>	
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PROJECT NO.: 812	DATE: 01/23/25						
DRAWING NO. <h2 style="text-align: center; margin: 0;">SP-5.1</h2>							



LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI			4000K 70CRI			5000K 70CRI								
					Lumen	Bug Rating	Efficiency (lm/W)	Lumen	Bug Rating	Efficiency (lm/W)	Lumen	Bug Rating	Efficiency (lm/W)						
510	6500		None	1	8081	1	0	124	6320	1	0	105	6984	1	0	107			
				2	5744	1	0	1	883	5795	1	0	1	906	6228	1	0	1	87
				3	5545	1	0	2	849	5788	1	0	2	90	6083	1	0	2	103
				4W	5593	1	0	2	867	5825	1	0	2	96	6178	1	0	2	103
				1-HS	3783	0	0	1	644	3794	0	0	1	67	4010	0	0	1	70
				2-HS	3274	0	0	1	561	3400	0	0	1	58	3550	0	0	1	69
				3-HS	3163	0	0	2	542	3392	0	0	2	56	3450	0	0	2	69
				4W-HS	3265	0	0	1	559	3398	0	0	1	58	3540	0	0	1	69
				SQ	6090	1	0	1	1044	6344	2	0	1	109	6913	3	0	1	103
				2W	4637	3	0	3	983	5884	3	0	3	106	6167	3	0	3	103
				1-CL	5089	1	0	1	882	5388	1	0	1	92	5826	1	0	1	96
				2-CL	4637	3	0	3	833	5358	3	0	3	87	5453	3	0	3	96
				4W-CL	4723	1	0	1	809	4913	1	0	1	841	5121	1	0	1	87
				1-CL-HS	4763	1	0	2	816	4955	1	0	2	848	5095	1	0	2	88
				1-CL-HS	3205	0	0	1	447	3334	0	0	1	475	3478	0	0	1	87
				Class				2-CL-HS	2798	0	0	1	447	2901	0	0	1	487	3024
3-CL-HS	2786	0	0					1	452	2804	0	0	1	480	2923	0	0	1	510
4W-CL-HS	2798	0	0					1	447	2901	0	0	1	487	3024	0	0	1	518
4W-CL-HS	2798	0	0					1	447	2901	0	0	1	487	3024	0	0	1	518

[illegible][illegible]

GROUND LUG ATTACHED TO POLE

HANDHOLE - FUSED CONNECTION AT EVERY POLE

BOND ALL CONDUITS TO POLE, POLE BASE AND GROUND LUG

ACORN NUTS, TYP.

COVER

1" x 1" CHAMFER

POLE BASE FLANGE

ANCHOR BOLT, SIZE SPECIFICATION & INSTALLATION AS RECOMMENDED BY MANUFACTURER.

FINISHED GRADE (TURF OR PAVEMENT)

1" MIN.

FOR CONDUIT 2" DIA. OR LARGER, 30" FREE AREA

DOWNSTAYS

CAD WELD

2" PVC CONDUIT

8" GRD WIRE

IN

5/8" x 1/4" LONG COPPER CLAD GROUND ROD

400 PSI PRECAST ROUND CONCRETE FOOTING

NO. 4 REBAR LAPPED 24"

#4 REBAR

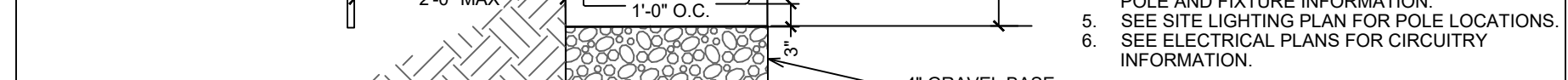
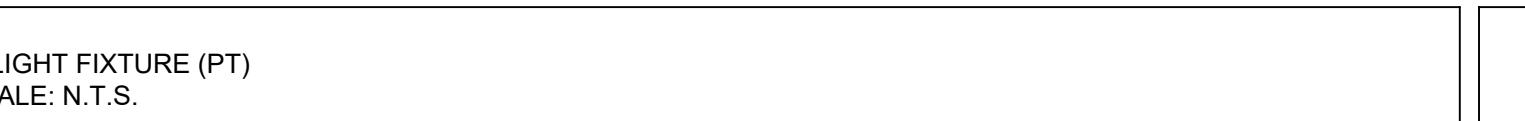
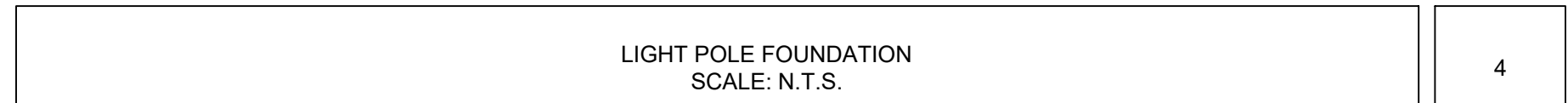
1/2" MIN. BELOW FINISHED GRADE

INSULATED BONDING AND GROUNDING BUSHING 2" GALVANIZED STEEL CONDUIT 18" BELOW GRADE, NUMBER OF CONDUITS AS REQUIRED

SEAL AFTER WIRING

NOTES:

1. SUBMIT CUT SHEET'S/SHOP DRAWINGS OF FOOTINGS TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. VERIFY POLE BASE COVER DIMENSIONS AND ANCHORAGE PRIOR TO POLE BASE FABRICATION.
3. POLES NOT CENTERED ON BASE WILL BE REJECTED.



The image shows the Gardco logo on the left, which consists of a stylized 'G' icon followed by the word 'GARDCO' in bold, and 'by @ignify' below it. To the right of the logo is a dark grey rectangular box with three horizontal sections. The top section is labeled 'Poles & Brackets', the middle section is labeled 'Site and Area Poles', and the bottom section is labeled 'Straight Round Aluminum'. To the right of this box is a 3D rendering of a tall, silver, straight round aluminum pole standing next to a black circle representing a cross-section. Below the pole rendering is a small table with two columns: 'Poles' and 'Accessories'. The 'Poles' column has a blue header and one row with the text 'SRA Straight Round Aluminum Pole'. The 'Accessories' column is empty.



LIGHT POLES AND FIXTURES SHALL BE AS MANUFACTURED BY GARGO LIGHTING OR EQUAL AS APPROVED BY PROJECT ENGINEER AND ARE AS NOTED.

POLE MODEL: SRA-STB-4-188-12-D1-BK (12 SHAF: 4" STRAIGHT ROUND ALUMINUM WITH STEEL TENSION BASE)

POLE COLOR: BLACK

FIXTURE: MODEL PUREFORM P15 SMALL SQUARE LED LAMP TYPE: 2700K COLOR: 90 CRI

FIXTURE COLOR: BLACK

HOUSE SIDE SHIELD ON ALL FIXTURES

PER TOWN OF CORTLAND ZONING CODE SECTION 901.12.3.3 (2) SHOULD ANY OUTLORD LIGHTING FIXTURE OR THE 3500 CRI LIGHT SOURCE THEREIN BE CHANGED

[illegible]

CENTERLINE POLE
 BOLT PATTERN TO MATCH POLE ANCHOR BOLT TEMPLATE
 ANCHOR BOLTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
 FINISHED GRADE OF PLANTED AREA
 4000 PSI CIRCULAR CONCRETE FOOTING
 24"
 30"
 30°
 36"
 PLANTED AREA
 FACE OF CURB
 ASPHALT PAVEMENT
 FOUNDATION - SEE DETAIL 5
 COMPACTED SUBGRADE

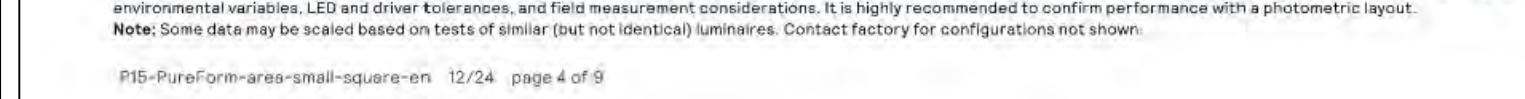
AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF CODE ENFORCEMENT FOR REVISED APPROVAL.

PARKING LOT DOWNLIGHT
 SCALE: N.T.S.

10

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND WESTCHESTER COUNTY RULES, LAWS AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF THEIR BID TO OWNER. ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED TO OWNER FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK, AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR, AND REMOVAL OF SOIL SPILLS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL THE BACK INTO THE PANELBOARD ROUND BAR WHERE THE CIRCUIT IS DERIVED.

TIM MILLER ASSOCIATES
10 NORTH STREET
COLD SPRING, NY 10516



SRA_Spec_Sheet: 06/23 page 1 of 9

7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH A FUSE OR FUSES, ACCESSIBLE IN THE HANDHOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE, CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.

PARCEL 1 -
SITE LIGHTING DETAIL

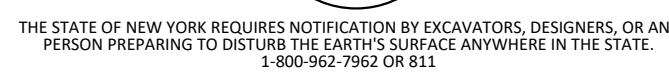
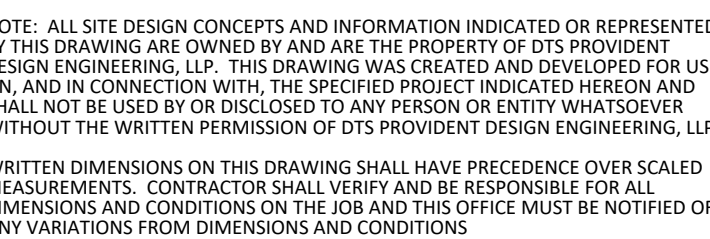
SP-5.2

[illegible]

Current currentlighting.com/kimlighting Page 1 of 1
(Rev 03/13/24)
kl_pgr8_spec_r06

Current currentlighting.com/aal Page 2 of 4
 © 2023 HJ Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions. Rev 10/20/23
 aal_probleid_spec_902

EXPIRES 01/31/27	
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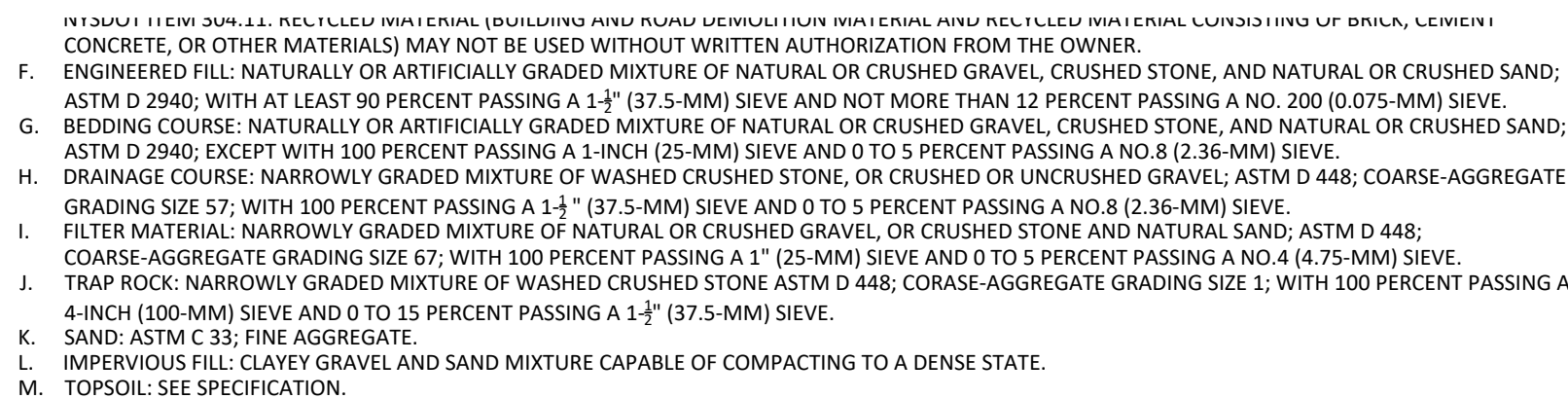
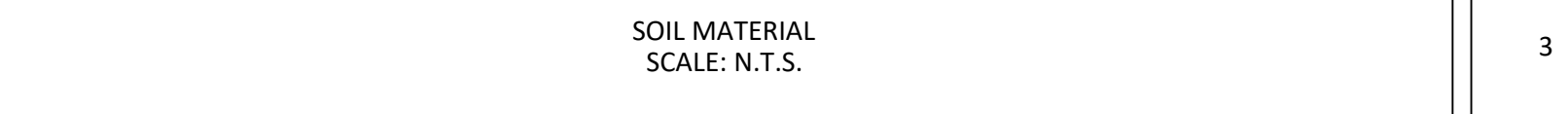
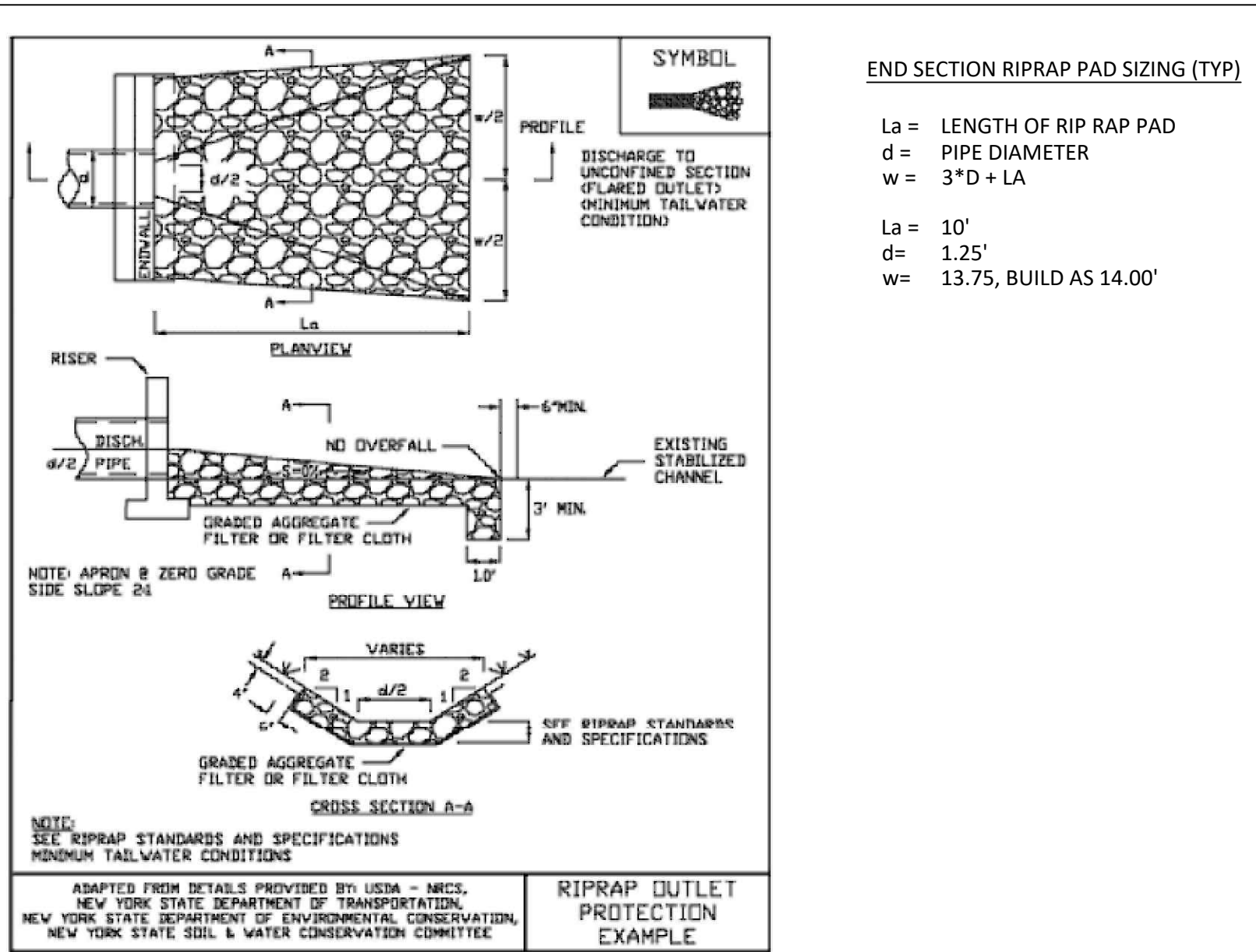
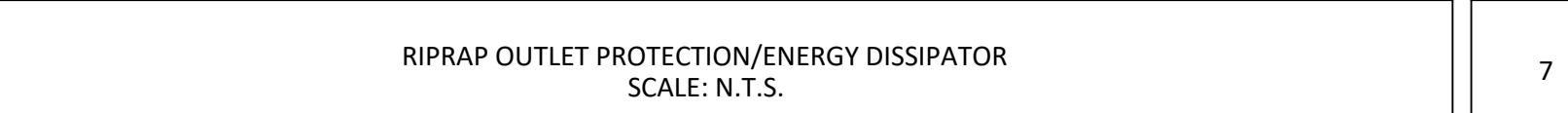
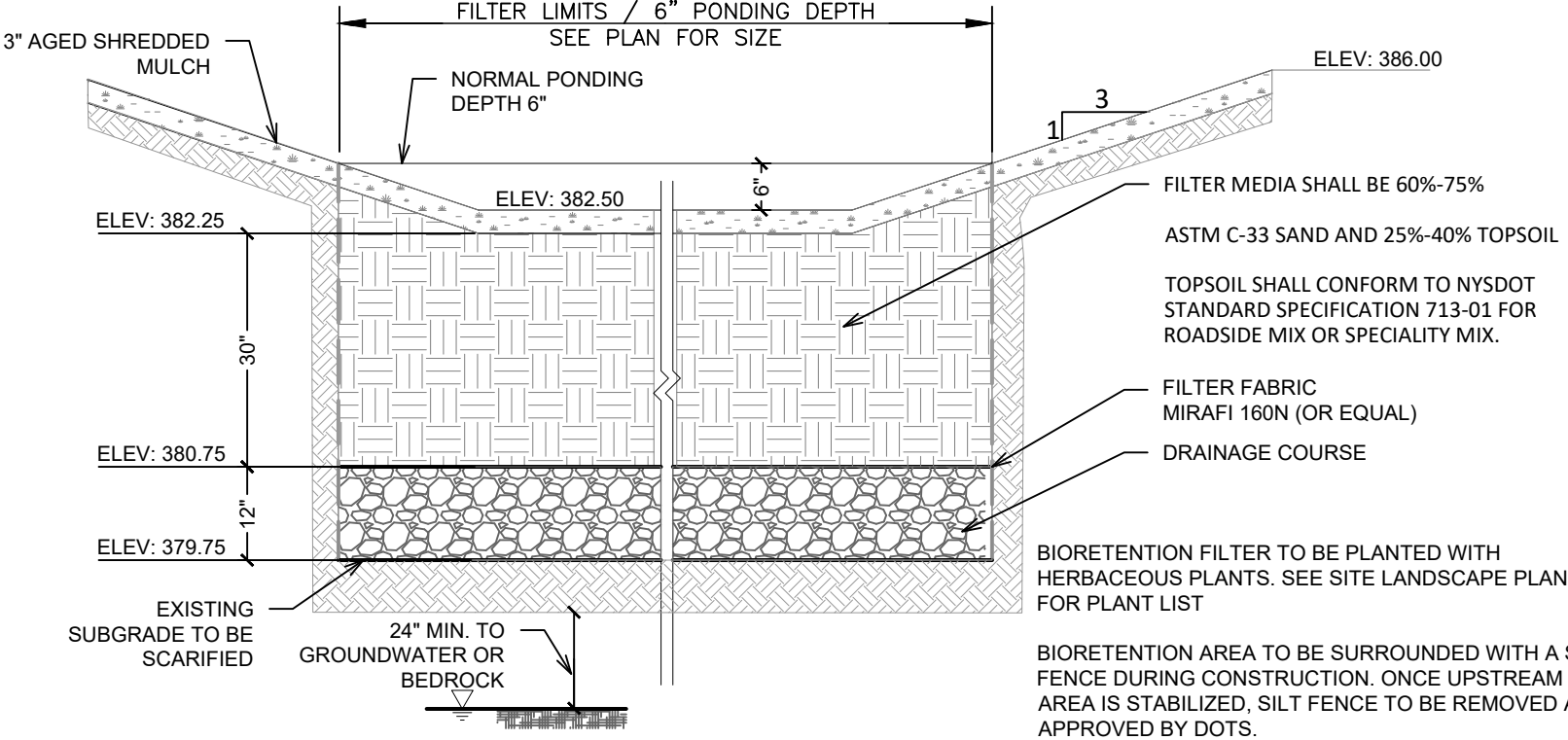
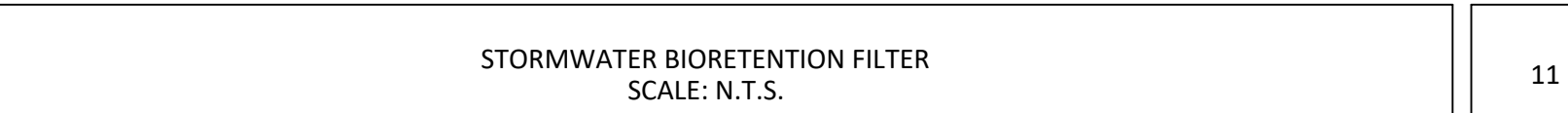
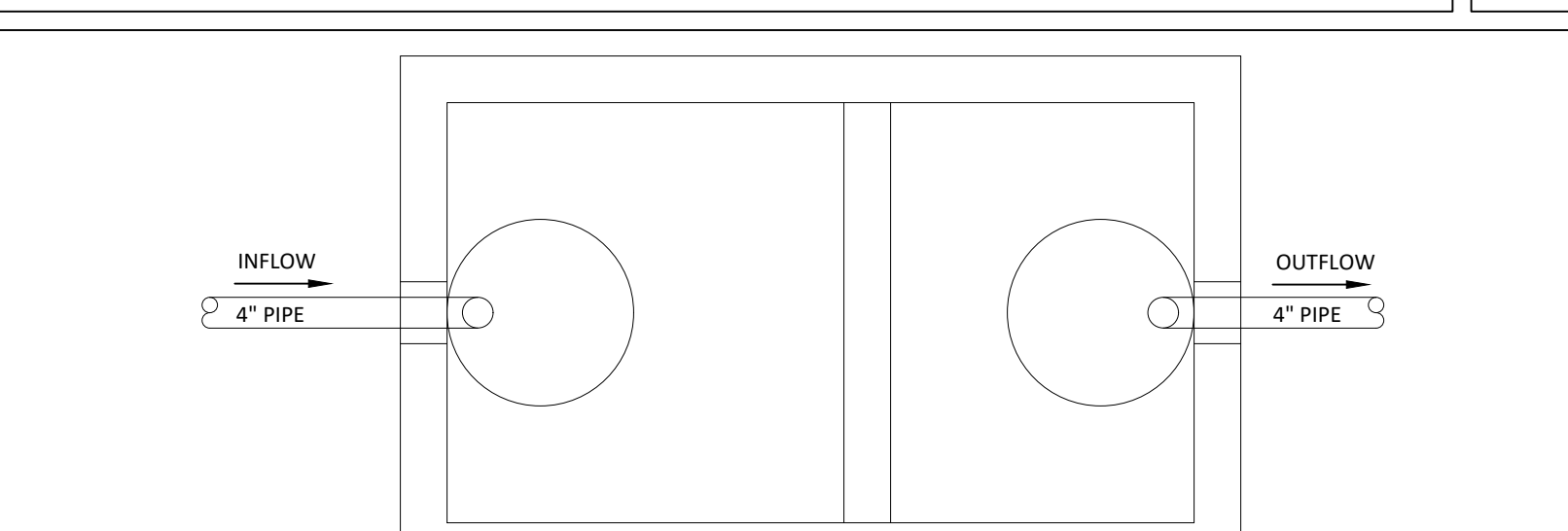
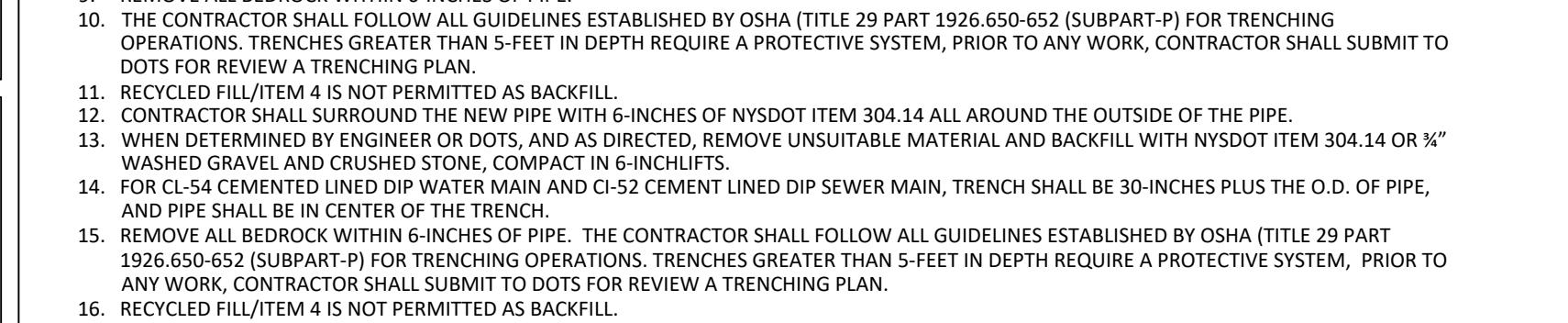
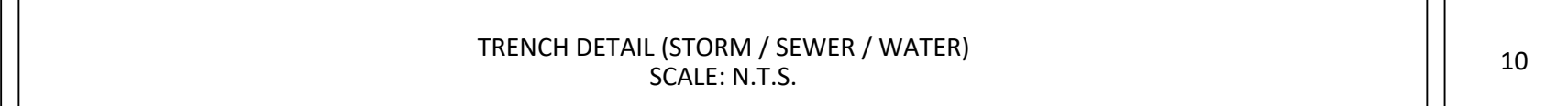
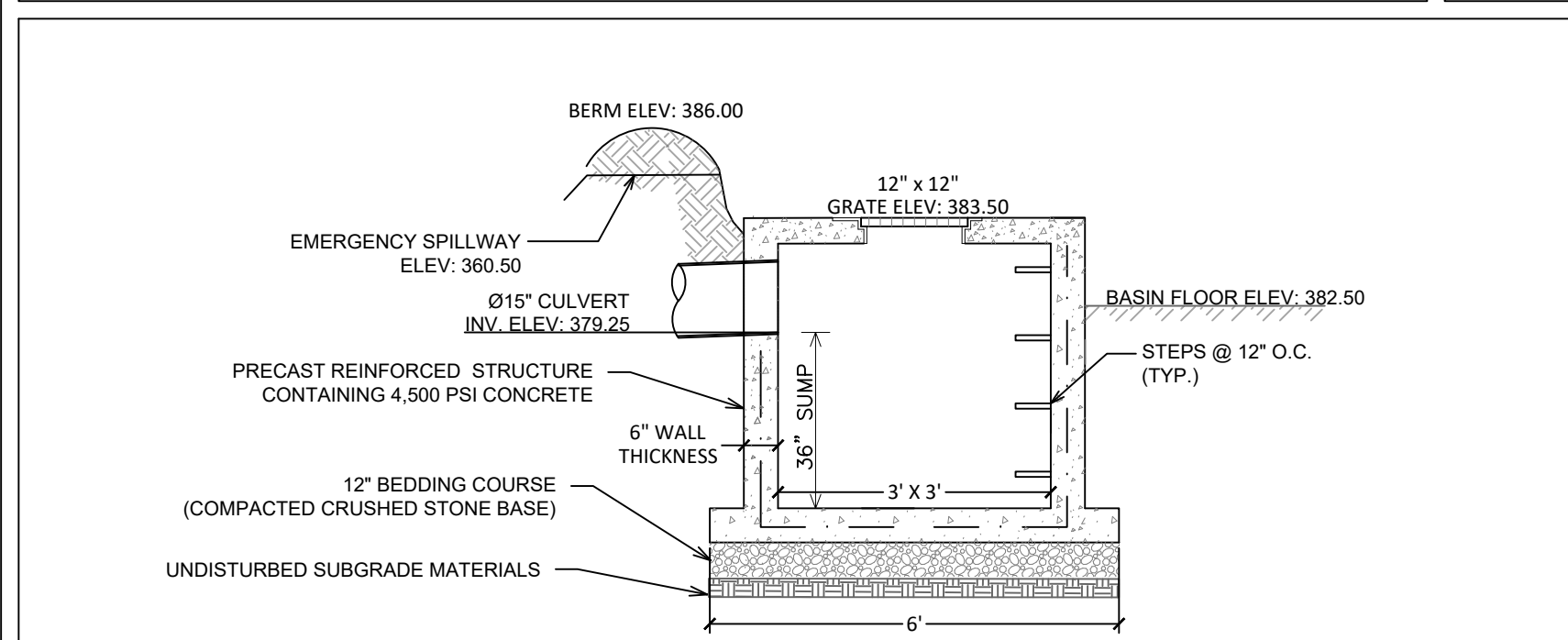
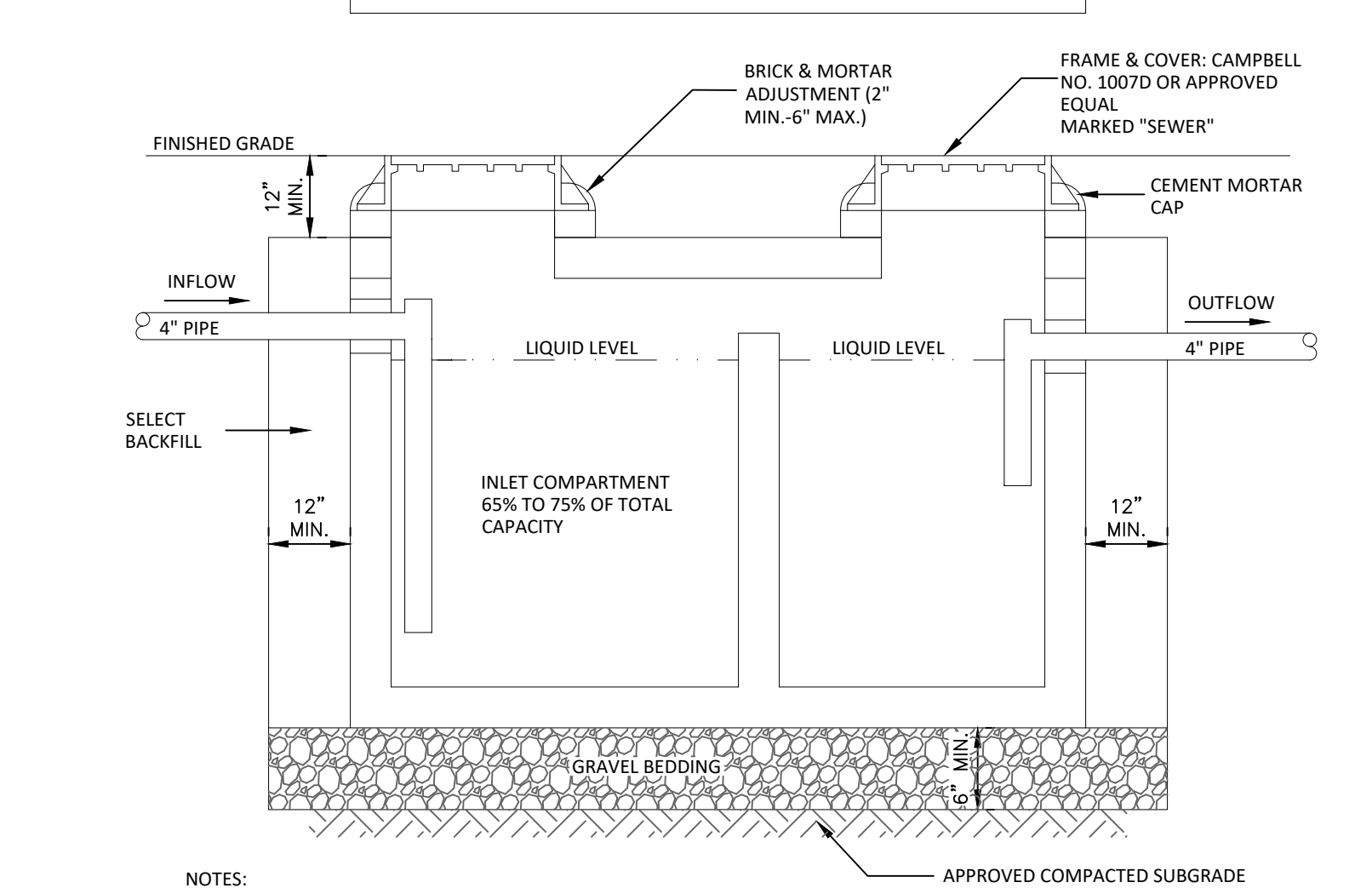
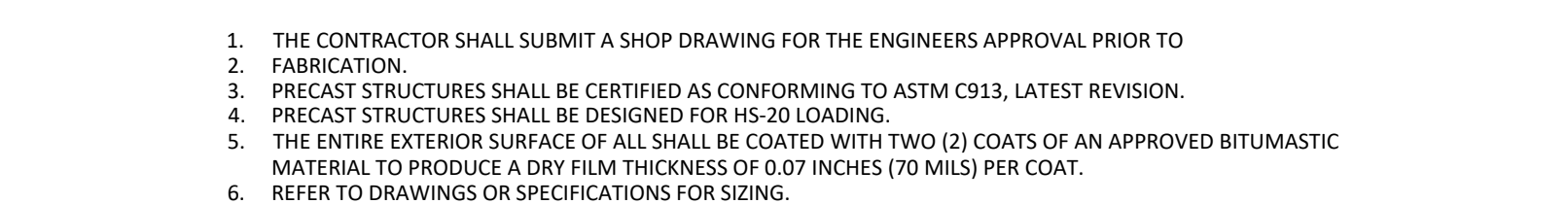
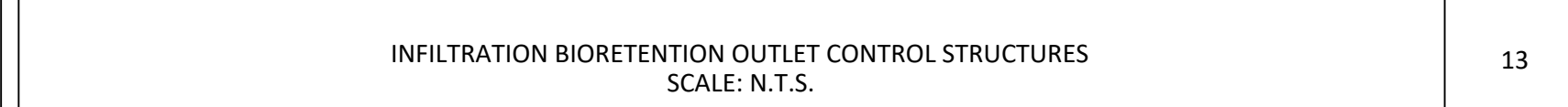
NOT FOR CONSTRUCTION

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION
6	06/24/26	PLANNING BOARD REVISION

DRAWING TITLE

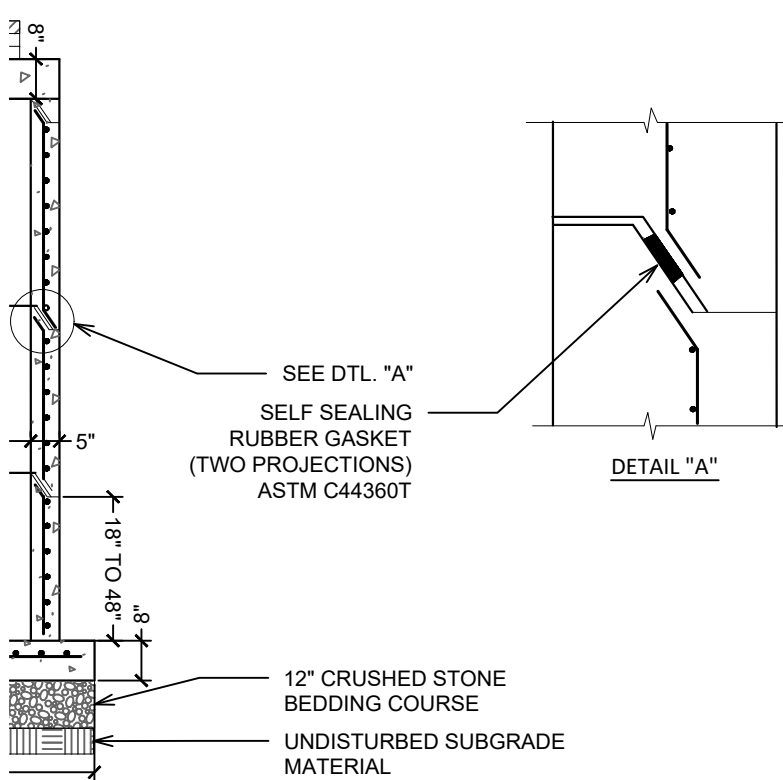
	DRAWN BY:	CHECKED BY:
	BZ/RC/TK	GMS/MC
	PROJECT NO.	DATE:
	812	01/23/2
	DRAWING NO.	

EXPIRES 01/31/27

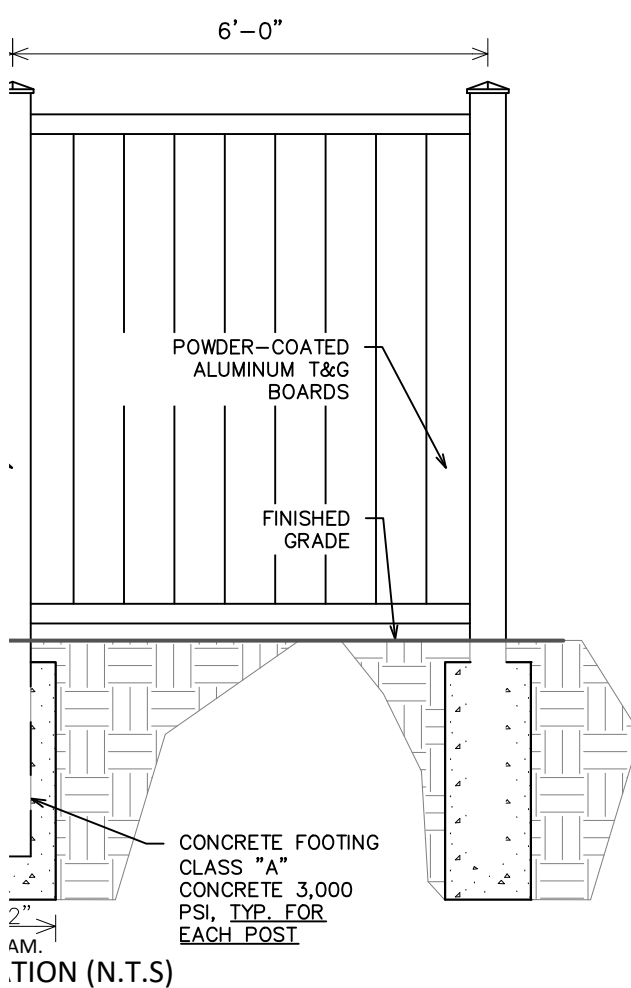


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— CASTING AND COVER SHALL BE EQUAL TO PATTERN NO. 1204 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. HARRISON, N.J.



LANHOLE



.TION (N.T.S)

40"	20"	15"
5'-4"	2'-3"	1'-3"
0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
1.47	0.98	0.54
4.00	4.00	4.00

SITE SPECIFIC DATA REQUIREMENTS									
STRUCTURE ID		WATER QUALITY FLOW RATE (cfs)					ID		
PEAK FLOW RATE (cfs)		RETURN PERIOD OF PEAK FLOW (yrs)					PEAK RETURN		
# OF CARTRIDGES REQUIRED (HF / DD)		CARTRIDGE LENGTH					CART SIZE		
PIPE DATA:									
INLET #1		ELEV	MAT'L	DIA	SLOPE %	HGL			
INLET #2		ELEV	MAT'L	DIA	SLOPE	HGL			
OUTLET		ELEV	MAT'L	DIA	SLOPE	HGL			
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.									
RIM ELEVATION					RIMELEV				
WIND-FLUTTER BALLAST				WIDTH		HEIGHT			
				WIDTH		HEIGHT			
NOTES/SPECIAL REQUIREMENTS:									
* PER ENGINEER OF RECORD									

EIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS

SIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR

UREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0'

ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER

WITH THE CONTECH LOGS.

1 C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.

ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.

PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

E-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF

APACITY TO LIFT AND SET THE STRUCTURE.

INE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED

EN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS.

ILIZATION.

JELLYFISH JFPD0806
STANDARD DETAIL
:AK DIVERSION CONFIGURATION

	1

	9

	12

BLANK SCALE: N.T.S.	2
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BLANK SCALE: N.T.S.	6
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BLANK SCALE: N.T.S.	10
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BLANK SCALE: N.T.S.	11
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Town of Cortlandt, New York

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

PLANNER, CIVIL ENGINEER, LANDSCAPE
ARCHITECT

DTS PROVIDENT
Intelligent Land Use

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

ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

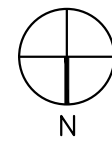
LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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

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



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY
PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 813



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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED
MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF
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REVISIONS/ISSUANCES		
NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
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4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION
6	06/24/26	PLANNING BOARD REVISION

DRAWING TITLE:

SITE DETAILS

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

SP-6.12

EXPIRES 01/31/27

June 24, 2026

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

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

Dear Chairman Kessler and Members of the Planning Board:

On behalf of VS Construction Corp, owner of the above-referenced Property, we hereby submit the following enclosed materials in support of the above captioned application based on discussion with the Planning Board at its June meeting:

- Tree inventory – The Town's consulting arborist SavATree conducted a tree inventory during the spring of 2026. Enclosed is a summary narrative, Parcel 3 Tree Inventory based on the 2026 SavATree assessment, and a Parcel 3 Tree Removals Plan (SP-11.0).
- Updated site cross sections – The cross sections (see enclosed SK-1 and SK-2) for the single-story commercial building have been updated to show approximate sight lines from the adjacent residential property from ground-level and second-level vantage points toward the project site. As shown on the sections, portions of the building and parking areas may be partially visible, but proposed fencing and parapet walls can provide screening of the rooftop area.
- Emergency Access Driveway – As requested by the Fire Advisory Board, the grading along the emergency access driveway to Lafayette Avenue has been adjusted so that the maximum grade does not exceed 10% (see enclosed SP-2.0, Site Grading and Drainage Plan). The grading within the balance of the site did not change. Additionally, the emergency access has been updated to asphalt for the full 20-foot width.

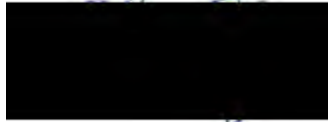
We look forward to continuing the review of this application with the Planning Board.

Chairman Kessler and Members of the Planning Board
Re: Evergreen Manor Parcel 3

June 24, 2026
Page 2

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: VS Construction, Zarin & Steinmetz

June 24, 2026

**TREE PROTECTION AND REMOVAL
EVERGREEN MANOR – PARCEL 3
2003 CROMPOND ROAD**

Section 283-3C(3)(d) of the Tree Ordinance requires that for every 1,000 square feet of lot area disturbed, 1 tree of a minimum 3-inch caliper shall be planted. For the proposed 65,000 square feet (1.5 acres) of disturbance 65 trees would be required to be planted. Additionally, trees removed on slopes of 25% or greater require a replacement of two trees for each tree which is to be removed. There are 13 trees proposed to be removed located on slopes of 25% or greater, which would require the planting of 26 trees. In total, 91 new trees would be required. No trees from Appendix A, List of Protected Trees (§281 Attachment 1) were identified on the Project Site.

In accordance with Chapter 283, **Trees**, of the Town of Cortlandt Code an inventory of existing trees "having a diameter of greater than four inches measured 4 1/2 feet above ground level" was conducted by SavATree. There are 183 trees within the Evergreen Manor Parcel 3 site.¹ Within Parcel 3, including the non-disturbance area, there are a total of 4 dead trees and 22 in poor condition. Excluding dead/poor condition trees, there are 77 trees that are invasive species. Within the non-disturbance area only, there is 1 dead tree and 1 tree in poor condition. Excluding dead/poor condition trees, there are 13 trees that are invasive species.

Within the proposed limit of disturbance, 173 trees would be removed, including 25 dead or poor condition trees. Additionally, excluding dead/poor trees, 76 invasive trees would be removed. Of the total number of trees to be removed, SavATree recommended removing 22 of them.

The Applicant proposes to plant 68 trees throughout the Site as part of the mitigation to meet the requirements described above. Per §283-7.A(7) of the Tree Ordinance in its review of the removal of a regulated tree the approving authority may consider, "if the property owner will replant replacement trees of a similar species or add other vegetation to offset the negative effects of the tree removal to the satisfaction of the approving authority."

¹ Based on an assessment of trees was conducted by SavATree in Spring 2026. Parcel 3 trees excludes the area proposed to be dedicated to the Town for the new right turn lane from Lafayette Avenue to Crompond Road. 202.

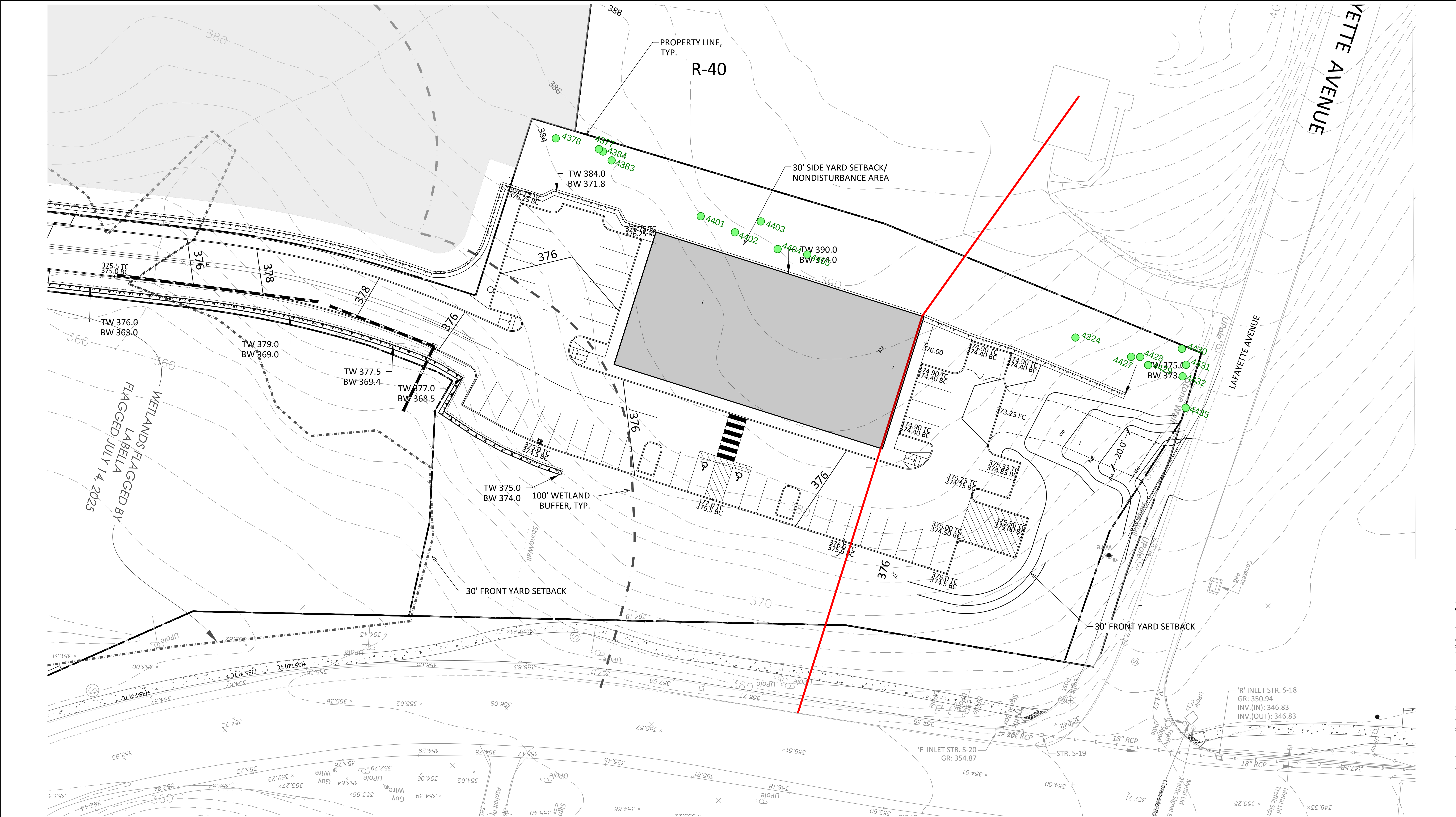
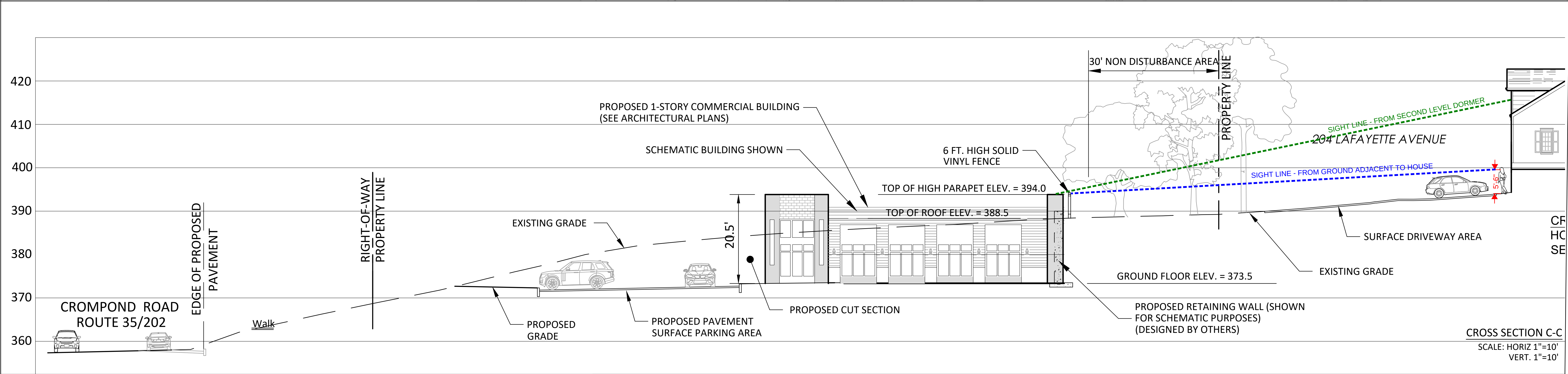
Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Removal	Reason for Removal	Protected	Steep Slope
4319	American elm	<i>Ulmus americana</i>	8	Fair	None	No	No	☒	Access Drive		☐
4320	Red maple	<i>Acer rubrum</i>	9	Fair	None	No	No	☒	Access Drive		☐
4321	American elm	<i>Ulmus americana</i>	6	Good	None	No	No	☒	Grading		☐
4322	American elm	<i>Ulmus americana</i>	12	Good	None	No	No	☒	Grading		☐
4327	Crabapple	<i>Malus spp.</i>	8	Good	None	No	No	☒	Access Drive		☐
4328	Sugar maple	<i>Acer saccharum</i>	18	Fair	Deadwood	No	No	☒	Access Drive		☐
4329	Sugar maple	<i>Acer saccharum</i>	6	Fair	Overtopped	No	No	☒	Access Drive		☐
4330	Sugar maple	<i>Acer saccharum</i>	8	Fair	Overtopped	No	No	☒	Access Drive		☐
4331	Sugar maple	<i>Acer saccharum</i>	17	Fair	Decay	No	No	☒	Access Drive		☐
4332	Sugar maple	<i>Acer saccharum</i>	12	Fair	Overtopped	No	No	☒	Access Drive		☐
4377	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped	Yes	No	☐	--		☐
4378	Black walnut	<i>Juglans nigra</i>	19	Fair	Deadwood	No	No	☐	--		☐
4379	Sycamore maple	<i>Acer pseudoplatanus</i>	21	Poor	Leans. Vines. Deadwood	Yes	No	☒	Parking Lot		☐
4380	Sugar maple	<i>Acer saccharum</i>	10	Fair	Small deadwood	No	No	☒	Parking Lot		☐
4381	Sycamore maple	<i>Acer pseudoplatanus</i>	11	Fair	Overtopped	Yes	No	☒	Parking Lot		☐
4383	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☐	--		☐
4384	Norway maple	<i>Acer platanoides</i>	14	Good	Small deadwood	Yes	No	☐	--		☐
4385	Sugar maple	<i>Acer saccharum</i>	4	Fair	Overtopped	No	No	☒	Parking Lot		☐
4386	Sycamore maple	<i>Acer pseudoplatanus</i>	10	Fair	Overtopped	Yes	No	☒	Parking Lot		☐
4387	Sugar maple	<i>Acer saccharum</i>	9	Poor	Covered in vines	No	Yes	☒	Parking Lot		☐
4388	Sugar maple	<i>Acer saccharum</i>	20	Fair	Deadwood	No	No	☒	Parking Lot		☐
4389	Black cherry	<i>Prunus serotina</i>	33	Dead	Standing dead tree	No	Yes	☒	Parking Lot		☐
4390	Sugar maple	<i>Acer saccharum</i>	40	Fair	Vines. Large deadwood	No	No	☒	Parking Lot		☐
4391	Sugar maple	<i>Acer saccharum</i>	4	Fair	Overtopped	No	No	☒	Building		☐
4392	Sugar maple	<i>Acer saccharum</i>	10	Fair	Overtopped	No	No	☒	Building		☐
4393	Tulip poplar	<i>Liriodendron tulipifera</i>	34	Fair	Large deadwood	No	No	☒	Building		☐
4394	Norway maple	<i>Acer platanoides</i>	9	Fair	Overtopped	Yes	No	☒	Building		☐
4395	Sycamore maple	<i>Acer pseudoplatanus</i>	7	Fair	Overtopped	Yes	No	☒	Building		☐
4396	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped	Yes	No	☒	Parking Lot		☐
4397	Norway maple	<i>Acer platanoides</i>	21	Fair	Deadwood	Yes	No	☒	Parking Lot		☐
4398	Norway maple	<i>Acer platanoides</i>	11	Fair	Overtopped	Yes	No	☒	Parking Lot		☐
4399	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped	Yes	No	☒	Parking Lot		☐
4400	Sugar maple	<i>Acer saccharum</i>	37	Poor	Basal decay. Deadwood	No	Yes	☒	Building		☐
4401	Norway maple	<i>Acer platanoides</i>	37	Fair	Deadwood	Yes	No	☐	--		☐
4402	Red maple	<i>Acer rubrum</i>	48	Dead	Standing dead tree with decay	No	Yes	☐	--		
4403	Norway spruce	<i>Picea abies</i>	16	Fair	Deadwood	No	No	☐	--		☐
4404	Norway maple	<i>Acer platanoides</i>	17	Good	Small deadwood	Yes	No	☐	--		☐
4405	Sycamore maple	<i>Acer pseudoplatanus</i>	6	Fair	Overtopped	Yes	No	☐	--		☐
4406	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☒	Building		☐
4407	Sugar maple	<i>Acer saccharum</i>	9	Good	Small deadwood	No	No	☒	Building		☐
4408	Black cherry	<i>Prunus serotina</i>	16	Fair	Deadwood	No	No	☒	Building		☐
4409	Sugar maple	<i>Acer saccharum</i>	6	Fair	Overtopped	No	No	☒	Building		☐
4410	Norway maple	<i>Acer platanoides</i>	11	Good	Small deadwood	Yes	No	☒	Building		☐
4411	Sugar maple	<i>Acer saccharum</i>	24	Fair	Large deadwood	No	No	☒	Building		☐
4412	Norway maple	<i>Acer platanoides</i>	6	Fair	Overtopped	Yes	No	☒	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Removal	Reason for Removal	Protected	Steep Slope
4413	Sugar maple	<i>Acer saccharum</i>	26	Poor	Central lead is dead	No	Yes	☒	Building		☐
4414	Norway maple	<i>Acer platanoides</i>	25	Fair	Deadwood	Yes	No	☒	Building		☐
4415	Black locust	<i>Robinia pseudoacacia</i>	31	Poor	Codominant lead failed from base.	Yes	Yes	☒	Building		☐
4416	Norway maple	<i>Acer platanoides</i>	10	Good	None	Yes	No	☒	Building		☐
4417	Sugar maple	<i>Acer saccharum</i>	15	Fair	Deadwood	No	No	☒	Parking Lot		☐
4418	Sycamore maple	<i>Acer pseudoplatanus</i>	29	Poor	Broken top. Two cavities with significant decay	Yes	Yes	☒	Grading		☐
4419	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☒	Grading		☐
4420	Sugar maple	<i>Acer saccharum</i>	12	Good	Small deadwood	No	No	☒	Parking Lot		☐
4421	Sugar maple	<i>Acer saccharum</i>	5	Fair	Overtopped	No	No	☒	Parking Lot		☐
4422	Sugar maple	<i>Acer saccharum</i>	4	Fair	Overtopped	No	No	☒	Parking Lot		☐
4423	Norway maple	<i>Acer platanoides</i>	11	Good	Small deadwood	Yes	No	☒	Grading		☐
4424	Norway maple	<i>Acer platanoides</i>	9	Good	None	Yes	No	☐	--		☐
4425	American elm	<i>Ulmus americana</i>	17	Fair	Calloused wound along trunk	No	No	☒	Grading		☐
4426	Norway maple	<i>Acer platanoides</i>	15	Fair	Calloused wound along lower trunk	Yes	No	☒	Grading		☐
4427	Sugar maple	<i>Acer saccharum</i>	9	Poor	Broken top. Little foliage remains	No	Yes	☐	--		
4428	Sugar maple	<i>Acer saccharum</i>	6	Fair	Overtopped	No	No	☐	--		☐
4429	Sugar maple	<i>Acer saccharum</i>	21	Good	Deadwood	No	No	☐	--		☐
4430	Norway maple	<i>Acer platanoides</i>	8	Fair	Deadwood	Yes	No	☐	--		☐
4431	Norway maple	<i>Acer platanoides</i>	9	Fair	Deadwood	Yes	No	☐	--		☐
4432	Norway maple	<i>Acer platanoides</i>	5	Fair	Deadwood	Yes	No	☐	--		☐
4433	Norway maple	<i>Acer platanoides</i>	8	Fair	Deadwood	Yes	No	☐	--		☐
4434	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☐	--		☐
4435	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped	Yes	No	☐	--		☐
4436	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☒	Grading		☐
4437	Black cherry	<i>Prunus serotina</i>	25	Poor	Large deadwood. Decay	No	Yes	☒	Grading		☐
4441	Norway maple	<i>Acer platanoides</i>	14	Good	None	Yes	No	☒	Grading		☐
4442	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped	Yes	No	☒	Grading		☐
4443	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☒	Grading		☐
4444	Red maple	<i>Acer rubrum</i>	13	Fair	Deadwood	No	No	☒	Grading		☐
4445	Black locust	<i>Robinia pseudoacacia</i>	13	Fair	Deadwood	Yes	No	☒	Grading		☐
4446	Black locust	<i>Robinia pseudoacacia</i>	22	Fair	Deadwood	Yes	No	☒	Grading		☐
4447	Sugar maple	<i>Acer saccharum</i>	11	Fair	Small deadwood	No	No	☒	Grading		☐
4448	Black locust	<i>Robinia pseudoacacia</i>	19	Fair	Deadwood	Yes	No	☒	Grading		☐
4449	American elm	<i>Ulmus americana</i>	18	Fair	Deadwood	No	No	☒	Grading		☐
4450	Sugar maple	<i>Acer saccharum</i>	8	Good	Small deadwood	No	No	☒	Grading		☐
4451	Norway maple	<i>Acer platanoides</i>	6	Fair	Overtopped	Yes	No	☒	Parking Lot		☐
4452	Norway maple	<i>Acer platanoides</i>	22	Fair	Codominant at 5 feet	Yes	No	☒	Parking Lot		☐
4453	Sugar maple	<i>Acer saccharum</i>	5	Fair	Overtopped	No	No	☒	Parking Lot		☐
4454	Sugar maple	<i>Acer saccharum</i>	12	Fair	Deadwood	No	No	☒	Parking Lot		☐
4455	Black cherry	<i>Prunus serotina</i>	16	Fair	Leans. Deadwood	No	No	☒	Parking Lot		☐
4456	Sugar maple	<i>Acer saccharum</i>	14	Fair	Deadwood	No	No	☒	Parking Lot		☐
4457	Norway maple	<i>Acer platanoides</i>	10	Good	None	Yes	No	☒	Parking Lot		☐
4458	Norway maple	<i>Acer platanoides</i>	8	Good	None	Yes	No	☒	Building		☐
4459	Norway maple	<i>Acer platanoides</i>	7	Fair	None	Yes	No	☒	Parking Lot		☐
4460	Black locust	<i>Robinia pseudoacacia</i>	18	Fair	Large deadwood	Yes	No	☒	Parking Lot		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Removal	Reason for Removal	Protected	Steep Slope
4461	Norway maple	<i>Acer platanoides</i>	11	Good	None	Yes	No	☑	Parking Lot		☐
4462	Red maple	<i>Acer rubrum</i>	18	Fair	Self correcting lean	No	No	☑	Grading		☐
4463	Sycamore maple	<i>Acer pseudoplatanus</i>	17	Fair	Deadwood	Yes	No	☑	Grading		☐
4464	Black locust	<i>Robinia pseudoacacia</i>	13	Fair	Leans	Yes	No	☑	Grading		☐
4465	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped.	Yes	No	☑	Grading		☐
4467	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped.	Yes	No	☑	Grading		☐
4470	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped.	Yes	No	☑	Grading		☐
4471	Black cherry	<i>Prunus serotina</i>	12	Fair	Deadwood. Leans	No	No	☑	Grading		☐
4472	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped.	Yes	No	☑	Grading		☐
4473	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped.	Yes	No	☑	Grading		☐
4474	Black cherry	<i>Prunus serotina</i>	10	Poor	Significant dieback	No	Yes	☑	Grading		☐
4475	Norway maple	<i>Acer platanoides</i>	6	Fair	Overtopped.	Yes	No	☑	Grading		☐
4483	Black locust	<i>Robinia pseudoacacia</i>	24	Fair	Large deadwood	Yes	No	☐	--		☐
4484	Norway maple	<i>Acer platanoides</i>	4	Poor	Overtopped. Dieback	Yes	No	☑	Grading		☐
4485	Black locust	<i>Robinia pseudoacacia</i>	18	Fair	Large deadwood	Yes	No	☑	Grading		☐
4486	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped	Yes	No	☑	Grading		☐
4487	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped	Yes	No	☑	Grading		☐
4488	Norway maple	<i>Acer platanoides</i>	14	Good	Small deadwood	Yes	No	☑	Grading		☐
4489	Red maple	<i>Acer rubrum</i>	17	Fair	Deadwood	No	No	☑	Grading		☐
4490	Black locust	<i>Robinia pseudoacacia</i>	19	Poor	Decay. Large deadwood	Yes	Yes	☑	Grading		☒
4491	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped	Yes	No	☑	Parking Lot		☒
4492	Norway maple	<i>Acer platanoides</i>	11	Good	Small deadwood	Yes	No	☑	Parking Lot		☒
4493	Black locust	<i>Robinia pseudoacacia</i>	14	Poor	Decay. Large deadwood	Yes	Yes	☑	Parking Lot		☐
4494	Sugar maple	<i>Acer saccharum</i>	10	Fair	Deadwood	No	No	☑	Parking Lot		☐
4495	Sugar maple	<i>Acer saccharum</i>	9	Fair	Overtopped	No	No	☑	Parking Lot		☐
4496	Black locust	<i>Robinia pseudoacacia</i>	18	Poor	Large deadwood. Dieback	Yes	No	☑	Parking Lot		☐
4497	Sugar maple	<i>Acer saccharum</i>	9	Fair	Overtopped	No	No	☑	Parking Lot		☐
4498	Black cherry	<i>Prunus serotina</i>	11	Fair	Deadwood	No	No	☑	Parking Lot		☐
4499	Sugar maple	<i>Acer saccharum</i>	8	Fair	Overtopped	No	No	☑	Parking Lot		☐
4500	Sugar maple	<i>Acer saccharum</i>	6	Fair	Overtopped	No	No	☑	Parking Lot		☐
4501	Norway maple	<i>Acer platanoides</i>	18	Fair	Deadwood	Yes	No	☑	Parking Lot		☐
4502	Red maple	<i>Acer rubrum</i>	16	Fair	Deadwood	No	No	☑	Parking Lot		☐
4503	Black locust	<i>Robinia pseudoacacia</i>	17	Poor	Decay. Dieback	Yes	Yes	☑	Grading		☐
4504	Sugar maple	<i>Acer saccharum</i>	18	Fair	Deadwood	No	No	☑	Grading		☐
4505	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped	Yes	No	☑	Grading		☐
4506	Black locust	<i>Robinia pseudoacacia</i>	14	Poor	Decay. Dieback	Yes	Yes	☑	Grading		☐
4507	Sugar maple	<i>Acer saccharum</i>	18	Good	Small deadwood	No	No	☑	Grading		☒
4508	Sugar maple	<i>Acer saccharum</i>	5	Fair	Overtopped	No	No	☑	Grading		☒
4509	Red maple	<i>Acer rubrum</i>	18	Dead	Standing dead tree	No	Yes	☑	Parking Lot		☒
4510	Red maple	<i>Acer rubrum</i>	23	Poor	Broken limbs. Basal decay	No	Yes	☑	Parking Lot		☐
4511	Norway maple	<i>Acer platanoides</i>	6	Fair	None	Yes	No	☑	Parking Lot		☐
4512	Norway maple	<i>Acer platanoides</i>	6	Fair	None	Yes	No	☑	Parking Lot		☐
4513	Sugar maple	<i>Acer saccharum</i>	4	Fair	Overtopped	No	No	☑	Parking Lot		☐
4514	Sugar maple	<i>Acer saccharum</i>	19	Poor	Column of decay along trunk	No	Yes	☑	Parking Lot		☐
4515	Norway maple	<i>Acer platanoides</i>	7	Good	None	Yes	No	☑	Parking Lot		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Removal	Reason for Removal	Protected	Steep Slope
4516	Norway maple	<i>Acer platanoides</i>	9	Good	None	Yes	No	☑	Grading		☐
4517	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☑	Grading		☐
4518	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☑	Grading		☐
4519	Sugar maple	<i>Acer saccharum</i>	5	Fair	Overtopped	No	No	☑	Grading		☐
4520	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☑	Grading		☐
4521	Red maple	<i>Acer rubrum</i>	16	Fair	Deadwood	No	No	☑	Grading		☐
4522	Red maple	<i>Acer rubrum</i>	11	Fair	Deadwood	No	No	☑	Grading		☒
4523	Norway maple	<i>Acer platanoides</i>	9	Good	None	Yes	No	☑	Grading		☒
4524	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4525	Black locust	<i>Robinia pseudoacacia</i>	18	Fair	Large deadwood	Yes	No	☑	Parking Lot		☐
4526	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4527	Red maple	<i>Acer rubrum</i>	19	Poor	Significant basal decay	No	Yes	☑	Parking Lot		☐
4528	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4529	Sugar maple	<i>Acer saccharum</i>	17	Dead	Standing dead tree	No	Yes	☑	Building		☐
4530	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☑	Building		☐
4531	Norway maple	<i>Acer platanoides</i>	13	Good	Small deadwood	Yes	No	☑	Building		☐
4532	Sugar maple	<i>Acer saccharum</i>	5	Fair	None	No	No	☑	Building		☐
4533	Norway maple	<i>Acer platanoides</i>	8	Fair	Overtopped.	Yes	No	☑	Parking Lot		☐
4534	Sycamore maple	<i>Acer pseudoplatanus</i>	4	Fair	Overtopped.	Yes	No	☑	Parking Lot		☐
4535	Black locust	<i>Robinia pseudoacacia</i>	24	Poor	Decay. Large deadwood	Yes	Yes	☑	Parking Lot		☐
4536	Black locust	<i>Robinia pseudoacacia</i>	27	Poor	Decay. Large deadwood	Yes	Yes	☑	Parking Lot		☐
4537	Norway maple	<i>Acer platanoides</i>	6	Fair	Overtopped.	Yes	No	☑	Parking Lot		☐
4538	Red maple	<i>Acer rubrum</i>	27	Fair	Deadwood	No	No	☑	Building		☐
4539	Sycamore maple	<i>Acer pseudoplatanus</i>	4	Poor	Overtopped. Dead top	Yes	Yes	☑	Building		☐
4540	Sugar maple	<i>Acer saccharum</i>	5	Fair	None	No	No	☑	Building		☐
4541	Sugar maple	<i>Acer saccharum</i>	5	Fair	None	No	No	☑	Building		☐
4542	Sugar maple	<i>Acer saccharum</i>	11	Fair	None	No	No	☑	Building		☐
4543	Sugar maple	<i>Acer saccharum</i>	7	Good	None	No	No	☑	Building		☐
4544	Sugar maple	<i>Acer saccharum</i>	8	Fair	Overtopped	No	No	☑	Building		☐
4545	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4546	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4547	Sugar maple	<i>Acer saccharum</i>	24	Fair	Deadwood	No	No	☑	Parking Lot		☐
4548	Sugar maple	<i>Acer saccharum</i>	39	Fair	Deadwood	No	No	☑	Parking Lot		☐
4549	Sugar maple	<i>Acer saccharum</i>	10	Fair	Overtopped	No	No	☑	Parking Lot		☐
4550	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4551	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4552	Norway maple	<i>Acer platanoides</i>	9	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4553	Sugar maple	<i>Acer saccharum</i>	4	Fair	Overtopped	No	No	☑	Parking Lot		☐
4554	Sugar maple	<i>Acer saccharum</i>	10	Fair	Small deadwood	No	No	☑	Parking Lot		☐
4555	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☑	Parking Lot		☐
4556	Sugar maple	<i>Acer saccharum</i>	10	Fair	Overtopped	No	No	☑	Parking Lot		☐
4557	Sugar maple	<i>Acer saccharum</i>	19	Fair	Deadwood	No	No	☑	Grading		☐
4558	Sugar maple	<i>Acer saccharum</i>	11	Fair	Overtopped	No	No	☑	Parking Lot		☒
4559	Norway maple	<i>Acer platanoides</i>	6	Fair	Overtopped	Yes	No	☑	Grading		☒
4560	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped	Yes	No	☑	Grading		☒

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Removal	Reason for Removal	Protected	Steep Slope
4561	Norway maple	<i>Acer platanoides</i>	4	Fair	Overtopped	Yes	No	☒	Grading		☒
4562	Sugar maple	<i>Acer saccharum</i>	23	Fair	Deadwood	No	No	☒	Grading		☐
4563	Sugar maple	<i>Acer saccharum</i>	21	Fair	Deadwood	No	No	☒	Grading		☐
4564	Sugar maple	<i>Acer saccharum</i>	19	Good	Deadwood	No	No	☒	Grading		☐
4565	Sugar maple	<i>Acer saccharum</i>	8	Fair	Overtopped	No	No	☒	Grading		☐
4566	Sugar maple	<i>Acer saccharum</i>	8	Fair	Overtopped	No	No	☒	Grading		☐
4567	Norway maple	<i>Acer platanoides</i>	8	Good	None	Yes	No	☒	Grading		☐
4568	Norway maple	<i>Acer platanoides</i>	7	Fair	Overtopped	Yes	No	☒	Grading		☐
4569	Red maple	<i>Acer rubrum</i>	21	Poor	Column of decay. Broken limbs	No	Yes	☒	Grading		☐
4570	Sugar maple	<i>Acer saccharum</i>	7	Fair	Overtopped	No	No	☐	--		☐
4571	Sugar maple	<i>Acer saccharum</i>	12	Fair	Deadwood	No	No	☐	--		☐
4572	Sugar maple	<i>Acer saccharum</i>	9	Fair	Small deadwood	No	No	☐	--		☐
4573	Sugar maple	<i>Acer saccharum</i>	10	Fair	Small deadwood	No	No	☐	--		☐
4574	Black locust	<i>Robinia pseudoacacia</i>	20	Dead	Standing dead tree	Yes	Yes	☐	--		☐
4575	Sugar maple	<i>Acer saccharum</i>	18	Fair	Deadwood	No	No	☐	--		☐
4576	Sugar maple	<i>Acer saccharum</i>	18	Fair	Leans. Deadwood	No	No	☐	--		☐
4577	Sugar maple	<i>Acer saccharum</i>	38	Fair	Large deadwood	No	No	☐	--		☐
4578	Sugar maple	<i>Acer saccharum</i>	22	Fair	Vines. Deadwood	No	No	☐	--		☐
4579	American elm	<i>Ulmus americana</i>	13	Poor	Covered in vines	No	Yes	☒	Grading		☐
4582	Sugar maple	<i>Acer saccharum</i>	5	Fair	Overtopped	No	No	☒	Grading		☒
4583	Ailanthus	<i>Ailanthus altissima</i>	14	Fair	Vines. Deadwood	Yes	No	☒	Parking Lot		☐
4584	Norway maple	<i>Acer platanoides</i>	5	Fair	Overtopped.	Yes	No	☒	Parking Lot		☐



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

CA #: 0017846

ARCHITECT - PARCEL 1

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

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

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

WETLAND CONSULTANT

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

0 10 20 40

HORIZ 1"=10'

0 5 10 20

VERT. 1"=10'

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DRAWING TITLE:

EVERGREEN MANOR
PARCEL 3 - CURRENT
CROSS SECTION THRU
ADJACENT PROPERTIES

Seal

DRAWN BY: KM

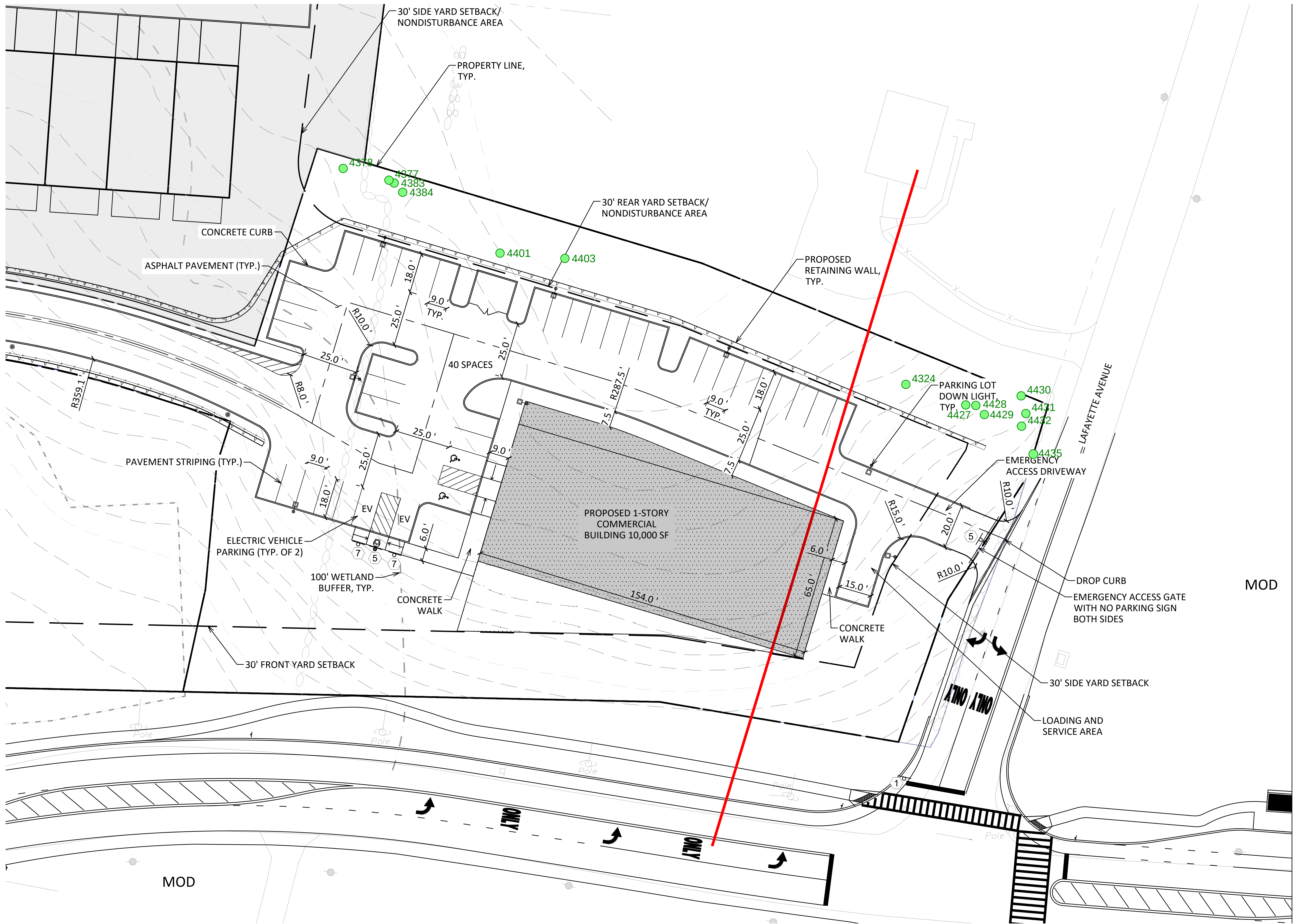
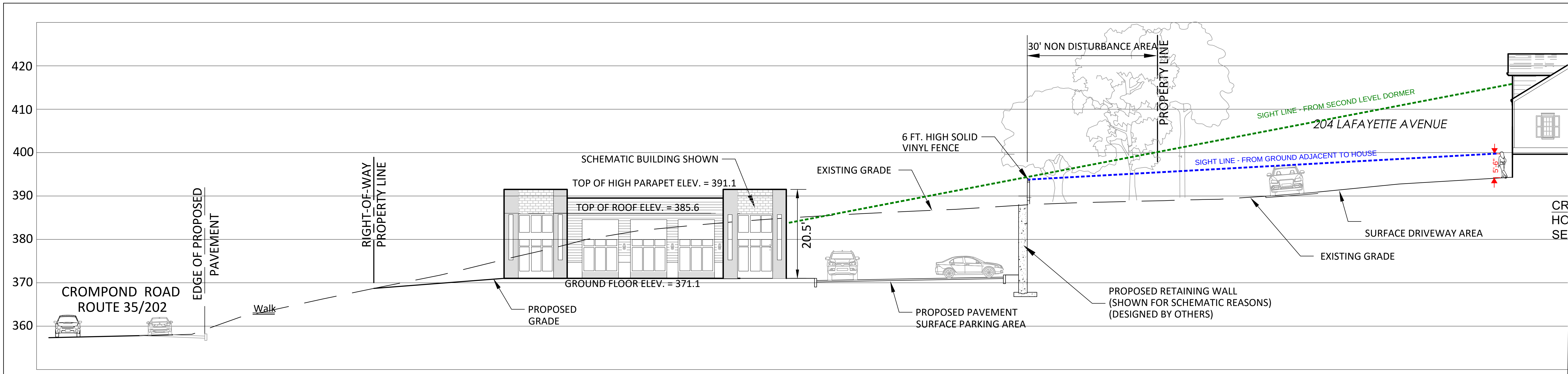
CHECKED BY: PG/MG

PROJECT NO: 812

DATE: 01/07/26

DRAWING NO:

SK-1



CURRENT PLAN

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

Town of Cortlandt, New York

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

PLANNER, CIVIL ENGINEER, LANDSCAPE
ARCHITECT

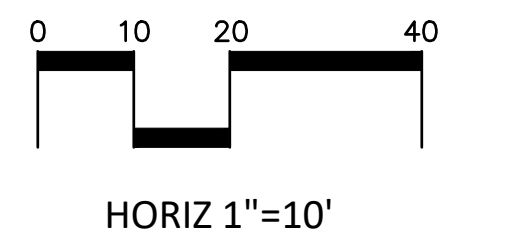
DTS PROVIDENT
Intelligent Land
Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway White Plains, NY 10601

ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

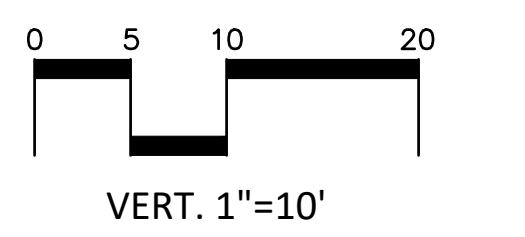
LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

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

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



HORIZ 1"=10'



VERT. 1"=10'



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
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NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES		
NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	12/19/25	PLANNING BOARD REVISION

DRAWING TITLE:
EVERGREEN MANOR
PARCEL 3 - PREVIOUS
CROSS SECTION THRU
ADJACENT PROPERTIES

Seal	DRAWN BY: KM	CHECKED BY: PG/MG
	PROJECT NO: 812	DATE: 01/07/26
	DRAWING NO:	

SK-2

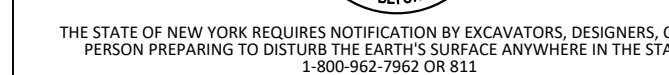
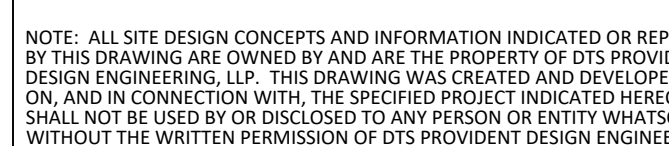
OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

DTS • PROVIDENT
Intelligent Land Use

[REDACTED]

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

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



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DRAWING TITLE:

DRAWN BY:	CHECKED:
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PROJECT NO.	DATE:
812	01/

DRAWING NO.

SP-2.0

EXPIRES 1/31/27

June 19, 2026

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

**Re: Time Extension Request for
Preliminary Plat Approval - PB #2025-3
77 Montrose Station LLC
77 Montrose Station Road
Tax Map Designation: 44.17-1-6 & 11**

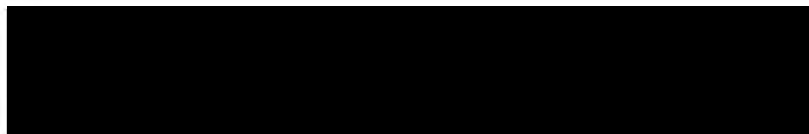
Dear Chairman Kessler and Members of the Planning Board:

The above referenced project received conditional Preliminary Subdivision Plat approval from the Planning Board via Resolution No. 3-26 on January 6, 2026, valid for a period of six (6) months.

We believe we are close to receiving Realty Subdivision application approval from the Westchester County Department of Health. However, the Applicant respectfully requests the first six (6) month time extension of the approval to account for the timing of the Planning Board application for Final Plat Approval.

We respectfully request this item be placed on the July 8, 2026 Planning Board agenda for consideration of approval of the time extension. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manger

cc: Mark Giordano, 77 Montrose Station Road, LLC, Property Owner/Applicant
File: Giordano-77 Montrose Station Rd-Cortlandt-3 Lot Subdivision-Letter-Time Extension-20260619

June 24, 2026

Steven Kessler, Chairman
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, New York 10567

Re: PB 2025-3
Final Plat Approval for 3-Lot Subdivision
77 Montrose Station LLC
77 Montrose Station Road
Tax ID: Section 44.17, Block 1, Lot(s) 6 & 11

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed seven (7) copies of the following information for the above-referenced Proposed 3-Lot Subdivision Project:

- Subdivision & Site Development Plan, last revised June 17, 2026 (1 @ 24" x 36", 6 @ 11" x 17")
- Receipt of Taxes Paid from the Receiver of Taxes
- Off-Site Construction Cost Estimate, dated June 22, 2026
- Copy of Check for \$12,000 Recreation Fee, received June 17, 2026
- Common Driveway Access and Utility Easement and Maintenance Declaration, prepared by Zarin & Steinmetz
- Subdivision Plat, prepared by TC Merritts Land Surveyors, dated June 17, 2026

The following is an annotated response to the Conditions of Resolution No. 3-26 adopted January 6, 2026:

1. a. Construction Improvement Drawings have been submitted and reviewed by LaBella Engineering and approved for submission.

b. The Final Plat was submitted to and reviewed by LaBella Engineering and deemed approved for submission of the mylar. The Westchester County Department of Health ("WCDH") has indicated the Final Subdivision Plat is ready to be signed by the Assistant Commissioner and it will be provided for signatures by Town staff and the Planning Board Chairman as soon as it is picked up from the WCDH.
2. Monuments have been indicated on the Final Plat and installed as previously reviewed and approved by LaBella Engineering.
3. A receipt from the Receiver of Taxes is enclosed indicating the taxes on the subject property have been paid.
4. Duly noted.
5. A Off-Site Construction Cost Estimate is enclosed indicating the 5% inspection fee of \$921.
6. The \$12,000 recreation fee has been paid (see enclosed copy of check, received by Town June 17, 2024).

7. The WCDH has indicated their approval and intention to sign the Final Plat.
8. An extensive note regarding the proposed tree removals and proposed plantings has been added to the Site Development Plans. This note has been reviewed and approved by the Town Attorney's office.
9. The required note has been added to the Final Plat and to the Site Development Plan drawing set.
10. Engineering details have been reviewed and approved by LaBella Engineering.
11. Enclosed is the Common Driveway Access and Utility Easement and Maintenance Declaration prepared by Zarin & Steinmetz, which has been reviewed and approved by the Town Attorney's Office.
12. Duly noted.
13. The Tree Removal Overlay drawing has been incorporated into the larger Site Development Plan set and re-numbered into one 8-page drawing set.
14. The proposed house on Lot 2 has been moved 2-ft to indicate a 32-ft rear yard setback. In addition, an individual Site Development Plan for each of the new lots will be required prior to the issuance of a building permit.
15. The applicant submitted a comprehensive tree planting plan for Lot 1 (existing house), which incorporated the required plantings per ZBA Case 25-5 and Permit A-24-739. This was reviewed and by the Department of Planning & Community Development and the proposed plantings have been completed.
16. All of the comments of the LaBella Engineering's December 2, 2025 review memo have been addressed.

We look forward to discussing the project and, if necessary, the revisions to the plans as noted above, at the July 7, 2026 Planning Board meeting. Please feel free to contact me if there are any questions or if any additional information is required.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giordano, 77 Montrose Station LLC via email w/enclosures
David Steinmetz, Esq., Zarin & Steinmetz

File: *Giordano-77 Montrose Station Rd-Cortlandt-PB Subdivision-Letter-Submission for Final-20260624*

Off-Site Construction Cost Estimate

77 MONTROSE STATION ROAD SUBDIVISION

Date: June 22, 2026

Description	Units	\$/Unit	Quantity	Cost	Notes
Site Preparation					
Mobilization	LS	\$ 2,500.00	1	\$ 2,500	
Pavement Sawcut	SF	\$ 5.00	116	\$ 580	
Site Preparation Subtotal				\$ 3,080	
Roadway Work					
Pavement - Water Service Trenches	SF	\$ 4.50	224	\$ 1,008	
Signage	LS	\$ 325	2	\$ 650	
Roadway Subtotal				\$ 1,658	
Water Service					
Wet Tap	LS	\$ 600	2	\$ 1,200	
1" - K Copper	LF	\$ 50	54	\$ 2,700	
Water Service Subtotal				\$ 3,900	
Drainage					
Drainage Structures	EA	\$ 2,000	2	\$ 4,000	
12" HDPE	LF	\$ 30	193	\$ 5,790	
Drainage Subtotal				\$ 9,790	
Subtotal Estimate Cost					
Erosion and Sediment Control (Assume 3% Subtotal)				\$ 18,428	
Total				\$ 553	
Inspection Fee at 5% of Total Cost				\$ 18,428	
				\$ 921	

TOWN OF CORTLANDT
552289 - CORTLANDT
TOWN TAX - 2026

DO NOT PAY - This is a receipt.

We are sending this receipt to you for information purposes in accordance with the New York State "Property Taxpayer's Bill Of Rights".

77 MONTROSE STATION LLC	BILL #	010802
1340 BAPTIST CHURCH RD	STATE AID	\$10,106,170
YORKTOWN HEIGHTS NY 10598	NYS TAX FIN CD	267
	TAX YEAR	2026
	BANK	99-0437
	PER ASSESSMENT ROLL	09/15/2025
	SCHOOL CODE	552203

TAX MAP #: 44.17-1-11
LOCATION: 77 Montrose Station Rd
DIMENSIONS: 0 x 0
PROPERTY CLASS: 1 Family Res
ROLL SECTION: 1
WARRANT DATE: 3/19/2026
FISCAL YEAR: 1/1/2026 - 12/31/2026
PROPERTY TAXPAYER'S BILL OF RIGHTS
The Assessor estimates the Full Market Value of this property as of 09/15/2025 was 944200
The Total Assessed Value of the property is: 11425
The Uniform Percentage Value used to establish assessments in your municipality was: 1.21%
If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rate Per \$1,000 or per Unit	Tax Amount
LIBRARY	714000	2.3000	11425	7.940000	90.7100
COUNTY	20952796	-3.4000	11425	187.630000	2143.6700
TOWN	4660500	7.3000	11425	41.670000	476.0800
HIGHWAY	16675000	4.0000	11425	200.980000	2296.2000
CORTLAND AMBULANCE	422300	25.2000	11425	17.210000	196.6200
MONTROSE LIGHT	65000	0.0000	11425	11.410000	130.3600
MONTROSE IMPROV DIST	169993	0.0000	11425	29.820000	340.6900
MONTROSE FIRE	871496	2.0000	11425	51.460000	587.9300
COUNTY REFUSE#	2668075	-6.5000	11425	23.440000	267.8000

\$6530.06	PAID: 04/30/2026
\$0.00	PENALTY
\$0.00	MISC FEES
\$6,530.06	TOTAL AMOUNT PAID

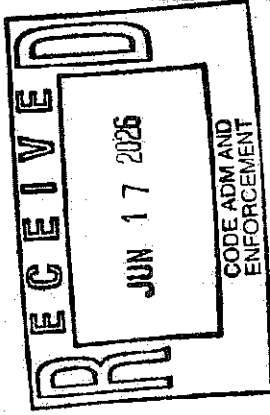
For your convenience we offer online payments as well as Email Receipting Registration and Email Reminders Notification at townofcortlandt.com/tax.

1010

Check#: 1018 Date: 06/17/2026 Vendor#: 11 Town of Cortlandt

Invoice# 06.17.2026 Invoice Date 06/17/2026 Job/Description 2 Montrose Station S Balance 12,000.00

Discount Retain This Check 12,000.00



77 MONTROSE STATION LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

ORANGE BANK & TRUST COMPANY

1018

50-247219



06/17/2026 \$ *12,000.00

EXACTLY TWELVE THOUSAND DOLLARS

DATE AMOUNT

PAY
TO THE
ORDER
OF

Town of Cortlandt

1 Heady Street
Cortlandt Manor NY 10567

AUTHORIZED SIGNATURE

Details on Back.

Photo Safe Deposit

**COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT
AND MAINTENANCE DECLARATION**

THIS COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT AND MAINTENANCE DECLARATION ("Declaration and Easement"), made and entered into this ____ day of _____, 2026, by **77 MONTROSE STATION, LLC**, 1340 Baptist Church Road, Yorktown Heights, New York 10598 ("Declarant/Grantor").

WITNESSETH:

WHEREAS, the Declarant/Grantor is the owner of all that certain lot, piece or parcel of land situate, lying and being in the Town of Cortlandt, County of Westchester, and State of New York, being designated as Lots 1, 2, and 3 as shown on that certain map entitled "Subdivision Plat, Prepared for 77 Montrose Station, LLC," prepared by TC Merritts Land Surveyors, last revised June 5, 2026, which was filed in the Office of the County Clerk of Westchester County on _____ as Filed Map No. _____ ("Subdivision Plat"), a copy of which is attached hereto as Exhibit A and made a part hereof ("Property"); and

WHEREAS, on _____, the Planning Board of the Town of Cortlandt adopted a resolution granting Final Subdivision approval related to the Property ("Subdivision Resolution"); and

WHEREAS, pursuant to the Subdivision Resolution, Declarant/Grantor received final approval to subdivide the Property into three lots in accordance with the Subdivision Plat, subject to the terms and conditions contained in the Subdivision Resolution; and

WHEREAS, Lot 1 is currently improved with a single-family residence and related improvements, and Lots 2 and 3 are intended to be improved each with a single-family residence and related improvements ("Project"), as shown on the Subdivision and Site Development Plan for Montrose Station, LLC, prepared by Cronin Engineering, P.E., P.C., dated _____, a copy of which is attached hereto as Exhibit B and made a part hereof ("Site Plan"); and

WHEREAS, the Declarant/Grantor intends to convey Lots 2 and 3 to individual successors in interest; and

WHEREAS, Lot 2 is located directly adjacent to Lot 3; and

WHEREAS, as part of the Project, a driveway is to be constructed on Lot 2, a portion of which driveway will serve as the means of access to both Lots 2 and 3 from Montrose Station Road, as shown on the Subdivision Plat and Site Plan ("Common Driveway"); and

WHEREAS, Declarant/Grantor wishes to provide for the continued use and maintenance of the Common Driveway by and among Lots 2 and 3; and

WHEREAS, Declarant/Grantor intends that the successors in interest of Lots 2 and 3 will share responsibility for the maintenance, repair and/or replacement of the Common

Driveway and any related appurtenances; and

WHEREAS, Lot 2 shall be burdened by an easement in favor of the owner of Lot 3 as shown on Exhibit A and as described in Exhibit C attached hereto and made a part hereof ("Easement Area"), to allow the owner of Lot 3, and their agents, representatives, contractors, employees, and invitees, to use the Common Driveway for the limited purpose of ingress and egress between Lot 3 and Montrose Station Road and for the limited purpose of undertaking actions towards maintenance, repair, and replacement of the Common Driveway in accordance with this Declaration; and

WHEREAS, as part of the Project, a water service line is to be constructed from the water main on Montrose Station Road, over and across Lot 2, to Lot 3 within the area of the Common Driveway as shown in Exhibits A and C and described in Exhibit C ("Water Service Line"); and

WHEREAS, the Water Service Line is proposed to be located next to the Common Driveway within the Easement Area, as is shown on the Site Plan and Subdivision Plat; and

WHEREAS, the owner of Lot 3 will be solely responsible for the installation, operation, maintenance, repair and/or replacement of the Water Service Line and any related appurtenances; and

WHEREAS, Lot 2 shall be burdened by an easement in favor of the owner of Lot 3 as shown on Exhibit A and described in Exhibit C ("Easement Area"), to allow the owner of Lot 3, and their agents, representatives, contractors, employees, and invitees to install, operate, maintain, repair and/or replace, as necessary, the Water Service Line and any related appurtenances; and

WHEREAS, Condition __ of the Subdivision Resolution requires that Declarant/Grantor submit an easement agreement and driveway maintenance agreement for the shared portion of the driveway for Lots 2 and 3.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Declarant/Grantor hereby declares that Lot 2 and Lot 3 shall be held, sold, conveyed, transferred, and occupied subject to the following easements and covenants:

1. Grant of Easement.

- (a) The owner of Lot 3, and their agents, representatives, contractors, employees, and invitees, shall have a non-exclusive permanent easement and right-of-way for access, ingress, and egress over, under and along the Easement Area on Lot 2 for the limited purpose of ingress and egress to enter onto, use and travel on and across the Common Driveway and for the limited purpose of performing maintenance and repairs to the Common Driveway as is reasonably necessary in accordance with this Declaration and Easement.

- (b) The owner of Lot 3, and their agents, representatives, contractors, employees, and invitees, shall have a non-exclusive permanent easement over, under and along the Easement Area on Lot 2 for the limited purpose of installing, operating, maintaining, repairing and/or replacing the Water Service Line and any related appurtenances as reasonably necessary.

2. **Lot 3 Owner's Use of Easement Area.** In exercising their rights under this Declaration and Easement, the owner of Lot 3 and their agents, representatives, contractors, employees, and invitees shall use reasonable efforts to minimize interference with the use, occupation and enjoyment of the Easement Area by the owner of Lot 2, and/or its agents, representatives, contractors, employees, and invitees, and shall not unreasonably interfere with Lot 2 owner's and/or its successors' or assigns' use of the Easement Area. The owner of Lot 3 shall provide forty-eight (48) hours' written notice to the owner of Lot 2, or their successors and assigns, before entering the Easement Area for the purpose of performing maintenance and repairs on the Common Driveway or installing, operating, maintaining, repairing and/or replacing the Water Service Line and any related appurtenances in accordance with this Declaration and Easement (absent an emergency, when immediate access shall be deemed authorized by the owner of Lot 2). The owner of Lot 3 shall restore the Easement Area to a condition substantially similar to the condition found prior to any disturbance or damage that may have been caused by the owner of Lot 3 or their agents, representatives, contractors, employees, and invitees.

3. **Restrictions within Easement Area.** The owners of Lot 2 and Lot 3 shall not (i) do, cause to be done, allow to be done, or suffer anything whereby the Easement Area becomes obstructed or incumbered in any way that prevents vehicular and pedestrian ingress and egress along the full length of the Easement Area and Common Driveway, including, but not limited to the parking of vehicles, outdoor storage of any kind, landscaping/plantings, and/or the construction or placement of any structure within the Easement Area; (ii) construct any buildings or structures within the Easement Area, except for the pavement and appurtenances for the Common Driveway; (iii) excavate within the Easement Area to a depth exceeding three (3) feet above the Water Service Line and/or in any manner or to any extent which may deprive the Water Service Line of its support of the ground; or (iv) take any action within the Easement Area that will prevent the owner of Lot 3 from installing, operating, maintaining, repairing and/or replacing the Water Service Line and any related appurtenances and/or using the Common Driveway for ingress and egress between Montrose Station Road and Lot 3.

4. **Maintenance of Common Driveway.**

- (a) The owners of Lots 2 and 3 shall each bear one-half of all the costs of snow removal for the Common Driveway located within the Easement Area. The selection of the person to perform said snow removal ("Snow Removal Contractor") shall be made by the owner of Lot 2 and evidence of a written agreement between the owner of Lot 2 and the Snow Removal Contractor shall be provided to the owner of Lot 3 by October 31st of each year. If the

owner of Lot 2 fails to retain a Snow Removal Contractor by October 31st, then the owner of Lot 3, upon written notice to the owner of Lot 2, may select and enter into a written agreement with a Snow Removal Contractor for the provision of snow removal services.

- (b) The owners of Lots 2 and 3 shall each bear one-half of the cost of maintenance (other than snow removal, as set forth in Subsection 2(a)), repairs, and reconstruction ("Work") to the Common Driveway to be located in the Easement Area. Determinations of the Work required to be performed, including the persons to perform the same and the manner in which such work is to be performed, shall be made by the owner of Lot 2. If, in the reasonable discretion of the owner of Lot 3, the owner of Lot 2 fails to undertake Work to the Common Driveway as is reasonably necessary to ensure the continued use of the Common Driveway, then the owner of Lot 3 shall provide the owner of Lot 2 with written notice to cure in accordance with Section 9 of this Declaration and Easement. If such failure shall have continued for a period of fourteen (14) days after written notice from the owner of Lot 3 (or if such failure is not reasonably capable of being cured within fourteen (14) days, if the owner of Lot 2 shall not have commenced to cure the same within said 14-day period and/or shall not have thereafter diligently prosecuted the same to completion), then the owner of Lot 3, upon written notice, may undertake such steps as reasonably necessary to undertake the Work.
- (c) Notwithstanding the foregoing subsections, where any snow removal and any Work to be performed is located entirely outside of the Easement Area, and shall be solely for the benefit of that particular lot owner and provides no benefits to the other lot owner, then the benefiting lot owner shall pay 100% of the costs of such Work.

5. Payment of Costs Related to Maintenance of Common Driveway.

- (a) Each owner of Lots 2 and 3 by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed therefor, shall be deemed to covenant and agree to pay the charges imposed by Subsections 2(a) and 2(b), as applicable, and such charges, together with interest thereon at the maximum legal rate and the cost of collection thereof, including reasonable attorneys' fees, shall be a continuing and binding lien against each lot and be the responsibility of the owner, his heirs, devisees, personal representatives, successors and assigns. The obligation of the owner to pay such assessment, however, shall also remain as his personal obligation.
- (b) If the charges are not paid within thirty (30) days after receipt of a request for payment from the other lot owner(s), charges shall bear interest from the date of such request to the date paid at the highest rate permitted by law, and any aggrieved lot owner or owners may bring an action at law against the lot owner(s) obligated to pay the same or to foreclose the lien against the lot(s),

and there shall be added to the amount of such charges, the cost of preparing and filing of a lien, if any, and of bringing an action or proceeding to collect such charges, including interest, costs and reasonable attorneys' fees.

- (c) Upon the sale of either of the two lots referenced herein, the selling lot owner shall hand deliver and mail to the other lot owner(s) by Registered or Certified Mail, Return Receipt Requested, notice that all charges imposed above are paid and that all liens created by the above obligations have been satisfied as of the date of closing. The notice shall be mailed no later than thirty (30) days prior to the date of closing and if no objection is received ten (10) days prior to the date of closing, then such lack of objection shall be conclusive evidence that all charges and all liens imposed above have been paid and satisfied.

- 6. **Conveyance of Interest in Lot(s).** At the time of any conveyance of any interest in either of the lots, including by deed, lease, or other instrument conveying any interest, the owner of such lot shall have the affirmative obligation to provide written notice of this Declaration and Easement to the person obtaining said interest, and the owner shall also notify the owner of the other lot, in writing, of the existence and nature of the conveyance of interest. Each grantee accepting a deed, lease, or other instrument conveying any interest in either of the two lots, covenants for himself, his heirs, personal representatives, successors, and assigns to observe, perform, and be bound by this Declaration and Easement.
- 7. **Indemnification.** All future owners of Lots 2 and 3, their respective heirs, successors, and assigns, agree to indemnify and hold harmless the other lot owner from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise, including, without limitation, direct, indirect and consequential damages, court costs and reasonable attorney's fees, arising from or in any respect related to any exercise of or use of or maintenance and repair of the Common Driveway or the Water Service Line within the Easement Area.
- 8. **Insurance.** The owners of Lots 2 and 3 shall only use the services of licensed and insured contractors and/or subcontractors to perform any work in the Easement Area. Prior to commencement of any work within the Easement Area, the owner of the lot undertaking any snow removal, Work as defined in Subsection 4(c), or actions related to the installation, maintenance, and repair of the Water Service Line shall provide a copy of the license and proof of general liability and automobile liability insurance, naming the owner of the other lot as additional insured, in a commercially reasonable amount satisfactory to the owner of Lots 2 and 3, but not less than \$1,000,000.00 per occurrence/\$2,000,000 aggregate, and proof of workers' compensation and disability insurance at then-current statutory limits.
- 9. **Notice:** Unless otherwise provided for in this Declaration and Easement, any notice to be given pursuant to this Declaration and Easement shall be in writing and sent by prepaid certified or registered U.S. mail, Return Receipt Requested, or by reputable overnight

courier, to the last known address of the respective owner(s) of Lots 2 and 3. Any such notices shall be deemed delivered when accepted or refused.

10. Severability. Should any covenant, easement, or restriction herein contained, of any article, section, subsection, sentence, clause, phrase, or term of this Declaration and Easement be declared to be void, invalid, illegal, or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such judgment shall in no way affect the other provisions hereof which are hereby declared to be several and which shall remain in full force and effect.

11. Binding. This Declaration and Easement shall run with the land and be binding on all successors and assigns.

IN WITNESS WHEREOF, Declarant/Grantor has executed this instrument, intending that the same be recorded in the Office of the Clerk of the County of Westchester, Division of Land Records, on the day and date first above mentioned.

DECLARANT/GRANTOR:

77 MONTROSE STATION, LLC

By: _____
Mark Giordano, Managing Member

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared MARK GIORDANO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

RECORD AND RETURN MAIL TO:

David Steinmetz, Esq.
Zarin & Steinmetz LLP
81 Main Street, Suite 415
White Plains, New York 10601
(914) 682-7800

Exhibit A

Subdivision Plat

Exhibit B

Site Plan

Exhibit C

Easement Area Metes & Bounds

ACCESS AND UTILITY EASEMENT

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Cortlandt, County of Westchester, State of New York, known and designated as a Access and Utility Easement as shown on a certain map entitled "Final Subdivision Plat Prepared For Steve Giordano Builders, Inc." filed in the Westchester County Clerk's Office, Division of Land Records on _____ as map number _____, said Access and Utility Easement being more particularly bounded and described as follows;

BEGINNING at a point being the intersection of the southerly side of Montrose Station Road with the division line between Lot 2 and Lot 3 as shown on said Filed Map;

Thence from said point of BEGINNING northeasterly along the southerly side of Montrose Station Road the following courses and distances;

North 56 degrees 26 minutes 00 seconds East 72.32 feet;

North 55 degrees 43 minutes 00 seconds East 59.05 feet;

Thence through Filed Map Lot 2 the following courses and distances;

South 34 degrees 17 minutes 00 seconds East 25.39 feet;

South 36 degrees 52 minutes 45 seconds West 136.96 feet to the division line between Filed Map Lot 2 and Filed Map Lot 3;

Thence northwesterly along the division line between Filed Map Lot 2 and Filed Map Lot 3;

North 35 degrees 42 minutes 00 seconds West 70.54 feet to the POINT AND PLACE OF BEGINNING.

Containing 6,249.59 square feet, more or less.

SUBDIVISION & SITE DEVELOPMENT PLAN
77 MONTROSE STATION, LLC

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 44.17, BLOCK: 1, LOT(S): 6 & 11
2. TOTAL AREA OF EXISTING LOTS: 423,713 SQ. FT. (9.73 ACRES).
EXISTING LOT 6: 42,056 (0.97 ACRES)
EXISTING LOT 11: 381,655 SQ. FT. (8.76 ACRES).
3. SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS' ENTITLED "PRELIMINARY MAP PREPARED FOR STEVE GIORDANO BUILDERS, INC." DATED JULY 12, 2024, LAST REVISED AUGUST 28, 2024.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON DATA DOWNLOADED FROM THE WESTCHESTER COUNTY GIS WEBSITE.
5. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:
- TOWN OF CORTLANDT R-80 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT
- HENDRICK HUDSON SCHOOL DISTRICT
- CORTLANDT CONSOLIDATED WATER DISTRICT
- MONTROSE FIRE DISTRICT
6. PARCEL IS LOCATED IN THE HUDSON RIVER WATERSHED.

ENGINEER'S NOTES

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
4. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.

SPECIAL NOTES

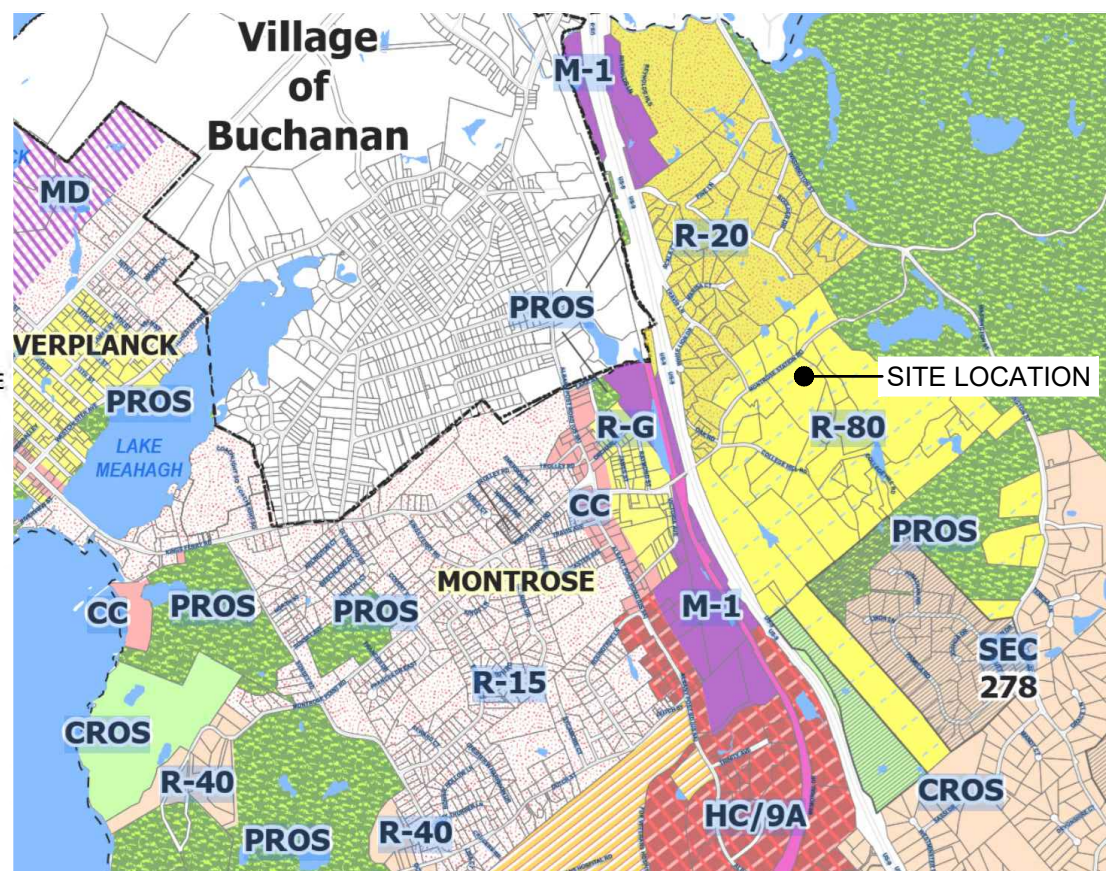
1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS.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

SITE CAPACITY ANALYSIS

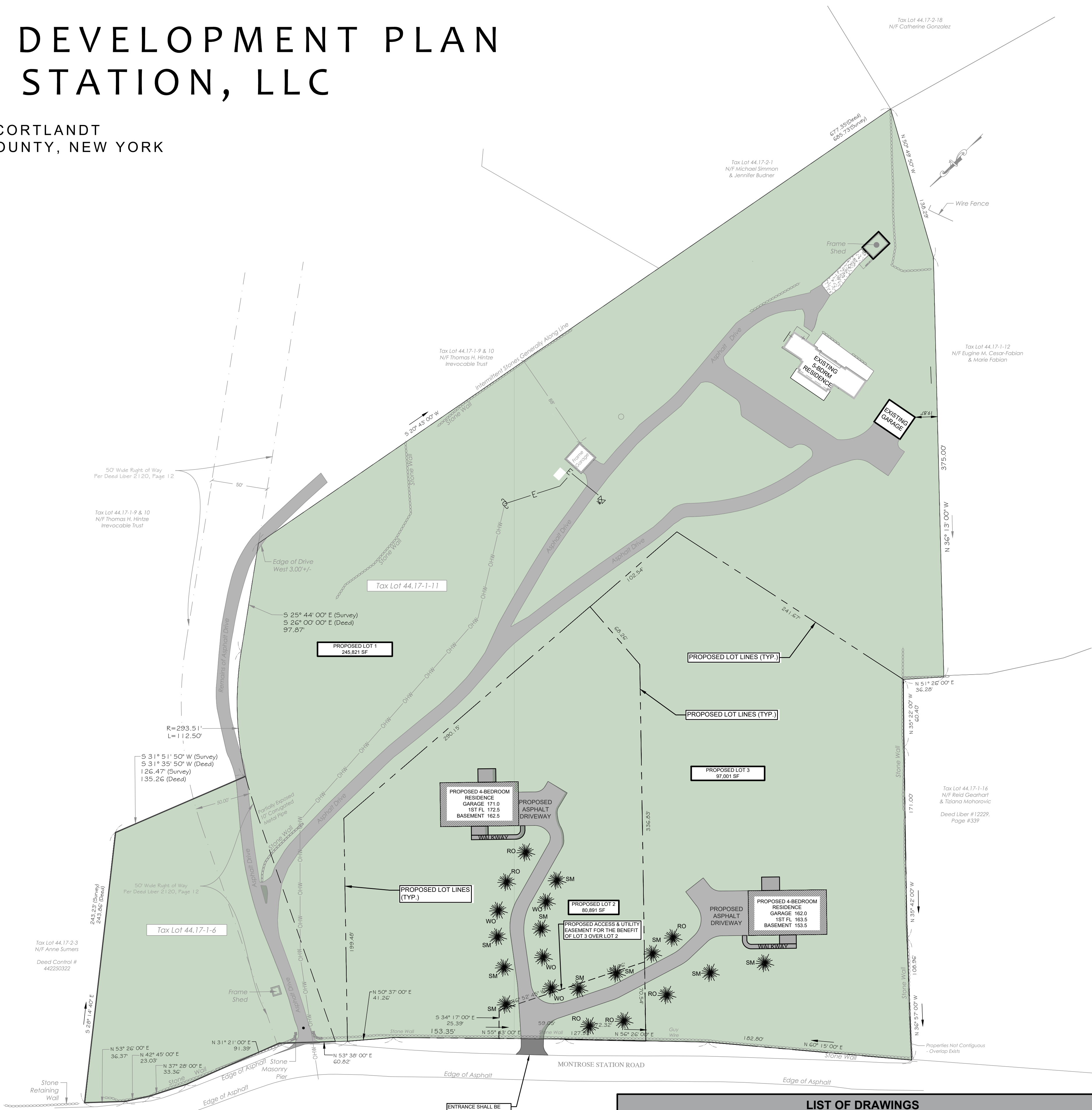
ZONING DISTRICT	R-80	
LOT #	SEC: 44.17, BLOCK: 1, LOT: 6 + 11	
TOTAL APPROXIMATE GPA IN ZONE	423,713 SF	9.73 AC
WETLAND (WWW)	0 SF	0 AC
50% OF 100' WETLAND BUFFER AREA	0 SF	0 AC
SLOPES > 20% (SS)	140,085 SF	3.22 AC
NYSDEC WETLAND (FW)	0 SF	0 AC
100 YEAR FLOODPLAIN (FD)	0 SF	0 AC
TOTAL CONSTRAINED AREA	0 SF	0 AC
PARCEL AREA AFTER CONSTRAINTS	283,628 SF	6.51 AC
10% OF PARCEL AREA AFTER CONSTRAINTS	N.A.	N.A.
NET PARCEL AREA (NPA)	283,628 SF	6.51 AC
R-80 RESIDENTIAL DENSITY PERMITTED (80,000 SF. / LOT MIN. REQUIRED)	3.55 LOTS = 3 LOTS MAX	

Legend

- Town Lines
- Village Boundaries
- Streets
- Waterbodies
- Parcels
- Zone District**
- MD
- CC
- CAMP SMITH REUSE B
- CC-COMMUNITY COMMERCIAL
- CD-DESIGNED COMMERCIAL
- COND M-1
- CROS-CONSERVATION RECREATION & OPEN SPACE
- HC-HIGHWAY COMMERCIAL
- HC/9A-HIGHWAY COMMERCIAL/MULTI FAMILY
- M-1-LIGHT INDUSTRIAL
- M-1A-LIGHT INDUSTRIAL
- MD-DESIGNED INDUSTRIAL
- MD
- PROS-PARKS RECREATION & OPEN SPACE
- PVD-PLANNED VILLAGE DEVELOPMENT
- UTILITIES
- R-10-SINGLE FAMILY RESIDENTIAL
- R-15-SINGLE FAMILY RESIDENTIAL
- R-160 RESIDENTIAL
- R-20-SINGLE FAMILY RESIDENTIAL
- R-40-SINGLE FAMILY RESIDENTIAL
- R-40A-SINGLE & TWO FAMILY RESIDENTIAL
- R-80-SINGLE FAMILY RESIDENTIAL
- R-80-GENERAL RESIDENTIAL
- SEC 278



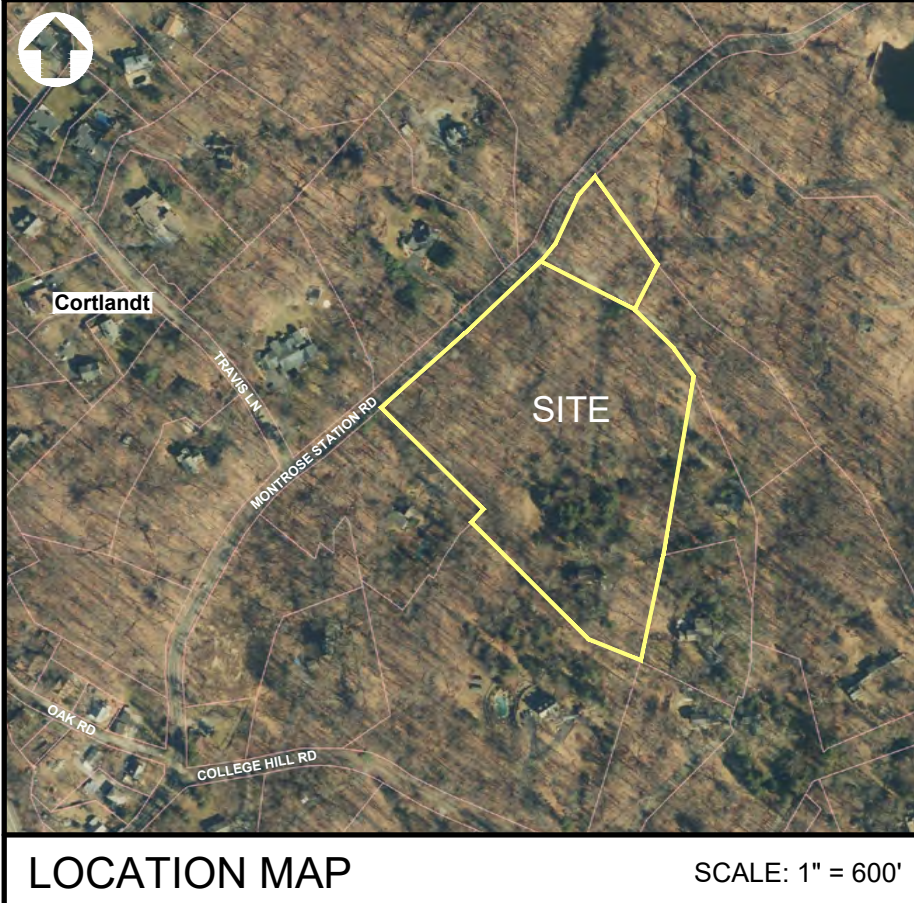
TOWN OF CORTLANDT ZONING MAP
NTS



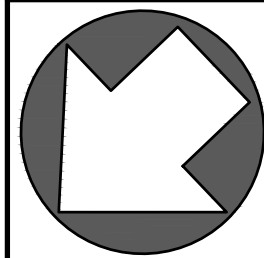
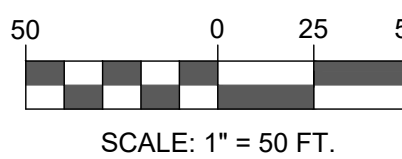
PROPOSED SUBDIVISION LAYOUT
SCALE: 1" = 50'

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-1.1	1 OF 8	COVERSHEET	1/22/2025	6/17/2026
EX-2.1	2 OF 8	EXISTING CONDITIONS / TREE REMOVAL PLAN	1/22/2025	6/17/2026
TP-2.2	3 OF 8	TREE REMOVAL OVERLAY	8/20/2025	6/17/2026
SP-3.1	4 OF 8	PRELIMINARY SUBDIVISION PLAT	1/22/2025	6/17/2026
UG-4.1	5 OF 8	UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN	1/22/2025	6/17/2026
UG-4.2	6 OF 8	UTILITY + GRADING PLAN / DRIVEWAY PROFILES	1/22/2025	6/17/2026
ESC-4.1	7 OF 8	EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS	1/22/2025	6/17/2026
CD-5.1	8 OF 8	CONSTRUCTION DETAILS	1/22/2025	6/17/2026



LOCATION MAP
SCALE: 1" = 600'



SCALE: 1" = 50 FT.

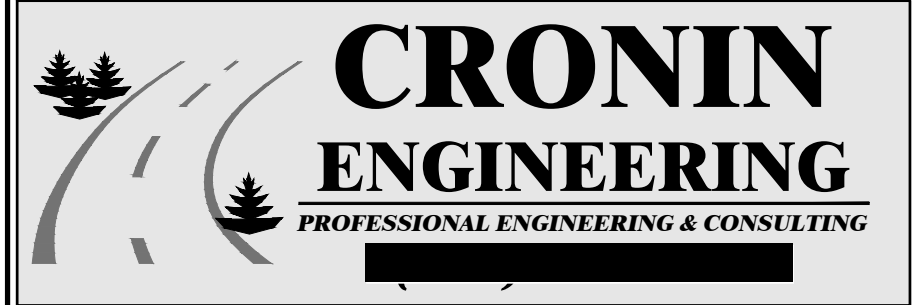
OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2026" BY PMB ENGINEERING, PLLC OPERATING AS "CRONIN ENGINEERING". ALL RIGHTS RESERVED.
- AUTHORIZATION NO. 130827

REVISIONS

#	REASON	DATE
5		
4	UPDATE FOR FINAL SUBD. APPROVAL	JUNE 17, 2026
3	UPDATE FOR WCHD REALTY SUBD. APPL. SUBMISSION	FEBRUARY 6, 2026
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025
#	REASON	DATE
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	44.17	
BLOCK:	1	
LOT:	6 & 11	
SUBLOT:		
DRAWN BY:	AD	
CHECKED:	KS/PMB	
PROJECT:	77 MONTROSE STATION RD	
DATE:	JANUARY 22, 2025	
JOB #:	240601	
PATRICK MICHAEL BELL LICENSED PROFESSIONAL ENGINEER 087679 EXPIRATION DATE: 03-31-2027 PATRICK M. BELL, P.E. LICENSE #087679		



39 Arlo Lane
Cortlandt Manor, New York 10567

COVERSHEET

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

SHEET 1 OF 8
CS-1.1

TREE REMOVAL AND PROTECTION NOTES

- ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING. TREE WELLS SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.
- ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.
- TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY "BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
- ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.
- ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
- WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.
- WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
- ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR OR BACKFILLING PURPOSES.

SUBDIVISION CONSTRUCTION SCHEDULE

- FILE ANY PERTINENT DOCUMENTS WITH THE TOWN BUILDING DEPARTMENT, TOWN HIGHWAY DEPARTMENT AND ANY OTHER INVOLVED AGENCY. OBTAIN A SEWAGE DISPOSAL SYSTEM PERMIT FROM THE WCDH.
- OBTAIN REQUIRED BUILDING PERMIT, ROAD OPENING PERMIT, EXCAVATION PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE CONSTRUCTION OF THE RESIDENCE.
- CONTACT THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT 800-245-2828. INSTALL THE LIMITS OF DISTURBANCE FENCING (ORANGE CONSTRUCTION FENCING).
- THE HOUSE AND DRIVEWAY LOCATIONS SHALL BE STAKED OUT, WITH OFFSETS, BY A LICENSED LAND SURVEYOR.
- TREES TO BE PRESERVED ARE TO BE CLEARLY MARKED AND PROTECTED FROM CONSTRUCTION.
- INSTALL ALL REQUIRED EROSION CONTROL STRUCTURES PER THE PLANS.
- CLEAR AND GRUB AREAS PROPOSED FOR CONSTRUCTION, INCLUDING THE HOMESITE, DRIVEWAY, AND SEPTIC AREA. CHIP BRANCHES AND LOGS AS PRACTICABLE AND REMOVE STUMPS AND UNUSED LOGS AND OTHER DEBRIS FROM THE SITE IN A LAWFUL MANNER.
- BEGIN SITE EXCAVATIONS AND FILLING OPERATIONS FOR THE ROUGH GRADING OF THE LOTS.
- CONSTRUCT FOOTING FORMS AND HAVE SAME APPROVED BY THE BUILDING DEPARTMENT. CONSTRUCT FOUNDATION WALLS AND HAVE SAME INSPECTED AND APPROVED. PROCEED WITH CONSTRUCTION OF HOUSE IN ACCORDANCE WITH ALL BUILDING DEPARTMENT REQUIREMENTS.
- INSTALL SEWAGE DISPOSAL SYSTEMS PER SEWAGE DISPOSAL PLAN APPROVED BY THE WCDH. SAME SHALL BE INSPECTED AND APPROVED BY THE WCDH PRIOR TO BACKFILL. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL WCDH REQUIREMENTS.
- INSTALL ROOF LEADER LINES AND FOOTING DRAIN LINES PER THE APPROVED PLANS.
- COORDINATE WITH UTILITY COMPANIES FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. UPON COMPLETION OF THE SEWAGE DISPOSAL SYSTEM AND HOUSE, LOT TO BE FINAL GRADED. TOPSOIL TO BE PLACED WHERE NECESSARY AND SEEDED AND MULCHED.
- CONTINUAL INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES IS REQUIRED. DISTURBANCE OUTSIDE OF THE LIMITS OF DISTURBANCE FENCE IS NOT PERMITTED.
- COMPLETE THE DRIVEWAY PER THE PLAN SPECIFICATIONS.
- PROVIDE THE NECESSARY PLANTINGS AND GENERAL CLEAN UP OF THE LOT OBTAIN A CERTIFICATE OF OCCUPANCY.

SLOPE ANALYSIS

SLOPE RANGE	AREA (SF)
0 - 15%	242,000
15% - 30%	131,063
> 30%	50,850

SOILS TABLE

SOIL SYMBOL	SOIL NAME	PERCENT OF LOT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY	58%
CuD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES	25%
CtC	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES	9%
Sh	SUN LOAM	8%

NOTES:

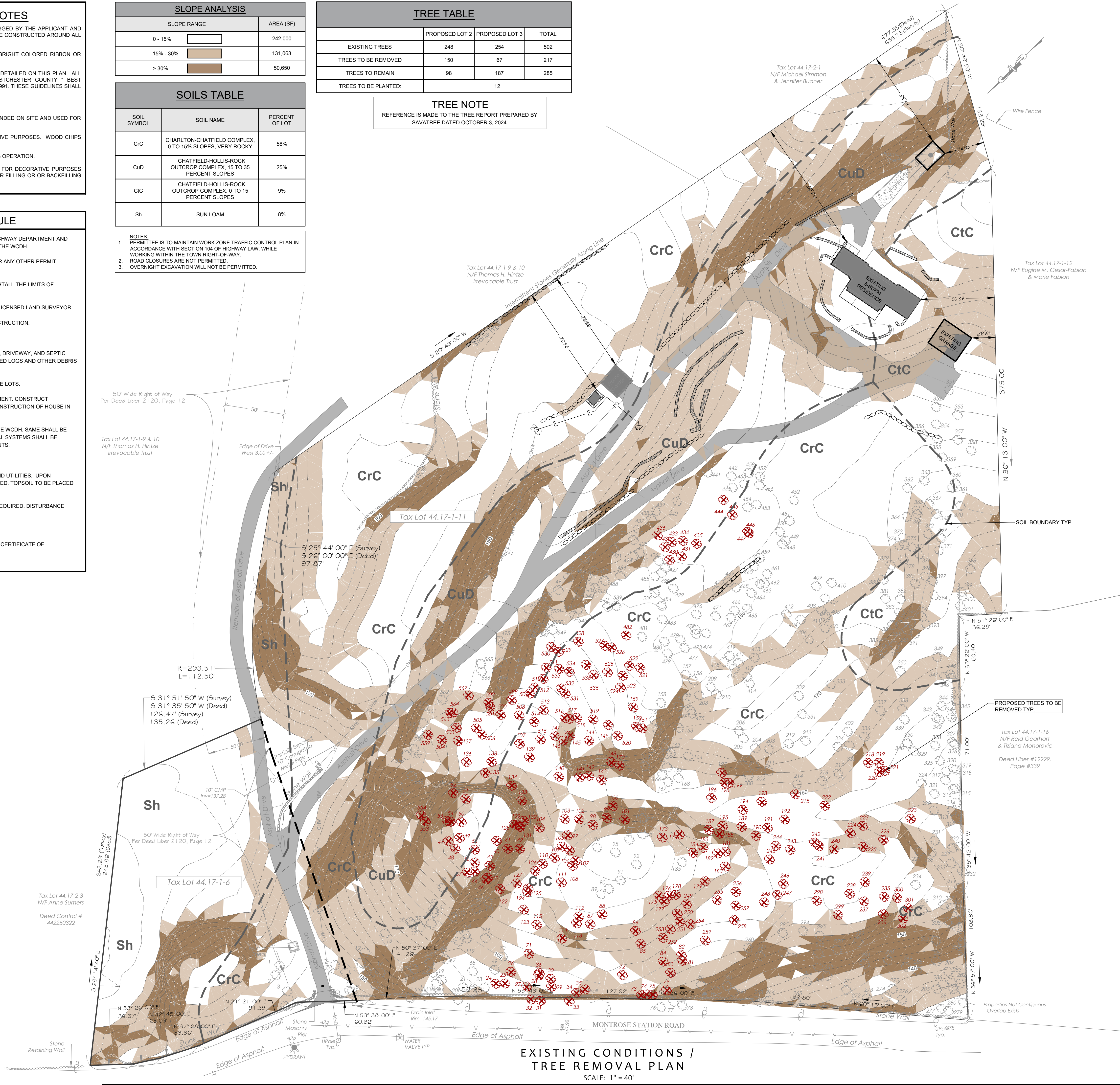
- PERMITTEE IS TO MAINTAIN WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH SECTION 104 OF HIGHWAY LAW, WHILE WORKING WITHIN THE TOWN RIGHT-OF-WAY.
- ROAD CLOSURES ARE NOT PERMITTED.
- OVERNIGHT EXCAVATION WILL NOT BE PERMITTED.

TREE TABLE

	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	248	254	502
TREES TO BE REMOVED	150	67	217
TREES TO REMAIN	98	187	285
TREES TO BE PLANTED:	12		

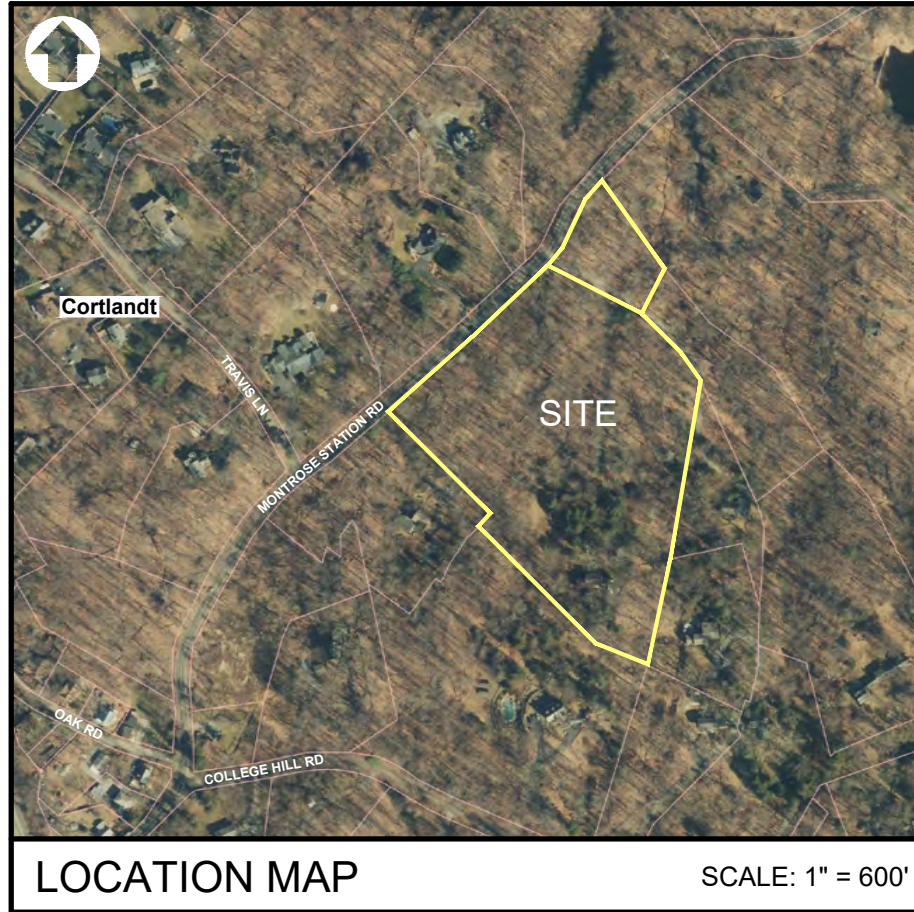
TREE NOTE

REFERENCE IS MADE TO THE TREE REPORT PREPARED BY SAVATREE DATED OCTOBER 3, 2024.



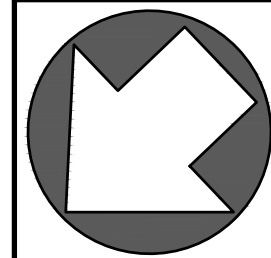
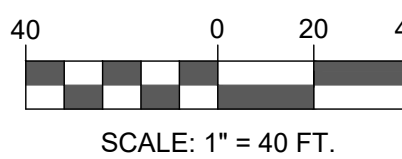
EXISTING CONDITIONS / TREE REMOVAL PLAN

SCALE: 1" = 40'



LOCATION MAP

SCALE: 1" = 600'



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

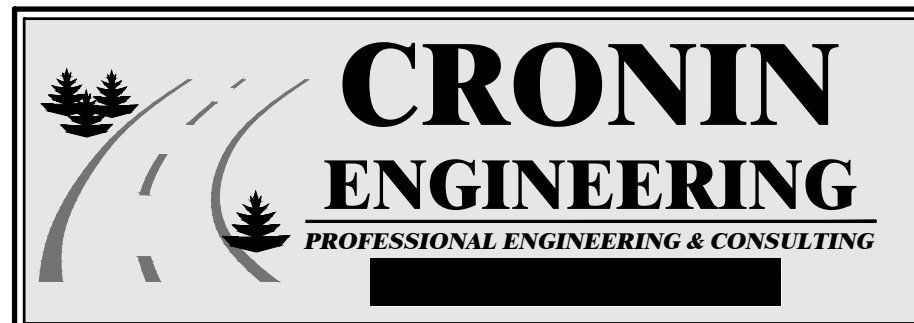
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- AUTHORIZATION No. 130827

REVISIONS

#	REASON	DATE
5		
4	UPDATE FOR FINAL SUBD. APPROVAL	JUNE 17, 2026
3	UPDATE FOR WCDH REALTY SUBD. APPL. SUBMISSION	FEBRUARY 6, 2026
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17
BLOCK: 1
LOT: 6 & 11
SUBLOT: -----
DRAWN BY: AD
CHECKED: KS/PMB
PROJECT: 77 MONTROSE STATION RD
DATE: JANUARY 22, 2025
JOB #: 240601



39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS / TREE REMOVAL PLAN

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

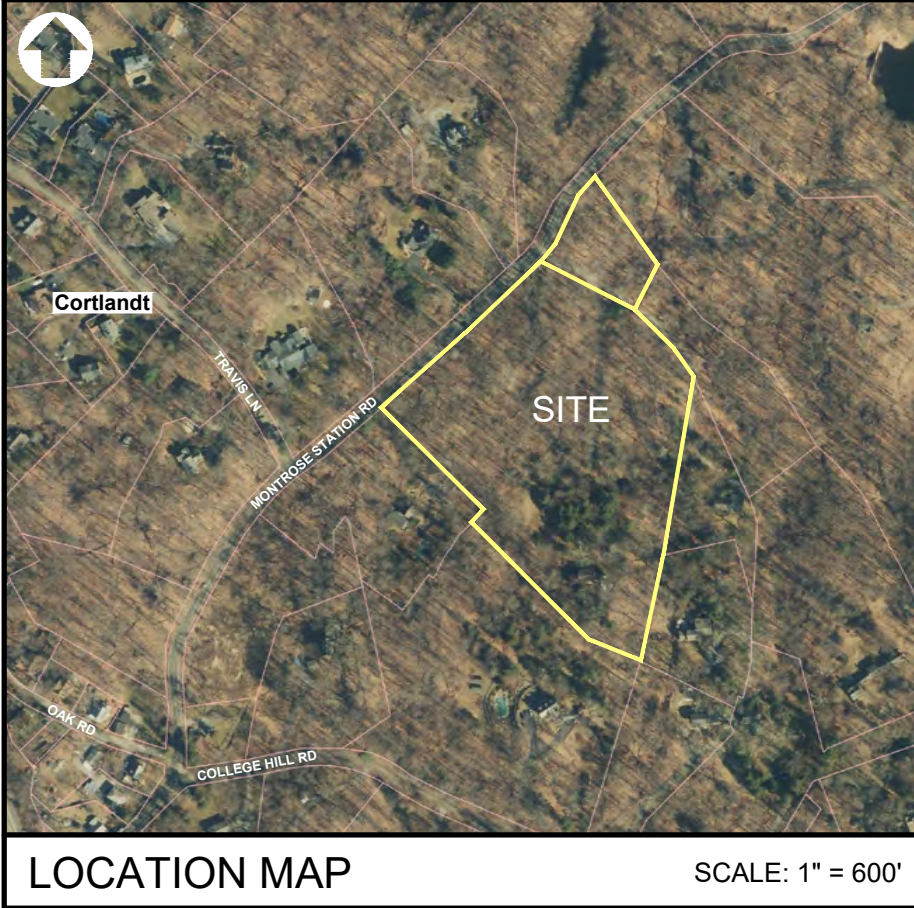
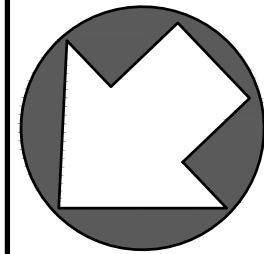
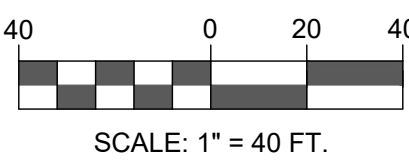
LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 2 OF 8

EX-2.1

TREE TABLE			
	PROPOSED LOT 2	PROPOSED LOT 3	TOTAL
EXISTING TREES	248	254	502
TREES TO BE REMOVED	150	67	217
TREES TO REMAIN	98	187	285

-  = EXISTING TREE TO REMAIN
-  = EXISTING TREE TO BE REMOVED
-  = TREE RECOMMENDED FOR REMOVAL BY SAV-A-TREE
PER OCT. 3, 2024 REPORT (TOTAL # = 107)



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

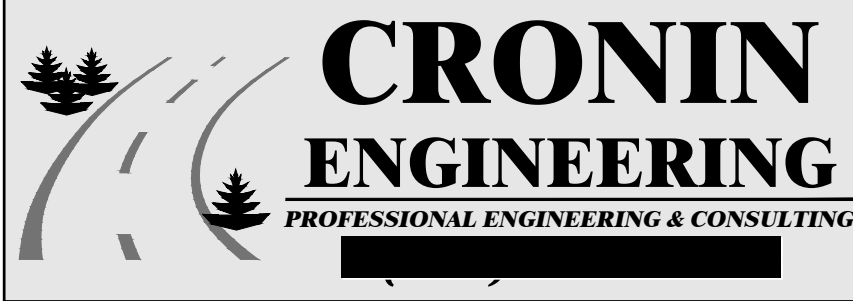
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- AUTHORIZATION No. 130827

REVISIONS

#	REASON	DATE
5		
4	UPDATE FOR FINAL SUBD. APPROVAL	JUNE 17, 2026
3	UPDATE FOR WCDH REALTY SUBD. APPL. SUBMISSION	FEBRUARY 6, 2026
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17
BLOCK: 1
LOT: 6 & 11
SUBLOT: ----
DRAWN BY: AD
CHECKED: KS/PMB
PROJECT: 77 MONTROSE STATION RD
DATE: AUGUST 20, 2025
JOB #: 240601



TREE REMOVAL OVERLAY

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART														
LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			4 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)			
LOT 1	5.64	2%	D1 D2 D3 D4	0" TO 8" 8" TO 84"	FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	NEW OWTS + 100% EXPANSION	N/A	N/A	N/A	N/A	N/A	EXISTING HOUSE. SEE WCDH PERMIT APPLICATION FOR OWTS
LOT 2	1.86	2%	D5 D6	0" TO 8" 8" TO 84"	FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	N/A	N/A	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D7 D8	0" TO 8" 8" TO 96"	FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							
LOT 3	2.23	10%	D9 D10 D12	0" TO 8" 8" TO 84"	FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	125 LF	1 FT	110	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D11	0" TO 8" 8" TO 72"	FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED		NONE							

1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 8, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 11 & 12, 2024.
2. LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING P.E. P.C., THE OWTS APPEARED TO BE OPERATING SATISFACTORILY.

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)									
LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (SF)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 1/2 STORIES or 35 FT.	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,056	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	86	32	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

OWNERS CERTIFICATION

THE UNDERSIGNED OWNER, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

SIGNED THIS ____ DAY OF ____, 20__.

MARK GIORDANO

OWNERS CERTIFICATION

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

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

REVIEWED BY THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DIRECTOR _____ DATE _____

REVIEWED BY THE PLANNING BOARD ENGINEER

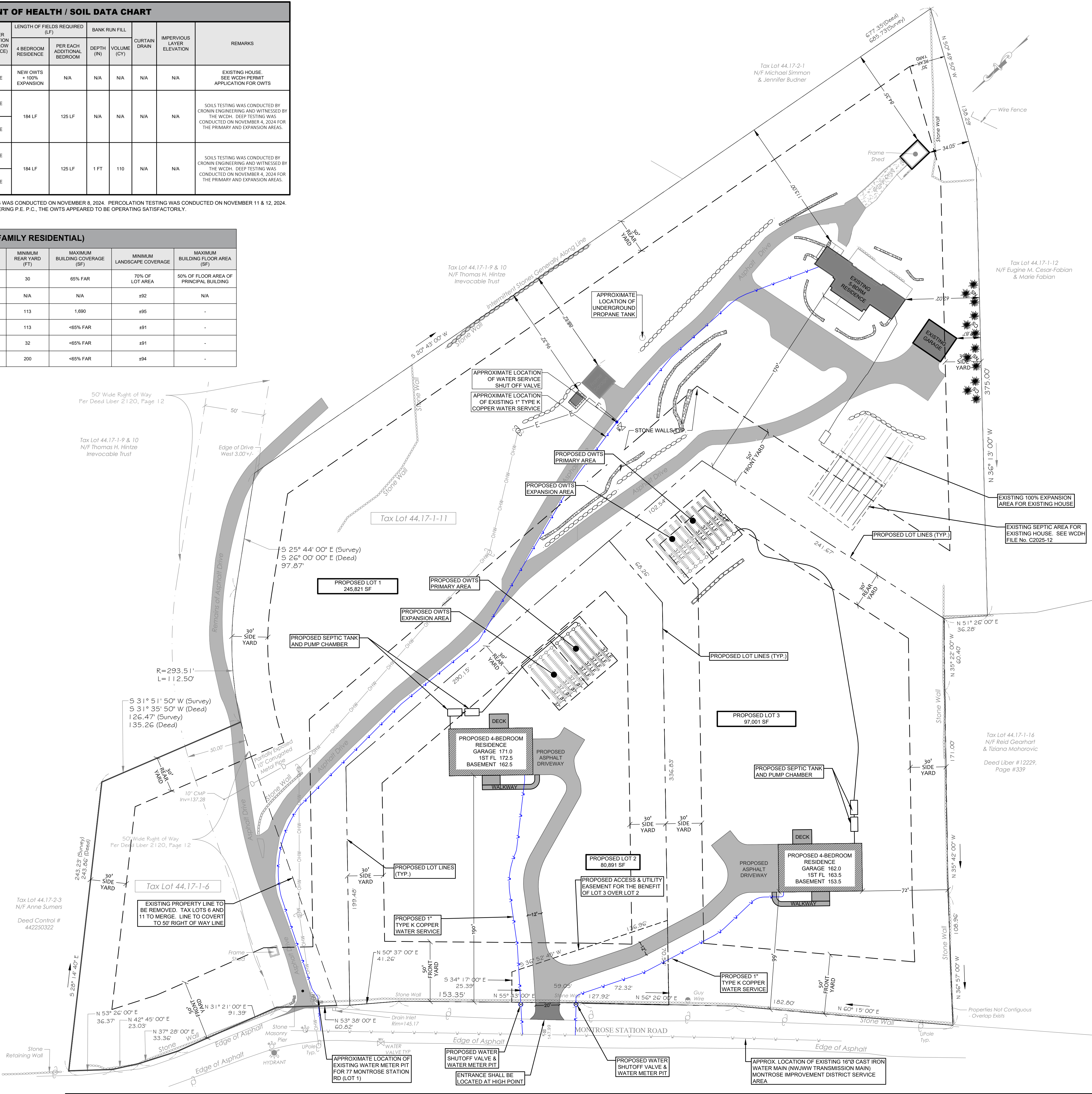
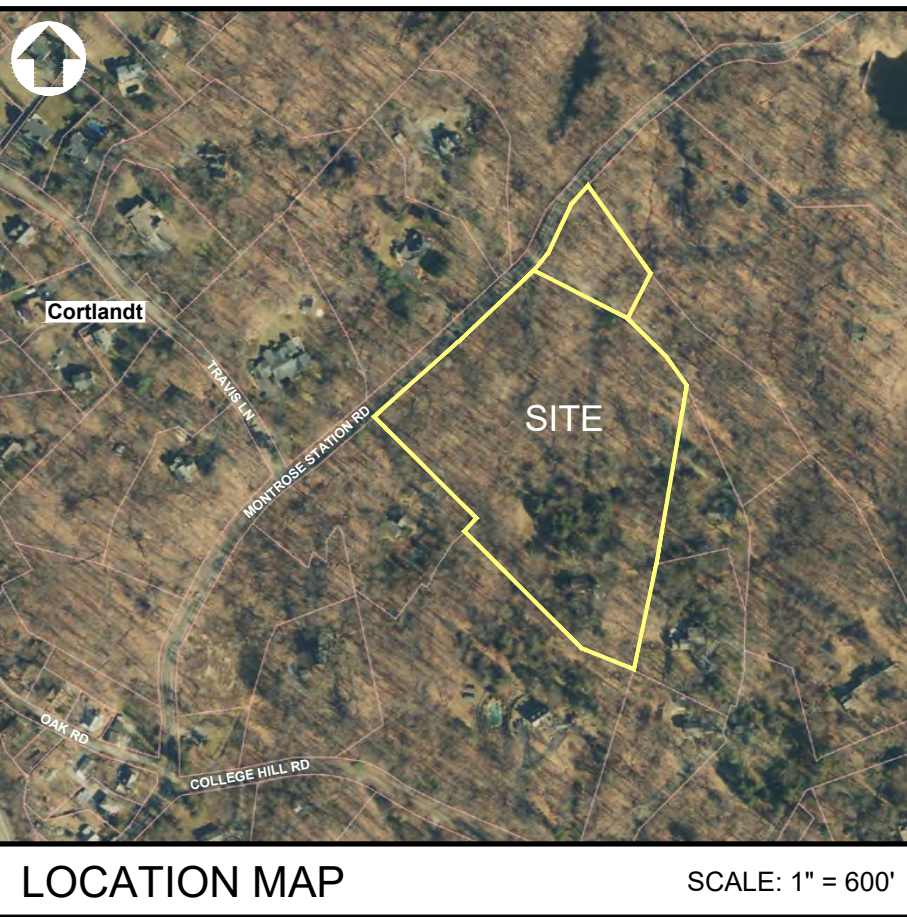
ENGINEER _____ DATE _____

APPROVED BY RESOLUTION No. ____ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE ____ DAY OF ____, 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS ____ DAY OF ____, 20__ BY _____

CHAIRPERSON OF THE PLANNING BOARD _____

WCDH APPROVAL



LOCATION MAP

SCALE: 1" = 600'

Call 811

before you dig

OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

REVISIONS		
5	REVISE PER WCDH 5-21-26 REVIEW COMMENTS	JUNE 17, 2026
4	UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION	FEBRUARY 6, 2026
3	UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION	FEBRUARY 6, 2026
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
1	LABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025
#	REASON	DATE
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	44.17	
BLOCK:	1	
LOT:	6 & 11	
SUBLOT:	-----	
DRAWN BY:	AD	
CHECKED:	KS/PMB	
PROJECT:	77 MONTROSE STATION RD	
DATE:	JANUARY 22, 2025	
JOB #:	240601	
PATRICK M. BELL, P.E. LICENSE #087679		

CRONIN

ENGINEERING

PROFESSIONAL ENGINEERING & CONSULTING

39 Arlo Lane
Cortlandt Manor, New York 10567

PRELIMINARY SUBDIVISION PLAT

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 4 OF 8 SP-3.1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART														
LOT #	LOT AREA (AC.)	SLOPE OF OWTs AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL		CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			4 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)			
LOT 1	5.64	2%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	EXISTING HOUSE SEE WCDH PERMIT APPLICATION FOR OWTs (WCDH FILE#C2025-12)
LOT 2	1.86	2%	D5 D6 D9	0" TO 8" 8" TO 84"	TOPSOIL, FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	45 LF	N/A	N/A	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS. PUMPING TO THE OWTs AREA IS REQUIRED FOR LOT 2.
			D7 D8	0" TO 8" 8" TO 96"	TOPSOIL, FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	NONE	NONE	N/A	N/A	N/A	N/A			
LOT 3	2.23	10%	D10 D12	0" TO 8" 8" TO 84"	TOPSOIL, FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	1 TO 5	NONE	184 LF	45 LF	1 FT	110	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS. PUMPING TO THE OWTs AREA IS REQUIRED FOR LOT 3.
			D11	0" TO 8" 8" TO 72"	TOPSOIL, FINE SANDS W/ STONE, MOD. TO HIGHLY COMPACTED	NONE	NONE	N/A	N/A	N/A	N/A			

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)									
LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (%)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 1/2 STORIES ± 35 FT	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,058	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	86	32	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

PROPOSED DISTURBANCE	
PROPOSED DISTURBANCE	77,100 SF
PROP. WETLAND DISTURBANCE	0 SF
PROPOSED WETLAND BUFFER DISTURBANCE	0 SF

TOWN OF CORTLANDT SITE PLAN NOTES

- AS PART OF THE BUILDING PERMIT PROCESS FOR THE INITIAL DEVELOPMENT OF ALL SINGLE FAMILY LOTS AN INDIVIDUAL SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT FOR APPROVAL BY THE DIRECTOR OF TECHNICAL SERVICES IN COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING AMONG OTHERS, THE TOWN'S WETLAND ORDINANCE AND STEEP SLOPE ORDINANCE AND INCLUDING SOIL EROSION AND DUST CONTROLS AND STORMWATER DRAINAGE FACILITIES DURING CONSTRUCTION. PURSUANT TO CHAPTER 283 (TREES) OF THE TOWN OF CORTLANDT CODE, TREES SHALL BE LOCATED AND IDENTIFIED ON A TREE INVENTORY AND TREE PROTECTION PLAN PREPARED BY AN ISA CERTIFIED ARBORIST AS TO SIZE AND SPECIES. TREES TO BE CUT AND TREES TO BE SAVED SHOULD BE IDENTIFIED. THE LOCATION AND SIZE OF LOADING AREAS FOR THE REMOVAL OF CUT TREES SHOULD BE SHOWN ON THE PLAN FOR TREE DISPOSITION AND CLEAN UP DESCRIBED. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOTS SHOWN HEREON UNTIL THE DIRECTOR OF TECHNICAL SERVICES APPROVES THE SITE DEVELOPMENT PLAN FOR SAME, AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS UNTIL AN "AS BUILT" SURVEY HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF TECHNICAL SERVICES. THE "AS BUILT" SURVEY SHALL SHOW COMPLETE INFORMATION INCLUDING FINAL CONTOURS, FLOOR LEVELS, AND ALL PERTINENT FEATURES.

WCDH NOTES

- THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWTs AREA UNLESS OTHERWISE SHOWN HEREON.
- ALL COMPONENTS OF THE OWTs AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY" AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
- THE OWTs AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWTs AREA SHALL BE REPAIRED BEFORE APPROVAL IS GRANTED.
- EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
- THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
- THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

NOTES

- THE APPLICANT IS AWARE THAT THE DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL SUBMIT AN AS-BUILT FOUNDATION SURVEY TO THE TOWN OF CORTLANDT PRIOR TO FRAMING.
- THE APPLICANT SHALL SUBMIT AN AS-BUILT CENTERLINE DRIVEWAY PROFILE WITH SLOPES/GRADES TO THE TOWN OF CORTLANDT PRIOR TO PAVING.
- PRIOR TO THE BACKFILLING OF ANY STORMWATER BEST MANAGEMENT PRACTICES, DOTS/ENGINES SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
- ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
- PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.), THE TOWN WILL REQUIRE A CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.
- DOUBLE CHECK VALVE SHALL BE INSTALLED IN ACCORDANCE WITH UNIVERSITY OF SOUTHERN CALIFORNIA LIST OF APPROVED BACKFLOW PREVENTION DEVICES, NYSDOH GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS, AND BUILDING CODE.
- ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, IT WILL REQUIRE PRIOR APPROVAL FROM THE TOWN OF CORTLANDT AND AN AIR QUALITY PERMIT FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
- THERE SHALL BE NO PROCESSING OF EXCAVATED MATERIALS BY A ROCK CRUSHER OR SIMILAR EQUIPMENT ON SITE.
- AN APPLICATION FOR A ROAD OPENING PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES (DOES).
- PROVIDE 10-FOOT SEPARATION BETWEEN WATER AND OTHER SERVICES.
- ROOF AND FOOTING DRAINS SHALL BE 2 SEPARATE PIPES. ROOF LEADERS SHALL BE DIRECTED TO PROPOSED STORMWATER BEST MANAGEMENT PRACTICES. FOOTINGS SHALL DAYLIGHT TO ENERGY DISSIPATORS (LEVEL SPREADERS) AWAY FROM STEEP SLOPES.

STEEP SLOPE NOTES

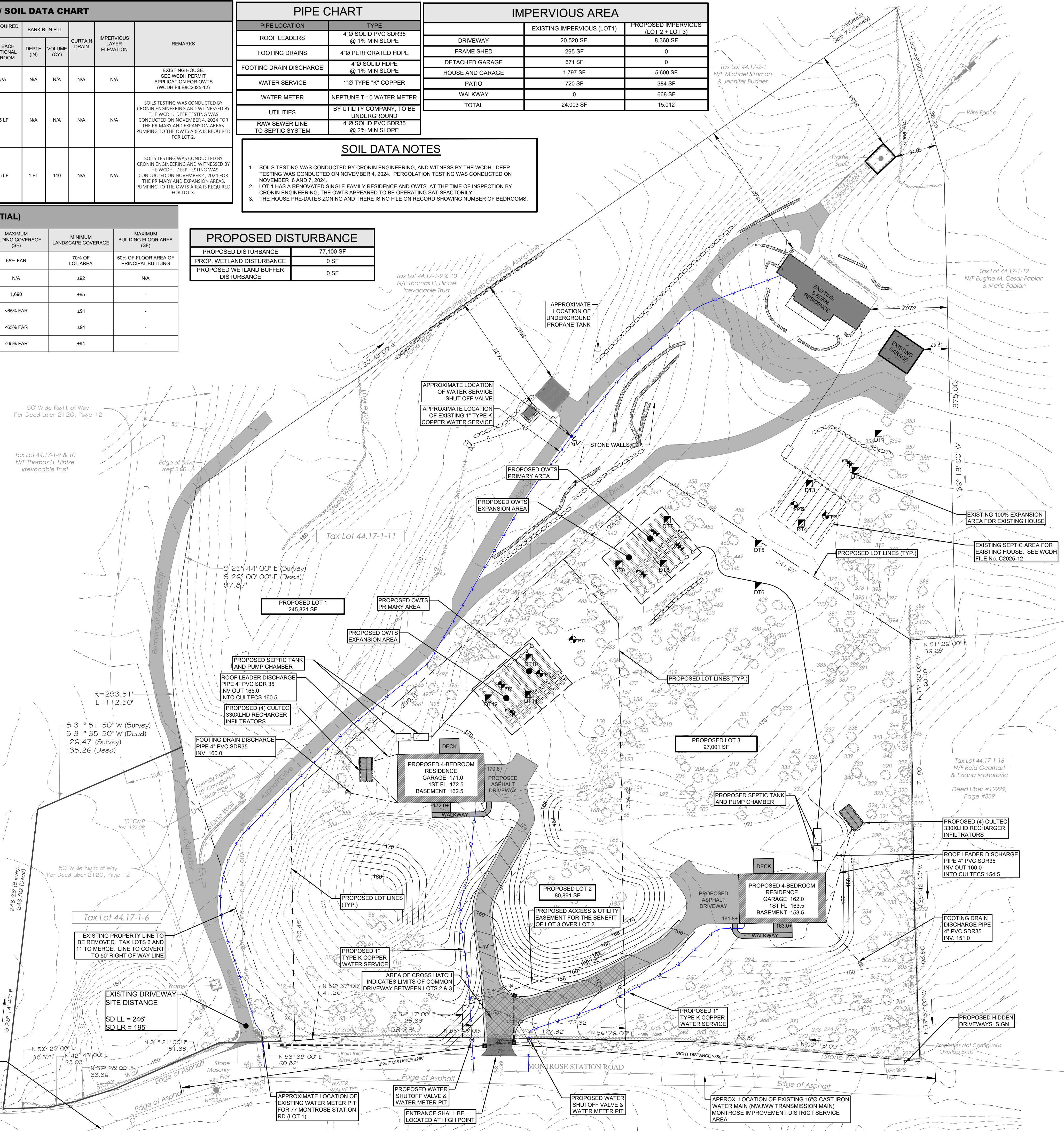
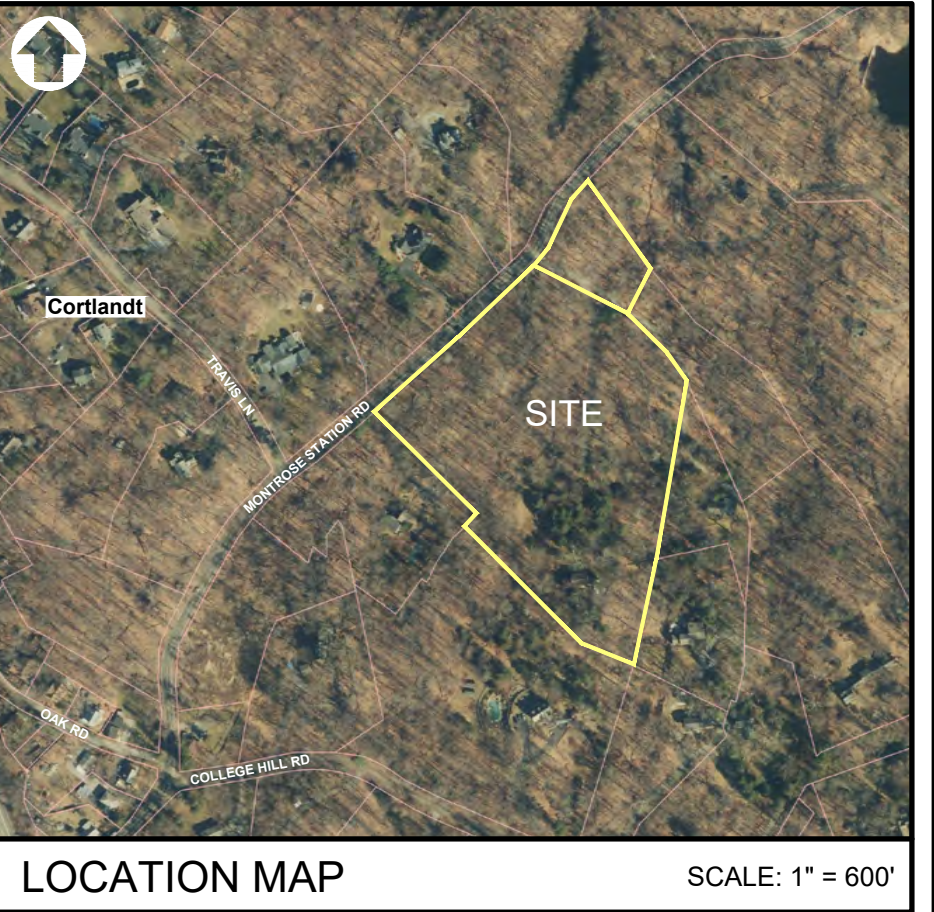
- DISTURBANCE OR ALTERATION OF AREAS WITH STEEP SLOPES SHALL ADDITIONALLY BE IN CONFORMANCE WITH THE FOLLOWING PROVISIONS:
- THE PLANNING, DESIGN AND DEVELOPMENT OF BUILDINGS SHALL PROVIDE THE MAXIMUM IN STRUCTURAL SAFETY, SOIL STABILITY AND HUMAN ENVIRONMENT WHILE ADAPTING THE AFFECTED SITE TO, AND TAKING ADVANTAGE OF, THE BEST USE OF THE NATURAL TERRAIN AND AESTHETIC CHARACTER.
 - THE TERRACING OF BUILDING SITES, INCLUDING THE MOUNDING OF SEPTIC TILE FIELDS, SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
 - ROADS AND DRIVEWAYS SHALL FOLLOW THE NATURAL TOPOGRAPHY TO THE GREATEST EXTENT POSSIBLE IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND SHALL BE CONSISTENT WITH ALL OTHER APPLICABLE ORDINANCES OF THE TOWN OF CORTLANDT AND CURRENT ENGINEERING PRACTICES.
 - REPLANTING SHALL CONSIST OF INDIGENOUS VEGETATION AND SHALL REPLICATE THE ORIGINAL VEGETATION ON THE SITE AS MUCH AS POSSIBLE.
 - THE NATURAL ELEVATIONS AND VEGETATIVE COVER OF RIDGELINES SHALL BE DISTURBED ONLY IF THE CREST OF A RIDGE AND THE TREE LINE AT THE RIDGE REMAIN UNINTERRUPTED. THIS MAY BE ACCOMPLISHED EITHER BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE BELOW A RIDGELINE OR BY POSITIONING BUILDINGS AND AREAS OF DISTURBANCE AT A RIDGELINE SO THAT THE ELEVATION OF THE ROOFLINE OF THE BUILDING IS NO GREATER THAN THE ELEVATION OF THE NATURAL TREE LINE. HOWEVER, UNDER NO CIRCUMSTANCES SHALL MORE THAN 100 FEET ALONG THE RIDGELINE, TO A WIDTH OF 100 FEET GENERALLY CENTERED ON THE RIDGELINE, BE DISTURBED.
 - ANY REGRADEING SHALL BLEND IN WITH THE NATURAL CONTOURS AND UNDULATIONS OF THE LAND.
 - CUTS AND FILLS SHALL BE ROUNDED OFF TO ELIMINATE SHARP ANGLES AT THE TOP, BOTTOM AND SIDES OF REGRADED SLOPES. VISIBLE CONSTRUCTION CUTS AND PERMANENT SCARRING SHOULD BE MINIMIZED.
 - THE ANGLE OF CUT AND FILL SLOPES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL EXCEPT WHERE RETAINING WALLS, STRUCTURAL STABILIZATION OR OTHER METHODS ACCEPTABLE TO THE DIRECTOR OF TECHNICAL SERVICES ARE USED.
 - TOPS AND BOTTOMS OF CUT AND FILL SLOPES SHALL BE SET BACK FROM STRUCTURES A DISTANCE THAT WILL ENSURE THE SAFETY OF THE STRUCTURE IN THE EVENT OF THE COLLAPSE OF THE CUT OR FILL SLOPES. GENERALLY, SUCH DISTANCE SHALL BE SIX FEET PLUS 1/2 THE HEIGHT OF THE CUT OR FILL. NEVERTHELESS, A STRUCTURE BUILT ON A SLOPE OR AT THE TOE OF A SLOPE IS PERMITTED IF IT IS PROPERLY DESIGNED TO RETAIN THE SLOPE AND WITHSTAND THE FORCES EXERTED ON IT BY THE RETAINED SOILS.
 - DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND THE STATE OF NEW YORK.
 - DISTURBANCE OF STEEP SLOPES SHALL BE UNDERTAKEN IN WORKABLE UNITS IN WHICH THE DISTURBANCE CAN BE COMPLETED AND STABILIZED IN ONE CONSTRUCTION SEASON SO THAT AREAS ARE NOT LEFT BARE AND EXPOSED DURING THE WINTER AND SPRING THAW PERIODS (DECEMBER 15 THROUGH APRIL 15).
 - DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN 15 DAYS PRIOR TO GRADING AND CONSTRUCTION.
 - TEMPORARY SOIL STABILIZATION, INCLUDING, IF APPROPRIATE, TEMPORARY STABILIZATION MEASURES SUCH AS NETTING OR MULCHING TO SECURE SOIL DURING THE GROW-IN PERIOD, MUST BE APPLIED TO AN AREA OF DISTURBANCE WITHIN TWO DAYS OF ESTABLISHING THE FINAL GRADE, AND PERMANENT STABILIZATION MUST BE APPLIED WITHIN 15 DAYS OF ESTABLISHING THE FINAL GRADE.
 - SOIL STABILIZATION MUST BE APPLIED WITHIN TWO DAYS OF DISTURBANCE IF THE FINAL GRADE IS NOT EXPECTED TO BE ESTABLISHED WITHIN 60 DAYS.
 - MEASURES FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE UNDERTAKEN CONSISTENT WITH THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT'S BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL, AND NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AS AMENDMENTS SATISFACTORY TO THE APPROVING AUTHORITY.
 - 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, 1986, AS PREPARED BY THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT. IN TERMS OF RECOGNITION OF LIMITATION OF SOILS ON STEEP SLOPES FOR DEVELOPMENT AND APPLICATION OF ALL MITIGATING MEASURES AND AS DEEMED NECESSARY BY THE APPROVAL AUTHORITY.
 - TOPSOIL SHALL BE STRIPPED FROM ALL AREAS OF DISTURBANCE, STOCKPILED AND STABILIZED IN A MANNER TO MINIMIZE EROSION AND SEDIMENTATION AND REPLACED ELSEWHERE ON THE SITE AT THE TIME OF FINAL GRADING. STOCKPILING SHALL NOT BE PERMITTED ON SLOPES OF GREATER THAN 10%.
 - NO ROCK MATERIAL OR ROCK WITH A SIZE THAT WILL NOT ALLOW APPROPRIATE COMPACTION OR COVER BY TOPSOIL SHALL BE USED AS FILL MATERIAL. FILL MATERIAL SHALL BE NO LESS GRANULAR THAN THE SOIL UPON WHICH IT IS PLACED AND SHALL DRAIN READILY.
 - COMPACTION OF FILL MATERIALS IN FILL AREAS SHALL BE SUCH TO ENSURE SUPPORT OF PROPOSED STRUCTURES AND STABILIZATION FOR INTENDED USES.

PIPE CHART	
PIPE LOCATION	TYPE
ROOF LEADERS	4"Ø SOLID PVC SDR35 @ 1% MIN SLOPE
FOOTING DRAINS	4"Ø PERFORATED HDPE
FOOTING DRAIN DISCHARGE	4"Ø SOLID HDPE @ 1% MIN SLOPE
WATER SERVICE	1"Ø TYPE "K" COPPER
WATER METER	NEPTUNE T-10 WATER METER
UTILITIES	BY UTILITY COMPANY, TO BE UNDERGROUND
RAW SEWER LINE TO SEPTIC SYSTEM	4"Ø SOLID PVC SDR35 @ 2% MIN SLOPE

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

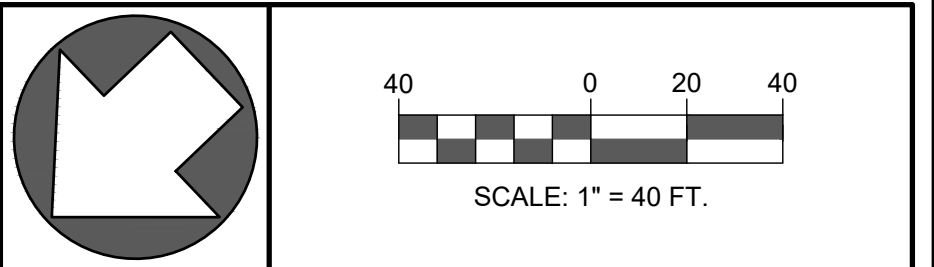
SOIL DATA NOTES

- SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 6 AND 7, 2024.
- LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWTs AT THE TIME OF INSPECTION BY CRONIN ENGINEERING. THE OWTs APPEARED TO BE OPERATING SATISFACTORILY.
- THE HOUSE PRE-DATES ZONING AND THERE IS NO FILE ON RECORD SHOWING NUMBER OF BEDROOMS.



LOCATION MAP SCALE: 1" = 600'

Call 811
before you dig



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS A SIGN UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT © 2025 BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.
- AUTHORIZATION No. 130827

REVISIONS

#	REASON	DATE
5	REVISION PER WCDH 5-21-26 REVIEW COMMENTS	JUNE 17, 2026
4	UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION	FEBRUARY 6, 2026
3	ABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
2	ABELLA COMMENTS DATED 02-13-2025	AUGUST 20, 2025

MUNICIPAL TAX IDENTIFICATION:
SECTION: 44.17
BLOCK: 1
LOT: 6 & 11
SUBLOT:
DRAWN BY: AD
CHECKED: KS/PMB
PROJECT: 77 MONTROSE STATION RD
DATE: JANUARY 22, 2025
JOB #: 240601

STATE OF NEW YORK
PATRICK MICHAEL BELL
LICENSED PROFESSIONAL ENGINEER
087679
EXPIRATION DATE: 03-31-2027
PATRICK M. BELL, P.E.
LICENSE #087679

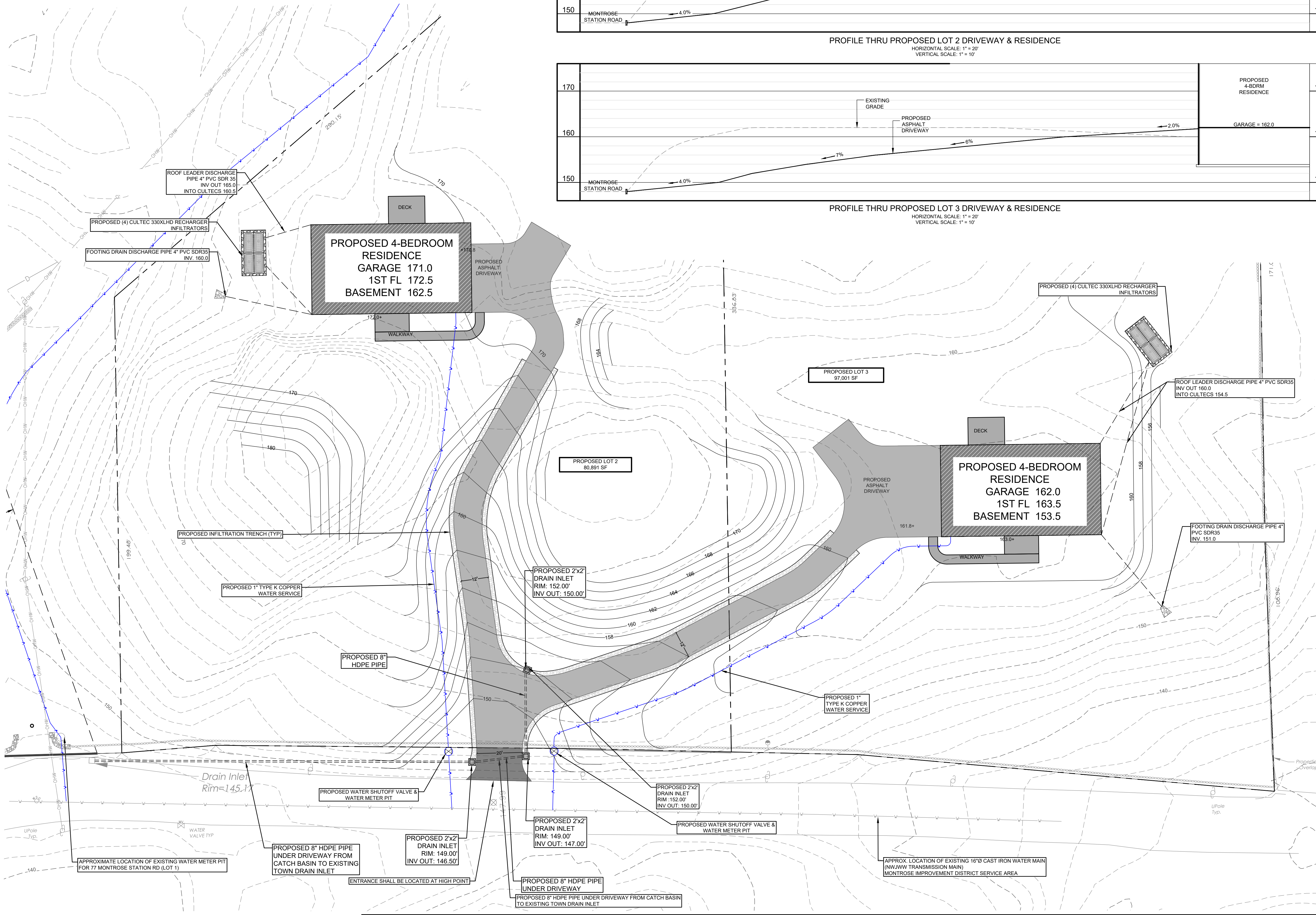
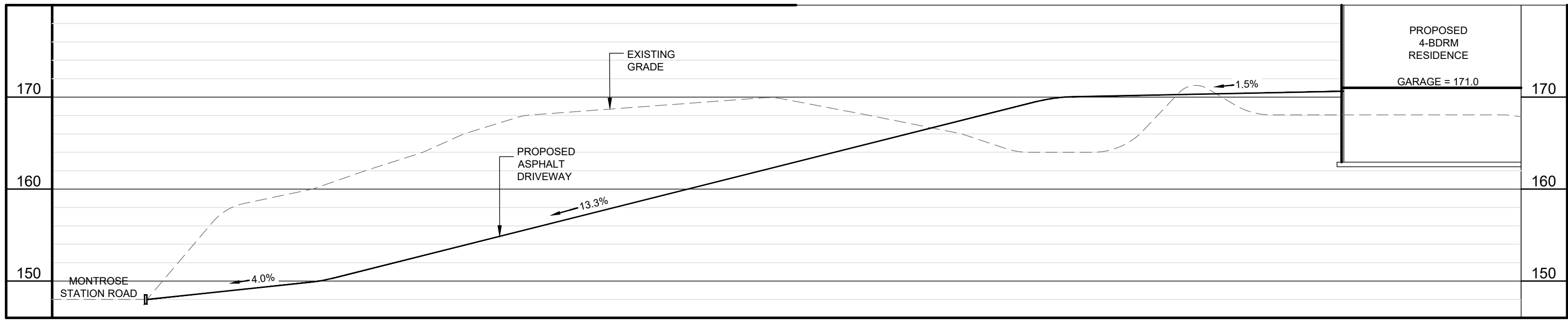
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING

39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN

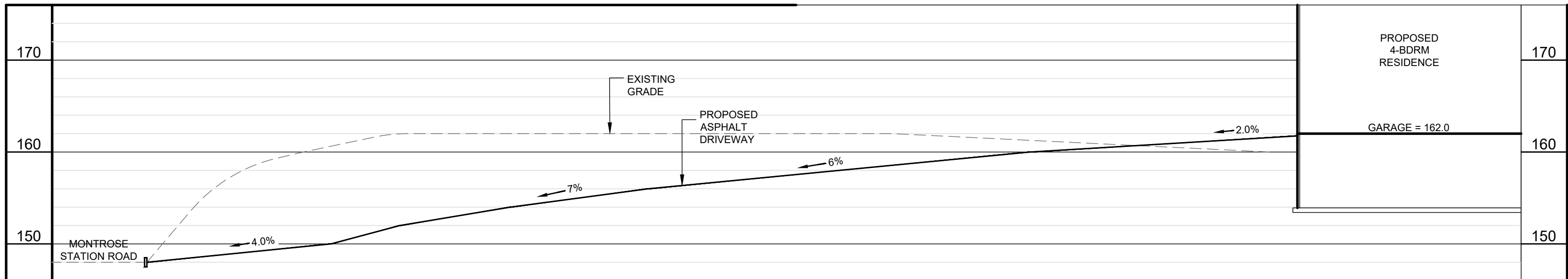
SUBDIVISION & SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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



PROFILE THRU PROPOSED LOT 2 DRIVEWAY & RESIDENCE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



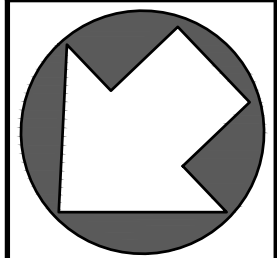
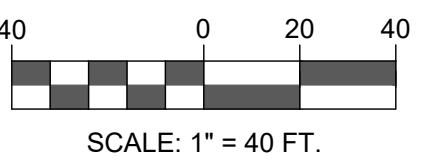
PROFILE THRU PROPOSED LOT 3 DRIVEWAY & RESIDENCE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



LOCATION MAP

SCALE: 1" = 600'



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

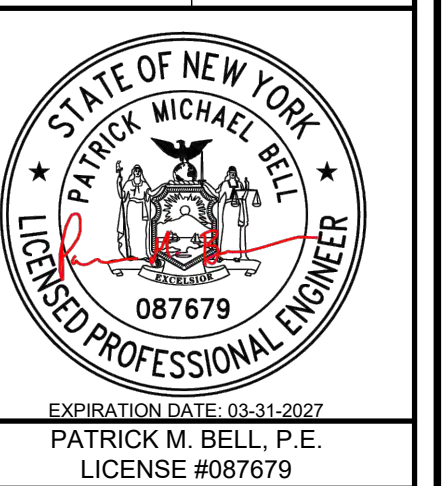
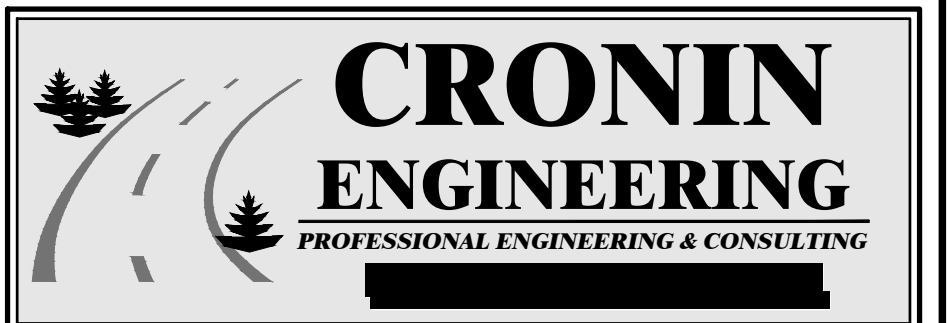
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• AUTHORIZATION No. 130827

REVISIONS

#	REASON	DATE
5		
4	UPDATE FOR FINAL SUBD APPROVAL	JUNE 17, 2026
3	UPDATE FOR WCDH REALTY SUBD APPL SUBMISSION	FEBRUARY 6, 2026
2	LABELLA COMMENTS DATED 10-07-2025	NOVEMBER 20, 2025
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MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17
BLOCK: 1
LOT: 6 & 11
SUBLOT:
DRAWN BY: AD
CHECKED: KS/PMB
PROJECT: 77 MONTROSE STATION RD
DATE: JANUARY 22, 2025
JOB #: 240601



39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY + GRADING PLAN / DRIVEWAY PROFILES

SUBDIVISION &
SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

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

LANDSCAPE PLANTING CHART							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
10	SM	ACER SACCHARUM	SUGAR MAPLE	3"	-----	-----	SEE PLAN
4	WO	QUERCUS ALBA	WHITE OAK	3"	-----	-----	SEE PLAN
6	RO	QUERCUS RUBRA	RED OAK	3"	-----	-----	SEE PLAN

NOTE: ALL PROPOSED TREES SHALL HAVE A MINIMUM DIAMETER OF 3" AT 4'-1/2' ABOVE GROUND.



WHITE OAK TREE



SUGAR MAPLE



RED OAK

LANDSCAPING NOTES

- ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SOD, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROFESSIONAL, ISA CERTIFIED ARBORIST, CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
- ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
- TREES TO BE PLANTED IMMEDIATELY AFTER DELIVERY FROM THE NURSERY.
- CONTRACTOR TO ASSURE SUITABLE SOIL CONDITION. IF NECESSARY PROVIDE ORGANIC MATTER-COMPOST, NUTRIED BARK, IN THE PROPORTION OF 2 PARTS OF SOIL TO 1 PART OF ORGANIC MATTER.
- WATERING BASIN FOR TREES TO BE AT LEAST 30" IN DIAMETER OR THREE TIMES THE SIZE OF THE ROOTBALL.
- BACKFILLING OF PLANT BASIN TO BE WITH THE ORIGINAL SOIL TO THE LEVEL OF 2 TO 4 INCHES ABOVE THE ORIGINAL LEVEL.
- PROVIDE APPROPRIATE WATERING AND IF NECESSARY WRAP THE TRUNK TO LIMIT DAMAGE FROM INSECTS.
- ALL STAKING AND PIT DETAILS SHALL BE IN ACCORDANCE WITH THE NYS STANDARD SHEETS SECTION 611-1R1
- CONTRACTOR TAKES ALL RESPONSIBILITY FOR MAINTAINING A SAFE CONSTRUCTION AND POST-CONSTRUCTION CONDITION.
- A GRASS SEEDING MIXTURE FOR THE PROPOSED LAWN AREAS WILL BE 50% KENTUCKY BLUE, 25% PERENNIAL RYE AND 25% FINE OR RED FESCUE.
- TOPSOIL REMOVED SHALL BE REPLACED TO A DEPTH OF AT LEAST 4-INCHES OVER ALL EXPOSED GROUND SURFACES EXCEPT ROCK, AND SHALL BE PLANTED OR SEEDED AND MULCHED REPEATEDLY UNTIL THE AREA IS STABILIZED.
- ALL TREES WHICH FAIL TO SURVIVE FOR A PERIOD OF TWO CALENDAR YEARS SHALL BE REPLACED BY PERMIT HOLDER AT NO EXPENSE TO TOWN OF OWNER OF THE LAND, IF OTHER THAN THE PERMIT HOLDER OF THE PERMIT. SAID REPLACEMENT SHALL BE WITHIN 60 DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT FROM THE DIRECTOR OF TECHNICAL SERVICES OR WRITTEN EXTENDED PERIOD OF TIME AS MAY BE SPECIFIED.

EROSION AND SEDIMENT CONTROL - INSPECTION AND MAINTENANCE SCHEDULE

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	MAINTAINANCE
CONSTRUCTION ENTRANCE	---	INSP.	---	INSP.	REPLACE AS NECESSARY
SILT FENCE	---	INSP.	---	INSP.	CLEAN / REPLACE AS NECESSARY
SOIL STOCKPILE	---	INSP.	---	INSP.	---
EROSION BLANKET	---	---	INSP.	INSP.	CLEAN / REPLACE AS NECESSARY
INLET PROTECTION	---	INSP.	---	INSP.	CLEAN / REPLACE AS NECESSARY

REFORESTATION AND LANDSCAPING NOTE

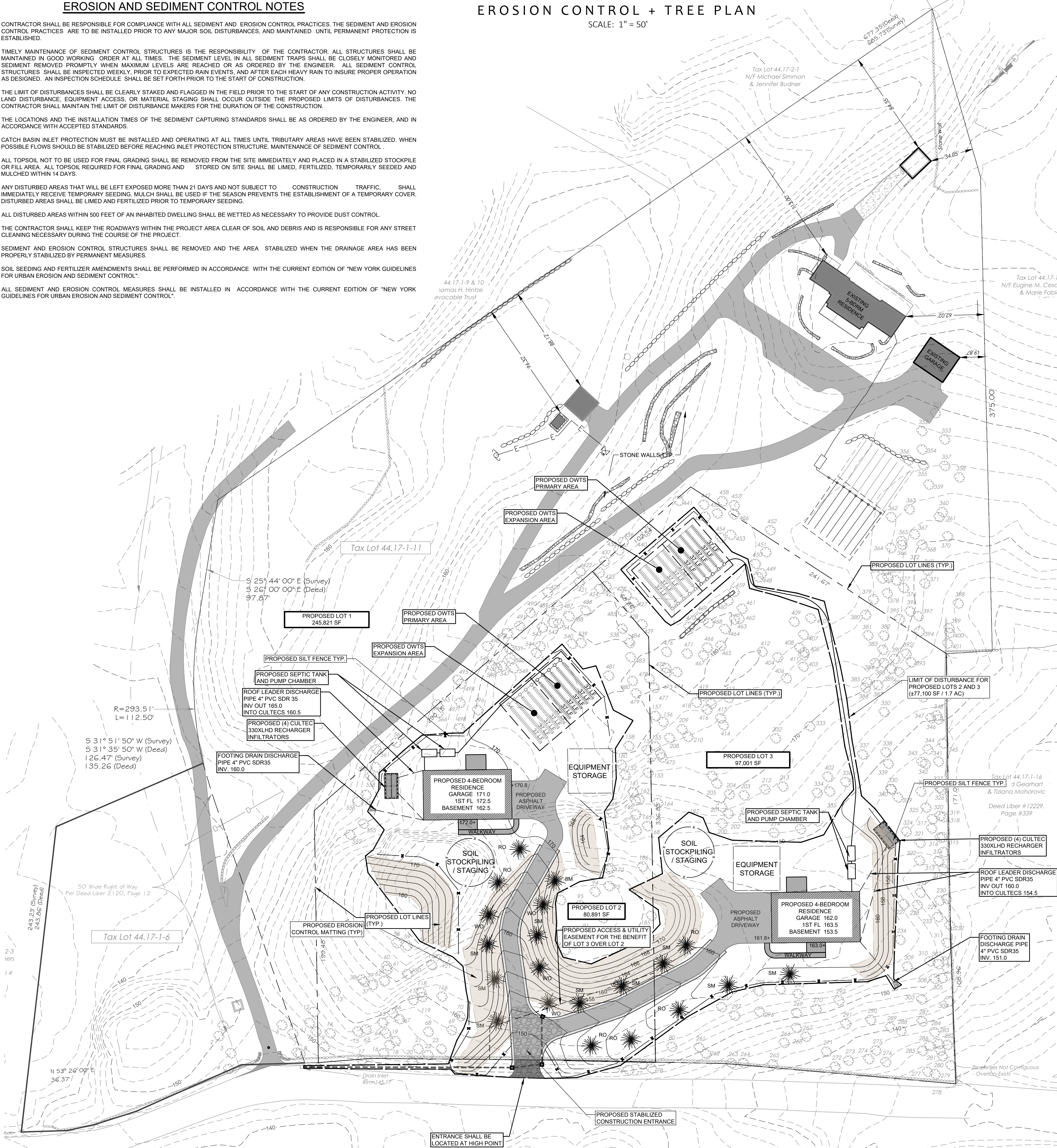
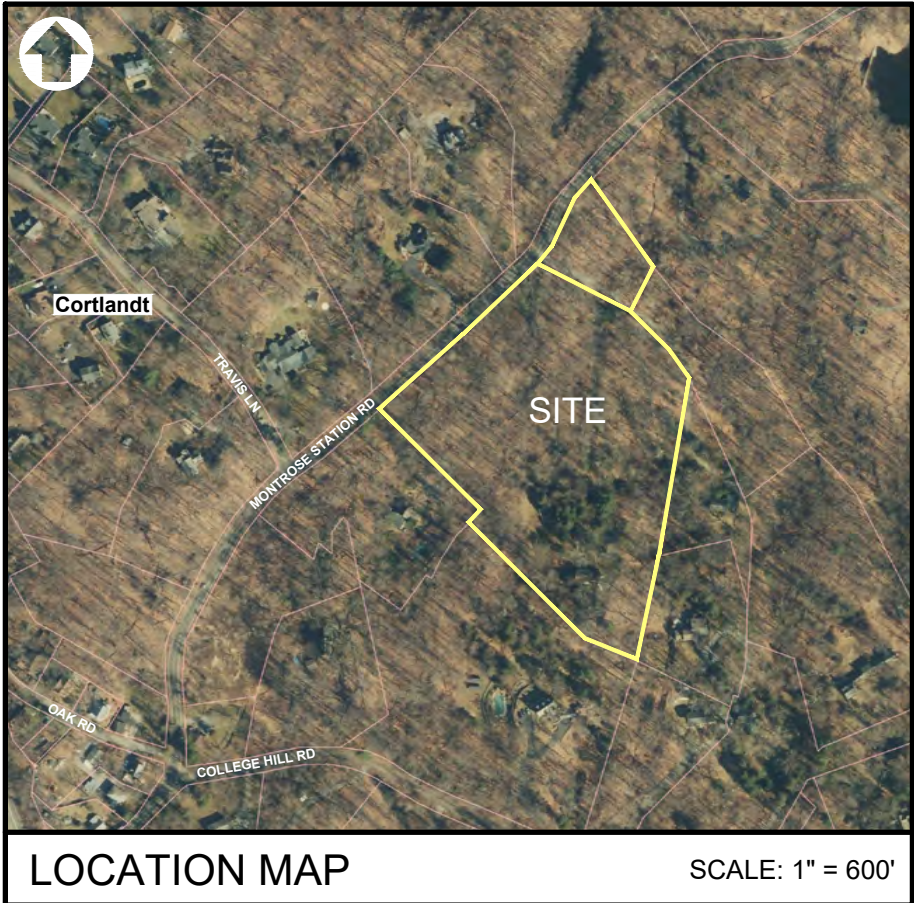
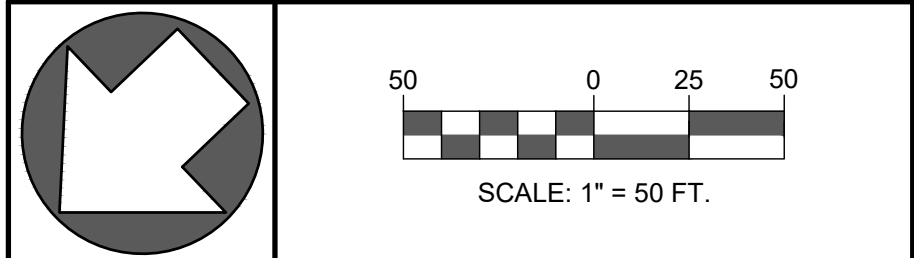
AS DETERMINED DURING THE SUBDIVISION PROCESS FOR THE DEVELOPMENT OF PROPOSED LOTS 2 AND 3 THERE WAS A TREE PLANTING SHORTFALL OF 281 TREES WHICH REQUIRES PAYMENT TO THE TOWN'S ENVIRONMENTAL RESTORATION FUND. AS PART OF THE BUILDING PERMIT PROCESS FOR THE DEVELOPMENT OF LOTS 2 AND 3, THE PAYMENT TO THE TOWN'S ENVIRONMENTAL RESTORATION FUND WILL BE REQUIRED. THE PAYMENT TO THE RESTORATION FUND CAN BE REDUCED BY A COMBINATION OF THE PLANTING OF ADDITIONAL TREES, SHRUBS, PERENNIALS AND THE PRESERVATION OF EXISTING STONE WALLS AND THE PROVISION OF THE ADDITIONAL BUFFERING TO MONTROSE STATION ROAD TO PROTECT THE EXISTING CHARACTER OF THE NEIGHBORHOOD. AT THE TIME OF THE BUILDING PERMIT APPLICATIONS FOR BOTH LOTS 2 AND 3, REFORESTATION PLANS AND LANDSCAPING SECURITIES WILL NEED TO BE SUBMITTED. THE REFORESTATION PLANS MUST BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT AND THE DIRECTOR OF TECHNICAL SERVICES AND SUBJECT TO THE REVIEW AND COMMENTS OF THE TOWN CONSERVATION ADVISORY COUNCIL. THE LANDSCAPING SECURITY SHALL BE FOR TWO TIMES (2X) THE COST OF THE PLANT MATERIAL PLUS LABOR AND SHALL BE IN PLACE FOR TWO (2) GROWING SEASONS. INSPECTIONS BY THE DEPARTMENT OF TECHNICAL SERVICES SHALL BE DONE ANNUALLY FOR THE TWO-YEAR PERIOD AND ANY PLANTS THAT DIE MUST BE REPLACED ON A RATIO OF 1:1.

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LIMIT OF DISTURBANCES SHALL BE CLEARLY STAKED AND FLAGGED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE, EQUIPMENT ACCESS, OR MATERIAL STAGING SHALL OCCUR OUTSIDE THE PROPOSED LIMITS OF DISTURBANCES. THE CONTRACTOR SHALL MAINTAIN THE LIMIT OF DISTURBANCE MAKERS FOR THE DURATION OF THE CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- CATCH BASIN INLET PROTECTION MUST BE INSTALLED AND OPERATING AT ALL TIMES UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED. WHEN POSSIBLE FLOWS SHOULD BE STABILIZED BEFORE REACHING INLET PROTECTION STRUCTURE. MAINTENANCE OF SEDIMENT CONTROL.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

EROSION CONTROL + TREE PLAN

SCALE: 1" = 50'



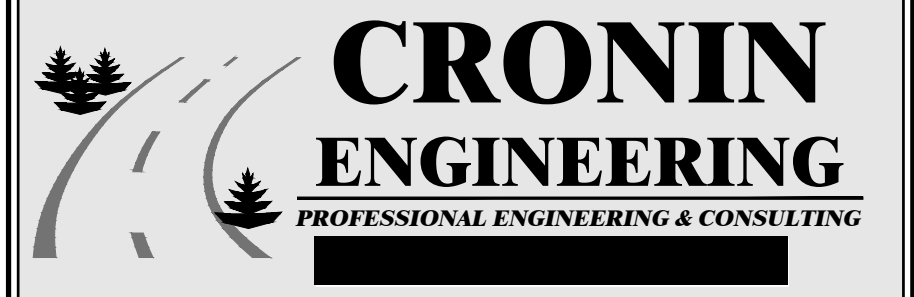
OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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- AUTHORIZATION No. 130827

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LOT:	1	
SUBLOT:	6 & 11	
DRAWN BY:	AD	
CHECKED:	KS/PMB	
PROJECT:	77 MONTROSE STATION RD	
DATE:	JANUARY 22, 2025	
JOB #:	240601	
		EXPIRATION DATE: 03-31-2027
		PATRICK M. BELL, P.E.
		LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

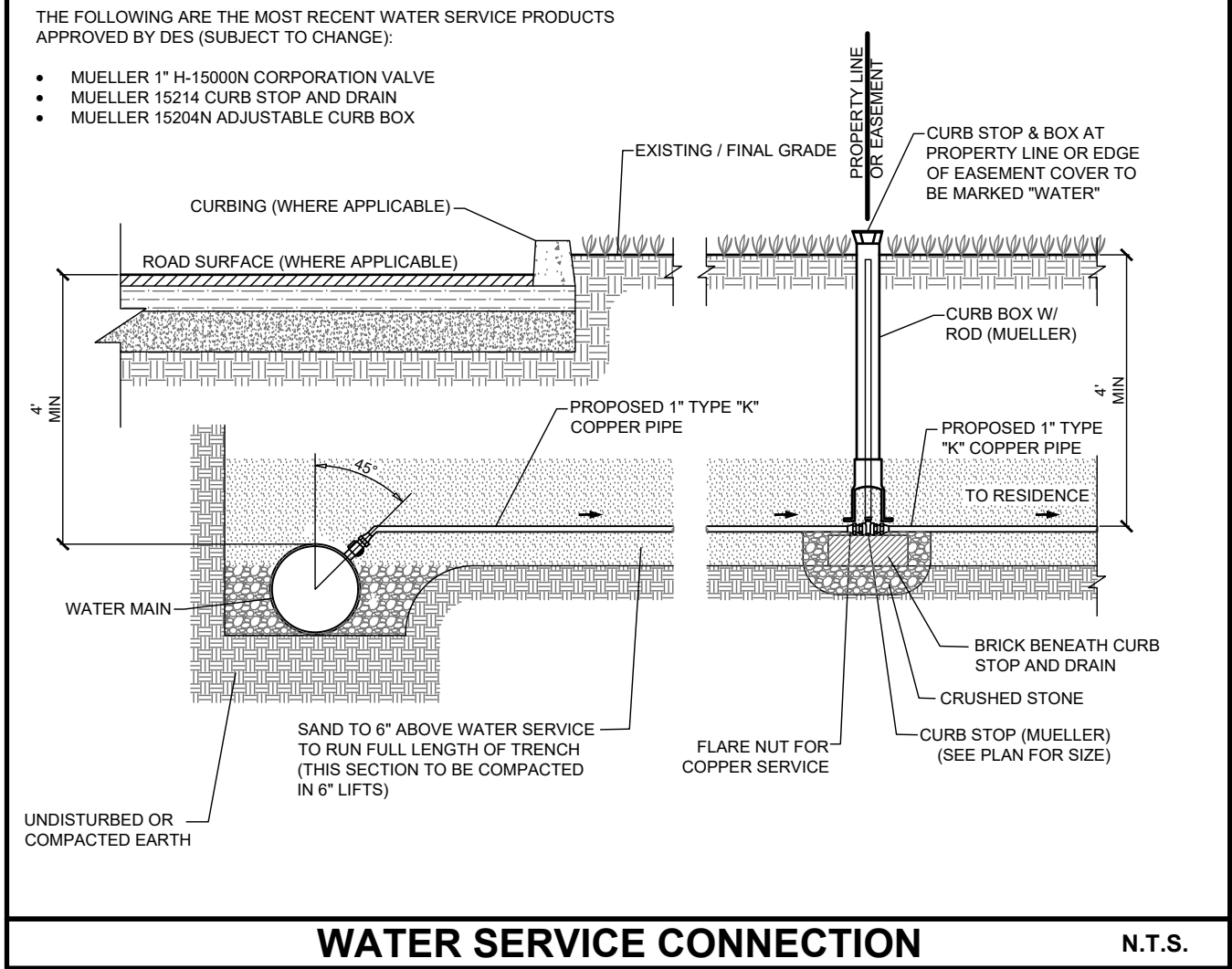
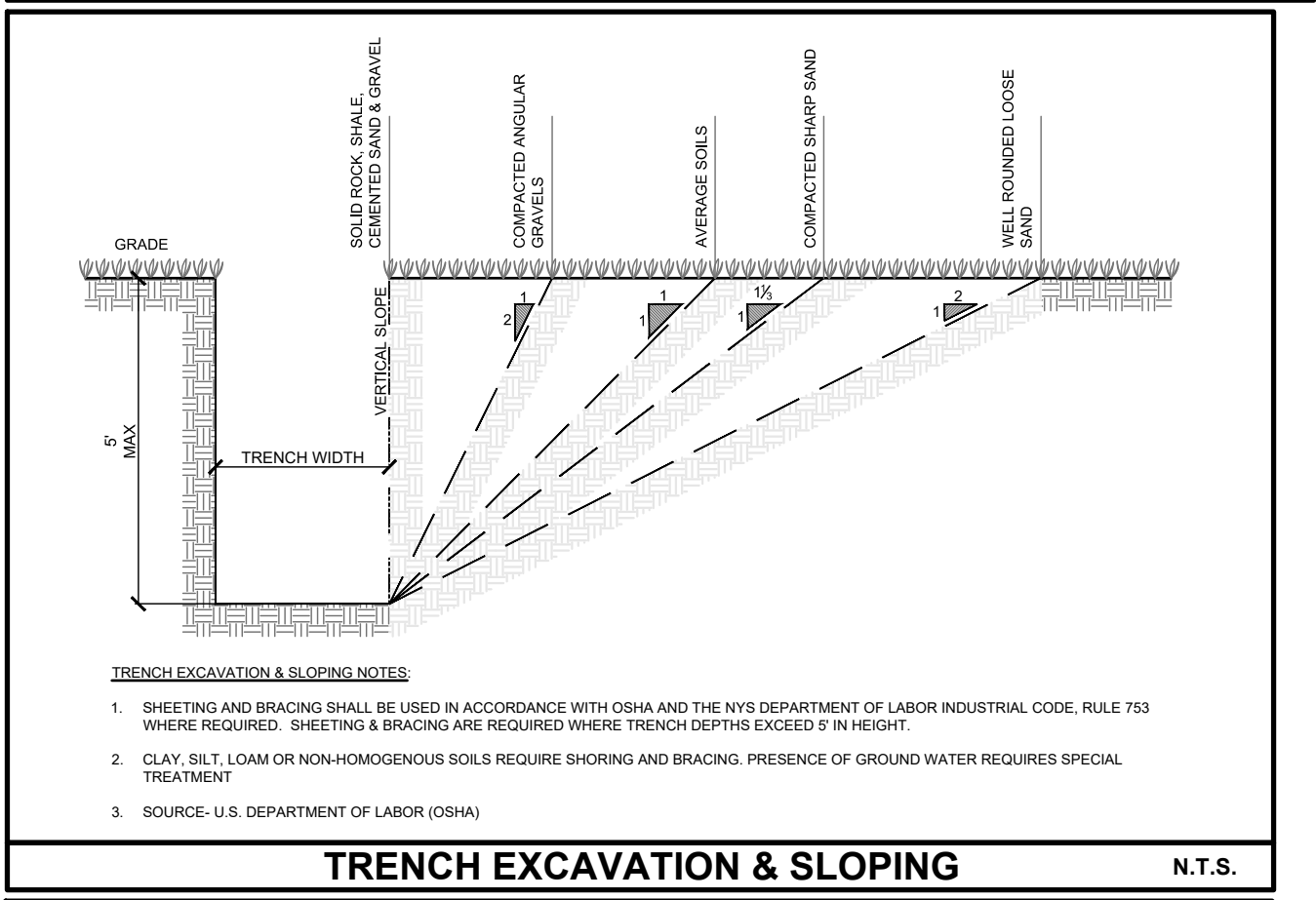
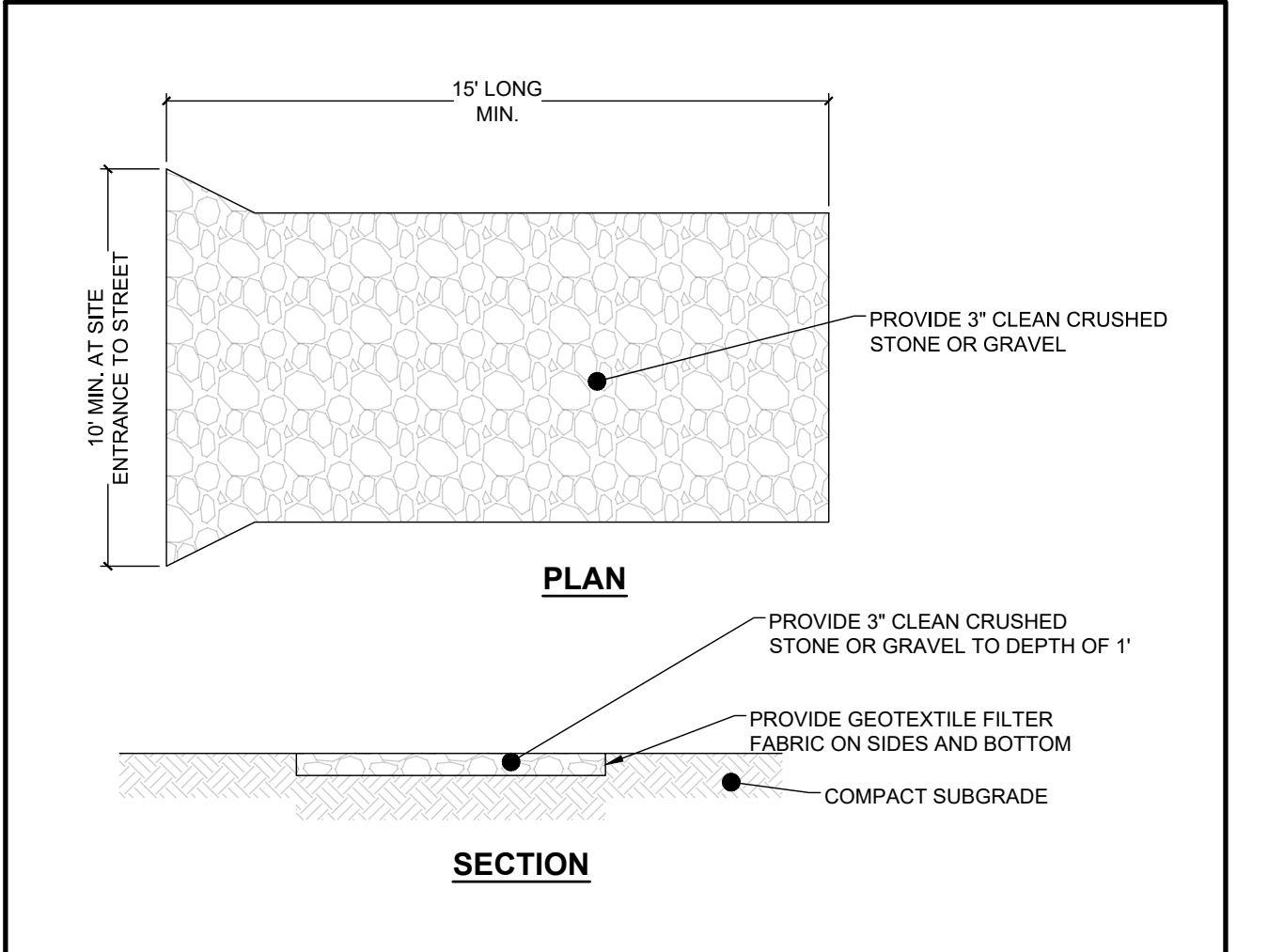
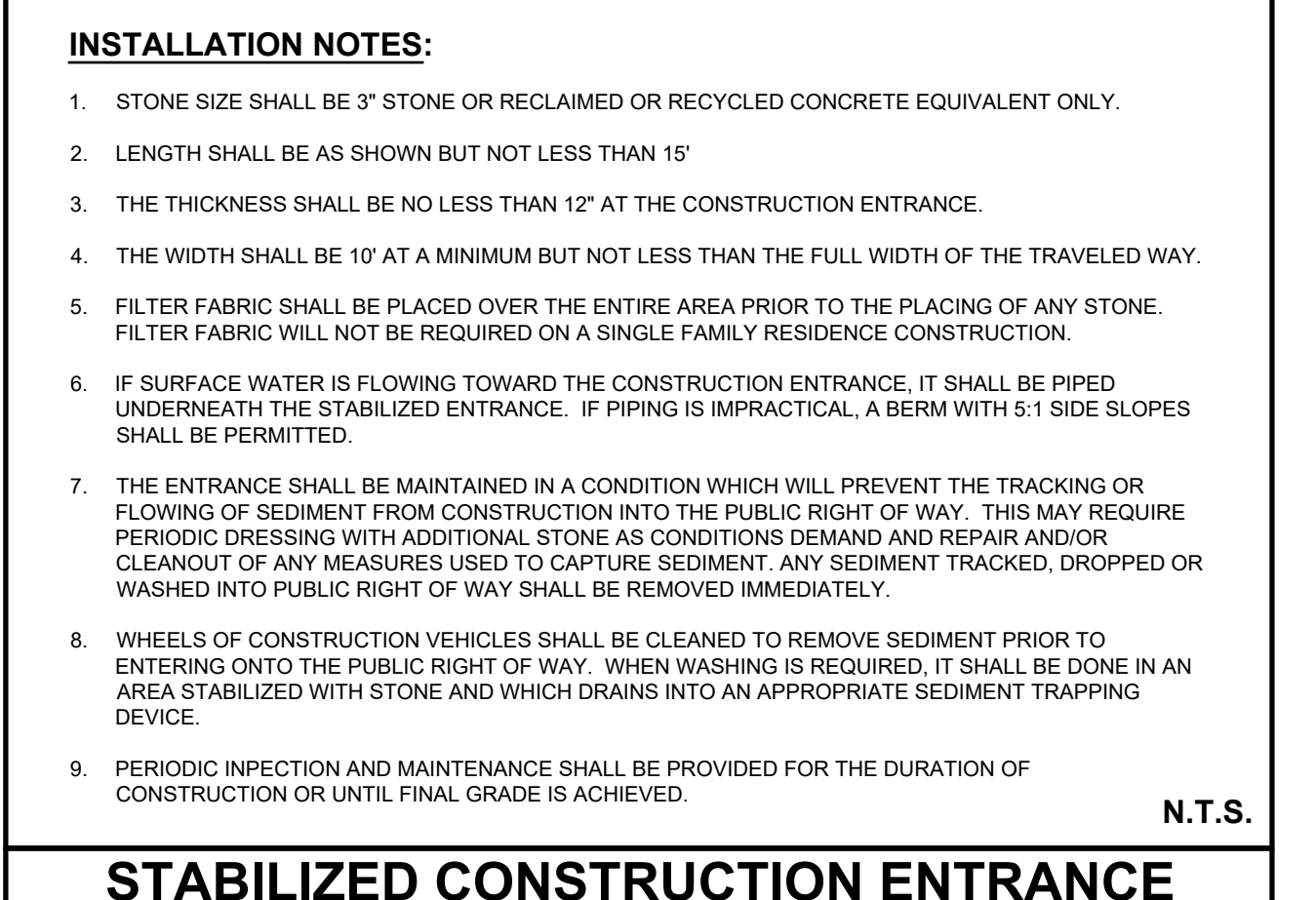
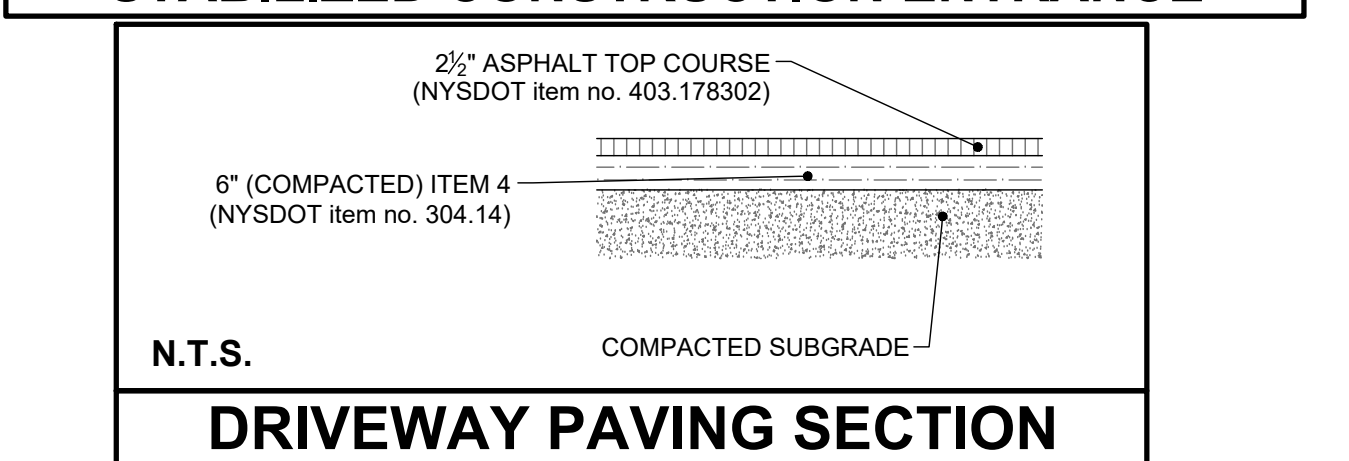
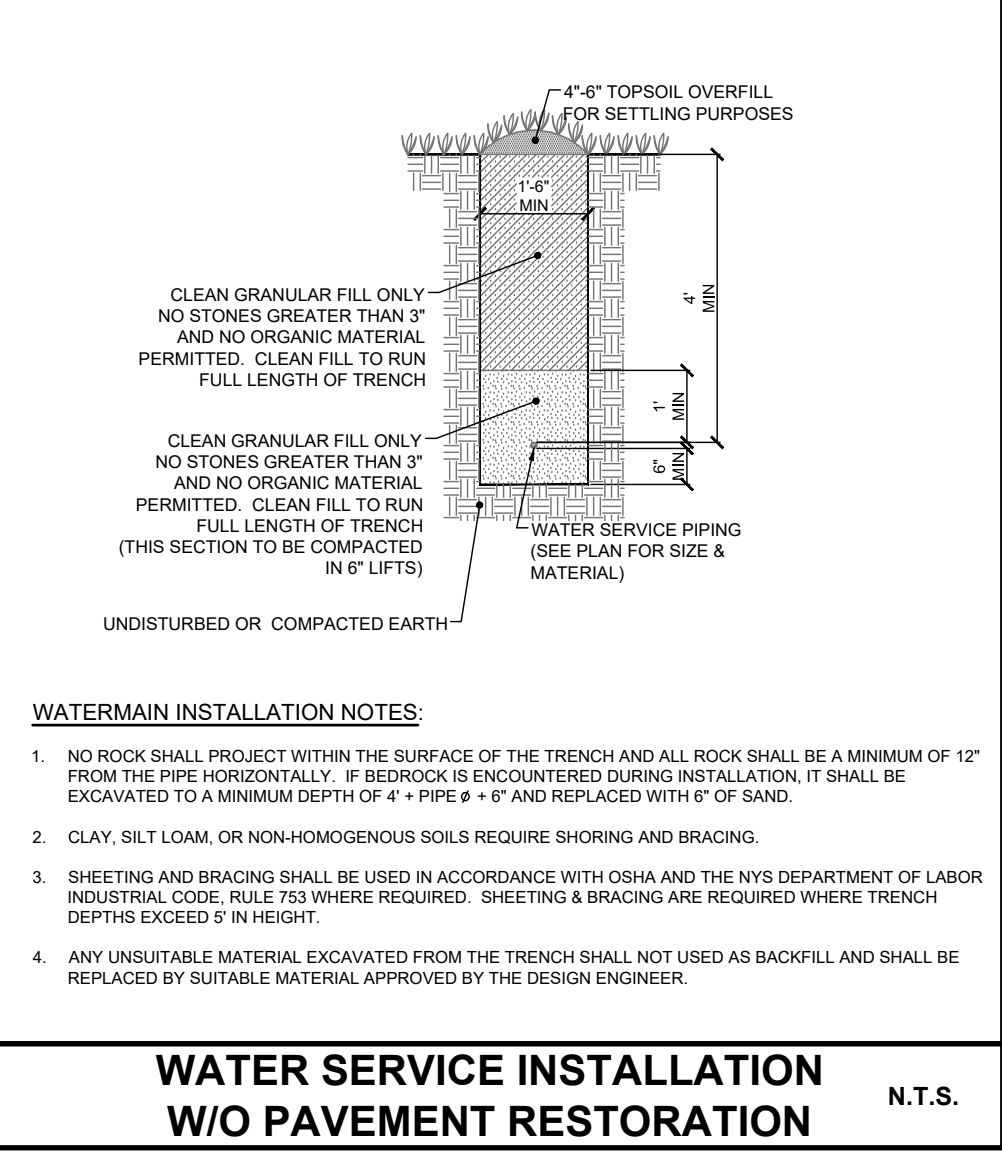
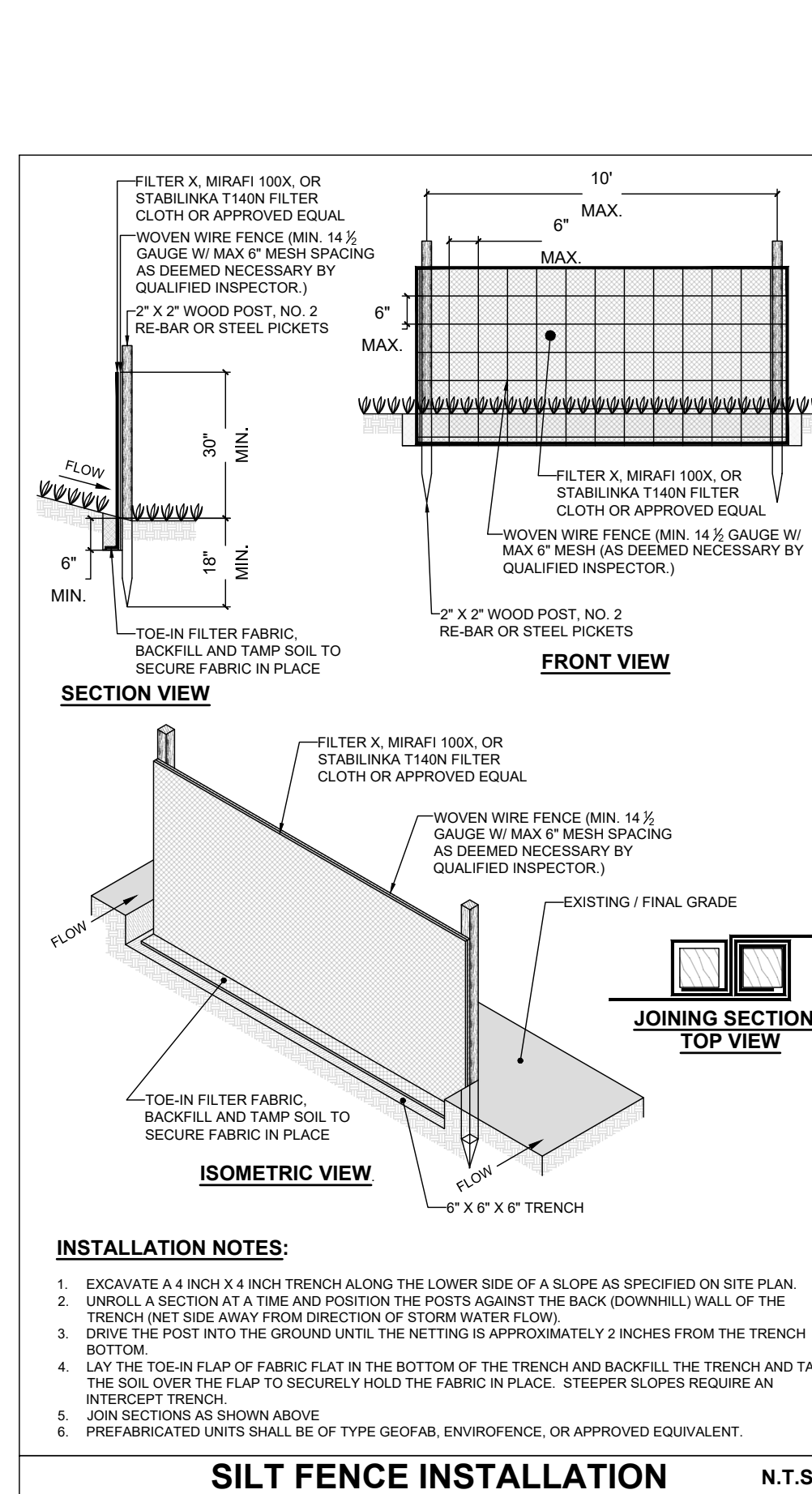
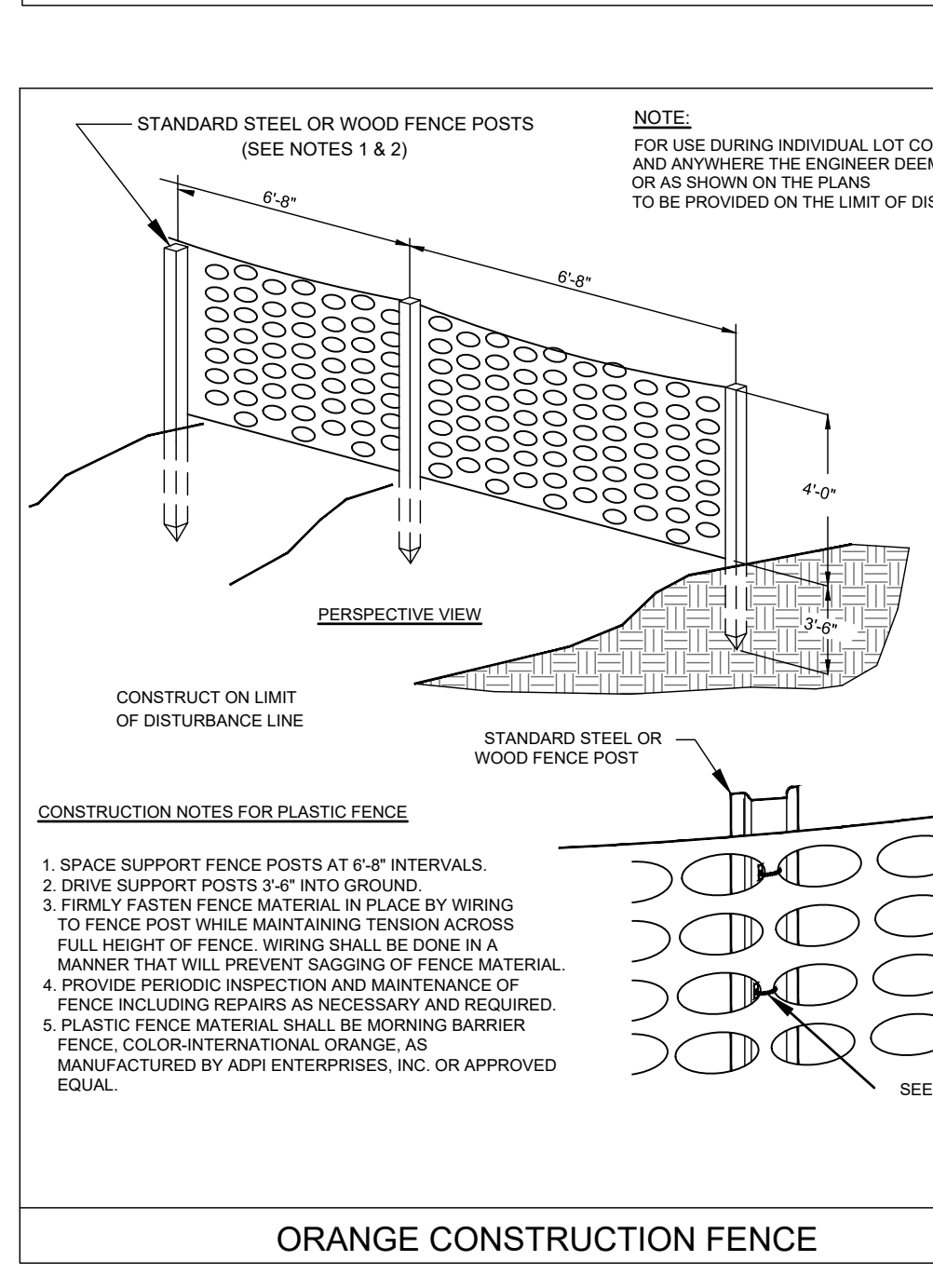
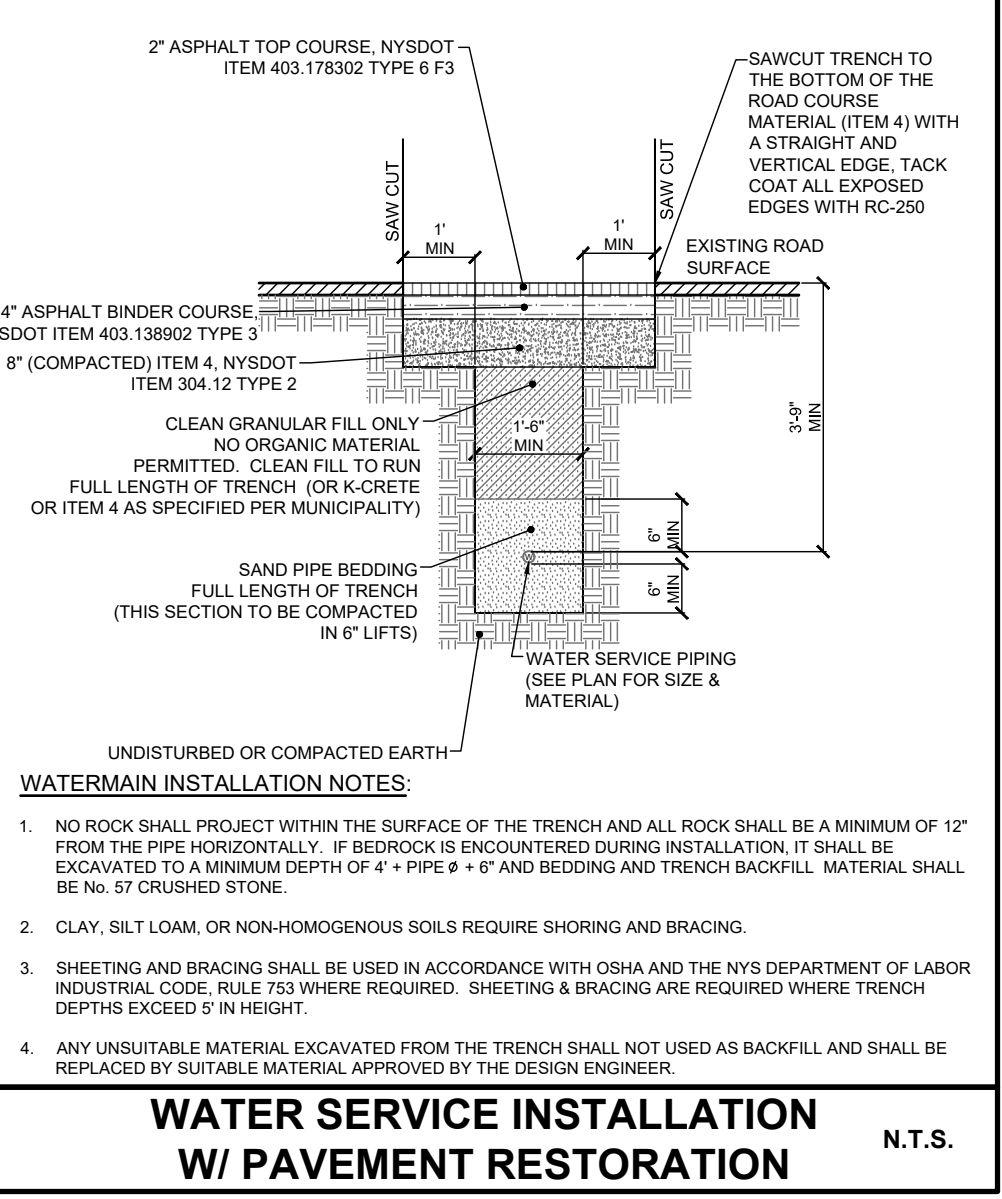
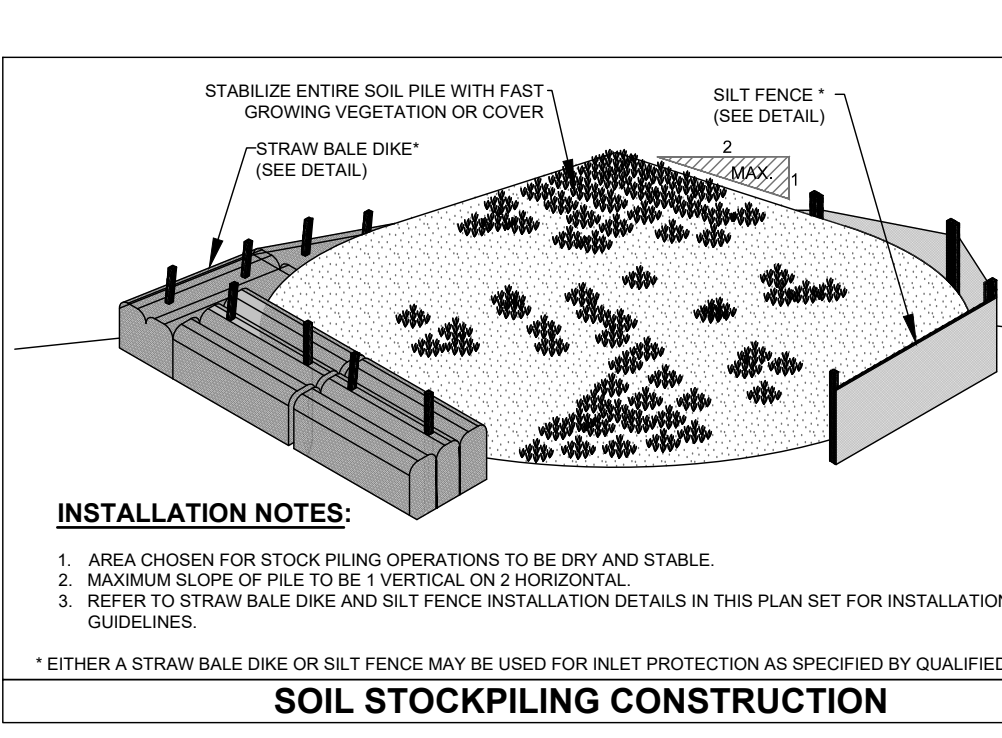
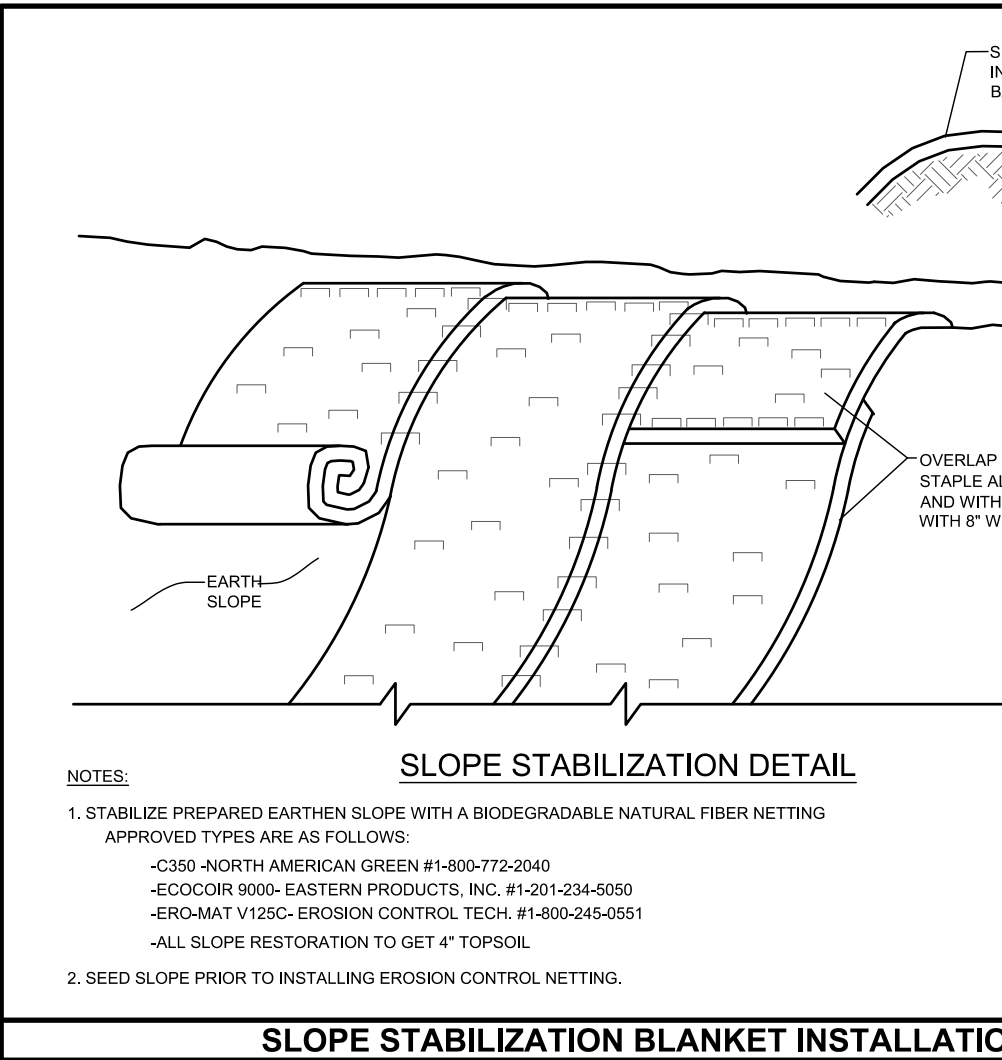
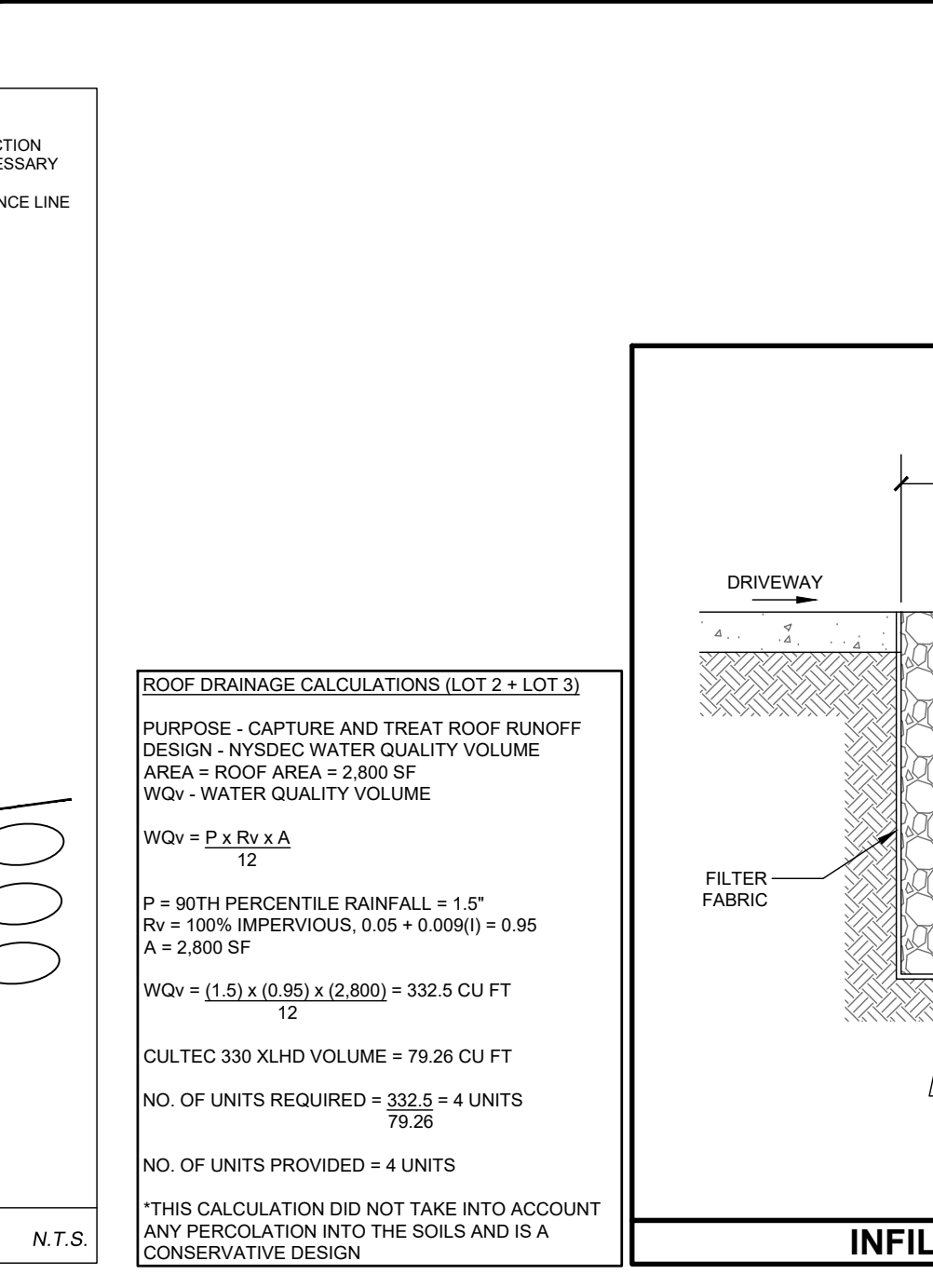
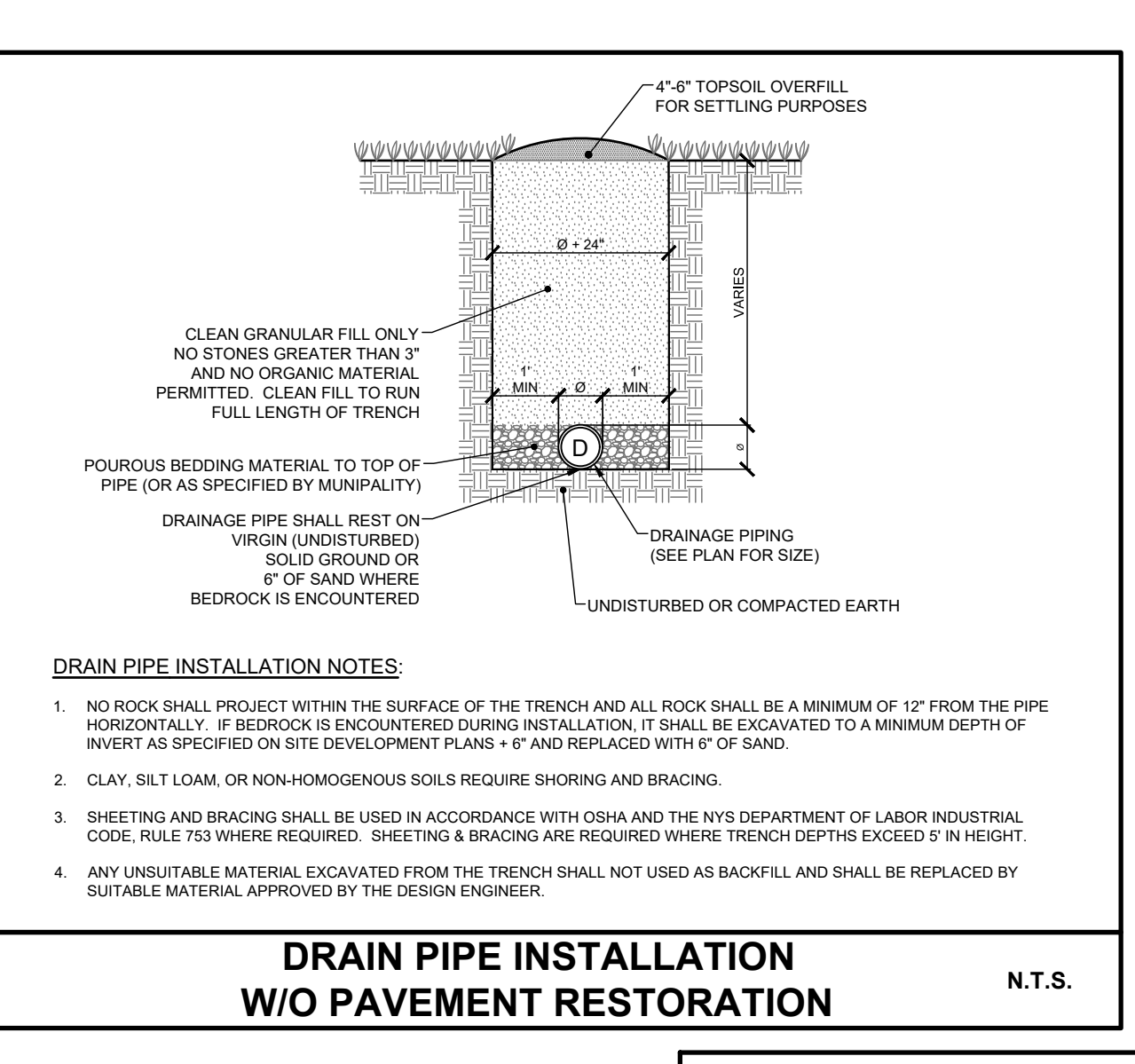
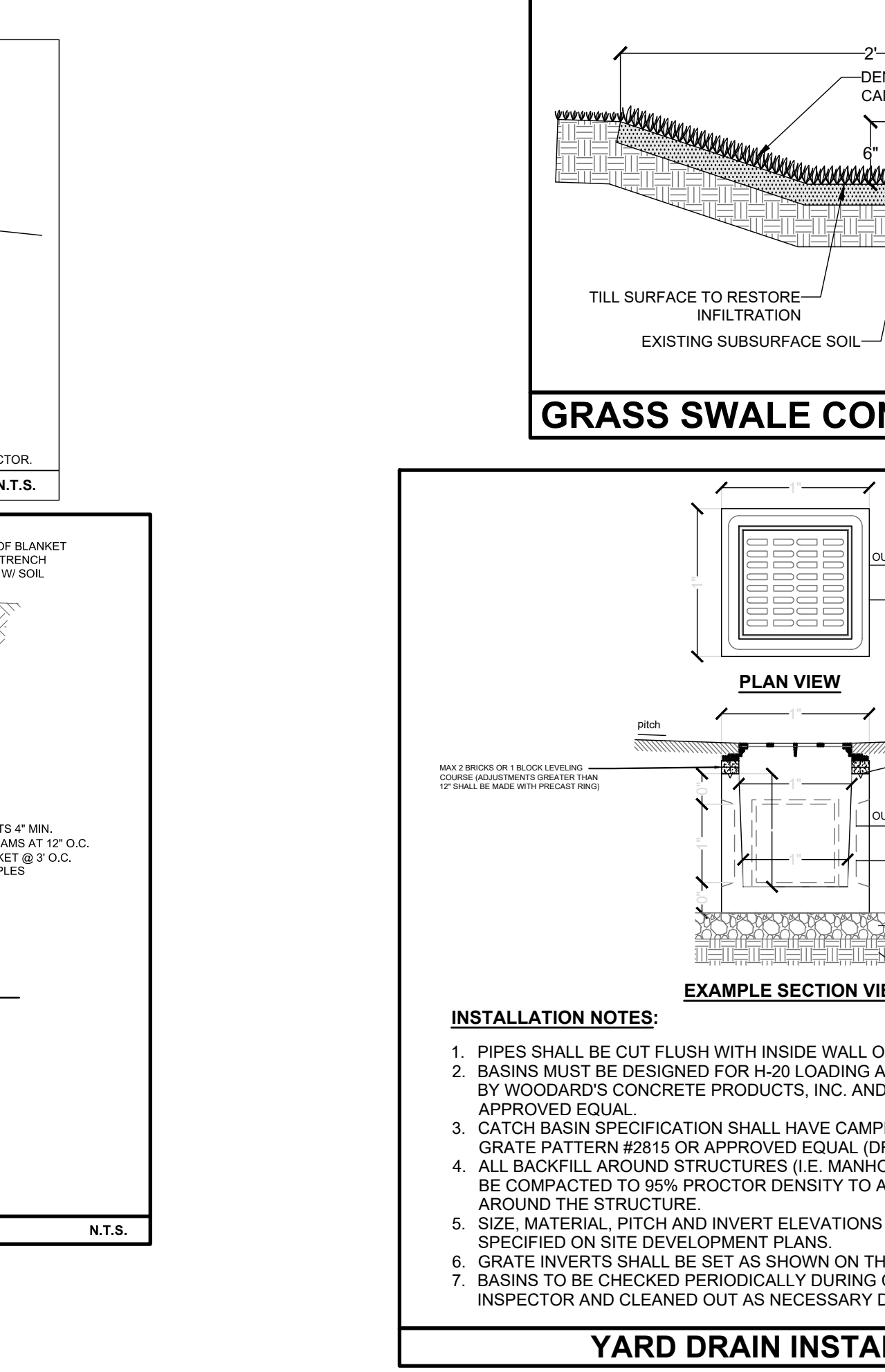
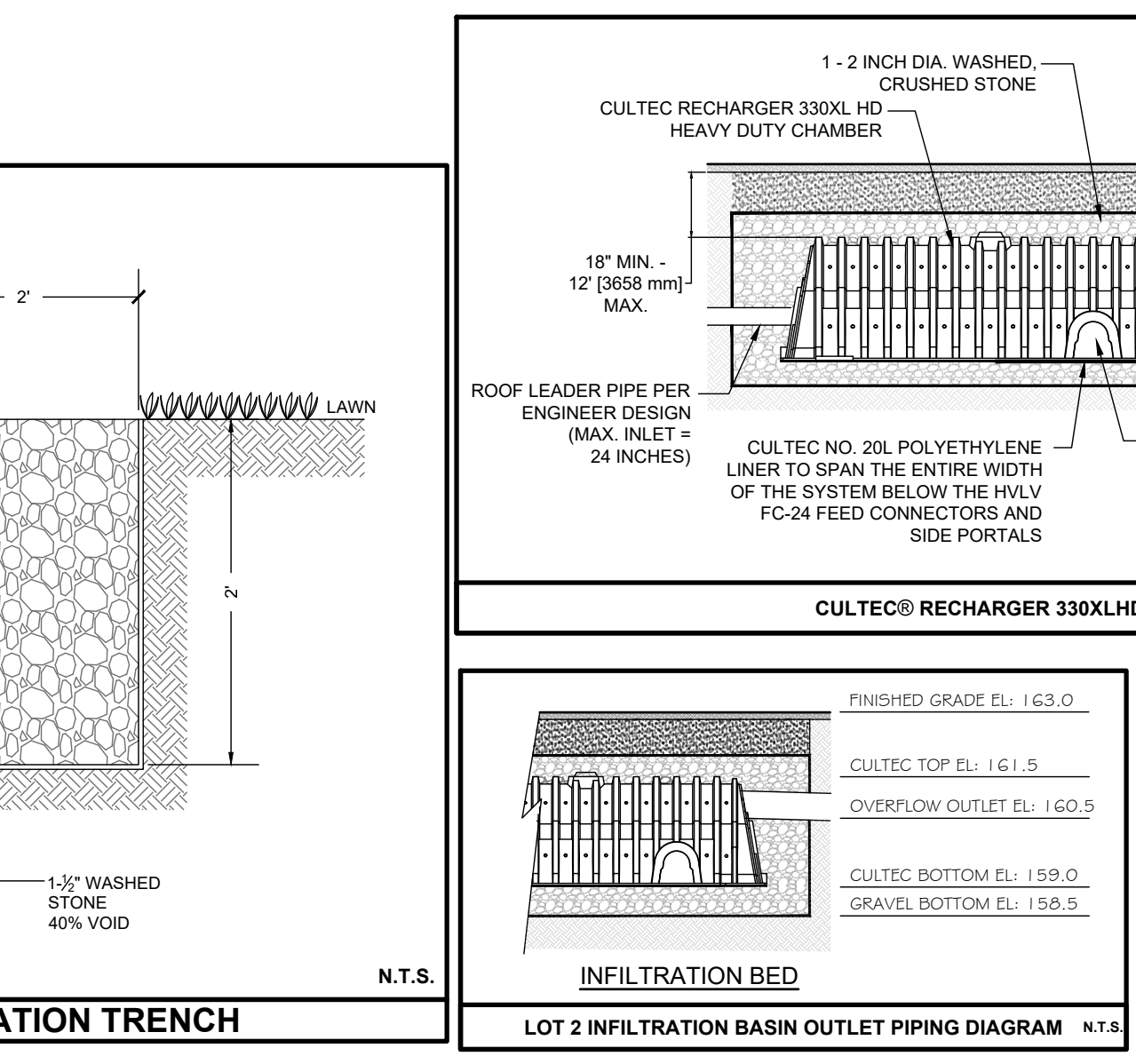
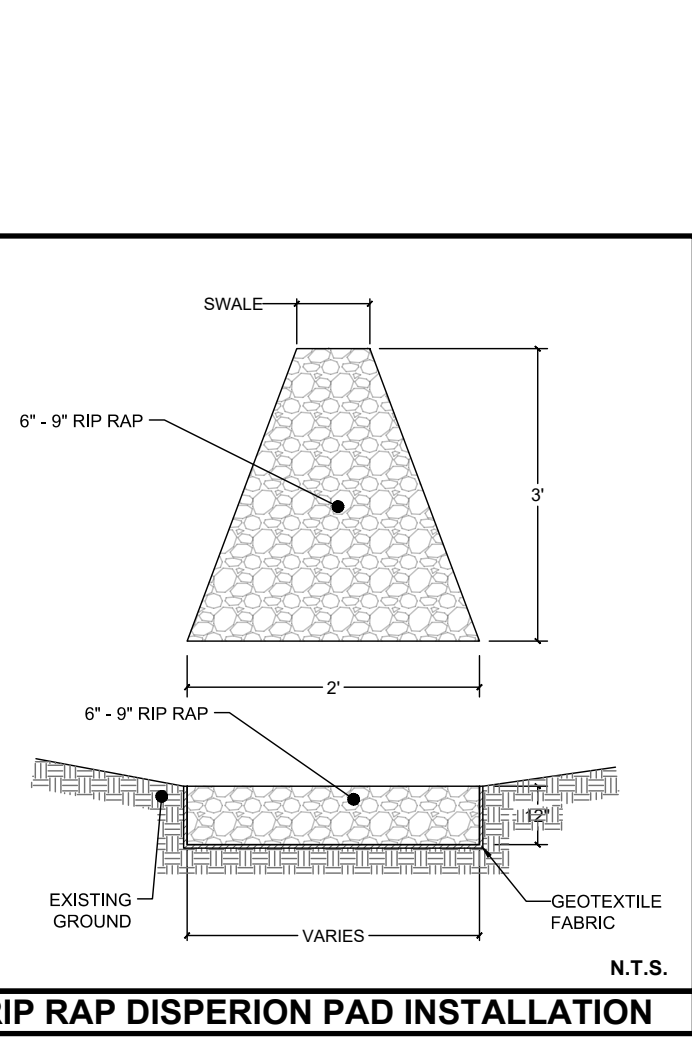
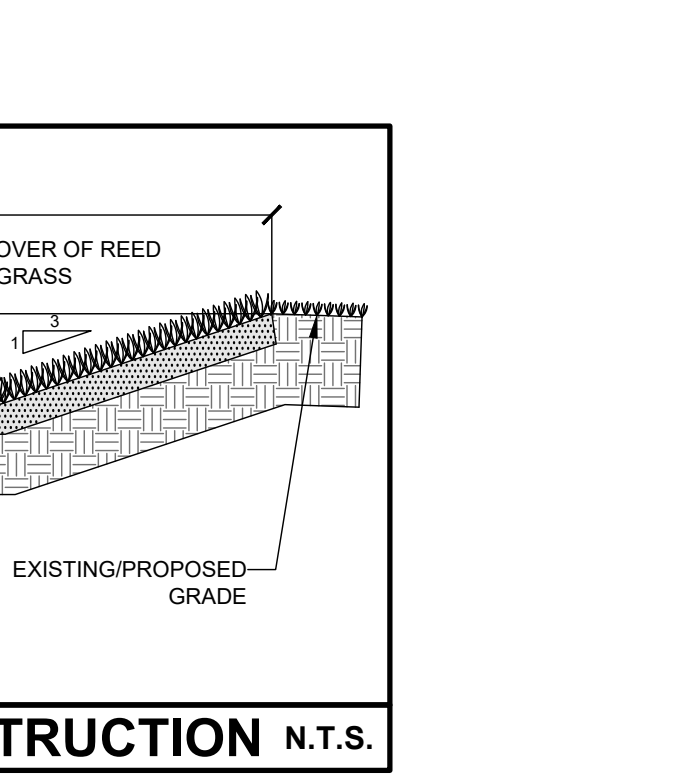
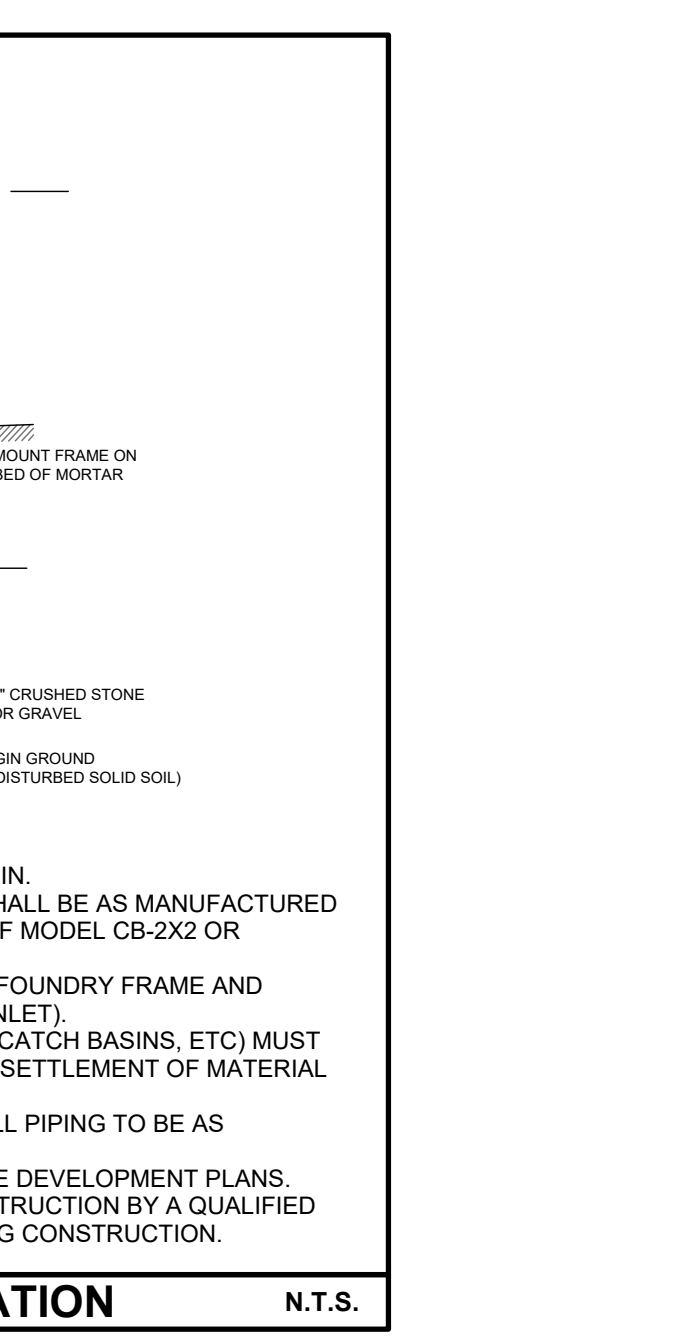
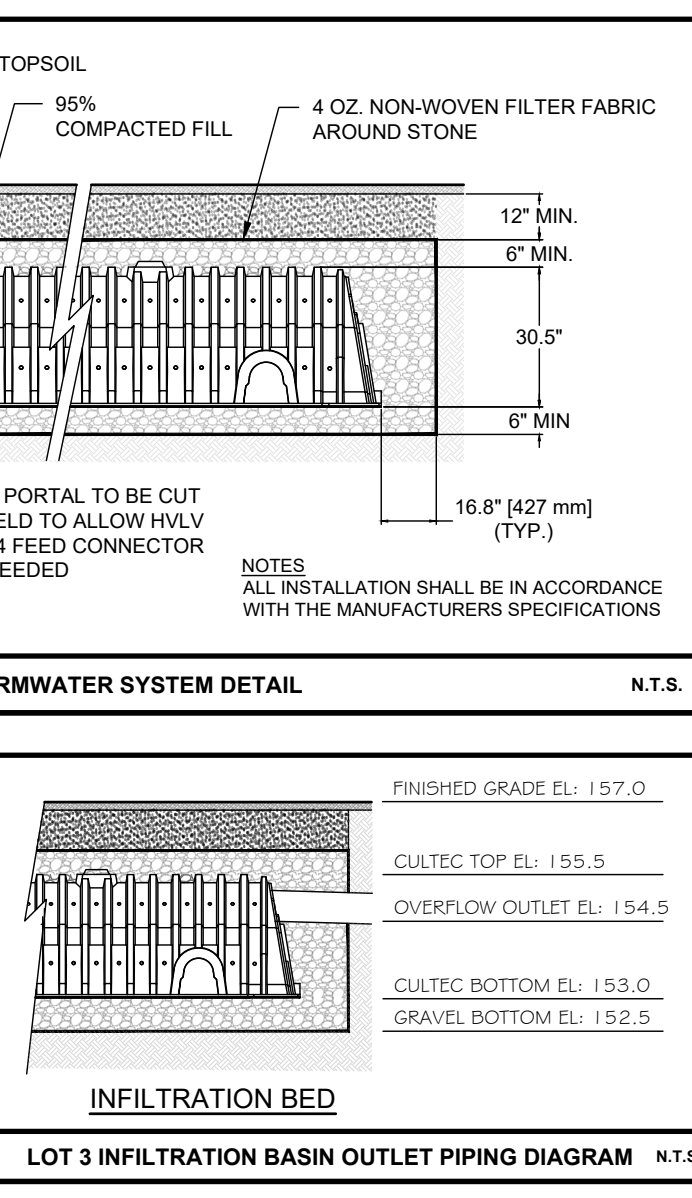
EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

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

SHEET 7 OF 8

ESC-5.1



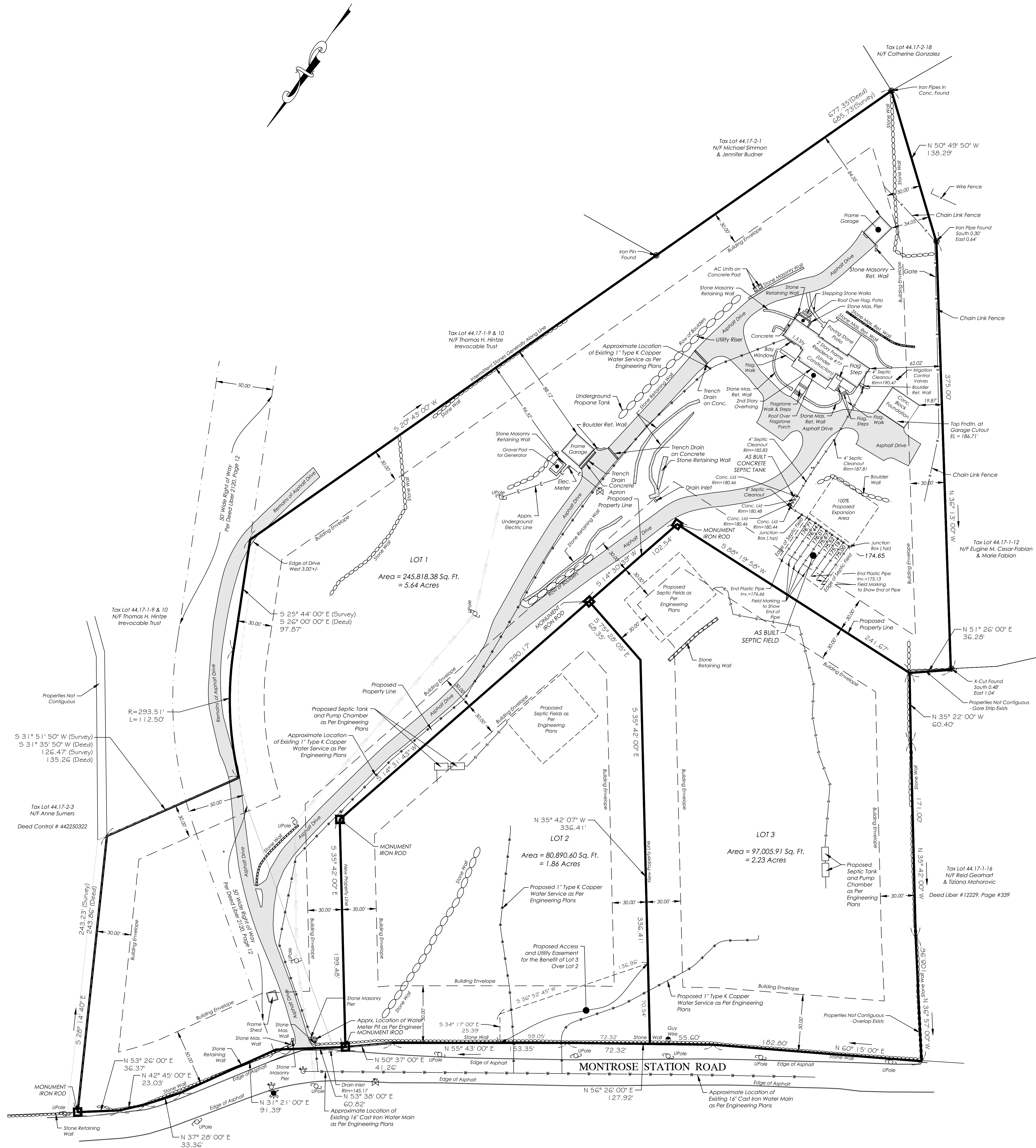
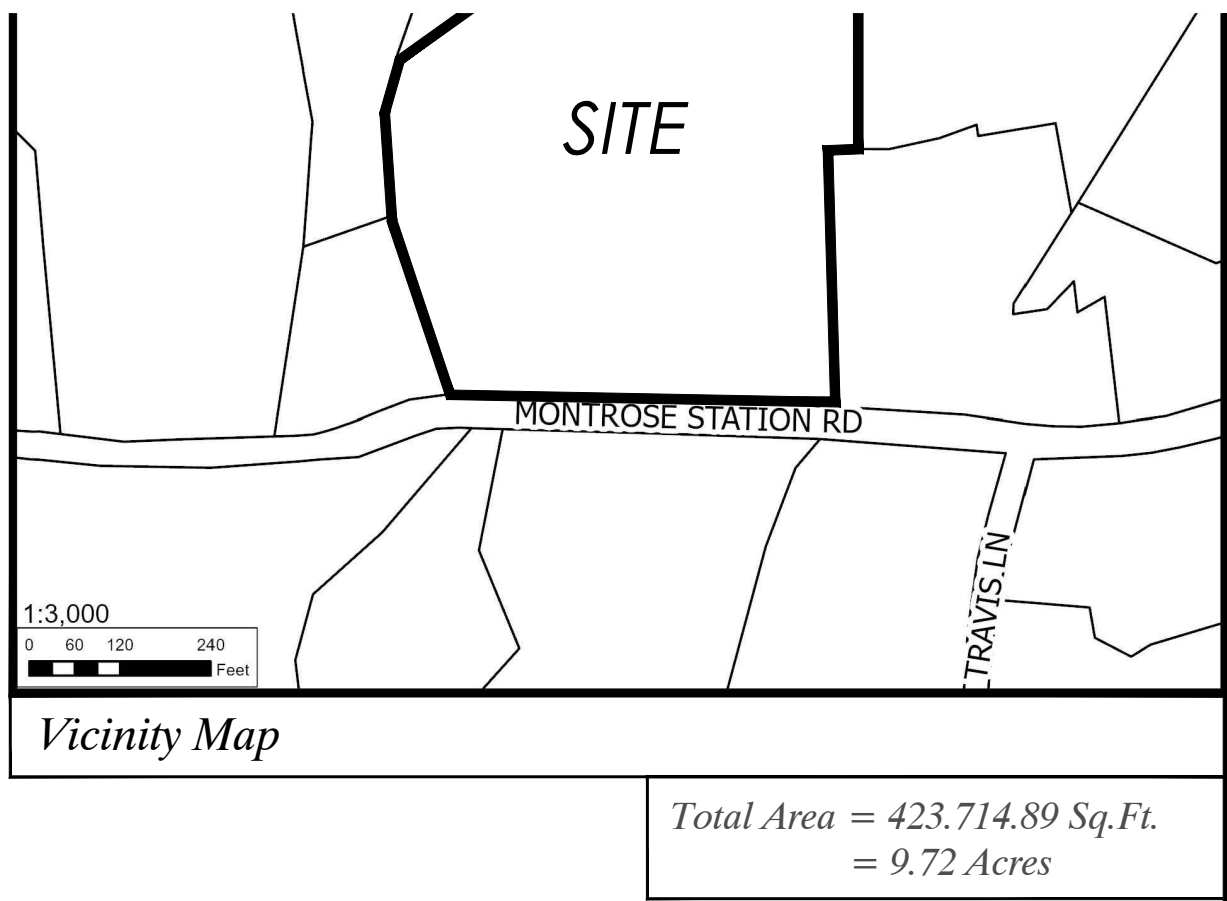
OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

REVISIONS		
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DATE:	JANUARY 22, 2025	
JOB #:	240601	
		EXPIRATION DATE: 03-31-2027
		PATRICK M. BELL, P.E. LICENSE #087679



CONSTRUCTION DETAILS	
SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC	
LOCATION: 77 MONTROSE STATION ROAD TOWN OF CORTLANDT, NEW YORK	
SHEET 8 OF 8	CD-6.1



Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

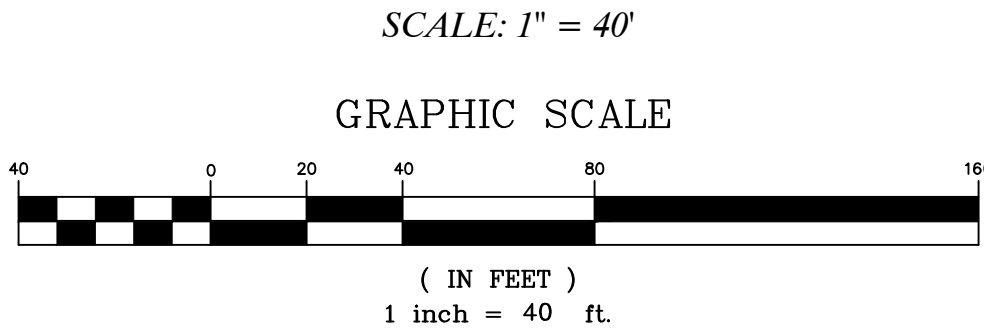
Subject to covenants, easements, restrictions, conditions and agreements of record.

Surveyed in accordance with Deed Liber 11186, Page 287. Premises shown hereon designated on the Town of Cortlandt Tax Maps as: Section 44.17, Block 1, Lot 6 & 11.

Property Address: 77 Montrose Station Montrose, NY 10548

NOTE: As part of the Building Permit process for the initial development of all single family lots an individual Site Development Plan shall be submitted to the Division of Code Administration and Enforcement for approval by the Director of Technical Services that is in compliance with current local ordinances, including among others, the Town's Tree Ordinance and Slope Slope Ordinance in place at the time of filing. No Building Permit shall be issued for any lots shown hereon until the Director of Technical Services approves the Site Development Plan for same, and no Certificate of Occupancy shall be issued for any lots until an "as built" survey has been submitted to and approved by the Director of Technical Services. The "as built" survey shall show complete information including final contours, floor levels, and all pertinent features.

FINAL
SUBDIVISION PLAT
PREPARED FOR
77 MONTROSE STATION, LLC
SITUATE IN THE
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK



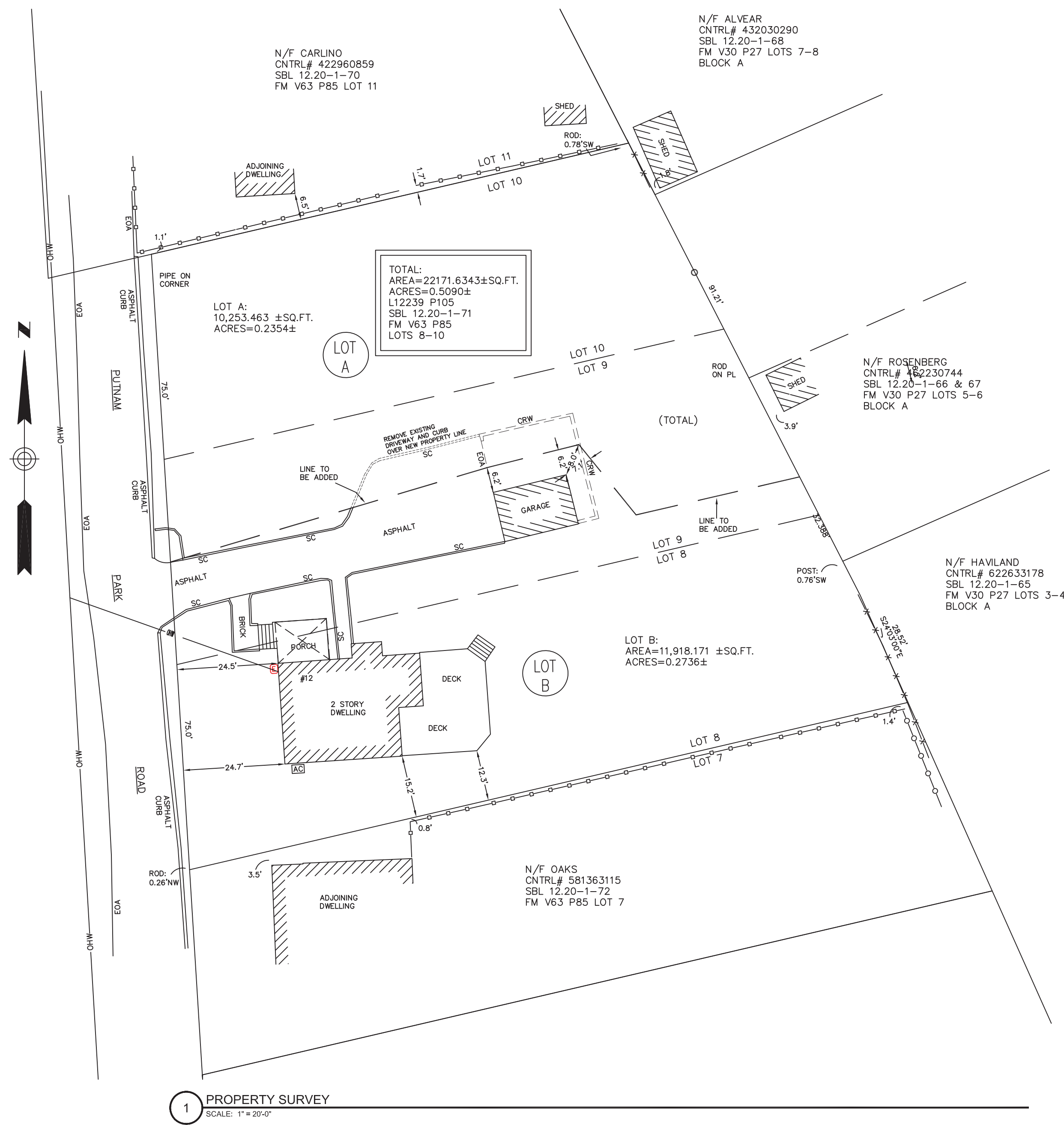
licensed Land Surveyor, who made this map do survey upon which this map is based was completed this map was completed January 27, 2026, 2026; June 5, 2026; June 17, 2026

Utility Design By:
Cromin Engineering

ensed Land Surveyor No.050604

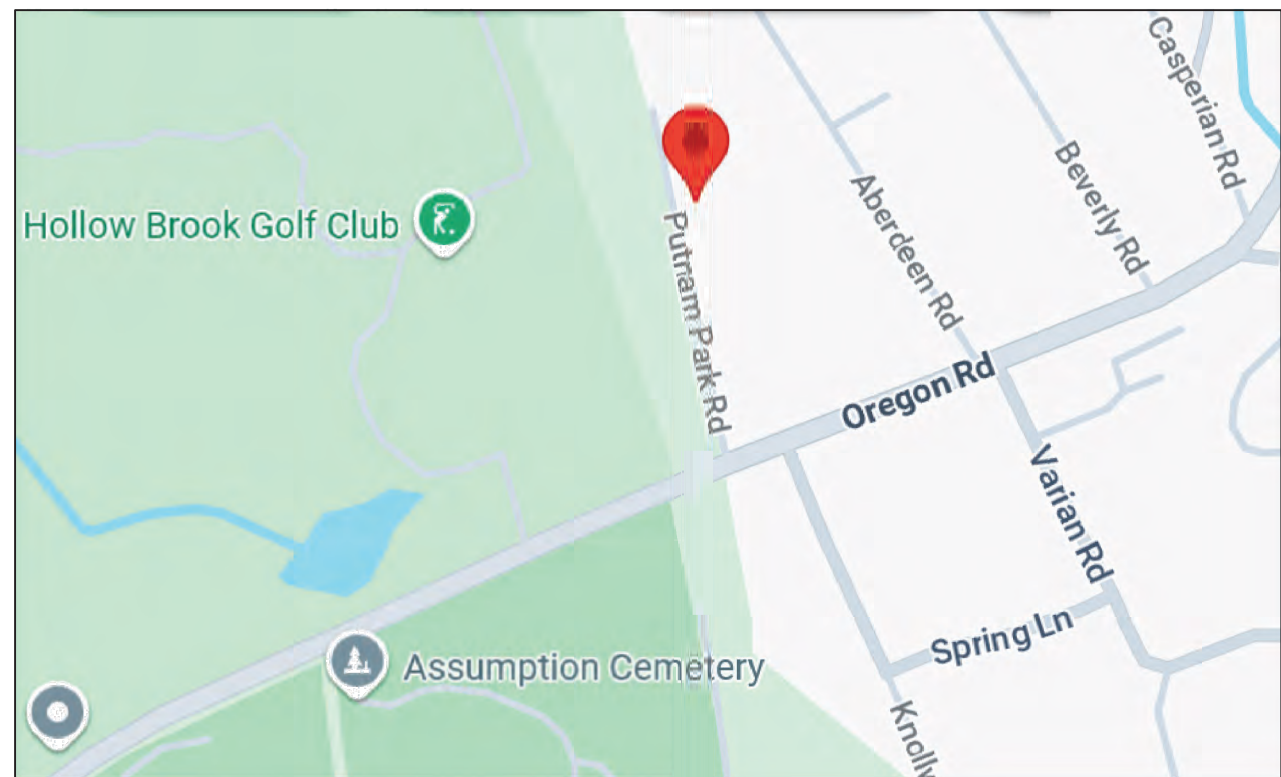
N.Y.S. Licensed Professional Engineer No.087679 Date
Patrick M. Bell, P.E.

Project: 24-188	Reference: N/A
Field Survey By: PRJ/C/BFC	Drawn By: BUC/BFC/CP
Project Manager: BFC	Checked By: BFC



NOTES:

1. AT THE TIME OF CONSTRUCTION, A DUAL CHECK VALVE AND WATER METER ACCOUNT SHALL BE REQUIRED.
2. THE APPLICANT IS AWARE THAT THE DISTURBED AREAS SHALL BE 100% STABILIZED AND PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. THE APPLICANT SHALL SUBMIT AN AS-BUILT FOUNDATION SURVEY TO THE TOWN OF CORTLANDT PRIOR TO FRAMING.
4. THE APPLICANT SHALL SUBMIT AN AS-BUILT CENTERLINE DRIVEWAY PROFILE WITH SLOPES/ GRADES TO THE TOWN OF CORTLANDT PRIOR TO PAVING.
5. PRIOR TO BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS - ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
6. ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION AND TESTING BY A LICENSED PROFESSIONAL, ALL CERTIFICATIONS SHALL BE ADDRESSED TO TOWN'S PLANNING BOARD ENGINEER. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.
7. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO), THE TOWN WILL REQUIRE CERTIFICATION FROM A NYS ENGINEER THAT THE COMPLETE SITE WORK AND DRAINAGE IMPROVEMENTS WILL NOT CAUSE AN ADVERSE IMPACT TO ADJOINING OR DOWNSTREAM PROPERTIES.



LOCATION PLAN

NO SCALE



AERIAL VIEW

NO SCALE

ADJACENT OWNER'S

- | | |
|-----------------------------|-------------------------------------|
| 1. JOHN CARLINO | 4. C & L, HAVILAND TRUST |
| 16 PUTNAM PARK ROAD | 11 ABERDEEN ROAD |
| CORTLANDT MANOR, NY 10567 | CORTLANDT MANOR, NY 10567 |
| TM# 12.20-170 | TM# 12.20-165 |
| 2. MARIO ALVEAR | 5. MARYELLEN OAKES |
| 21 ABERDEEN ROAD | 10 PUTNAM PARK ROAD |
| CORTLANDT MANOR, NY 10567 | CORTLANDT MANOR, NY 10567 |
| TM# 12.20-68 | TM# 12.20-172 |
| 3. JONATHAN & AMY ROSENBERG | 6. NYC AQUEDUCT, MGR CITY OF
NYC |
| 15 ABERDEEN ROAD | OREGON ROAD |
| CORTLANDT MANOR, NY 10567 | CORTLANDT MANOR, NY 10567 |
| TM# 12.20-166 & 67 | TM# 12.16-1-1 |

LAKELAND SCHOOL DISTRICT

MOHEGAN FIRE DEPARTMENT

CORTLANDT CONSOLIDATED WATER DISTRICT

WCPD COMMUNITY POLICING UNIT, CORTLANDT PRECINCT

ROBERT
FUCCI
2 LOT
SUBDIVISION

12 PUTNAM PARK RD.
CORTLANDT MANOR, NY
10567

DRAWING LIST:

PAGE NUMBER	TITLE
Architectural: Plans	
C-100	COVERSHEET, LOCATION PLAN, SURVEY & PHOTOS
S-100	SITE PLAN - 2 LOT SUBDIVISION

Town of Cortlandt

CODE ENFORCEMENT DIVISION

1 HEADY STREET, CORTLANDT MANOR, NY 10567

(914) 734-1010

CLIMATIC AND GEOPHYSIC DESIGN CRITERIA (Effective 5/12/2020)

Location: Town of Cortlandt

Zip Code: 10567

		Wind Design				Subject to Damage From						
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth Yards	Wind Design Temp	Ice Barrier Underlayment Req'd	Flood Harms	Air Freezing Index	Mean Annual Temp
	30	No	Yes	No	Yes	C	Severe	42"	Moderate to severe	7	YES	1500 or less

MANUAL J DESIGN CRITERIA							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
436	41	7	87	1	68	75	61
Cooling temperature difference	Wind velocity	Wind velocity	Coldest wet bulb	Daily range	Winter humidity	Summer humidity	
	12	20.4	7.5	72	M	30	55

* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Chapter 16 of the Building Code and Chapter 3 of the Residential Code are likely to occur and should be considered in the design.

** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes additional information is required.

PROJECT BUILDING CODE:

2025 RESIDENTIAL CODE
OF NEW YORK STATE

MATERIALS

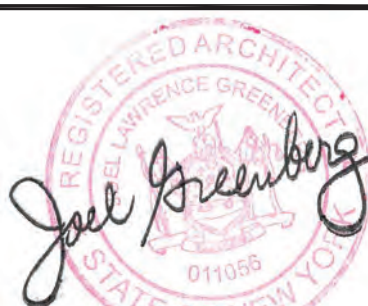
	EARTH
	DRAINAGE GRAVEL
	SAND OR MORTAR
	WOOD (ROUGH)
	WOOD (FINISH)
	GYPSTUM WALL BOARD
	PLYWOOD
	METAL
	BATT INSULATION
	RIGID INSULATION
	SPRAYED IN FOAM INSULATION
	CENTER LINE
	HIDDEN LINE



PROJECT: 2 LOT SUBDIVISION
FOR ROBERT FUCCI

PROJECT ADDRESS
12 PUTNAM PARK RD
CORTLANDT MANOR, NY 10567
TAX MAP NO. 12.20-1-71

COVERSHEET

[illegible]

NYS Registration Expires: 03-31-2027

SCALE AS NOTED
DRAWN BY/CHKD BY MLS/--- /JLG
PROJECT NO. 05-05-000

C-100



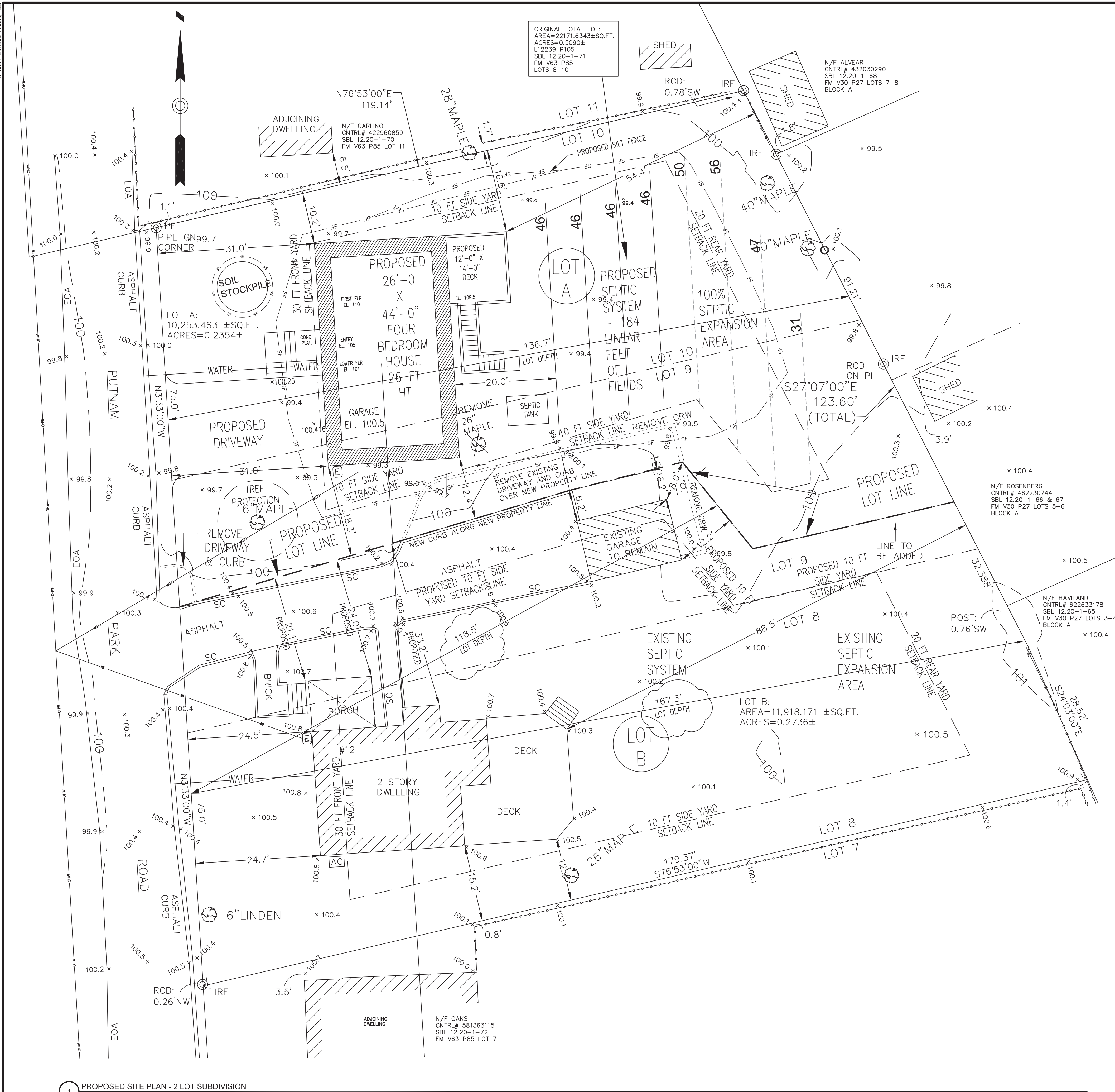
FRONT VIEW OF PROPOSED LOT A



FRONT VIEW OF PROPOSED LOT A



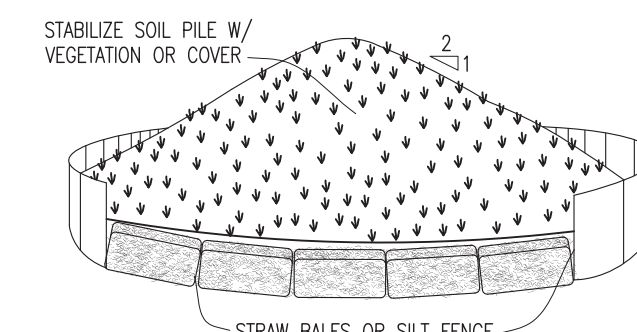
FRONT VIEW OF EXISTING HOUSE - LOT B



SITE DATA NOTES
Robert Fucci, Owner
12 Putnam Park Road
Cortlandt Manor, NY 10567
TM# 12.20-1-71

ZONING TABLE

ZONE- R-10	REQUIRED	PROVIDED LOT A	PROVIDED LOT B	VARIANCE REQUIRED - LOT A	VARIANCE REQUIRED - LOT B
MIN. LOT AREA	10,000 FT.	LOT A - 10,253.463 SF	LOT B - 11,918.171 SF	NONE	NONE
MIN. YARDS:					
FRONT	30 FT.	LOT A - 31 FT.	LOT B - 24.5 FT.	NONE	PRE-EXISTING
SIDE	10 FT.	LOT A - 10.2 FT.	LOT B - 12.3 FT.	NONE	NONE
REAR	20 FT.	LOT A - 54.4 FT.	LOT B - 88.5 FT.	NONE	NONE
MIN. FRONTAGE	75 FT.	LOT A - 75 FT.	LOT B - 75 FT.	NONE	NONE
MAX. BLDG. HT	35 FT.	LOT A - 26 FT.	LOT B - 30 FT.	NONE	NONE
LOT DEPTH		LOT A - 136.7 FT	LOT B - (167.5 + 118.5) / 2 LOT B - 143 FT AVERAGE	NONE	NONE
LOT WIDTH (LOT AREA / LOT DEPTH)	75 FT	LOT A - 75.00 FT (10,253.463 / 136.7 FT)	LOT B - 83.34 FT (11,918.171 / 143 FT)	NONE	NONE
MAX. BLDG. COVERAGE	65 %	LOT # 1 - 14.4 %	LOT # 2 - 13.8 %	NONE	NONE

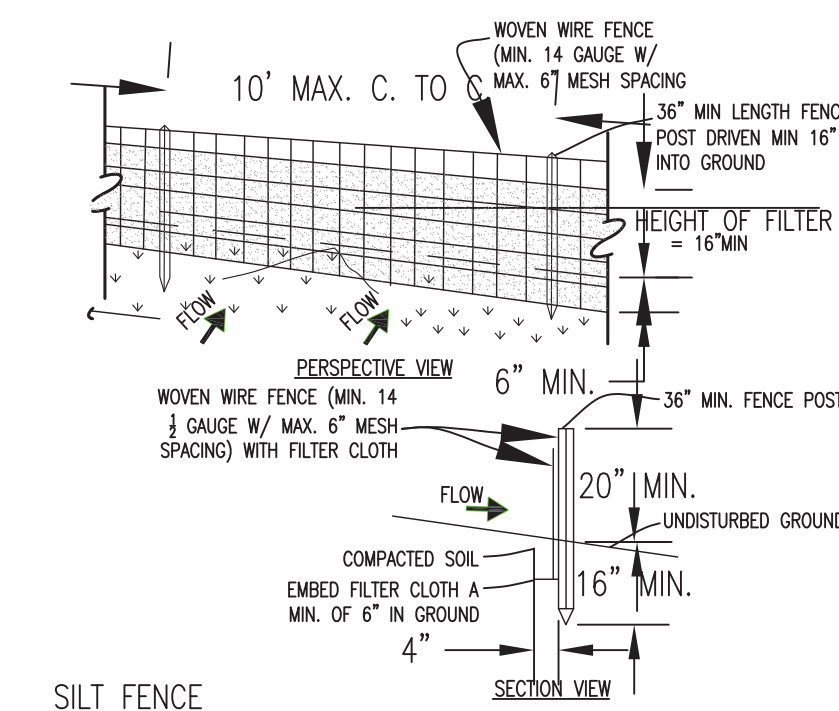


SOIL STOCKPILING DETAIL

NOT TO SCALE

NOTES:

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



SILT FENCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T-140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

PROPOSED LOT A = 10,253.463 SF

PROPOSED LOT B = 11,918.171 SF

THE INFORMATION FOR THE SITE PLAN WAS
OBTAINED FROM A SURVEY BY ROWAN
LAND SURVEYING, PLLC DATED 1/28/2026.

June 24, 2026

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

**Re: Amended Site Plan Application
Cortlandt Self Storage, L.P.
44 Regina Avenue
Town of Cortlandt, New York
Tax Map Designation: 24.10-1-4**

Dear Chairman Kessler and Members of the Planning Board:

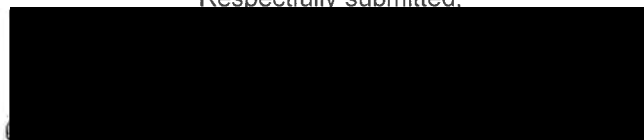
Find enclosed the following information for the above-referenced application:

- Amended Site Plan Application Fee \$2,000 (\$250 per 1,000 SF of Floor Area)
- Town Board Resolution, Adopted May 12, 2026
- Abutting Properties List
- Proxy Statement
- Property Deed
- Property Survey prepared by Badey & Watson, dated July 2, 2025
- Short Environmental Assessment Form ("SEAF")
- Building Plans prepared by Trachte Building Systems, Inc.
- Site Development Plan, dated June 24, 2026

We are pleased to submit the enclosed information on behalf of Cortlandt Self Storage, L.P. ("Applicant"), who is seeking Amended Site Plan Approval for a proposed 40' x 100' building and outdoor contractor equipment storage areas (2) at the above reference property. The parcel is approximately 785,997 sq. ft. (18.044 acres) and is located in the M-1 (Light Industrial) Zoning District. Existing parking areas have been identified, which are not part of the outdoor storage areas. A "Building Chart" has been added that indicates Building No, Square Footage, Current Use & Proposed Use, which shows compliance with the enclosed Town Board Resolution capping the total building footprint square footage at 68,000 sq. ft.

We look forward to appearing before the Planning Board to discuss the project in detail on July 7, 2026 at which time we will respectfully request that you consider scheduling a Public Hearing for the September 2026 meeting considering there is no meeting scheduled for August. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giorano, Cortlandt Self Storage, L.P.
File: Giordano-44 Regina Ave-Cortlandt-Site Plan-Letter-20260624

RESOLUTION

NO.

(CORRECTING RESOLUTION NO. 98-2026 WHICH CLARIFIED RESOLUTION NO. 109-95 FOR M-1 USE ON REGINA AVENUE)

WHEREAS, on April 11, 1995 the Town Board rezoned parcels of land at the dead end side of Regina Avenue (Tax Map Lots 24.07, Block 2, Lots 15 and 16; and Section 24.10, Block 1, Lots 4, 5, 6, 7, 8, and 9 and Section 24.11, Block 1, Lots 1, 6, 56, 57, 58 and 60; and

WHEREAS, the use in said M-1 Zone was restricted to self storage; and

WHEREAS, a part of the site over the years has been used for a small contractor's repair/storage facility and outdoor storage for the property owners own equipment; and

WHEREAS, the principal owner of the property, storage and equipment owner are the same; and

WHEREAS, it is necessary to clarify the M-1 Zone restriction so that while under one ownership the storage and limited contractor storage can continue;

NOW, THEREFORE, BE IT RESOLVED, that Resolution No. 109-25 shall be amended to include the incidental storage of equipment and material owned by the site property owner; and

BE IT FURTHER RESOLVED, that the total square footage of the building footprint shall not exceed 68,000 sq. ft. and total number of buildings will not exceed 11 (not including office) with no more than 2 being used for the owners incidental contractor storage; and

BE IT FURTHER RESOLVED, that outdoor storage of materials shall not exceed 10,000 +/- sq. ft. within area designated on an approved site plan and parking spaces for vehicles as approved by Planning Board.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted May 12, 2026
At a Regular Meeting
Held at Town Hall**

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

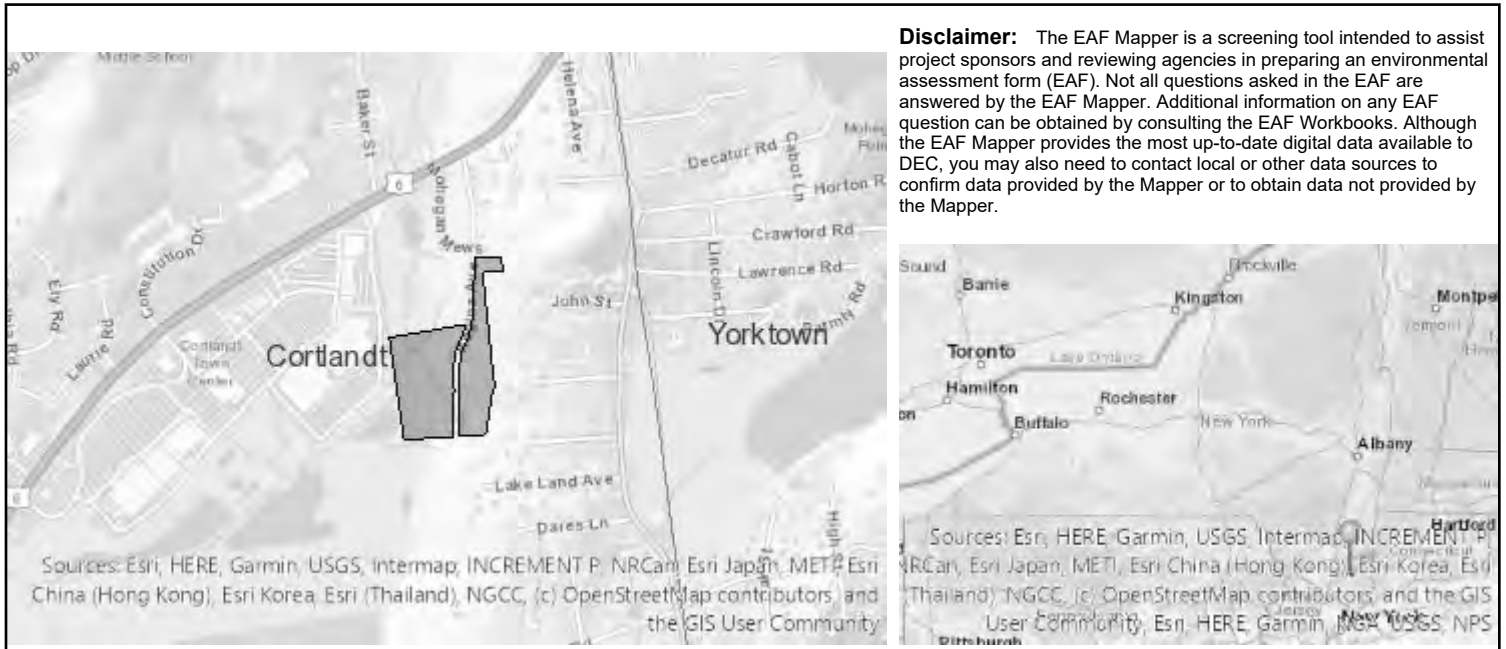
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Cortlandt Self-Storage LP			
Name of Action or Project: Cortlandt Self-Storage			
Project Location (describe, and attach a location map): 44 Regina Avenue, Mohegan Lake, NY 10547 (Town of Cortlandt)			
Brief Description of Proposed Action: Amended Site Plan for the construction of a new storage building and creation of an outdoor contractor yard.			
Name of Applicant or Sponsor: Cortlandt Self-Storage LP (Mark Giordano)		Telephone: 914-403-6551 E-Mail: mark@giordanobuilders.com	
Address: 1340 Baptist Church Road			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board-Amended Sitte Plan		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		18.044 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		18.044 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

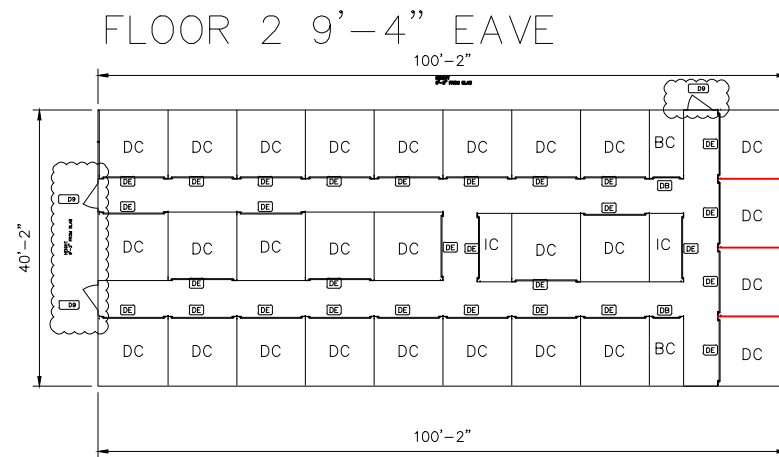
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
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:			
Meets building code requirements	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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	
	☒	☐	
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?	☐	☒	
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	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
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 ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: On-site stormwater management facility	NO ☒ ☒ ☐	YES ☐ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Cronin Engineering</u> Date: <u>June 24, 2026</u> Signature: _____ Title: <u>Project Engineer / Manager</u>		



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	Yes
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

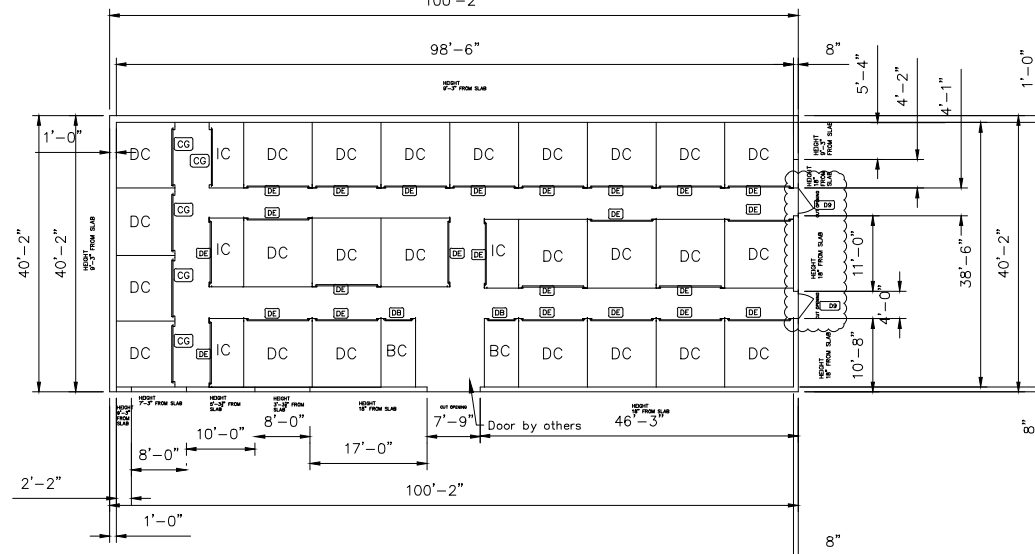


NOTE: RETAINING WALLS TO BE SUPPLIED BY OTHERS.
Unit sizes will vary with lower level dimensions

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
BC	5 x 10	4	6.5	200	Y
IC	10 x 5	6	9.7	300	Y
DC	10 x 10	52	83.9	5200	Y
SQ.FT. NON-INSULATED				0	
SQ.FT. INSULATED				5700	
TOTAL		62	100	5700	

GROUND FLOOR 9'-8.5" FLOOR-TO-FLOOR HEIGHT



DOOR SCHEDULE							
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
5	D9	SWING A	3'-8" x 7'-0"	4'-0" x 7'-2"	PDL/equiv	DOOR, LEVER/PANIC, 20x24 LITE, Non-ADA-Compliant	White
5	CG	ROLL-UP	8'-0" x 7'-0"	8'-0" x 7'-0"	TRAC-RITE/eq.	CORRIDOR ROLL-UP DOOR	COLORED ..
4	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
53	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..

ROLL-UP DOORS MEET ASTM E330

DOOR SCHEDULE DOORS DUE TO PRIMER FROM TISSOT

”NOTICE”

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

- ☐ APPROVED - RELEASE FOR FABRICATION
☐ APPROVED AS NOTED - RELEASE FOR FABRICATION
☐ NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE _____

COMPANY _____

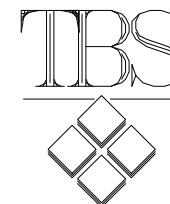
DATE ____ / ____ / ____

#8 - 40'2" x 100'2" x 19'-2.5" OUT-TO-OUT 1/4:12 GABLE 2-STORY BUILDING SYSTEM WITH RETAINING WALLS BY OTHERS.

Revisions:			By:
12/22/20 changed LL, FF& swing doors on both levels			MJL
Name: MJL			Scale: 1 = 30'
Date: 11/23/20			

TRACHTE BUILDING SYSTEMS, Inc.

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Job Description: 1 of 1

Cortlandt Manor Self Storage
Mark Giordano
44 Regina Avenue
Mohegan Lake, NY 10547

Sheet Title	Plan #	Phase
FLOOR PLAN	21769	G

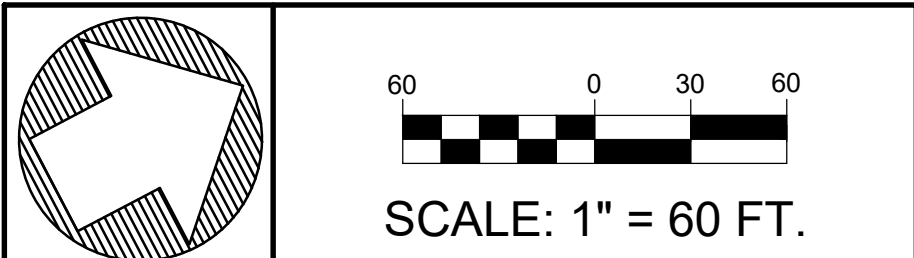
SITE DEVELOPMENT PLAN
FOR CORTLANDT SELF STORAGE
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

- GENERAL NOTES
1. PARCEL TAX MAP DESIGNATION: SECTION: 24.10, BLOCK: 1, LOT(S): 4
 2. TOTAL AREA OF PROPERTY: 785,997 SQUARE FEET (18.044 ACRES).
 3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON SURVEYING AND ENGINEERING, D.P.C. ENTITLED "SURVEY OF PROPERTY PREPARED FOR CORTLANDT SELF-STORAGE, L.P.," DATED JULY 2, 2023.
 4. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.
 5. PARCEL IS LOCATED IN THE HUDSON RIVER BASIN.

LIST OF DRAWINGS				
SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
SP-1.1	1 OF 2	AMENDED SITE PLAN	JUNE 24, 2026	-
SP-1.2	2 OF 2	AMENDED SITE PLAN (LARGER SCALE)	JUNE 24, 2026	-



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New York
(800)
962-7962
www.digsafelynewyork.com



APPLICANT
CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
• COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS		
#	REASON	DATE
5		
4		
3		
2		
1		

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	ADJ/CA
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	JUNE 24, 2026
JOB #:	240101

PATRICK M. BELL, P.E. LICENSE #087679

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

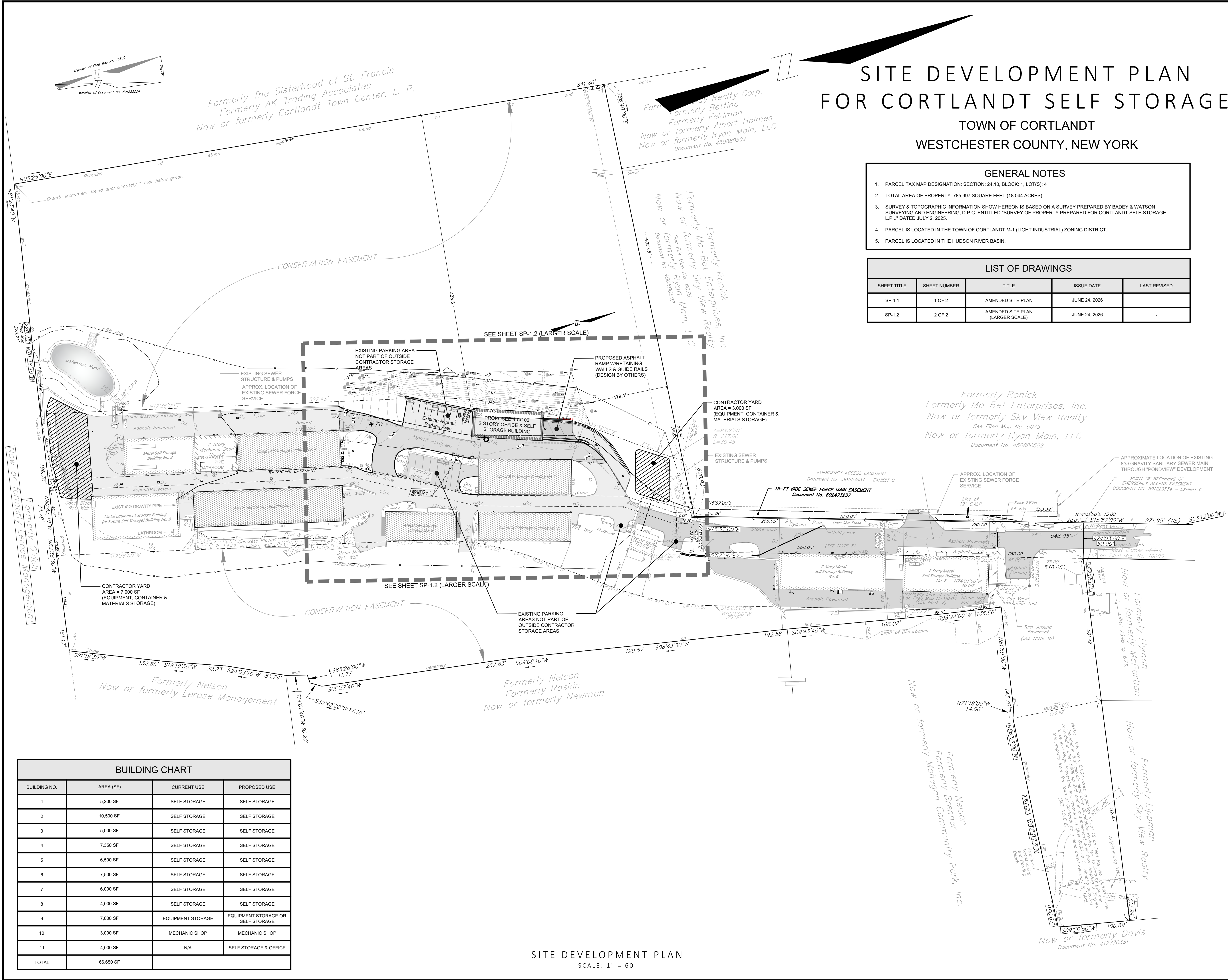
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

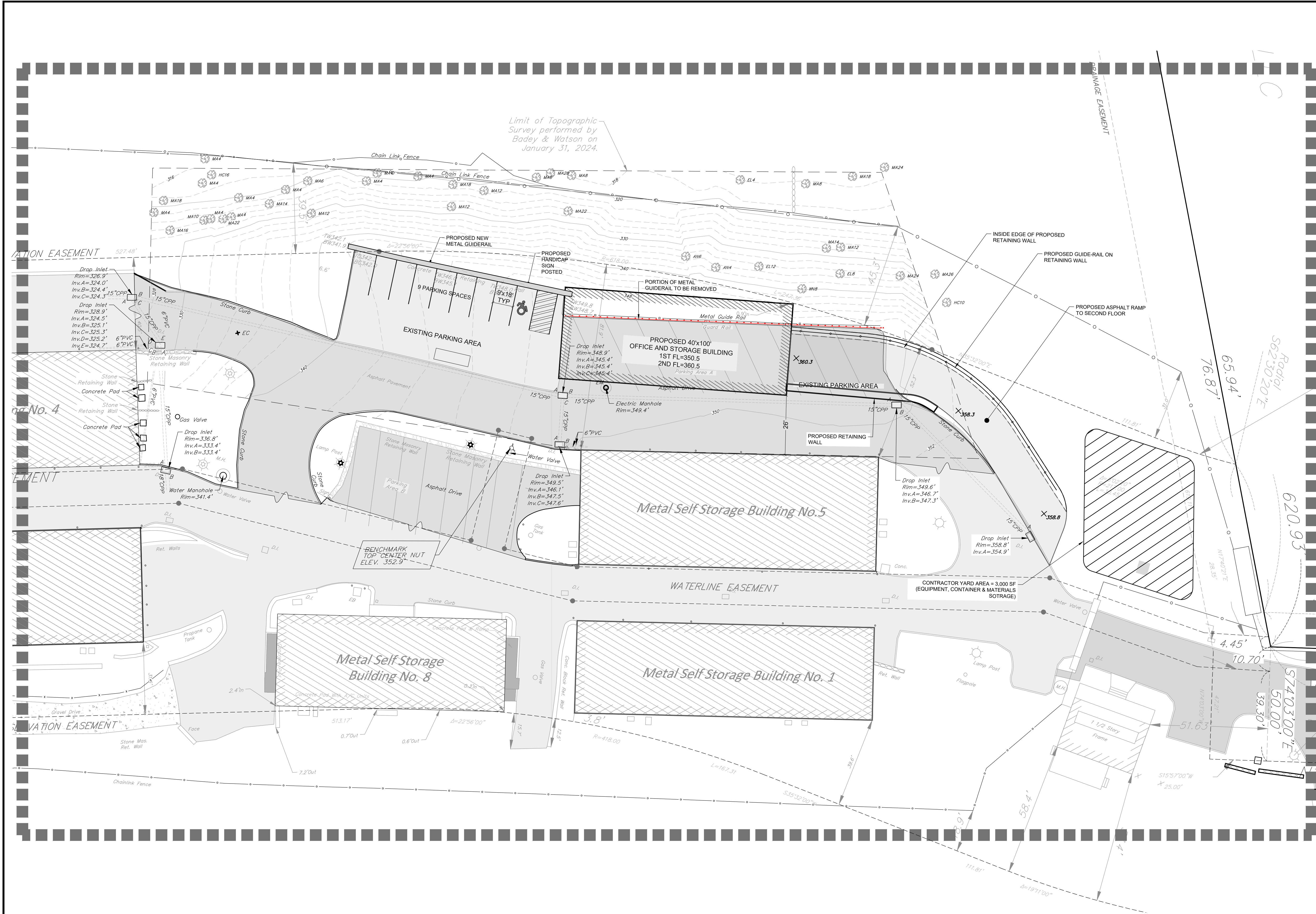
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 2 SP-1.1



BUILDING CHART			
BUILDING NO.	AREA (SF)	CURRENT USE	PROPOSED USE
1	5,200 SF	SELF STORAGE	SELF STORAGE
2	10,500 SF	SELF STORAGE	SELF STORAGE
3	5,000 SF	SELF STORAGE	SELF STORAGE
4	7,350 SF	SELF STORAGE	SELF STORAGE
5	6,500 SF	SELF STORAGE	SELF STORAGE
6	7,500 SF	SELF STORAGE	SELF STORAGE
7	6,000 SF	SELF STORAGE	SELF STORAGE
8	4,000 SF	SELF STORAGE	SELF STORAGE
9	7,600 SF	EQUIPMENT STORAGE	EQUIPMENT STORAGE OR SELF STORAGE
10	3,000 SF	MECHANIC SHOP	MECHANIC SHOP
11	4,000 SF	N/A	SELF STORAGE & OFFICE
TOTAL	66,650 SF		

SITE DEVELOPMENT PLAN
SCALE: 1" = 60'



SITE DEVELOPMENT PLAN
SCALE: 1" = 20'



Dig Safely.
New York
(800)
962-7962
www.digsafelynewyork.com

SCALE: 1" = 20 FT.

APPLICANT
CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION. • COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS		
#	REASON	DATE
5		
4		
3		
2		
1		
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	24.10	
BLOCK:	1	
LOT:	4	
SUBLOT:	-	
DRAWN BY:	AD/JCA	
CHECKED:	JCA/PMB	
PROJECT:	GIORDANO	
DATE:	JUNE 24, 2026	
JOB #:	240101	
		
PATRICK M. BELL, P.E. LICENSE #087679		

CRONIN
ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING

39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK