



TOWN OF CORTLANDT PLANNING BOARD

Steven Kessler, *Chair*
Thomas A. Bianchi, *Vice-Chair*
Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder
Karen Timko
Kellan Cantrell, *Alternate*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080
Fax #: 914.788.0294

Planning Staff email:
HeatherL@townofcortlandtny.gov

Town Supervisor
Richard H. Becker, MD

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

Planning Board Work Session & Meeting Thursday November 5, 2026

To join the meeting remotely, use this Zoom link:

<https://us02web.zoom.us/j/87658283126?pwd=8s3QAC9B7Wwplbr8GZbc9rtUIY7Y6T.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. **Review and Adopt 2027 Planning Board Meeting Schedule**
 - b. **PB 2021-1 Overlook Terrace**

Letter dated October 27, 2026 from JD Summa, Kings Capital Construction, requesting a 5th 1-year time extension of Site Development Plan approval for the Overlook Terrace active adult residential community approved at 119 Oregon Road.
 - c. **PB 2025-9 Yuka's Restaurant**

Letter dated October 28, 2026 from John Lentini, Architect, requesting the first 1-year time extension of Amended Site Plan approval for a proposed canopy over an existing outdoor patio at Yuka's Restaurant located at 2011 Albany Post Road.
 - d. **PB 2023-2 1 Jerome Drive**

Letter dated October 24, 2026 from John Lentini, Architect, requesting the third 1-year time extension of Amended Site Plan approval for an addition to an existing dental office for JJM Summit Realty, LLC for property located at 1 Jerome Drive.

6. Public Hearing (New)

- a. **PB 2026-12: 44 Regina Ave | Cortlandt Self-Storage & Contractor's Storage Area**
Application of Cronin Engineering on behalf of Cortlandt Self-Storage LP / Mark Giordano for an Amended Site Development Plan to construct one additional 10,400SF storage building and legalize an outdoor contractor's storage area. Drawings last revised September 23, 2026. (see prior PB 11-96, PB 30-99, PB 3-06, PB 2021-17)

7. Old Business

- a. **PB 2026-11: Evergreen Townhomes (Parcel 2)**
Application of VS Construction Corp for Preliminary Plat approval, Steep Slope, Wetland and Tree Removal permits for the construction of 96 townhomes on an approximately 17.6-acre portion of the Evergreen Manor project site. The subdivision proposes a 99-lot subdivision of the approximately 21-acre Parcel 2 of the Evergreen Manor Subdivision. The project is located within the Medical Oriented District on property located at 2003 Crompond Road. Drawings last revised August 19, 2026.

8. New Business

- a. **PB 2026-17 Detached Accessory Dwelling Unit (ADU) and Studio**
Application of David Reilly (Trillium Architects) on behalf of Samantha Tice and Lucas Mount-Finette for Special Permit approval for the construction of a detached accessory structure to contain an accessory dwelling unit (584 square feet) and a separate studio space (379 square feet). The project is located on a ±3-acre parcel in the R-80 district at 14A Short Hill Road. Drawings dated October 9, 2026.

9. Adjournment

Next Regular Meeting:
Tuesday December 1, 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.*



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Planning Board 2027 Meeting Dates & Submission Deadlines

(Submission Deadline) Meeting Date

(12/18 submission deadline) **January 5, 2027**

(1/15 submission deadline) **February 2, 2027**

(2/12 submission deadline) **March 2, 2027**

(3/19 submission deadline) **April 6, 2027**

(4/19 submission deadline) **May 4, 2027**

(5/17 submission deadline) **June 1, 2027**

(6/24 submission deadline) **July 13, 2027**

(8/20 submission deadline) **September 7, 2027**

(9/20 submission deadline) **October 5, 2027**

(10/18 submission deadline) **November 4*, 2027** *THURSDAY

(11/19 submission deadline) **December 7, 2027**



T: [REDACTED] KingsCapitalGroup.com
A: 8 Gramercy Pl, Thornwood NY 10591

October 27, 2026

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

**Re: Overlook Terrace – 119 Oregon Road
Site Plan Approval – Fifth Extension Request
Section 23.11, Block 1, Lot 12**

Dear Chairperson Kessler and Members of the Planning Board:

On behalf of Kings Capital Construction and its affiliated ownership entity, I respectfully request a fifth extension of the site plan approval granted under Resolution 19-21 on November 3, 2021.

Since acquiring the property, we have made meaningful progress toward advancing the development. Unfortunately, unforeseen complications involving the Brownfield Cleanup Program (BCP) required us to reevaluate our approach and pivot from our previous plans.

Despite this setback, we remain committed to developing the property and have been actively working toward an alternative plan. In fact, last month we met with the Town Supervisor, Town Attorney, other Town staff, and representatives from Wilder Balter to discuss our proposed direction. We believe the discussion was productive and our approach was well received.

We anticipate returning to the Town shortly with a formal application reflecting our revised plans. In the meantime, we believe it is important to preserve the existing site plan approval while we work through this next phase.

We recognize that the Board has already granted several extensions and appreciate its continued consideration. The delays have not been due to a lack of effort or commitment, but rather the need to navigate unforeseen circumstances and establish a viable path forward.

We respectfully request that the Planning Board grant this additional extension so we can continue advancing the project without jeopardizing the approvals already in place.

Thank you for your consideration.

Respectfully,

A large black rectangular redaction box covering the signature of the sender.

Kings Capital Construction Group

October 26, 2026

Sent Via Email & FedEx

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

***Re: Kings Capital Construction
119 Oregon Road
Site Development Plan Extension Request (PB 2021-1)***

Dear Chairperson Kessler and Members of the Planning Board:

On behalf of the Kings Capital Construction, we write to respectfully request another 1-year extension of the Site Development Plan approval granted by your Board in connection with the proposed project located at 119 Oregon Road. The current extension is set to expire on November 3, 2026. We request our extension be placed on the November 5th Planning Board agenda, and that the Board address this after the fact, due to the meeting being delay because of the election.

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

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

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: _____

Dav

Encls.

TOWN OF CORTLANDT PLANNING BOARD

RESOLUTION for 1-Year Time Extension of Site Development Plan Approval (and associated permits)

JD Summa, Kings Capital Construction
Project formerly approved for NRP Properties, LLC
SBL: 23.11-1-12
Case #: PB 2021-1
PBRes2026-21

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

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

WHEREAS, by Resolution 14-22 adopted on November 1, 2022, Resolution 11-23 adopted on November 3, 2023, Resolution 14-24 adopted on November 7, 2024, and Resolution 20-25 adopted on October 7, 2025 the Planning Board previously granted four, one-year time extensions, and

WHEREAS, by a letter dated October 27, 2026, the new owners JD Summa and Kings Capital Construction requested the 5th one-year time extension of Site Development Plan approval for the subject application.

NOW THEREFORE BE IT RESOLVED, that the request of JD Summa for the 5th one-year time extension of Site Development Plan approval is hereby granted, said extension to expire on November 3, 2027.

TO BE CONSIDERED FOR ADOPTION: November 5, 2026

JOHN A. LENTINI ARCHITECT
[REDACTED]

124 ALLAN STREET
CORTLANDT MANOR, NY 10567
[REDACTED]

October 28, 2026

TOWN OF CORTLANDT
PLANNING BOARD
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Attn: Mr. Steven Kessler, Planning Board Chairman

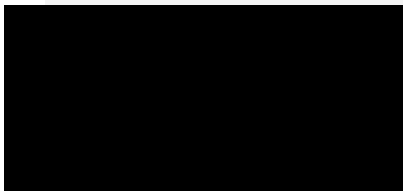
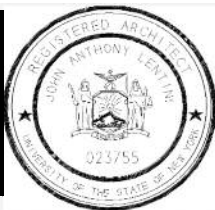
Re: PB-25-9 Yukas Restaurant rear patio Canopy

Dear Mr. Kessler:

We hereby request an extension to our approval for the application referenced above. I have encountered coordination issues with the main electrical service overhead wires that either needs to be moved or the canopy design needs to be reduced in order to avoid a conflict. I regret that I have been unable to reconcile the condition to date. I am still working on it.

Respectfully

JOHN A. LENTINI ARCHITECT



John A. Lentini RA NY # 23755

TOWN OF CORTLANDT PLANNING BOARD

RESOLUTION for 1-Year Time Extension of Amended Site Plan Approval

John A. Lentini, Architect, on behalf of

Yuka's Restaurant

SBL: 55.18-2-17

Case #: PB 2025-9

PBRes2026-22

WHEREAS, the application for Planning Board approval of an Amended Site Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code was submitted by **John Lentini, R.A. for the property of Yuka's Restaurant** for a canopy over an existing outdoor patio as shown on a drawing entitled "Patio Canopy Plan" prepared by John Lentini, R.A. and last revised May 29, 2025, was approved by Planning Board Resolution 25-25 on November 6, 2025, and

WHEREAS, the subject property is located at 2011 Albany Post Road (Route 9 A), is split zoned where the restaurant building and parking located along Rt. 9A is zoned HC–Highway Commercial and a portion of the parcel to the east along Furnace Dock Road is zoned R-40 Single-Family Residential, and is designated on the Town of Cortlandt Tax Maps as Section 55.18, Block 2, Lot 17, and

WHEREAS, by a letter dated October 28, 2026, John Lentini requested the 1st one-year time extension of Amended Site Plan approval for the subject application.

NOW THEREFORE BE IT RESOLVED, that the request of John Lentini for the 1st one-year time extension of Amended Site Plan approval is hereby granted, said extension to expire on November 6, 2027.

TO BE CONSIDERED FOR ADOPTION: November 5, 2026

JOHN A. LENTINI ARCHITECT
[REDACTED]

124 ALLAN STREET
CORTLANDT MANOR, NY 10567
[REDACTED]

October 24, 2026

TOWN OF CORTLANDT
PLANNING BOARD
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Attn: Mr. Steven Kessler, Planning Board Chairman

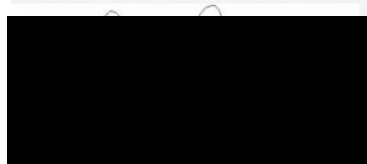
Re: 1 Jerome Dr. Dentist Office expansion PBCK-23-2

Dear Mr. Kessler:

We hereby request an extension to our approval for the application referenced above. I have been involved with responding to comments from Code Enforcement and the Engineering Department that have raised technical issue requiring the plans to be revised. I have had several discussions and meetings with the Town staff in order to determine any additional filing requirements with respect to the properties relationship to a FEMA type AE Flood Zone.

Respectfully

JOHN A. LENTINI ARCHITECT



John A. Lentini RA NY # 23755

Cc: DDS Jaish, Markos, [REDACTED]

TOWN OF CORTLANDT PLANNING BOARD

RESOLUTION for 1-Year Time Extension of Amended Site Plan Approval

John A. Lentini, Architect, on behalf of

JJM Summit Realty, LLC

SBL: 24.12-4-52 and 24.13-4-1

Case #: PB 2023-2

PBRes2026-23

WHEREAS, the application for Planning Board approval of an Amended Site Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code submitted by **Jennie Thomas of JJM Summit Realty, LLC**, for a proposed 964 square foot building addition to an existing dental office as shown on a 4-page set of drawings entitled “Area Plan-M. Thomas DDS” prepared by John Lentini, R.A., latest revision dated May 25, 2023 was approved on November 8, 2023 by Resolution 14-23, and

WHEREAS, the subject property is located at 1 Jerome Drive, is approximately 24,743 square feet, is zoned R-10 Single-Family Residential, and is designated on the Town of Cortlandt Tax Maps as Section 24.12, Block 4, Lot 52 and Section 24.13-4-1, and

WHEREAS, by Resolution 13-24 adopted on November 7, 2024 and Resolution 24-25 adopted on November 6, 2025, the Planning Board previously granted two, one-year time extensions, and

WHEREAS, by a letter dated October 24, 2026, John Lentini requested the 3rd one-year time extension of Amended Site Plan approval for the subject application.

NOW THEREFORE BE IT RESOLVED, that the request of John Lentini for the 3rd one-year time extension of Amended Site Plan approval is hereby granted, said extension to expire on November 8, 2027.

TO BE CONSIDERED FOR ADOPTION: November 5, 2026

October 21, 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 eight copies (1 full size set & 7 reduced size sets) of the following information for the above-referenced application:

1. Amended Site Development Plan (6 sheets), dated July 17, 2026, last revised October 21, 2026

This submission addresses the comments made at the October 6, 2026 Planning Board Work Session and Meeting. Annotated responses to those comments are provided below:

1. **Total Contractor's Yard Area.** *Contractor's yard use is limited to an area of 10,000 sq. ft., which is the total currently shown on the plan. If we are expanding the contractor's yard area in any location, it will need to be reduced elsewhere on the site to maintain compliance. Need to show dimensions on the plans (comment from site visit)*

Response: The Limits of the Contractor's Yard has been modified based on discussion at the Site Visit. The Total area of the Contractor's Yard is 10,000 Square Feet.

2. **South Contractor's Yard.** *Since the area expanding beyond the gravel area, need to mark the location both on the plan and on the site (with paint). Extend the fencing between Building 9 and Contractor Storage.*

Response: The Limits of the South Contractor's Yard on the plan has been updated to reflect areas beyond the gravel area. The limits will be delineated in the field with white striping.

3. **Drainage.** *Show elevation grade/pitch on plan that will ensure that stormwater will drain toward the internal stormwater drainage system.*

Response: Indication of direction of pitch has been added to the plan.

4. **RV/Boat Storage.** *Show spaces for RV and Boat Storage on the plan.*

Response: Spaces for RV and Boat Storage have been shown on the plan between the North Contractor's Yard and proposed Self Storage Building No. 11.

Should you have any questions or require any additional information from our office please don't hesitate to contact us.

Respectfully submitted,

A solid black rectangular box used to redact the signature of Patrick M. Bell.

Patrick M. Bell, P.E.

enclosures

cc: Mark Giordano, Owner/Applicant
File: *Giordano-44 Regina Ave-Cortlandt-Site Plan-Letter-20261021*

WETLAND FINDINGS STATEMENT 44 REGINA AVE

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY

October 21, 2026

**CORTLANDT SELF
STORAGE SITE PLAN**

44 REGINA AVE
CORTLANDT MANOR, NEW YORK 10567
WESTCHESTER COUNTY

WETLAND MITIGATION STATEMENT

The proposed project is committed to reducing impacts to the site's plant and animal communities by protecting those areas of the site that were found to have the most valuable wildlife habitat and conservation value. The wetland system on site is an area worthy of protection. The Applicant recognizes this, and the project has been designed to avoid fully any new disturbance to the onsite wetland and minimal disturbance to the wetland buffer area.

There is limited disturbance within the onsite wetland buffer only. The proposed project involves construction of a self-storage facility building and re-shaping of the existing detention basin. The proposed areas of disturbance are associated with a developed and operational site.

Upon completion of the proposed work the areas of disturbance within the Wetland Buffer will be stabilized.

There will be no physical disturbance to the wetland area and the area of disturbance within the wetland buffer will be protected with erosion control measures such as silt fencing and orange construction fencing. All erosion control measures shall remain in place until there is a vegetative cover of at least 80% coverage in the disturbed areas.

The project would maintain the integrity of the natural habitat as much as possible and any potential impacts to the wetland system because of the proposed project would be minimal.

The following is a discussion of the existing wetland and wetland buffer area onsite and the mitigation practices that are proposed in the buffer disturbance area. See **Table 1** for a breakdown of the Wetland Standards for Approval according to the Town of Cortlandt Code, Chapter 179 – Wetland Mitigation.

A. Existing Conditions – Wetlands

- ❖ The project site contains a wetland system located along the western portion of the site. The portion of the wetland and 100' wetland buffer associated with this project is locally controlled.
- ❖ The wetland system is fed from the developed portion of the surrounding area including the development along Route 6.
- ❖ There is no other proposed site disturbance for the remainder of the project site.
- ❖ The wetland on site was delineated by Tim Miller Associates on September 9, 2026.
- ❖ The wetland buffer area within the proposed areas of work is approximately 3,500 square feet or 0.08 Acres.

B. Potential Significant Adverse Impacts and Related Mitigation

- ❖ An amended site development plan is part of this project. The plan includes the construction of a storage facility building and associated impervious pavement installation in an area with existing asphalt cover.
- ❖ Pursuant to Section 179-6(B) of the Town of Cortlandt Town Code, Standards for Approval for a Wetland Permit, **Table 1** offers the standards for approval and the Project compliance.

TABLE 1 – WETLAND MITIGATION STANDARDS FOR APPROVAL

179-6(B) Standards for Approval.	
<p><i>Criteria for approval, disapproval or approving with modifications. In approving, disapproving or approving with modifications, the approval authority, based on evaluations/consultations from the Environmental Monitor and/or the CAC, and/or other Town Designated Consultants involved with the project, will issue findings which shall address the following:</i></p>	
(1) The environmental impact of the proposed action	The environmental impact of the proposed action is minimal. The construction of the storage facility building in the most part replaces existing asphalt area. The proposed areas of disturbance are associated with a developed and operational site.
(2) The alternatives to the proposed action.	The alternatives to the proposed action would require the disturbance of undisturbed areas on the site and have a larger increase in impervious coverage for the site.
(3) Irreversible and irretrievable commitments of resources that would be involved in the proposed activity.	There are no irreversible and irretrievable commitments of resources that would be involved in the proposed activity as it occurring within area that already has impervious coverage or has been previously disturbed.
(4) The character and degree of injury to or interference with safety, health or the reasonable use of property that is caused or threatened.	The proposed action will not cause any injury to or interference with safety, health or the reasonable use of the property.
(5) The suitability or unsuitability of such activity to the area for which it is proposed.	The activity is suitable for the area where it is proposed and is reflective of how the remainder of the site has been developed.
(6) The effect of the proposed activity with reference to the protection or enhancement of several functions of wetlands, water bodies and watercourses.	The proposed activity will have no effect to the wetlands, water bodies or watercourses currently on the property, and will preserve these existing features to the greatest extent practicable.

179-6(B) Standards for Approval.

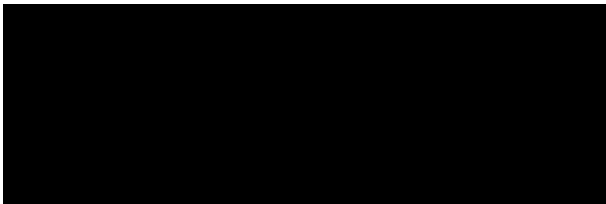
(7) The availability of preferable alternative locations of the subject parcel or proposed action.

There are no preferable alternative locations of the proposed action on the subject parcel. Other locations would require larger areas of disturbance of undeveloped areas of the property.

(8) The availability of mitigation measures that could feasibly be added to the plan or action

Appropriate measures are provided that include soil erosion and sediment control, which is designed to protect the wetland system as much as is practicable.

- ❖ Based on the above assessment of the standards for approval from Section 179 of the Town of Cortlandt Code, the proposed project is consistent with the standards of the Wetland Ordinance. There are no anticipated detrimental impacts to the wetland systems as a result of the proposed project. Therefore, no mitigation is necessary for the wetland system as part of this project.



Keith Staudohar, CPESC CPSWQ
Cronin Engineering



Patrick Bell, PE
Cronin Engineering

File: Giordano-44 Regina Ave-Wetland Findings Statement 20261021

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE

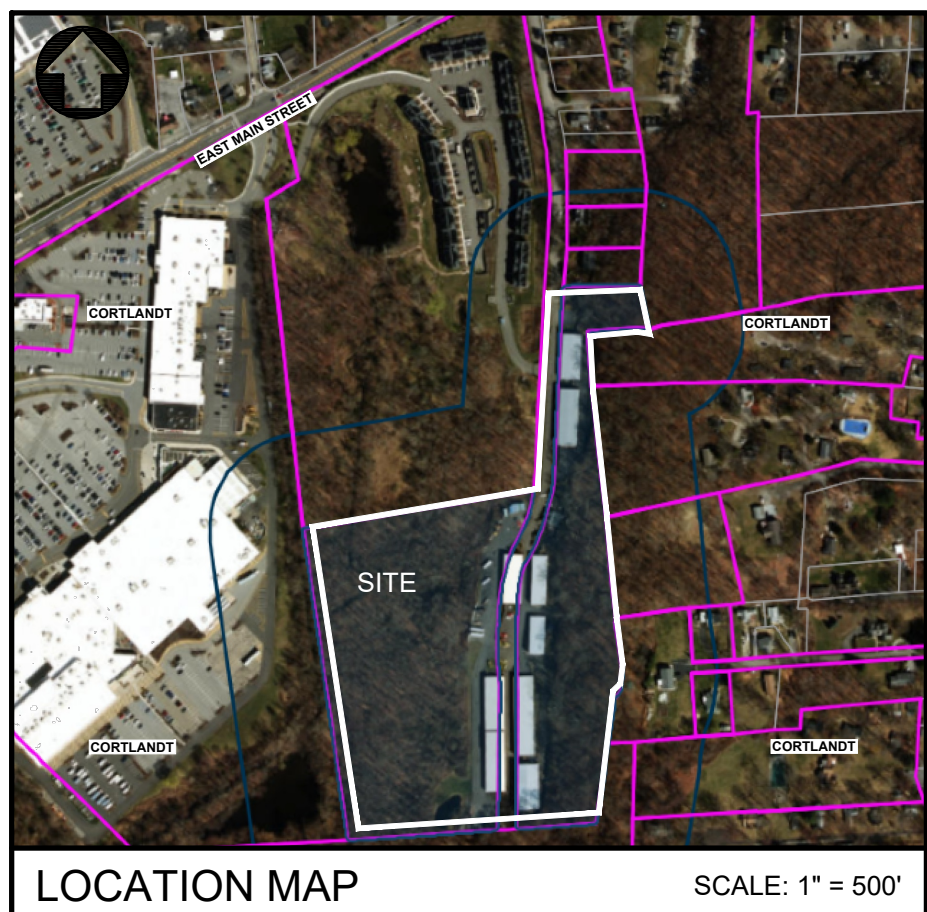
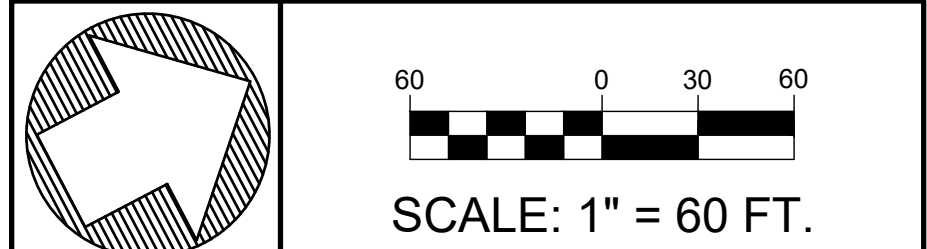
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

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, 2025, LAST REVISED SEPTEMBER 18, 2026.
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 6	AMENDED SITE PLAN	JULY 17, 2026	OCTOBER 21, 2026
SP-1.2	2 OF 6	AMENDED SITE PLAN (LARGER SCALE)	JULY 17, 2026	OCTOBER 21, 2026
SP-1.3	3 OF 6	SITE ADDITIONS	SEPT 23, 2026	OCTOBER 21, 2026
CD-2.1	4 OF 6	CONSTRUCTION DETAILS	AUGUST 19, 2026	OCTOBER 21, 2026
FP-3.1	5 OF 6	FIRST FLOOR PLANS	AUGUST 19, 2025	OCTOBER 21, 2026
FP-3.2	6 OF 6	SECOND FLOOR PLANS	AUGUST 19, 2025	OCTOBER 21, 2026



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

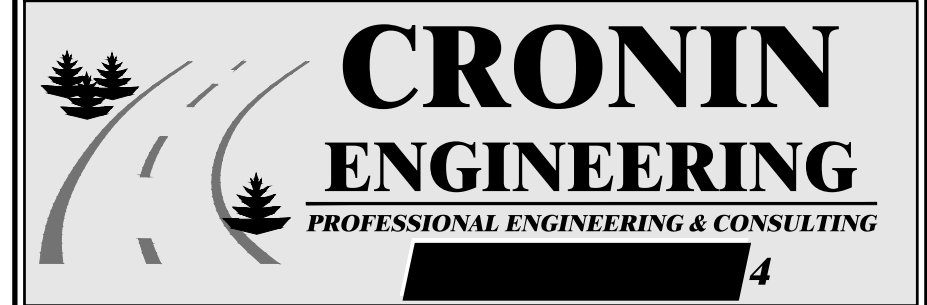
#	REASON	DATE
5		
4	UPDATE FOR PLANNING BOARD RE-SUBMISSION	10-21-2026
3	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
2	UPDATE FOR PLANNING BOARD SUBMISSION	08-19-2026
1	MOVED BUILDING #11 TO 2' OFF OF EASEMENT	08-03-2026

MUNICIPAL TAX IDENTIFICATION:

SECTION: 24.10
BLOCK: 1
LOT: 4
SUBLOT: -
DRAWN BY: AD/JCA
CHECKED: JCA/PMB
PROJECT: GIORDANO
DATE: SEPTEMBER 18, 2026
JOB #: 240101



PATRICK M. BELL, P.E.
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

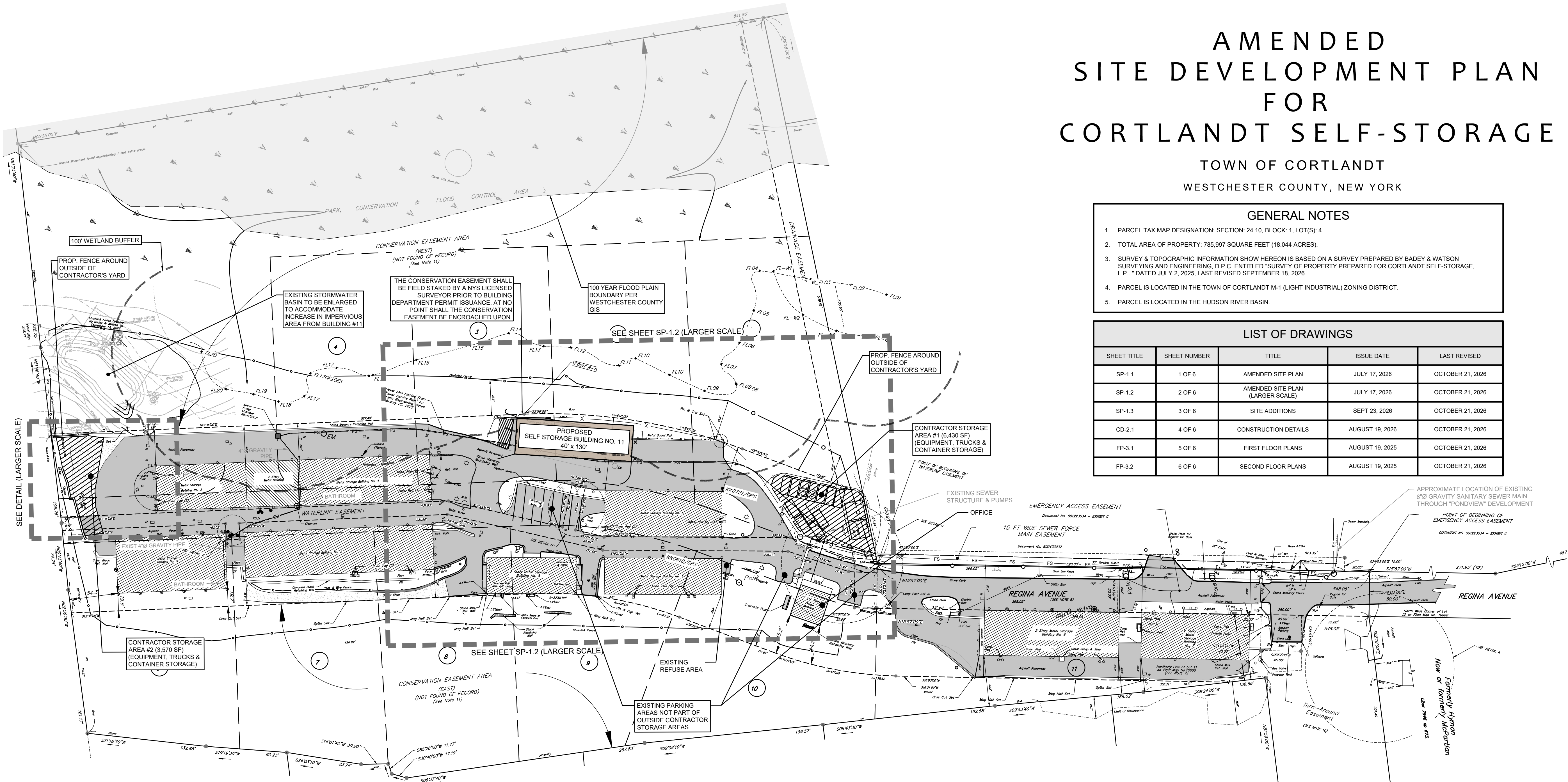
SITE DEVELOPMENT PLAN

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 6

SP-1.1



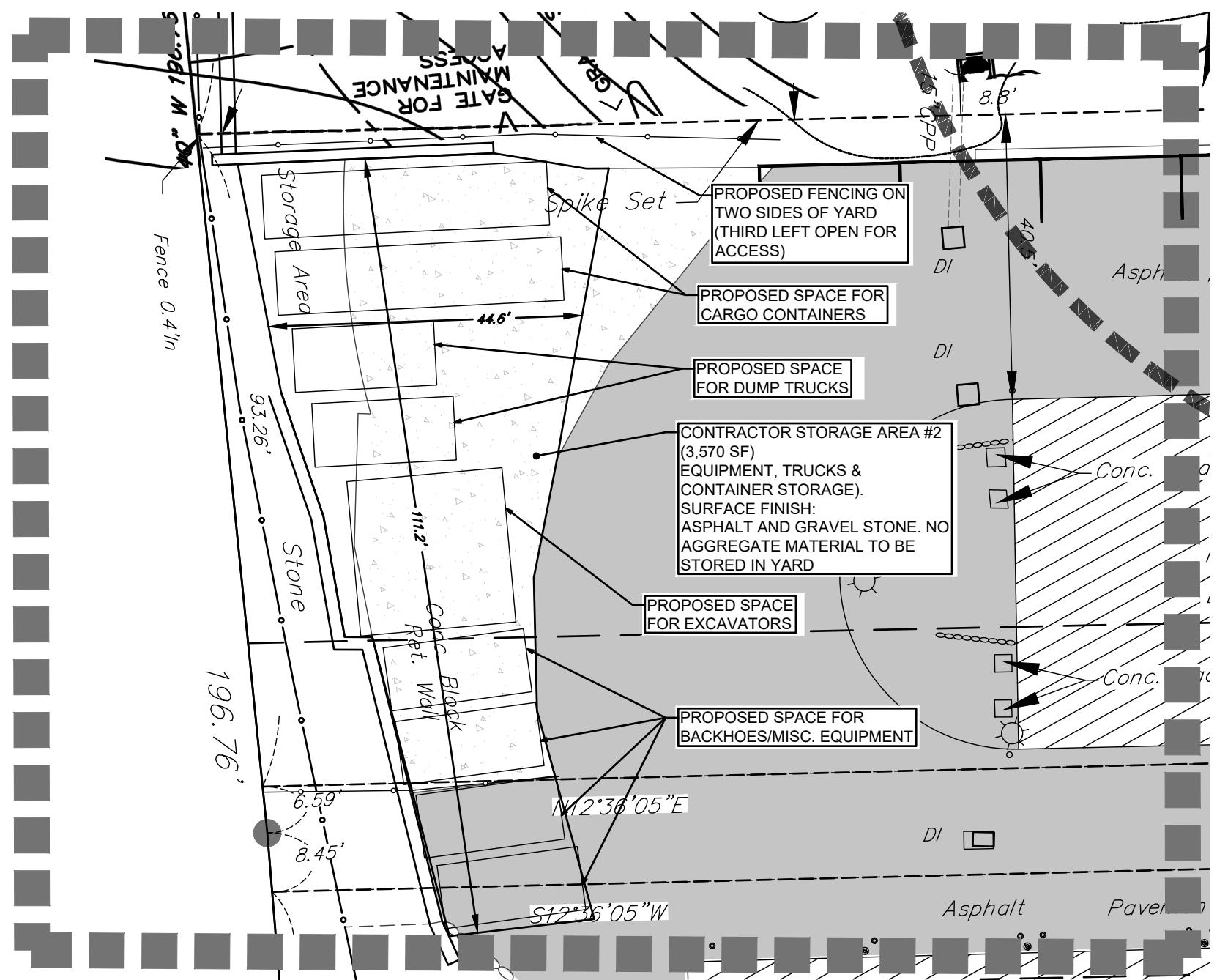
AMENDED SITE DEVELOPMENT PLAN

SCALE: 1" = 60'

BUILDING CHART

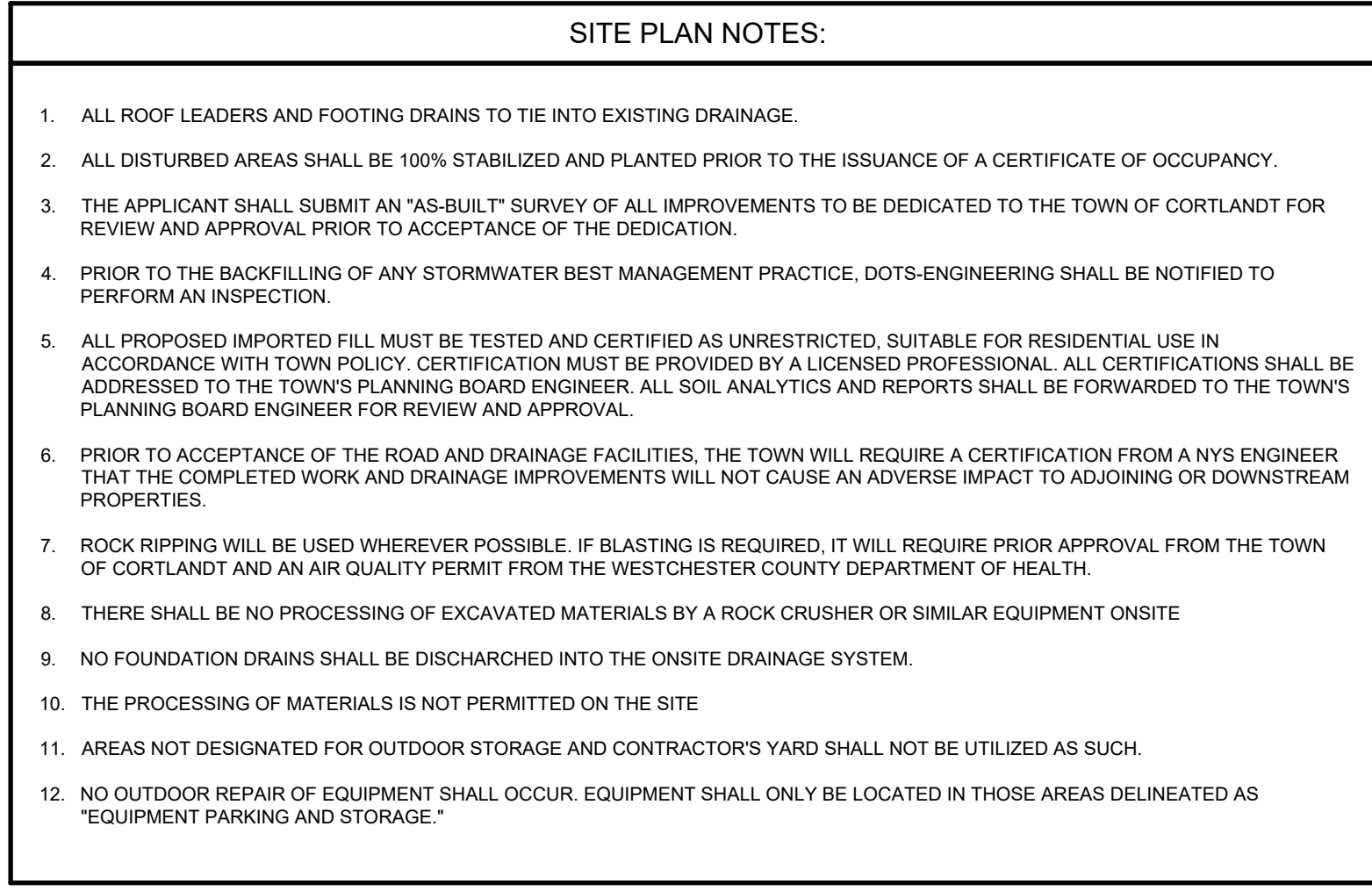
BUILDING NO.	AREA (SF)	CURRENT USE	PROPOSED USE
1	5,200 SF	SELF STORAGE	SELF STORAGE
2	10,500 SF	SELF STORAGE	SELF STORAGE
3	5,000 SF	SELF STORAGE	SELF STORAGE
4	7,250 SF	SELF STORAGE	SELF STORAGE
5	6,500 SF	SELF STORAGE	SELF STORAGE
6	7,500 SF	SELF STORAGE	SELF STORAGE
7	6,000 SF	SELF STORAGE	SELF STORAGE
8	4,000 SF	SELF STORAGE	SELF STORAGE
9	7,442 SF	EQUIPMENT STORAGE	EQUIPMENT STORAGE OR SELF STORAGE
10	3,000 SF	MECHANIC SHOP	MECHANIC SHOP
11	5,200 SF	N/A	SELF STORAGE
TOTAL	67,592 SF		

TOWN OF CORTLANDT APPROVAL



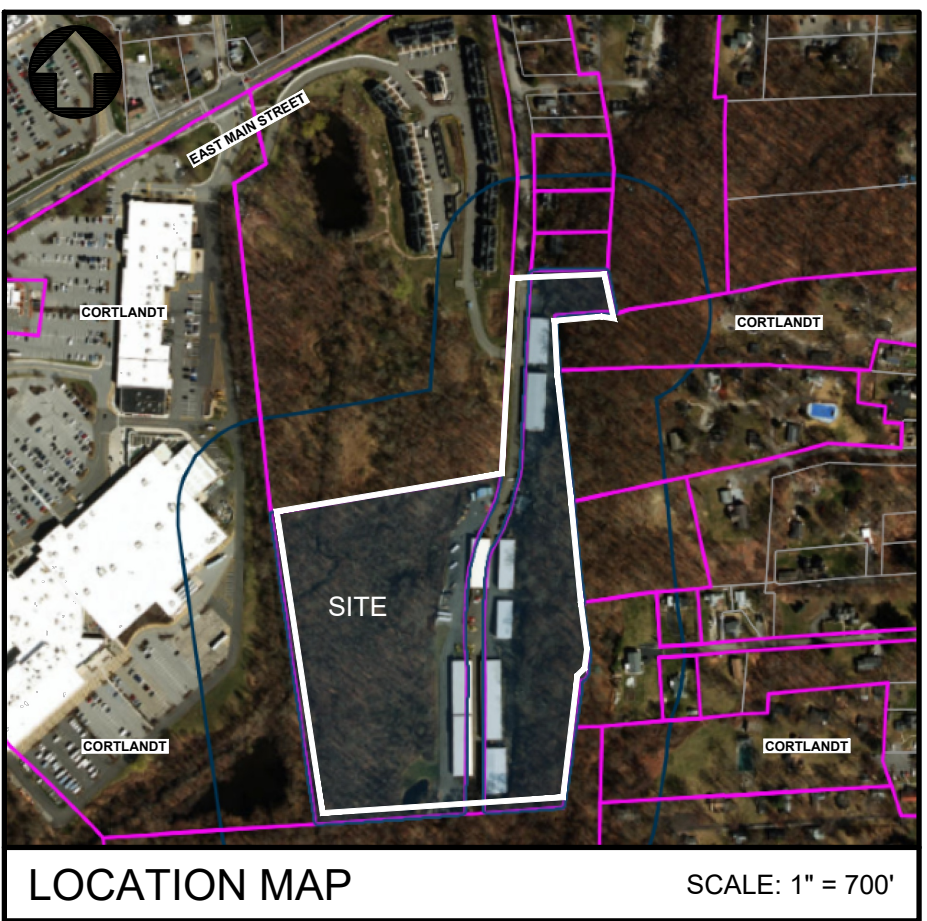
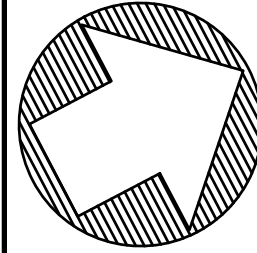
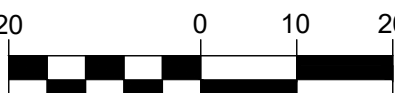
CONTRACTOR AREA #1

SCALE: 1" = 20'



SCALE: 1" = 20'

INCREASE IN IMPERVIOUS AREA CHART	
REGION	PROPOSED AREA (SF)
AREA #1	623 SF
AREA #2	97 SF
AREA #3	471 SF
AREA #4	422 SF
TOTAL INCREASE	1,653 SF



SCALE: 1" = 20 FT.

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

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REVISIONS

5		
4	UPDATE FOR PLANNING BOARD RE-SUBMISSION	10-21-2026
3	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
2	UPDATE FOR PLANNING BOARD SUBMISSION	08-19-2026
1	MOVED BUILDING #11 TO 2' OFF OF EASEMENT	08-03-2026
#	REASON	DATE

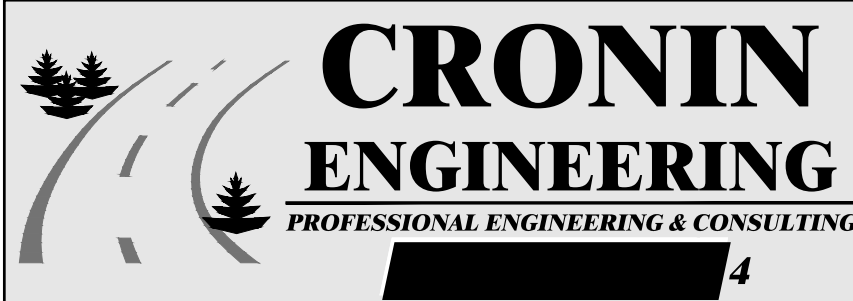
MUNICIPAL TAX IDENTIFICATION

SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-

DRAWN BY:	AD/JCA
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	JULY 17, 2026
JOB #:	240101



PATRICK M. BELL, P.E.
LICENSE #087679



**39 Arlo Lane
Cortlandt Manor, New York 10567**

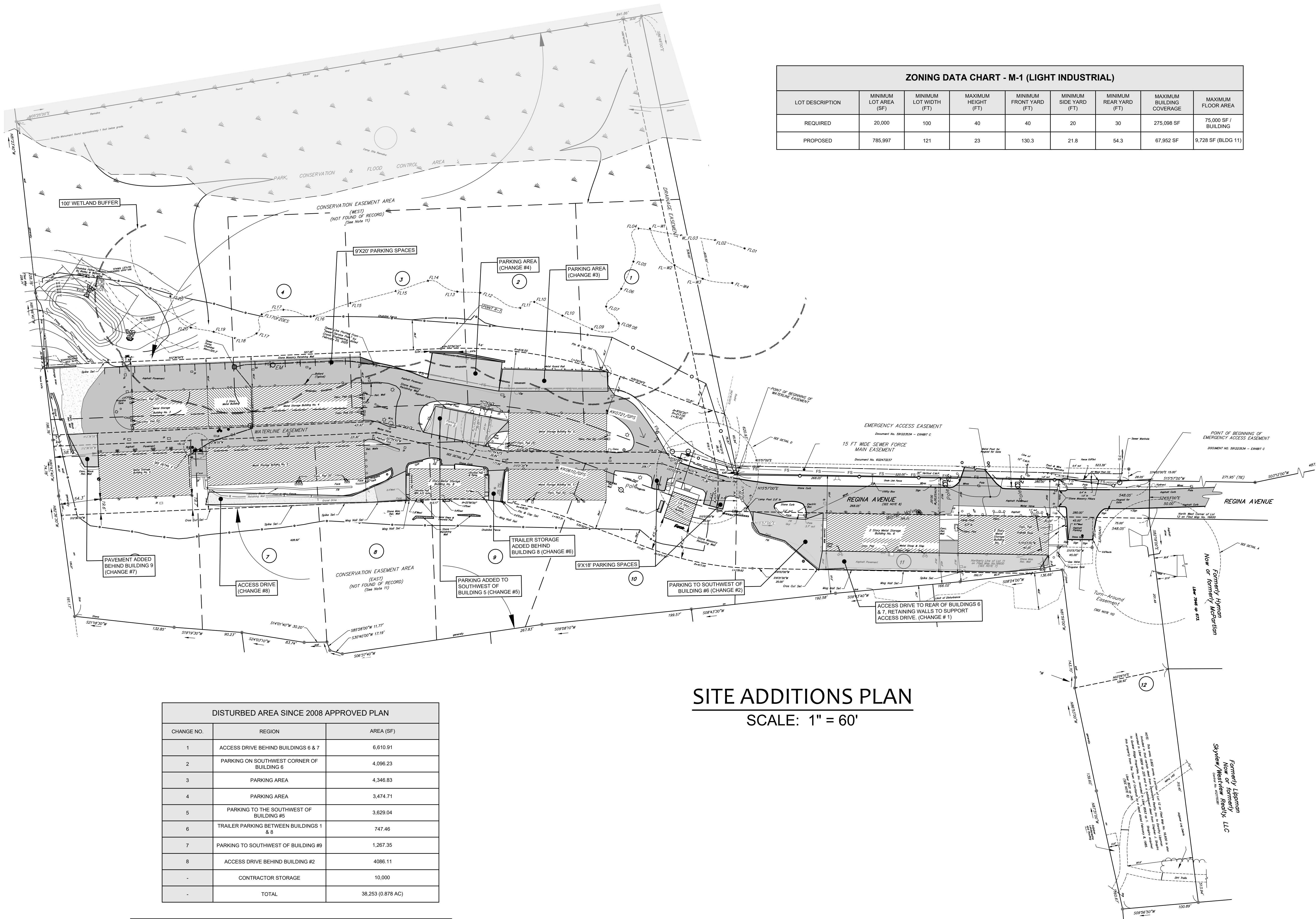
SITE DEVELOPMENT PLAN

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

**LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK**

SHEET 2 OF 6

SP-1.2

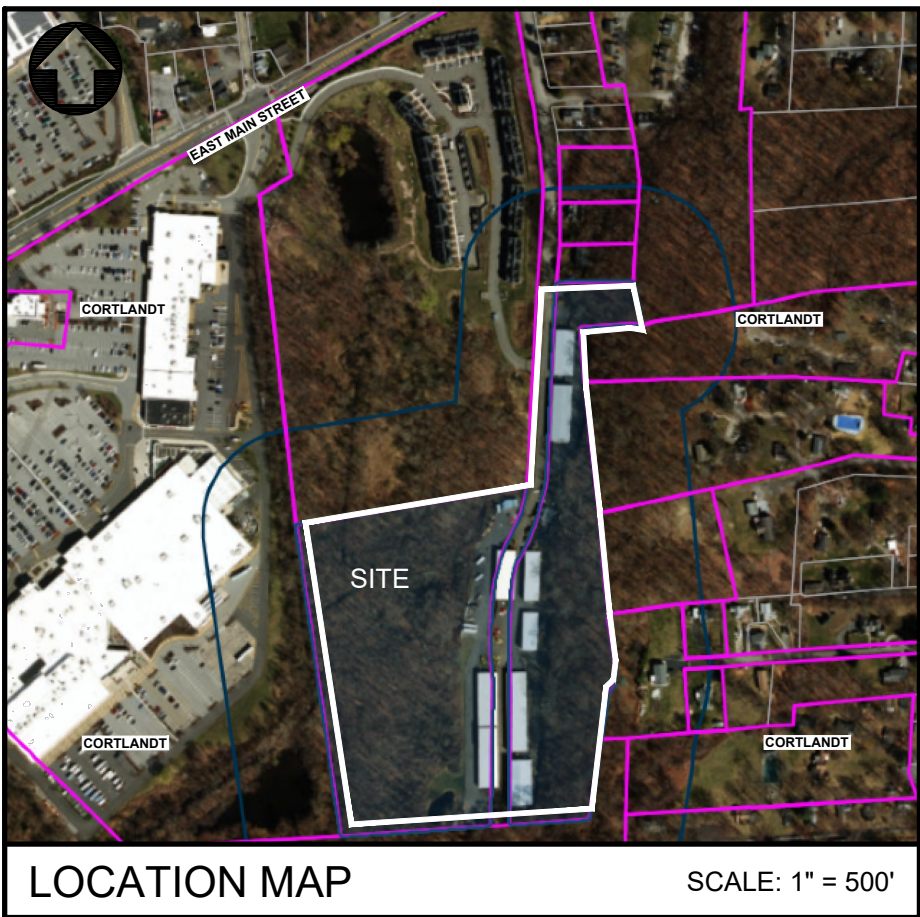


ZONING DATA CHART - M-1 (LIGHT INDUSTRIAL)								
LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE	MAXIMUM FLOOR AREA
REQUIRED	20,000	100	40	40	20	30	275,098 SF	75,000 SF / BUILDING
PROPOSED	785,997	121	23	130.3	21.8	54.3	67,952 SF	9,728 SF (BLDG 11)

DISTURBED AREA SINCE 2008 APPROVED PLAN		
CHANGE NO.	REGION	AREA (SF)
1	ACCESS DRIVE BEHIND BUILDINGS 6 & 7	6,610.91
2	PARKING ON SOUTHWEST CORNER OF BUILDING 6	4,096.23
3	PARKING AREA	4,346.83
4	PARKING AREA	3,474.71
5	PARKING TO THE SOUTHWEST OF BUILDING #5	3,629.04
6	TRAILER PARKING BETWEEN BUILDINGS 1 & 8	747.46
7	PARKING TO SOUTHWEST OF BUILDING #9	1,267.35
8	ACCESS DRIVE BEHIND BUILDING #2	4086.11
-	CONTRACTOR STORAGE	10,000
-	TOTAL	38,263 (0.878 AC)

SITE ADDITION NOTES:	
1.	ALL CHANGES ARE SHOWN AS COMPARED TO APPROVED PLAN DATED JANUARY 25, 2006 BY RALPH MASTROMONACO P.E. P.C.
2.	BUILDING #8 WAS MOVED 10 FEET SOUTH SINCE ORIGINAL PLAN
3.	MULTIPLE RETAINING WALLS WERE CONSTRUCTED TO SUPPORT THE ACCESS DRIVE BEHIND BUILDINGS 6 & 7

SITE ADDITIONS PLAN
SCALE: 1" = 60'



SCALE: 1" = 60 FT.

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

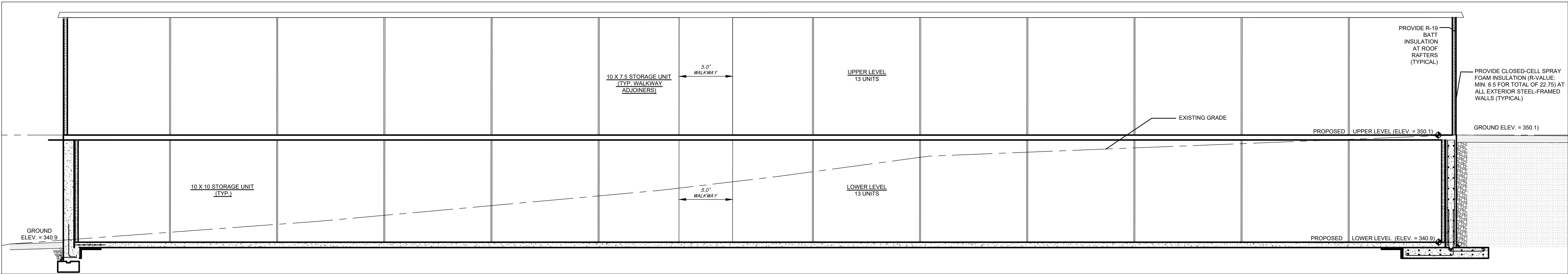
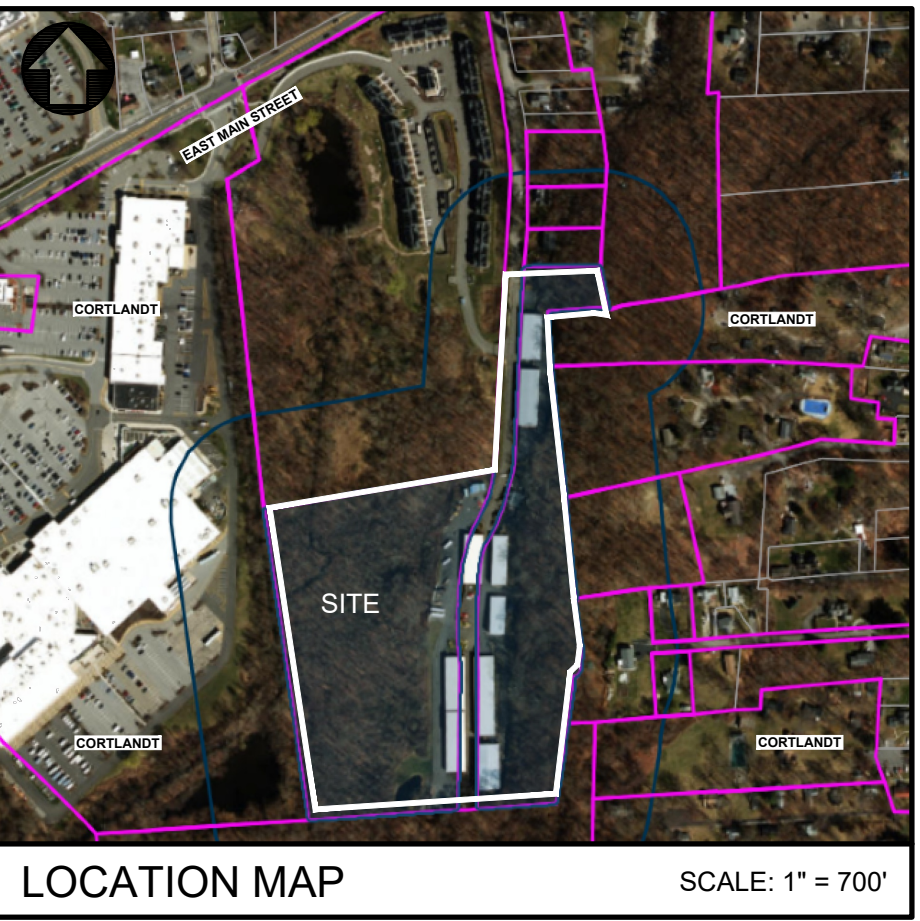
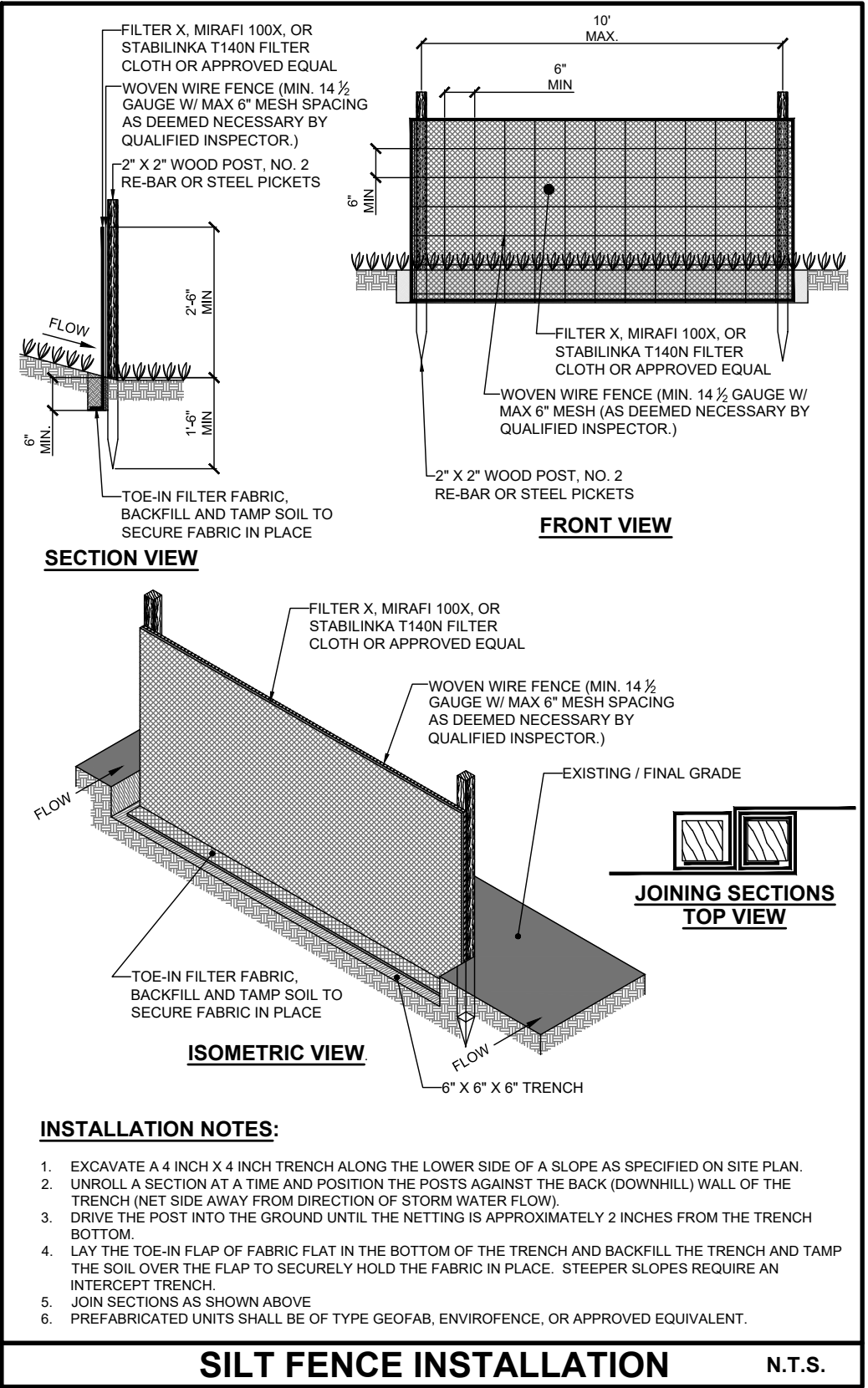
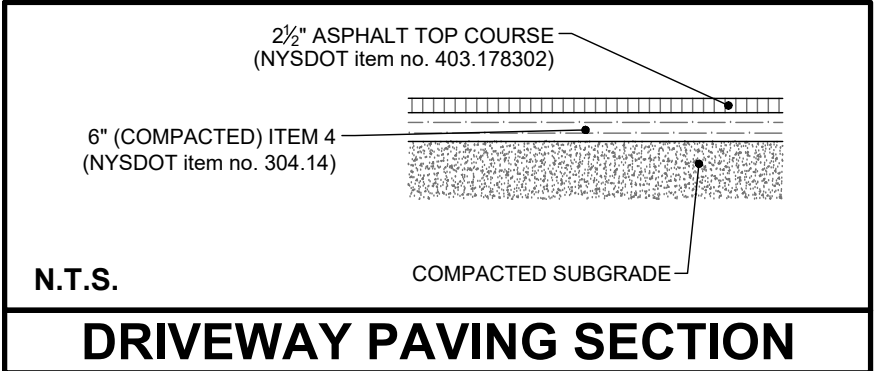
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REVISIONS		
#	REASON	DATE
5		
4		
3		
2		
1	UPDATE FOR PLANNING BOARD RE-SUBMISSION	10-21-2026
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	24.10	
BLOCK:	1	
LOT:	4	
SUBLOT:	-	
DRAWN BY:	LC	
CHECKED:	JCA/PMB	
PROJECT:	GIORDANO	
DATE:	SEPTEMBER 23, 2026	
JOB #:	240101	
		<p>PATRICK M. BELL, P.E. LICENSE #087679</p>

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ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING

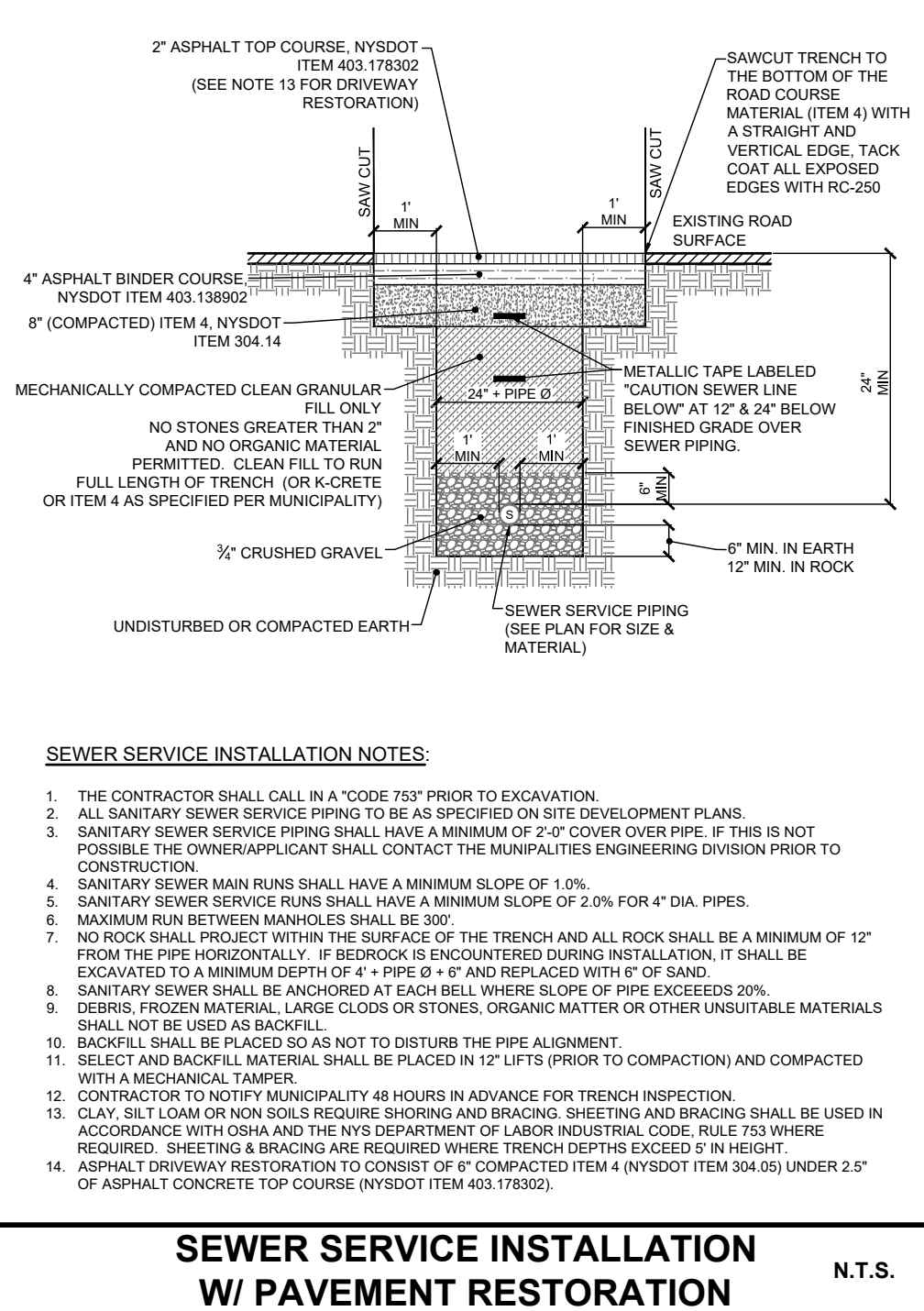
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE ADDITIONS PLAN	
AMENDED SITE DEVELOPMENT PLAN FOR CORTLANDT SELF-STORAGE, L.P.	
LOCATION: REGINA AVENUE TOWN OF CORTLANDT, NEW YORK	
SHEET 3 OF 6	SP-1.3



SECTION "A-A"

SCALE: 1" = 5'



EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO ENSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".



APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

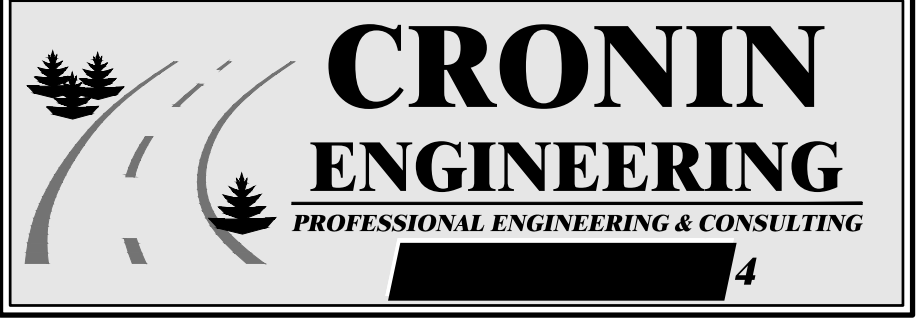
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REVISIONS

#	REASON	DATE
5		
4		
3		
2	UPDATE FOR PLANNING BOARD RE-SUBMISSION	10-21-2026
1	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	LC
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	AUGUST 19, 2026
JOB #:	240101

PATRICK M. BELL, P.E. LICENSE #087679

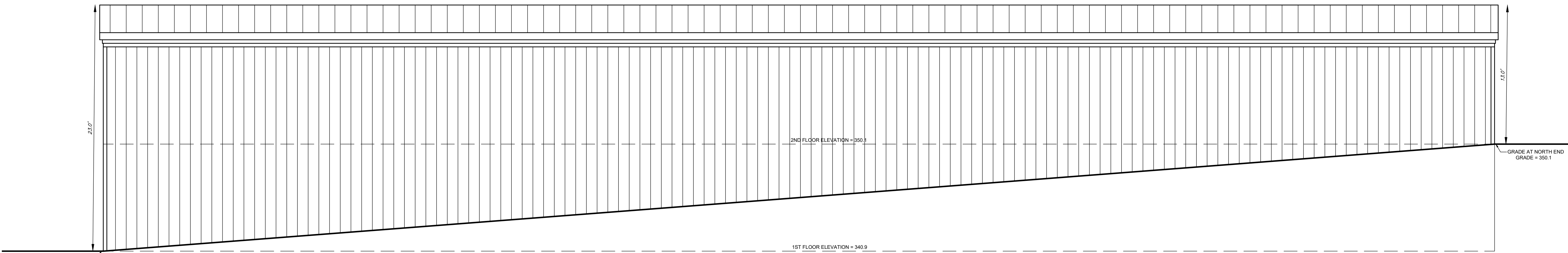


39 Arlo Lane
Cortlandt Manor, New York 10567

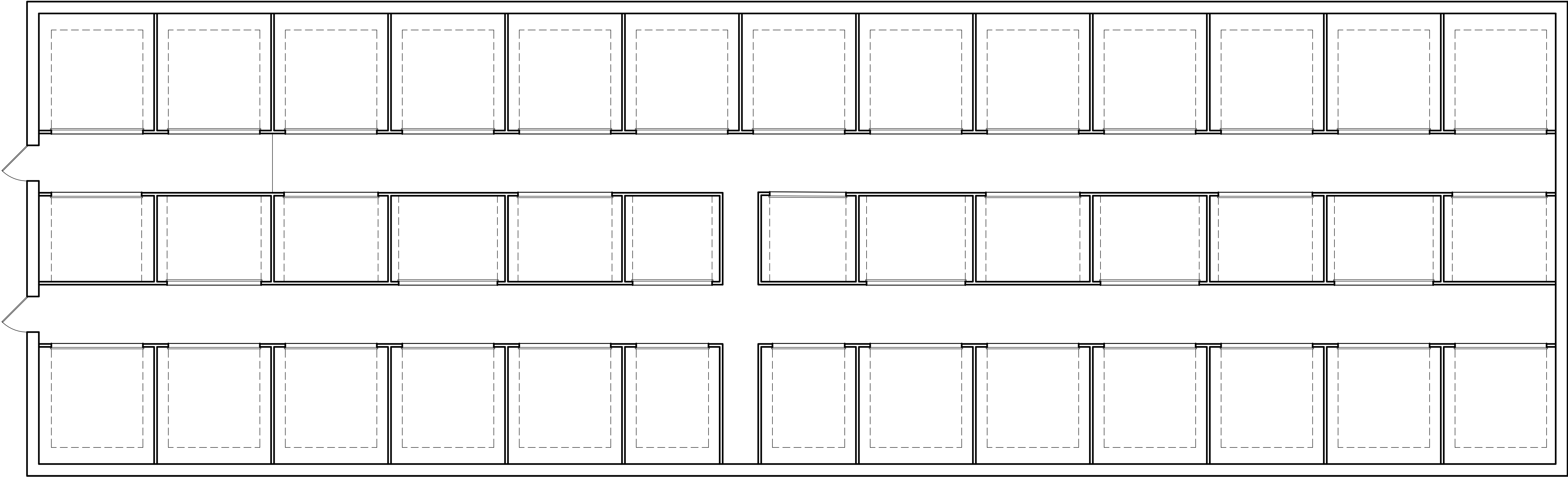
CONSTRUCTION DETAILS

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

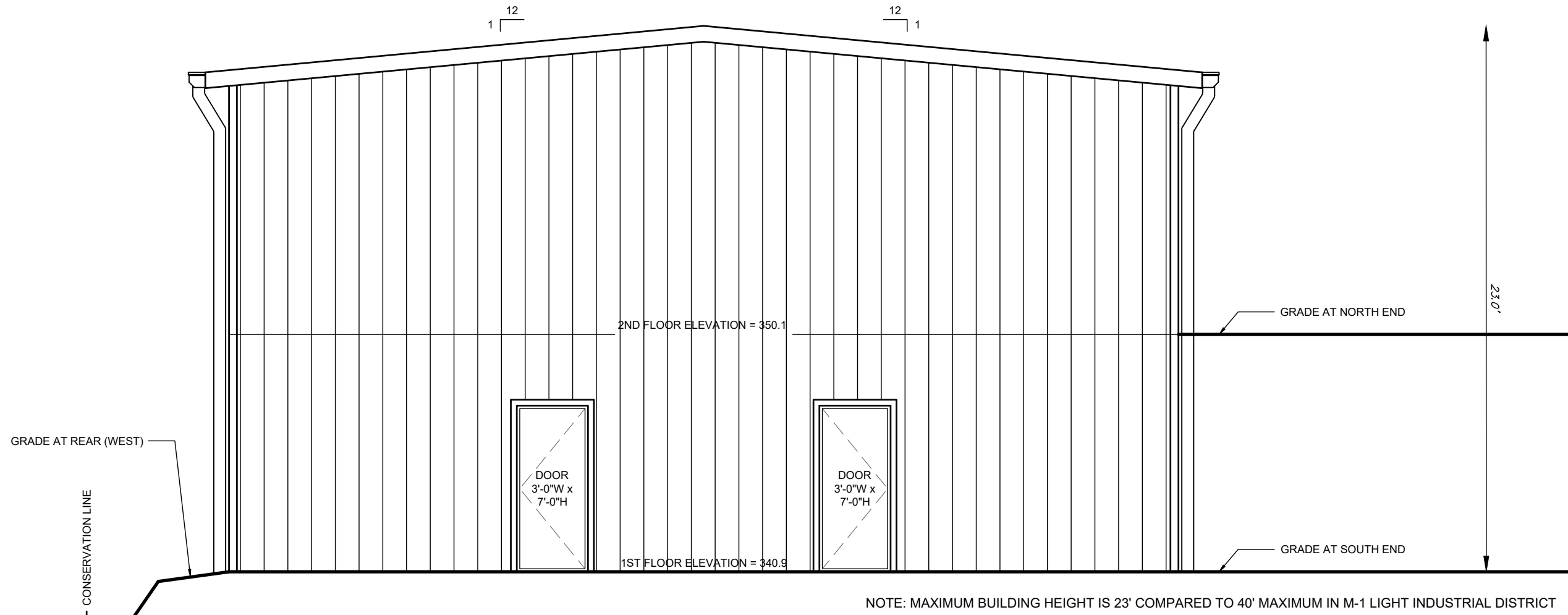
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK
SHEET 4 OF 6
CD-2.1



FRONT (EAST)
SCALE: 1"=5'

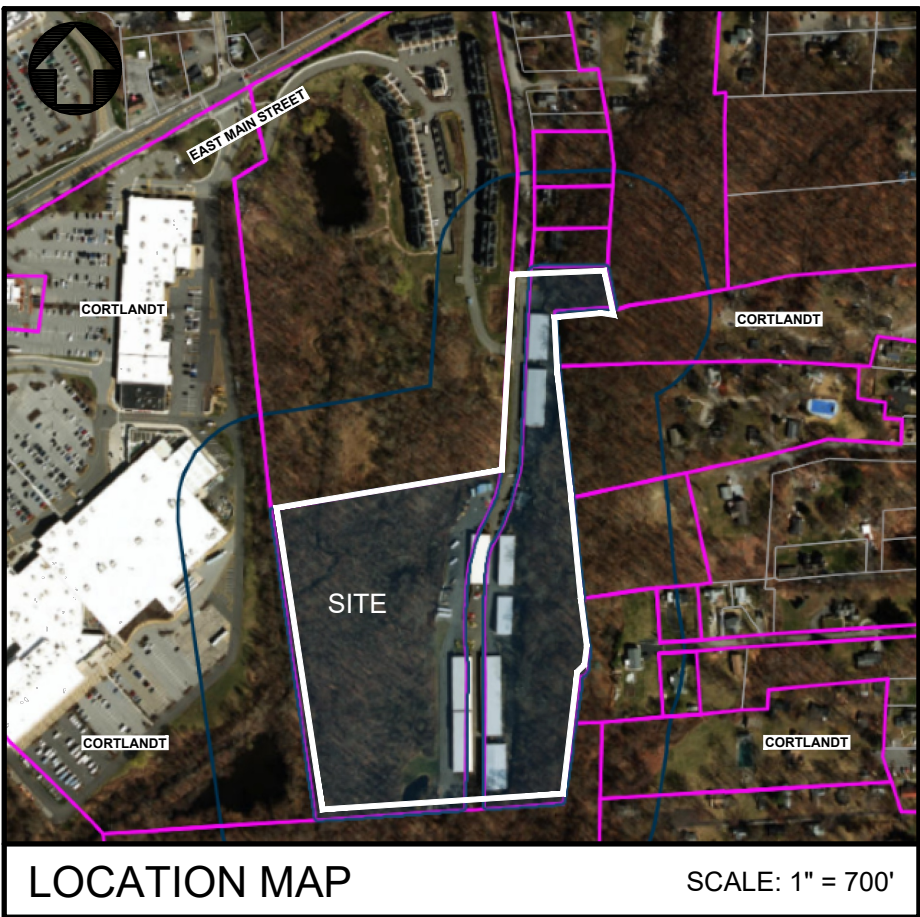


1ST FLOOR LAYOUT
SCALE: 1"=5'



SIDE (SOUTH)
SCALE: 1"=5'

NOTE: MAXIMUM BUILDING HEIGHT IS 23' COMPARED TO 40' MAXIMUM IN M-1 LIGHT INDUSTRIAL DISTRICT



APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

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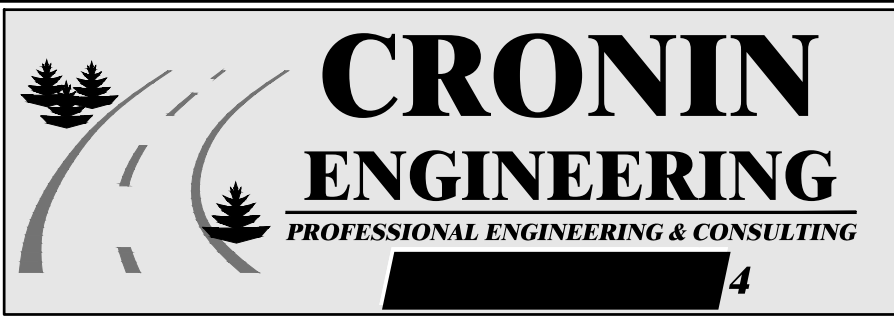
REVISIONS

#	REASON	DATE
5		
4		
3		
2	UPDATE FOR PLANNING BOARD RE-SUBMISSION	10-21-2026
1	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026

MUNICIPAL TAX IDENTIFICATION:
SECTION: 24.10
BLOCK: 1
LOT: 4
SUBLOT: -
DRAWN BY: LC
CHECKED: JCA/PMB
PROJECT: GIORDANO
DATE: AUGUST 19, 2026
JOB #: 240101



PATRICK M. BELL, P.E.
LICENSE #087679

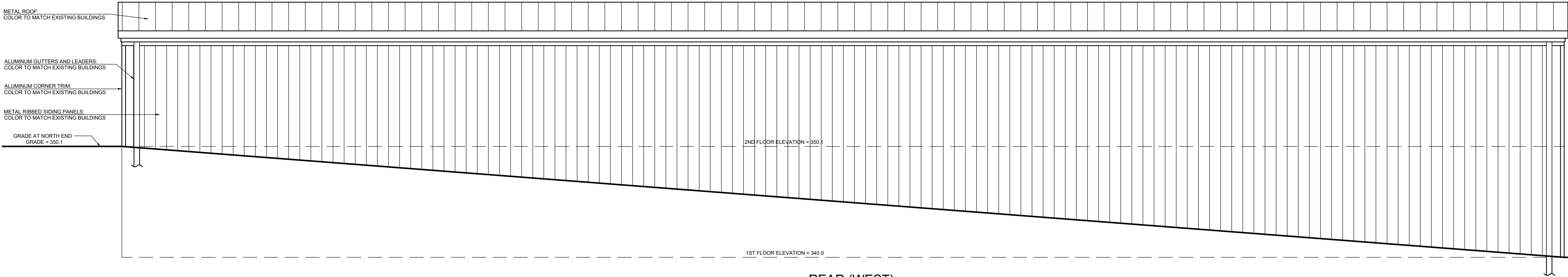


39 Arlo Lane
Cortlandt Manor, New York 10567

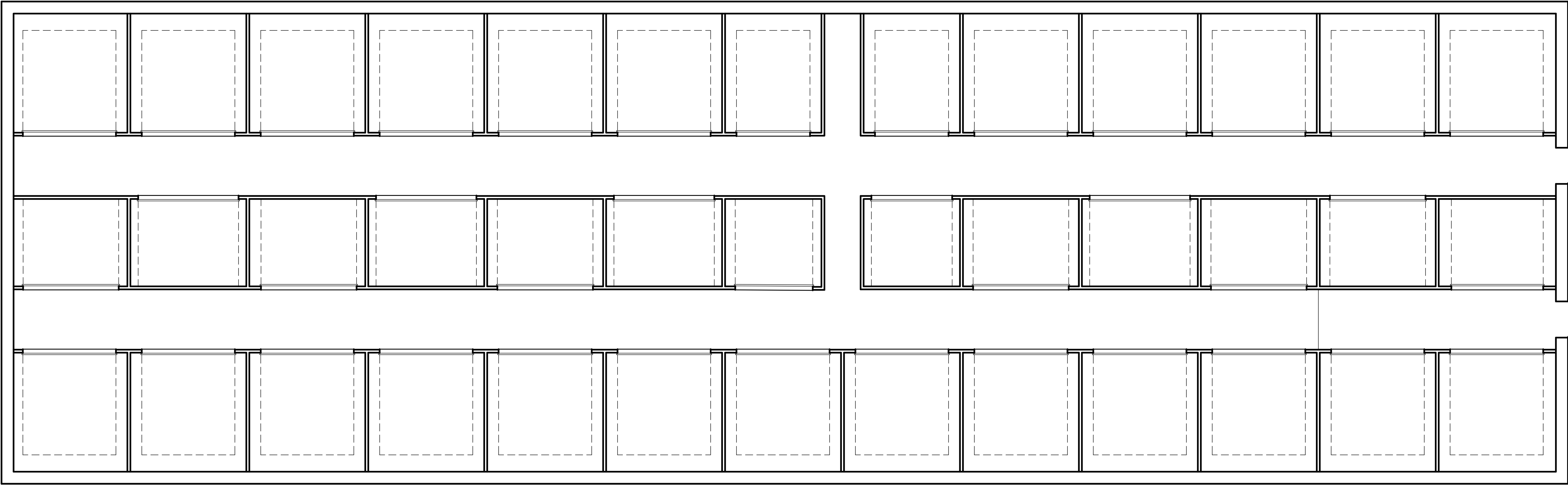
FIRST FLOOR FLOOR PLANS

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

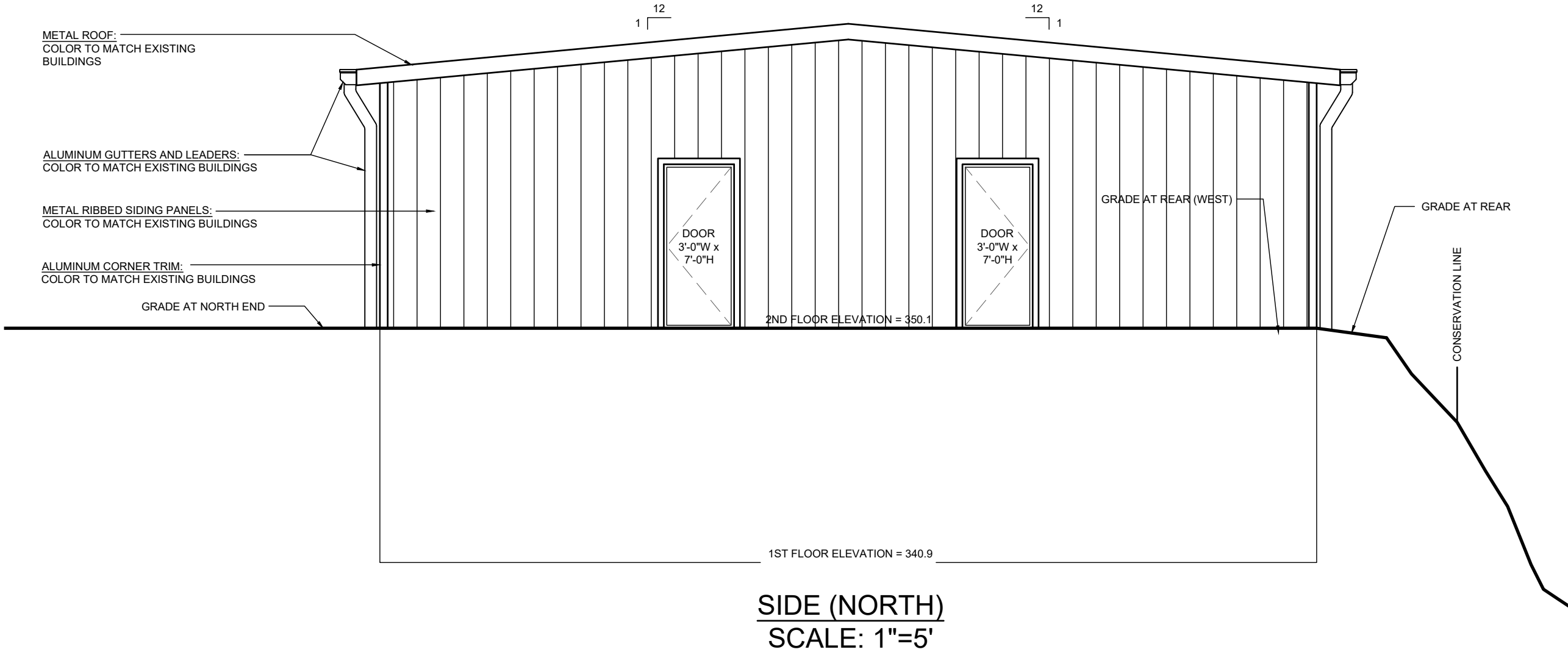
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK



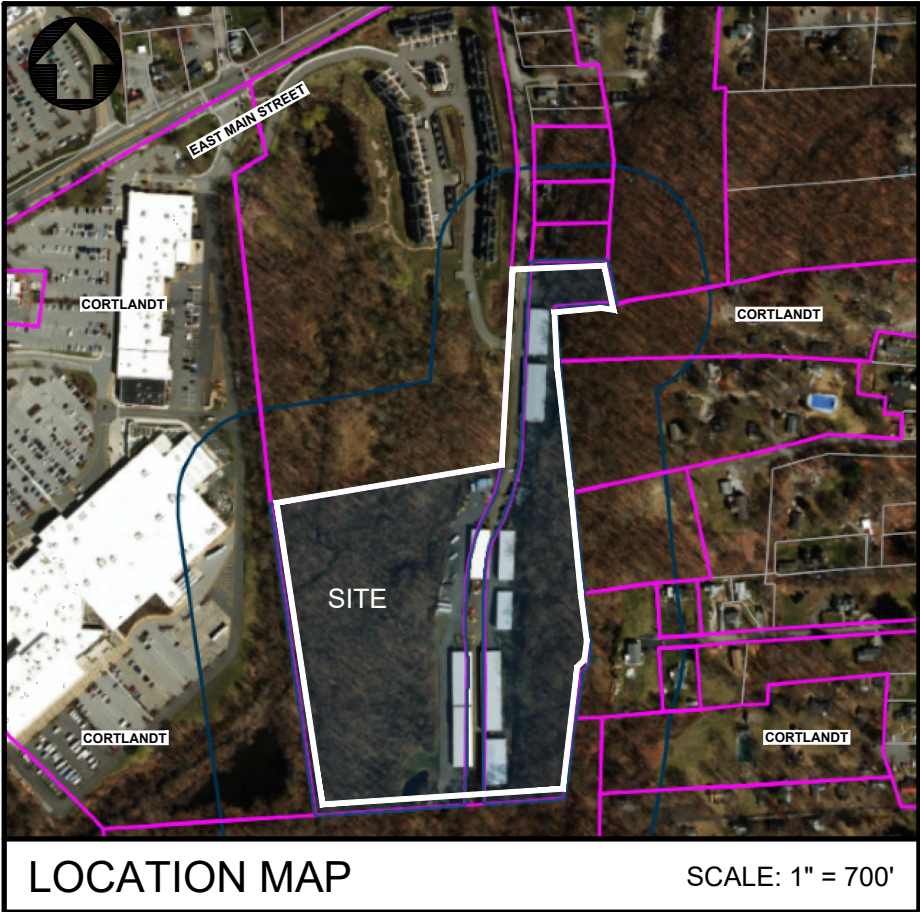
REAR (WEST)
SCALE: 1"=5'



2ND FLOOR LAYOUT
SCALE: 1"=5'



SIDE (NORTH)
SCALE: 1"=5'

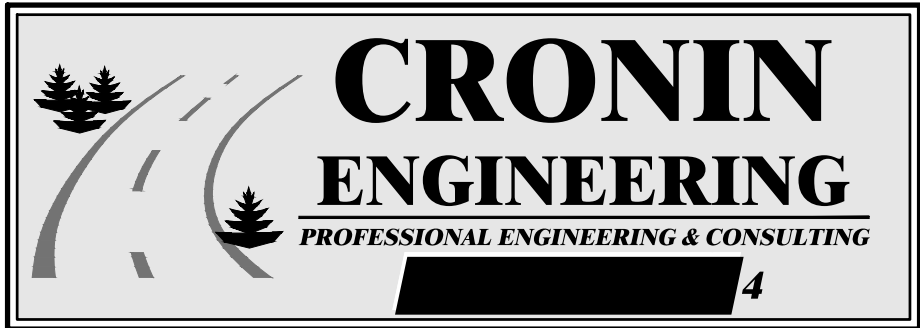


APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

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REVISIONS		
#	REASON	DATE
5		
4		
3		
2	UPDATE FOR PLANNING BOARD RE-SUBMISSION	10-21-2026
1	UPDATE FOR PLANNING BOARD RE-SUBMISSION	09-23-2026
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	24.10	
BLOCK:	1	
LOT:	4	
SUBLOT:	-	
DRAWN BY:	LC	
CHECKED:	JCA/PMB	
PROJECT:	GIORDANO	
DATE:	AUGUST 19, 2026	
JOB #:	240101	
PATRICK M. BELL, P.E. LICENSE #087679		



39 Arlo Lane
Cortlandt Manor, New York 10567

SECOND FLOOR FLOOR PLANS

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 6 OF 6

FP-3.2

Narrative for the proposed ADU/ Studio at 14A Short Hill Road

This project proposes the construction of a new 584 square-foot Accessory Dwelling Unit (ADU) with an attached 379 square-foot studio (with separate entrance) located on the same parcel as an existing single-family residence.

As the first phase of a larger property improvement plan, the ADU and studio are designed to align aesthetically and materially with the planned (future) renovations and additions to the main house. The new structure features a high-performance envelope, triple-pane windows, heat-recovery ventilators (HRV), and mini-split heating and cooling. Siding is called out as vertical wood planks treated as 'shou-sugi-ban' with accent horizontal planks in a similar treatment with heavy wire-brushing to allow the wood tone to come through.

Due to the steep topography and main house existing septic location, the structure is sited to be in front and downslope from the main house. It is located at an existing parking pull-out and does not encroach into the 100-foot wetland buffer. The long driveway and heavily wooded location ensure that the new structure is not visible from the road and most adjacent properties. It has also been designed to sit into the hill to minimize the massing.

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			
Name of Action or Project: Tice Mount-Finette Studio/ ADU			
Project Location (describe, and attach a location map): 14A Short Hill Road, Croton on Hudson, NY 10520			
Brief Description of Proposed Action: New construction of an accessory structure that includes a studio with separate entrance and a one-bedroom ADU.			
Name of Applicant or Sponsor: Trillium Architects Co-op, Inc. c/o David Reilly AIA	Telepho	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	
	E-Mail:	<div style="background-color: black; width: 100%; height: 1.2em;"></div>	
Address: 16 Bailey Ave.			
City/PO: Ridgefield	State: CT	Zip Code: 06877	
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: WCDH, Building Department		NO	YES
		☐	☒
3. a. Total acreage of the site of the proposed action?		3.011 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.011 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: Dickerson Pond Association	☐	☒	
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: The thermal envelope exceeds the minimum requirements and the air-sealing as detailed, is intended to achieve 0.1 ACH or better. Windows as specified are triple-pane with a u-value of 0.15.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ There is an existing well on the property for the main house. A line will be run to the accessory structure	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ A new onsite wastewater treatment system has been designed and is under review by WCDH.	☒	☐	
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: 	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>David Reilly, AIA, Trillium Architects Co-operative, Inc</u> Date: <u>10/13/2026</u> Signature: <u>[Redacted]</u> Title: <u>Project Architect</u>		

TOWN OF CORTLANDT, N.Y. PROPERTY RECORD CARD

552289 056 15 001 004 00

020 01 000 012 00

MAP PAGE ZONING

PROPERTY ADDRESS

A
14 SHORT HILL Rd

COORDINATE SYSTEM

N.Y.S. CODE

210

SPECIAL DISTRICT CODES

95 16 02

BUILDING PERMITS

BP 20090427 9/09 Remove old STEP Replace with New Wood STEP
B.P. 312 7/03 HSE

ASSESSMENT RECORD

YEAR	1982	2016	2021					
LAND	925	925	925					
IMPROVEMENTS	9050	7575	6425					
TOTAL - FULL	9975	8500	7350					
O.A. EXEMPTION								
V.A. EXEMPTION								
FULL EXEMPTION								
EXEMPTION - OTHER								
TOTAL - LESS EXEMPTION								

OWNERSHIP RECORD

LUCKACOVIC JOHN JR & THERESA P. 8-13-63 5500
LUCKACOVIC, JOHN P. TRUSTEE #470080094 12-20-06
JOHNSON, CINDY L. TRUSTEE #470080094 12-20-06
JOHN J. JR & THERESA A. LUCKACOVIC REVOC TRUST
LUCKACOVIC, JOHN J. & THERESA A. #472880313 8-17-07
LUCKACOVIC, JOHN J. #473390641 10-14-07
LUCKACOVIC JOHN P. TRUSTEE #473530472
JOHNSON, CINDY L. TRUSTEE #473530472
JOHN J. JR. & THERESA A. LUCKACOVIC FAMILY TRUST 10-14-07
LUCKACOVIC, JOHN P. #543493219 12/23/14
OLDHAM, ELEANOR MARY #543493219 12/23/14
MOUNT-FINETTE, LUCAS 601903381 8/27/20 480,000
TICE, SAMANTHA D

PRINCIPAL BUILDING DESCRIPTION 1 ST FL									
OBSERVED PHYSICAL CONDITION Good									
CLASS		FULL	X	WINDOW TYPE		TYPE WIRING		AIR CONDITIONED	
ONE FAMILY	X	CEMENT FLOOR		Double Hung		Romex			
FAMILY		WOOD FLOOR		DOOR TYPE		ELECTRICAL PROTEC.		UTILITIES	
BUNGALOW		DIRT FLOOR		Hollow Core		Breaker		SEWER	
APARTMENTS		FINISHED 100%	X	FLOOR		HEATING		SEPTIC TANK	X
STORES		CONSTRUCTION		WOOD JOIST	X	NO HEAT		CESS POOL	
OFFICES		WOOD FRAME		MILL		HOT AIR PL.		MUNIC. WATER	X
HOTEL-MOTEL		STEEL FRAME		STEEL BEAMS		HOT AIR GRAVITY	X	WELL	
BANK		BRICK		CONCRETE		STEAM		GAS	
CLUB		STONE				VAPOR			
CHURCH		TILE		FLOORING		HOT WATER		GARAGE DATA - PRIV./COMM.	
SCHOOL		CONCRETE		SOFT WOOD		RADIANT		FLOOR	
FACTORY		CONC. BLOCK		HARDWOOD	X	BLOWERS		CONST.	
WAREHOUSE		FIRE PROOF		TILE		VULCAN		SIZE	
GAS STATION		SEMI-FIRE PROOF		TERRAZZO		HOT AIR CIRC.		CAR CAPACITY	
				PARQUET		BURNER O-G-S	X	ROOF SHAPE	
FOUNDATION		EXTERIOR		MARBLE				ATT.	ENCL. DET.
STONE		BOARD		CEMENT		PLUMBING		HTG.	
CONC. BLOCK	X	SHINGLE		COMP. TILE	X	2 1/2		PLBG.	
CONCRETE		BRICK				PLUMBING EXTRA		ROOMS OVER	
BRICK		STONE		ROOF TYPE		1 1/2		GAS PUMPS	
PIERS		STUCCO		Gable		ELEVATORS		SUMMARY	
POSTS		HALF TIMBER		ROOF COVERING				NO. OF STORIES	
PILES		VENEER		Asphalt Shingles		MISC.		NO. OF APTS.	
BASEMENT		Asbestos Shingles	X	LIGHTING		INSULATION		NO. RMS. / BDRMS.	
NONE		PARTITIONS		STANDARD		FIRE PLACE	X	NO. OFFICES	
PART				FLOURESCENT		SPRINKLER			
OCCUPANCY BY FLOOR:									

STREET IMPROV.

PROPERTY FACTORS

LAND VALUE COMPUTATIONS & SUMMARY

FRONT	DEPTH.	UNIT PRICE	DEPTH FACTOR	CORNER ALLEY INFLUENCE	FRONT FOOT PRICE	SOUND VALUE

ACRE / DEVELOPMENT COMPUTATIONS: $1 \text{ AC} \times 1800 = 1800$
 $1.75 \text{ AC} @ 300 = 520$

MARKET DATA 2.75 AC TOTAL 2320
 COMPARABLE VALUE OF SIMILAR SITE \$

BUILDING (IMPROVEMENT) COMPUTATIONS

TYPE	1 ST FL	
AGE - CONDITION - GRADE	1964-G-B-10	
SQ. FT.	1300 #	15530
ADDITIONS & PORCHES		+1070
BASEMENT	Gar	+500
Base Fin		+1220
ATTIC		
FIREPLACE		+400
HEATING		
EXTRA PLUMBING		+1100
MULTI FAMILY FACTOR		
GRADE FACTOR +,-	-10	-1550
REPLACEMENT VALUE		
PHYS./ FUNCT. DEPR. %	2%	-365
SOUND VALUE		
OTHER IMPROV./VALUES	CARPORT 816 # OPTO EP A/C 70 LF BK VENT	+2240 +580 +1200 +702 22625

TOTAL VALUE LAND	2320					
TOTAL VALUE IMPROVEMENTS	22625					
TOTAL VALUE	24945					

RENTAL INFO.

CAPITALIZATION - GROSS - NET

EST. EXP.	COST OR %	GROSS ANNUAL INC.	\$
SALARY & WAGES		VACANCIES	
INSURANCE			
REPAIRS & MAINTENANCE			
MANAGE.		NET INC. BEFORE TAXES	
HEATING		AND DEPRECIATION	
ELECTRICITY		LAND INTEREST % TAX %	
OTHER		BLDG. INT. % TAX % DEPR. %	
		COMPUTATION	

TOTAL

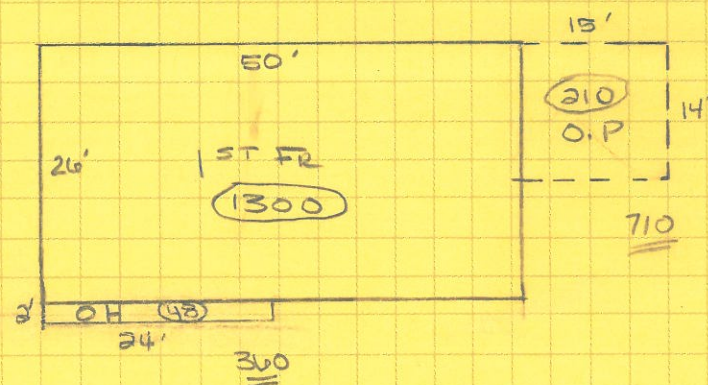
SALES OF THIS PROPERTY OR COMPARABLE PROPERTIES

LOCA - D/S - BK + PG. - INDICATED PRICE - REMARKS

COMPARISON REMARKS:

REMARKS - GENERAL - SPECIAL

SKETCH



TOTAL = 1,348

1,348^{ft}



STEVEN DANZER, PhD & ASSOCIATES LLC

Wetlands & Environmental Consulting

WWW.CTWETLANDSCONSULTING.COM

WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Wetlands Investigation

Date: July 17, 2026

By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
 - Nationally certified by the Soil Science Society of America (#353463).
 - Registered with the Society of Soil Scientists of Southern New England.
 - Certified PWS #1321 by the Society of Wetland Scientists
 - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
 - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Re: 14A Short Hill Road, Croton-On-Hudson (Cortlandt), NY.

INTRODUCTION

A wetlands investigation was performed on a portion of the above-referenced property to locate and identify any freshwater wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the appropriate regulatory agency.

METHODS

Soils, vegetation, and hydrology were examined pursuant to the Town of Cortland definition for wetlands (Chapter 179: Freshwater Wetlands, Waterbodies and Watercourses) during a field investigation conducted on July 16, 2026. Soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise, and were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the Westchester County Soil Survey. The wetland boundaries were marked on site with pink

flagging tape and/or stakes (Wetland Flags 1-56, 57-66), and a sketch map prepared (see attached).

SITE DESCRIPTION AND DISCUSSION

The site is a rear lot located off the north side of Short Hill Road. Land-use is residential, with forest surrounding the lot. The property slopes down to the north, with the residence situated up the hill. Wetland resources include a (likely intermittent) watercourse with portion of lawned wetland on its fringe, (flags 1-21, 41-56) flowing northerly towards a small pond (flags 21-40). The pond drains through a pipe to a thinly wooded swampy drainage corridor located below (flags 57-66) which extends to the north offsite.

Identifiable vegetation within the lawned wetland included Skunk Cabbage and lawn. Vegetation within the watercourse included Skunk Cabbage, Spicebush, Jewelweed, and Raspberry. Vegetation adjacent to the pond included lawn, Multiflora Rose, Japanese Barberry, Red Maple, Oak, and Hickory. Vegetation within or adjacent to the swampy drainage corridor below the pond included Skunk cabbage, Japanese Stiltgrass, Multiflora Rose, Japanese Barberry, and Red Maple.

Wetland soils within lower area were best characterized as with the Leceister loam, 2-8% slopes, very stony (symbol LeB). The Leicester series consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Uplands soils were best characterized as within the Chatfield-Hollis-Rock outcrop, rolling (symbol CtC).

LIMITATIONS - All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

CERTIFICATION

Signed, 
Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)



Steven Danzer PhD and Associates LLC
www.CTWetlandsConsulting.com



14A Short Hill Road, Croton-On-Hudson



Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
www.CTWetlandsConsulting.com

0 30 60 120 Feet



Tice Mount-Finette Residence

14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Trillium Project No. 24-015

Project Information

Scope

This project proposes the construction of a new Accessory Dwelling Unit (ADU) with an attached studio (with separate entrance) located on the same parcel as an existing single-family residence. As the first phase of a larger property improvement plan, the ADU and studio are designed to align aesthetically and materially with the planned (future) renovations and additions to the main house. The new structure features a high-performance envelope, triple-pane windows, heat-recovery ventilators (HRV), and mini-split heating and cooling.

Climatic and Geographic Design Criteria

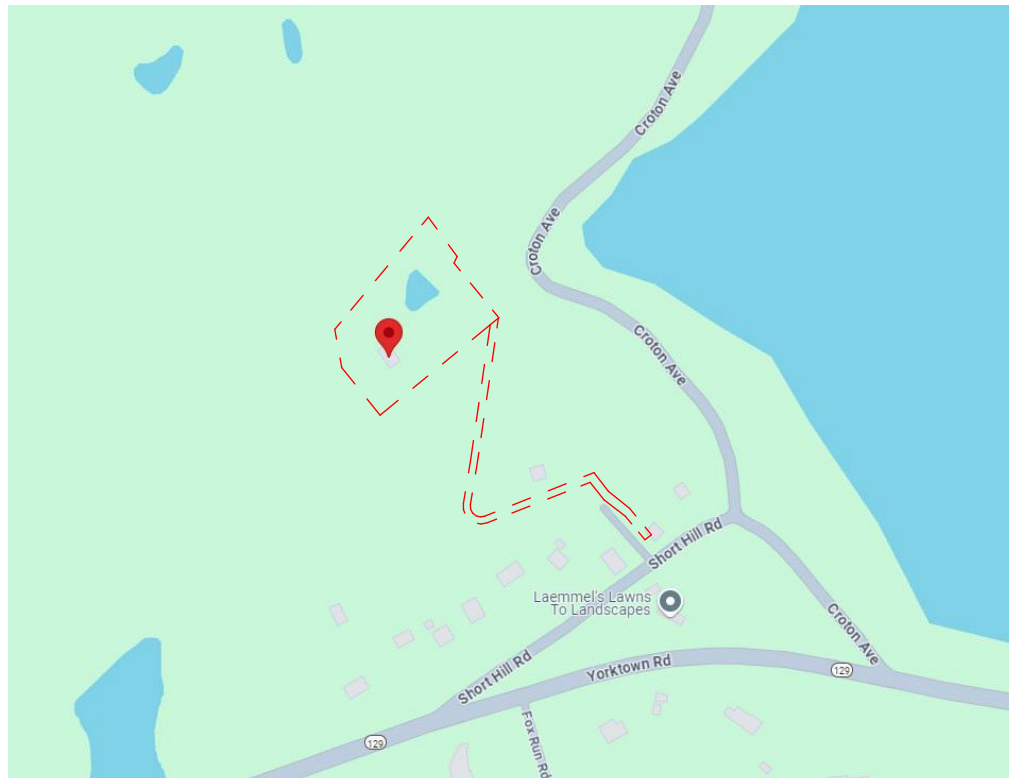
Wind Design						Location: Town of Cortlandt							
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Windborne Debris Zone	Seismic Design Category (RCNY Only)	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	115 - 120	No	Yes	No	C	Severe	42"	Moderate to Heavy	7	Yes	No	1500 or Less	51.6

Site Information

Address	14A Short Hill Road, Croton-on-Hudson, NY 10520
Parcel Number	56.15-1-4
Lot Size (acres)	3.011 acres (131,159 sqft.)
Zone	R-80

Zoning Regulations (Zone R-80)	Allowable	Existing	Proposed
Minimum Lot Area	80,000 sqft.	131,159 sqft.	No Change
Building Height (shall not exceed height of principal residence)	20 ft.	N/A	16.3 ft.
Number of Stories	1 1/2 stories	N/A	1 story
Setback Regulations			
Front Yard Setback	50 ft.	267.4 ft.	106.2 ft.
Side Yard Setback	30 ft.	95.4 ft.	58.4 ft.
Rear Yard Setback	30 ft.	139.3 ft.	No Change
Floor Area Regulations			
<i>Principal Building</i>			
Basement (excludes garage and unfinished areas)	N/A	530.2 sqft.	530.2 sqft. (No Change)
First Floor	N/A	1,572.8 sqft.	1,572.8 sqft. (No Change)
Second Floor	N/A	N/A	N/A
Attic	N/A	N/A	N/A
Total Principal Building Area		2,103.0 sqft.	2,103.0 sqft. (No Change)
<i>Accessory Buildings (max. 50% of principal floor area)</i>			
Shed (Existing)		85.0 sqft.	85.0 sqft. (No Change)
Studio (attached to ADU, separate entrance)		N/A	379 sqft.
ADU (40% exist. gross floor area or 800 sqft, whichever is less)	800 sqft.	N/A	584 sqft.
Total Accessory Buildings Area	1,051.5 sqft.	85.0 sqft.	1,048 sqft.
Total Area	12,631.3 sqft.	2,188.0 sqft.	3,153.5 sqft.

Project Location



Codes

Applicable Codes and Regulations (NY)

The rule adopted by the Code Council on July 25, 2025 repealed the 2020 edition of the Uniform Code and adopted an amended and updated edition of the Uniform Code. The amended and updated edition of the Uniform Code incorporated, by reference, the following publications:

2025 Residential Code of New York State (publication date: July 2025)
2025 Building Code of New York State (publication date: July 2025)
2025 Plumbing Code of New York State (publication date: July 2025)
2025 Mechanical Code of New York State (publication date: July 2025)
2025 Fuel Gas Code of New York State (publication date: July 2025)
2025 Fire Code of New York State (publication date: July 2025)
2025 Property Maintenance Code of New York State (publication date: July 2025)
2025 Existing Building Code of New York State (publication date: July 2025)
2025 edition of the Uniform Code Provisions for Rail Stations (publication date: July 2025)

Smoke / Carbon Monoxide Alarms

- Smoke detectors shall be installed in all bedrooms, adjacent hall and one of each story of dwelling per the 2020 Residential Code of New York State.
 - All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
 - All smoke detectors shall be interconnected in such a manner that actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke detectors shall be installed per the 2020 Residential Code of New York State, Section R314.
- Provide carbon monoxide detectors per the 2020 Residential Code of New York State, Section R315.
- Provide fireblocking per the 2020 Residential Code of New York State, Section R602.8. Provide fireblocking in wall cavities or furred spaces that exceed 8 feet in height, around all piping, vents and wiring holes, etc.

Energy Efficiency

This is an Energy Efficient Home. (NY)

This New Home meets and exceeds the "NYSTRETCH ENERGY CONSERVATION CODE 2020 FOR NEW RESIDENTIAL DWELLINGS AND SUBSTANTIALLY RENOVATED DWELLINGS".

This house will comply with the following Sections and Requirements:

R402.4, Air Leakage, all items listed in Table R402.4.1.1

(Air Barrier and Insulation Installation), and will comply with the Air Leakage Mandatory Test as per section R402.4.1.2 of the Energy Code

R403.6, Whole House Ventilation System: will employ Heat Recovery Ventilators

R403.6.1 "Whole-House Mechanical Ventilation System Efficacy"

R403.7, Ductwork shall be designed in accordance with ACCA Manual D, "Duct Sizing" based on calculations made in accordance with R403.7 and R403.8 and in new residential dwellings, shall be located in conditioned spaces in accordance with Sections R403.3.7

A compliance label will be affixed to the main electric panel in the home.

Per drawings:

- *Electric Vehicle Charging Capability
- *Heat Pump Heating and Cooling systems
- *All Electrical Appliances

Insulation and Fenestration Requirements (ECCCNYS Table R402.1.2)

ASHRAE Climate Zone	Allowable	Proposed
Fenestration U-Factor	0.32	U- 0.16
Skylight U-Factor	0.55	N/A
Glazed Fenestration SHGC	0.40	0.25
Ceiling R-Value	49	R-83
Wood Frame Wall R-Value	20 or 13+5ci	R-44.4
Mass Wall R-Value	8ci/13	R-8.4ci+R-12.9
Floor R-Value	19	N/A
Basement R-Value	10ci/13	N/A
Slab R-Value & Depth	10, 2 ft.	R-20ci
Crawl Space Wall R-Value	10ci/13	N/A

Sheet Index

ADU Title Sheet Drawings

- T 1 Title Sheet
- T 2 Site Plan

ADU Notes, Schedules, Diagrams

- N 1 General Notes and Legends

ADU Construction Plans

- A 1.1 ADU Foundation Plan, Windows & Doors
- A 1.2 ADU Plans

ADU Elevations

- A 2.1 ADU Elevations

ADU Sections

- A 3.1 ADU Sections
- A 3.2 ADU Wall Sections, Details
- A 3.3 Wall Sections, Details

ADU Details

- A 4.1 ADU Window HJS Details
- A 4.2 ADU Ext Door HJS Details

ADU Interior Elevations

- A 5.1 ADU Kitchen and Bath Interior Elevations
- A 5.2 ADU Living Room & Bedroom Interior Elevations
- A 5.3 ADU Workshop Interior Elevations

ADU Electrical/ Mech

- MEP 1 ADU Electrical & Mechanical Plans

Structural

- S.1 Footing Plan and Sections
- S.2 Foundation Plan and Sections

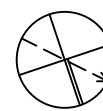
TRILLIUM ARCHITECTS

16 Bailey Ave, 2nd Floor
Ridgefield, CT 06877
[REDACTED] phone

4	Panning Board Application - ADU	10/09/2026
3	BUILDING PERMIT - ADU	08/04/2026
2	Revised Main House 1st Floor Plan for Health Dept Submittal	06/17/2026
1	Plans for Health Dept Submittal	01/29/2026
No.	Item	Date

Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo



Title Sheet

Printed 10/9/26

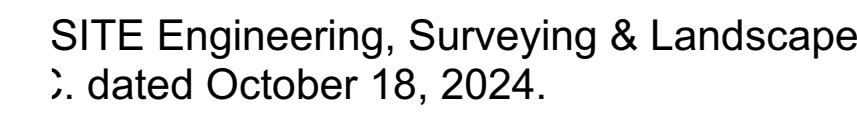
T 1

Full Height Wall Section

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

11





Property Lines

Primary Setbacks

100' Wetland Buffer

Major Contours

Minor Contours

15-25% Steep Slopes
(Approx. Location)

> 25% Steep Slopes
(Approx. Location)

Wetlands

Area of Proposed
ADU

1

Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

T 2

1. All work shall be performed in strict accordance with applicable codes and with the rules and regulations of all local agencies, departments or laws having jurisdiction over any portion or specific phase of the work. The contractor shall coordinate the work with public utility companies having jurisdiction.
2. The contractor shall check and verify all conditions at the site before start of work and will familiarize themselves with the intent of the construction documents. If during construction, a condition exists which disagrees with that indicated in the documents, the contractor will stop work and notify the architect. Should the contractor fail to follow this procedure and continue with work, they will assume all responsibility and liability arising from their actions.
3. The contractor shall obtain any and all permits required for the performance of the work and the owner shall pay all fees in connection with thereof unless otherwise agreed upon.
4. The design, preparation of necessary construction documents and the securing of all required permits and approvals from the appropriate administrative authority shall be completed prior to the commencement of the work and shall include all work.
5. Do not scale drawings. Building dimensions and square footages shown on the drawings are approximate. If a discrepancy arises based on field conditions, consult with the architect before proceeding with work or ordering materials. The contractor is responsible for field verifying all dimensions to quantify materials.
6. Wall construction dimensions are from face of structure, column dimensions are to center of column, and exterior doors and windows are dimensions to center of clear openings U.O.N.
7. The contractor shall not make deviations from the design drawings without written direction from the architect. Report any errors, inaccuracies, discrepancies, missing dimensional requirements or conflicts to the architect in writing before beginning any work.
8. Disturb only the areas of the site affected by new construction, unless otherwise noted. The contractor shall protect all adjacent existing construction, finishes, etc. and shall patch, repair and/or replace any and all areas damaged during construction at no additional cost to the owner.
9. The contractor shall supervise and direct the work, using contractor's best skill and attention. The contractor to be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall coordinate all portions of the work.
10. The contractor shall be responsible for coordination of all construction and design documents supplied by Trillium Architects and consultants. These documents shall be distributed to and coordinated with appropriate subcontractors as required.
11. The contractor shall be fully responsible for maintaining water-tight weather protections throughout all work areas and existing areas immediately adjacent to those work areas for the duration of the construction project.
12. Each contractor/subcontractor shall be responsible for daily clean up and removal of debris as related to his/her trade. Space shall be left clean and ready for next trade. At final phase, the contractor shall leave area clean for owner move-in.
13. The contractor shall be responsible to owner for the acts and omissions of the contractor's employees, subcontractors and their agents and employees, and other persons performing any of the work under a contract with contractor.

14. The contractor at all times shall enforce strict discipline and good order among contractor's employees and will not employ on the project any unfit person or anyone not skilled in the task assigned to them.
15. The contractor warrants to the owner that all equipment and material furnished under this contract will be new, unless otherwise specified, and strictly adhere to manufacturers printed instructions. All work shall be of good quality, free from faults and defects and in conformance with the contract documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective and will be removed and replaced at the contractor's expense.
16. The contractor will be presumed to have inspected, read and be thoroughly familiar with the construction documents. Failure or omission of any contractor to examine any form, instrument or document shall in no way relieve the contractor from any obligation in respect to his/her work.
17. All finishes, specified or not, shall be approved by owner/architect for suitability prior to application.
18. Any access or penetration in sound insulated portion of walls by pipes, ducts and other elements is to be sealed off to prevent sound transmission. All items specified to run within or attached to walls and ceilings shall be concealed or recessed unless otherwise noted.
19. All sections and details shall be considered typical and shall apply for the same and similar conditions, unless otherwise specifically noted.
20. Any item of work necessary for proper completion of construction, which is not specifically covered in the contract documents shall be considered included in the work.
21. The contractor shall be fully responsible for the safety of the public, workers and the property during construction operations throughout and until completion of all work.
22. The contractor shall be fully responsible for the acts and omissions of all persons performing any of the work under contract with the contractor. The contractor shall be fully insured with liability, disability and workers compensation insurances.
23. The contractor shall be responsible for adequately bracing and protecting all work and adjacent structures during construction against damage, breakage, collapse, distortion and misalignment.
24. The contractor shall notify the architect immediately if they cannot comply with all requirements of the construction documents and the applicable codes having jurisdiction.
25. These documents do not include the necessary components for construction safety, care of adjacent properties during construction, etc. Compliance with all regulations regarding safety shall remain the contractor's responsibility.

Smoke / Carbon Monoxide Alarms - NY

1. Smoke detectors shall be installed in all bedrooms, adjacent hall and one on each story of dwelling the 2020 Residential Code of New York State.
- a. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
- b. All smoke detectors shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke detectors shall be installed per the 2020 Residential Code of New York State, Section R314.
2. Provide carbon monoxide detectors per the 2020 Residential Code of New York State, Section R31
3. Provide fireblocking per the 2020 Residential Code of New York State, Section R602.8. Provide fireblocking in wall cavities or furred spaces that exceed 8 feet in height, around all piping, vents and wiring holes, etc.

ABV.	Above
A/C	Air Conditioning
ADD.	Addition
ADJ.	Adjust
A.D.U.	Accessory Dwelling Unit
A.F.F.	Above Finish Floor
A.G.	Above Grade
A.H.U.	Air Handler Unit
ALT.	Alternate
A.S.H.P.	Air Source Heat Pump
AVG.	Average
AWN.	Awning
BLK.	Block
BLW.	Below
BM.	Beam
B.O.	Bottom of
CAB.	Cabinet
C.B.	Catch Basin
C.C.S.P.F.	Closed-cell Spray Polyurethane Foam
C.F.M.	Cubic Feet per Minute
C.J.	Control Joint
C.L.	Centerline
CLG.	Ceiling
CL.R.	Clear
C.L.T.	Cross Laminated Timber
C.M.U.	Concrete Masonry Unit
C.O.	Clean Out
COL.	Column
CONC.	Concrete
CONT.	Continuous
DBL.	Double
DEMO.	Demolition
DIA.	Diameter
DIM.	Dimension
DN.	Down
D.P.C.	Dense Pack Cellulose
D.S.	Downspout
DW	Dishwasher
D.W.O.	Double Wall Oven
EA.	Each
E.F.	Exhaust Fan
E.J.	Expansion Joint
ELEV.	Elevation
EQ.	Equal
EQUIP.	Equipment
E.R.V.	Energy Recovery Ventilator
EXIST.	Existing
EXH.	Exhaust
EXT.	Exterior
F.B.O.	Furnished by Others
F.B.	Face of Block (or ICF)
F.D.	Floor Drain
F.E.	Fire Extinguisher
FIN.	Finish
FLR.	Floor
FND.	Foundation
F.S.	Face of Stud (framing)
FTG.	Footing
GALV.	Galvanized
G.C.	General Contractor
G.F.C.I.	Ground Fault Circuit Interrupt
GLULAM	Glue Laminated Beam
G.W.B.	Gypsum Wallboard
H.B.	Hose Bib
HDR.	Header
HDW.	Hardware
HGT.	Height
HOR.	Horizontal
HTR.	Heater
H.V.A.C.	Heating, Venting and Air Conditioning
H.W.	Hot Water
H.W.H.	Hot Water Heater
I.C.F.	Insulated Concrete Form
I.D.	Inside Diameter
INSUL.	Insulate
INT.	Interior

LAM.	Laminate
LAV.	Lavatory
L.F.	Linear Feet
L.H.	Left Hand
LIN.	Linear
L.S.L.	Laminated Strand Lumber
L.V.L.	Laminated Veneer Lumber
MAS.	Masonry
MAX.	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
M.O.	Masonry Opening
N.I.C	Not in Contract
N.T.S.	Not To Scale
O.C.	On Center
O.D.	Outside Diameter
O.H.	Overhead
PERF.	Perforated
P.L.	Property Line
PREFAB.	Prefabricated
P.S.F.	Pounds per Square Foot
P.S.I.	Pounds per Square Inch
P.S.L.	Parallel Strand Lumber
P.T.	Pressure Treated
PTD.	Painted
P.T.M.	Paint to Match
QTY.	Quantity
R	Riser
R.A.	Return Air
RAD.	Radius
R.C.P.	Reflected Ceiling Plan
REF.	Refrigerator
REG.	Register
REINF.	Reinforced
REQ'D	Required
REV.	Revision
RM.	Room
R.O.	Rough Opening
S/C	Combination Smoke/CO Detector
S.A.	Supply Air
SCHED.	Schedule
S.D.	Smoke Detector
SECT.	Section
S.H.	Sill Height
SIM.	Similar
SK.	Sketch
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
STD.	Standard
S.T.K.	Select Tight Knot
STL.	Steel
S.T.M.	Stain to Match
STRUCT.	Structural
S.W.	Shear Wall
SYS.	System
T&G	Tongue and Groove
T.O.	Top of
T	Tread
T.S.	Tubular Steel
TYP.	Typical
U.O.N.	Unless Otherwise Noted
V.B.	Vapor Barrier
VERT.	Vertical
V.I.F.	Verify In Field
W.C.	Water Closet
W.H.	Water Heater
W.I.C.	Walk-in Closet
W.O.	Wall Oven
W.P.	Waterproofing
W.R.B.	Weather Resistive Barrier
W.W.M.	Welded Wire Mesh

	Centerline		Concrete
	WRB / VB / Airtight Membrane		Closed-cell spray polyurethane foam insulation
	Gasket / Seal		Blown-in cavity insulation ex. dense-pack cellulose, etc.
	Assembly label		Acoustic/batten insulation ex. mineral wool, wood fiber, etc.
	Note label		Continuous board insulation ex. foam, mineral wool, wood fiber
	Door ID label		Foamed glass insulation ex. Aeroaggregate, Glavel
	Window ID label		CMU (Concrete Masonry Units)
			Steel
			Plywood
	Continuous wood member		OSB (Oscillating Strand Board)
	Blocking		Gypsum Wall Board
	Glue Laminated Timber / Laminated Veneer Lumber (LVL)		Drainable Protection Board

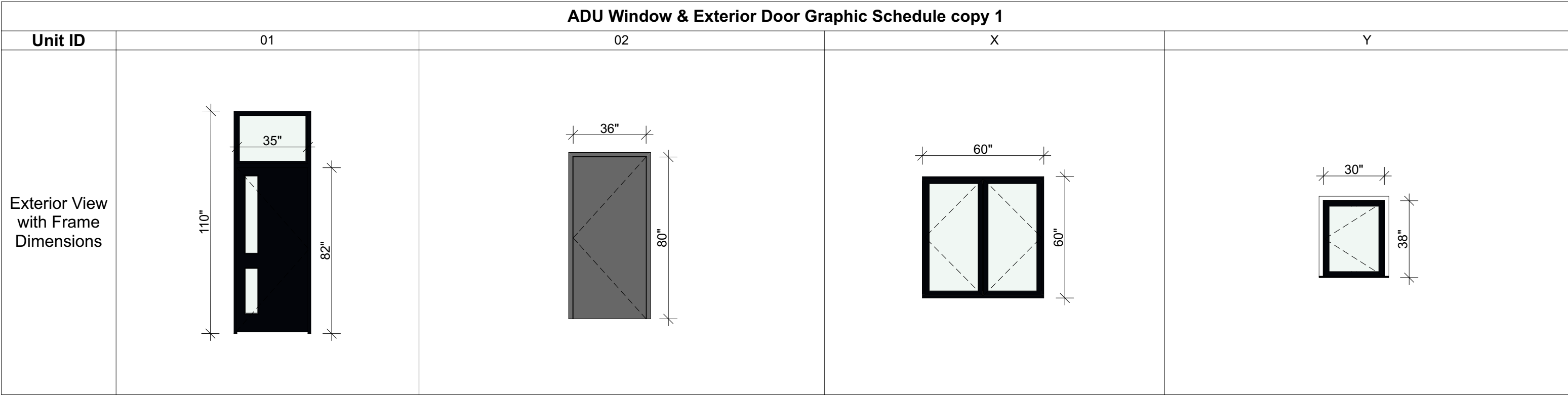
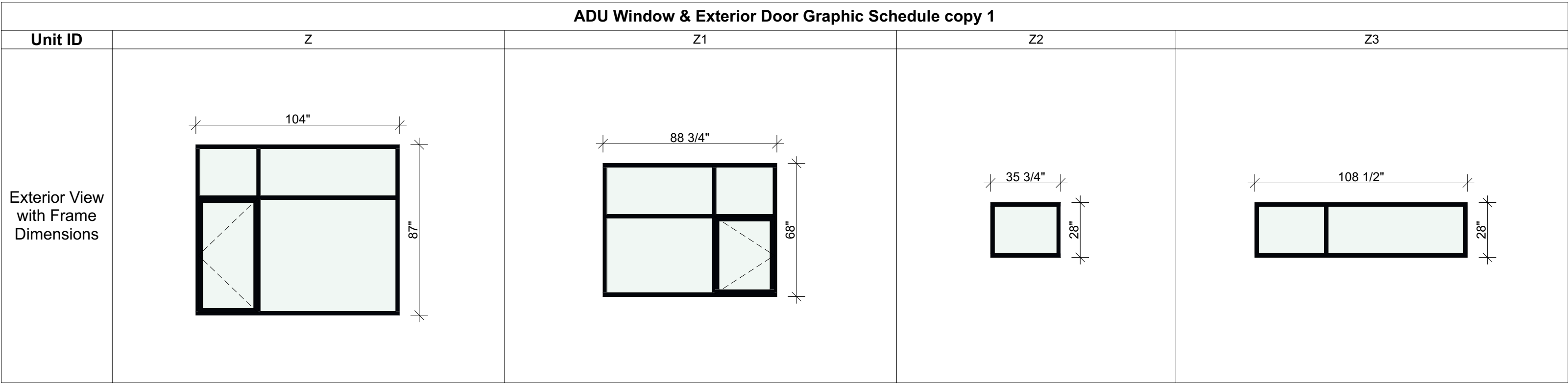
4	Panning Board Application - ADU	10/09/2026
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2	Revised Main House 1st Floor Plan for Health Dept Submittal	06/17/2026
1	Plans for Health Dept Submittal	01/29/2026
No.	Item	Date

Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

General Notes and
Legends

Printed 10/9/26

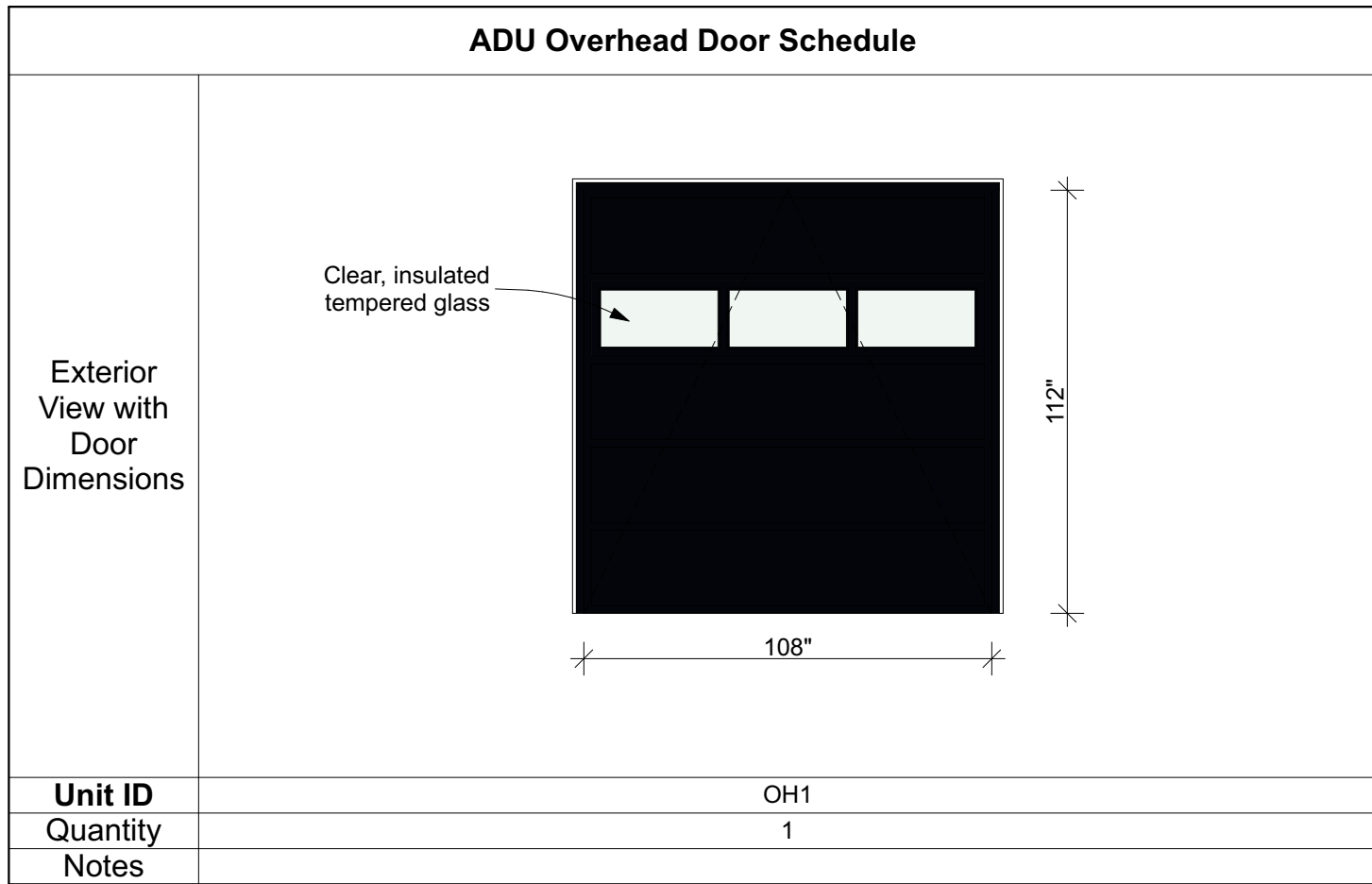


ADU Window & Exterior Door Schedule						
ID	Qty.	Description	Unit Dimensions	Tempered	Egress	Notes
01	1	Entry Door	37 1/2"x110"	☐	☒	Entry door with incorporated transom by TruStile
02	1	Service Door	37 1/2"x80 3/4"	☐	☒	'Smooth Pro' Fiberglass Eterior Door, primed
X	1	Casement / Casement	60"x60"	☐	☒	Zenith Series, Black, Factory mulled
Y	1	Casement	30"x38"	☐	☐	Zenith Series, Black
Z	1	Fixed / Fixed over Casement / Fixed	104"x87"	☐	☐	Zenith Series, Black, Factory mulled
Z1	1	Fixed / Fixed over Casement / Fixed	88 3/4"x68"	☐	☐	Zenith Series, Black, Factory mulled
Z2	1	Fixed	35 3/4"x28"	☐	☐	Zenith Series, Black
Z3	1	Fixed / Fixed	108 1/2"x28"	☐	☐	Zenith Series, Black, Factory mulled
8						

Window & Exterior Door Notes:

- All units to be **Zenith** as manufactured by **Alpen** unless otherwise noted.
- All glazing to be triple pane with Low-E coatings and argon gas.
- Glazing shall be tempered or laminated as required by code.
- Interiors and exteriors shall be **black** unless otherwise noted.
- Hardware shall have a _____ finish. Door hinges shall be barrel style. Handle style to be selected during shops.
- G.C. to verify R.O. requirements before framing.
- Screens shall be provided for all exterior doors and all operable windows.

ADU Interior Door Schedule								
ID	Room Name	Type	Qty.	Leaf Dims. (W x H)	Door Leaf Material	Finish	Handedness	Notes
101	Bedroom		1	34"x80"	SC WOOD	Painted	---	Privacy
102	W.I.C.		1	34"x80"	SC WOOD	Painted	---	Passage
103	Bathroom		1	30"x80"	SC WOOD	Painted	---	Privacy
104	Workshop		1	36"x80"	SC WOOD	Painted	---	Passage
105	Workshop		1	28"x80"	Undefined	Painted	---	Louver door to allow air flow for HPWH
			5					



KEYNOTES

03 Concrete

- 3b Concrete footing; see structural drawings
- 3c 4" thick concrete slab w/ 6x6 WWM on 15 mil polyethylene vapor barrier
- 3d Stepped footing; see structural drawings
- 3f Haunched slab under load-bearing wall; see structural drawings
- 3g Cast-in-place concrete foundation wall; see structural drawings

04 Masonry

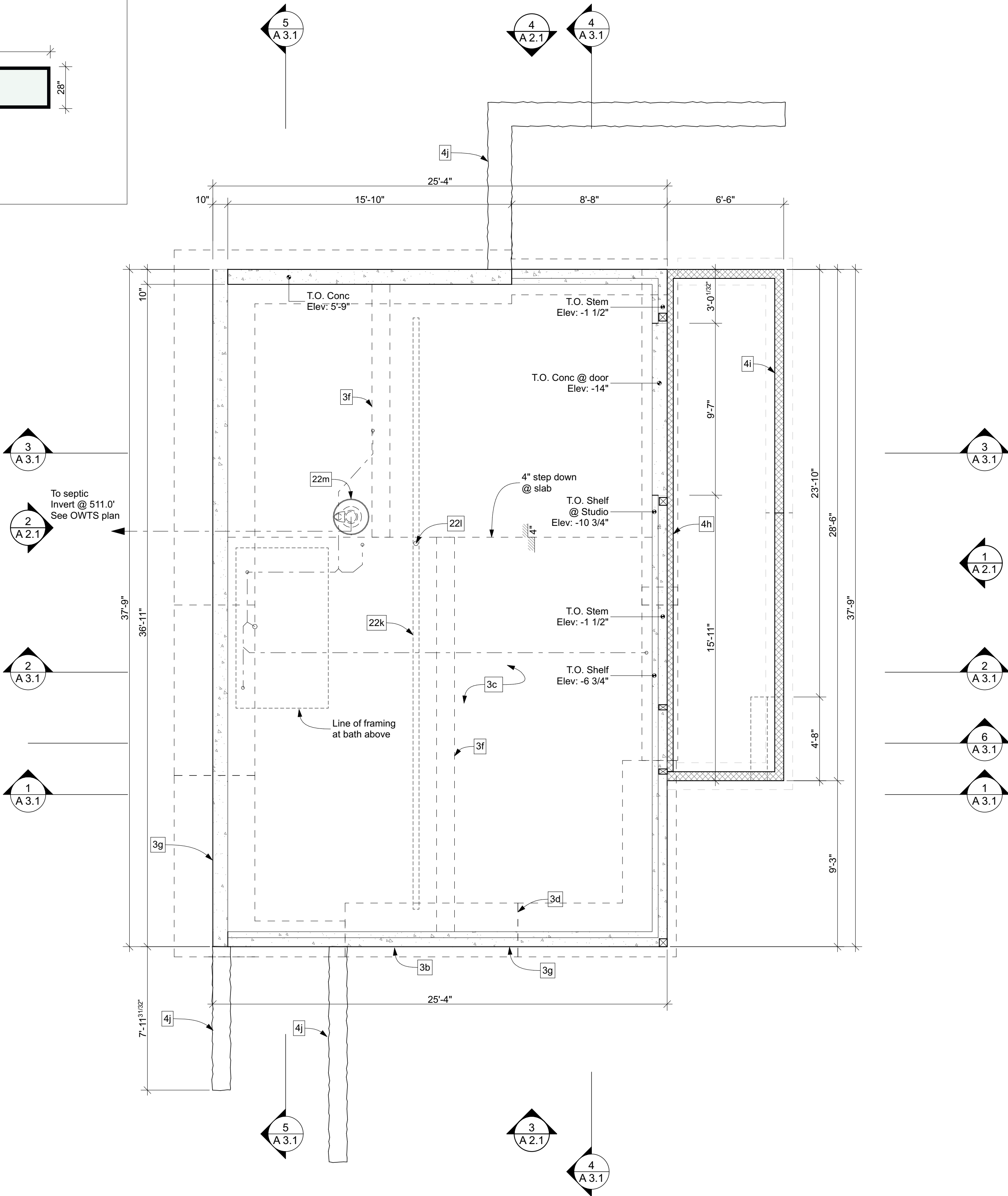
- 4h 4" CMU ledge for porch slab
- 4i 6" CMU stem wall
- 4j Low stone retaining wall <48"

22 Plumbing

- 22k 4" Perforated Radon Pipe
- 22l 3" Radon pipe stack
- 22m Ejector pump and chamber

TRILLIUM ARCHITECTS

16 Bailey Ave, 2nd Floor
Ridgefield, CT 06877
[REDACTED] phone



ADU Foundation Plan

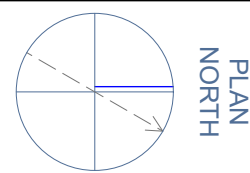
Scale: 1/4" = 1'-0"

1

Additions and Alterations to the
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(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

ADU Foundation
Plan, Windows &
Doors
Printed 10/9/26



A 1.1

Wall Legend:

- Existing to remain New framed wall
To be demolished Concrete

Insulation Legend:

See drawings for locations and selections, typical.

- Acoustic cavity insulation
- mineral wool or fiberglass
Thermal cavity insulation
- cellulose or mineral wool
Continuous board insulation
- mineral wool, wood fiber, or foam
Closed cell spray foam insulation

General Floor Plan Notes:

- All Dimensions are to the face of structure U.O.N.
- All column dimensions to center or column U.O.N.
- All exterior doors and windows dimensioned to center of clear opening.
- Field verify all site conditions and dimensions prior to start of work.
- Do not scale drawings. If a dimension needs verification, contact the Architect to verify before proceeding.
- Ceiling heights to match existing U.O.N.
- Acoustic batt to be installed at all interior bedroom and bathroom walls.
- Any new grading shall slope away from house and blend into existing.
- All materials shall be new, U.O.N.
- Patch, repair and replace any existing walls, ceilings, floors, etc. damaged due to new construction.

KEYNOTES

01 General Requirements

1a Line of construction above

02 Existing Conditions

2b Line of existing grade

2c Line of new grade

2d Modify existing grade as required by new landing and stairs, typ.

03 Concrete

3e 4" reinforced concrete

condenser pad on 6" gravel

3h Concrete floor - steel trowel finish, sealed

04 Masonry

4j Low stone retaining wall <48"

4k 5 3/4" risers; modify existing grade as required, typ

06 Wood, Plastics, and Composites

6b Structural wood post; see structural drawings

6g 2x4x4' outriggers @ 24" O.C. align w/ T/J rafters, typ.

6h Double stud wall construction; see sections

6j (2) 2x4x8' outriggers @ 24" O.C. align w/ T/J rafters

6k 3x10 Cedar brackets- ptd

07 Thermal and Moisture Protection

7d 6" dia. aluminum half-round gutter

7e 3" dia. aluminum round downspout; tie into subsurface drainage

7j Standing seam metal roof

09 Finishes

9a T&G wood flooring; see finish specifications

9b Tile flooring; see finish specifications

9c 5/8" Type X Gyp Bd

9g 3/4" ACX plywood- ptd

22 Plumbing

22a Sanitary waste and vent piping through roof

22b Heat-pump electric water heater

22i Freeze proof hose bibb

22j 3" Radon pipe slack

22m Ejector pump and chamber

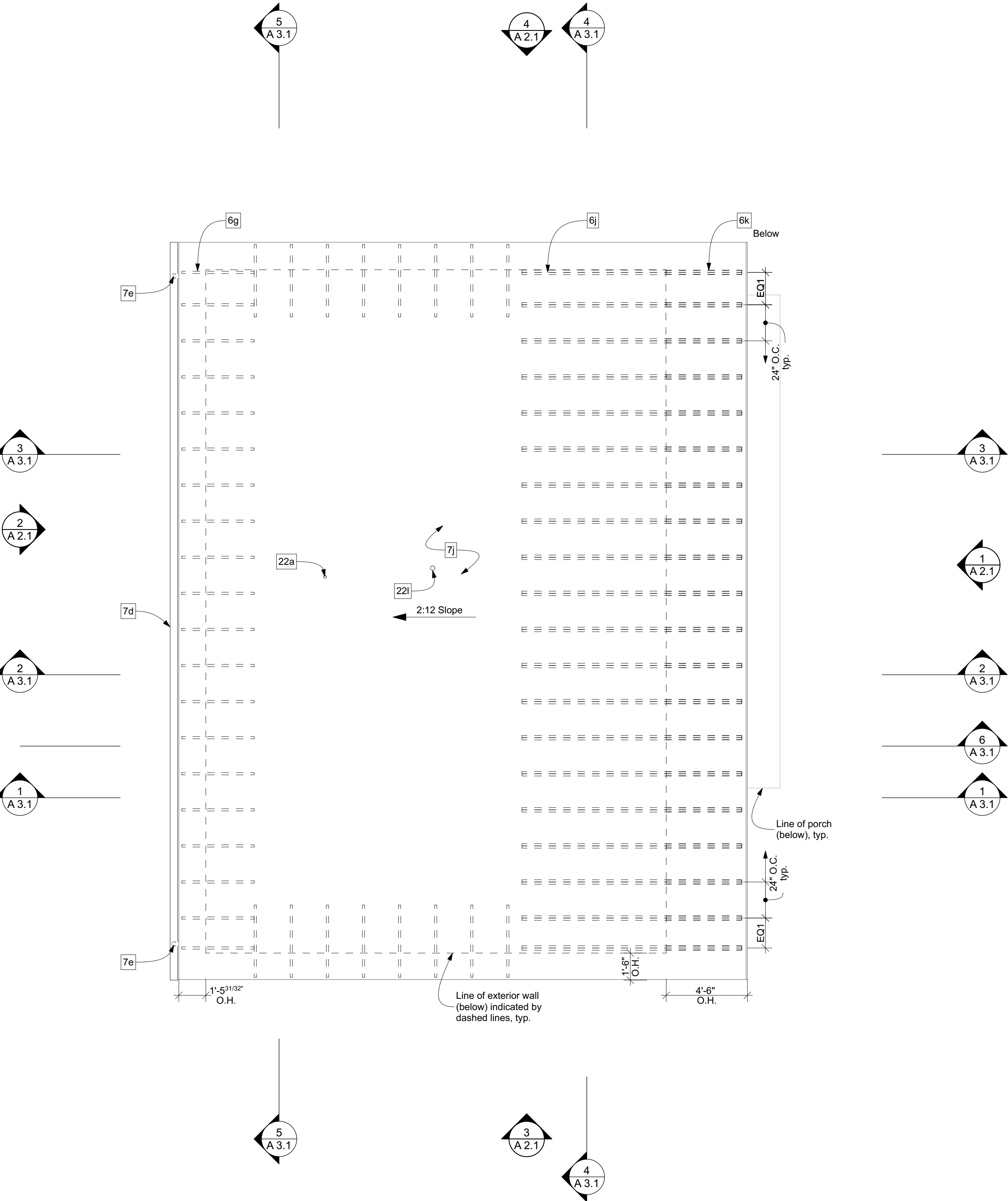
23 Heating, Ventilating, and Air Conditioning (HVAC)

23b Air-source heat pump

23d Wall-hung mini-split

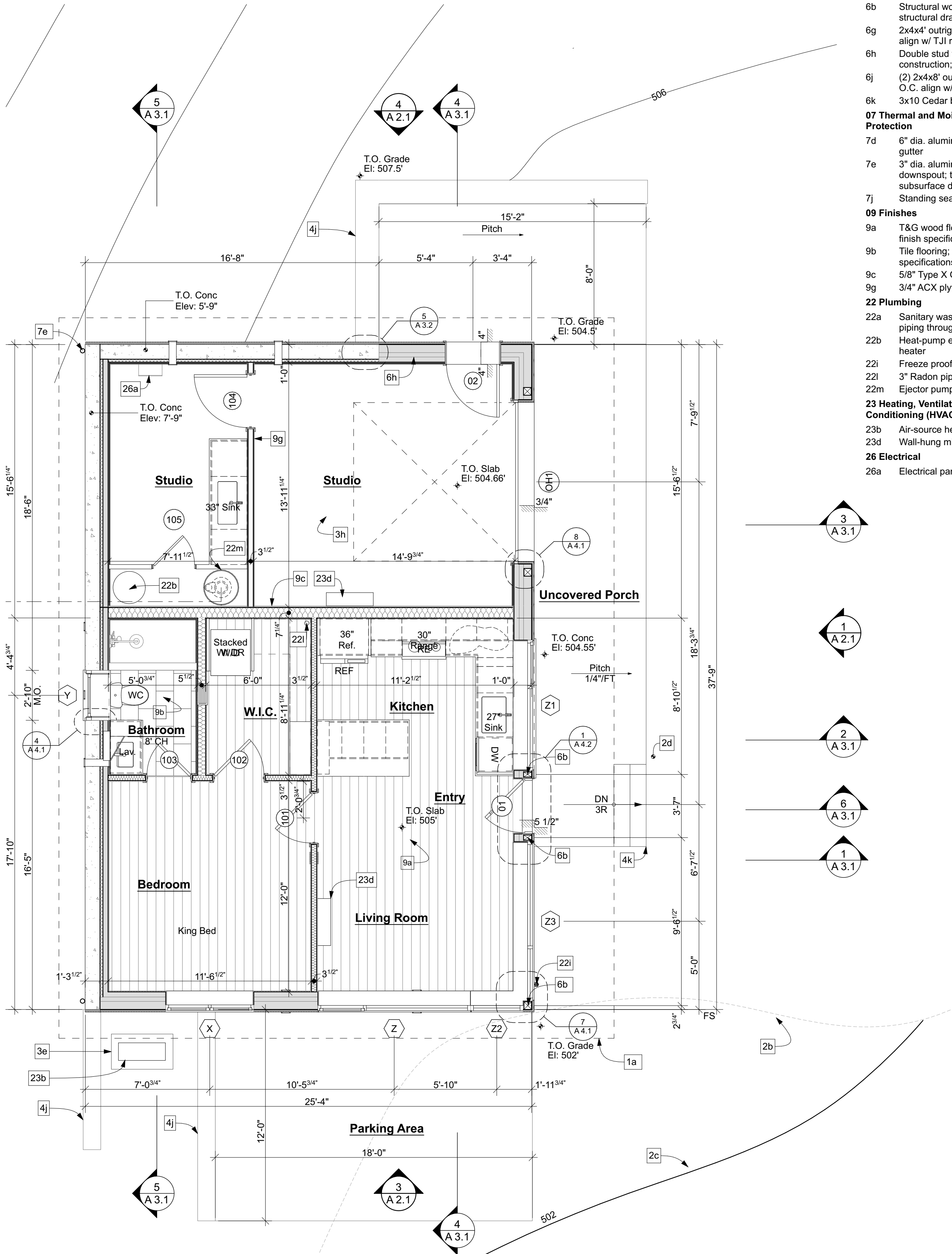
26 Electrical

26a Electrical panel



ADU Roof Plan
Scale: 1/4" = 1'-0"

2

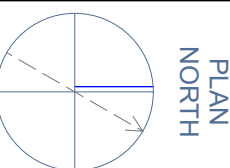


ADU Floor Plan
Scale: 1/4" = 1'-0"

1

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(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo



ADU Plans

A 1.2

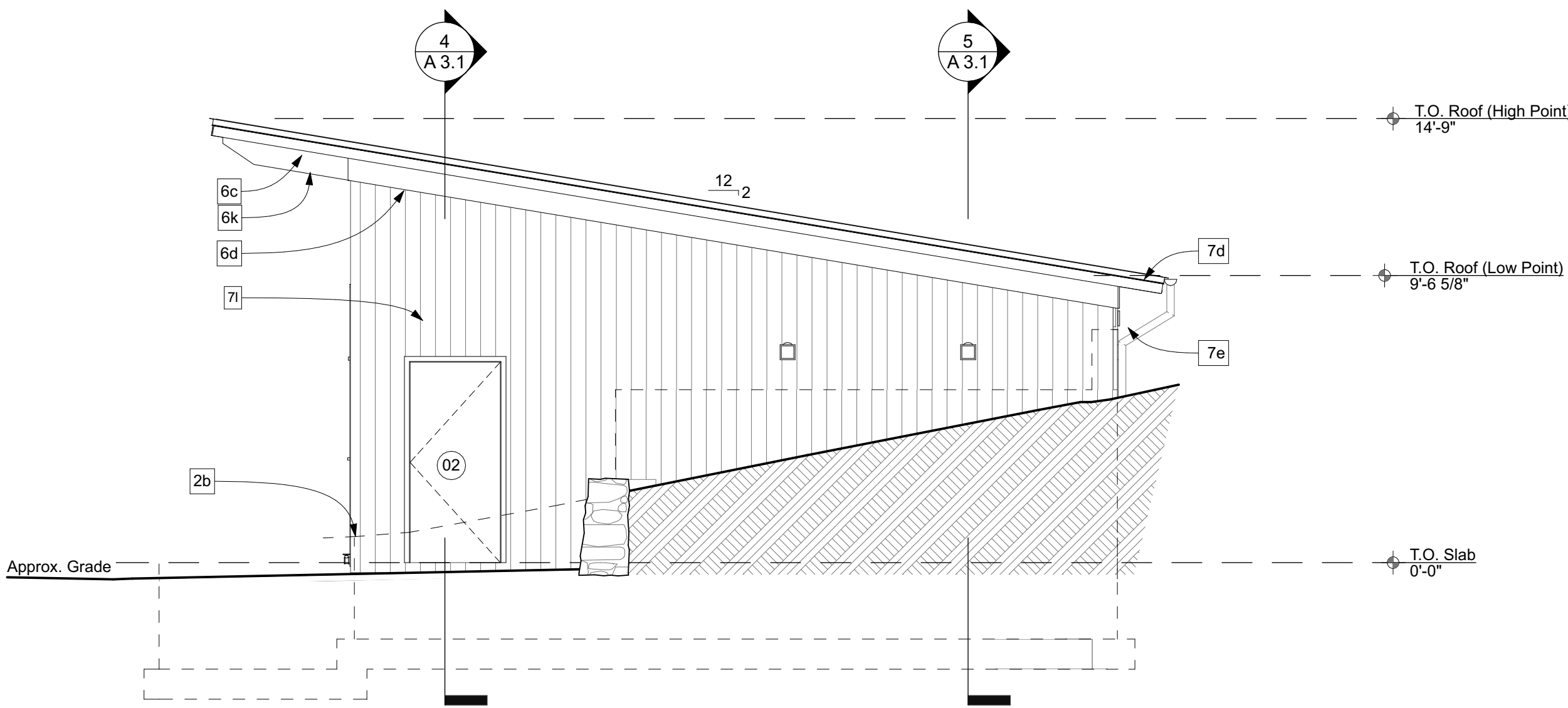
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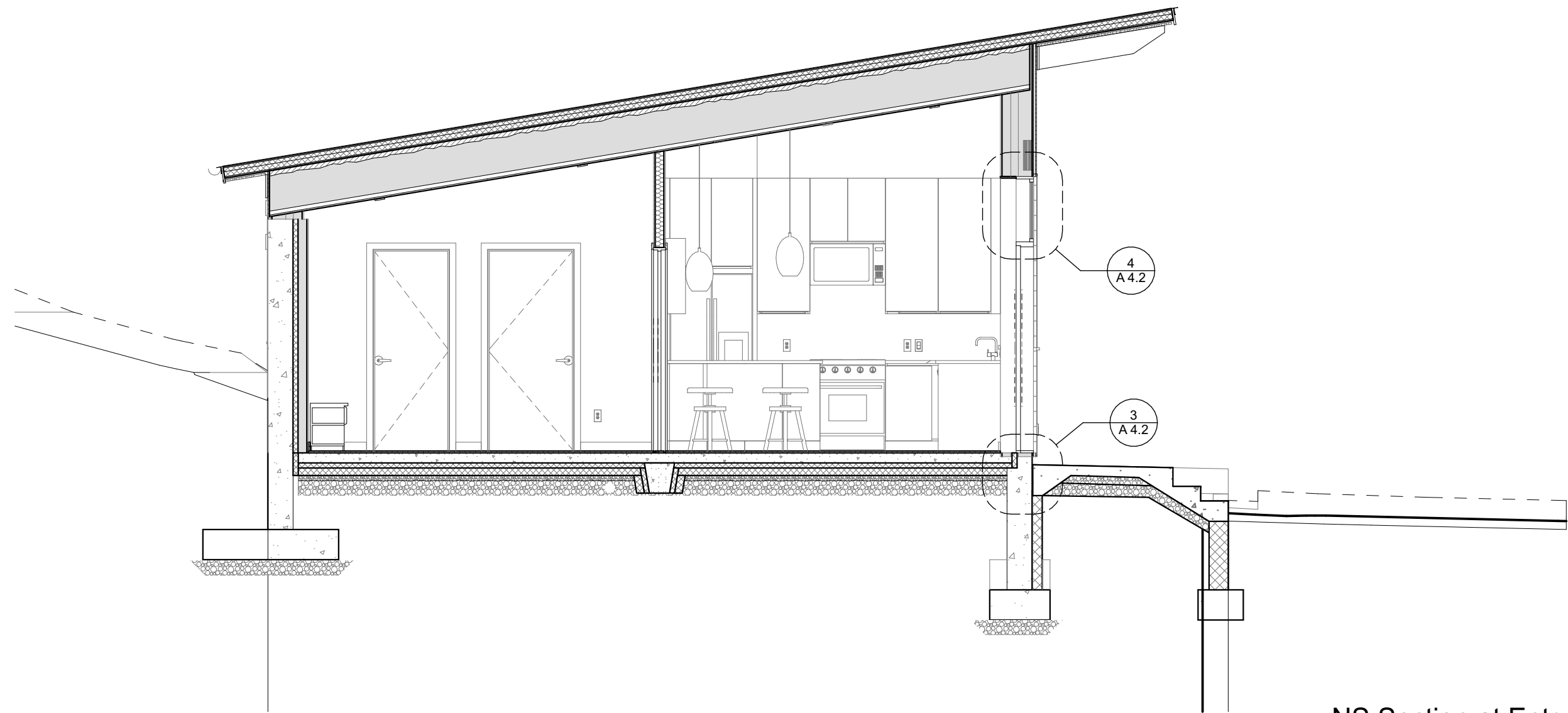
KEYNOTES

- 02 Existing Conditions**
2b Line of existing grade
2c Line of new grade
- 03 Concrete**
3d Stepped footing; see structural drawings
- 06 Wood, Plastics, and Composites**
6c 5/4x composite fascia
6d 5/4x composite trim; painted
6k 3x10 Cedar brackets- ptd
6l T&G wood soffit boards - Hemlock UON
- 07 Thermal and Moisture Protection**
7d 6" dia. aluminum half-round gutter
7e 3" dia. aluminum round downspout; tie into subsurface drainage
7f Flashing with drip edge
7j Standing seam metal roof
7k Horizontal wood siding - Nakamoto
7l Vertical wood siding - Nakamoto
7m Acrylic one-coat system on concrete
- 23 Heating, Ventilating, and Air Conditioning (HVAC)**
23b Air-source heat pump
23f Dryer exhaust vent cover

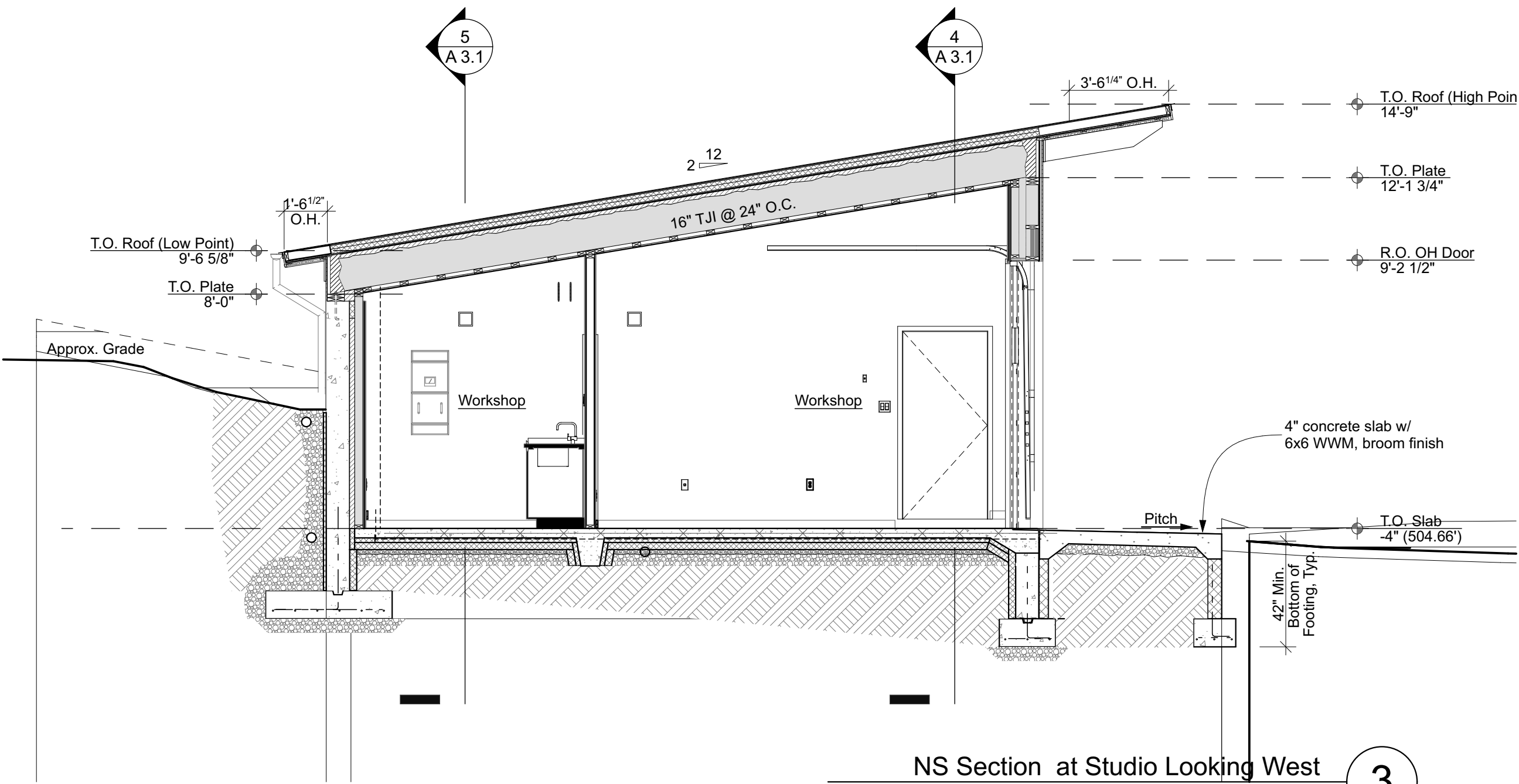


3D @ ADU North

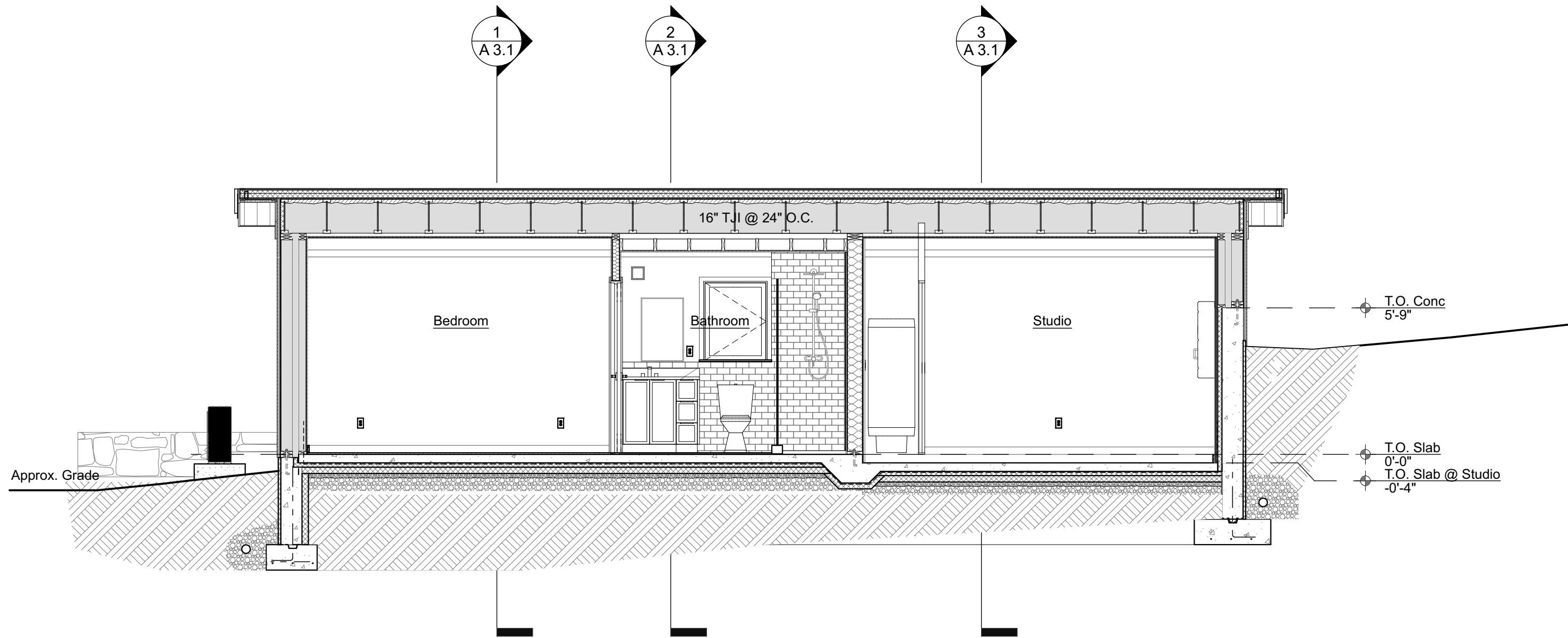




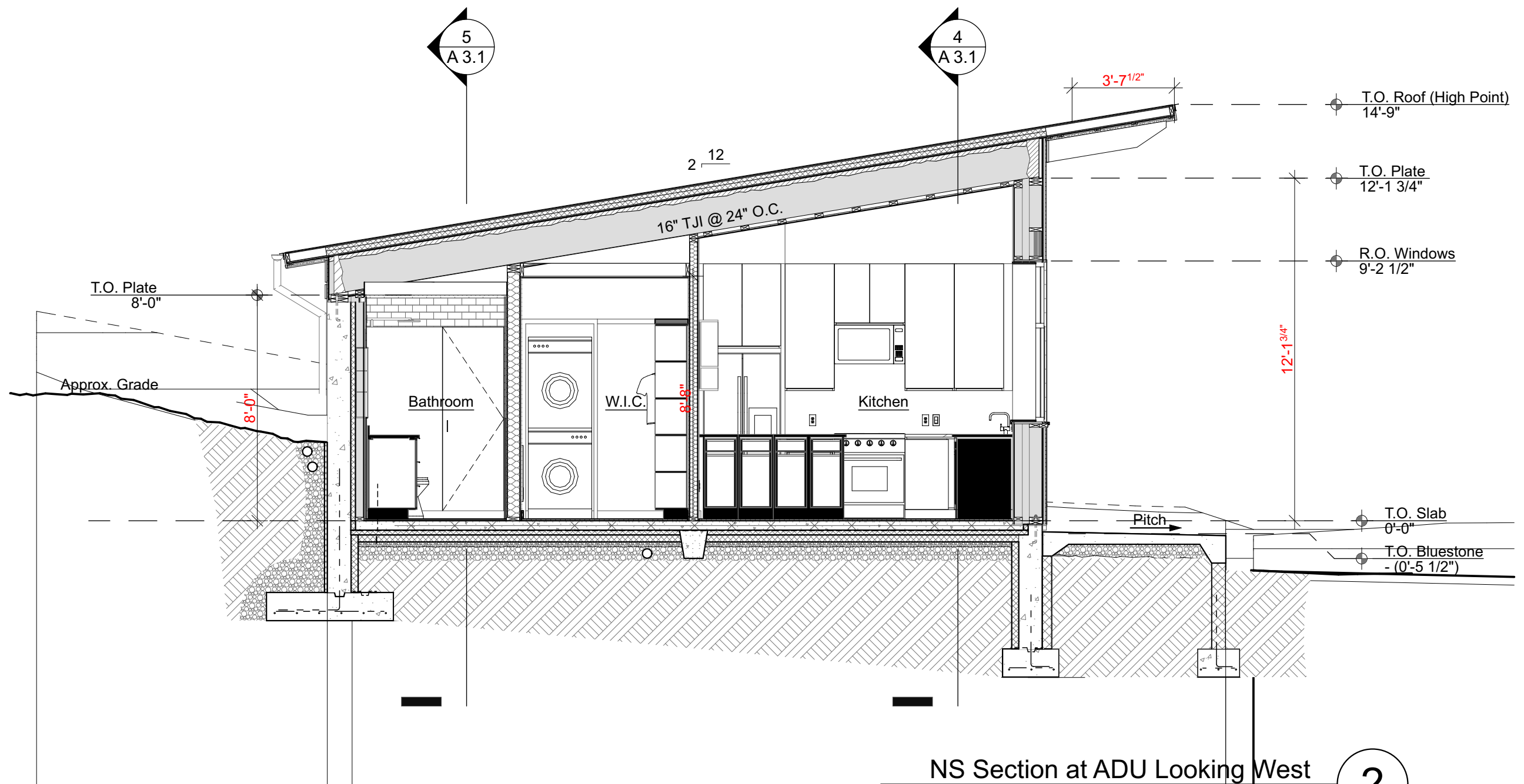
NS Section at Entry
Scale: 1/4" = 1'-0" 6



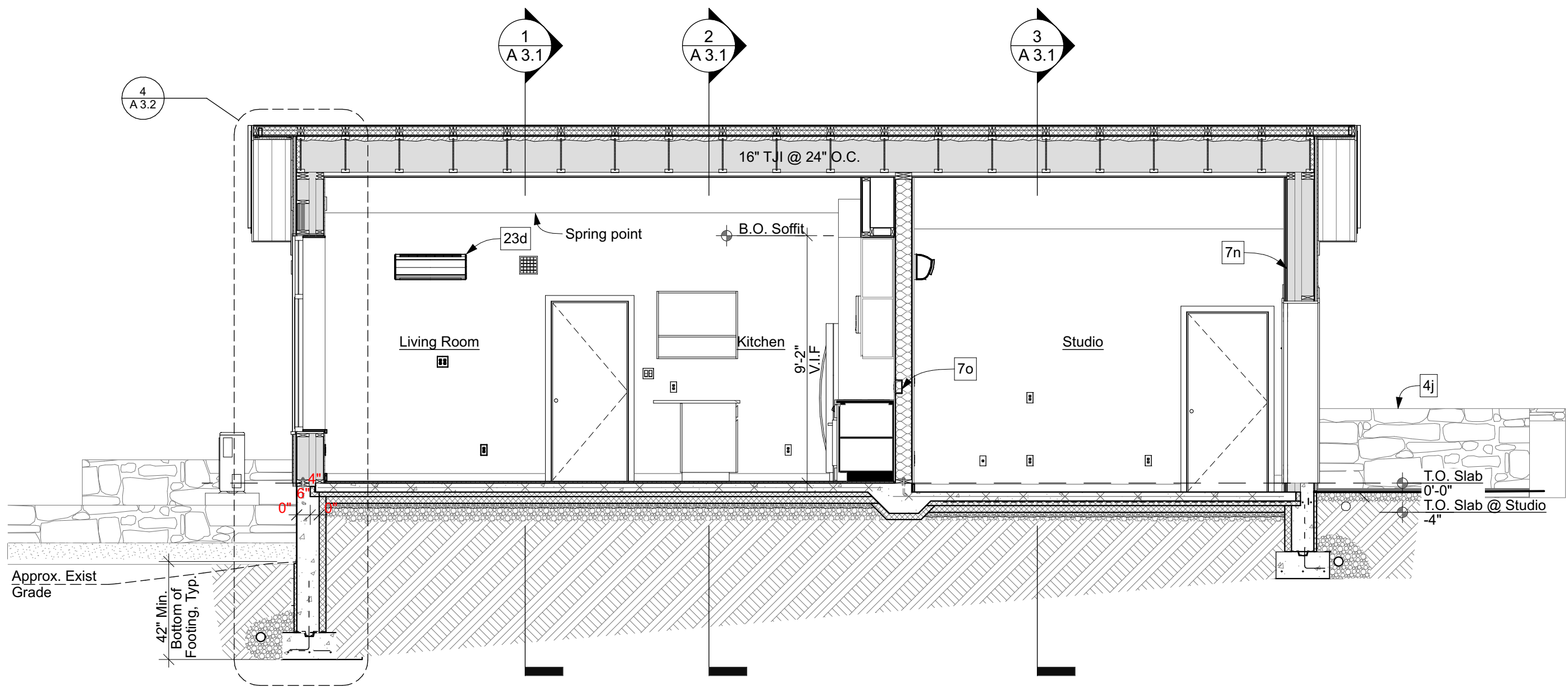
NS Section at Studio Looking West
Scale: 1/4" = 1'-0" 3



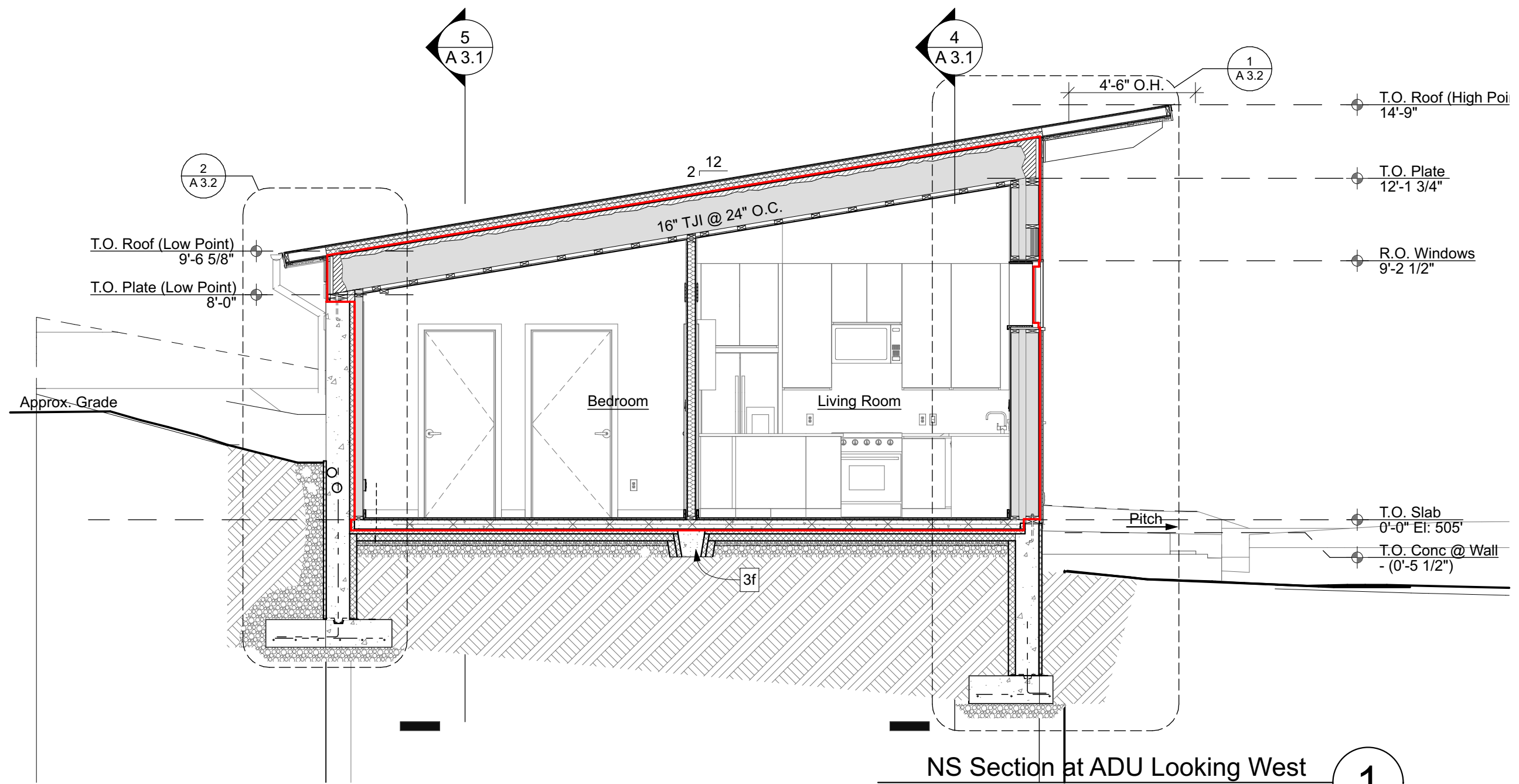
EW Section Looking South
Scale: 1/4" = 1'-0" 5



NS Section at ADU Looking West
Scale: 1/4" = 1'-0" 2



EW Section Looking South
Scale: 1/4" = 1'-0" 4



NS Section at ADU Looking West
Scale: 1/4" = 1'-0" 1

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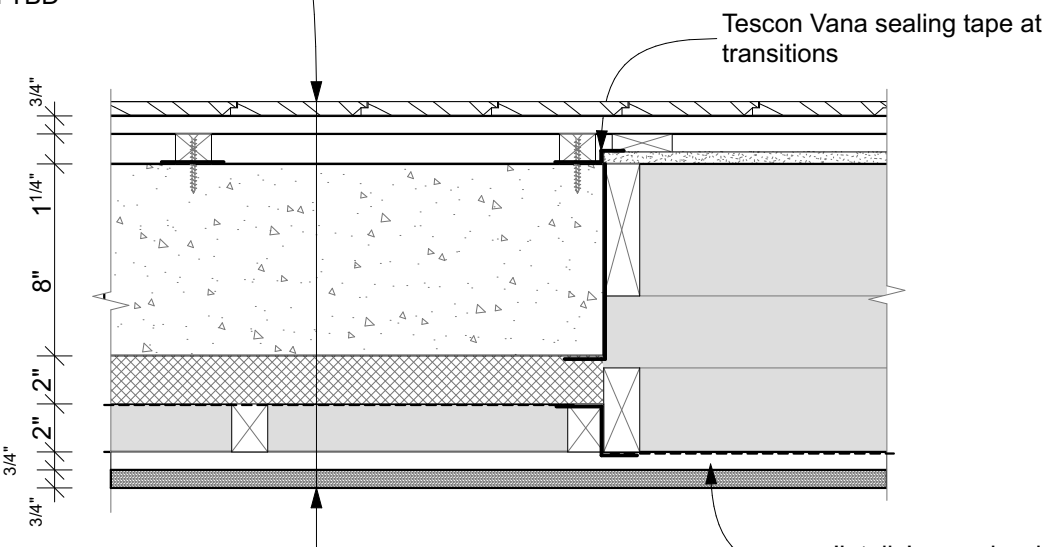
Additions and Alterations to the
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(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

ADU Sections

A 3.1

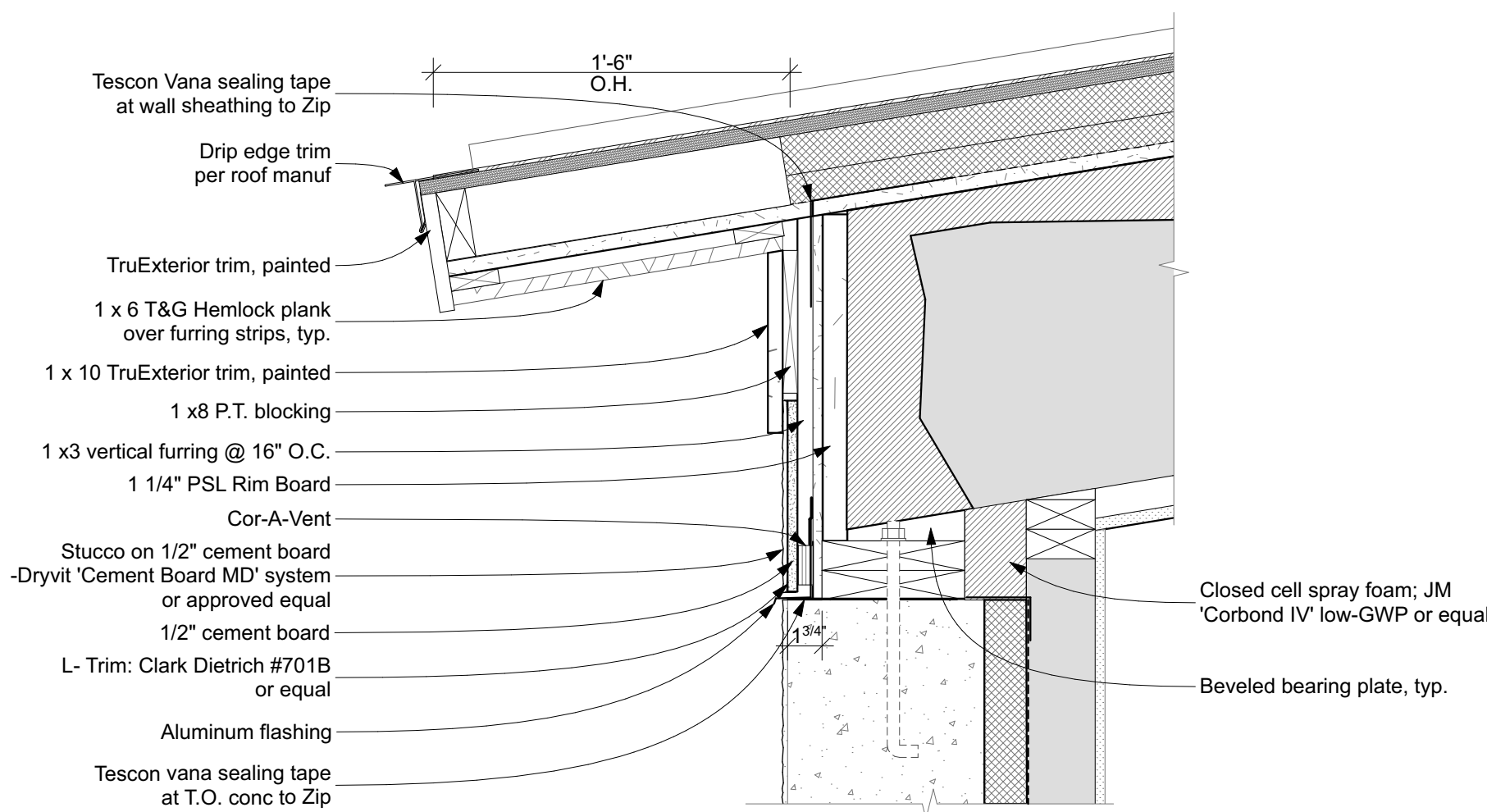
Vertical Wood Siding - TBD
1 1/4" P.T. vertical + 1 x3 horiz furring @ 16" O.C.
w/ conc screws set on flashing tape
8" cast-in-place concrete
2" 'Smart Rock' (R-4.2/in = R-8.4)
- Rockwool Comfortboard w/ Intello face
- Tescon Vana tape @ seams
2x framing @ 16" O.C.
2" DPC (R-3.7/in= R-7.4)
1 x 3 horizontal furring @ 16" (align w/ plywood seams)
3/4" ACX plywood- paint or stain TBD



Plan Detail at Wall Transition

Scale: 1 1/2" = 1'-0"

5

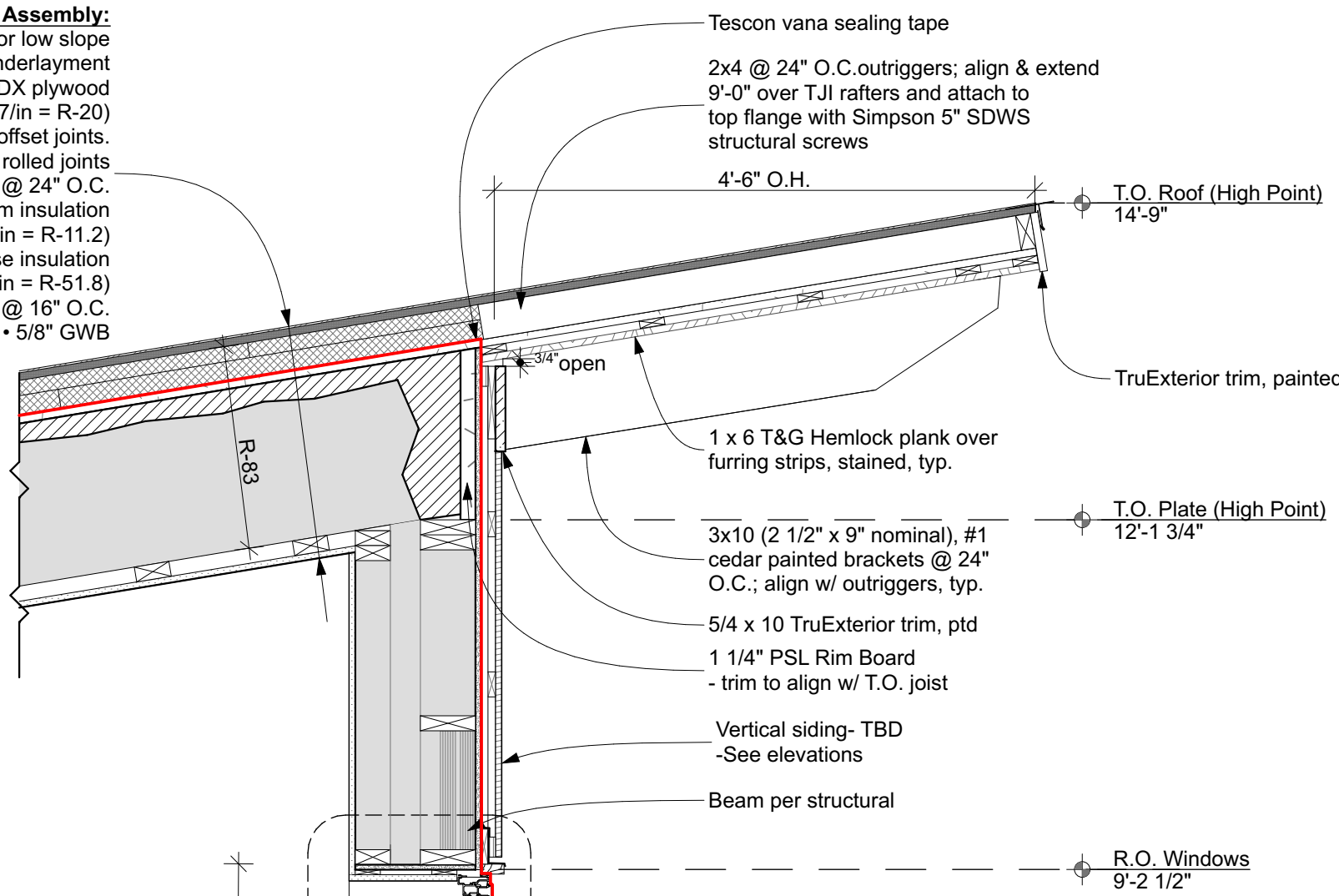


Detail at Lower Eave

Scale: 1 1/2" = 1'-0"

3

Roof Assembly:
• Standing seam metal roof rated for low slope
• High temperature self-adhered underlayment
• 1/2" CDX plywood
• 1 1/2" + 2" polyiso insulation (R-5.7/in = R-20) with offset joints.
• 5/8" zip sheathing system, taped & rolled joints
• 16" TJI @ 24" O.C.
• 2" min closed cell spray foam insulation (R-5.6/in = R-11.2)
• 14" dense-pack cellulose insulation (R-3.7/in = R-51.8)
• 2x3 strapping @ 16" O.C.
• 5/8" GWB

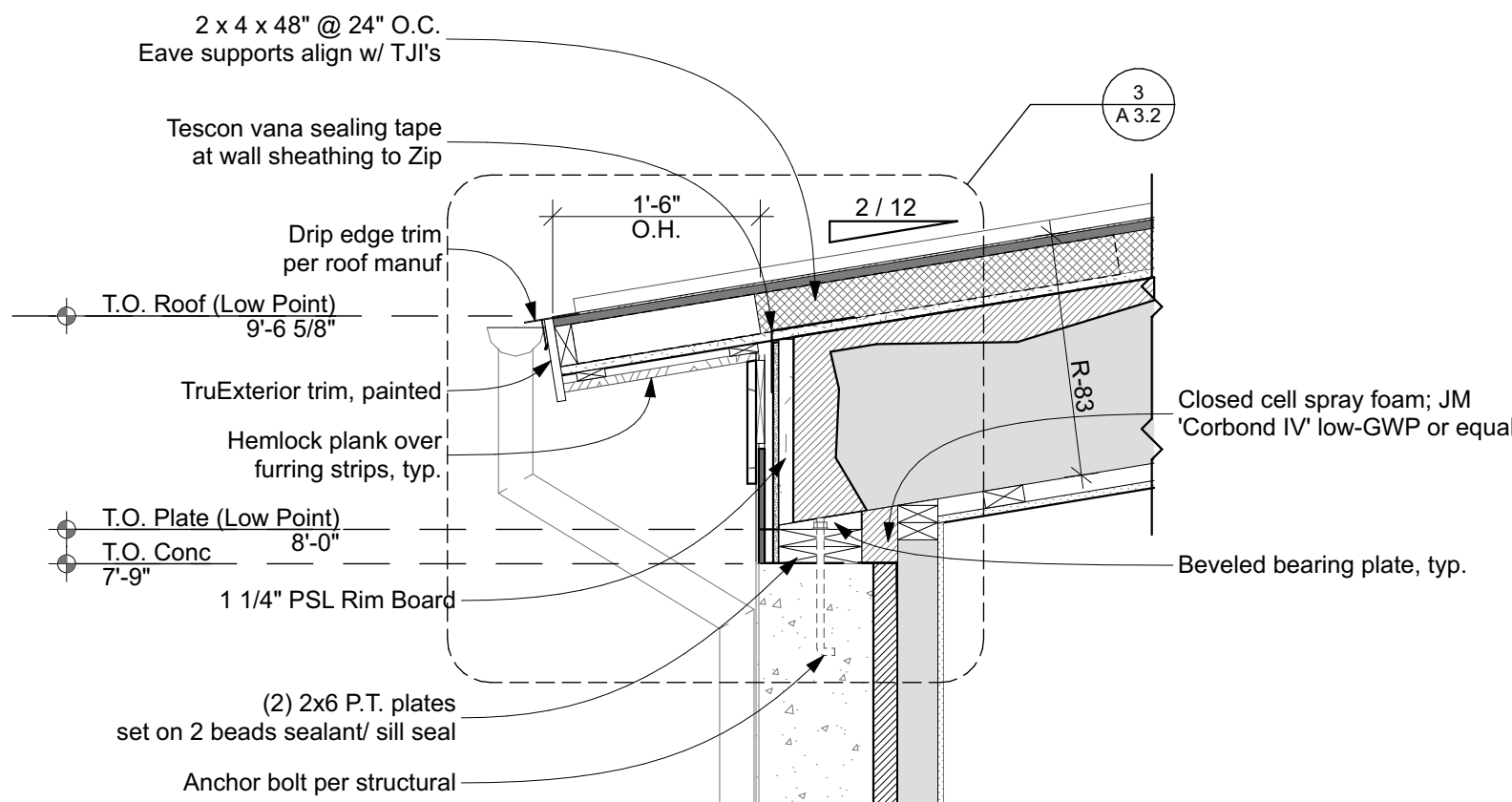


Exterior Wall Assembly:
• Horizontal Wood siding - Nakamoto shiplap, provide mock-up
• 2x3 vertical furring; align with studs
• 1/2" ZIP system sheathing
• 2x6 wood studs @ 24" O.C.
• 3" air space
• 2x4 wood studs @ 24" O.C.
• 12" dense-pack cellulose insulation (R-3.7/in = R-44.4)
• 5/8" GWB; painted

Foundation Wall Assembly:
• 1 3/16" insulation/drainage board (R-5)
• Fluid-applied waterproofing (Tuff-n-Dri)
• 10" Cast-in-place concrete
• 3" EPS

Floor Assembly:
• 2" EPS thermal break at slab edge
• P.T. 2x4 plate on sill seal
• 4" concrete slab on grade w/ 6x6 WWM, polished
• 15 mil polyethylene vapor barrier; wrap over T.O. foundation at wood framing
• 2" + 3" layers Type 1 EPS w/ staggered joints (R-20)
• 2" layer pea gravel, screed level
• 6" crushed stone, compacted

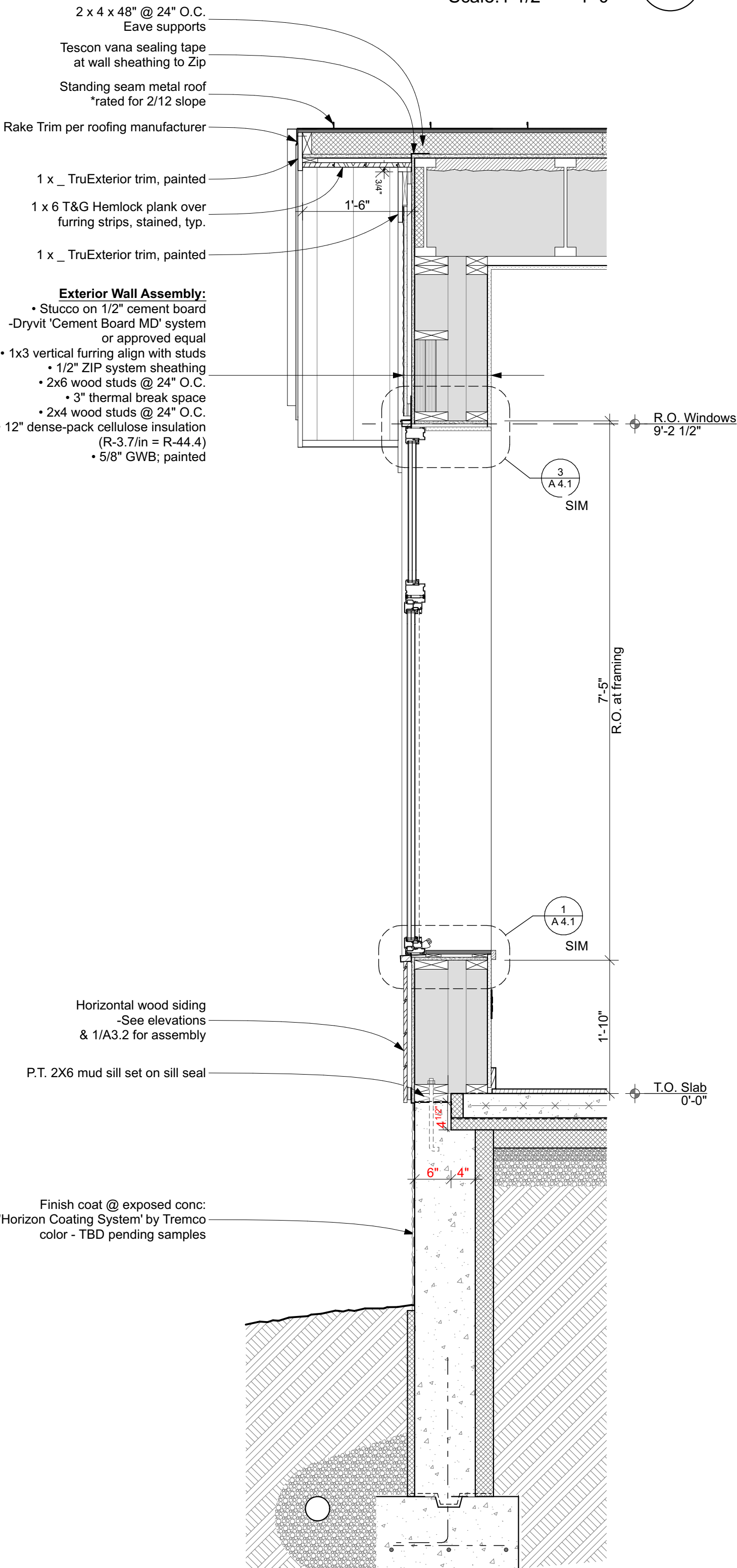
Exterior Wall Assembly:
• At exposed conc: 'Horizon Coating System' by Tremco, color TBD
• 10" cast-in-place concrete
• 2" 'Smart Rock' (R-4.2/in = R-8.4)
• Rockwool Comfortboard w/ Intello face
• Tescon Vana tape @ seams
• 2x4 framing @ 16" O.C.
• 3 1/2" DPC (R-3.7/in= R-12.95)
• 5/8" GWB; painted



Wall Section at Bedroom

Scale: 3/4" = 1'-0"

2



Wall Section at East Living Room

Scale: 3/4" = 1'-0"

4

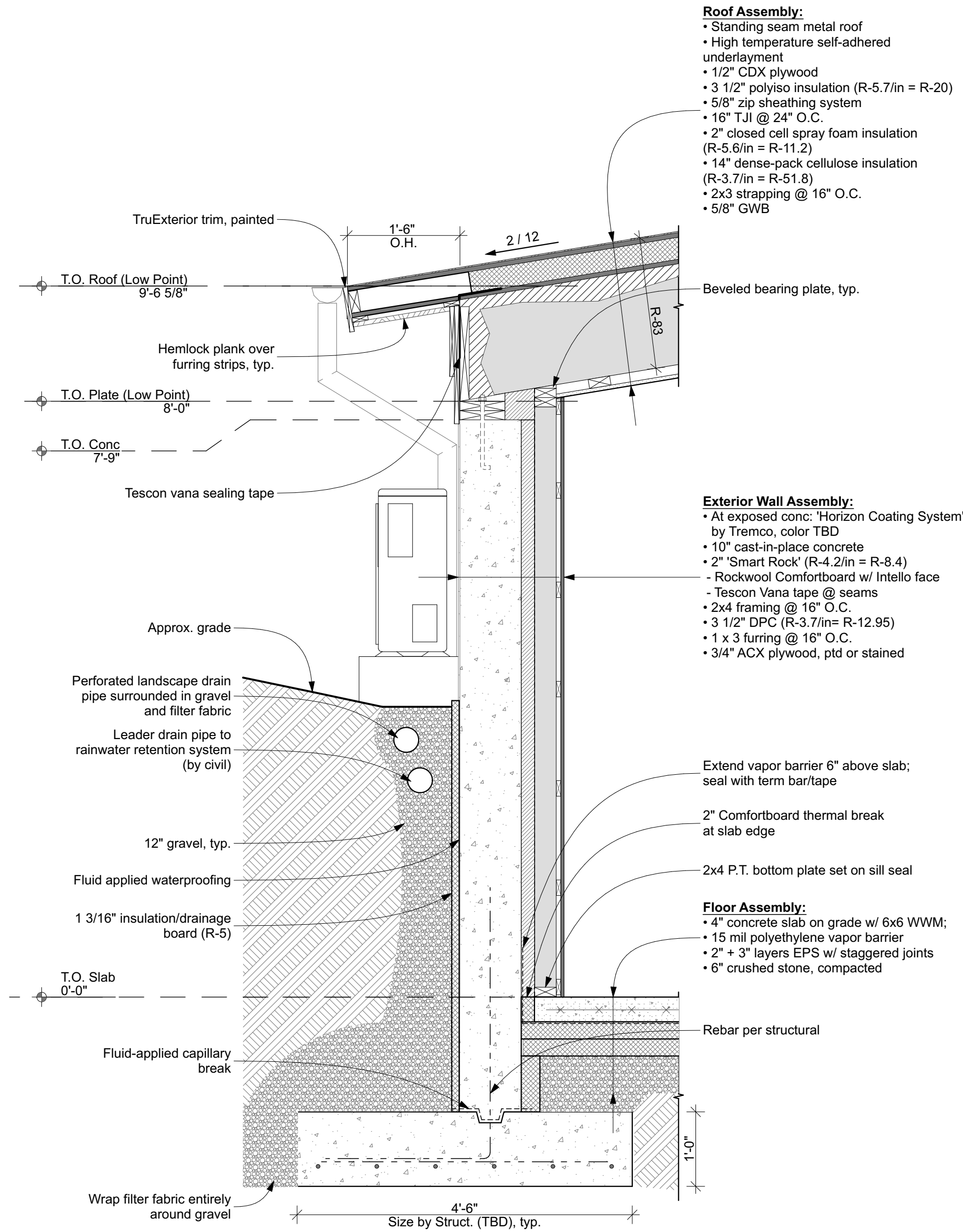
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(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

ADU Wall
Sections, Details

A 3.2



Wall Section at Workshop 1
Scale:3/4" = 1'-0"

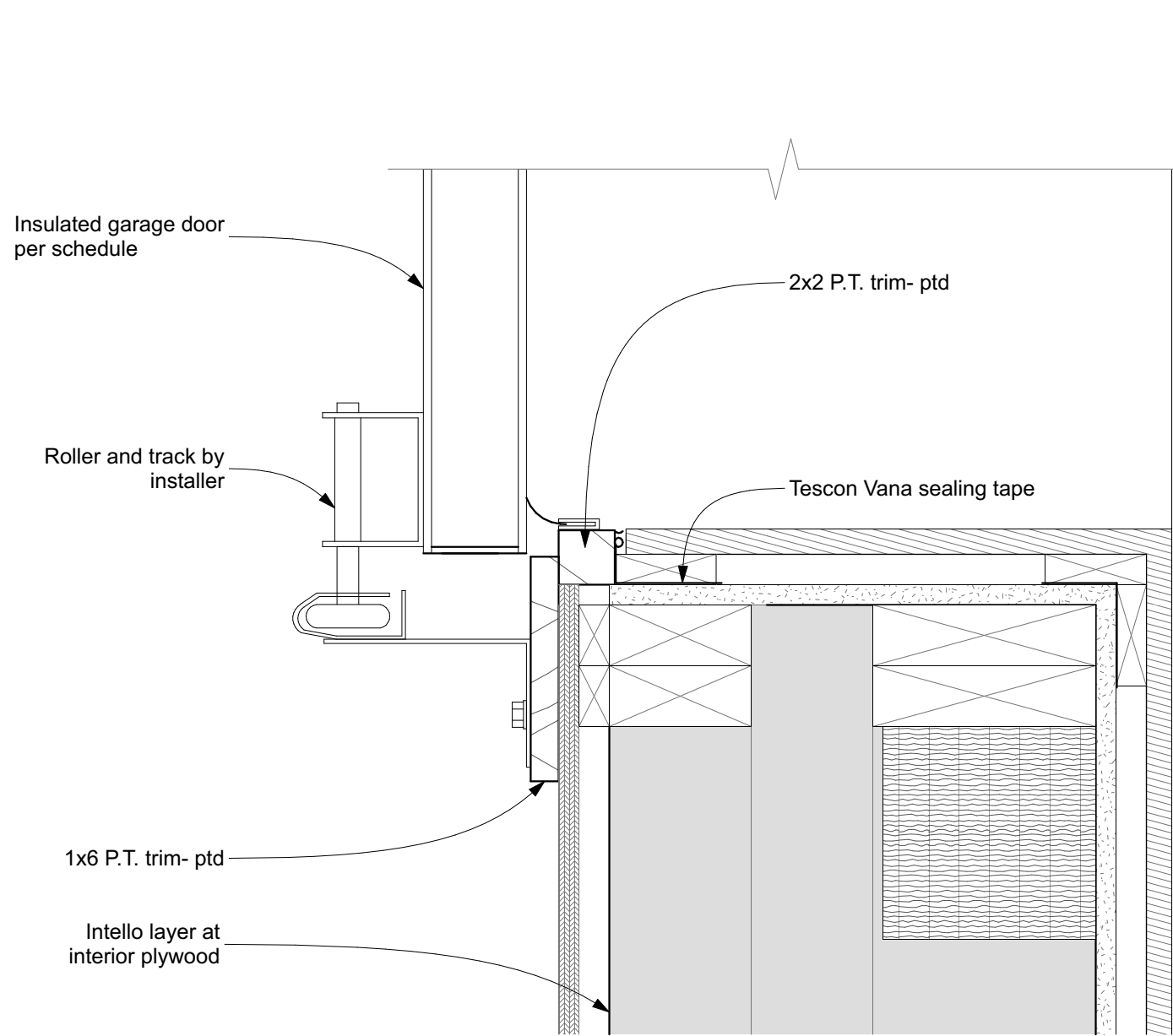
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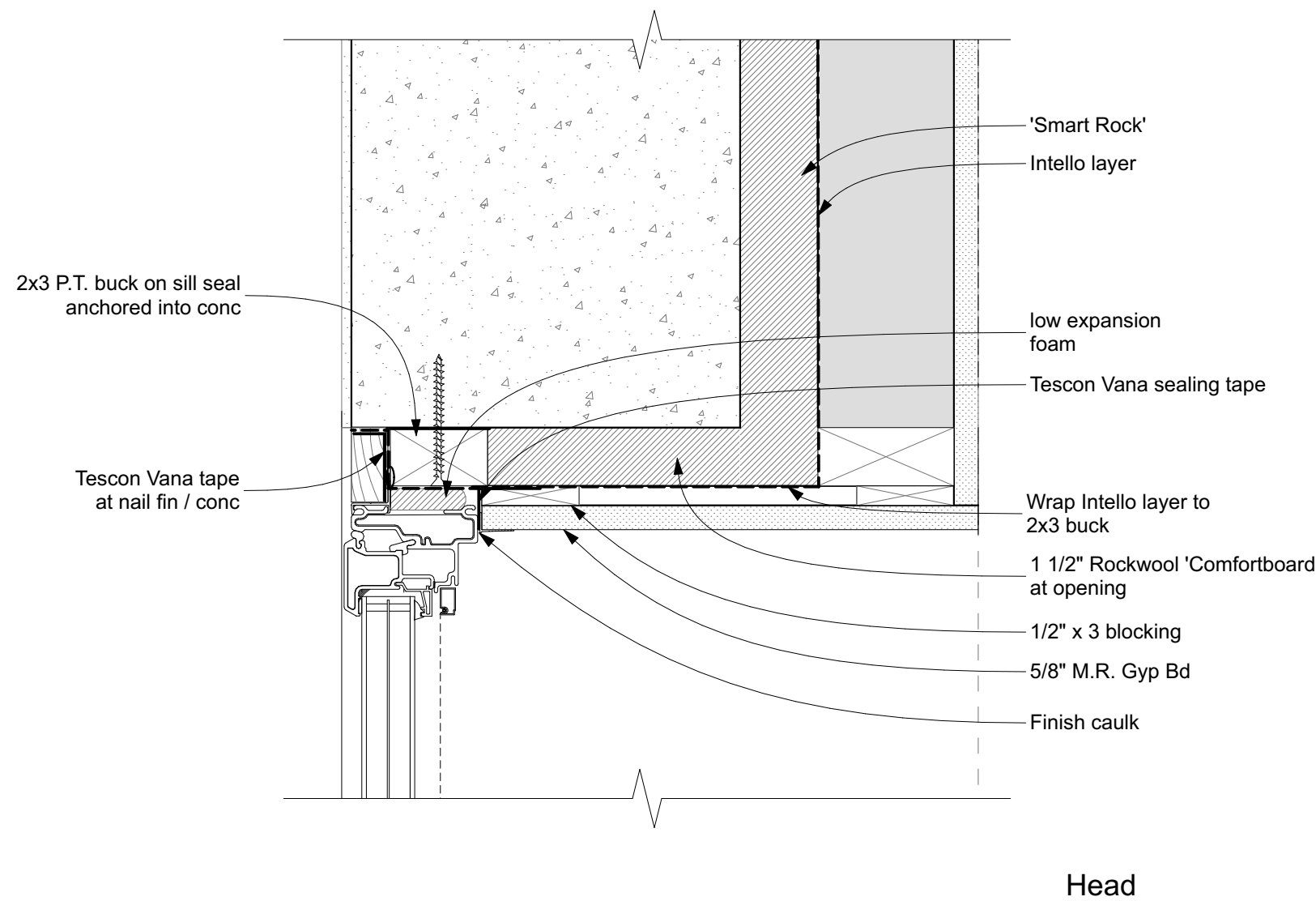
Wall Sections,
Details

Printed 10/9/26



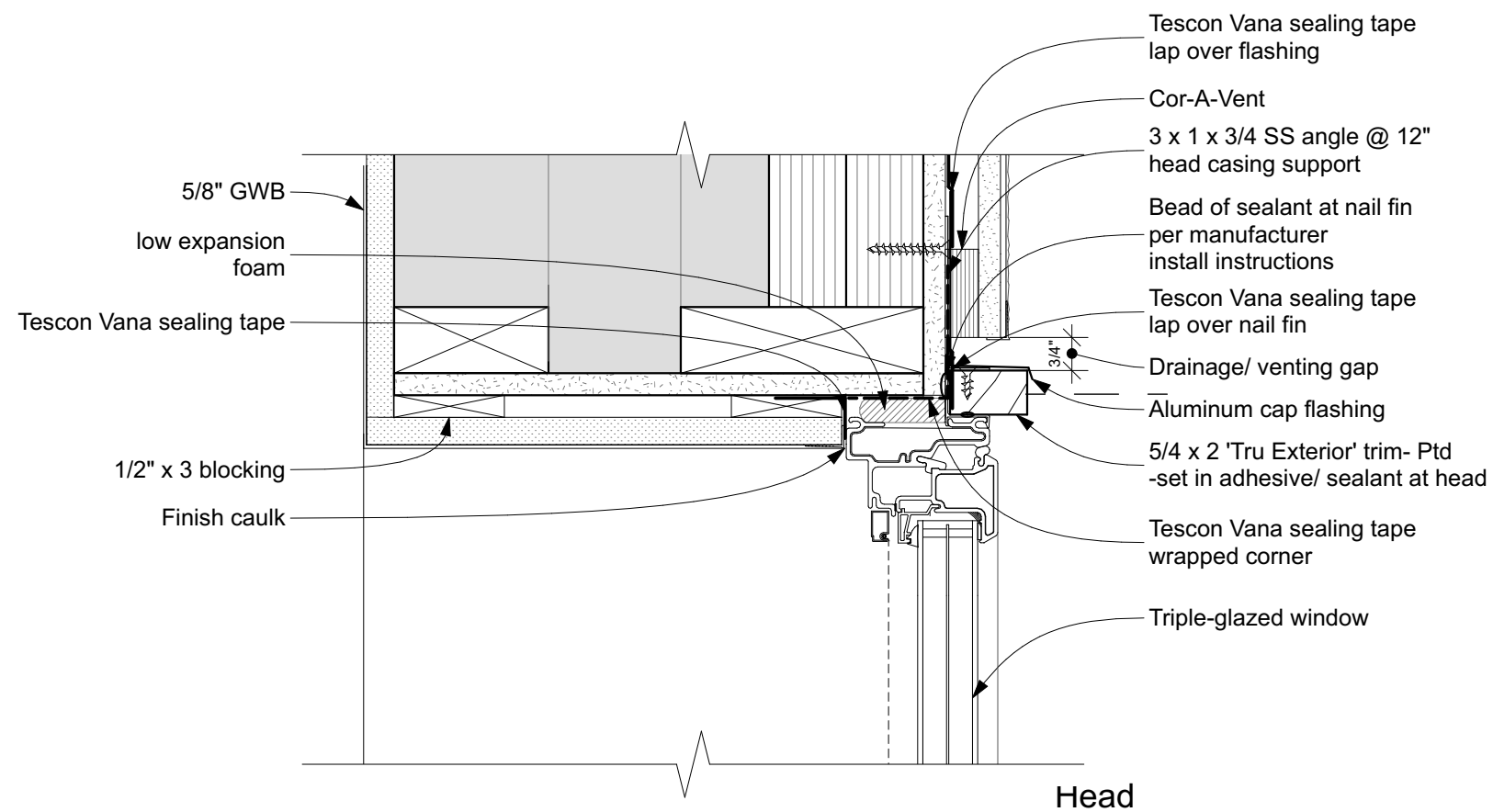
Detail at Garage Door
Scale:3" = 1'-0"

8



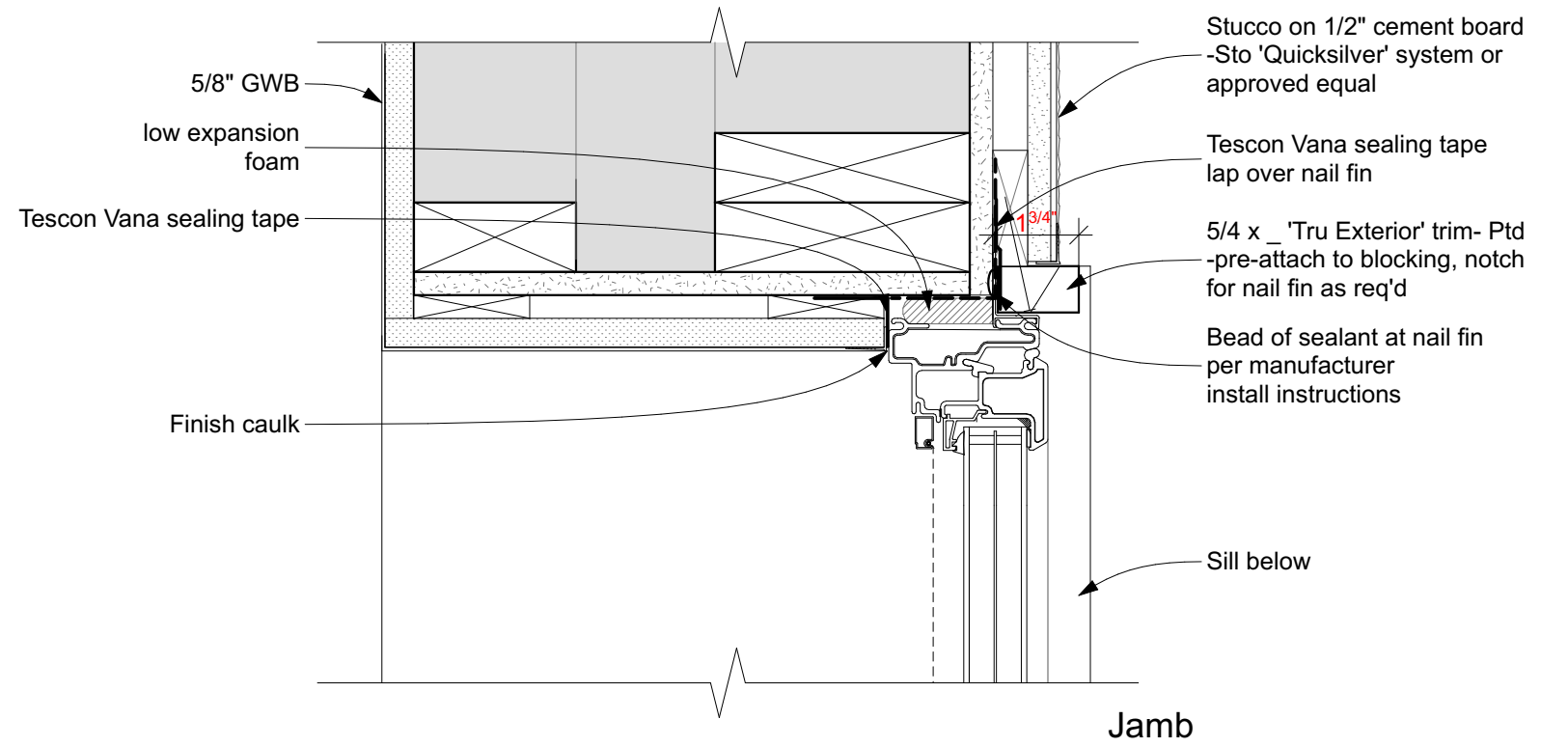
Detail at Bath Window
Scale:3" = 1'-0"

6



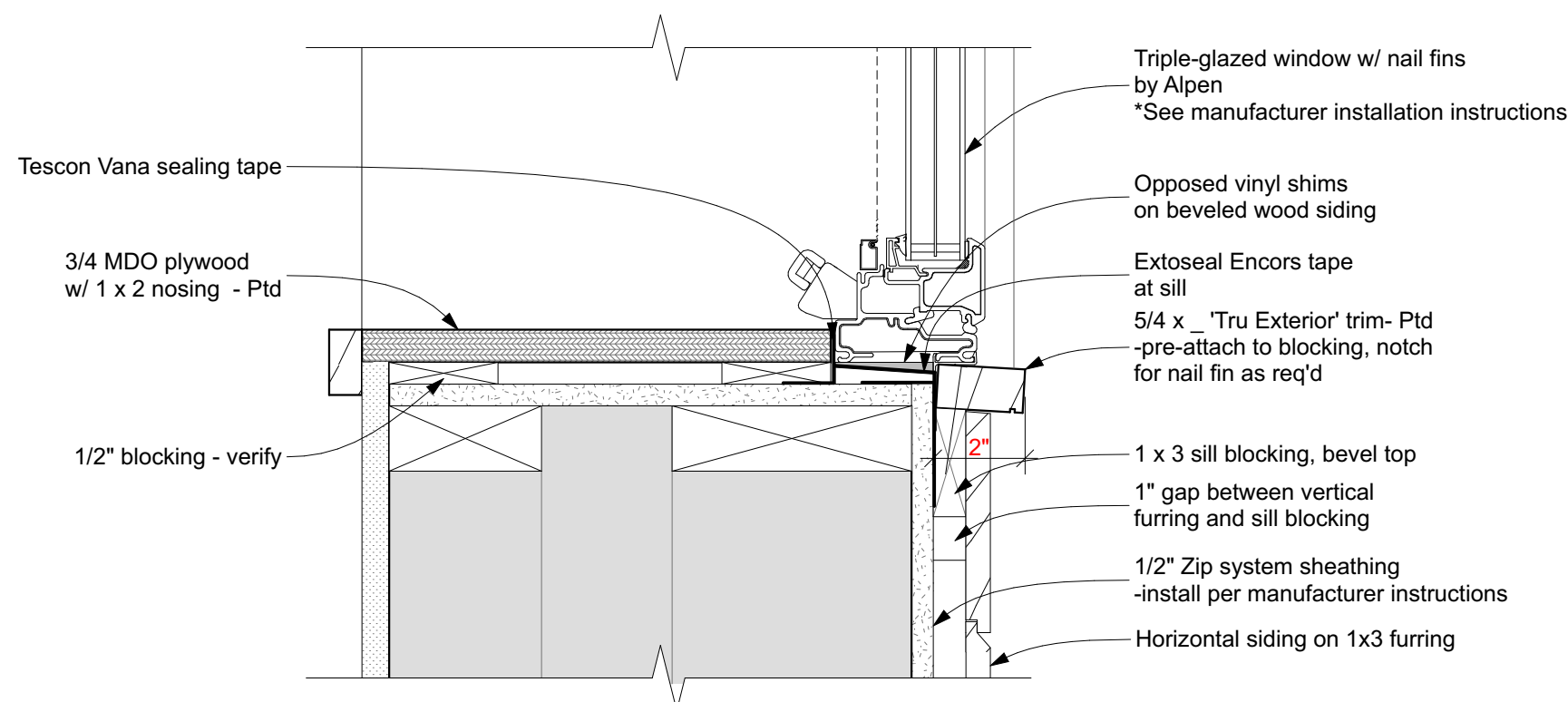
Detail at Window Head
Scale:3" = 1'-0"

3



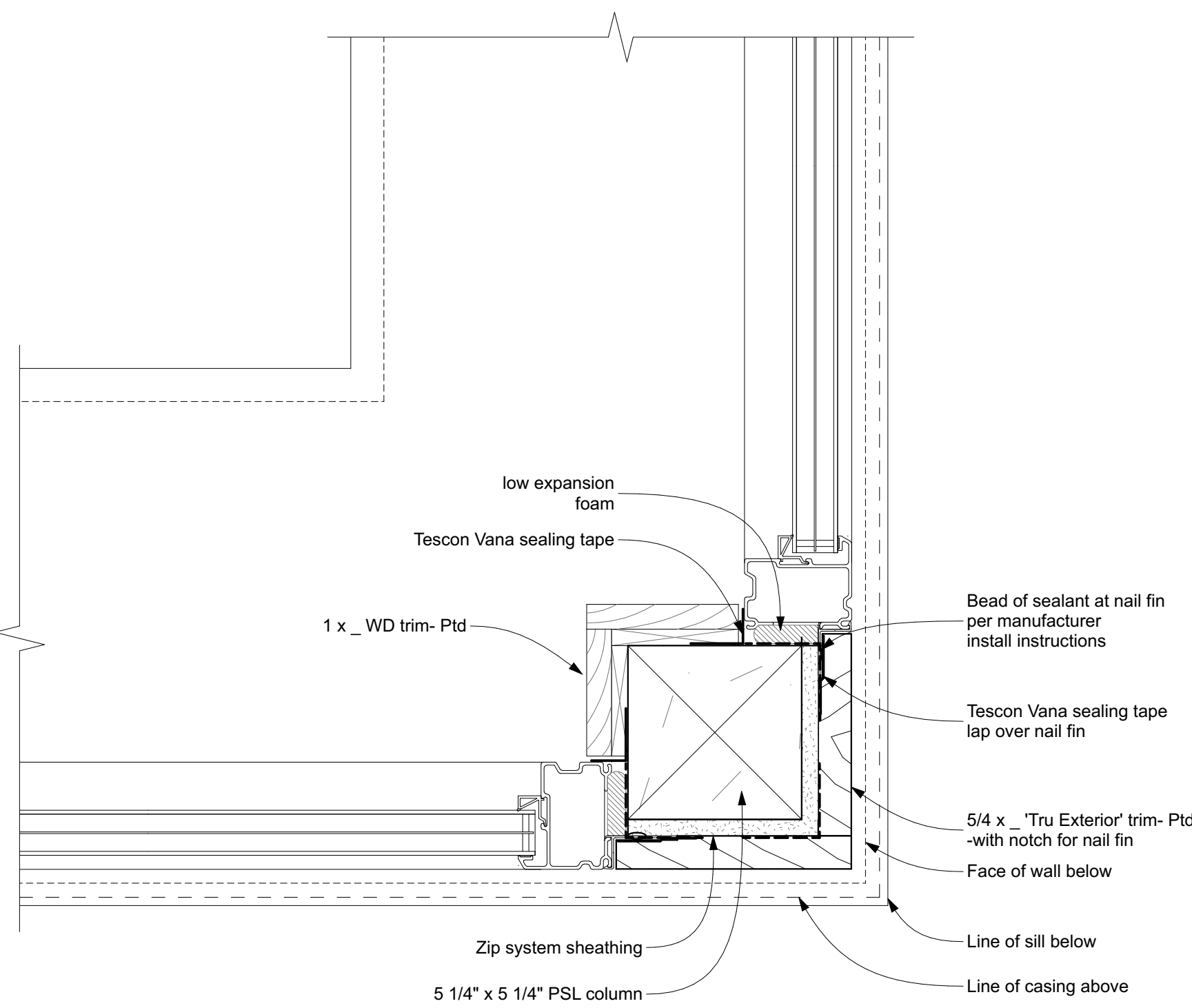
Detail at Window Jamb
Scale:3" = 1'-0"

2



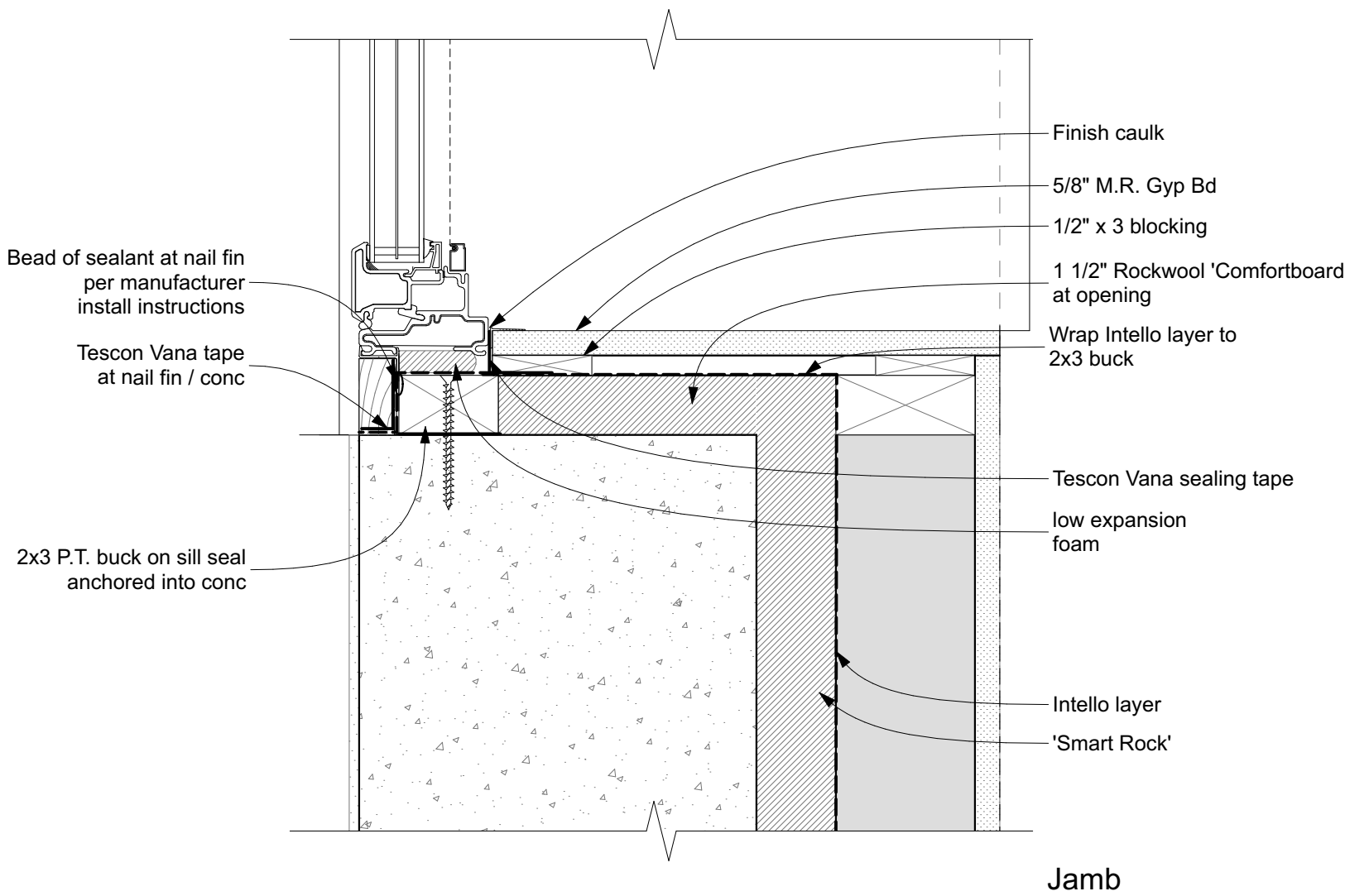
Detail at Window Sill
Scale:3" = 1'-0"

1



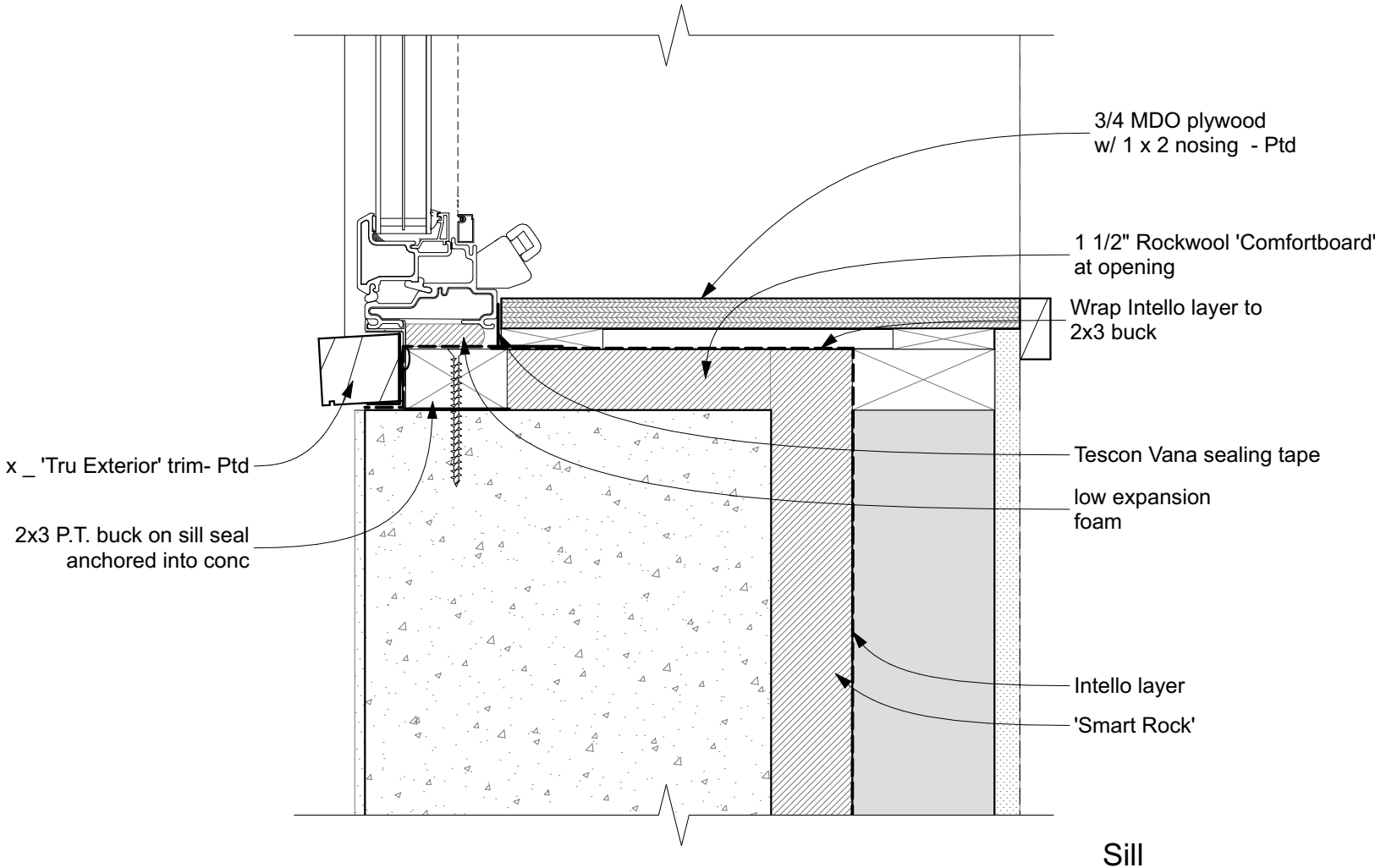
Detail at Corner Post
Scale:3" = 1'-0"

7



Detail at Bath Window
Scale:3" = 1'-0"

5



Detail at Bath Window
Scale:3" = 1'-0"

4

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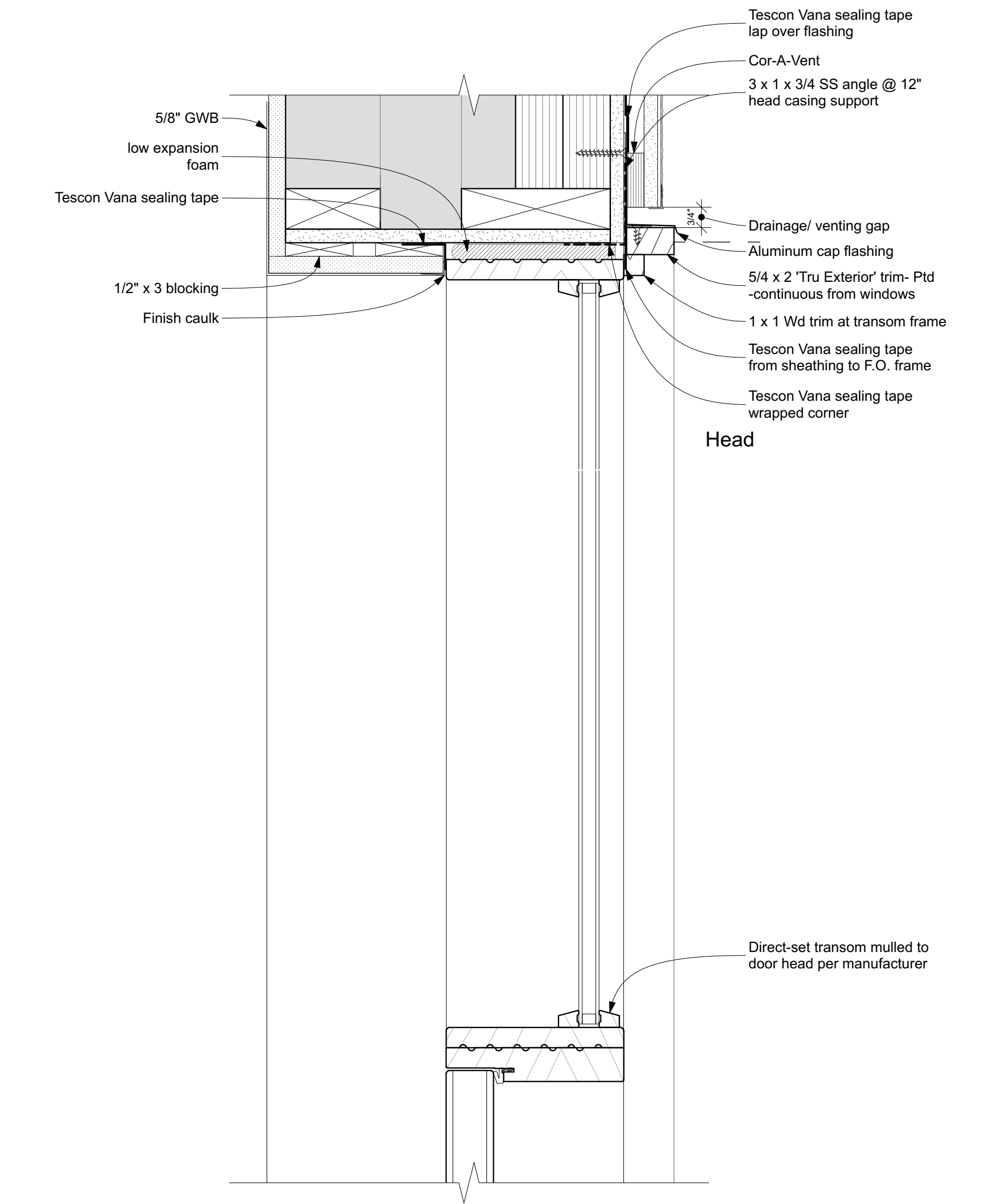
Drawn by:
D. Reilly
Checked by:
E. DiSalvo

ADU Window HJS
Details

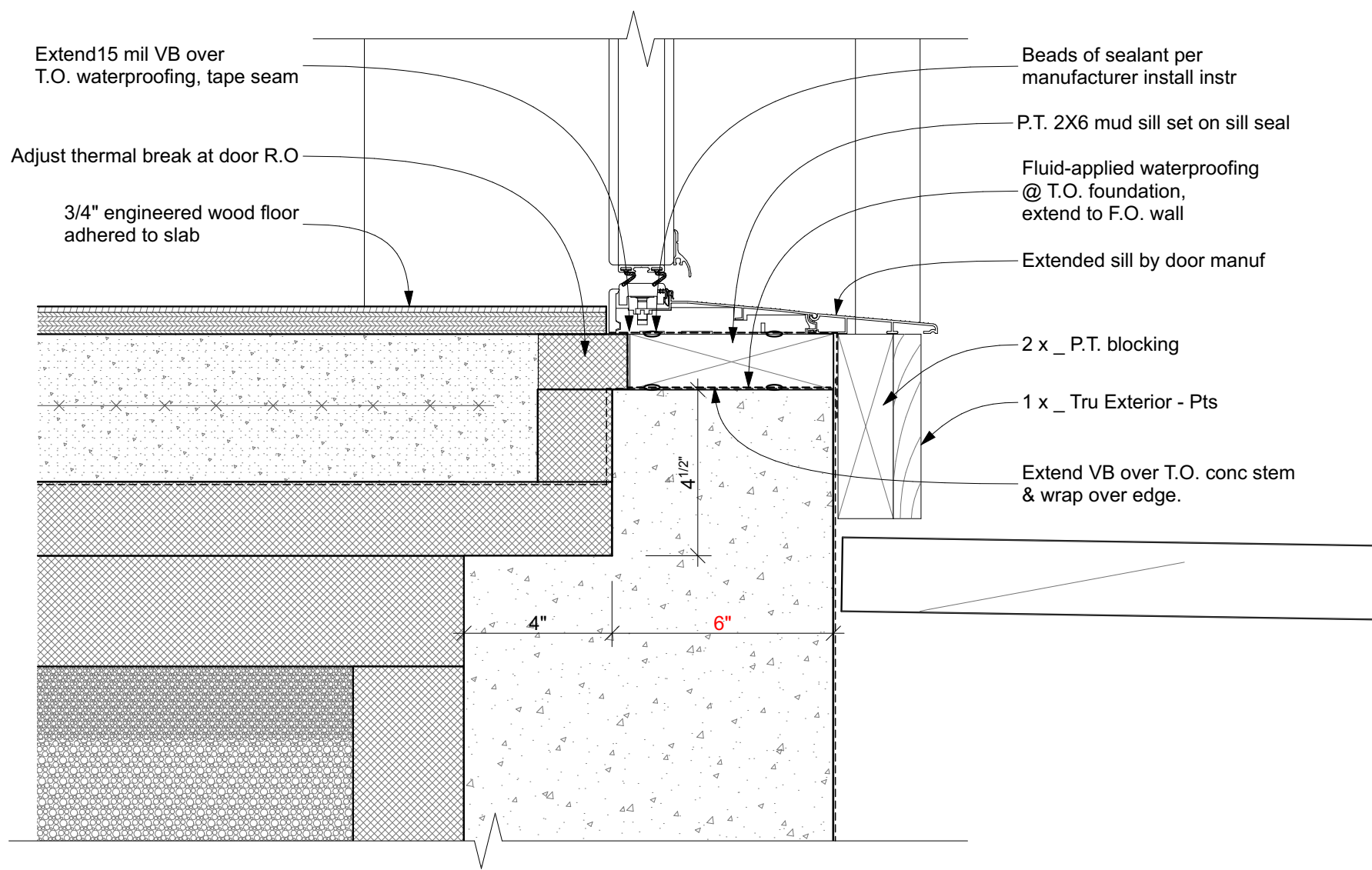
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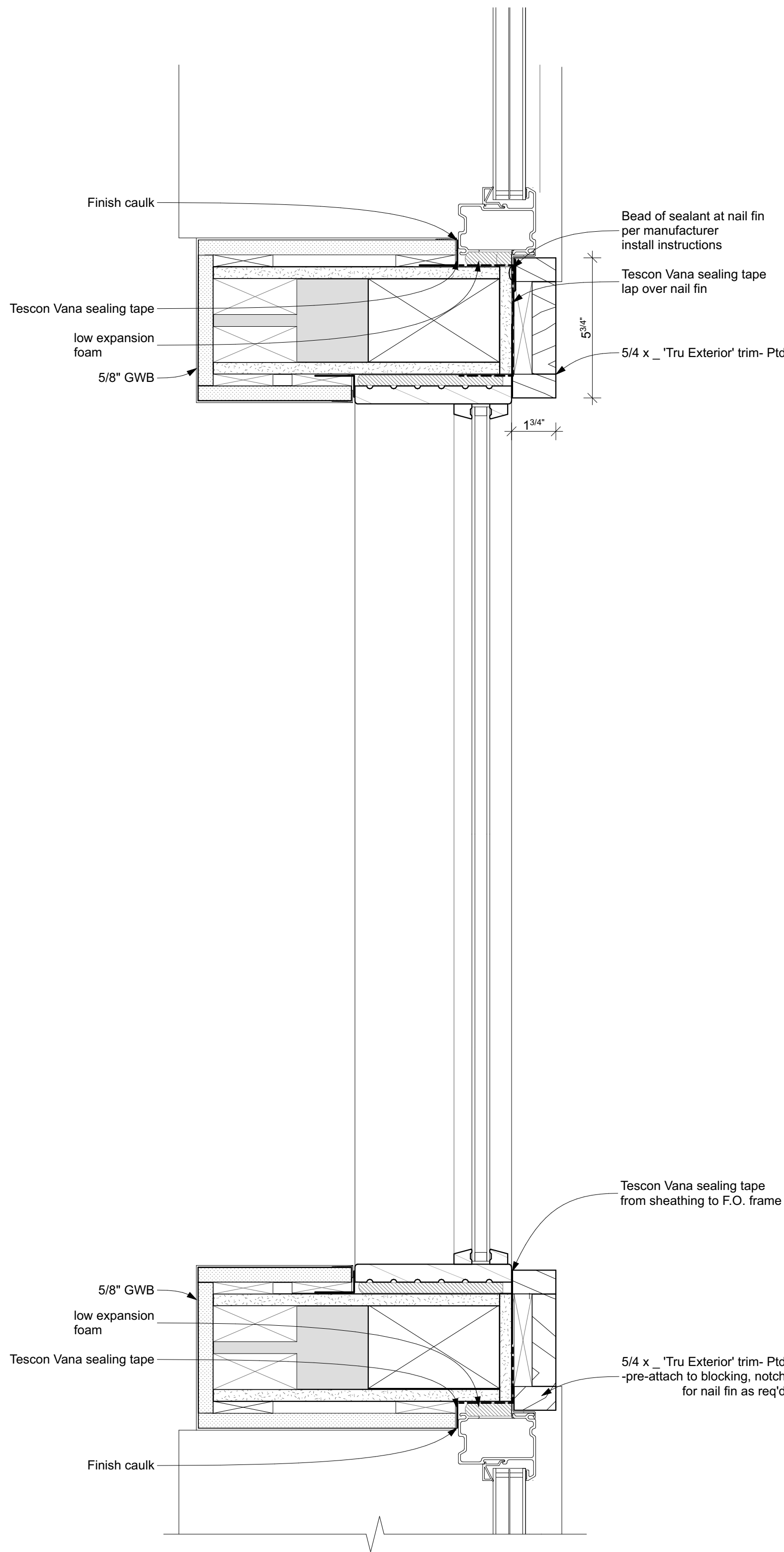
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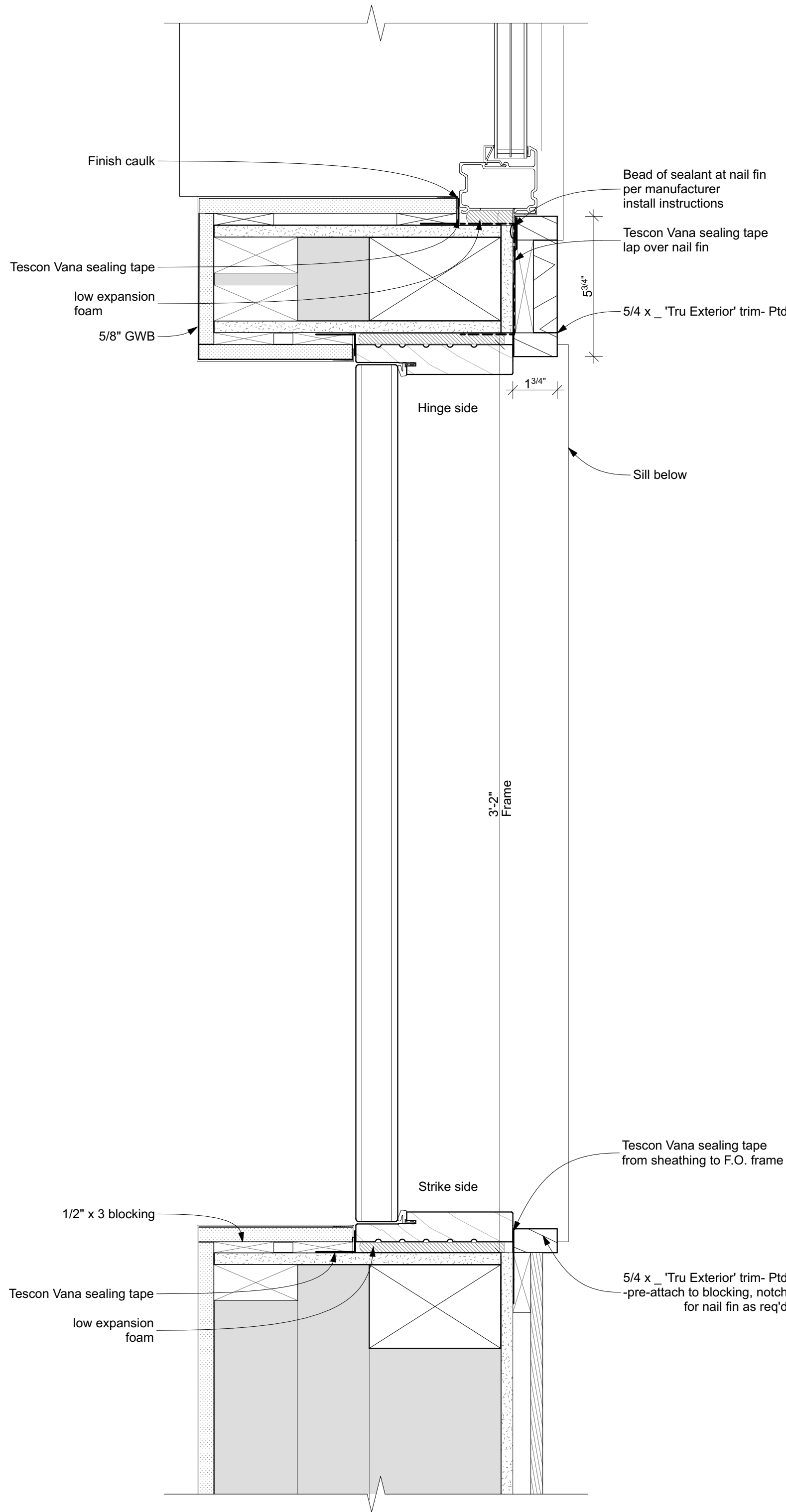
Detail at Front Door 4
Scale:3" = 1'-0"



Detail at Front Door 3
Scale:3" = 1'-0"



Detail at Front Door Transom 2
Scale:3" = 1'-0"



Detail at Front Door 1
Scale:3" = 1'-0"

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No.	Item	Date

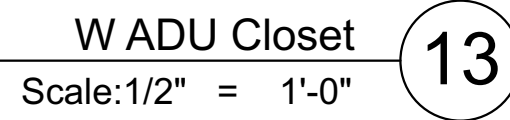
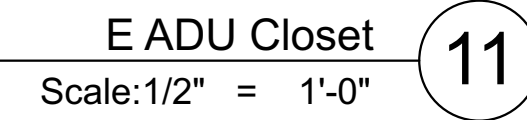
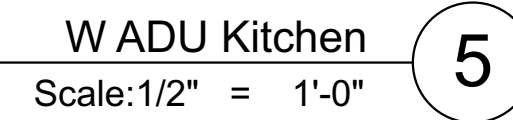
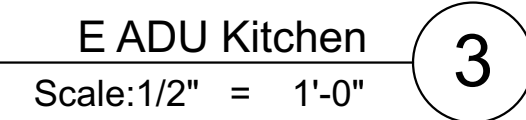
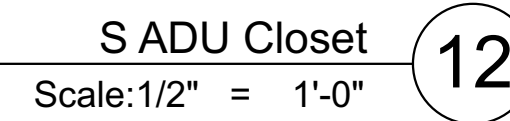
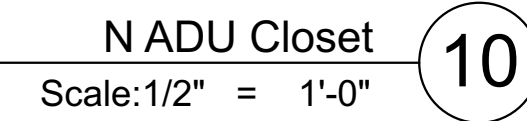
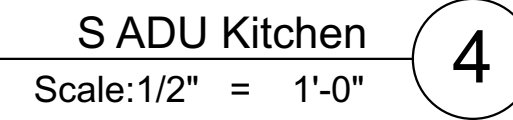
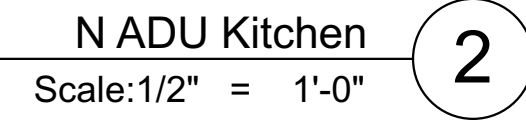
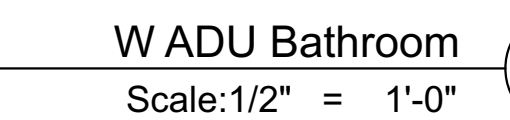
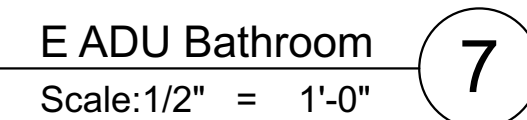
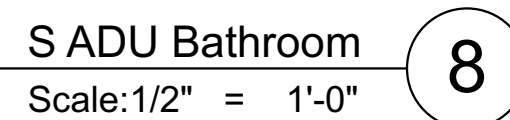
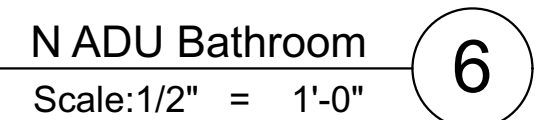
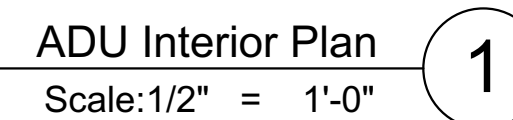
Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

ADU Ext Door HJS
Details

Printed 10/9/26

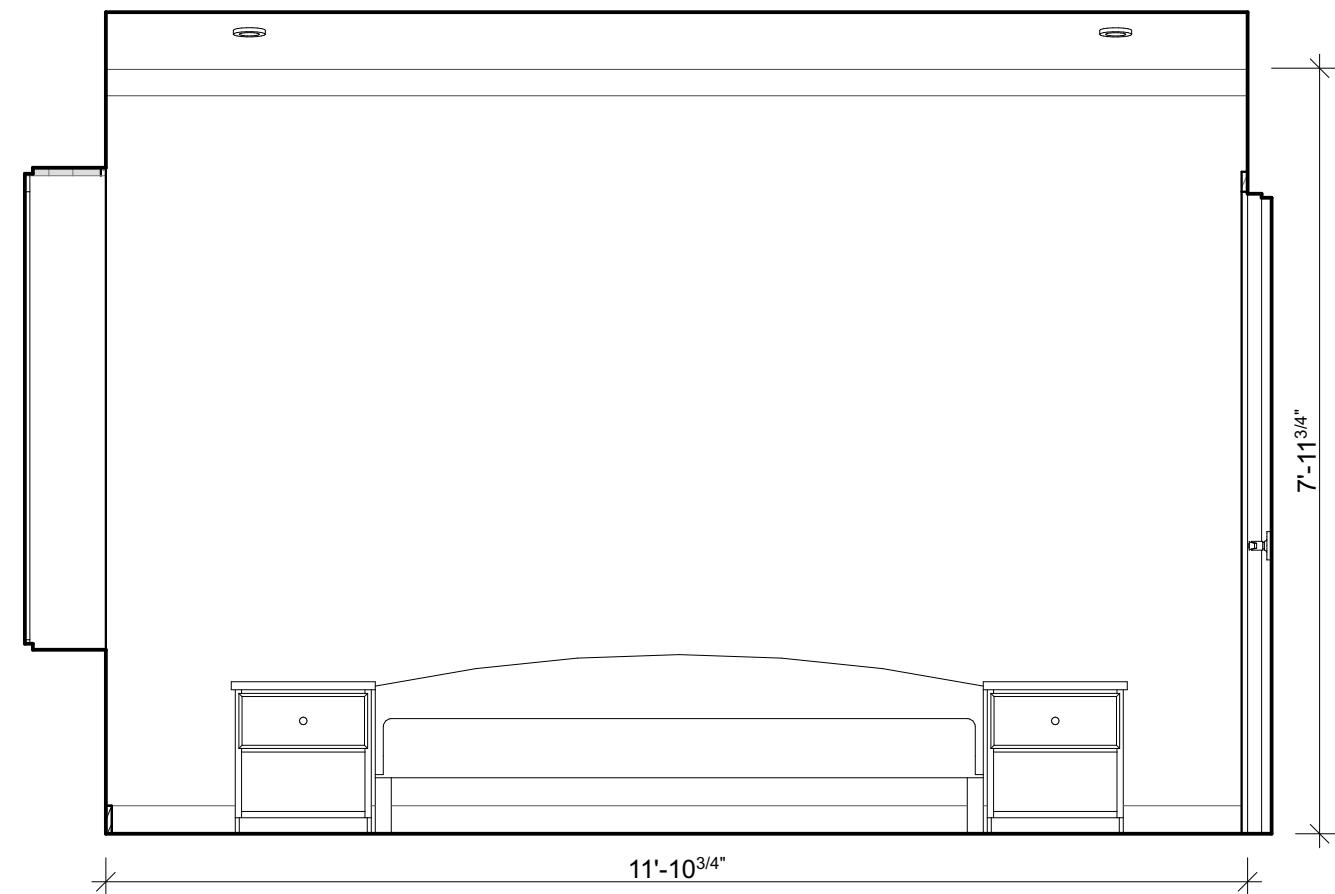
A 4.2



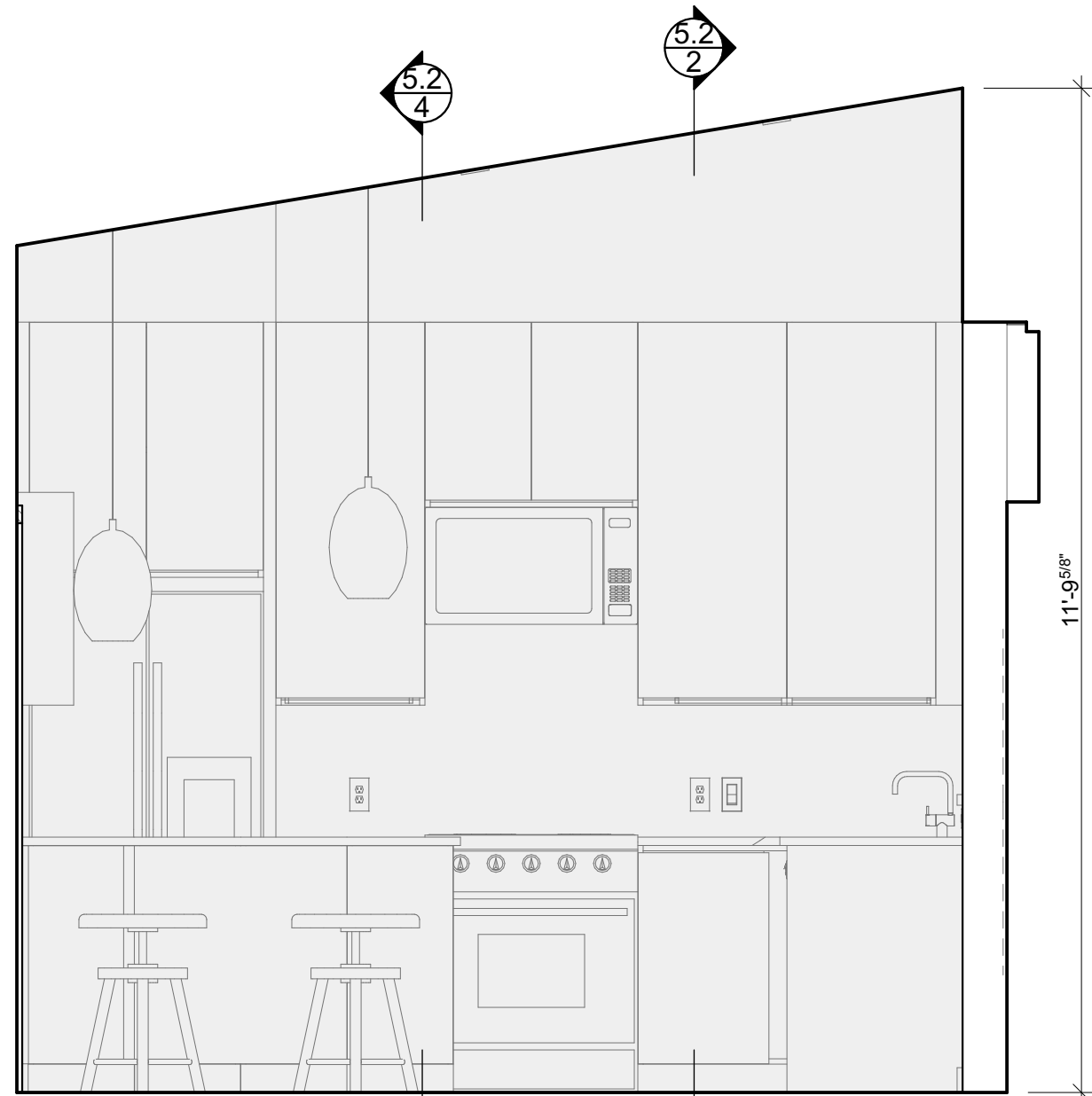
Additions and Alterations to the
Tice Mount-Finette Residence
 14A Short Hill Road
 Croton-on-Hudson, NY 10520
 (Town of Cortlandt)

ADU Kitchen and
Bath Interior
Elevations
Printed 10/9/26

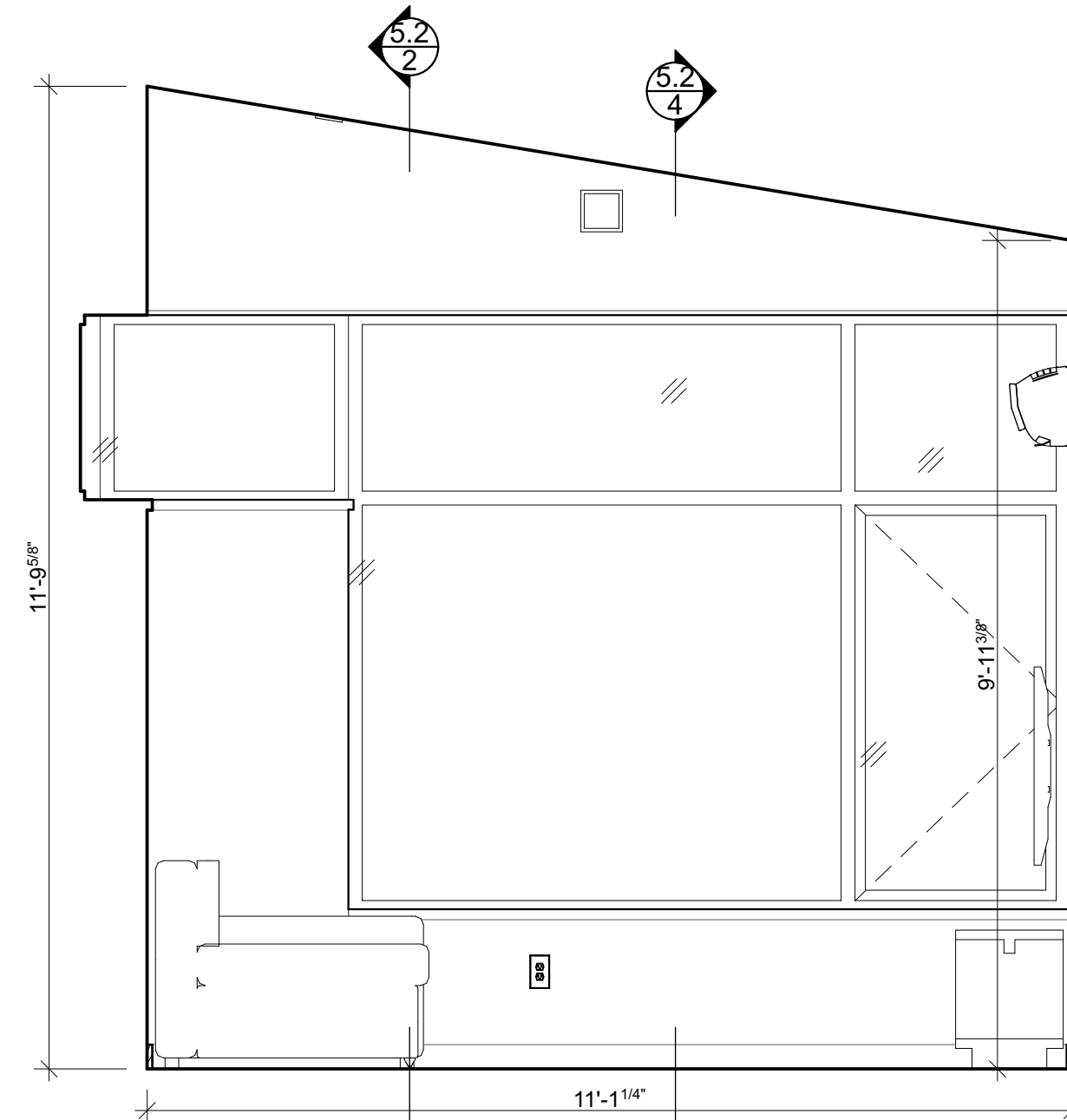
A 5.1



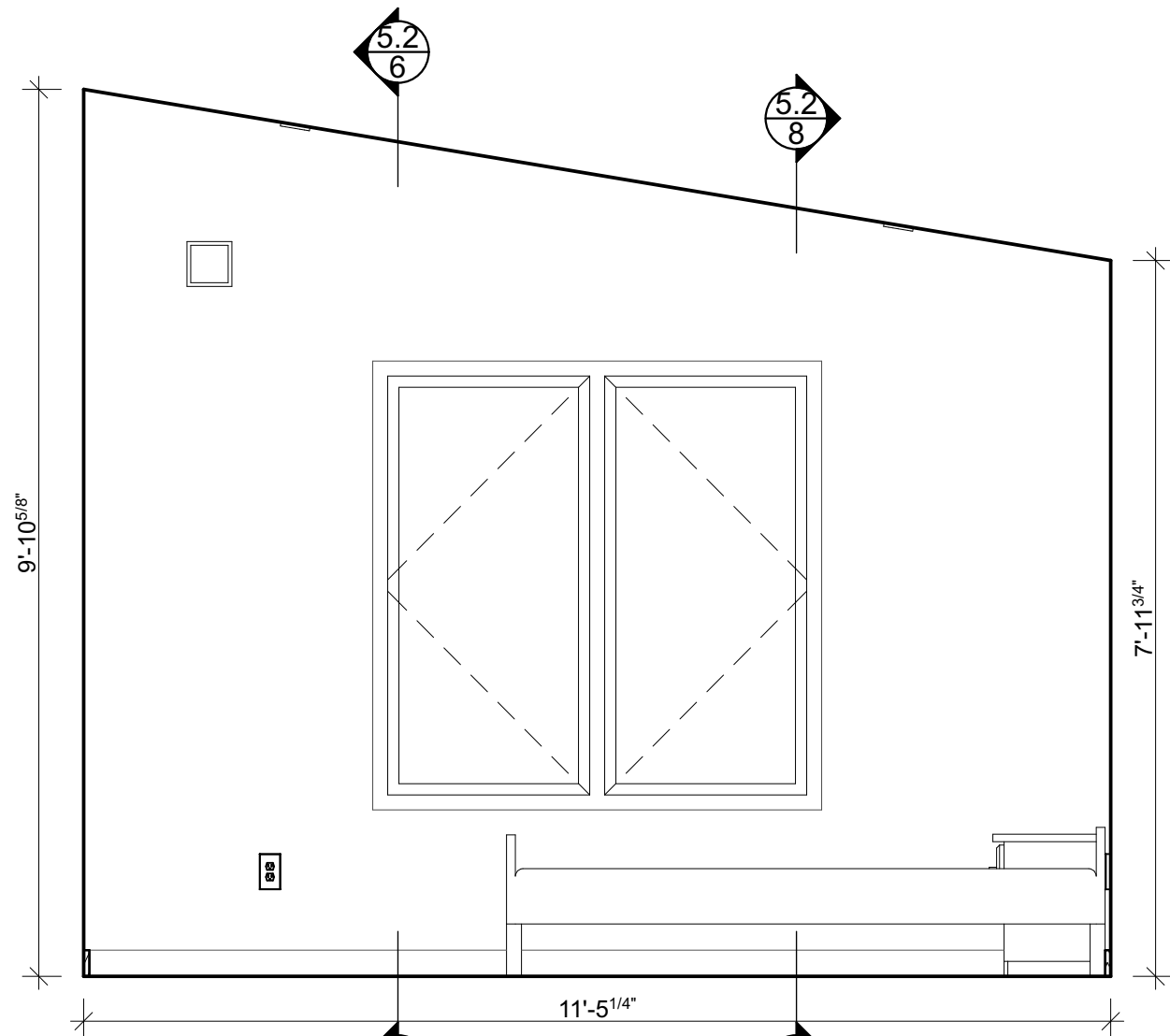
S ADU Bedroom
Scale: 1/2" = 1'-0" 8



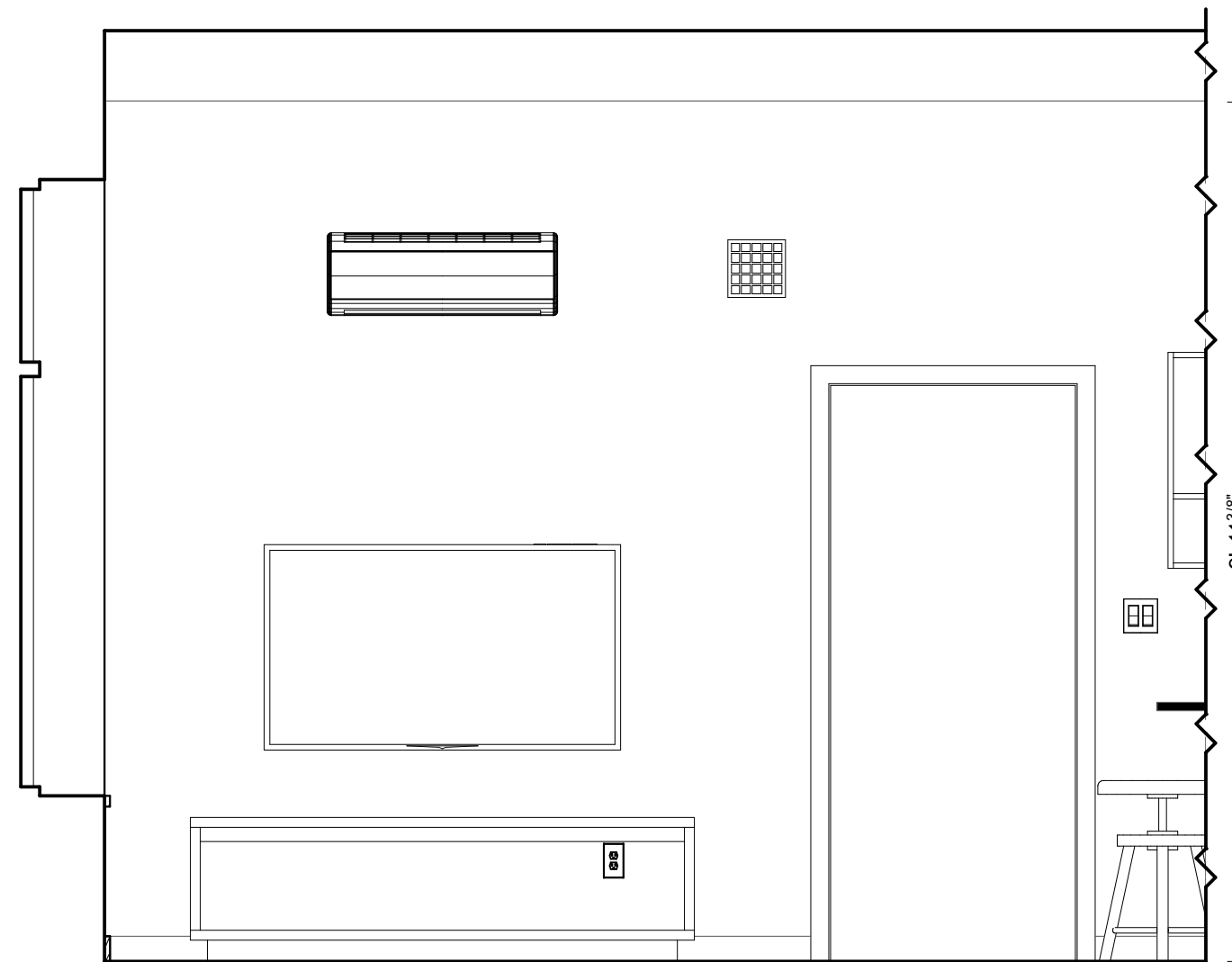
W ADU Living Room
Scale: 1/2" = 1'-0" 5



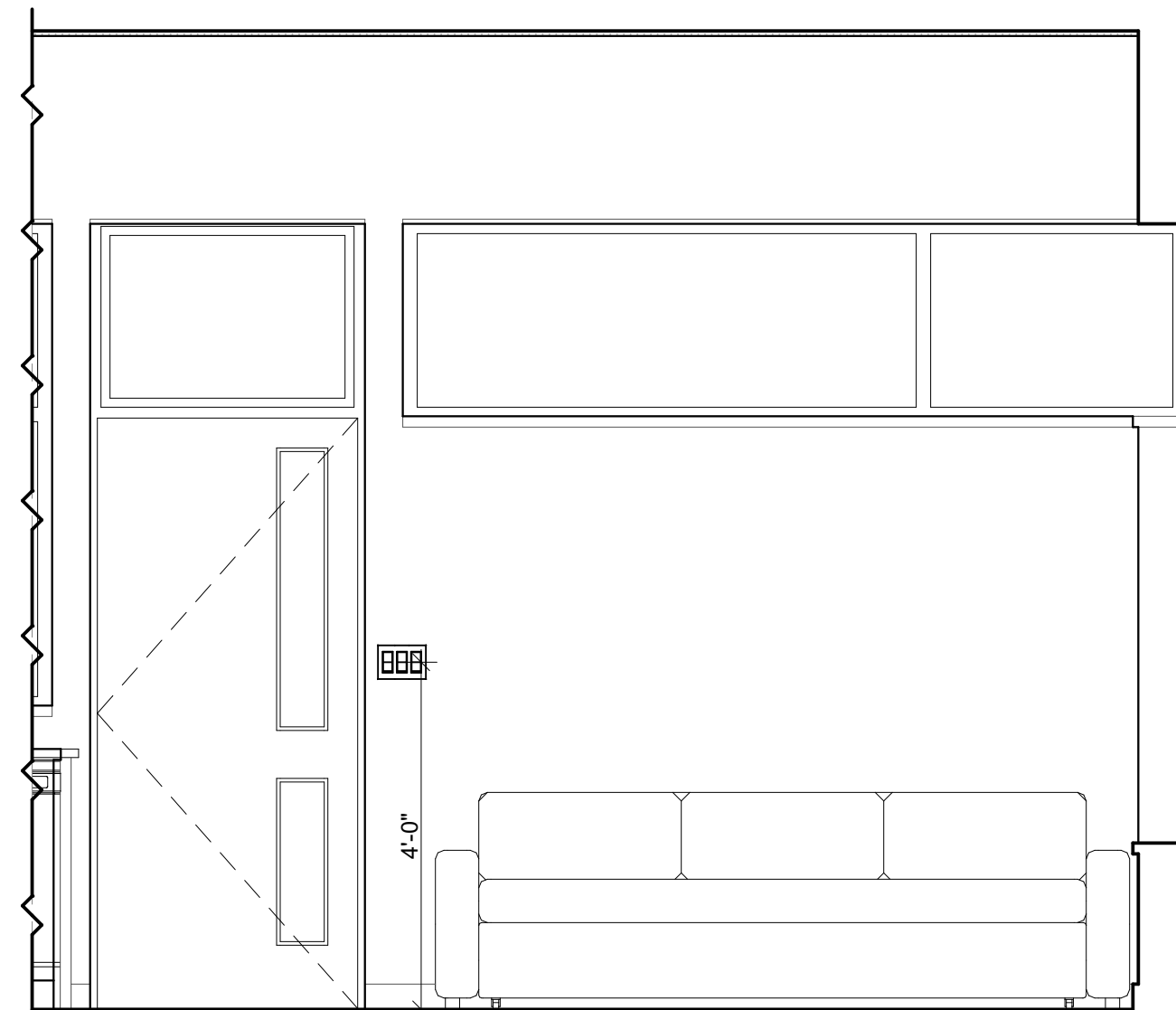
E ADU Living Room
Scale: 1/2" = 1'-0" 3



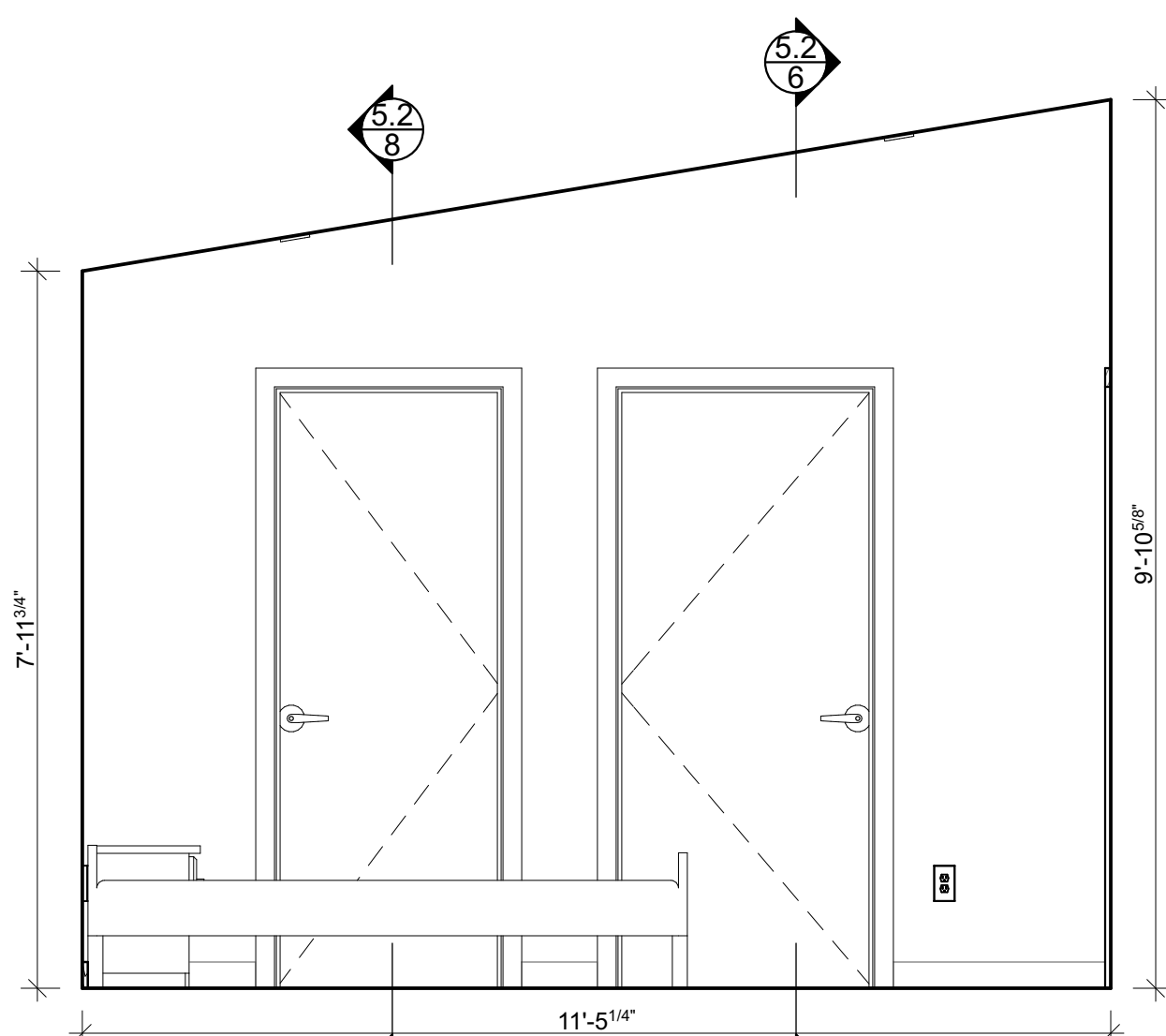
E ADU Bedroom
Scale: 1/2" = 1'-0" 7



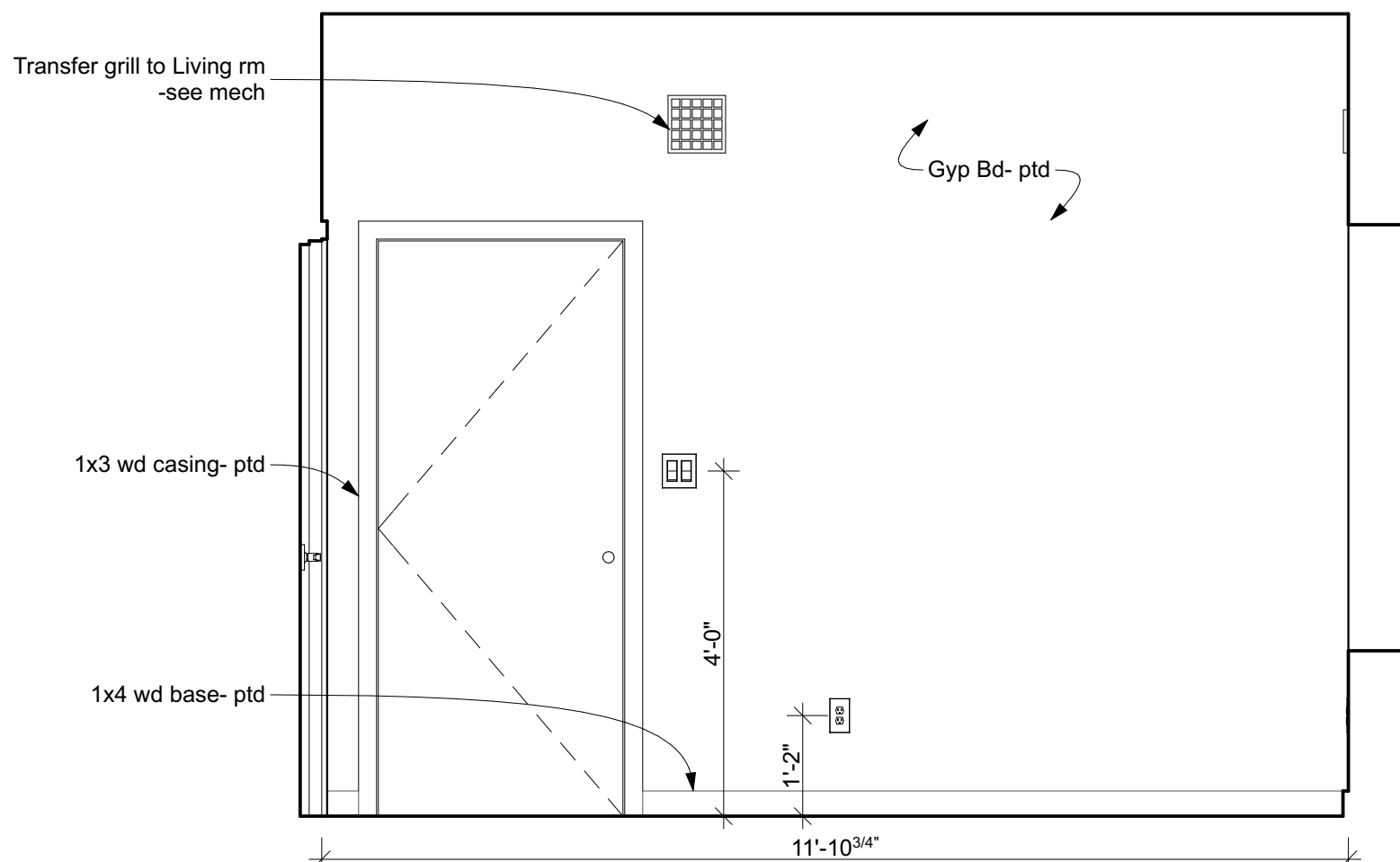
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Scale: 1/2" = 1'-0" 4



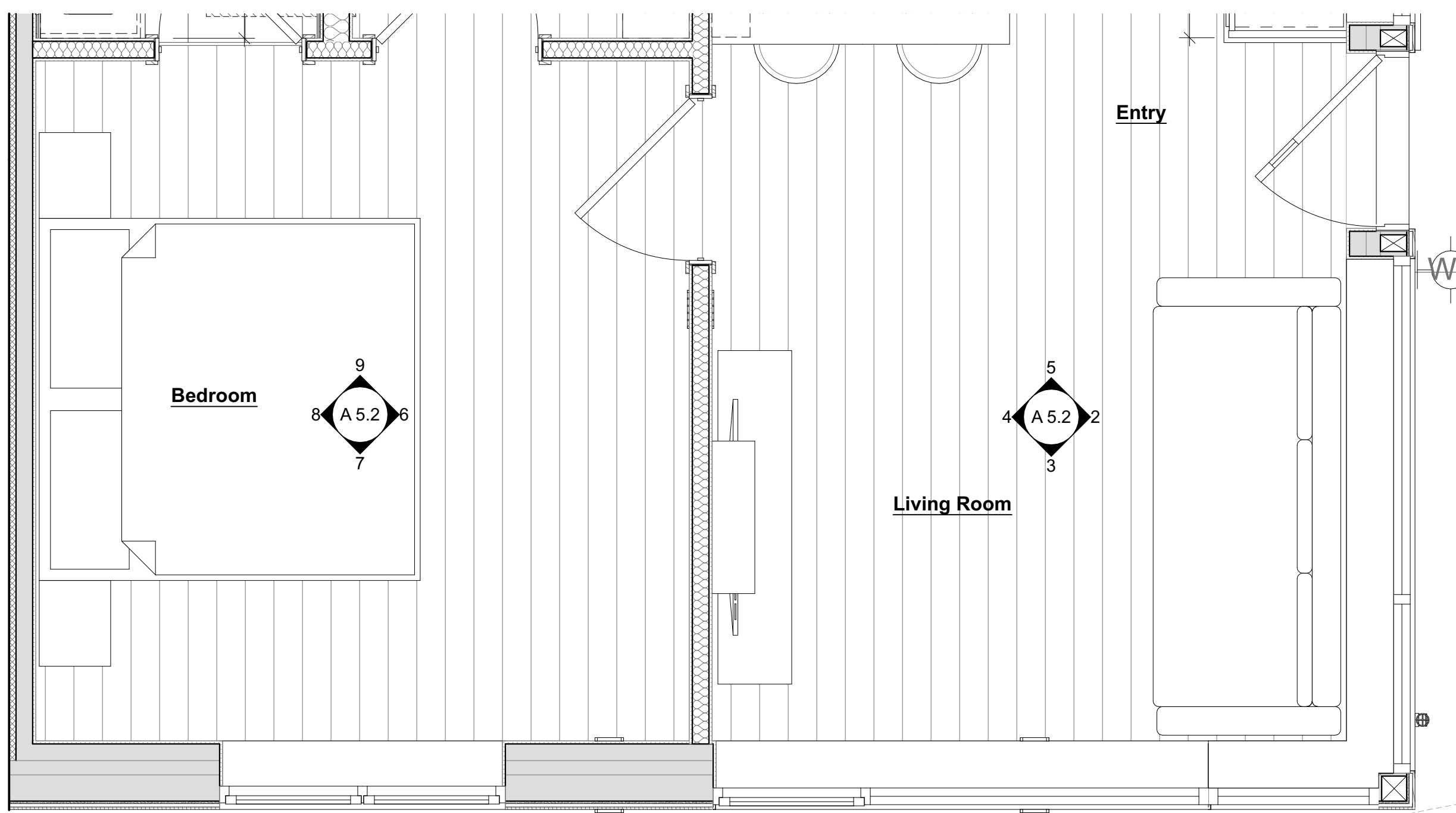
N ADU Living Room
Scale: 1/2" = 1'-0" 2



W ADU Bedroom
Scale: 1/2" = 1'-0" 9



N ADU Bedroom
Scale: 1/2" = 1'-0" 6



ADU Interior Plan
Scale: 1/2" = 1'-0" 1

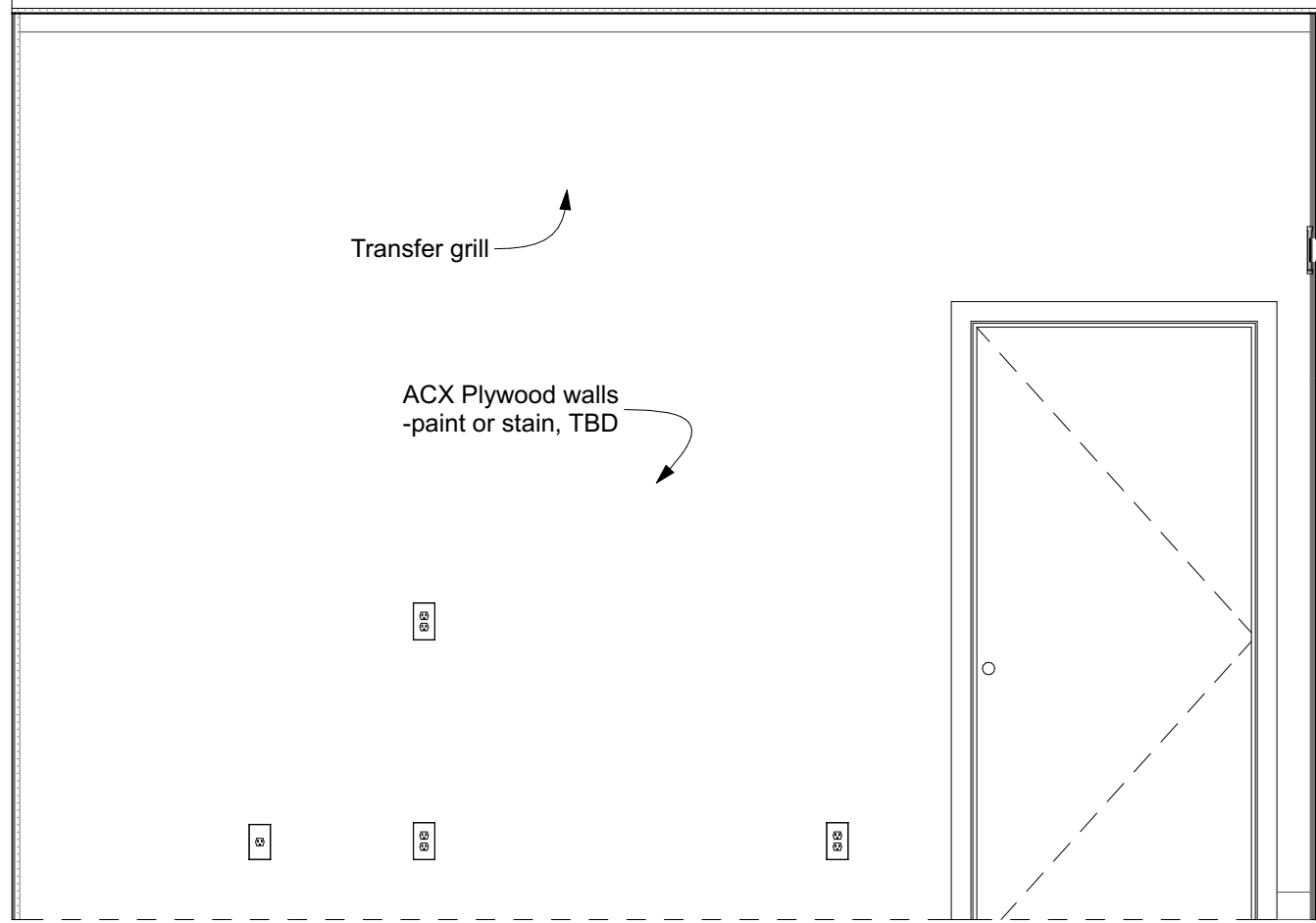
4	Panning Board Application - ADU	10/09/2026
3	BUILDING PERMIT - ADU	08/04/2026
2	Revised Main House 1st Floor Plan for Health Dept Submittal	06/17/2026
1	Plans for Health Dept Submittal	01/29/2026
No.	Item	Date

Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

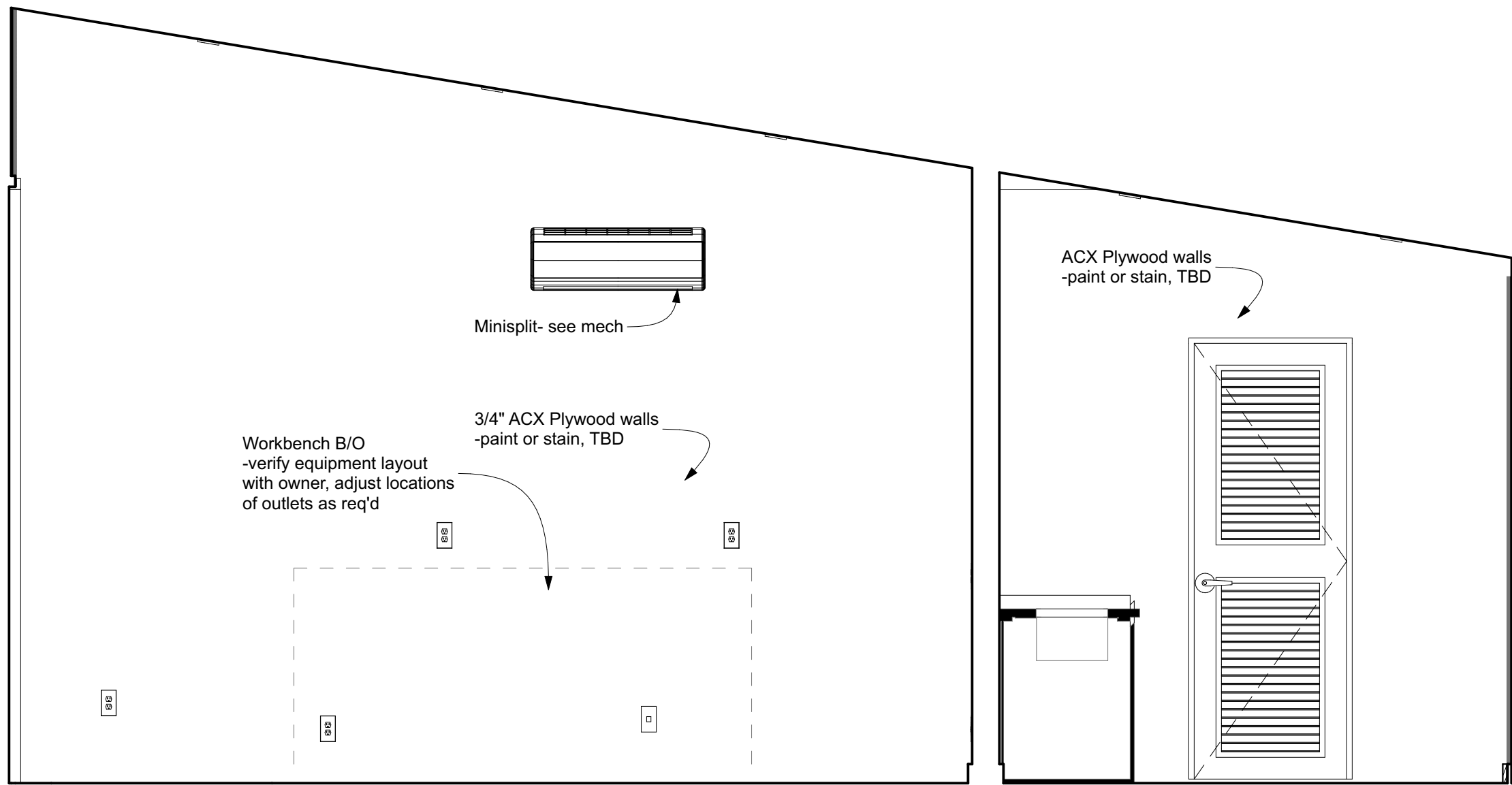
ADU Living Room
& Bedroom Interior
Elevations
Printed 10/9/26

A 5.2



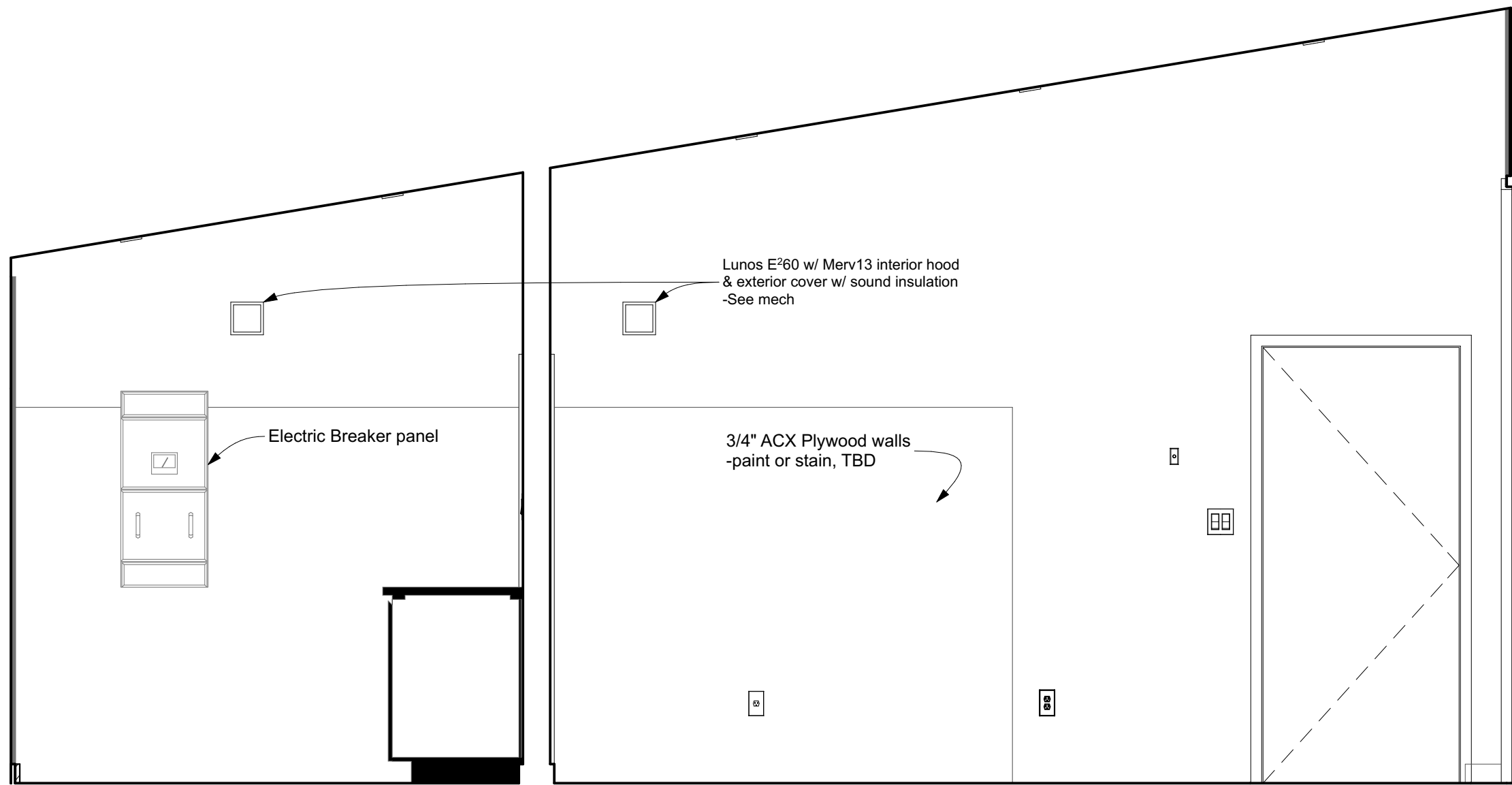
S ADU Workshop
Scale:1/2" = 1'-0"

5



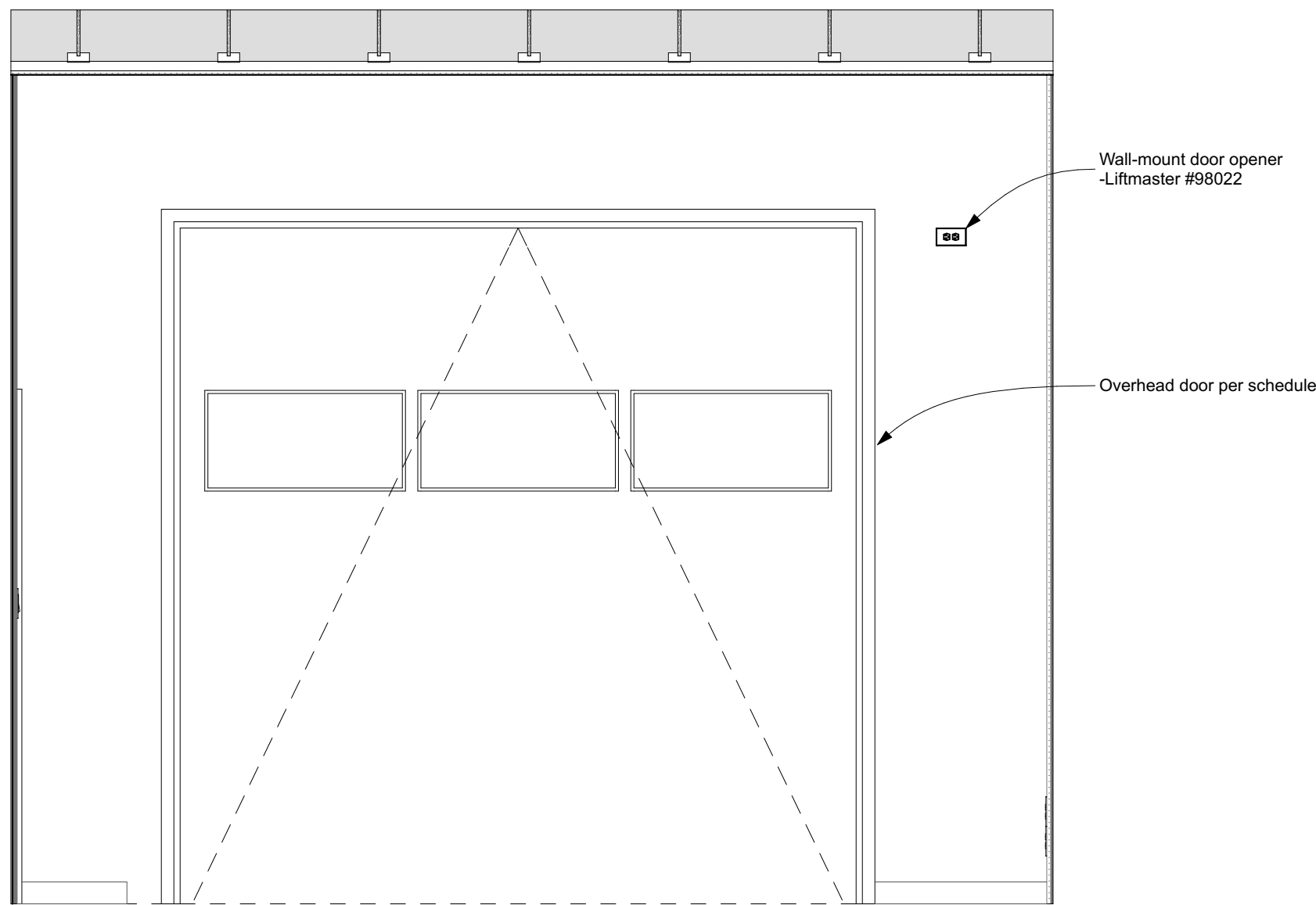
E ADU Workshop
Scale:1/2" = 1'-0"

4



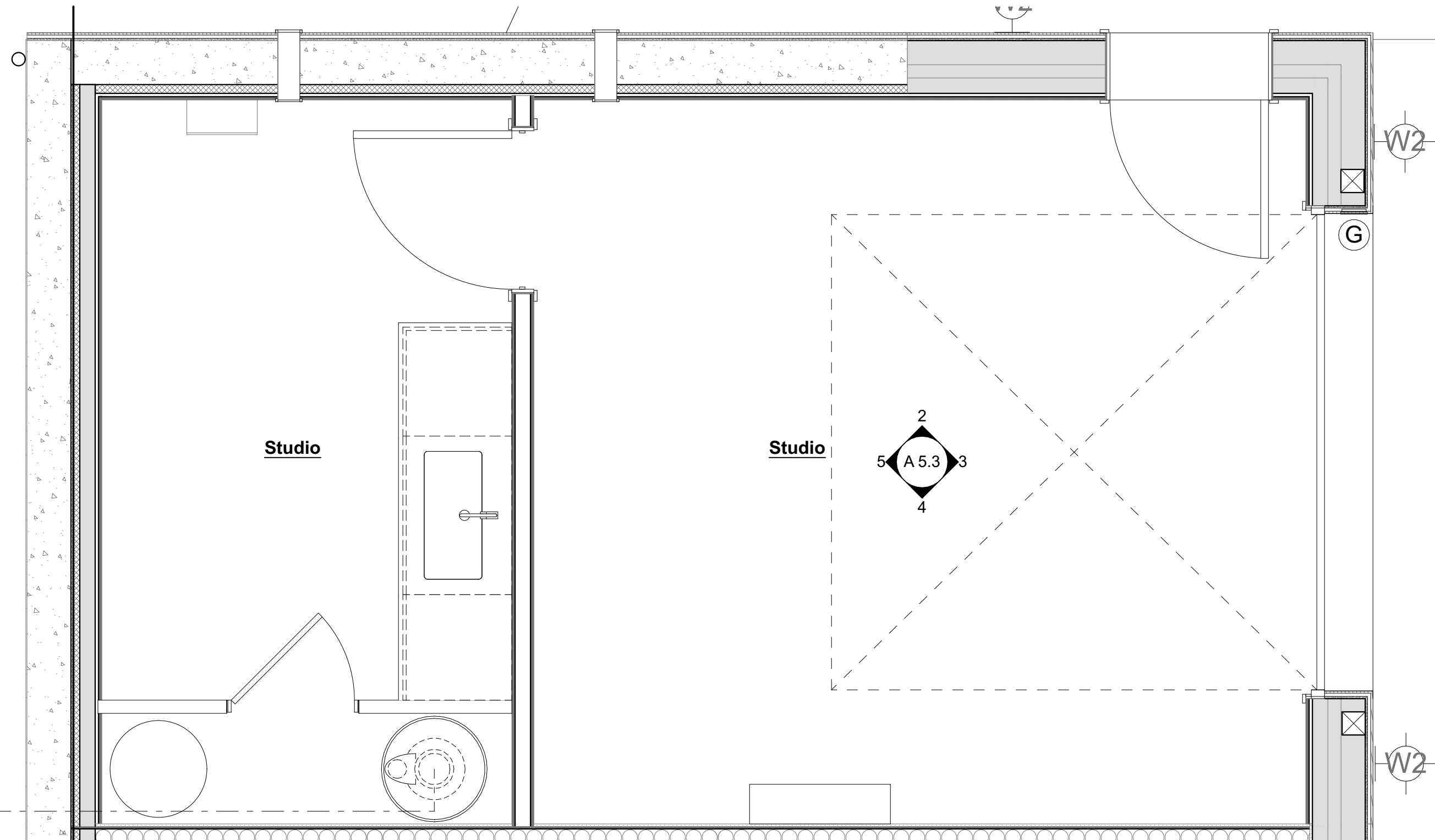
W ADU Workshop
Scale:1/2" = 1'-0"

2



N ADU Workshop
Scale:1/2" = 1'-0"

3



ADU Interior Plan
Scale:1/2" = 1'-0"

1

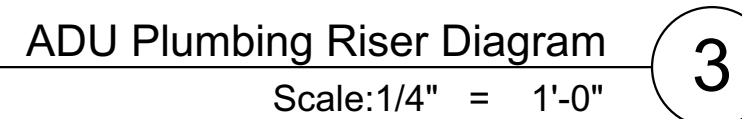
4	Panning Board Application - ADU	10/09/2026
3	BUILDING PERMIT - ADU	08/04/2026
2	Revised Main House 1st Floor Plan for Health Dept Submittal	06/17/2026
1	Plans for Health Dept Submittal	01/29/2026
No.	Item	Date

Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

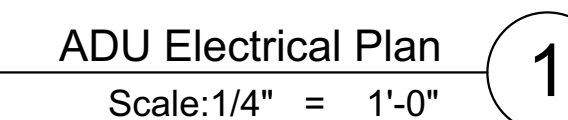
ADU Workshop
Interior Elevations

A 5.3



- | Symbol | Description |
|---|--------------------------------|
|  | Duplex outlet |
|  | Duplex outlet + 1 USB + 1 USB- |
|  | Half switched outlet |
|  | Quad outlet |
|  | Ground fault protected outlet |
|  | Waterproof outlet |
|  | Dedicated outlet |
|  | Dedicated GFC outlet |
|  | Dedicated 220V outlet |
|  | Duplex floor outlet |
|  | Switch |
|  | 3-way switch |
|  | 4-way switch |
|  | Jamb switch |
|  | Dimmer switch |
|  | Automatic door switch |
|  | Junction box |
|  | Electric radiant floor |
|  | Smoke detector |
|  | Carbon monoxide detector |
|  | Exhaust fan |
|  | Garage key pad |
|  | Garage door button |
|  | Thermostat |
|  | Door bell |
|  | Ethernet receptacle |
|  | Cable receptacle |
|  | Speaker |
|  | Security key pad |
|  | Security camera |

ADU Mech Plan
Scale: 1/4" = 1'-0"



4	Panning Board Application - ADU	10/09/2026
3	BUILDING PERMIT - ADU	08/04/2026
2	Revised Main House 1st Floor Plan for Health Dept Submittal	06/17/2026
1	Plans for Health Dept Submittal	01/29/2026
No.	Item	Date

Additions and Alterations to the
Tice Mount-Finette Residence
14A Short Hill Road
Croton-on-Hudson, NY 10520
(Town of Cortlandt)

Drawn by:
D. Reilly
Checked by:
E. DiSalvo

ADU Electrical & Mechanical Plans

Printed 10/9/26

MEP 1

Drawings and Specifications, as instruments of professional service, are and shall remain the property of the Engineer. Documents are not to be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of the Engineer. The use of this document is contingent upon payment to the engineer for services rendered. Non-payment shall give the Engineer the authority to bar document use by any and all parties. If owner does not pay the Engineer's salary, the Engineer reserves the right that the owner advise the engineer in writing with ten (10) days. Remaining, undisputed portions are due and payable upon receipt. The owner shall indemnify the Engineer against any claims alleging damages or delays incurred in the event the Engineer exercises the right to bar document use for non-payment. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Engineer

b e f o r e p r o c e e d i n g .

[illegible]

STAMP & SIGN:



14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

FOOTING PLAN AND SECTIONS

PROJECT NUMBER:	#37-2025
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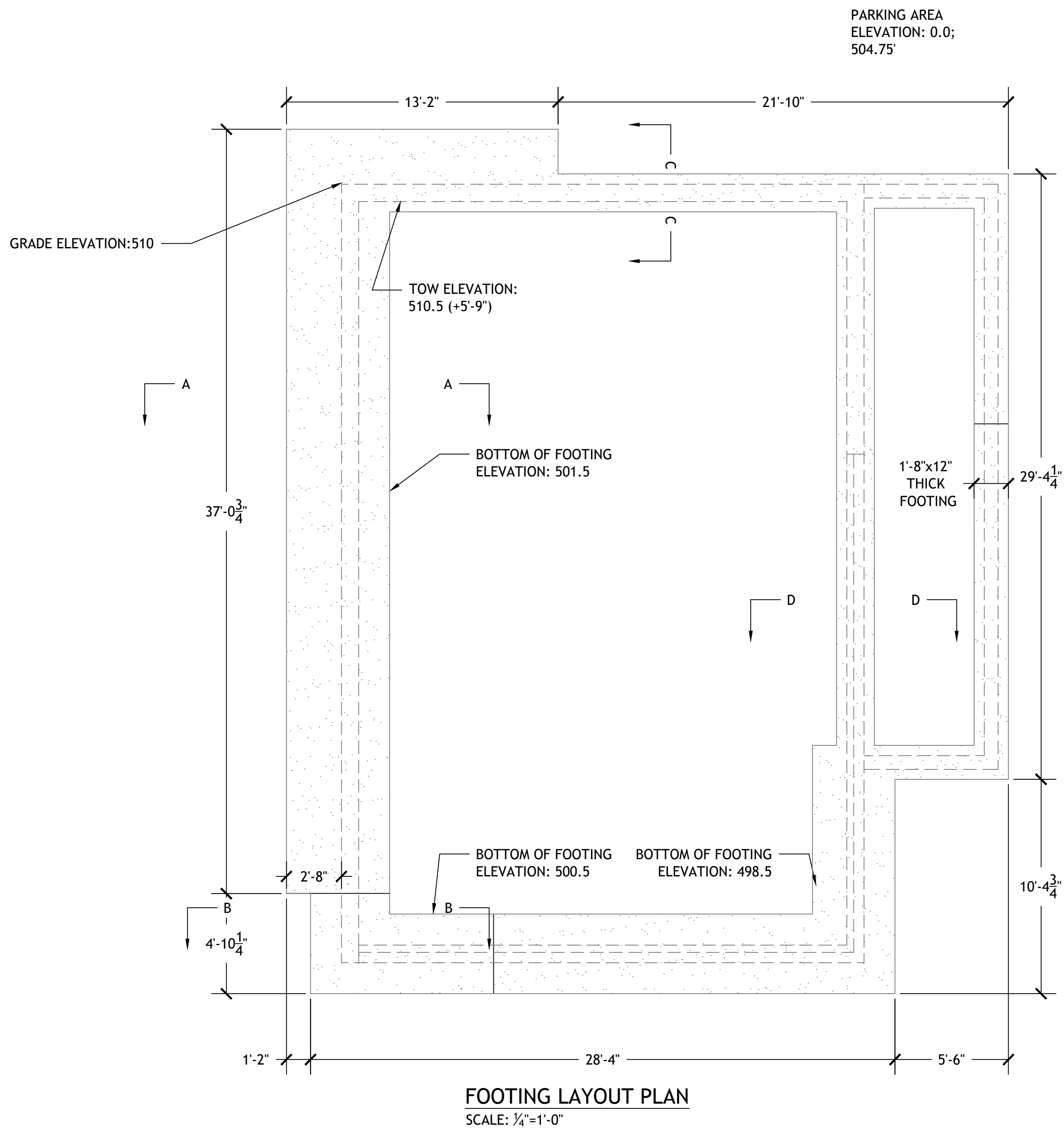
DATE:	3-12-2026
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DRAWN BY:	ZTM
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CHECKED BY:	PGM
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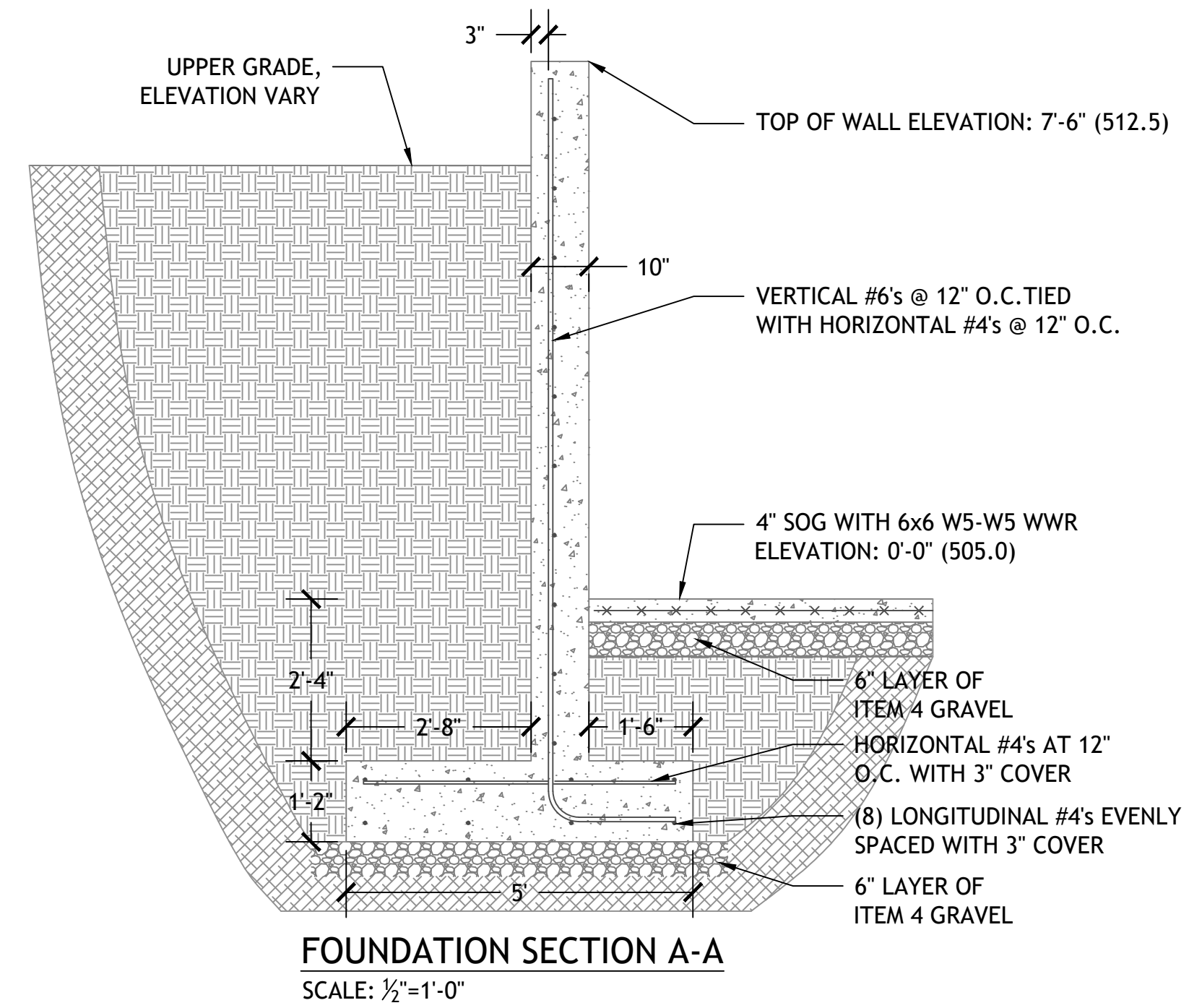
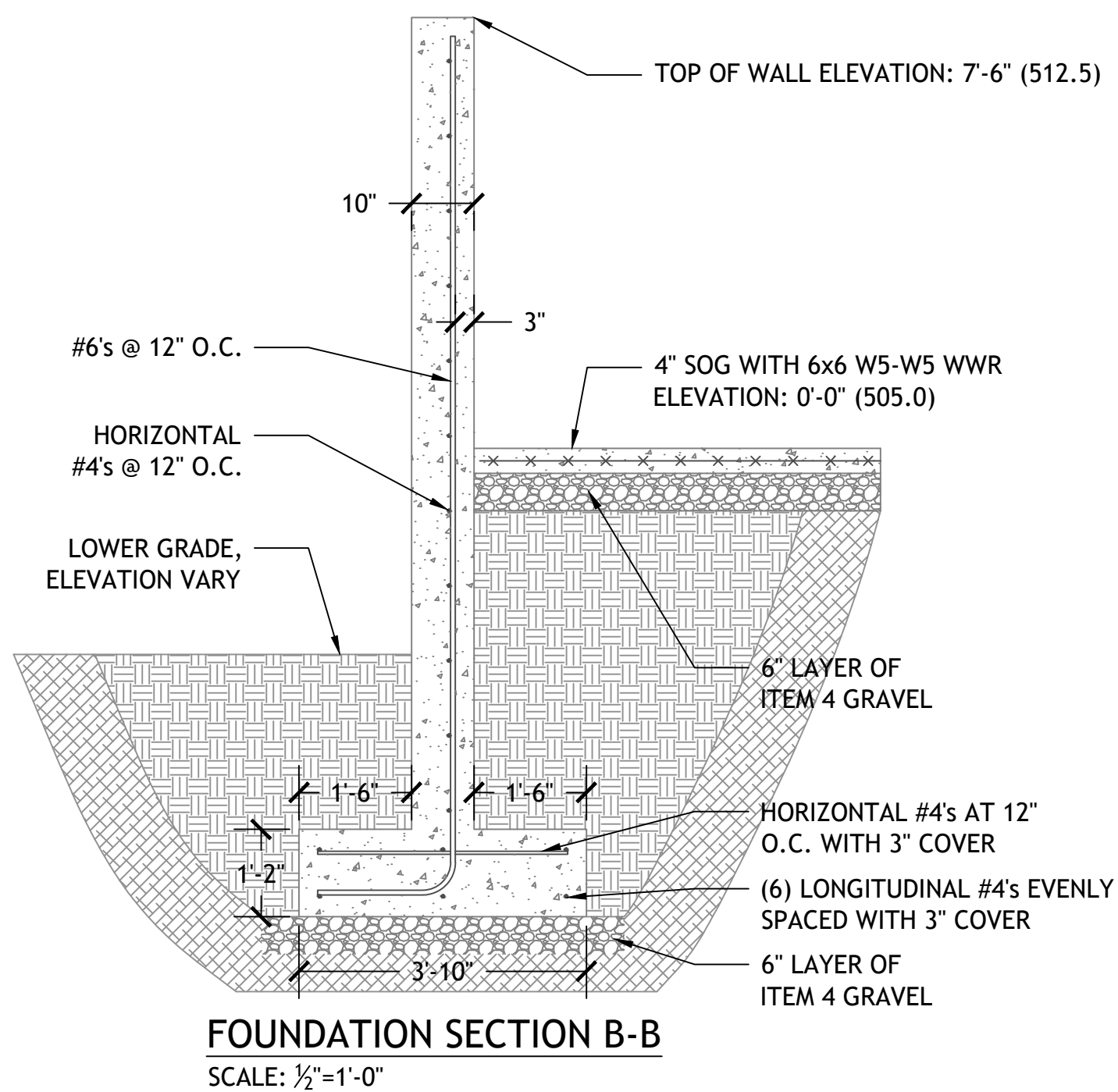
S-1

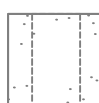
SCALE: AS NOTED



FOUNDATION AND FOOTING NOTES:

1. ELEVATIONS IN REFERENCE TO FINISHED FIRST FLOOR ELEVATION. SEE ARCHITECTURALS FOR REFERENCE
2. ALL WALL AND FOOTING CONCRETING TO BE $f_c' = 4000$ psi.
3. FOUNDATION WALLS TO BE WATERPROOFED VIA BITUTHANE 3000 FLEXIBLE WATERPROOFING PRIOR TO BACKFILLING.
4. FOUNDATION TO HAVE CONTINUOUS FOOTING AND UNDERSLAB DRAINAGE PITCHED TO DAYLIGHT.
5. ALL FOUNDATION WALLS ARE TO BE SOLID POURED WITH NO STEPPING OF FOUNDATION WALLS.
6. ALL WALLS TO BE CAST WITH CONSTRUCTION JOINTS AT EVERY 10 FEET IF NO TURN IN WALL IS PRESENT.
7. SEE SECTION AND DETAILS FOR WALL REINFORCEMENT REQUIREMENTS.
8. LAYOUT DIMENSIONS ARE GOVERNED BY ARCHITECTURAL DRAWINGS, VERIFY ALL DIMENSIONS PRIOR TO LAYOUT.



FOUNDATION LEGEND	
	FOUNDATION FOOTING
	FOUNDATION WALL
 SF2	WALL FOOTING - SEE SCHEDULE FOR SIZE AND REINFORCEMENT
	HAUNCHED SLAB -SEE DETAIL

Drawings and Specifications, as instruments of professional service, are and shall remain the property of the Engineer. Documents are not to be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of the Engineer. The use of this document is contingent upon payment to the engineer for services rendered. Non-payment shall give the Engineer the authority to bar document use by any and all parties. If owner does not pay the engineer's salary, the engineer reserves the right that the owner advise the engineer in writing with ten (10) days. Remaining, undisputed portions are due and payable upon receipt. The owner shall indemnify the Engineer against any claims alleging damages or delays incurred in the event the Engineer exercises the right to bar document use for non-payment. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Engineer

b e f o r e p r o c e e d i n g .

[illegible]

STAMP & SIGN:



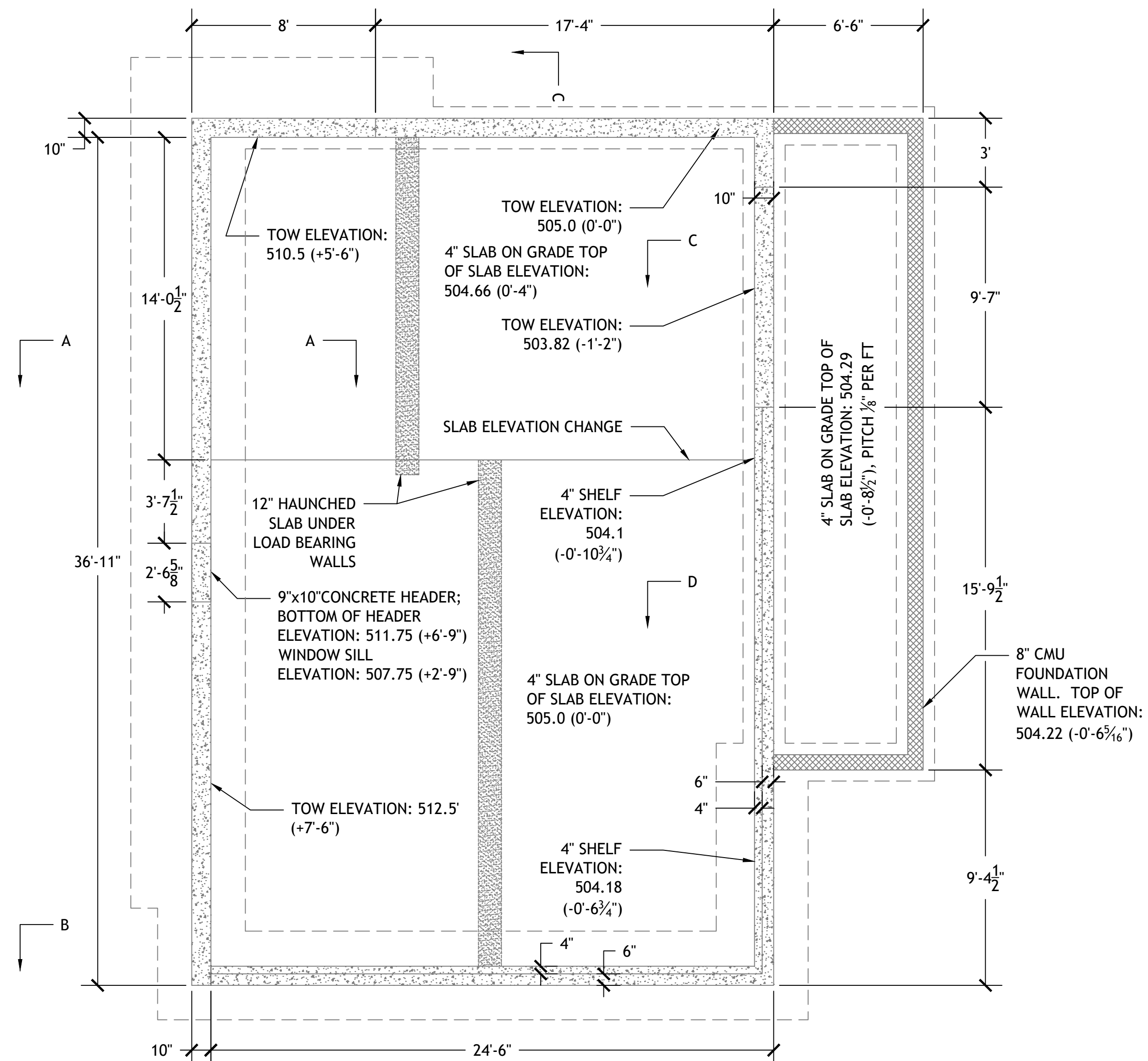
14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

FOUNDATION PLAN AND SECTIONS

PROJECT NUMBER:	#37-2025
DATE:	3-12-2026
DRAWN BY:	ZTM
CHECKED BY:	PGM

S-2

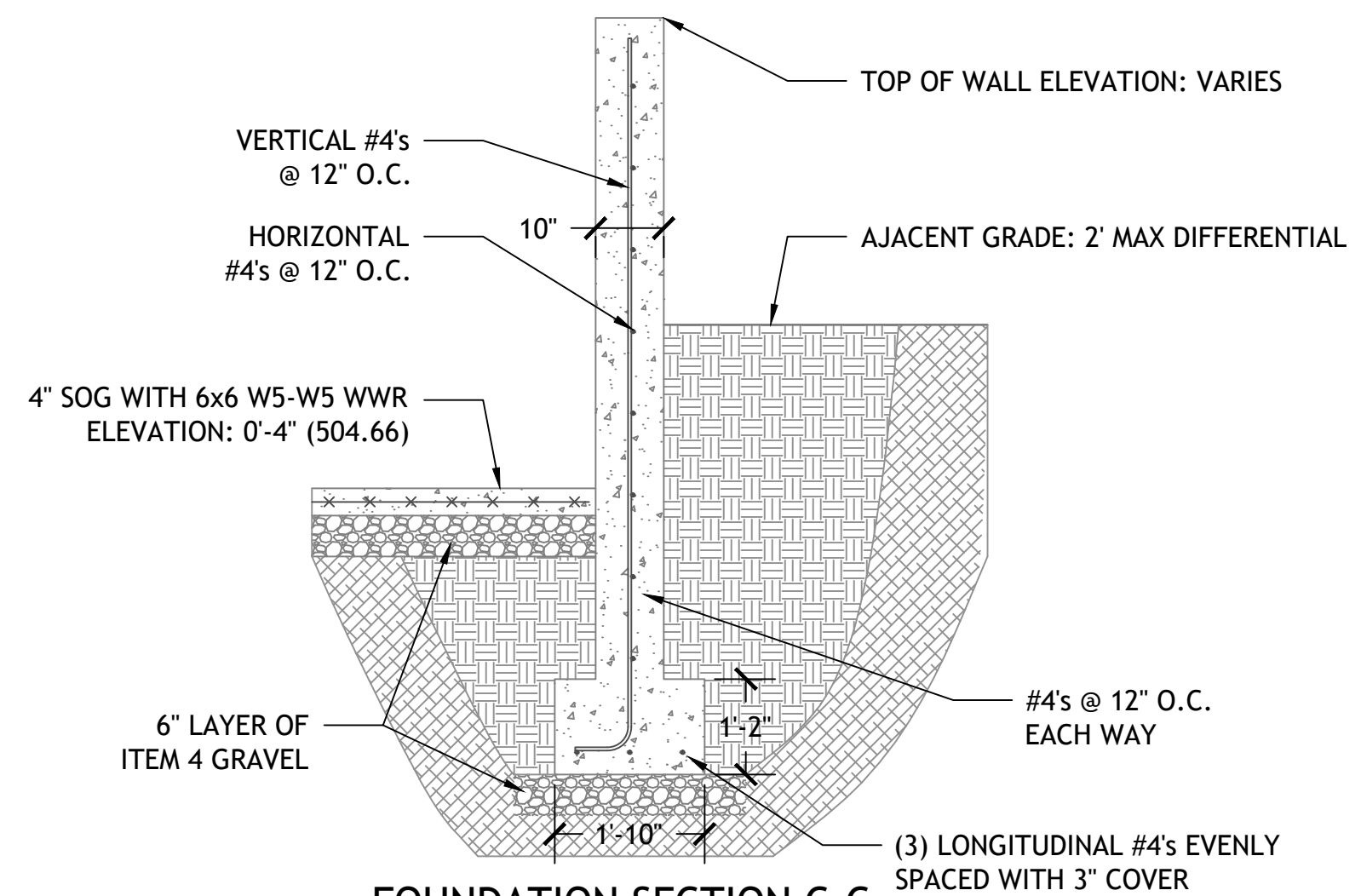
SCALE: AS NOTED



FOUNDATION LAYOUT PLAN
SCALE: 1/4"=1'-0"

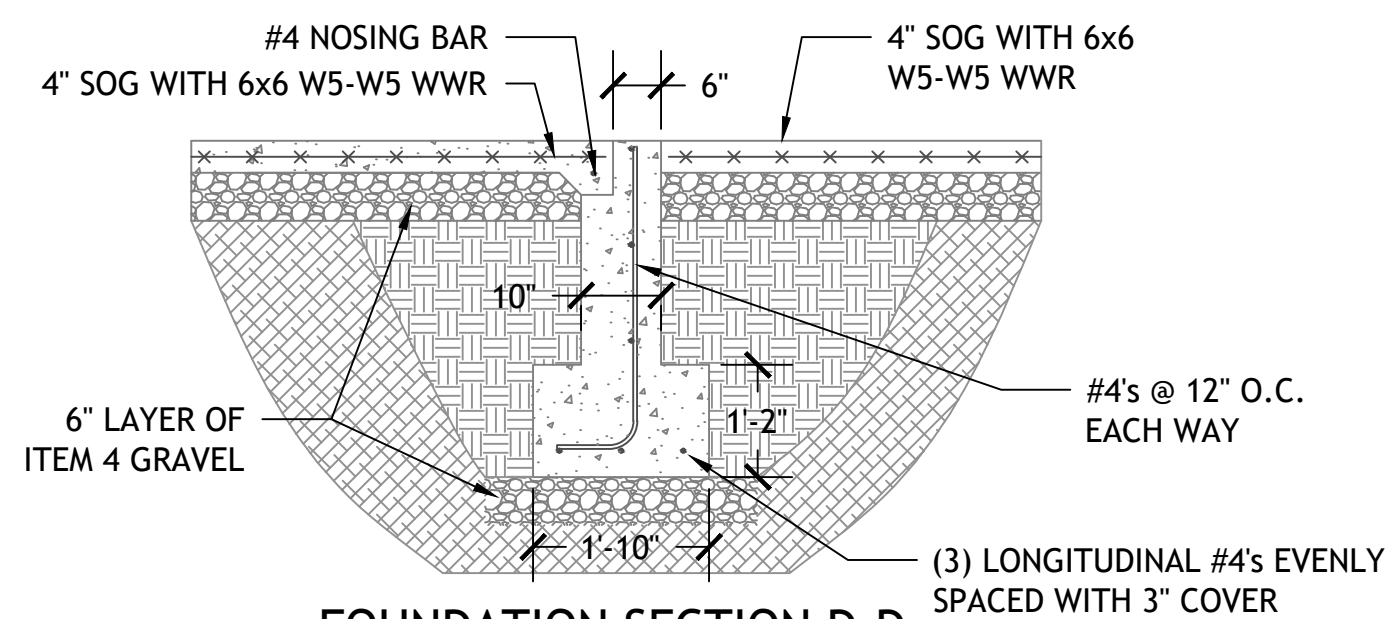
FOUNDATION SECTION C-C

SCALE: $\frac{1}{2}"=1'-0"$



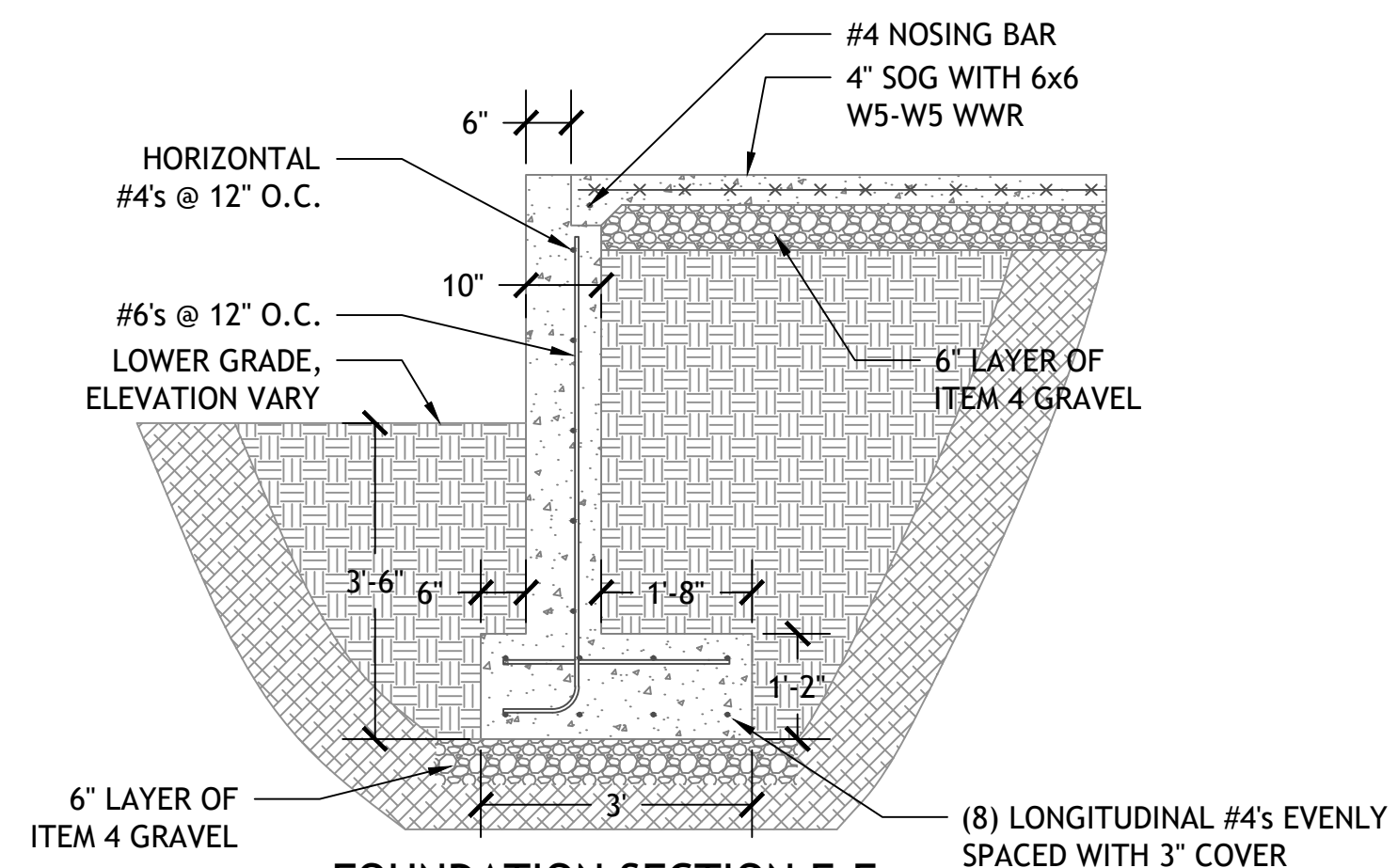
FOUNDATION SECTION D-D

SCALE: $\frac{1}{2}"=1'-0"$

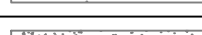


FOUNDATION SECTION E-E

SCALE: $\frac{1}{2}"=1'-0"$



FOUNDATION LEGEND

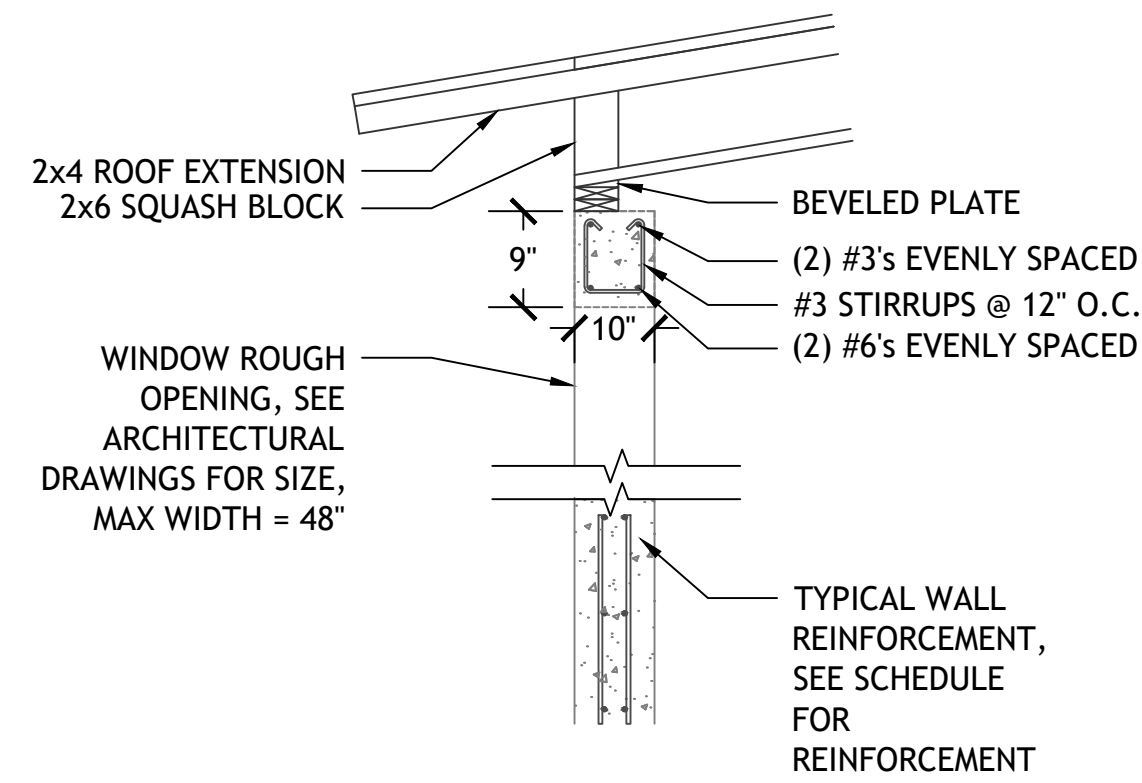
	FOUNDATION FOOTING
	FOUNDATION WALL
 SF2	WALL FOOTING - SEE SCHEDULE FOR SIZE AND REINFORCEMENT
	HAUNCHED SLAB -SEE DETAIL

FOUNDATION AND FOOTING NOTES:

1. ELEVATIONS IN REFERENCE TO FINISHED FIRST FLOOR ELEVATION. SEE ARCHITECTURALS FOR REFERENCE
2. ALL WALL AND FOOTING CONCRETING TO BE $f'_c=4000$ psi.
3. FOUNDATION WALLS TO BE WATERPROOFED VIA BITUTHANE 3000 FLEXIBLE WATERPROOFING PRIOR TO BACKFILLING.
4. FOUNDATION TO HAVE CONTINUOUS FOOTING AND UNDERSLAB DRAINAGE PITCHED TO DAYLIGHT.
5. ALL FOUNDATION WALLS ARE TO BE SOLID POURED WITH NO STEPPING OF FOUNDATION WALLS.
6. ALL WALLS TO BE CAST WITH CONSTRUCTION JOINTS AT EVERY 10 FEET IF NO TURN IN WALL IS PRESENT.
7. SEE SECTION AND DETAILS FOR WALL REINFORCEMENT REQUIREMENTS.
8. LAYOUT DIMENSIONS ARE GOVERNED BY ARCHITECTURAL DRAWINGS, VERIFY ALL DIMENSIONS PRIOR TO LAYOUT.

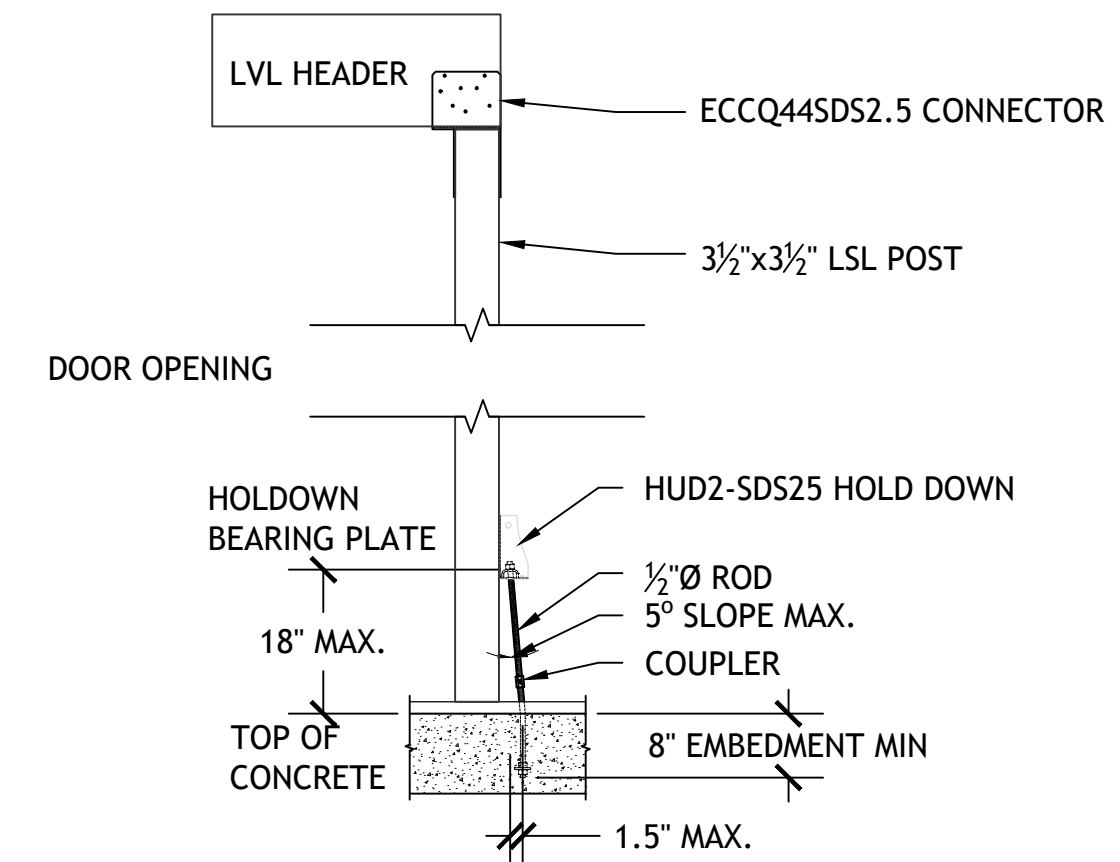
Drawings and Specifications, as instruments of professional service, are and shall remain the property of the Engineer. Documents are not to be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of the Engineer. The use of this document is contingent upon payment to the engineer for services rendered. Non-payment shall give the Engineer the authority to bar document use by any and all parties. If owner does not pay the engineer's salary, the engineer reserves the right that the owner advise the engineer in writing with ten (10) days. Remaining, undisputed portions are due and payable upon receipt. The owner shall indemnify the Engineer against any claims alleging damages or delays incurred in the event the Engineer exercises the right to bar document use for non-payment. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Engineer

b e f o r e p r o c e e d i n g .



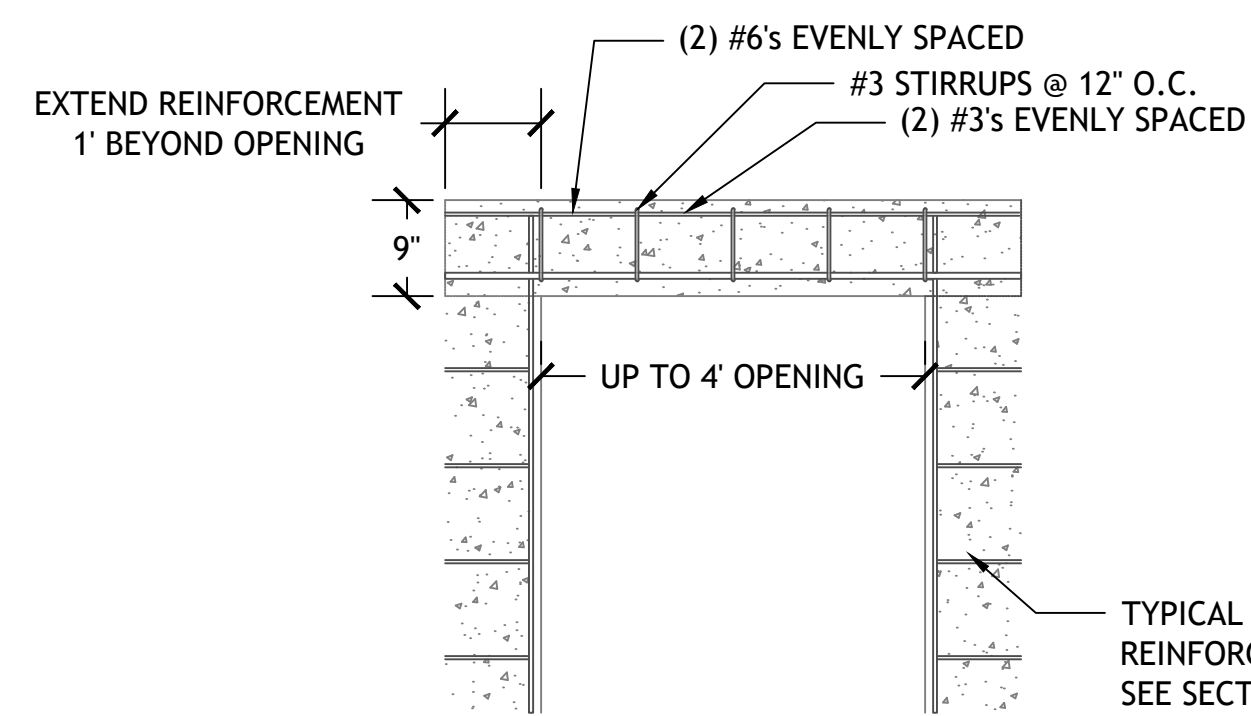
CONCRETE WINDOW PENETRATION REINFORCEMENT SECTION

SCALE: $\frac{1}{2}"=1'-0"$



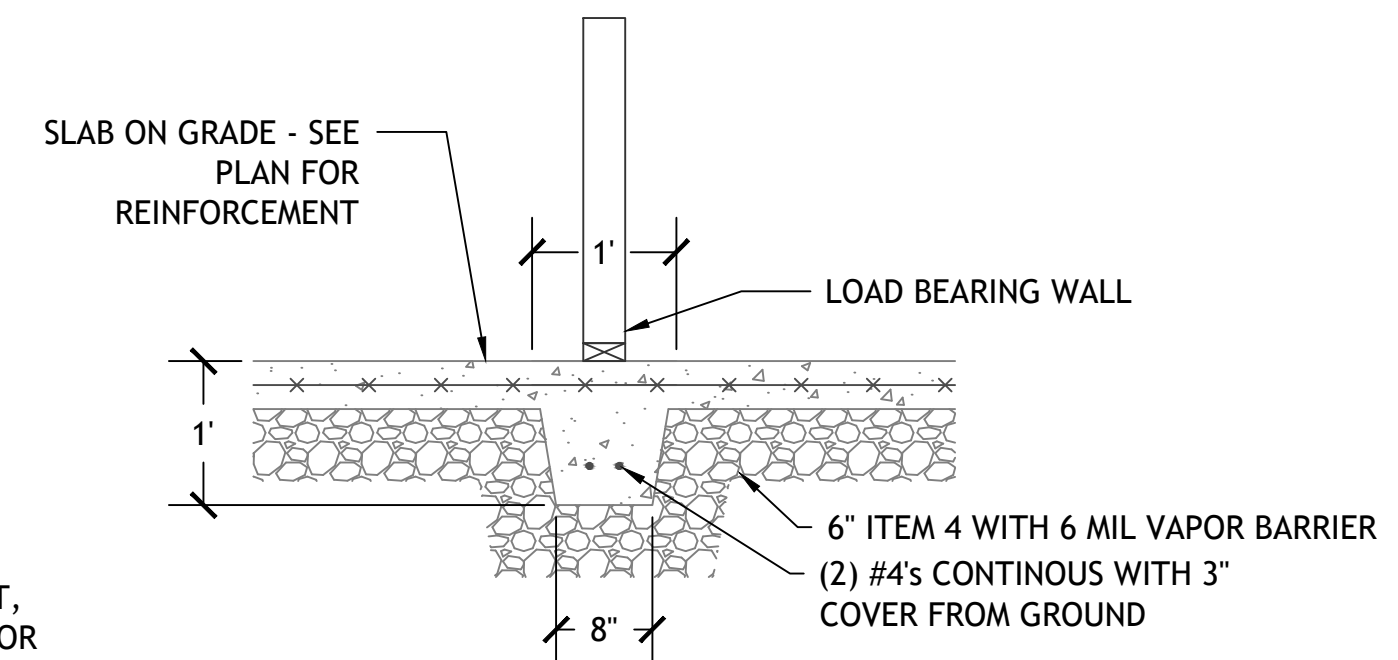
TIMBER PORTAL FRAME HOLD DOWN DETAIL

NTS



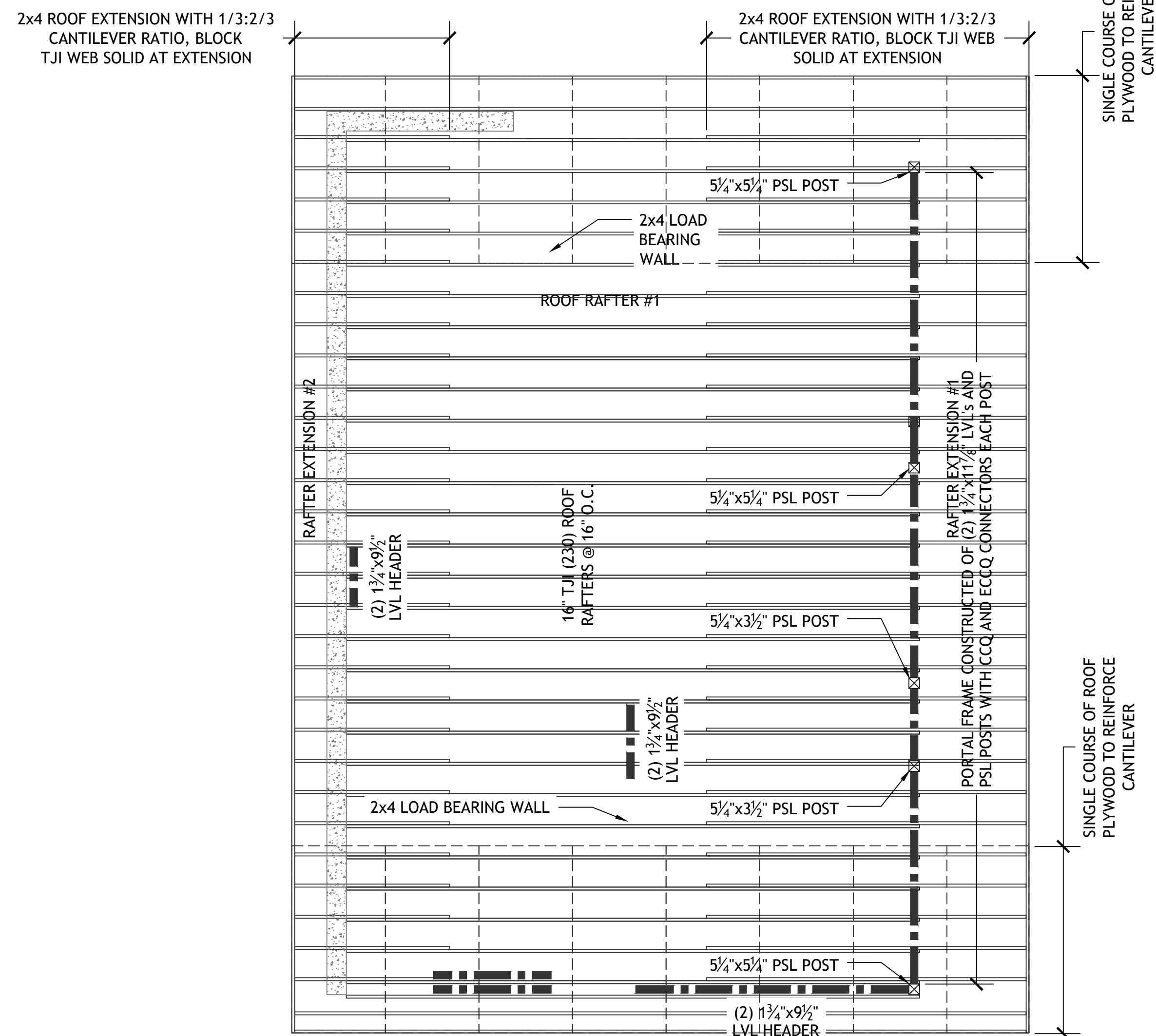
CONCRETE WINDOW PENETRATION REINFORCEMENT ELEVATION

SCALE: $\frac{1}{2}"=1'-0"$



HAUNCHED SLAB DETAIL

SCALE: $\frac{3}{4}"=1'-0"$

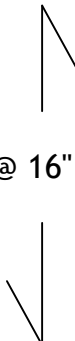


ROOF FRAMING PLAN

SCALE: $\frac{1}{4}"=1'-0"$

FRAMING NOTES:

- ALL INTERIOR HEADERS TO BE (2) 2x6's UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS TO BE 2x4's @ 16" O.C.
- ALL TOP OF WALL TO RAFTER CONNECTIONS SHALL BE DONE WITH BEVELED PLATES, NO BIRDMOUTHING OF TJ'S ARE PERMITTED

FRAMING LEGEND	
	FRAMING MEMBER, GRAPHIC SHOWS FRAMING DIRECTION
 <p>TJI @ 16" O.C.</p>	FLOOR/ROOF FRAMING MEMBER SIZE AND SPACING, ARROW INDICATES EXTENT OF FRAMING
	WOOD/TIMBER BEAM AND HEADER, SIZE INDICATED ON PLAN
	COLUMN/POST DOWN, SEE SCHEDULE FOR MEMBER SIZE
	STEEL BEAM
	LOAD BEARING WALL

STAMP & SIGN:



14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

FOUNDATION PLAN AND SECTIONS

PROJECT NUMBER:	#37-2025
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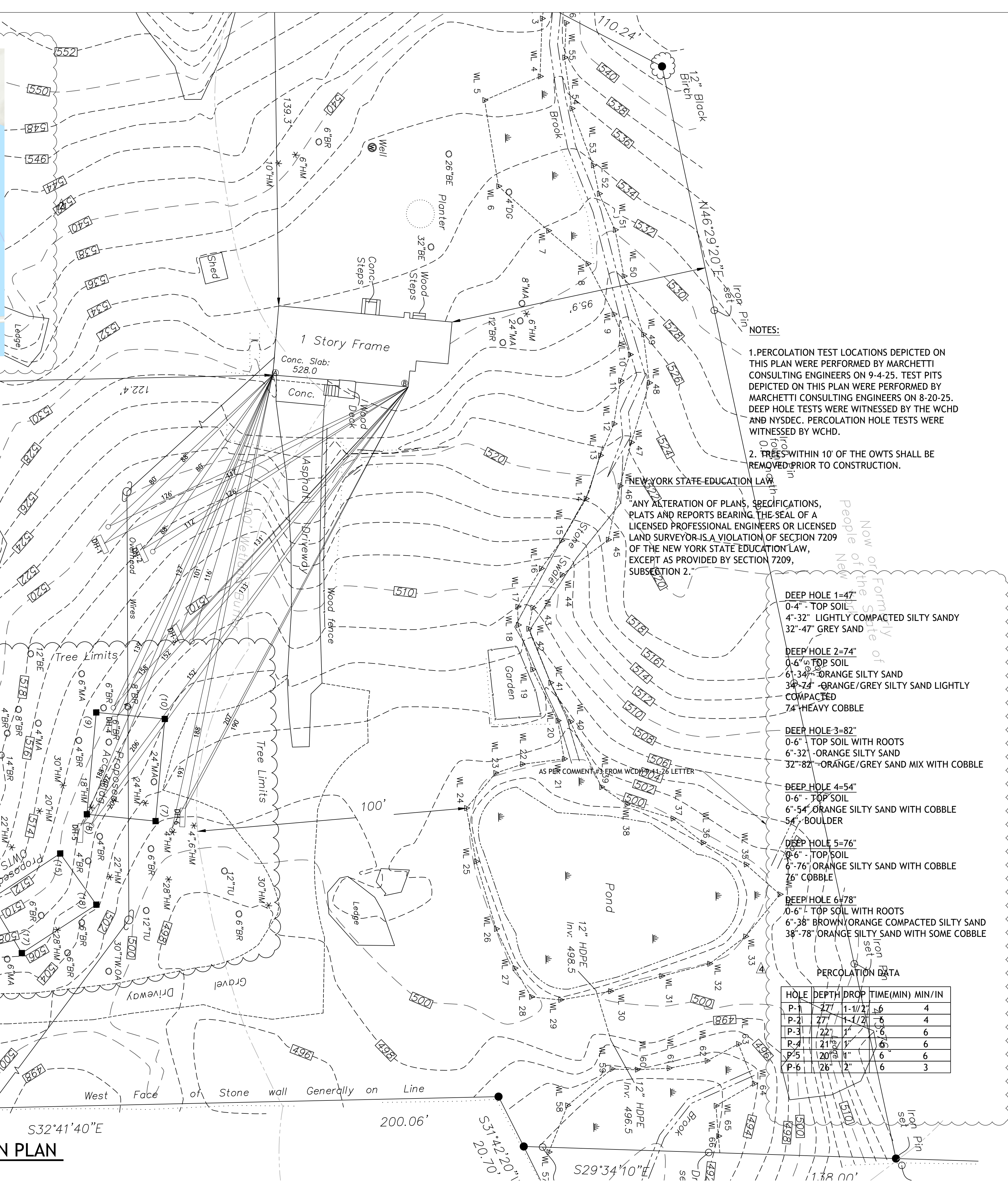
DATE:	3-12-2026
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DRAWN BY:	ZTM
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CHECKED BY:	PGM
-------------	-----

S-3

SCALE:	AS NOTED
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SCALE: 1" = 400'

or Formerly
of the State of
New York

Now or Formerly
People of the State of
New York

3. NOTES:

1. PERCOLATION TEST LOCATIONS DEPICTED ON THIS PLAN WERE PERFORMED BY MARCHETTI CONSULTING ENGINEERS ON 9-4-25. TEST PITS DEPICTED ON THIS PLAN WERE PERFORMED BY MARCHETTI CONSULTING ENGINEERS ON 8-20-25. DEEP HOLE TESTS WERE WITNESSED BY THE WCHD AND NYSDEC. PERCOLATION HOLE TESTS WERE WITNESSED BY WCHD.

2. TREES WITHIN 10' OF THE OWTS SHALL BE REMOVED PRIOR TO CONSTRUCTION.

NEW YORK STATE EDUCATION LAW

"ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEERS OR LICENSED SURVEYOR IS A VIOLATION OF SECTION 7 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED BY SECTION 7209, SUBSECTION 2."

DEEP HOLE 1=47"
0-4" - TOP SOIL
4"-32" LIGHTLY COMPACTED SILTY SANDY
32"-47" GREY SAND

DEEP HOLE 2=74"
0-6" TOP SOIL
6"-34" ORANGE SILTY SAND
34"-74" ORANGE/GREY SILTY SAND LIGHTLY
COMPACTED
74" HEAVY COBBLE

DEEP HOLE 3-82"
0-6" - TOP SOIL WITH ROOTS
6"-32" -ORANGE SILTY SAND
32"-82"-ORANGE/GREY SAND MIX WITH COBBLE

~~DEEP HOLE 4=54"~~
~~0-6" - TOP SOIL~~
~~6"-54" ORANGE SILTY SAND WITH COBBLE~~
~~54" BOULDER~~

DEEP HOLE 5=76"
0-6" - TOP SOIL
6"-76" ORANGE SILTY SAND WITH COBBLE
76" COBBLE

DEEP/HOLE 6-78"
0-6" TOP SOIL WITH ROOTS
6"-38" BROWN/ORANGE COMPACTED SILTY SAND
38"-78" ORANGE SILTY SAND WITH SOME COBBLE

PERCOLATION DATA

HOLE	DEPTH	DROP	TIME(MIN)	MIN/IN
P-1	27"	1-11/2"	6	4
P-2	27"	1-1/2"	8	4
P-3	22"	1"	6	6
P-4	21" ³ / ₈	1"	6	6
P-5	20" ³ / ₈	1"	6	6
P-6	26"	2"	6	3

SCALE: 1" = 20'

MARCHETTI
CONSULTING
ENGINEERS

25 High Ridge Rd
Pound Ridge, NY 10576

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[illegible]

STAMP & SIGN:

14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

PERCOLATION HOLE AND DEEP HOLE LOCATIONS

PROJECT NUMBER:	#37-2025
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DATE:	7/21/2025
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DRAWN BY:	MM
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C-001.00

SCALE:	AS NOTED
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WESTCHESTER COUNTY DEPARTMENT OF HEALTH STANDARD OWTS NOTES:

- THERE SHALL BE NO TREES WITHIN 10' OF THE OWTS.
- THERE ARE NO WELLS WITHIN 200' OF OWTS UNLESS OTHERWISE SHOWN ON PLAN.
- THERE ARE NO OWTS WITHIN 200' OF WELL UNLESS OTHERWISE SHOWN ON PLAN.

-THE PROPOSED OWTS AREA SHALL BE ISOLATED AND PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS, DISPLACEMENT, COMPACTION OR OTHER ADVERSE PHYSICAL CHANGE IN THE CHARACTERISTICS OF THE SOIL OR IN THE DRAINAGE OF THE AREA.

-FOR ANY REASON THE APPROVED CONSTRUCTION PLAN CANNOT BE FOLLOWED A REVISED PLAN MUST BE PREPARED, SUBMITTED AND APPROVED BY THE WCHD

-THE DESIGN PROFESSIONAL SHALL SUPERVISED THE CONSTRUCTION OF THE OWTS AND EITHER THE DESIGN PROFESSIONAL AND/OR AND AUTHORIZED PERSON SHALL MAKE AN OPEN WORKS INSPECTION.

-WITHIN 24-HOURS OF COMPLETION OF THE OWTS, THE DESIGN PROFESSIONAL MUST NOTIFY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDH) THAT THE OWTS IS READY FOR INSPECTION BY SUBMITTING A COMPLETED REQUEST FOR OPEN WORKS INSPECTION ON THE APPROPRIATE FORM TO WCDH. -NO BACKFILLING OF A COMPLETED OWTS CAN OCCUR UNTIL AFTER IT HAS BEEN INSPECTED AND ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

-AFTER BACKFILLING THE OWTS, THE AREA SHALL BE COVERED WITH A MINIMUM OF 4" OF CLEAN TOP SOIL SEEDED AND MULCHED.

-THE INSTALLATION OF THE OWTS SHALL BE IN ACCORDANCE WITH THE MOST RECENTLY ENACTED RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY.

-ALL PIPES CONNECTING TO TANK AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF BOX.

-THE PROPOSED OWTS SHALL BE INSTALLED BY A WESTCHESTER COUNTY LICENSED SEPTIC CONTRACTOR.

-PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED -WESTCHESTER COUNTY HEALTH DEPARTMENT APPROVAL EXPIRES ONE YEAR FROM THE DATE ON THE APPROVAL STAMP AND IS REQUIRED TO BE RENEWED ON OR BEFORE THE EXPIRATION DATE. THE APPROVAL IS REVOCABLE FOR CAUSE OR MAY BE AMENDED OR MODIFIED WHEN CONSIDERED NECESSARY BY THE DEPARTMENT.

-IRRIGATION WELLS TO BE REVIEWED AND APPROVED BY WCDOH

OWTS DESIGN NOTES:

PROPERTY OWNER: SAMANTHA TICE & LUCAS MOUNT-FINNETE

SITE LOCATION: 14A SHORT HILL ROAD, CORTLANDT NY

TAX MAP DESIGNATION: 56.15 BLOCK:1, LOT:4

LOT AREA: 3.0 ACRES

1. THE ONSITE WASTEWATER TREATMENT SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN UNCHANGED:

- THE EXISTING SEPTIC TANK TO REMAIN
- EXISTING DISTRIBUTION AND JUNCTION BOXES TO REMAIN
- EXISTING LEACHING FIELDS TO REMAIN

2. THE ONSITE WASTEWATER TREATMENT SYSTEM FOR THE ACCESSORY DWELLING UNIT SHALL INCLUDE THE FOLLOWING COMPONENTS.

- NEW 1000GAL. SEPTIC TANK.
- NEW DISTRIBUTION BOX.
- 120 LINEAL FEET OF LEACHING FIELDS FOR PRIMARY SYSTEM WITH RESERVE AREA FOR 100% EXPANSION.

- SITE IS LOCATED IN THE CROTON WATERSHED.
- ESTIMATED CONSTRUCTION PERIOD IS 1 YEAR
- TOTAL OWTS DISTURBANCE AREA
- SOIL CLASSIFICATION CTC.
- ABSORPTION AREA SLOPES:

DESIGN CALCULATIONS:

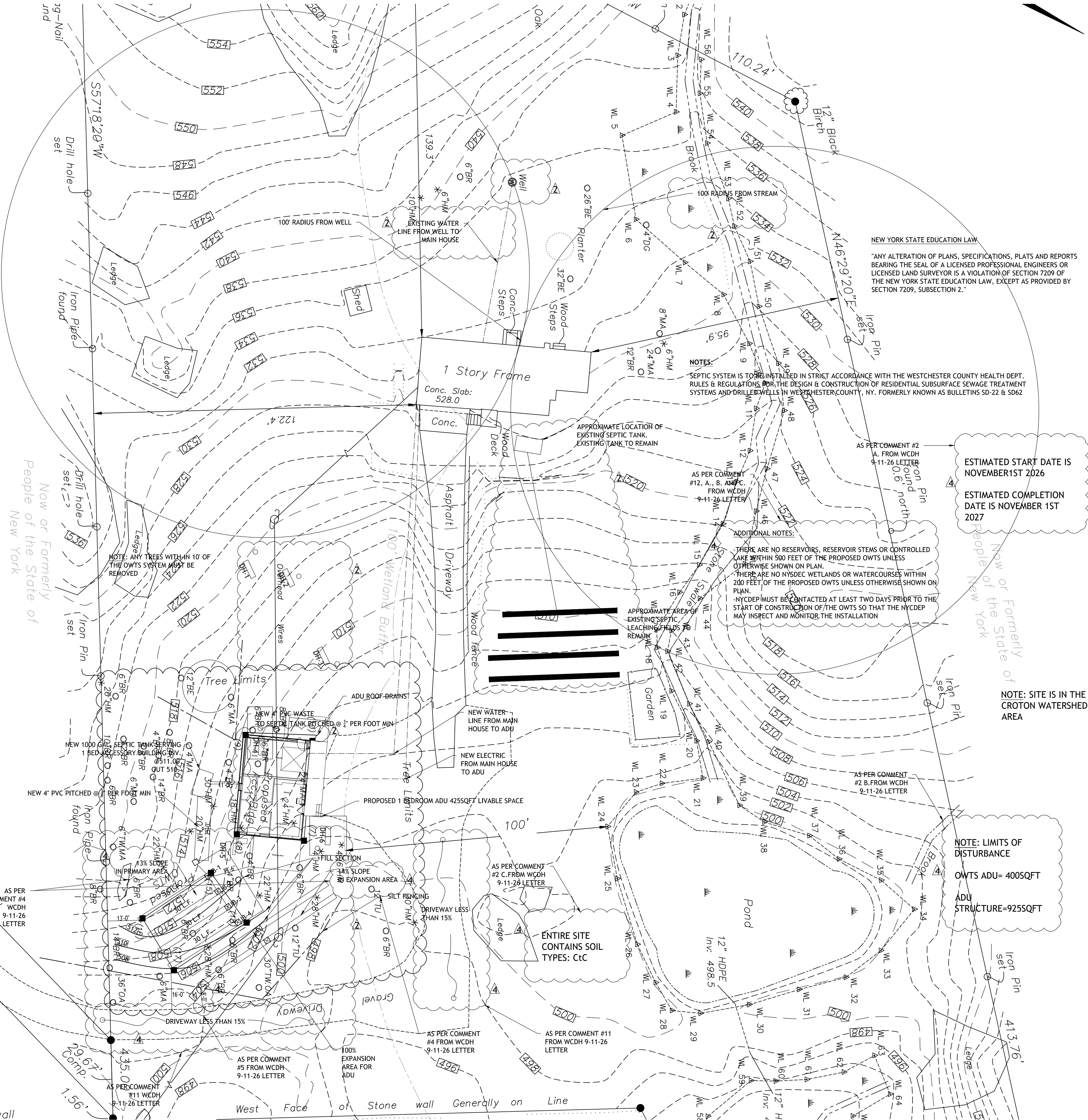
THE BELOW CALCULATIONS ARE BASED UPON DESIGN CRITERIA SET FORTH IN THE "WCDH" RULES AND REGULATIONS FOR THE DESIGN OF RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, "EFFECTIVE JANUARY 2022".

PRIMARY ABSORPTION TRENCH CALCULATIONS:

PERCOLATION RATE = 6MIN PER INCH

OWTS PLAN

SCALE: 1" = 20'



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No.	DESCRIPTION	DATE
1	FOR REVIEW	2-20-25
2	AS PER HEALTH DEPT & NYDEP COMMENTS	6-29-26
3	UPDATED BACKGROUNDS W/DEP WETLANDS	8-12-26
4	AS PER WCDH COMMENTS 9-11-26	9-23-26

STAMP & SIGN:

14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

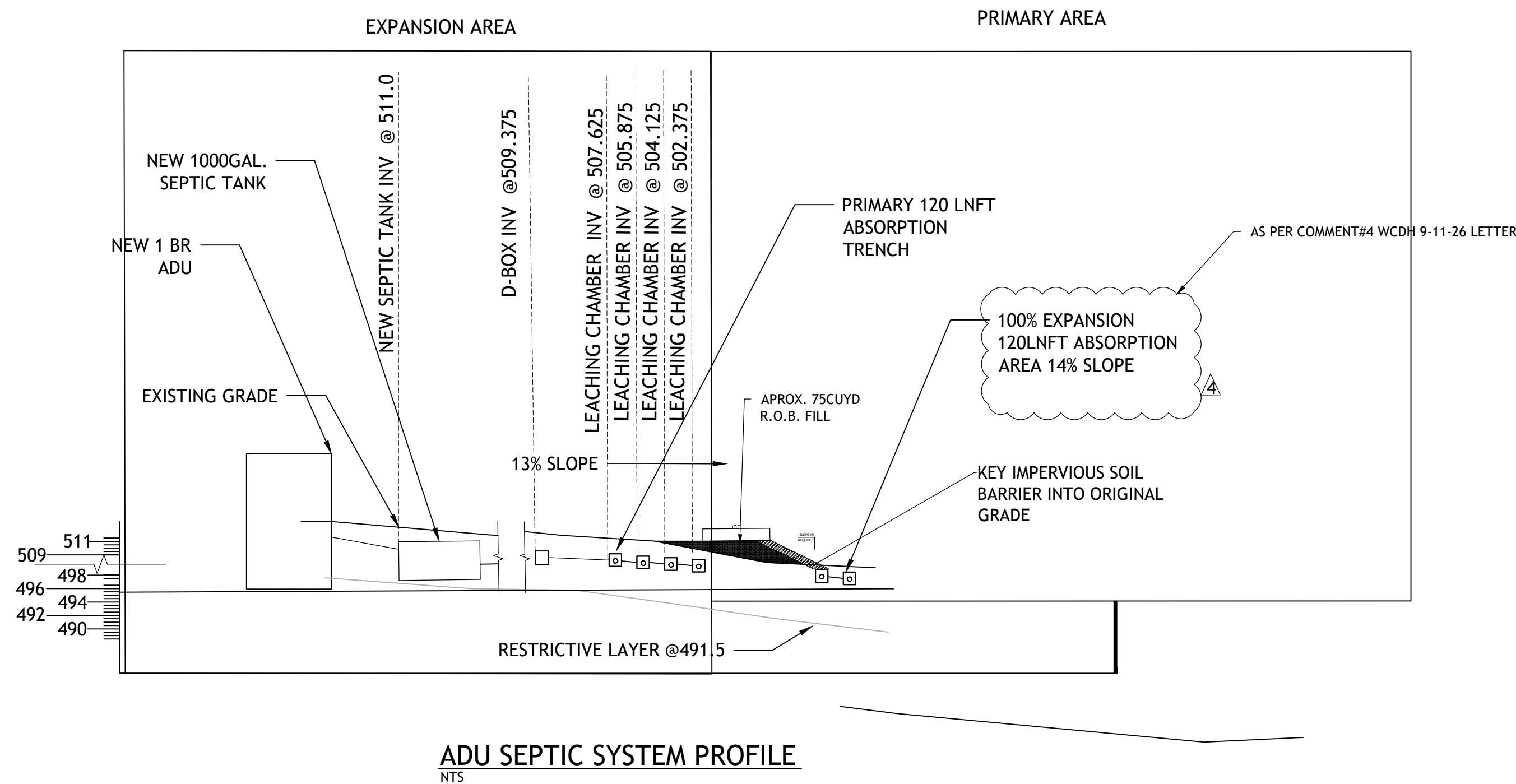
OWTS PLAN
MAINHOUSE & ADU

PROJECT NUMBER:	#37-2025
DATE:	7/21/2025
DRAWN BY:	MM
CHECKED BY:	PGM

C-002.00

SCALE: AS NOTED

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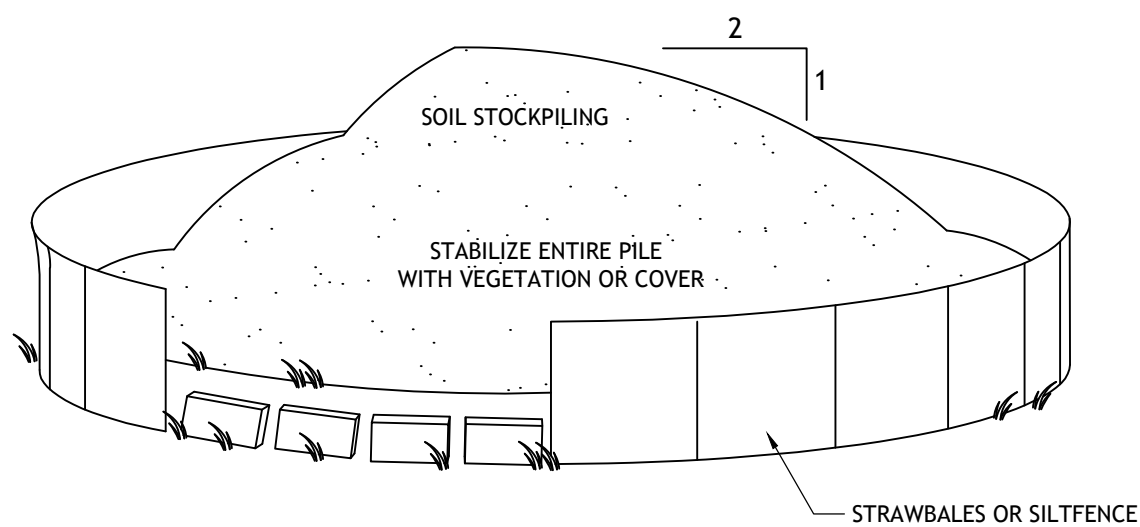


NEW YORK STATE EDUCATION LAW

"ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEERS OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED BY SECTION 7209, SUBSECTION 2."

OWTS PROFILE

SCALE: N.T.S.



4 STOCK PILE SOIL DETAIL
C-001 SCALE: N.T.S.

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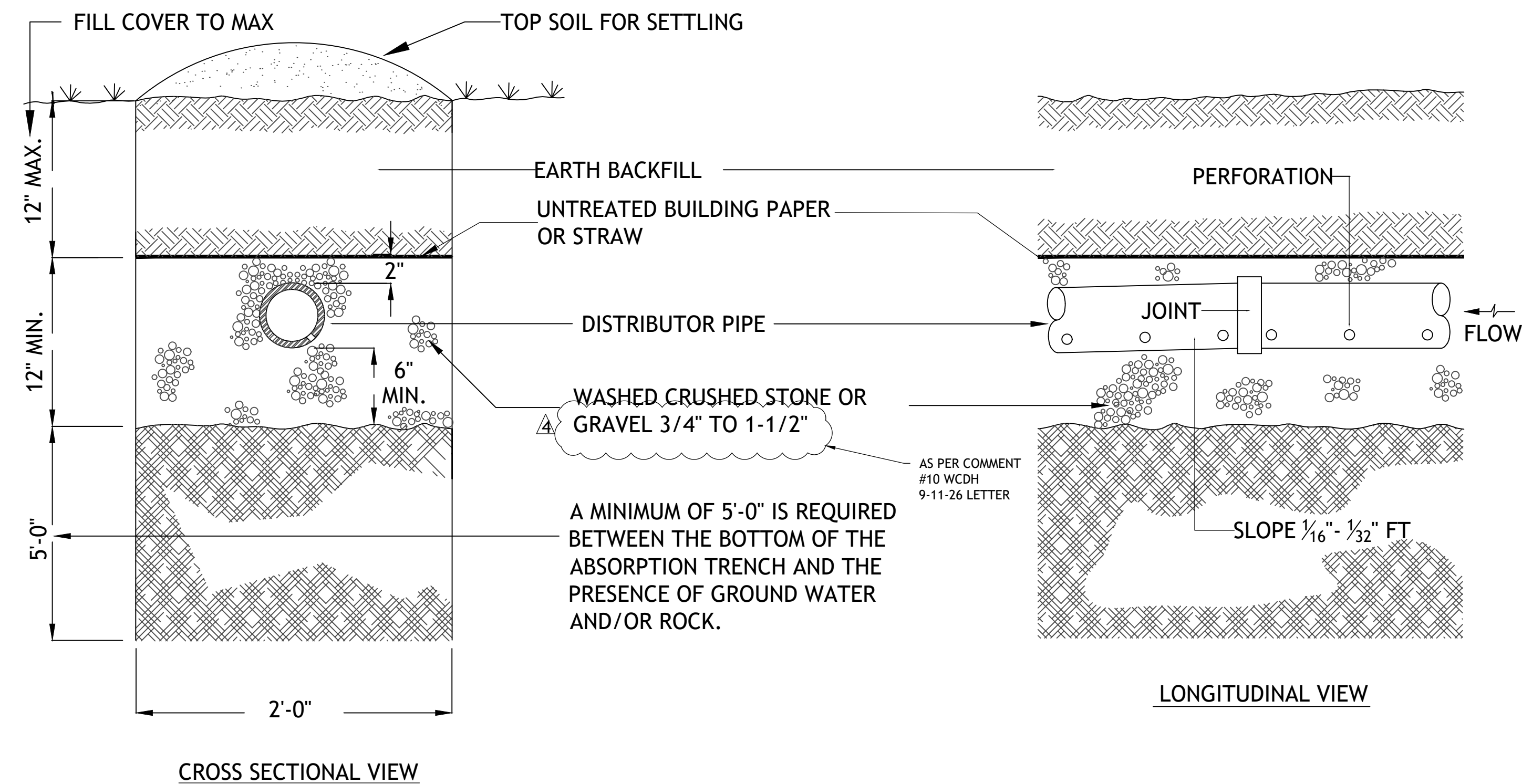
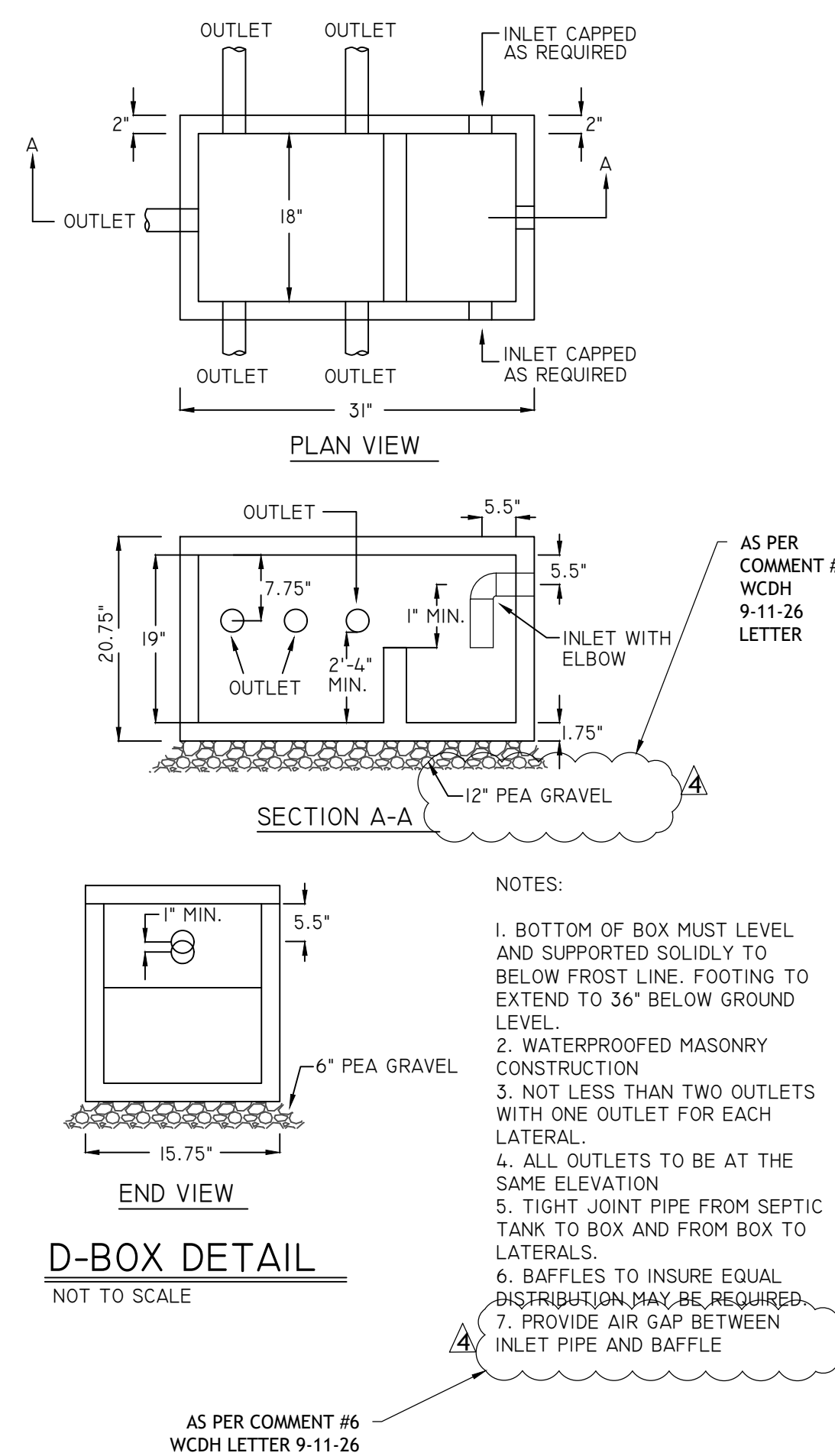
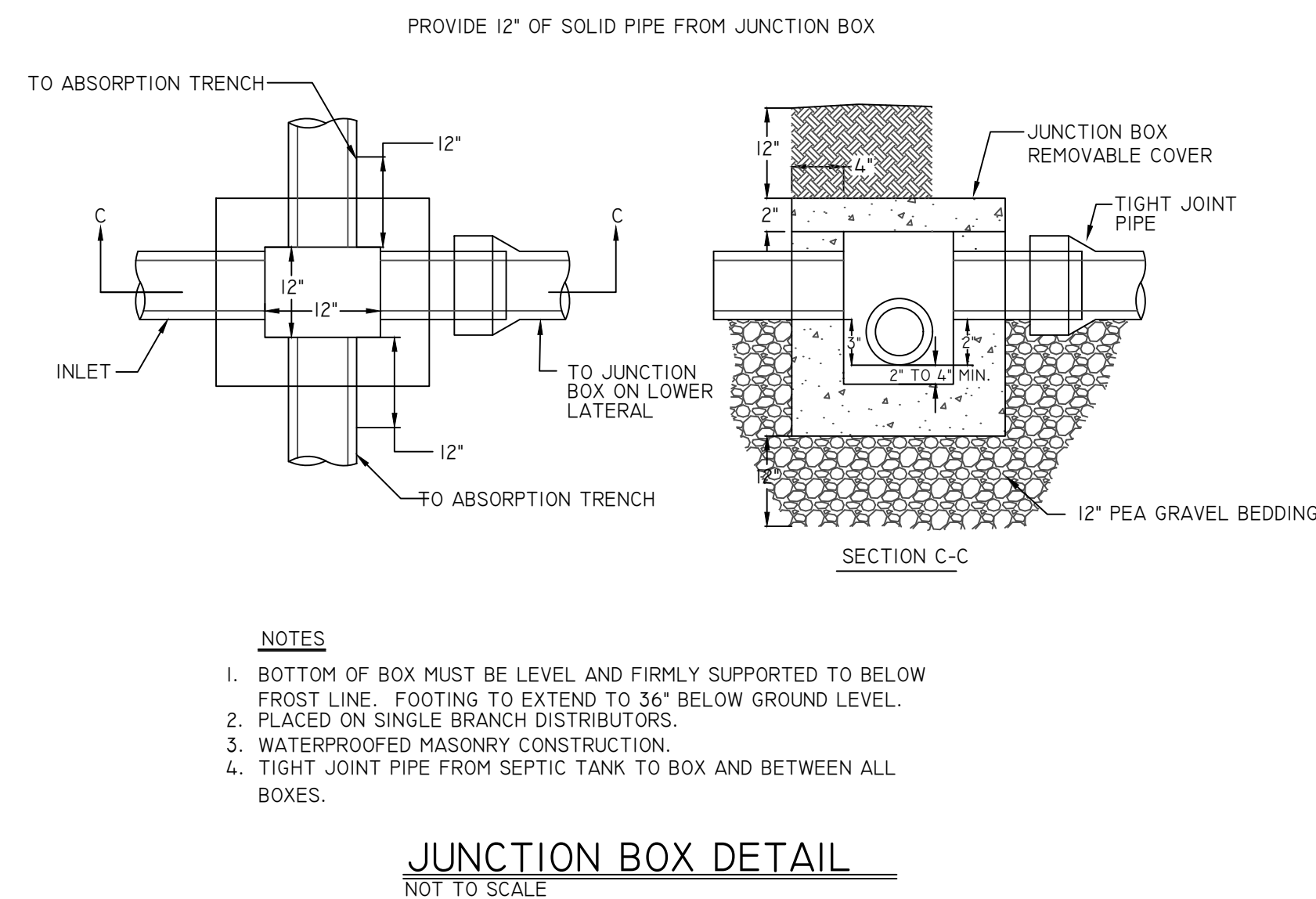
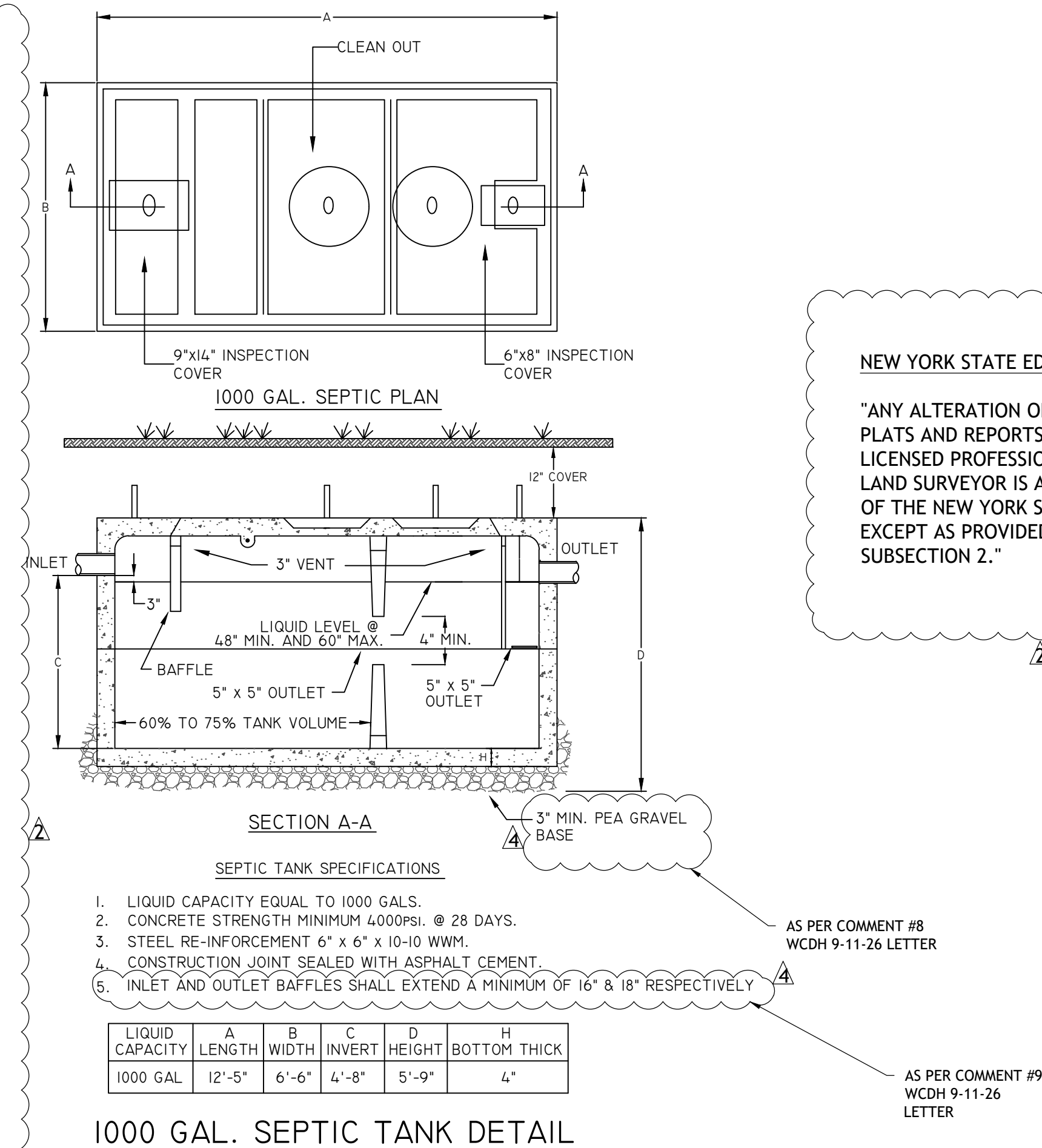
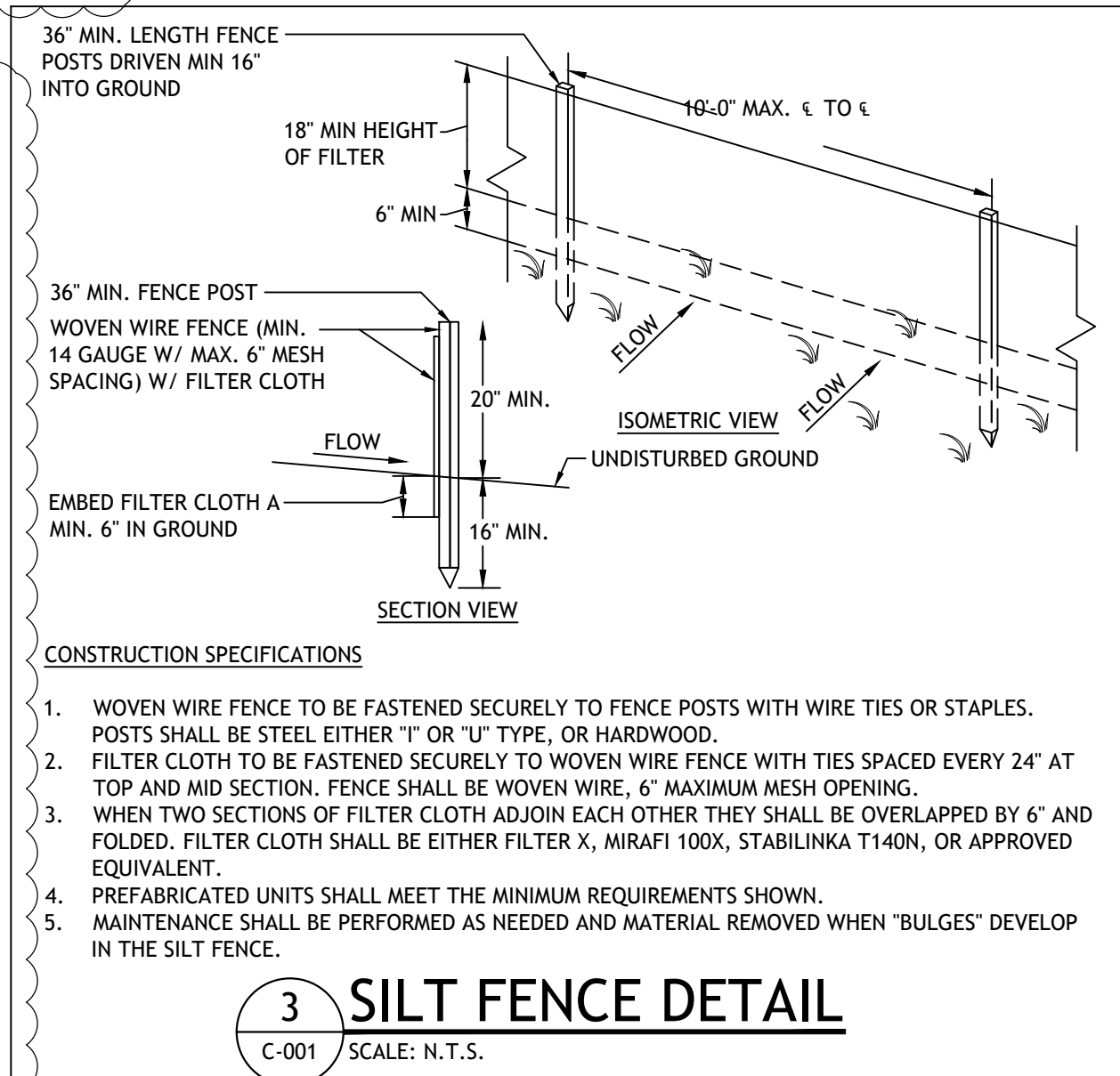
14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

OWTS PROFILE &
DETAIL

PROJECT NUMBER:	#37-2025
DATE:	7/21/2025
DRAWN BY:	MM
CHECKED BY:	PGM

C-003.00

SCALE: AS NOTED



DETAILS
SCALE: N.T.S.

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b e f o r e p r o c e e d i n g .

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[illegible]

STAMP & SIGN:

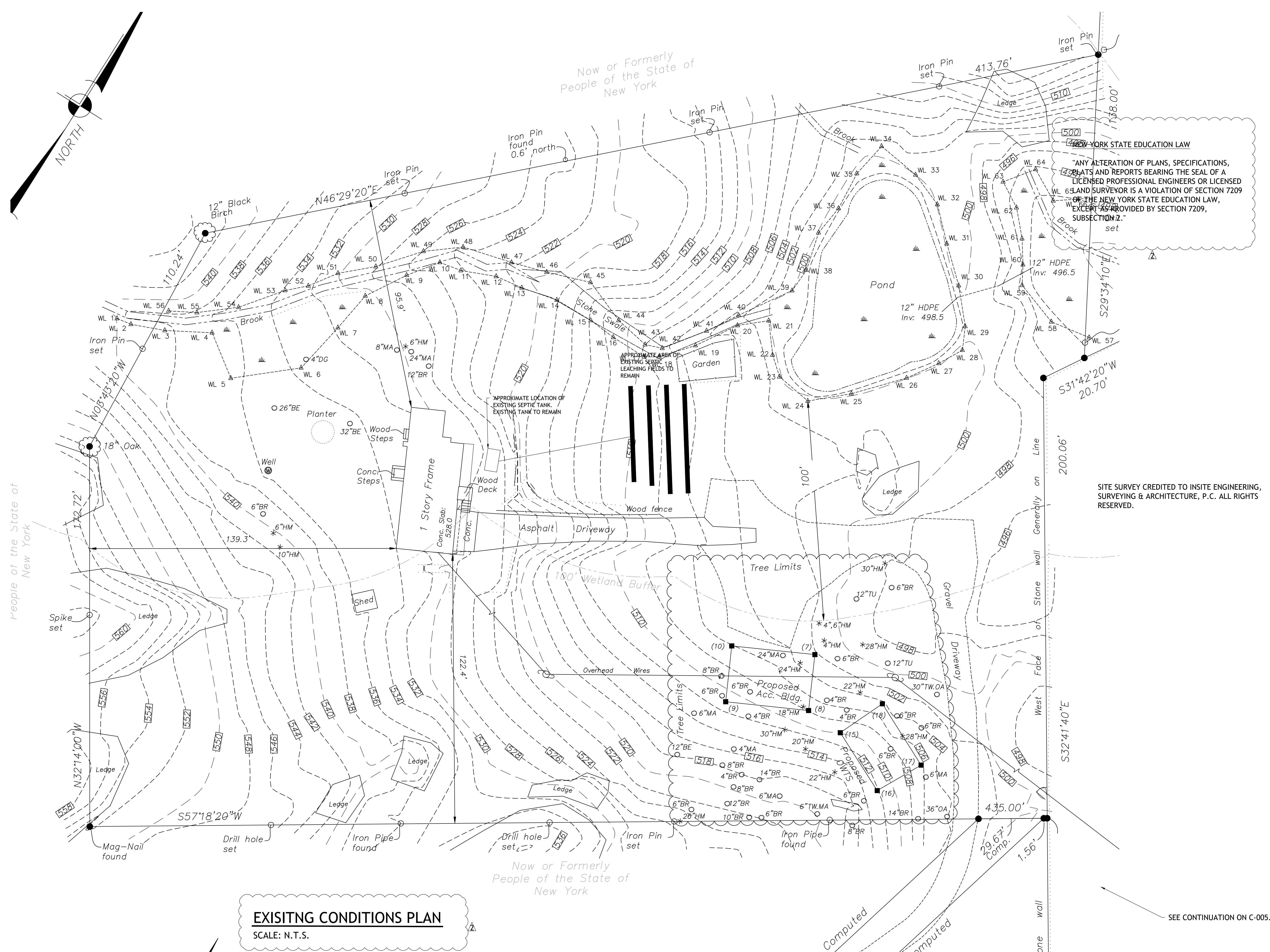
14A SHORT HILL ROAD
CROTON-ON-HUDSON,
NY 10520

DETAILS

PROJECT NUMBER:	#37-2025
DATE:	7/21/2025
DRAWN BY:	MM
CHECKED BY:	PGM

C-004.00

SCALE:	AS NOTED
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CROTON-ON-HUDSON,
NY 10520

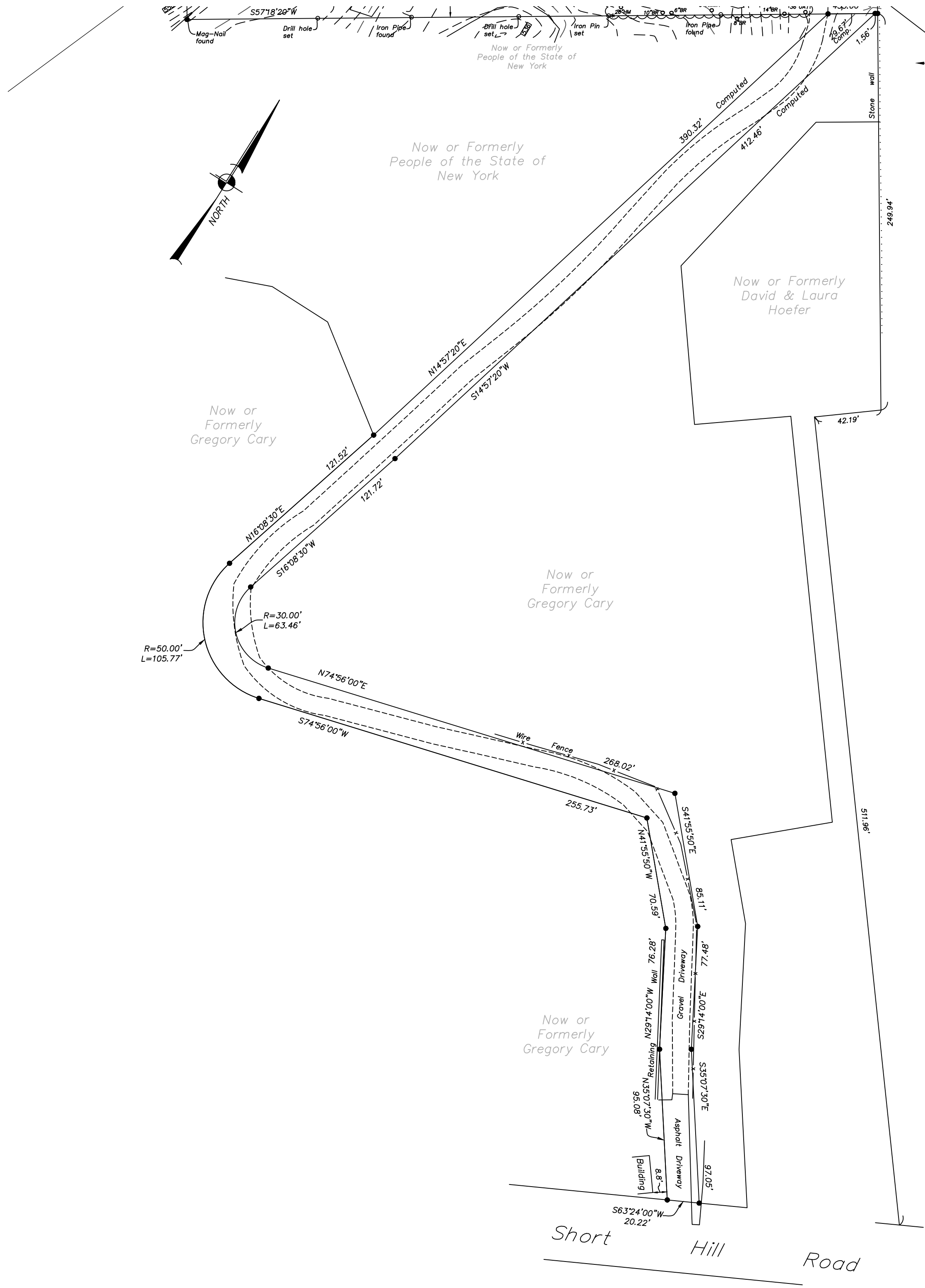
EXISTING CONDITIONS
PLAN

PROJECT NUMBER: #37-2025
DATE: 7/21/2025
DRAWN BY: MM
CHECKED BY: PGM

C-005.00

SCALE: AS NOTED

SEE CONTINUATION ON C-005.01



EXISITNG CONDITIONS PLAN
SCALE: N.T.S.

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SITE SURVEY CREDITED TO INSITE ENGINEERING, SURVEYING & ARCHITECTURE, P.C. ALL RIGHTS RESERVED.

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CROTON-ON-HUDSON,
NY 10520

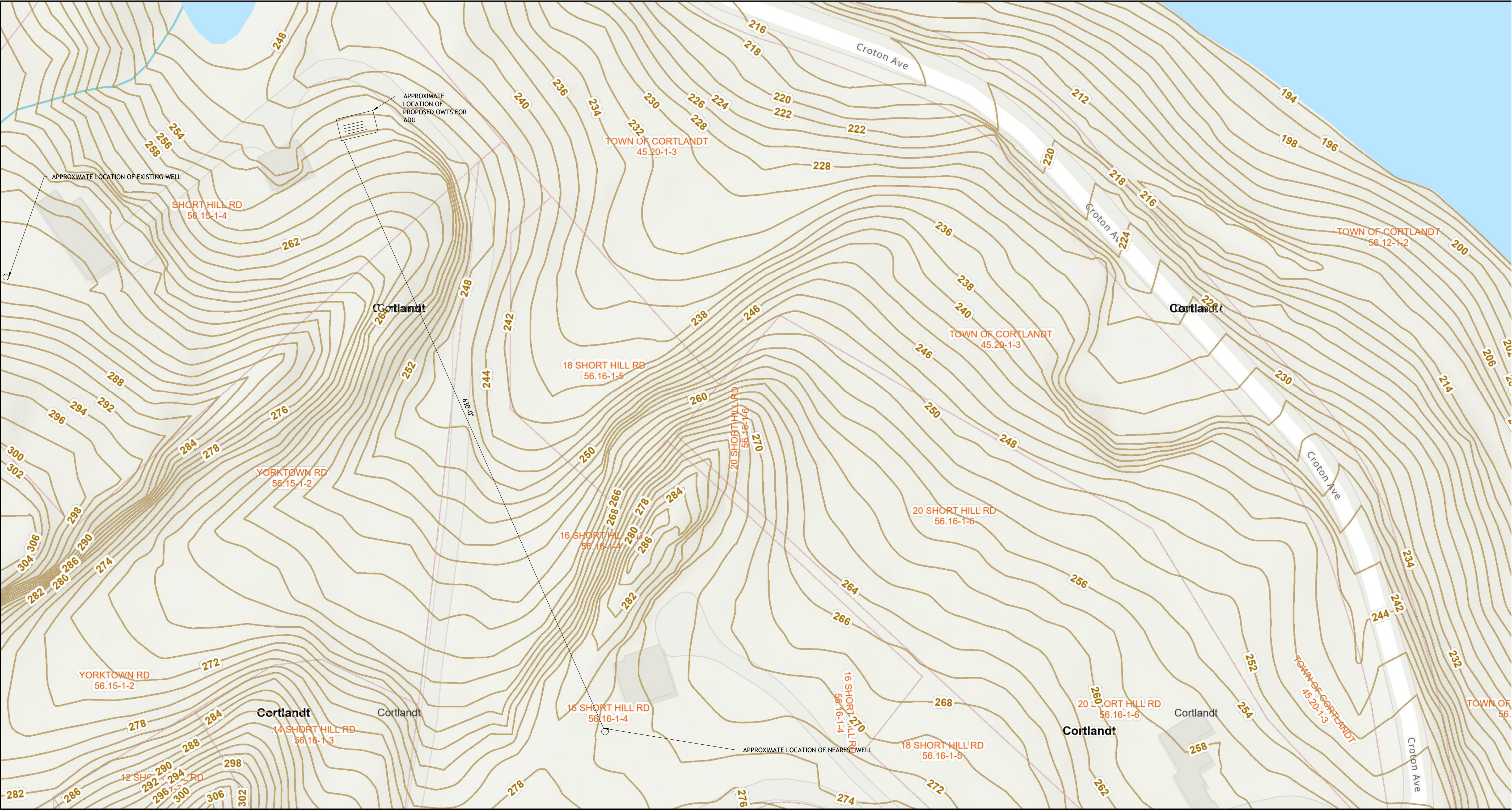
EXISTING CONDITIONS
PLAN

PROJECT NUMBER: #37-2025
DATE: 7/21/2025
DRAWN BY: MM
CHECKED BY: PGM

C-005.01

SCALE: AS NOTED

Mapping Westchester County



Mapping Westchester County
Municipal Boundaries

0 55 110
1:1,128 June 30, 20

TOPOGRAPHIC PLAN
SCALE: N.T.S.

MARCHETTI
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ENGINEERS

25 High Ridge Rd
Pound Ridge, NY 10576

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CROTON-ON-HUDSON,
NY 10520

TOPOGRAPHIC PLAN

PROJECT NUMBER:	#37-2025
DATE:	7/21/2025
DRAWN BY:	MM
CHECKED BY:	PGM

C-005.02

SCALE:	AS NOTED
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