



# TOWN OF CORTLANDT PLANNING BOARD

Steven Kessler  
*Chairperson*

Thomas A. Bianchi  
*Vice-Chairperson*

David Douglas  
Nora Hildinger  
Kevin Kobasa  
Peter McKinley  
Jeff Rothfeder

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

Planning Staff email:  
chrisk@townofcortlandt.com

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

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

You are invited to a Zoom webinar.  
When: Apr 2, 2024 06:30 PM Eastern Time (US and Canada)  
Topic: 2024 April 2 Planning Board Meeting

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/86798450180?pwd=cG5xM1ppcXJOdGNDU3JTUUh4RDhkZz09>

Passcode: 687425

Or One tap mobile:

+16469313860,86798450180#, \*687425# US  
+19292056099,86798450180#, \*687425# US (New York)

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 646 931 3860 US

+1 929 205 6099 US (New York)

Webinar ID: 867 9845 0180

Passcode: 687425

**WORK SESSION..... APRIL 2, 2024 6:00 PM**

1. Discuss April 2, 2024 Regular Planning Board Meeting Agenda.

**MEETING AGENDA..... PLANNING BOARD  
TOWN OF CORTLANDT  
6:30 TUESDAY EVENING  
APRIL 2, 2024**

1. **PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **CHANGES TO THE AGENDA BY MAJORITY VOTE**
4. **ADOPTION OF THE MINUTES OF THE MEETING OF MARCH 5, 2024**
5. **CORRESPONDENCE**

- PB 16-99**
- a. Letter dated February 7, 2024 from John Bevegna, P.G. transmitting the Hollowbrook Golf Club 2023 Annual Monitoring Report.
  - b. Transmittal from Planning Department of the proposed Indian Brook Overlay Zone.

**6. OLD BUSINESS**

- PB 2023-6**
- a. Application of Heike Schneider on behalf of 3120 Lexington, LLC for Amended Site Plan approval and a Wetland Permit for proposed exterior storage racks and a concrete pad at the existing Ace Hardware Store located at 3120 Lexington Avenue. Drawings latest revised March 13, 2024 (see prior PB 2018-5)

**7. NEW BUSINESS**

- PB 2024-1**
- a. Application of KPB Properties LLC for Site Development Plan approval and a referral from the Town Board of a Petition for a Zoning Text Amendment for a proposed 4-story, 75,000 sq. ft. self-storage facility located at 3 Locust Avenue. Drawings dated March 22, 2024.

**8. ADJOURNMENT**

**Next Regular Meeting; TUESDAY, MAY 7, 2024 at 6:30 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**

TOWN OF CORTLANDT  
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
March 5, 2024  
6:30 p.m. - 6:34 p.m.

March 5, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Deputy Town Attorney

Joseph Fusillo, P.E., Planning Board Engineer

1 January 9, 2024

2 (The board meeting commenced at 6:30 p.m.)

3 MR. STEVEN KESSLER: All right, welcome  
4 to the planning board meeting for March 5th,  
5 please rise for the pledge.

6 MULTIPLE: I pledge allegiance to the  
7 flag of the United States of America and to the  
8 Republic for which it stands, one nation under  
9 God, indivisible, with liberty and justice for  
10 all.

11 MR. KESSLER: Thank you, Chris, roll  
12 please.

13 MR. CHRIS KEHOE: Mr. Kabasa?

14 MR. KEVIN KABASA: Present.

15 MR. KEHOE: Ms. Hildinger?

16 MS. NORA HILDINGER: Present.

17 MR. KEHOE: Mr. Rothfeder?

18 MR. JEFFREY ROTHFEDER: Here.

19 MR. KEHOE: Mr. Kessler?

20 MR. KESSLER: Here.

21 MR. KEHOE: Mr. Bianchi?

22 MR. THOMAS BIANCHI: Here.

23 MR. KEHOE: Mr. Douglas?

24 MR. DAVID DOUGLAS: Here.

1 January 9, 2024

2 MR. KEHOE: And Mr. McKinley is present  
3 on Zoom.

4 MR. KESSLER: Thank you. There are no  
5 changes to the agenda this evening. Can I please  
6 have a motion to adopt the minutes of the meeting  
7 from our February 6th meeting?

8 MR. BIANCHI: So moved.

9 MR. KABASA Second.

10 MR. KESSLER: Thank you. On the  
11 question, all in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? All right, the  
14 first item tonight is an item under  
15 correspondence, is a letter dated February 27,  
16 2024, from James Annicchiarico, let's try that  
17 again.

18 MR. KEHOE: Annicchiarico.

19 MR. KESSLER: Annicchiarico.

20 MR. KEHOE: Annicchiarico.

21 MR. KESSLER: Oh, Annicchiarico, I  
22 wasn't even close. Requesting the -- I should  
23 have practiced. Requesting the first six month  
24 time extension for preliminary plat approval for

1 January 9, 2024

2 the Pomona Development Subdivision located on the  
3 south side of Revolutionary Road south of Eton  
4 Lane. Ms. Hildinger?

5 MS. HILDINGER: I make a motion to  
6 approve Resolution 3-24.

7 MR. KESSLER: Second, please?

8 MR. ROTHFEDER: Second.

9 MR. KESSLER: And on the question? All  
10 in favor?

11 MULTIPLE: Aye.

12 MR. KESSLER: Opposed? Thank you. Next  
13 item under correspondence is a letter dated  
14 February 7, 2024, from John Bevegna, transmitting  
15 the Hollowbrook Golf Club 2023 Annual Monitoring  
16 Report. So we received the report. Just for the  
17 record, there will be a subsequent meeting taking  
18 place between the consultant, Hollowbrook and  
19 staff once they can get their -- their own  
20 consultants together. So with that, what do you  
21 got, Mr. Kobasa?

22 MR. KOBASA: I'd like to make a motion  
23 to receive and file the Hollowbrook Golf Club  
24 2023 Annual Monitoring Report.

1 January 9, 2024

2 MR. KESSLER: Second, please.

3 MR. BIANCHI: Second.

4 MR. KESSLER: And on the question?

5 MR. KEHOE: So just for the record, I  
6 think, as the chairman mentioned, I just want it  
7 to be clear, that the staff will have a meeting  
8 and then we will bring it back for further  
9 discussion in front of the planning board with  
10 hopefully the applicant and the consultants in  
11 the audience.

12 MR. KESSLER: Right. And the further  
13 discussion regards the future types of monitoring  
14 that may or may not take place at Hollowbrook,  
15 changes to the monitoring protocols if you will.  
16 So we're on the question, all in favor?

17 MULTIPLE: Aye.

18 MR. KESSLER: Opposed? Final item, old  
19 business, it's the Ryan Main, for site  
20 development plan approval and a residential reuse  
21 special permit for a steep slope, wetland and  
22 tree removal permits for an additional 13 rental  
23 units at Meadowbrook Commons on the Boulevard,  
24 formerly known as Pondview, located on Route 6,



1           January 9, 2024  
2           west of Regina Avenue, latest drawings revised  
3           November 6, 2023. I guess a month and a half ago,  
4           we had a site visit there, it's back on the  
5           agenda, but since that site visit, we have not  
6           received any additional detailed plans as it  
7           relates to tree surveys, landscaping, and final  
8           design of the drainage system. Is that about  
9           right?

10           MR. KEHOE: Yeah, and wetlands.

11           MR. KESSLER: And wetlands as well. So  
12           we will refer this back to staff and await -- and  
13           it'll come back on the agenda once we do receive  
14           those additional pieces of information and get  
15           that ready for a public hearing if they meet with  
16           staff's approval. So with that, Mr. Douglas?

17           MR. DOUGLAS: I make a motion that we  
18           refer case number 2023-1 back to staff and  
19           consider the additional materials.

20           MR. KESSLER: Second, please?

21           MR. ROTHFEDER: Second.

22           MR. KESSLER: And on the question? All  
23           in favor?

24           MULTIPLE: Aye.

1                   January 9, 2024

2                   MR. KESSLER:   Opposed? Mr. Kobasa?

3                   MR. KOBASA:    The time is 6:34 and the  
4                   meeting is adjourned.

5                   (The public board meeting concluded at  
6                   6:34 p.m.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the board meeting of the Town of Cortlandt on March 5, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



---

Date: March 19, 2024

GENEVAWORLDWIDE, INC  
228 Park Ave S - PMB 27669  
New York, NY 10003



February 7, 2024

Via E-mail: [MichaelP@townofcortlandt.com](mailto:MichaelP@townofcortlandt.com)

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

RE: Hollow Brook Golf Club  
2023 Annual Monitoring Report

Dear Mr. Preziosi:

In accordance with the Hollow Brook Golf Club (HBGC) Water Quality Monitoring Program, WSP is submitting the following 2023 Annual Monitoring Report. The monitoring program is completed in accordance with the May 2002 Environmental Management Plan (EMP).

The monitoring program includes groundwater, surface-water and storm water sampling. Groundwater and surface water samples are collected twice per year in the summer and fall as per the June 2009 resolution by the Town of Cortlandt Planning Board (Resolution No. 23-09). Storm water samples are collected once per year from surface water location DS-1 in the Hollow Brook. Course samples are analyzed for inorganic and organic compounds (pesticides). The EMP requires that all compounds applied to the course in the previous 12 months be analyzed.

In February 2014, HBGC requested a modification to the sampling program. The request was made in consideration of the monitoring results up to that time and the absence of detections above applicable standards or guidance levels. On behalf of the Town, LBG (now WSP) reviewed the request and recommended the following modifications (outlined in a March 30, 2016 letter) 1) eliminate surface water sampling at locations US-1 and SW-4; 2) eliminate groundwater sampling at Monitor Well GW-2; 3) discontinue analyses for volatile organic compounds, polycyclic aromatic compounds and metals. The Town approved these modifications which became the standard sampling protocol moving forward.

In April 2020, HBGC requested additional modification to the sampling protocol in consideration of business impacts related to the COVID-19 pandemic. WSP reviewed this request on behalf of the Town and in an email dated April 27, 2020, from the Town to HBGC, the following temporary modifications were approved: 1) eliminate groundwater sampling at Monitor Wells GW-3 and GW-4; 2) eliminate surface water sampling at locations SW-3, SW-5 and SW-6 and, 3) eliminate the storm water sampling event. The approval was based on the absence of any detections above applicable standards or guidance levels over past years at these locations.

At the request of HBGC, and in agreement with the Town, this protocol was continued through the 2022 season. At the end of 2022 the course requested the reductions be made permanent. At a meeting on January 11, 2023 between the Town and HBGC, it was agreed to continue with a reduced program with some modifications. Specifically one additional monitor well, GW-4, and the storm water sampling event were to be added back into the program. The storm event trigger criteria was not decided upon at



the meeting and was to be determined prior to the beginning of the season. However, this did not occur and consequently a storm event was not completed for 2023.

## **1.0 SAMPLE DATES, LOCATIONS AND METHODOLOGIES**

The 2023 sampling events for groundwater and surface-water were completed on August 29<sup>th</sup> and November 15<sup>th</sup>. During both events, samples collected from surface-water station DS-1 and groundwater sampling locations GW-1R and GW-4 were analyzed for inorganic and pesticide parameters. A Site Plan showing sample locations is included as Figure 1.

The samples were analyzed for the parameters listed in the EMP and included all pesticides that have been applied to the course in the previous 12 months. The inorganic parameters were analyzed by York Analytical Laboratories (York) of Stratford, Connecticut. The pesticide compounds were analyzed by Columbia Food Laboratories (Columbia) of Portland, Oregon. A complete list of pesticides included in the lab analyses can be found at the back of the lab reports in the Appendices.

The analytical results for inorganics and pesticides are compared to the New York State Surface Water and Groundwater Standards per 6 NYCRR Part 703 or, alternative Response Thresholds per the EMP (Table 5-5). Additionally, pesticides are evaluated for toxicological significance by comparison to 50% of compound specific EPA HALs (Health Advisory Levels) for human health effects and 10% of LC50s (Lethal Concentration 50%) for the protection of aquatic life in surface water.

## **2.0 SAMPLING RESULTS**

The 2023 sampling results for groundwater and surface water are discussed below and presented on Table 1. Historical results are included in previous Annual Monitoring Reports. The laboratory analytical reports are included in Appendix I and II. All pesticides used on the course are registered for use in New York State and were reviewed for use at Hollow Brook by the Town's consulting agronomist, Dr. Martin Petrovic.

### **2.1 Summer Event: August 29, 2023**

#### **2.1.1 Groundwater**

The results of laboratory analysis show one pesticide detection in the groundwater sample collected from GW-1R (Table 1); flutolanil at 0.80 ug/l [micrograms per liter]). As shown on Table 1 under the Standard, Guidance or Response Threshold column, 50% of the HAL for flutolanil is 1,500 ug/l. The detected concentration of flutolanil was well below the applicable, human health-based Response Threshold and as a result no further action was taken.

All other parameters were either not detected or were below the applicable Standards, Guidance or Response Thresholds.

#### **2.1.2 Surface Water**

As shown on Table 1, there were no pesticide detections in the downstream surface water sample location DS-1 in the Hollow Brook. All other parameters were either not detected or met applicable standards, guidance or Response Threshold criteria (Table 1).



## **2.2 Fall Event: November 15, 2023**

### **2.2.1 Groundwater**

Pesticides, including flutolanil which was detected in the August sample from well GW-1R, were not detected in any of the November groundwater samples. All other parameters were either not detected or met applicable Standards, Guidance or Response Threshold criteria (Table 1).

### **2.2.2 Surface Water**

As shown on Table 1, there were no pesticide detections in the downstream Hollow Brook surface water sample DS-1. All other parameters were either not detected or met applicable Standards, Guidance or Response Threshold criteria.

## **3.0 DISCUSSION AND RESPONSES**

The management response to detections in groundwater or surface-water samples is described in the EMP. If certain pesticides (specifically listed in the EMP) are detected twice in the same year, the indicated response is to suspend their use. However, based on historical data and because new pesticides are not specifically addressed in the EMP, the Town and HBGC have agreed that pesticides that are repeatedly detected in groundwater samples could continue to be used on the course under the following conditions:

- The pesticide detection is below the toxicologically significant criteria. For groundwater this is 50 percent of the respective EPA HALs.
- The pesticide is not detected in the Hollow Brook; and,
- Use of the pesticide would be restricted to spot applications until it is no longer detectable.

Flutolanil was detected in a groundwater sample collected from GW-1R during the August event. The detected concentration (0.80 ug/l) was well below 50% the respective HAL, which is a human health-based toxicological criteria, and there were no pesticide detections in the Hollow Brook (Table 1). Flutolanil was not detected in any of the November samples. Based on the above protocols, no further action is needed at this time relative to flutolanil.

Chlorantraniliprole was detected in samples in previous years but was not detected in any samples during 2023. In accordance with the original 2011 approval for the use of Chlorantraniliprole by the Town's consulting agronomist, Dr. Martin Petrovic, this product is only to be used as a "last resort" after other products have failed to control the associated problem. There have not been any detections of Chlorantraniliprole in groundwater since 2019, indicating the above practice is effective at minimizing migration of this product from the application sites.

Criteria for triggering a storm sampling event need to be determined prior to the beginning of the 2024 season.



Kind regards,  
WSP USA

A handwritten signature in black ink, appearing to read 'John Benvegna'. The signature is written in a cursive style.

John Benvegna, P.G.  
Vice President

cc: Chris Kehoe, AICP, T/Cortlandt  
David Rambo, C/Peekskill Water Dept.  
Greg Coughlin, Hollow Brook  
Eugene Peterson, Hollow Brook

f:\reports\town of cortlandt\hollowbrook\annual reports\2021 annual report\hollow brook golf club 2021 annual monitoring report.docx



**TABLE**



**TABLE 1**

**HOLLOW BROOK GOLF CLUB  
TOWN OF CORTLANDT, NEW YORK**

**2023 Operational Monitoring Results**

| Parameters                                 |       | Groundwater |       |         |       |  | Surface Water |         |  |
|--|-------|-------------|-------|---------|-------|--|---------------|---------|--|
|  |       | Aug. 29     |       | Nov. 15 |       | Standard, Guidance or Response Threshold | Aug. 29       | Nov. 15 | Standard, Guidance or Response Threshold |
| Inorganics                                 | Units | GW-1R       | GW-4  | GW-1R   | GW-4  |  | DS-1          | DS-1    |  |
| TDS  | mg/l  | 292         | 278   | 220     | 247   | NA                                       | 273           | 152     | 500*                                     |
| Chloride                                   | mg/l  | 42.7        | 49.4  | 26.5    | 58.2  | 250*                                     | 81.2          | 57.1    | 250*                                     |
| Nitrate                                    | mg/l  | <0.05       | 1.18  | <0.05   | 0.940 | 5.0** / 10*                              | 0.609         | 0.420   | 10*                                      |
| Nitrite                                    | mg/l  | <0.05       | <0.05 | <0.05   | <0.05 | 1.0*                                     | <0.05         | <0.05   | 1.0*                                     |
| Ammonia                                    | mg/l  | 0.893       | 0.07  | 1.12    | 0.351 | 2.0*                                     | <0.05         | <0.05   | 2.0*                                     |
| Phosphorous                                | mg/l  | 2.4         | 7.7   | 2.3     | 2.5   | ST/SD**                                  | <0.05         | <0.05   | ST/SD**                                  |
| <b>Pesticides (detected) <sup>1/</sup></b> |       |             |       |         |       |  |               |         |  |
| Flutolanil                                 | ug/l  | 0.80        | <0.5  | <0.5    | <0.5  | 1,500^                                   | <0.5          | <0.5    | 250^^                                    |

<sup>1/</sup> See laboratory reports in the Appendix for full pesticide analyte list.

mS/cm = milliseimans per centimeter; mg/l = milligrams per liter; ug/l = micrograms per liter.

NA - Not Applicable

<0.05 - Indicates compound was not detected above the noted laboratory detection limit

\*New York State Water Quality Standard or Guidance per 6 NYCRR Part 703

\*\*Response Threshold as per Section 5.7.6 of the Management Plan.

ST/SD - Statistically significant trend or two standard deviations above baseline mean, whichever is lower.

^ = 50% of the USEPA Human Health Advisory Level (HAL). The HAL is the toxicologically significant level in the absence of a State standard.

^^ = 10% of the LC50 (Leathal Concentration 50%) for protection of aquatic life. This value is applied to DS-1 if it is lower then the corresponding HAL.

Exceeds Standard, Guidance or Response Threshold.

**FIGURE**

O:\DWG\Hollowbrook\2018\Figure1.dwg, Layout1, 3/21/2019 3:21:56 PM, PDF-XChange for Acrobat Pro



**LEGEND**

- ▲ SW-3 SURFACE WATER SAMPLING LOCATION
- ◆ GW-3 MONITOR WELL LOCATION
- ◆ GW-4 NEW MONITOR WELL LOCATION (INSTALLED SPRING 2008)
- S-1 SEDIMENT SAMPLING LOCATION
- UNDISTURBED BUFFER



**HOLLOW BROOK GOLF CLUB  
TOWN OF CORTLANDT, NEW YORK**

**WATER QUALITY SAMPLING LOCATIONS**

| DATE          | REVISED | PREPARED BY:  |
|---------------|---------|---|
|               |         |   |
|               |         |   |
|               |         | WSP USA<br>500 Summit Lake Drive<br>Suite 450<br>Valhalla, New York 10595<br>(914) 747-1120 |
| <b>DRAWN:</b> | RAC     | <b>CHECKED:</b> DM  |
|               |         | <b>DATE:</b> 03/21/19   |
|               |         | <b>FIGURE:</b> 1  |



**APPENDIX I**  
**Laboratory Reports – August 2023**



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794



**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM  
**Project Name:** Hollowbrook Golf Club (HBGC)

### Cover Letter

WSP USA  
500 Summit Lake Drive, Suite 450  
Valhalla New York 10595  
United States of America (USA)

Dear John Benvegna,

Enclosed please find Columbia Laboratories analytical report for samples received as order number 23-010423 on 08/31/2023 at 10:23. Should you have any questions about this report or any other matter, please do not hesitate to contact us. We are here to help you.

Thank you for allowing Columbia Laboratories to be of service to you, we appreciate your business.

Sincerely,

Derrick Tanner  
General Manager



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794



**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM  
  
**Project Name:** Hollowbrook Golf Club (HBGC)

**Customer:** WSP USA  
500 Summit Lake Drive, Suite 450  
Valhalla New York 10595  
United States of America (USA)  
  
**Sample ID:** DS-1  
**Sample Matrix:** Water  
**Laboratory ID:** 23-010423-0001-00  
**Evidence of Cooling:** Yes  
**Temp:** 6.4 °C  
**Relinquished by:** UPS

### Sample Results

#### Pesticides

##### Multi-Residue Pesticide Profile

| Analyte                         | Result                 | Units | Analyzed | Method                        | Notes |
|---------------------------------|------------------------|-------|----------|-------------------------------|-------|
| Multi-Residue Pesticide Profile | < LOQ for all analytes | µg/L  | 09/11/23 | AOAC 2007.01 & EN 15662 (mod) |       |



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794



**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM  
  
**Project Name:** Hollowbrook Golf Club (HBGC)

**Customer:** WSP USA  
 500 Summit Lake Drive, Suite 450  
 Valhalla New York 10595  
 United States of America (USA)  
  
**Sample ID:** GW-1R  
**Sample Matrix:** Water  
**Laboratory ID:** 23-010423-0002-00  
**Evidence of Cooling:** Yes  
**Temp:** 6.4 °C  
**Relinquished by:** UPS

### Sample Results

#### Pesticides

##### Multi-Residue Pesticide Profile

*All compounds on the attached sheet were found to be <LOQ except those listed*

| Analyte    | Result | Units | LOQ   | Analyzed | Method                        | Notes |
|------------|--------|-------|-------|----------|-------------------------------|-------|
| Flutolanil | 0.800  | µg/L  | 0.500 | 09/12/23 | AOAC 2007.01 & EN 15662 (mod) |       |



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794

**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM  
**Project Name:** Hollowbrook Golf Club (HBGC)



**Customer:** WSP USA  
 500 Summit Lake Drive, Suite 450  
 Valhalla New York 10595  
 United States of America (USA)

**Sample ID:** GW-4  
**Sample Matrix:** Water  
**Laboratory ID:** 23-010423-0003-00  
**Evidence of Cooling:** Yes  
**Temp:** 6.4 °C  
**Relinquished by:** UPS

### Sample Results

#### Pesticides

##### Multi-Residue Pesticide Profile

| Analyte                         | Result                 | Units | Analyzed | Method                        | Notes |
|---------------------------------|------------------------|-------|----------|-------------------------------|-------|
| Multi-Residue Pesticide Profile | < LOQ for all analytes | µg/L  | 09/11/23 | AOAC 2007.01 & EN 15662 (mod) |       |

##### Abbreviations

**Limit(s) of Quantitation (LOQ):** The minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence.

##### Units of Measure

µg/L = Micrograms per liter = parts per billion (ppb)

Approved Signatory

Derrick Tanner  
 General Manager





12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794

**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM



**Project Name:** Hollowbrook Golf Club (HBGC)



**P2220 Multi-Residue Pesticide Profile  
WSP Water**

| Analyte                       | LOQ (µg/L) |
|-------------------------------|------------|
| 1, NAA                        | 1.00       |
| 2,4,5-T                       | 1.00       |
| 2,4,5-TP                      | 1.00       |
| 2,4-D                         | 0.50       |
| 2,4-DB                        | 1.00       |
| 2,4-DP (Dichlorprop)          | 1.00       |
| Abamectin (Avermectin)        | 1.00       |
| Acephate                      | 2.00       |
| Acequinocyl                   | 1.00       |
| Acetamiprid                   | 1.00       |
| Acetochlor                    | 2.00       |
| Acifluorfen                   | 1.00       |
| Acrinathrin                   | 1.00       |
| Alachlor                      | 2.00       |
| Aldicarb                      | 1.00       |
| Aldicarb sulfone (Aldoxycarb) | 1.00       |
| Aldicarb-sulfoxide            | 1.00       |
| Aldrin                        | 1.00       |
| Ametoctradin                  | 1.00       |
| Ametryn                       | 1.00       |
| Aminocyclopyrachlor           | 1.00       |
| Anilazine                     | 3.00       |
| Aspon                         | 1.00       |
| Asulam                        | 1.00       |
| Atrazine                      | 1.00       |
| Atrazine-desethyl             | 1.00       |
| Azinphos-ethyl                | 1.00       |
| Azinphos-methyl               | 1.00       |
| Azoxystrobin                  | 1.00       |
| Benalaxyl                     | 1.00       |
| Bendiocarb                    | 1.00       |
| Benfluralin                   | 1.00       |
| Benoxacor                     | 1.00       |
| Bensulide                     | 1.00       |
| Bentazon                      | 1.00       |
| Benzovindiflupyr              | 1.00       |
| BHC alpha isomer              | 1.00       |
| BHC beta isomer               | 1.00       |
| BHC delta isomer              | 1.00       |
| Bifenazate                    | 1.00       |
| Bifenox                       | 1.00       |
| Bifenthrin                    | 1.00       |
| Binapacryl                    | 4.00       |
| Bioresmethrin                 | 1.00       |
| Bitertanol                    | 2.00       |
| Boscalid                      | 0.50       |
| Broflanilide                  | 1.00       |
| Bromacil                      | 2.00       |
| Bromophos-methyl              | 1.00       |
| Bromophos-ethyl               | 2.00       |
| Bromopropylate                | 1.00       |
| Bromoxynil                    | 1.00       |
| Bromuconazole                 | 1.00       |
| Bupirimate                    | 1.00       |

| Analyte                      | LOQ (µg/L) |
|------------------------------|------------|
| Buprofezin                   | 1.00       |
| Butachlor                    | 1.00       |
| Butoxy carb                  | 1.00       |
| Butralin                     | 2.00       |
| Butylate                     | 1.00       |
| Cadusafos                    | 1.00       |
| Captafol                     | 10.00      |
| Captan                       | 2.00       |
| Carbaryl                     | 0.50       |
| Carbendazim                  | 1.00       |
| Carbofuran                   | 1.00       |
| Carbofuran, 3-hydroxy        | 1.00       |
| Carbophenothion              | 1.00       |
| Carbophenothion methyl       | 1.00       |
| Carboxin                     | 1.00       |
| Carfentrazone-ethyl          | 1.00       |
| Chlorantraniliprole          | 0.50       |
| Chlordane, cis-              | 1.00       |
| Chlordane, trans-            | 1.00       |
| Chlordimeform                | 1.00       |
| Chlorfenapyr                 | 2.00       |
| Chlorfenson (Ovex)           | 1.00       |
| Chlorfenvinphos              | 1.00       |
| Chlorimuron-ethyl            | 1.00       |
| Chlornitrofen (CNP)          | 2.00       |
| Chlorobenzilate              | 1.00       |
| Chloroneb                    | 1.00       |
| Chlorothalonil               | 0.50       |
| Chlorpropham (CIPC)          | 1.00       |
| Chlorpyrifos (ethyl)         | 1.00       |
| Chlorpyrifos-methyl          | 1.00       |
| Chlorsulfuron                | 1.00       |
| Chlorthal-dimethyl (Dacthal) | 1.00       |
| Chlorthion                   | 2.00       |
| Chlorthiophos                | 1.00       |
| Clethodim                    | 1.00       |
| Clethodim sulfone            | 1.00       |
| Clethodim sulfoxide          | 1.00       |
| Clofentezine                 | 1.00       |
| Clomazone                    | 1.00       |
| Clopyralid                   | 1.00       |
| Clothianidin                 | 1.00       |
| Coumaphos                    | 1.00       |
| Crotoxyphos                  | 1.00       |
| Cyanazine                    | 1.00       |
| Cyanofenphos                 | 1.00       |
| Cyanophos                    | 4.00       |
| Cyantraniliprole             | 1.00       |
| Cyazofamid                   | 1.00       |
| Cycloate                     | 1.00       |
| Cycloxydim                   | 1.00       |
| Cyfluthrin                   | 3.00       |
| Cyhalothrin, lambda          | 0.50       |
| Cymoxanil                    | 1.00       |

| Analyte                  | LOQ (µg/L) |
|--------------------------|------------|
| Cypermethrin             | 1.00       |
| Cyprodinil               | 1.00       |
| Cyromazine               | 1.00       |
| DCPMU                    | 1.00       |
| DDD, o,p'-               | 1.00       |
| DDD, p,p'-               | 1.00       |
| DDE, o,p'-               | 1.00       |
| DDE, p,p'-               | 1.00       |
| DDT, o,p'-               | 1.00       |
| DDT, p,p'-               | 1.00       |
| DEF (Tribufos)           | 1.00       |
| Deltamethrin             | 1.00       |
| Demeton-S                | 2.00       |
| Demeton-S methyl-sulfone | 2.00       |
| Demeton-s-methyl         | 2.00       |
| Desmedipham              | 1.00       |
| Diallate                 | 1.00       |
| Diazinon                 | 1.00       |
| Diazoxon                 | 1.00       |
| Dicamba (Banvel)         | 0.50       |
| Dichlobenil              | 1.00       |
| Dichlofenthion           | 1.00       |
| Dichlofluanid            | 1.00       |
| Dichlorobenzamide        | 1.00       |
| Dichlorvos               | 1.00       |
| Diclobutrazol            | 1.00       |
| Diclofop (acid)          | 1.00       |
| Diclofop-methyl          | 1.00       |
| Dicloran                 | 4.00       |
| Dicofol, p,p'-/o,p'-     | 2.00       |
| Dicrotophos              | 1.00       |
| Dieldrin                 | 1.00       |
| Diethofencarb            | 1.00       |
| Diethyltoluamide (DEET)  | 1.00       |
| Difenoconazole           | 1.00       |
| Diflubenzuron            | 1.00       |
| Diflufenzopyr            | 1.00       |
| Dimethenamid             | 1.00       |
| Dimethoate               | 1.00       |
| Dimethomorph             | 1.00       |
| Diniconazole             | 1.00       |
| Dinocap                  | 1.00       |
| Dinoseb (Dinitro)        | 1.00       |
| Dinotefuran              | 1.00       |
| Dioxathion               | 1.00       |
| Diphenamid               | 1.00       |
| Diphenylamine (DPA)      | 1.00       |
| Disulfoton               | 2.00       |
| Disulfoton sulfone       | 1.00       |
| Disulfoton sulfoxide     | 1.00       |
| Dithianon                | 1.00       |
| Dithiopyr                | 0.50       |
| Diuron                   | 1.00       |
| DNOC                     | 1.00       |

LOQ= Limit of Quantitation  
µg/L= microgram per Liter (ppb)

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of Columbia Laboratories quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be retained for a maximum of 30 days from the receipt date unless prior arrangements have been made.



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794

**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM



**Project Name:** Hollowbrook Golf Club (HBGC)



**P2220 Multi-Residue Pesticide Profile  
 WSP Water**

| Analyte                   | LOQ (µg/L) |
|---------------------------|------------|
| Edifenphos                | 1.00       |
| Endosulfan (α isomer)     | 2.00       |
| Endosulfan (β isomer)     | 2.00       |
| Endosulfan sulfate        | 1.00       |
| Endrin                    | 2.00       |
| Endrin aldehyde           | 2.00       |
| EPN                       | 1.00       |
| EPTC                      | 1.00       |
| Esfenvalerate/Fenvalerate | 2.00       |
| Etaconazole               | 1.00       |
| Ethaboxam                 | 1.00       |
| Ethalfuralin              | 1.00       |
| Ethiofencarb              | 1.00       |
| Ethion                    | 1.00       |
| Ethirimol                 | 1.00       |
| Ethofumesate              | 1.00       |
| Ethoprophos               | 1.00       |
| Ethoxyquin                | 1.00       |
| Etofenprox                | 1.00       |
| Etoxazole                 | 1.00       |
| Etridiazole               | 1.00       |
| Etrinfos                  | 1.00       |
| Famoxadone                | 1.00       |
| Famphur                   | 1.00       |
| Fenamidone                | 1.00       |
| Fenamiphos                | 1.00       |
| Fenamiphos Sulfone        | 1.00       |
| Fenamiphos Sulfoxide      | 1.00       |
| Fenarimol                 | 1.00       |
| Fenazaquin                | 1.00       |
| Fenbuconazole             | 1.00       |
| Fenbutatin oxide          | 1.00       |
| Fenchlorphos              | 1.00       |
| Fenhexamid                | 1.00       |
| Fenitrothion              | 1.00       |
| Fenobucarb (Baycarb)      | 1.00       |
| Fenoxaprop-P-Ethyl        | 0.50       |
| Fenoxy carb               | 1.00       |
| Fenpropathrin             | 1.00       |
| Fenpyroximate             | 1.00       |
| Fenson                    | 2.00       |
| Fensulfthion              | 1.00       |
| Fenthion                  | 1.00       |
| Fenuron                   | 1.00       |
| Fipronil                  | 1.00       |
| Flonicamid                | 1.00       |
| Fluazifop                 | 1.00       |
| Fluazinam                 | 0.50       |
| Fluchloralin              | 1.00       |
| Flucythrinate             | 3.00       |
| Fludioxonil               | 0.50       |
| Flufenacet                | 1.00       |
| Flumioxazin               | 1.00       |
| Fluometuron               | 1.00       |

| Analyte                  | LOQ (µg/L) |
|--------------------------|------------|
| Fluopicolide             | 1.00       |
| Fluopyram                | 0.50       |
| Fluoxastrobin            | 0.50       |
| Flupyradifurone          | 1.00       |
| Fluprimidol              | 0.50       |
| Fluridone                | 1.00       |
| Fluroxypyr (free acid)   | 1.00       |
| Flusilazol               | 1.00       |
| Fluthiacet Methyl        | 1.00       |
| Flutolanil               | 0.50       |
| Flutriafol               | 1.00       |
| Fluvalinate -tau         | 1.00       |
| Fluxapyroxad             | 0.50       |
| Folpet                   | 2.00       |
| Fomesafen                | 1.00       |
| Fonofos                  | 1.00       |
| Foramsulfuron            | 1.00       |
| Forchlorfenuron          | 1.00       |
| Formetanate              | 1.00       |
| Furathiocarb             | 1.00       |
| Halosulfuron-methyl      | 1.00       |
| Haloxypop (free acid)    | 1.00       |
| Heptachlor               | 1.00       |
| Heptachlor epoxide       | 1.00       |
| Hexachlorobenzene (HCB)  | 1.00       |
| Hexaconazole             | 1.00       |
| Hexazinone (Velpar)      | 1.00       |
| Hexythiazox              | 1.00       |
| Hydroprene               | 1.00       |
| Imazalil                 | 1.00       |
| Imazamox                 | 1.00       |
| Imazapic                 | 1.00       |
| Imazapyr                 | 1.00       |
| Imazaquin                | 1.00       |
| Imazethapyr              | 1.00       |
| Imidacloprid             | 1.00       |
| Imidoxone (Phosmet-Oxon) | 1.00       |
| Indaziflam               | 1.00       |
| Indoxacarb               | 1.00       |
| Iprobenfos               | 1.00       |
| Iprodione                | 0.50       |
| Isazophos                | 1.00       |
| Isobenzan                | 1.00       |
| Isocarbophos             | 1.00       |
| Isodrin                  | 1.00       |
| Isofenphos               | 1.00       |
| Isofenphos-methyl        | 1.00       |
| Isofenphos-OA            | 1.00       |
| Isoprocarb               | 1.00       |
| Isopropalin              | 1.00       |
| Isoprothiolane           | 1.00       |
| Isoproturon              | 1.00       |
| Isoxaben                 | 1.00       |
| Isoxaflutole             | 1.00       |

| Analyte                       | LOQ (µg/L) |
|-------------------------------|------------|
| Kresoxim-methyl               | 1.00       |
| Lactofen                      | 2.00       |
| Lenacil                       | 1.00       |
| Lindane                       | 1.00       |
| Linuron                       | 1.00       |
| Malaoxon (Malathion-o-analog) | 1.00       |
| Malathion                     | 1.00       |
| Mandipropamid                 | 1.00       |
| MCPA                          | 1.00       |
| MCPB                          | 1.00       |
| MCPP (Mecoprop)               | 1.00       |
| Mecarbam                      | 1.00       |
| Mefentrifluconazole           | 0.50       |
| Mepanipyrim                   | 1.00       |
| Mesosulfuron Methyl           | 1.00       |
| Mesotrione                    | 1.00       |
| Metalaxyl/Mefenoxam           | 0.50       |
| Metconazole                   | 0.50       |
| Methacrifos                   | 1.00       |
| Methamidophos                 | 1.00       |
| Methidathion                  | 1.00       |
| Methiocarb                    | 1.00       |
| Methiocarb sulfone            | 1.00       |
| Methiocarb sulfoxide          | 1.00       |
| Methomyl                      | 1.00       |
| Methoxychlor                  | 1.00       |
| Methoxyfenozide               | 1.00       |
| Metobromuron                  | 1.00       |
| Metolachlor                   | 1.00       |
| Metolcarb                     | 1.00       |
| Metrafenone                   | 1.00       |
| Metribuzin                    | 1.00       |
| Metsulfuron-methyl            | 1.00       |
| Mevinphos                     | 1.00       |
| Mexacarbate                   | 1.00       |
| MGK-264                       | 1.00       |
| Mirex                         | 1.00       |
| Molinate                      | 1.00       |
| Monocrotophos                 | 1.00       |
| Monolinuron                   | 1.00       |
| Myclobutanil                  | 0.50       |
| Naled                         | 1.00       |
| Napropamide                   | 1.00       |
| Neburon                       | 1.00       |
| Nicosulfuron                  | 1.00       |
| Nitrapyrin                    | 2.00       |
| Nitrofen                      | 2.00       |
| Norflurazon                   | 1.00       |
| Novaluron                     | 1.00       |
| Nuarimol                      | 2.00       |
| Omethoate                     | 1.00       |
| O-Phenylphenol                | 1.00       |
| Oryzalin                      | 1.00       |
| Oxadiazon                     | 1.00       |

LOQ= Limit of Quantitation  
 µg/L= microgram per Liter (ppb)

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of Columbia Laboratories quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be retained for a maximum of 30 days from the receipt date unless prior arrangements have been made.



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794

**Report Number:** 23-010423/D001.R000  
**Report Date:** 09/12/2023  
**Purchase Order:**  
**Received:** 08/31/23 10:23 AM



**Project Name:** Hollowbrook Golf Club (HBGC)



**P2220 Multi-Residue Pesticide Profile  
 WSP Water**

| Analyte                       | LOQ (µg/L) |
|-------------------------------|------------|
| Oxadixyl                      | 1.00       |
| Oxamyl                        | 1.00       |
| Oxamyl-oxime                  | 1.00       |
| Oxathiaprolin                 | 1.00       |
| Oxychlorane                   | 1.00       |
| Oxydemeton-Methyl             | 1.00       |
| Oxyfluorfen                   | 1.00       |
| Oxythioquinox                 | 1.00       |
| Pacllobutrazol                | 1.00       |
| Paraoxon-ethyl                | 1.00       |
| Paraoxon-methyl               | 1.00       |
| Parathion-ethyl               | 1.00       |
| Parathion-methyl              | 3.00       |
| PCP (Pentachlorophenol)       | 1.00       |
| Penconazole                   | 1.00       |
| Pendimethalin                 | 1.00       |
| Penflufen                     | 1.00       |
| Pentachloroaniline (PCA)      | 1.00       |
| Pentachloroisole              | 1.00       |
| Pentachlorobenzene (PCB)      | 1.00       |
| Pentachlorothioanisole (PCTA) | 3.00       |
| Penthiopyrad                  | 1.00       |
| Permethrin                    | 1.00       |
| Perthane                      | 1.00       |
| Phenmedipham                  | 1.00       |
| Phenothrin                    | 1.00       |
| Phenthoate                    | 1.00       |
| Phorate                       | 1.00       |
| Phorate OA                    | 1.00       |
| Phorate Sulfone               | 1.00       |
| Phorate Sulfoxide             | 1.00       |
| Phosalone                     | 1.00       |
| Phosmet                       | 1.00       |
| Phosphamidon                  | 1.00       |
| Phoxim                        | 1.00       |
| Phthalimide                   | 2.00       |
| Picloram                      | 1.00       |
| Pinoxaden                     | 1.00       |
| Piperonyl Butoxide            | 1.00       |
| Pirimicarb                    | 1.00       |
| Pirimiphos-Ethyl              | 1.00       |
| Pirimiphos-Methyl             | 1.00       |
| Pirimisulfuron-Methyl         | 1.00       |
| Prallethrin                   | 1.00       |
| Prochloraz                    | 1.00       |
| Procymidone                   | 1.00       |
| Prodiamine                    | 0.50       |
| Profenofos                    | 1.00       |
| Profluralin                   | 1.00       |
| Promecarb                     | 1.00       |
| Prometon                      | 1.00       |
| Prometryne                    | 1.00       |
| Pronamide (Propyzamide)       | 1.00       |
| Propachlor                    | 1.00       |

| Analyte                 | LOQ (µg/L) |
|-------------------------|------------|
| Propamocarb             | 1.00       |
| Propanil                | 1.00       |
| Propargite              | 1.00       |
| Propazine               | 1.00       |
| Propetamphos            | 1.00       |
| Propham                 | 1.00       |
| Propiconazole           | 0.50       |
| Propoxur                | 1.00       |
| Propoxycarbazone sodium | 1.00       |
| Prosulfuron             | 1.00       |
| Prothioconazole         | 1.00       |
| Prothiofos              | 1.00       |
| Pydiflumetofen          | 0.50       |
| Pymetrozine             | 1.00       |
| Pyraclostrobin          | 0.50       |
| Pyraflufen-ethyl        | 1.00       |
| Pyrazophos              | 1.00       |
| Pyrethrins              | 1.00       |
| Pyridaben               | 1.00       |
| Pyridate                | 1.00       |
| Pyrifluquinazon         | 1.00       |
| Pyrimethanil            | 1.00       |
| Pyriproxifen            | 1.00       |
| Pyroxasulfone           | 1.00       |
| Pyroxulam               | 1.00       |
| Quinalphos              | 1.00       |
| Quinclorac              | 1.00       |
| Quinoxifen              | 1.00       |
| Quintozene(PCNB)        | 1.00       |
| Quizalofop (free acid)  | 1.00       |
| Resmethrin              | 1.00       |
| Rimsulfuron             | 1.00       |
| Rotenone                | 1.00       |
| S-421                   | 1.00       |
| Saflufenacil            | 1.00       |
| Sebutylazine            | 1.00       |
| Sedaxane                | 1.00       |
| Sethoxydim              | 1.00       |
| Simazine                | 1.00       |
| Simetryn                | 1.00       |
| Spinetoram              | 1.00       |
| Spinosad (α, β isomers) | 1.00       |
| Spirodiclofen           | 1.00       |
| Spiromesifen            | 1.00       |
| Spirotetramat           | 1.00       |
| Spirotetramat-enol      | 1.00       |
| Spiroxamine             | 1.00       |
| Sulfallate              | 1.00       |
| Sulfentrazone           | 3.00       |
| Sulfometuron-methyl     | 1.00       |
| Sulfosulfuron           | 1.00       |
| Sulfotep                | 1.00       |
| Sulfoxaflor             | 1.00       |
| Sulprofos               | 1.00       |

| Analyte                   | LOQ (µg/L) |
|---------------------------|------------|
| Tebuconazole              | 0.50       |
| Tebufenozide              | 1.00       |
| Tebuthiuron               | 1.00       |
| Tecnazene                 | 1.00       |
| Tefluthrin                | 1.00       |
| Tembotrione               | 1.00       |
| Terbacil                  | 4.00       |
| Terbufos                  | 1.00       |
| Terbufos sulfone          | 1.00       |
| Terbufos sulfoxide        | 1.00       |
| Terbutylazine             | 1.00       |
| Terbutryn                 | 1.00       |
| Tertrachlorvinphos        | 1.00       |
| Tetraconazole             | 1.00       |
| Tetradifon                | 1.00       |
| Tetramethrin              | 1.00       |
| Tetrasul                  | 1.00       |
| Thiabendazole             | 1.00       |
| Thiabendazole, 5-hydroxy  | 1.00       |
| Thiacloprid               | 1.00       |
| Thiamethoxam              | 1.00       |
| Thifensulfuron-methyl     | 1.00       |
| Thiobencarb (benthiocarb) | 1.00       |
| Thiodicarb                | 1.00       |
| Thiometon                 | 2.00       |
| Thionazin                 | 1.00       |
| Thiophanate-methyl        | 1.00       |
| Tolclofos-methyl          | 1.00       |
| Tolfenpyrad               | 1.00       |
| Tolyfluanid               | 1.00       |
| Topramezone               | 1.00       |
| Tralkoxydim               | 1.00       |
| Triadimefon               | 0.50       |
| Triadimenol               | 0.50       |
| Tri-allate                | 1.00       |
| Triasulfuron              | 1.00       |
| Triazophos                | 1.00       |
| Tribenuron-methyl         | 1.00       |
| Trichlorfon               | 1.00       |
| Triclopyr                 | 2.00       |
| Trifloxystrobin           | 0.50       |
| Trifloxysulfuron -sodium  | 1.00       |
| Triflumizole              | 1.00       |
| Trifluralin               | 1.00       |
| Triflusaluron-methyl      | 1.00       |
| Triforin                  | 1.00       |
| Trinexapac (acid)         | 1.00       |
| Trinexapac Ethyl          | 0.50       |
| Triticonazole             | 1.00       |
| Vinclozolin               | 0.50       |
| Zoxamide                  | 1.00       |
| Isofetamid                | 1.00       |
| Mandestrobin              | 1.00       |
| Pyrifluquinazon           | 1.00       |

LOQ= Limit of Quantitation  
 µg/L= microgram per Liter (ppb)

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of Columbia Laboratories quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be retained for a maximum of 30 days from the receipt date unless prior arrangements have been made.



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794

Report Number: 23-010423/D001.R000  
 Report Date: 09/12/2023  
 Purchase Order:  
 Received: 08/31/23 10:23 AM



Project Name: Hollowbrook Golf Club (HBGC)



Environmental Chain of Custody

Revision: 3.01 Document Control: C  
 Revised: 02/20/2020 Effective: 02/2



Please inform us if you know or suspect that any part of your sample is:

WSP - Hollow Brook

| Company: WSP USA<br>Contact: John Benvegna<br>Address: 500 Summit Lake Drive, Ste. 450<br>Valhalla, New York 10595<br>Email: john.benvegna@wsp.com<br>Phone: (914) 694-5711 Fax: ( ) |                   |               | Analysis Requested                             |   |               | PO Number: _____<br>Project Number: _____<br>Project Name: Hollowbrook Golf Club (HBGC)<br>Custom Reporting: low LOQ's (< or equal to 0.5 ppb if possible)<br><input type="checkbox"/> Report to State: _____<br>Turn-around time: <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Rush * <input type="checkbox"/> Priority Rush *<br>*Ask for availability |  |  |
|--|-------------------|---------------|--|---|---------------|---|--|--|
| Billing (if different): Eugene Peterson @ HBGC   |                   |               | Preservative code: Verification of type used † |   |               | Sampled by: _____   |  |  |
| Lab ID   | Field / Sample ID | Date/Time     | Matrix ††                                      | Comments  |               |   |  |  |
|  | DS-1              | 8/29/23 1420  | X  | *Custom low LOQ's (< or equal to 0.5 ppb if possible)<br>*Add additional compounds req'd - please ask Renate<br>*****PLEASE INVOICE*****:<br>Hollowbrook Golf Club<br>Attn: Eugene Peterson<br>1060 Oregon Road<br>Cortlandt Manor, New York<br>10567<br>Eugenep@golfhollowbrook.com<br><br>*****Report to:<br>John Benvegna, WSP-USA |               |   |  |  |
|  | GW-1R             | ↓ 1350        |  |   |               |   |  |  |
|  | GW-4              | ↓ 1530        | ↓  |   |               |   |  |  |
| Relinquished By: <i>Michael K...</i>   |                   | Date: 8/30/23 | Time: 1400                                     | Received By: <i>[Signature]</i>   | Date: 8-31-23 | Time: 10:23   | Lab Use Only:  |  |
|  |                   |               |  |   |               |   | <input type="checkbox"/> Shipped Via: UPS or <input type="checkbox"/> Client drop off  |  |
|  |                   |               |  |   |               |   | Evidence of cooling: <input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No - Temp (°C): 10.4                       |  |
|  |                   |               |  |   |               |   | Sample in good condition: <input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No                                    |  |
|  |                   |               |  |   |               |   | <input type="checkbox"/> Cash   <input type="checkbox"/> Check   <input type="checkbox"/> CC   <input type="checkbox"/> Net: _____ |  |
|  |                   |               |  |   |               |   | <input type="checkbox"/> Prelog storage: _____   |  |

† Preservative Codes: (If no preservative leave blank) HCL = "CL"; H<sub>2</sub>SO<sub>4</sub> = "HS"; NHO<sub>3</sub> = "N3"; NaOH = "NH"; ZnAc = "ZN"  
 †† Matrix Code: Drinking water (DW); Ground or Well Water (GW); Storm Water (SW); Waste Water (WW); Waste (W); Solid (S)

Samples submitted to CL with testing requirements constitute an agreement for services in accordance with the current terms of service associated with this COC. By signing "Relinquished by" you are agreeing to these terms.

12423 NE Whitaker Way  
 Portland, OR 97230

P: (503) 254-1794 | Fax: (503) 254-1452  
 info@columbialaboratories.com

Page 1 of 1  
 www.columbialaboratories.com



# Technical Report

prepared for:

**WSP USA, Inc. (White Plains, NY)**

500 Summit Lake Drive, Suite 450

Valhalla NY, 10595

**Attention: John Benvegna**

Report Date: 09/08/2023

**Client Project ID: Hollow Brook Golf Club (HBGC)**

York Project (SDG) No.: 23H2187

CT Cert. No. PH-0723

New Jersey Cert. No. CT005 and NY037



New York Cert. Nos. 10854 and 12058

PA Cert. No. 68-04440

120 RESEARCH DRIVE  
[www.YORKLAB.com](http://www.YORKLAB.com)

STRATFORD, CT 06615  
(203) 325-1371



132-02 89th AVENUE  
FAX (203) 357-0166

RICHMOND HILL, NY 11418  
[ClientServices@yorklab.com](mailto:ClientServices@yorklab.com)

Report Date: 09/08/2023  
Client Project ID: Hollow Brook Golf Club (HBGC)  
York Project (SDG) No.: 23H2187

**WSP USA, Inc. (White Plains, NY)**  
500 Summit Lake Drive, Suite 450  
Valhalla NY, 10595  
Attention: John Benvegna

---

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on August 30, 2023 and listed below. The project was identified as your project: **Hollow Brook Golf Club (HBGC)**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

| <u>York Sample ID</u> | <u>Client Sample ID</u> | <u>Matrix</u> | <u>Date Collected</u> | <u>Date Received</u> |
|-----------------------|-------------------------|---------------|-----------------------|----------------------|
| 23H2187-01            | GW-1R                   | Ground Water  | 08/29/2023            | 08/30/2023           |
| 23H2187-02            | GW-4                    | Ground Water  | 08/29/2023            | 08/30/2023           |
| 23H2187-03            | DS-1                    | Ground Water  | 08/29/2023            | 08/30/2023           |

## **General Notes for York Project (SDG) No.: 23H2187**

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

**Approved By:** 

Cassie L. Mosher  
Laboratory Manager

**Date:** 09/08/2023





### Sample Information

**Client Sample ID:** GW-1R

**York Sample ID:** 23H2187-01

York Project (SDG) No.  
23H2187

Client Project ID  
Hollow Brook Golf Club (HBGC)

Matrix  
Ground Water

Collection Date/Time  
August 29, 2023 1:50 pm

Date Received  
08/30/2023

**Chloride**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter | Result | Flag | Units | Reported to<br>LOD/MDL | LOQ  | Dilution | Reference Method | Date/Time<br>Prepared                   | Date/Time<br>Analyzed | Analyst |
|-----------------|-----------|--------|------|-------|------------------------|------|----------|------------------|---|-----------------------|---------|
| 16887-00-6      | Chloride  | 42.7   |      | mg/L  | 0.690                  | 5.00 | 10       | EPA 300.0        | 09/08/2023 18:56                        | 09/08/2023 18:56      | NJO     |
| Certifications: |           |        |      |       |                        |      |          |                  | CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP |                       |         |

**Nitrate as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 14797-55-8      | Nitrate as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 08/31/2023 04:14      | 08/31/2023 04:14                        | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Nitrite as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed             | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------------------|---------|--|
| 14797-65-0      | Nitrite as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 08/31/2023 04:14      | 08/31/2023 04:14                  | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,PADEP |         |  |

**Ammonia Nitrogen as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter             | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|-----------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 7664-41-7       | Ammonia Nitrogen as N | 0.893  |      | mg/L  | 0.0500             | 1        | SM 4500-NH3 D    | 09/06/2023 17:17      | 09/07/2023 18:09                        | NJO     |  |
| Certifications: |                       |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Phosphorous, total**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter               | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|-------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
|                 | Phosphorous, Total as P | 2.4    |      | mg/L  | 0.50               | 10       | SM 4500-P B5/E   | 09/07/2023 09:06      | 09/07/2023 18:18                        | JAMT    |  |
| Certifications: |                         |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Total Dissolved Solids**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: % Solids Prep

| CAS No.         | Parameter              | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
|                 | Total Dissolved Solids | 292    |      | mg/L  | 10.0               | 1        | SM 2540C-2015    | 08/30/2023 21:21      | 08/30/2023 21:21                        | AA      |  |
| Certifications: |                        |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |





## Sample Information

**Client Sample ID:** GW-4

**York Sample ID:** 23H2187-02

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

23H2187

Hollow Brook Golf Club (HBGC)

Ground Water

August 29, 2023 3:30 pm

08/30/2023

**Chloride**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter | Result | Flag | Units | Reported to<br>LOD/MDL | LOQ  | Dilution | Reference Method | Date/Time<br>Prepared                   | Date/Time<br>Analyzed | Analyst |
|-----------------|-----------|--------|------|-------|------------------------|------|----------|------------------|---|-----------------------|---------|
| 16887-00-6      | Chloride  | 49.4   |      | mg/L  | 0.690                  | 5.00 | 10       | EPA 300.0        | 09/07/2023 11:38                        | 09/07/2023 11:38      | NJO     |
| Certifications: |           |        |      |       |                        |      |          |                  | CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP |                       |         |

**Nitrate as N**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 14797-55-8      | Nitrate as N | 1.18   |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 08/31/2023 07:07      | 08/31/2023 07:07                        | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Nitrite as N**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed             | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------------------|---------|--|
| 14797-65-0      | Nitrite as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 08/31/2023 07:07      | 08/31/2023 07:07                  | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,PADEP |         |  |

**Ammonia Nitrogen as N**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter             | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|-----------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 7664-41-7       | Ammonia Nitrogen as N | 0.0700 |      | mg/L  | 0.0500             | 1        | SM 4500-NH3 D    | 09/06/2023 17:17      | 09/07/2023 18:09                        | NJO     |  |
| Certifications: |                       |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Phosphorous, total**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter               | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|-------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
|                 | Phosphorous, Total as P | 7.7    |      | mg/L  | 0.50               | 10       | SM 4500-P B5/E   | 09/07/2023 09:06      | 09/07/2023 18:18                        | JAMT    |  |
| Certifications: |                         |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Total Dissolved Solids**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

| CAS No.         | Parameter              | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
|                 | Total Dissolved Solids | 278    |      | mg/L  | 10.0               | 1        | SM 2540C-2015    | 08/30/2023 21:21      | 08/30/2023 21:21                        | AA      |  |
| Certifications: |                        |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |



### Sample Information

**Client Sample ID:** DS-1

**York Sample ID:** 23H2187-03

**York Project (SDG) No.**

**Client Project ID**

**Matrix**

**Collection Date/Time**

**Date Received**

23H2187

Hollow Brook Golf Club (HBGC)

Ground Water

August 29, 2023 2:20 pm

08/30/2023

**Chloride**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter | Result | Flag | Units | Reported to<br>LOD/MDL | LOQ  | Dilution | Reference Method | Date/Time<br>Prepared                   | Date/Time<br>Analyzed | Analyst |
|-----------------|-----------|--------|------|-------|------------------------|------|----------|------------------|---|-----------------------|---------|
| 16887-00-6      | Chloride  | 81.2   |      | mg/L  | 0.690                  | 5.00 | 10       | EPA 300.0        | 09/07/2023 11:48                        | 09/07/2023 11:48      | NJO     |
| Certifications: |           |        |      |       |                        |      |          |                  | CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP |                       |         |

**Nitrate as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 14797-55-8      | Nitrate as N | 0.609  |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 08/31/2023 04:51      | 08/31/2023 04:51                        | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Nitrite as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed             | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------------------|---------|--|
| 14797-65-0      | Nitrite as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 08/31/2023 04:51      | 08/31/2023 04:51                  | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,PADEP |         |  |

**Ammonia Nitrogen as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter             | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|-----------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 7664-41-7       | Ammonia Nitrogen as N | ND     |      | mg/L  | 0.0500             | 1        | SM 4500-NH3 D    | 09/06/2023 17:17      | 09/07/2023 18:09                        | NJO     |  |
| Certifications: |                       |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Phosphorous, total**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter               | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|-------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
|                 | Phosphorous, Total as P | ND     |      | mg/L  | 0.050              | 1        | SM 4500-P B5/E   | 09/07/2023 09:06      | 09/07/2023 18:18                        | JAMT    |  |
| Certifications: |                         |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |

**Total Dissolved Solids**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: % Solids Prep

| CAS No.         | Parameter              | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                   | Analyst |  |
|-----------------|------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
|                 | Total Dissolved Solids | 273    |      | mg/L  | 10.0               | 1        | SM 2540C-2015    | 08/30/2023 21:21      | 08/30/2023 21:21                        | AA      |  |
| Certifications: |                        |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP,PADEP |         |  |





## Sample and Data Qualifiers Relating to This Work Order

- QM-4X The spike recovery was outside of QC acceptance limits for the MS and/or MSD due to analyte concentration at 4 times or greater than the spike concentration. The QC batch was accepted based on LCS and/or LCSD recoveries within the acceptance limits.
- QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

### Definitions and Other Explanations

- \* Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
- ND NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
- RL REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
- LOQ LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon current NELAC/TNI Standards and applies to all analyses.
- LOD LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
- MDL METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
- Reported to This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
- NR Not reported
- RPD Relative Percent Difference
- Wet The data has been reported on an as-received (wet weight) basis
- Low Bias Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
- High Bias High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
- Non-Dir. Non-dir. flag (Non-Directional Bias ) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.



For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

---





**APPENDIX II**  
**Laboratory Reports – November 2023**



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794



**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM  
**Project Name:** Hollowbrook Golf Club (HBGC)

### Cover Letter

WSP USA  
500 Summit Lake Drive, Suite 450  
Valhalla New York 10595  
United States of America (USA)

Dear John Benvegna,

Enclosed please find Columbia Laboratories analytical report for samples received as order number 23-013591 on 11/16/2023 at 10:20. Should you have any questions about this report or any other matter, please do not hesitate to contact us. We are here to help you.

Thank you for allowing Columbia Laboratories to be of service to you, we appreciate your business.

Sincerely,

Derrick Tanner  
General Manager





12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794



**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM  
**Project Name:** Hollowbrook Golf Club (HBGC)

**Customer:** WSP USA  
500 Summit Lake Drive, Suite 450  
Valhalla New York 10595  
United States of America (USA)  
**Sample ID:** DS-1  
**Sample Matrix:** Water  
**Laboratory ID:** 23-013591-0001-00  
**Evidence of Cooling:** No  
**Temp:** 3.6 °C  
**Relinquished by:** UPS

### Sample Results

#### Pesticides

##### Multi-Residue Pesticide Profile

| Analyte                         | Result                 | Units | Analyzed | Method                        | Notes |
|---------------------------------|------------------------|-------|----------|-------------------------------|-------|
| Multi-Residue Pesticide Profile | < LOQ for all analytes | µg/L  | 11/27/23 | AOAC 2007.01 & EN 15662 (mod) |       |



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794



**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM  
**Project Name:** Hollowbrook Golf Club (HBGC)

**Customer:** WSP USA  
500 Summit Lake Drive, Suite 450  
Valhalla New York 10595  
United States of America (USA)  
**Sample ID:** GW-1R  
**Sample Matrix:** Water  
**Laboratory ID:** 23-013591-0002-00  
**Evidence of Cooling:** No  
**Temp:** 3.6 °C  
**Relinquished by:** UPS

### Sample Results

#### Pesticides

##### Multi-Residue Pesticide Profile

| Analyte                         | Result                 | Units | Analyzed | Method                        | Notes |
|---------------------------------|------------------------|-------|----------|-------------------------------|-------|
| Multi-Residue Pesticide Profile | < LOQ for all analytes | µg/L  | 11/27/23 | AOAC 2007.01 & EN 15662 (mod) |       |



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794

**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM  
**Project Name:** Hollowbrook Golf Club (HBGC)



**Customer:** WSP USA  
500 Summit Lake Drive, Suite 450  
Valhalla New York 10595  
United States of America (USA)  
**Sample ID:** GW-4  
**Sample Matrix:** Water  
**Laboratory ID:** 23-013591-0003-00  
**Evidence of Cooling:** No  
**Temp:** 3.6 °C  
**Relinquished by:** UPS

### Sample Results

#### Pesticides

##### Multi-Residue Pesticide Profile

| Analyte                         | Result                 | Units | Analyzed | Method                        | Notes |
|---------------------------------|------------------------|-------|----------|-------------------------------|-------|
| Multi-Residue Pesticide Profile | < LOQ for all analytes | µg/L  | 11/27/23 | AOAC 2007.01 & EN 15662 (mod) |       |

##### Abbreviations

**Limit(s) of Quantitation (LOQ):** The minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence.

##### Units of Measure

µg/L = Micrograms per liter = parts per billion (ppb)

Approved Signatory

Derrick Tanner  
General Manager



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794

**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM



**Project Name:** Hollowbrook Golf Club (HBGC)



**P2220 Multi-Residue Pesticide Profile  
 WSP Water**

| Analyte                       | LOQ (µg/L) |
|-------------------------------|------------|
| 1, NAA                        | 1.00       |
| 2,4,5-T                       | 1.00       |
| 2,4,5-TP                      | 1.00       |
| 2,4-D                         | 0.50       |
| 2,4-DB                        | 1.00       |
| 2,4-DP (Dichlorprop)          | 1.00       |
| Abamectin (Avermectin)        | 1.00       |
| Acephate                      | 2.00       |
| Acequinocyl                   | 1.00       |
| Acetamiprid                   | 1.00       |
| Acetochlor                    | 2.00       |
| Acifluorfen                   | 1.00       |
| Acrinathrin                   | 1.00       |
| Alachlor                      | 2.00       |
| Aldicarb                      | 1.00       |
| Aldicarb sulfone (Aldoxycarb) | 1.00       |
| Aldicarb-sulfoxide            | 1.00       |
| Aldrin                        | 1.00       |
| Ametoctradin                  | 1.00       |
| Ametryn                       | 1.00       |
| Aminocyclopyrachlor           | 1.00       |
| Anilazine                     | 3.00       |
| Aspon                         | 1.00       |
| Asulam                        | 1.00       |
| Atrazine                      | 1.00       |
| Atrazine-desethyl             | 1.00       |
| Azinphos-ethyl                | 1.00       |
| Azinphos-methyl               | 1.00       |
| Azoxystrobin                  | 1.00       |
| Benalaxyl                     | 1.00       |
| Bendiocarb                    | 1.00       |
| Benfluralin                   | 1.00       |
| Benoxacor                     | 1.00       |
| Bensulide                     | 1.00       |
| Bentazon                      | 1.00       |
| Benzovindiflupyr              | 1.00       |
| BHC alpha isomer              | 1.00       |
| BHC beta isomer               | 1.00       |
| BHC delta isomer              | 1.00       |
| Bifenazate                    | 1.00       |
| Bifenox                       | 1.00       |
| Bifenthrin                    | 1.00       |
| Binapacryl                    | 4.00       |
| Bioresmethrin                 | 1.00       |
| Bitertanol                    | 2.00       |
| Boscalid                      | 0.50       |
| Broflanilide                  | 1.00       |
| Bromacil                      | 2.00       |
| Bromophos-methyl              | 1.00       |
| Bromophos-ethyl               | 2.00       |
| Bromopropylate                | 1.00       |
| Bromoxynil                    | 1.00       |
| Bromuconazole                 | 1.00       |
| Bupirimate                    | 1.00       |

| Analyte                      | LOQ (µg/L) |
|------------------------------|------------|
| Buprofezin                   | 1.00       |
| Butachlor                    | 1.00       |
| Butoxycarb                   | 1.00       |
| Butralin                     | 2.00       |
| Butylate                     | 1.00       |
| Cadusafos                    | 1.00       |
| Captafol                     | 10.00      |
| Captan                       | 2.00       |
| Carbaryl                     | 0.50       |
| Carbendazim                  | 1.00       |
| Carbofuran                   | 1.00       |
| Carbofuran, 3-hydroxy        | 1.00       |
| Carbophenothion              | 1.00       |
| Carbophenothion methyl       | 1.00       |
| Carboxin                     | 1.00       |
| Carfentrazone-ethyl          | 1.00       |
| Chlorantraniliprole          | 0.50       |
| Chlordane, cis-              | 1.00       |
| Chlordane, trans-            | 1.00       |
| Chlordimeform                | 1.00       |
| Chlorfenapyr                 | 2.00       |
| Chlorfenson (Ovex)           | 1.00       |
| Chlorfenvinphos              | 1.00       |
| Chlorimuron-ethyl            | 1.00       |
| Chlornitrofen (CNP)          | 2.00       |
| Chlorobenzilate              | 1.00       |
| Chloroneb                    | 1.00       |
| Chlorothalonil               | 0.50       |
| Chlorpropham (CIPC)          | 1.00       |
| Chlorpyrifos (ethyl)         | 1.00       |
| Chlorpyrifos-methyl          | 1.00       |
| Chlorsulfuron                | 1.00       |
| Chlorthal-dimethyl (Dacthal) | 1.00       |
| Chlorthion                   | 2.00       |
| Chlorthiophos                | 1.00       |
| Clethodim                    | 1.00       |
| Clethodim sulfone            | 1.00       |
| Clethodim sulfoxide          | 1.00       |
| Clofentezine                 | 1.00       |
| Clomazone                    | 1.00       |
| Clopyralid                   | 1.00       |
| Clothianidin                 | 1.00       |
| Coumaphos                    | 1.00       |
| Crotoxyphos                  | 1.00       |
| Cyanazine                    | 1.00       |
| Cyanofenphos                 | 1.00       |
| Cyanophos                    | 4.00       |
| Cyantraniliprole             | 1.00       |
| Cyazofamid                   | 1.00       |
| Cycloate                     | 1.00       |
| Cycloxydim                   | 1.00       |
| Cyfluthrin                   | 3.00       |
| Cyhalothrin, lambda          | 0.50       |
| Cymoxanil                    | 1.00       |

| Analyte                  | LOQ (µg/L) |
|--------------------------|------------|
| Cypermethrin             | 1.00       |
| Cyprodinil               | 1.00       |
| Cyromazine               | 1.00       |
| DCPMU                    | 1.00       |
| DDD, o,p'-               | 1.00       |
| DDD, p,p'-               | 1.00       |
| DDE, o,p'-               | 1.00       |
| DDE, p,p'-               | 1.00       |
| DDT, o,p'-               | 1.00       |
| DDT, p,p'-               | 1.00       |
| DEF (Tribufos)           | 1.00       |
| Deltamethrin             | 1.00       |
| Demeton-S                | 2.00       |
| Demeton-S methyl-sulfone | 2.00       |
| Demeton-s-methyl         | 2.00       |
| Desmedipham              | 1.00       |
| Diallate                 | 1.00       |
| Diazinon                 | 1.00       |
| Diazoxon                 | 1.00       |
| Dicamba (Banvel)         | 0.50       |
| Dichlobenil              | 1.00       |
| Dichlofenthion           | 1.00       |
| Dichlofluanid            | 1.00       |
| Dichlorobenzamide        | 1.00       |
| Dichlorvos               | 1.00       |
| Diclobutrazol            | 1.00       |
| Diclofop (acid)          | 1.00       |
| Diclofop-methyl          | 1.00       |
| Dicloran                 | 4.00       |
| Dicofol, p,p'-/o,p'-     | 2.00       |
| Dicrotophos              | 1.00       |
| Dieldrin                 | 1.00       |
| Diethofencarb            | 1.00       |
| Diethyltoluamide (DEET)  | 1.00       |
| Difenoconazole           | 1.00       |
| Diflubenzuron            | 1.00       |
| Diflufenzopyr            | 1.00       |
| Dimethenamid             | 1.00       |
| Dimethoate               | 1.00       |
| Dimethomorph             | 1.00       |
| Diniconazole             | 1.00       |
| Dinocap                  | 1.00       |
| Dinoseb (Dinitro)        | 1.00       |
| Dinotefuran              | 1.00       |
| Dioxathion               | 1.00       |
| Diphenamid               | 1.00       |
| Diphenylamine (DPA)      | 1.00       |
| Disulfoton               | 2.00       |
| Disulfoton sulfone       | 1.00       |
| Disulfoton sulfoxide     | 1.00       |
| Dithianon                | 1.00       |
| Dithiopyr                | 0.50       |
| Diuron                   | 1.00       |
| DNOC                     | 1.00       |

LOQ= Limit of Quantitation  
 µg/L= microgram per Liter (ppb)

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of Columbia Laboratories quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be retained for a maximum of 30 days from the receipt date unless prior arrangements have been made.



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794

**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM



**Project Name:** Hollowbrook Golf Club (HBGC)



**P2220 Multi-Residue Pesticide Profile  
WSP Water**

| Analyte                   | LOQ (µg/L) |
|---------------------------|------------|
| Edifenphos                | 1.00       |
| Endosulfan (α isomer)     | 2.00       |
| Endosulfan (β isomer)     | 2.00       |
| Endosulfan sulfate        | 1.00       |
| Endrin                    | 2.00       |
| Endrin aldehyde           | 2.00       |
| EPN                       | 1.00       |
| EPTC                      | 1.00       |
| Esfenvalerate/Fenvalerate | 2.00       |
| Etaconazole               | 1.00       |
| Ethaboxam                 | 1.00       |
| Ethalfuralin              | 1.00       |
| Ethiofencarb              | 1.00       |
| Ethion                    | 1.00       |
| Ethirimol                 | 1.00       |
| Ethofumesate              | 1.00       |
| Ethoprophos               | 1.00       |
| Ethoxyquin                | 1.00       |
| Etofenprox                | 1.00       |
| Etoxazole                 | 1.00       |
| Etridiazole               | 1.00       |
| Etrinfos                  | 1.00       |
| Famoxadone                | 1.00       |
| Famphur                   | 1.00       |
| Fenamidone                | 1.00       |
| Fenamiphos                | 1.00       |
| Fenamiphos Sulfone        | 1.00       |
| Fenamiphos Sulfoxide      | 1.00       |
| Fenarimol                 | 1.00       |
| Fenazaquin                | 1.00       |
| Fenbuconazole             | 1.00       |
| Fenbutatin oxide          | 1.00       |
| Fenchlorphos              | 1.00       |
| Fenhexamid                | 1.00       |
| Fenitrothion              | 1.00       |
| Fenobucarb (Baycarb)      | 1.00       |
| Fenoxaprop-P-Ethyl        | 0.50       |
| Fenoxycarb                | 1.00       |
| Fenpropathrin             | 1.00       |
| Fenpyroximate             | 1.00       |
| Fenson                    | 2.00       |
| Fensulfthion              | 1.00       |
| Fenthion                  | 1.00       |
| Fenuron                   | 1.00       |
| Fipronil                  | 1.00       |
| Flonicamid                | 1.00       |
| Fluazifop                 | 1.00       |
| Fluazinam                 | 0.50       |
| Fluchloralin              | 1.00       |
| Flucythrinate             | 3.00       |
| Fludioxonil               | 0.50       |
| Flufenacet                | 1.00       |
| Flumioxazin               | 1.00       |
| Fluometuron               | 1.00       |

| Analyte                  | LOQ (µg/L) |
|--------------------------|------------|
| Fluopicolide             | 1.00       |
| Fluopyram                | 0.50       |
| Fluoxastrobin            | 0.50       |
| Flupyradifurone          | 1.00       |
| Fluprimidol              | 1.00       |
| Fluridone                | 1.00       |
| Flurprimidol             | 1.00       |
| Fluroxypyr (free acid)   | 1.00       |
| Flusilazol               | 1.00       |
| Fluthiacet Methyl        | 1.00       |
| Flutolanil               | 0.50       |
| Flutriafol               | 1.00       |
| Fluvalinate - tau        | 1.00       |
| Fluxapyroxad             | 0.50       |
| Folpet                   | 2.00       |
| Fomesafen                | 1.00       |
| Fonofos                  | 1.00       |
| Foramsulfuron            | 1.00       |
| Forchlorfenuron          | 1.00       |
| Formetanate              | 1.00       |
| Furathiocarb             | 1.00       |
| Halosulfuron-methyl      | 1.00       |
| Haloxypol (free acid)    | 1.00       |
| Heptachlor               | 1.00       |
| Heptachlor epoxide       | 1.00       |
| Hexachlorobenzene (HCB)  | 1.00       |
| Hexaconazole             | 1.00       |
| Hexazinone (Velpar)      | 1.00       |
| Hexythiazox              | 1.00       |
| Hydroprene               | 1.00       |
| Imazalil                 | 1.00       |
| Imazamox                 | 1.00       |
| Imazapic                 | 1.00       |
| Imazapyr                 | 1.00       |
| Imazaquin                | 1.00       |
| Imazethapyr              | 1.00       |
| Imidacloprid             | 1.00       |
| Imidoxone (Phosmet-Oxon) | 1.00       |
| Indaziflam               | 1.00       |
| Indoxacarb               | 1.00       |
| Iprobenfos               | 1.00       |
| Iprodione                | 0.50       |
| Isazophos                | 1.00       |
| Isobenzan                | 1.00       |
| Isocarbophos             | 1.00       |
| Isodrin                  | 1.00       |
| Isofenphos               | 1.00       |
| Isofenphos-methyl        | 1.00       |
| Isofenphos-OA            | 1.00       |
| Isofetamid               | 1.00       |
| Isoprocarb               | 1.00       |
| Isopropalin              | 1.00       |
| Isoprothiolane           | 1.00       |
| Isoproturon              | 1.00       |

| Analyte                     | LOQ (µg/L) |
|-----------------------------|------------|
| Isoxaben                    | 1.00       |
| Isoxaflutole                | 1.00       |
| Kresoxim-methyl             | 1.00       |
| Lactofen                    | 2.00       |
| Lenacil                     | 1.00       |
| Lindane                     | 1.00       |
| Linuron                     | 1.00       |
| Malaon (Malathion-o-analog) | 1.00       |
| Malathion                   | 1.00       |
| Mandestrobin                | 1.00       |
| Mandipropamid               | 1.00       |
| MCPA                        | 1.00       |
| MCPB                        | 1.00       |
| MCPP (Mecoprop)             | 1.00       |
| Mecarbam                    | 1.00       |
| Mefentrifluconazole         | 0.50       |
| Mepanipyrim                 | 1.00       |
| Mesosulfuron Methyl         | 1.00       |
| Mesotrione                  | 1.00       |
| Metalaxyl/Mefenoxam         | 0.50       |
| Metconazole                 | 0.50       |
| Methacrifos                 | 1.00       |
| Methamidophos               | 1.00       |
| Methidathion                | 1.00       |
| Methiocarb                  | 1.00       |
| Methiocarb sulfone          | 1.00       |
| Methiocarb sulfoxide        | 1.00       |
| Methomyl                    | 1.00       |
| Methoxychlor                | 1.00       |
| Methoxyfenozide             | 1.00       |
| Metobromuron                | 1.00       |
| Metolachlor                 | 1.00       |
| Metolcarb                   | 1.00       |
| Metrafenone                 | 1.00       |
| Metribuzin                  | 1.00       |
| Metsulfuron-methyl          | 1.00       |
| Mevinphos                   | 1.00       |
| Mexacarbate                 | 1.00       |
| MGK-264                     | 1.00       |
| Mirex                       | 1.00       |
| Molinate                    | 1.00       |
| Monocrotophos               | 1.00       |
| Monolinuron                 | 1.00       |
| Myclobutanil                | 0.50       |
| Naled                       | 1.00       |
| Napropamide                 | 1.00       |
| Neburon                     | 1.00       |
| Nicosulfuron                | 1.00       |
| Nitrapyrin                  | 2.00       |
| Nitrofen                    | 2.00       |
| Norflurazon                 | 1.00       |
| Novaluron                   | 1.00       |
| Nuarimol                    | 2.00       |
| Omethoate                   | 1.00       |

LOQ= Limit of Quantitation  
µg/L= microgram per Liter (ppb)

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of Columbia Laboratories quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be retained for a maximum of 30 days from the receipt date unless prior arrangements have been made.



12423 NE Whitaker Way  
Portland, OR 97230  
503-254-1794

**Report Number:** 23-013591/D001.R000  
**Report Date:** 11/28/2023  
**Purchase Order:**  
**Received:** 11/16/23 10:20 AM



**Project Name:** Hollowbrook Golf Club (HBGC)



**P2220 Multi-Residue Pesticide Profile  
WSP Water**

| Analyte                       | LOQ (µg/L) |
|-------------------------------|------------|
| O-Phenylphenol                | 1.00       |
| Oryzalin                      | 1.00       |
| Oxadiazon                     | 1.00       |
| Oxadixyl                      | 1.00       |
| Oxamyl                        | 1.00       |
| Oxamyl-oxime                  | 1.00       |
| Oxathiapiprolin               | 1.00       |
| Oxychlorane                   | 1.00       |
| Oxydemeton-Methyl             | 1.00       |
| Oxyfluorfen                   | 1.00       |
| Oxythioquinox                 | 1.00       |
| Paclobotrazol                 | 1.00       |
| Paraoxon-ethyl                | 1.00       |
| Paraoxon-methyl               | 1.00       |
| Parathion-ethyl               | 1.00       |
| Parathion-methyl              | 3.00       |
| PCP (Pentachlorophenol)       | 1.00       |
| Penconazole                   | 1.00       |
| Pendimethalin                 | 1.00       |
| Penflufen                     | 1.00       |
| Pentachloroaniline (PCA)      | 1.00       |
| Pentachloroanisole            | 1.00       |
| Pentachlorobenzene (PCB)      | 1.00       |
| Pentachlorothioanisole (PCTA) | 3.00       |
| Penthiopyrad                  | 1.00       |
| Permethrin                    | 1.00       |
| Perthane                      | 1.00       |
| Phenmedipham                  | 1.00       |
| Phenothrin                    | 1.00       |
| Phenthoate                    | 1.00       |
| Phorate                       | 1.00       |
| Phorate OA                    | 1.00       |
| Phorate Sulfone               | 1.00       |
| Phorate Sulfoxide             | 1.00       |
| Phosalone                     | 1.00       |
| Phosmet                       | 1.00       |
| Phosphamidon                  | 1.00       |
| Phoxim                        | 1.00       |
| Picloram                      | 1.00       |
| Pinoxaden                     | 1.00       |
| Piperonyl Butoxide            | 1.00       |
| Pirimicarb                    | 1.00       |
| Pirimiphos-Ethyl              | 1.00       |
| Pirimiphos-Methyl             | 1.00       |
| Pirimisulfuron-Methyl         | 1.00       |
| Prallethrin                   | 1.00       |
| Prochloraz                    | 1.00       |
| Procyimidone                  | 1.00       |
| Prodiamine                    | 0.50       |
| Profenofos                    | 1.00       |
| Profluralin                   | 1.00       |
| Promecarb                     | 1.00       |
| Prometon                      | 1.00       |

| Analyte                 | LOQ (µg/L) |
|-------------------------|------------|
| Prometryne              | 1.00       |
| Pronamide (Propyzamide) | 1.00       |
| Propachlor              | 1.00       |
| Propamocarb             | 1.00       |
| Propanil                | 1.00       |
| Propargite              | 1.00       |
| Propazine               | 1.00       |
| Propetamphos            | 1.00       |
| Propham                 | 1.00       |
| Propiconazole           | 0.50       |
| Propoxur                | 1.00       |
| Propoxycarbazone sodium | 1.00       |
| Prosulfuron             | 1.00       |
| Prothioconazole         | 1.00       |
| Prothiofos              | 1.00       |
| Pydiflumetofen          | 0.50       |
| Pymetrozine             | 1.00       |
| Pyraclostrobin          | 0.50       |
| Pyraflufen-ethyl        | 1.00       |
| Pyrazophos              | 1.00       |
| Pyrethrins              | 1.00       |
| Pyridaben               | 1.00       |
| Pyridate                | 1.00       |
| Pyriproxyfen            | 1.00       |
| Pyroxasulfone           | 1.00       |
| Pyroxulam               | 1.00       |
| Quinalphos              | 1.00       |
| Quinclorac              | 1.00       |
| Quinoxifen              | 1.00       |
| Quintozene(PCNB)        | 1.00       |
| Quizalofop (free acid)  | 1.00       |
| Resmethrin              | 1.00       |
| Rimsulfuron             | 1.00       |
| Rotenone                | 1.00       |
| S-421                   | 1.00       |
| Saflufenacil            | 1.00       |
| Sebutylazine            | 1.00       |
| Sedaxane                | 1.00       |
| Sethoxydim              | 1.00       |
| Simazine                | 1.00       |
| Simetryn                | 1.00       |
| Spinetoram              | 1.00       |
| Spinosad (α, β isomers) | 1.00       |
| Spirodiclofen           | 1.00       |
| Spiromesifen            | 1.00       |
| Spirotetramat           | 1.00       |
| Spirotetramat-enol      | 1.00       |
| Spiroxamine             | 1.00       |
| Sulfallate              | 1.00       |
| Sulfentrazone           | 3.00       |
| Sulfometuron-methyl     | 1.00       |
| Sulfosulfuron           | 1.00       |

| Analyte                   | LOQ (µg/L) |
|---------------------------|------------|
| Sulfotep                  | 1.00       |
| Sulfoxaflor               | 1.00       |
| Sulprofos                 | 1.00       |
| Tebuconazole              | 0.50       |
| Tebufenozide              | 1.00       |
| Tebuthiuron               | 1.00       |
| Tecnazene                 | 1.00       |
| Tefluthrin                | 1.00       |
| Tembotrione               | 1.00       |
| Terbacil                  | 4.00       |
| Terbufos                  | 1.00       |
| Terbufos sulfone          | 1.00       |
| Terbufos sulfoxide        | 1.00       |
| Terbutylazine             | 1.00       |
| Terbutryn                 | 1.00       |
| Tertrachlorvinphos        | 1.00       |
| Tetraconazole             | 1.00       |
| Tetradifon                | 1.00       |
| Tetramethrin              | 1.00       |
| Tetrasul                  | 1.00       |
| Thiabendazole             | 1.00       |
| Thiabendazole, 5-hydroxy  | 1.00       |
| Thiacloprid               | 1.00       |
| Thiamethoxam              | 1.00       |
| Thifensulfuron-methyl     | 1.00       |
| Thiobencarb (benthiocarb) | 1.00       |
| Thiodicarb                | 1.00       |
| Thiometon                 | 2.00       |
| Thionazin                 | 1.00       |
| Thiophanate-methyl        | 1.00       |
| Tolclofos-methyl          | 1.00       |
| Tolfenpyrad               | 1.00       |
| Tolyfluanid               | 1.00       |
| Topramezone               | 1.00       |
| Tralkoxydim               | 1.00       |
| Triadimefon               | 0.50       |
| Triadimenol               | 0.50       |
| Tri-allate                | 1.00       |
| Triasulfuron              | 1.00       |
| Triazophos                | 1.00       |
| Tribenuron-methyl         | 1.00       |
| Trichlorfon               | 1.00       |
| Triclopyr                 | 2.00       |
| Trifloxystrobin           | 0.50       |
| Trifloxysulfuron -sodium  | 1.00       |
| Triflumizole              | 1.00       |
| Trifluralin               | 1.00       |
| Triflusaluron-methyl      | 1.00       |
| Triforin                  | 1.00       |
| Trinexapac (acid)         | 1.00       |
| Trinexapac Ethyl          | 0.50       |
| Triticonazole             | 1.00       |
| Vinclozolin               | 0.50       |
| Zoxamide                  | 1.00       |

LOQ= Limit of Quantitation  
µg/L= microgram per Liter (ppb)

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of Columbia Laboratories quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be retained for a maximum of 30 days from the receipt date unless prior arrangements have been made.



12423 NE Whitaker Way  
 Portland, OR 97230  
 503-254-1794

Report Number: 23-013591/D001.R000  
 Report Date: 11/28/2023  
 Purchase Order:  
 Received: 11/16/23 10:20 AM



Project Name: Hollowbrook Golf Club (HBGC)



Environmental Chain of  
 Revision: 3.01 Document  
 Revised: 02/20/2020 Effect

WSP-HB 23-013591



WSP - Hollow Brook

Please inform us if you know or suspect that any part of your sample contains hazardous chemicals.

| Company: WSP USA<br>Contact: John Benvegna<br>Address: 500 Summit Lake Drive, Ste. 450<br>Valhalla, New York 10595<br>Email: john.benvegna@wsp.com<br>Phone: (914 ) 694-5711 Fax: ( ) |                   |               | Analysis Requested                             |              |          | PO Number:<br>Project Number:<br>Project Name: Hollowbrook Golf Club (HBGC)<br>Custom Reporting: low LOQ's (< or equal to 0.5 ppb if possible)<br><input type="checkbox"/> Report to State:<br>Turn-around time: <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Rush * <input type="checkbox"/> Priority Rush *<br>*Ask for availability |  |  |
|---|-------------------|---------------|--|--------------|----------|---|--|--|
| Billing (if different): Eugene Peterson @ HBGC  |                   |               | Preservative code: Verification of type used † |              |          | Sampled by:   |  |  |
| Lab ID  | Field / Sample ID | Date/Time     |  |              |          | Matrix ††   | Comments   |  |
|   | DS-1              | 11/17/23 1045 | X  |              |          | GW  | *Custom low LOQ's (< or equal to 0.5 ppb if possible)<br>*Add additional compounds req'd -please ask Renate<br>*****PLEASE INVOICE*****:<br>Hollowbrook Golf Club<br>Attn: Eugene Peterson<br>1060 Oregon Road<br>Cortlandt Manor, New York 10567<br>Eugenep@golfhollowbrook.com   |  |
|   | GW-1R             | ↓ 1150        | X  |              |          | ↓   | 250 Amberlyst<br>*****Report to:<br>John Benvegna, WSP-USA   |  |
|   | GW-4              | ↓ 1250        | X  |              |          |   | 8435 x7<br>8456 x2   |  |
| Relinquished By:  |                   | Date          | Time   | Received By: | Date     | Time  | Lab Use Only:  |  |
| Muel F. R. Felton WSP   |                   | 11/15/24      | 1600   | SELL         | 11/16/23 | 10:20   | <input checked="" type="checkbox"/> Shipped Via: UPS or <input type="checkbox"/> Client drop off<br>Evidence of cooling: <input checked="" type="checkbox"/> yes   <input type="checkbox"/> No - Temp (°C): 3.6<br>Sample in good condition: <input checked="" type="checkbox"/> yes   <input type="checkbox"/> No<br><input type="checkbox"/> Cash   <input type="checkbox"/> Check   <input type="checkbox"/> CC   <input type="checkbox"/> Net:<br><input type="checkbox"/> Prelog storage: |  |

† Preservative Codes: (if no preservative leave blank) HCL = "CL"; H<sub>2</sub>SO<sub>4</sub> = "HS"; NHO<sub>3</sub> = "N3"; NaOH = "NH"; ZnAc = "ZN"

†† Matrix Code: Drinking water (DW); Ground or Well Water (GW); Storm Water (SW); Waste Water (WW); Waste (W) ; Solid (S)

Samples submitted to CL with testing requirements constitute an agreement for services in accordance with the current terms of service associated with this COC. By signing "Relinquished by" you are agreeing to these terms.

12423 NE Whitaker Way  
 Portland, OR 97230

P: (503) 254-1794 | Fax: (503) 254-1452  
 info@columbialaboratories.com

Page 1 of 1  
 www.columbialaboratories.com



# Technical Report

prepared for:

**WSP USA, Inc. (White Plains, NY)**

500 Summit Lake Drive, Suite 450

Valhalla NY, 10595

**Attention: John Benvegna**

Report Date: 11/28/2023

**Client Project ID: Hollow Brook Golf Club (HBGC)**

York Project (SDG) No.: 23K1155

CT Cert. No. PH-0723

New Jersey Cert. No. CT005 and NY037



New York Cert. Nos. 10854 and 12058

PA Cert. No. 68-04440

120 RESEARCH DRIVE  
[www.YORKLAB.com](http://www.YORKLAB.com)

STRATFORD, CT 06615  
(203) 325-1371

132-02 89th AVENUE  
FAX (203) 357-0166

RICHMOND HILL, NY 11418  
[ClientServices@yorklab.com](mailto:ClientServices@yorklab.com)



Report Date: 11/28/2023  
Client Project ID: Hollow Brook Golf Club (HBGC)  
York Project (SDG) No.: 23K1155

**WSP USA, Inc. (White Plains, NY)**  
500 Summit Lake Drive, Suite 450  
Valhalla NY, 10595  
Attention: John Benvegna

---

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on November 16, 2023 and listed below. The project was identified as your project: **Hollow Brook Golf Club (HBGC)**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

| <u>York Sample ID</u> | <u>Client Sample ID</u> | <u>Matrix</u> | <u>Date Collected</u> | <u>Date Received</u> |
|-----------------------|-------------------------|---------------|-----------------------|----------------------|
| 23K1155-01            | DS-1                    | Ground Water  | 11/15/2023            | 11/16/2023           |
| 23K1155-02            | GW-1R                   | Ground Water  | 11/15/2023            | 11/16/2023           |
| 23K1155-03            | GW-4                    | Ground Water  | 11/15/2023            | 11/16/2023           |

## **General Notes for York Project (SDG) No.: 23K1155**

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

**Approved By:** 

Cassie L. Mosher  
Laboratory Manager

**Date:** 11/28/2023





## Sample Information

**Client Sample ID:** DS-1

**York Sample ID:** 23K1155-01

York Project (SDG) No.  
23K1155

Client Project ID  
Hollow Brook Golf Club (HBGC)

Matrix  
Ground Water

Collection Date/Time  
November 15, 2023 10:45 am

Date Received  
11/16/2023

**Chloride**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter | Result | Flag | Units | Reported to<br>LOD/MDL | LOQ  | Dilution | Reference Method | Date/Time<br>Prepared                               | Date/Time<br>Analyzed | Analyst |
|-----------------|-----------|--------|------|-------|------------------------|------|----------|------------------|---|-----------------------|---------|
| 16887-00-6      | Chloride  | 57.1   |      | mg/L  | 0.690                  | 5.00 | 10       | EPA 300.0        | 11/28/2023 06:29                                    | 11/28/2023 06:29      | NJO     |
| Certifications: |           |        |      |       |                        |      |          |                  | CTDOH-PH-0723,NELAC-NY10854,NJDEP-CT005,PADEP-68-04 |                       |         |

**Nitrate as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                               | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|---|---------|--|
| 14797-55-8      | Nitrate as N | 0.420  |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 11/17/2023 01:15      | 11/17/2023 01:15                                    | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |         |  |

**Nitrite as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.         | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                      | Analyst |  |
|-----------------|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|--|---------|--|
| 14797-65-0      | Nitrite as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 11/17/2023 01:15      | 11/17/2023 01:15                           | NJO     |  |
| Certifications: |              |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,PADEP-68-04440 |         |  |

**Ammonia Nitrogen as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter             | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                                | Analyst |  |
|-----------------|-----------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|--|---------|--|
| 7664-41-7       | Ammonia Nitrogen as N | ND     |      | mg/L  | 0.0500             | 1        | SM 4500-NH3 D    | 11/20/2023 15:09      | 11/21/2023 11:33                                     | TCD     |  |
| Certifications: |                       |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044 |         |  |

**Phosphorous, total**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.         | Parameter               | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                                | Analyst |  |
|-----------------|-------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|--|---------|--|
|                 | Phosphorous, Total as P | ND     |      | mg/L  | 0.050              | 1        | SM 4500-P B5/E   | 11/17/2023 14:44      | 11/17/2023 21:27                                     | SMK     |  |
| Certifications: |                         |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044 |         |  |

**Total Dissolved Solids**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: % Solids Prep

| CAS No.         | Parameter              | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed                                | Analyst |  |
|-----------------|------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|--|---------|--|
|                 | Total Dissolved Solids | 152    |      | mg/L  | 10.0               | 1        | SM 2540C-2015    | 11/18/2023 23:59      | 11/18/2023 23:59                                     | AA      |  |
| Certifications: |                        |        |      |       |                    |          |                  |                       | NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044 |         |  |



### Sample Information

**Client Sample ID:** GW-1R

**York Sample ID:** 23K1155-02

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

23K1155

Hollow Brook Golf Club (HBGC)

Ground Water

November 15, 2023 11:50 am

11/16/2023

**Chloride**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

| CAS No.   | Parameter | Result | Flag | Units | Reported to<br>LOD/MDL | LOQ   | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |
|---|-----------|--------|------|-------|------------------------|-------|----------|------------------|-----------------------|-----------------------|---------|
| 16887-00-6  | Chloride  | 26.5   |      | mg/L  | 0.0690                 | 0.500 | 1        | EPA 300.0        | 11/17/2023 01:46      | 11/17/2023 01:46      | NJO     |
| Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP-CT005,PADEP-68-04 |           |        |      |       |                        |       |          |                  |                       |                       |         |

**Nitrate as N**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

| CAS No.  | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|--|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
| 14797-55-8   | Nitrate as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 11/17/2023 01:46      | 11/17/2023 01:46      | NJO     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-044 |              |        |      |       |                    |          |                  |                       |                       |         |  |

**Nitrite as N**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 300

| CAS No.  | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|--|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
| 14797-65-0   | Nitrite as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 11/17/2023 01:46      | 11/17/2023 01:46      | NJO     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,PADEP-68-04440 |              |        |      |       |                    |          |                  |                       |                       |         |  |

**Ammonia Nitrogen as N**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

| CAS No.   | Parameter             | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|-----------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
| 7664-41-7   | Ammonia Nitrogen as N | 1.12   |      | mg/L  | 0.0500             | 1        | SM 4500-NH3 D    | 11/20/2023 15:09      | 11/21/2023 11:33      | TCD     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |                       |        |      |       |                    |          |                  |                       |                       |         |  |

**Phosphorous, total**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

| CAS No.   | Parameter               | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|-------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
|   | Phosphorous, Total as P | 2.3    |      | mg/L  | 0.25               | 5        | SM 4500-P B5/E   | 11/17/2023 14:44      | 11/17/2023 21:27      | SMK     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |                         |        |      |       |                    |          |                  |                       |                       |         |  |

**Total Dissolved Solids**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

| CAS No.   | Parameter              | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
|   | Total Dissolved Solids | 220    |      | mg/L  | 10.0               | 1        | SM 2540C-2015    | 11/18/2023 23:59      | 11/18/2023 23:59      | AA      |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |                        |        |      |       |                    |          |                  |                       |                       |         |  |



### Sample Information

**Client Sample ID:** GW-4

**York Sample ID:** 23K1155-03

**York Project (SDG) No.**

**Client Project ID**

**Matrix**

**Collection Date/Time**

**Date Received**

23K1155

Hollow Brook Golf Club (HBGC)

Ground Water

November 15, 2023 12:50 pm

11/16/2023

**Chloride**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.   | Parameter | Result | Flag | Units | Reported to<br>LOD/MDL | LOQ  | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |
|---|-----------|--------|------|-------|------------------------|------|----------|------------------|-----------------------|-----------------------|---------|
| 16887-00-6  | Chloride  | 58.2   |      | mg/L  | 0.690                  | 5.00 | 10       | EPA 300.0        | 11/28/2023 06:50      | 11/28/2023 06:50      | NJO     |
| Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP-CT005,PADEP-68-04 |           |        |      |       |                        |      |          |                  |                       |                       |         |

**Nitrate as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.   | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
| 14797-55-8  | Nitrate as N | 0.940  |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 11/17/2023 02:27      | 11/17/2023 02:27      | NJO     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |              |        |      |       |                    |          |                  |                       |                       |         |  |

**Nitrite as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 300

| CAS No.  | Parameter    | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|--|--------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
| 14797-65-0   | Nitrite as N | ND     |      | mg/L  | 0.0500             | 1        | EPA 300.0        | 11/17/2023 02:27      | 11/17/2023 02:27      | NJO     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,PADEP-68-04440 |              |        |      |       |                    |          |                  |                       |                       |         |  |

**Ammonia Nitrogen as N**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.   | Parameter             | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|-----------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
| 7664-41-7   | Ammonia Nitrogen as N | 0.351  |      | mg/L  | 0.0500             | 1        | SM 4500-NH3 D    | 11/20/2023 15:09      | 11/21/2023 11:33      | TC D    |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |                       |        |      |       |                    |          |                  |                       |                       |         |  |

**Phosphorous, total**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: Analysis Preparation

| CAS No.   | Parameter               | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|-------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
|   | Phosphorous, Total as P | 2.5    |      | mg/L  | 0.25               | 5        | SM 4500-P B5/E   | 11/17/2023 14:44      | 11/17/2023 21:27      | SMK     |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |                         |        |      |       |                    |          |                  |                       |                       |         |  |

**Total Dissolved Solids**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: % Solids Prep

| CAS No.   | Parameter              | Result | Flag | Units | Reported to<br>LOQ | Dilution | Reference Method | Date/Time<br>Prepared | Date/Time<br>Analyzed | Analyst |  |
|---|------------------------|--------|------|-------|--------------------|----------|------------------|-----------------------|-----------------------|---------|--|
|   | Total Dissolved Solids | 247    |      | mg/L  | 10.0               | 1        | SM 2540C-2015    | 11/18/2023 23:59      | 11/18/2023 23:59      | AA      |  |
| Certifications: NELAC-NY10854,CTDOH-PH-0723,NJDEP-CT005,PADEP-68-04 |                        |        |      |       |                    |          |                  |                       |                       |         |  |





## Sample and Data Qualifiers Relating to This Work Order

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

### Definitions and Other Explanations

|             |  |
|-------------|--|
| *           | Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.   |
| ND          | NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)  |
| RL          | REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.   |
| LOQ         | LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon current NELAC/TNI Standards and applies to all analyses.  |
| LOD         | LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.   |
| MDL         | METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.  |
| Reported to | This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.   |
| NR          | Not reported   |
| RPD         | Relative Percent Difference  |
| Wet         | The data has been reported on an as-received (wet weight) basis  |
| Low Bias    | Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.           |
| High Bias   | High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.         |
| Non-Dir.    | Non-dir. flag (Non-Directional Bias ) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons. |

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.





## § XXXX. INDIAN BROOK–CROTON GORGE INTER-MUNICIPAL WATERSHED PROTECTION OVERLAY DISTRICT (WPOD) TOWN OF CORTLANDT

**A. Findings and purpose.** The purpose of the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District is to protect the health and welfare of residents living within the boundaries of the of the Indian Brook–Croton Gorge Watershed by minimizing the potential for groundwater and surface water contamination and taking steps to limit the severity of resource degradation. The Indian Brook-Croton Gorge Watershed encompasses portions of five municipalities including the Towns of Cortlandt, New Castle, and Ossining, and the Villages of Croton-on-Hudson and Ossining. Since the actions of upstream municipalities can have as much of an impact on a downstream municipality’s land and water resources as those actions carried out locally, a commitment from all municipalities within a watershed is critical to protecting the health of its resources. The intent of this ordinance is to create a partnership for the comprehensive management of the Indian Brook–Croton Gorge Watershed by creating provisions for:

1. Protecting and restoring the natural resources, most significantly the Croton River, Indian Brook Reservoir, existing wetlands and groundwater drinking sources; and
2. Developing and implementing stormwater management practices that will improve water quality; and
3. Promoting sustainable development through land use and environmental regulations; and
4. Preserving and protecting fish, wildlife, and significant habitat; and
5. Educating the public.

### **B. Definitions.**

For purposes of this §XXX, the following definitions shall apply:

**Agricultural Animal Waste:** Manure and other animal waste derived from agricultural industries.

**Aquifer:** A consolidated or unconsolidated geologic formation, group of formations or part of a formation capable of yielding a significant or economically useful amount of groundwater to wells, springs or infiltration galleries.

**Battery Energy Storage System:** A rechargeable energy storage system consisting of batteries, battery chargers, controls, power conditioning systems and associated electrical equipment. The system is typically used to provide standby or emergency power, an uninterruptable power supply, load shedding, load sharing, smoothing and dispatching of intermittent renewable energy sources, or similar capabilities. A battery energy storage system is classified as a Tier 1, Tier 2, or Tier 3 Battery Energy Storage System as follows:

- A. Tier 1 Battery Energy Storage Systems include either:
  - a) Battery energy storage systems for one to two family residential dwellings within or outside the structure with an aggregate energy capacity that shall not exceed:
    1. 40 kWh within utility closets and storage or utility spaces
    2. 80 kWh in attached or detached garages and detached accessory structures
    3. 80 kWh on exterior walls
    4. 80 kWh outdoors on the ground
  - b) Other battery energy storage systems with an aggregate energy capacity less than or

equal to the threshold capacity listed in Table 1.

| <b>Battery Technology</b>    | <b>Capacity</b> |
|------------------------------|-----------------|
| Flow batteries               | 20 Kwh          |
| Lead acid, all types         | 70 Kwh          |
| Lithium, all types           | 20 Kwh          |
| Nickel cadmium (Ni-Cd)       | 70 Kwh          |
| Nickel metal hydride (Ni-MH) | 70 Kwh          |
| Other battery technologies   | 10 Kwh          |

B. Tier 2 Battery Energy Storage Systems include battery energy storage systems that are not included in Tier 1, have an aggregate energy capacity greater than the threshold capacity listed in Table 1, and have an aggregate energy capacity less than 600 kWh.

C. Tier 3 Battery Energy Storage Systems include all the following:

- a) Battery energy storage systems with an aggregate energy capacity greater than or equal to 600kWh
- b) Battery energy storage systems with more than one storage battery technology is provided in a room or indoor area

**Chloride Salt:** Any bulk quantities of chloride compounds and other deicing compounds intended for application to roads, including mixes of sand and chloride compounds in any proportion where the chloride compounds constitute over 8% of the mixture. A bulk quantity of chloride compounds means a quantity of 1,000 pounds or more but does not include chloride compounds in a solid form, including granules, which are packaged in waterproof bags or containers which do not exceed 100 pounds each.

**Building Inspector:** The Building Inspector of the Town of Cortlandt.

**Discharge:** Any intentional or unintentional action or omission in the releasing, spilling, leaking, pumping, pouring, emitting, emptying, or dumping into the waters of the *municipality* or onto lands from which the discharged substances or material might flow or drain into said waters, or into waters outside the jurisdiction of the municipality, when damage may result to the lands, waters, or natural resources within the jurisdiction of the municipality.

**Fertilizer:** Any commercially produced mixture generally containing phosphorous, nitrogen and potassium which is applied to the ground to increase nutrients to plants.

**Generator of Hazardous Waste:** Any person or site whose act or process produces hazardous waste.

**Groundwater:** Water contained in interconnected pores and fractures in the saturated zone in an aquifer.

**Hazardous Substance:** Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed and as defined in Chapter 263 Storm Sewers of the Town of Cortlandt Town Code.

**Hazardous Waste:** See 6 NYCRR Part 371 and amendments thereto for the identification and listing of hazardous wastes.

**Herbicide:** Any substance or mixture of substances intended to prevent, destroy, repel, or mitigate any weed, including those substances defined as herbicides pursuant to Environmental Conservation Law § 33-0101, and amendments thereto.

**Low Impact Development (LID):** refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.

**Manure:** Animal feces and urine.

**Mining:** Any operation which involves the breaking of the earth's surface for the purpose of extracting and removing raw natural materials (such as topsoil) from the premises for the purpose of sale or off-premises use.

**Municipal Water Supply:** Aquifers and watersheds within the Indian Brook-Croton Gorge Watershed that serve as water sources for municipal water systems.

**Municipal Water System:** A water system which provides piped water to the public for human consumption as defined and regulated by 10 NYCRR Subpart 5-1.

**Natural Recharge:** The replenishment of underground water reserves.

**Non-point Discharge:** Discharges of pollutants not subject to SPDES (State Pollutant Discharge Elimination System) permit requirements.

**Overlay Map:** The overlay map showing the boundaries of the Indian Brook-Croton Gorge Watershed Protection Overlay District.

**Pest:** Any insect, rodent, fungus or weed; or any other form of terrestrial or aquatic plant or animal life or virus, bacteria or other microorganism (except viruses, bacteria or other microorganisms on or in living man or other living animals) which the Commissioner of Environmental Conservation declares to be a pest as provided in Environmental Conservation Law § 33-0101.

**Pesticide:** Any substance or mixture of substances intended to prevent, destroy, repel, or mitigate any pest, including any substances defined as pesticides pursuant to Environmental Conservation Law § 33-0101 et seq. and amendments thereto.

**Petroleum:** Oil or petroleum of any kind and in any form including but not limited to oil, petroleum fuel oil, oil sludge, oil refuse, oil mixed with other waste, crude oil, gasoline, and kerosene, as defined in 6 NYCRR Part 597.1(7) and amendments thereto.

**Point Source Discharge:** Pollutants discharged from a point source as defined in Environmental Conservation Law §17-0105 and amendments thereto.

**Pollutant:** Any material or byproduct determined or suspected to be hazardous to human health or the environment as defined in Environmental Conservation Law §17-0105 and as defined in as defined in Chapter 263 Storm Sewers of the Town of Cortlandt Town Code.

**Solar Farms:** A tier three energy system as defined in Chapter 255 Solar Energy Systems of the Town of Cortlandt Town Code.

**Solid Waste:** Includes all manner of useless or unwanted or discharged solid or semisolid nontoxic,

domestic, commercial, industrial, institutional, construction and demolition waste materials, except hazardous, toxic, chemical, human or rendering wastes.

**State Pollutant Discharge Elimination System (“SPDES”):** The system established pursuant to Article 17 Title 8 of Environmental Conservation Law for issuance of permits authorizing discharges to the waters of the state of New York.

**Steep Slopes:** Within the Watershed Protection Overlay District a steep slope is defined as any slope greater than 15 percent and as defined in Chapter 259 Steep Slopes in the Town of Cortlandt Town Code.

**Stormwater Hotspots:** a land use or activity that generates higher concentrations of hydrocarbons, trace metals, or toxicants than are found in typical stormwater runoff, based on monitoring studies. For purposes of the Indian Brook Croton Gorge Watershed Protection Overlay District, the following land uses, and activities are deemed stormwater hotspots:

- Vehicle salvage yards and recycling facilities
- Vehicle fueling stations
- Vehicle service and maintenance facilities
- Vehicle and equipment cleaning facilities
- Fleet storage areas (bus, truck, etc.)
- Industrial sites
- Marinas (service and maintenance)
- Outdoor liquid container storage
- Outdoor loading/unloading facilities
- Public works storage areas
- Facilities that generate or store hazardous materials
- Commercial container nursery
- Other land uses and activities as designated by an appropriate review authority

**Stormwater Pollution Prevention Plan (SWPPP):** A plan for controlling stormwater runoff and pollutants from a site during and after construction activities as defined in Chapter 262 Stormwater Management and Erosion and Sediment Control of the Town of Cortlandt Town Code.

**Surface Waters of the State of New York:** Lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic Ocean within the territorial seas of the State of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction. Storm sewers and waste treatment systems, including treatment ponds or lagoons which also meet the criteria of this definition, are not waters of the state. This exclusion applies only to man-made bodies of water which neither were originally created in waters of the state (such as a disposal area in wetlands) nor resulted from impoundment of waters of the state.

**Wastewater:** Water that is not stormwater, is contaminated with pollutants and is or will be discarded as defined in Chapter 263 Storm Sewers of the Town of Cortlandt Town Code.

**Wastewater Treatment System:** Any treatment plant, sewer, disposal field, lagoon, pumping station, septic system, collection and distribution pipes, on-site disposal systems and seepage units, constructed drainage ditch or surface water intercepting ditch, or other system not specifically mentioned in this definition, installed for the purpose of transport, treatment, neutralization,

stabilization, storage, or disposal of wastewater and as defined in Chapter

**Water body:** Any body of water which exists at least three months of the year as defined in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses.

**Watercourse.** Any identifiable channel through which water flows continuously or intermittently as defined in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code.

**Watershed.** The geographic region within which water drains to a particular wetland, water body, or watercourse as defined in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses.

**Watershed Protection Overlay District:** Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District. The Watershed for specific municipal water supplies, as designated on the official Watershed Protection Overlay District Map[1] and described in § XXX-3 of this chapter.

**Water Supply:** The groundwater resources of the watershed, or the groundwater resources used for a particular well or community water system in the Indian Brook-Croton Gorge watershed.

**Well:** Any present or future artificial excavation used as a source of public or private water supply which derives water from the interstices of the rocks or soils which it penetrates including bored wells, drilled wells, driven wells, infiltration galleries, and trenches with perforated piping, but excluding ditches or tunnels, used to convey groundwater to the surface.

**Wellhead Buffer:** An area surrounding a municipal water system well, designated as a critical area for protecting the well, created by a two hundred foot radius around each protected well.

**Wetland Buffer Areas:** An area surrounding a wetland, watercourse or water body that is subject to the regulations specified herein. Within the Indian-Brook Croton Gorge Watershed Protection Overlay District it is defined as the land area within 150 linear feet along the surface, away from, and around the perimeter of the outermost boundary of a wetland or watercourse or water body. A buffer is intended to provide protection from human activity and other encroachment associated with development.

### C. Applicability.

1. The provisions of this section shall be applicable to all new land use, construction, or subdivision. Existing land use, construction, improvements and subdivisions within the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District. Existing land use, construction, improvements and subdivision initiated or completed prior to the effective date of adoption of this chapter are not subject to the requirements herein.
2. These prohibitions, restrictions, and principles shall be applied within the Watershed Protection Overlay District through the existing building permit, site plan review, and code enforcement procedures of each municipality in the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District by its officers and boards. Additionally, all development in the watershed shall be in accordance with New York State Department of Environmental Conservation regulations related to environmental protection and stormwater management.

3. Site plan review by the agency having approving jurisdiction is required for all new activities or property uses in the Watershed Protection Overlay District, except one- and two-family residences, and shall take into consideration the requirements and principles outlined in this chapter.
4. Within the Watershed Protection Overlay District, all major subdivisions shall be designed as a conservation/cluster subdivision with a minimum of 30% of the parcel permanently preserved. Town Board authorization of a cluster subdivision proposed within the WPOD is not required.

#### **D. Boundaries.**

1. The boundaries Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District is established on a map entitled "Indian Brook–Croton Gorge Inter-Municipal Watershed Protection Overlay District, Westchester County, NY 2023" (watershed map), which is adopted simultaneously herein. The areas included encompass the entire watersheds of Indian Brook and the Croton Gorge and their tributaries which are sub-watersheds of the larger Croton Bay Watershed. The Indian Brook-Croton Gorge Watershed includes watersheds and aquifers that function as sources of supply for municipal water systems. The particular municipal water supplies protected under this chapter include:
  - i. **Indian Brook Reservoir/Indian Brook Basin** - serves as a drinking water source for portions of the Town and Village of Ossining, and portions of the Town of New Castle
  - ii. **Croton Gorge Basin and Croton River Aquifer** - a water source for the Village of Croton-on-Hudson water system and a water source for individual wells within portions of the Town of Cortlandt and the Town of New Castle.
2. Where uncertainty exists as to the boundaries shown on the Watershed Map, the following shall apply:
  - i. Where area boundaries are indicated as approximately following a street, railroad, or highway line or centerlines thereof, such lines shall be construed as said boundaries.
  - ii. Where area boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries. However, a survey plat prepared by a registered land surveyor may be submitted to the municipality as evidence that one or more properties along these boundaries do not lie within the protected area.
  - iii. Where the boundaries lie at a scaled distance of more than 25 feet from any parallel lot line, the boundaries shall be determined by use of the scale appearing on the watershed map.
  - iv. Where the boundaries lie at a scaled distance of less than 25 feet from any parallel lot line, the boundaries shall be construed to be the lot line.
  - v. When a large parcel is bisected by the boundary, the applicant may submit a detailed topographical map of the property as documentation of those portions of the property that are within as well as outside the boundary.
  - vi. Where other uncertainty exists, the authorized Approval Agency shall interpret the Watershed Map as to location of such boundaries. The municipality may, at the applicant's expense, consult with agencies or others in determination of a project's location within a protected area and applicability of these standards.

**C. Effect of district.** Within the WPOD, all underlying land use district rules remain in effect, except as they are specifically modified by this Chapter. In case of a conflict between this Chapter and the underlying use regulations, the more restrictive shall control. Nothing in this Chapter shall be construed to allow uses that are not permitted by the underlying land use district.

**D. Prohibited uses and practices.** The following uses shall be prohibited in the WPOD District:

1. Disposal of hazardous material or solid waste.
2. Treatment of hazardous material, except remediation programs authorized by a government agency for treating hazardous material that existed on the site prior to the adoption of this land use law
3. The creation or manufacturing of any hazardous materials
4. Dry cleaning, dyeing, printing, photo processing, and any other business that stores, uses, or disposes of hazardous material, unless all facilities and equipment are designed and operated to prevent the release or discharge of hazardous material.
5. Disposal of septage or septic sludge
6. Automobile service and gas filling stations
7. New underground storage of petroleum
8. Petroleum product pipelines
9. Solar Farms
10. Vehicle Storage Yards/Truck terminals
11. Contractor's Yards
12. The bulk storage of deicing salt, except in municipally-approved impervious structures
13. Installation of dams, water diversions, and stream channelization except undertaken directly in relationship to drinking water resources.
14. Clearing of more than 30,000 square feet of vegetation without a site plan approval.
15. Landfill of domestic, industrial, construction and demolition, or hazardous materials.
16. Junkyards
17. Land spreading of sludge or ash, including domestic wastewater or waste industrial process material, except for ash from individual residential heating equipment.
18. New dry wells directly connected to any floor drain, garage drain, wash basin or sink.
19. New fuel storage facilities in any amount greater than 660 gallons.
20. Commercial trash containers and dumpsters which are not under a roof or which are located so that leachate from the receptacle could escape unfiltered and untreated.
21. Any mining activities including consolidated and solution mining activities, unless permitted by the New York State Department of Environmental Conservation
22. Point source discharges, other than discharges authorized by permits issued by the New York State Department of Environmental Conservation.
23. Tier 3 Battery Energy Storage Systems

**E. Performance criteria.**

1. All construction activities (as defined by the agency having approving jurisdiction) that involve soil disturbances greater than 5,000 sf shall comply with the New York State Department of Environmental Conservation (NYSDEC) Stormwater Manual dated 2014. All construction activities shall be required to meet the standards set forth in the SPDES General Permit for construction activities that involve soil disturbances greater than 5,000 sf and all stormwater pollution prevention plans shall meet water quantity and quality controls for all new impervious surfaces as outlined below.

2. Any new construction activity which creates new impervious surfaces greater than 1,000 sf shall be treated for water quality volume (WQv), peak flows (cfs) and volume (cf) as outlined in the New York State Department of Environmental Conservation (NYSDEC) Stormwater Management Design Manual, latest edition, and Chapter 262. Stormwater Management and Erosion and Sediment Control of the Town of Cortlandt Town Code and include enhanced requirements for pollutants of concern as outlined and incorporated in the Stormwater Management Design Manual, latest edition.
3. Low Impact Development (LID) Practices - shall be provided to the extent feasible for all new or redevelopment within the watershed including the use of bioretention facilities, rain gardens, vegetated rooftops, rainwater harvesting, and permeable pavements.
4. Pollutant loadings will not damage any wetland, waterbody or watercourse.
5. Grading and removal of vegetation is minimized for all construction.
6. Septic systems must be pumped at least once during every 3-year period.
7. The storage and stockpiling of manure and other animal waste for use in agricultural operations, agricultural use of fertilizers and land application of manure, and pesticide (including herbicide) storage and use shall comply, to the maximum extent possible, with the practices detailed in the most current versions of "Controlling Agricultural Nonpoint Source Water Pollution in New York State - A Guide to the Selection of Best Management Practices to Protect Water Quality," published by the Bureau of Technical Services and Research, Division of Water, or "Agricultural Management Practices Catalogue for Nonpoint Source Pollution Prevention and Water Quality Protection in New York State.
8. Fertilizers, pesticides, and herbicides shall not be applied in a manner or at a rate which contributes to or causes a contravention of the water quality standards set forth in 6 NYCRR 700 to 705.
9. Pesticide storage and use (including herbicides) are subject to the approval of, and shall comply with the regulations of, the New York State Department of Environmental Conservation.
10. Disposal of pesticide, including herbicides, is prohibited unless authorized by a permit issued by the New York State Department of Environmental Conservation.
11. Disposal of water used for pesticide makeup water or for washing of pesticide equipment is prohibited unless authorized by a permit issued by the New York State Department of Environmental Conservation.
12. Use of streams as sources of water for the washing of equipment used in conjunction with pesticide or herbicide application is prohibited.
13. Lawn chemicals (pesticides and herbicides) shall not be applied within 25 linear feet of any watercourse, or within a wellhead buffer area.
14. Storage of chloride salts and coal shall be in structures designed to minimize contact with precipitation and constructed on low-permeability pads designed to control seepage and run-off.
15. Chloride salt application. Deicing chloride salt use is restricted to the minimum amount needed for public safety as determined by the Town Highway Superintendent.
16. Any petroleum storage tank(s) installed or replaced after the effective date of this chapter must be aboveground or fully visible for inspection within the basement or other interior space, and secondary containment is required for all new tanks.

**F. General Provisions for Wetlands, Watercourses, Water Bodies, Wetland Buffers Areas and Steep Slopes.** These regulations apply to all wetlands, watercourses, water bodies and buffer areas as defined in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code and located within the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District (regardless of size).



1. Development of wetlands, watercourses, water bodies and buffer areas are to be avoided except where no reasonable alternative exists or where the applicant would otherwise suffer undue hardship if a permit is not issued. In the event such development is approved, impacts shall be minimized to the greatest extent practicable, and a mitigation plan shall be prepared.
2. All applications for permits to disturb wetlands, watercourses, water bodies and buffer areas in the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District shall follow the requirements contained in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code unless a more stringent or restrictive requirement is listed in this section.
3. As a condition of the granting of any wetland permit within the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District, the approving authority shall require that the applicant submit a mitigation plan per the requirements listed in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code.
4. Within the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District, the applicant shall be required to create replacement wetlands or restore, recreate or enhance existing wetlands or wetland buffer areas equal to twice the area of wetland or wetland buffer directly impacted.
5. Within the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District, no disturbance within 150 feet of any wetlands, watercourses, or waterbodies shall be permitted. Buffers shall be regulated as follows:

#### Buffers

- i. Buffers along wetlands and waterbodies (as defined in Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code) must extend a minimum of 150 feet horizontally away from and paralleling the delineated wetland boundary.
- ii. Buffers along watercourses (Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code) extend a minimum of 150 feet horizontally away from and paralleling the highwater mark or level of bank full discharge. In undeveloped areas, the buffer shall also be extended to include the 100 year floodplain.
- iii. Buffers along steep slopes (Chapter 179. Freshwater Wetlands, Water Bodies and Watercourses of the Town of Cortlandt Town Code) shall extend 150 feet horizontally plus 2 ft per 1% of slope.

#### Buffer vegetation

- i. Planting within buffers shall be based on a site-specific planting plan designed to maximize the buffer's capacity to intercept stormwater runoff, stabilize banks, improve water quality, and provide habitat. Planting shall incorporate:
  - a. a diverse mix of perennial native species
  - b. trees and shrubs with dense ground cover to protect soil
  - c. salt tolerant plants in areas where road salt is used
  - d. steep slopes: native perennial grasses; trees and woody shrubs along the water's edge
  - e. bank erosion control: plants with fibrous root systems; deep-rooted woody species

#### Allowable buffer uses

- i. unpaved foot paths, recreational access, revegetation planting and mitigation planting per the requirements listed above, manual removal of invasive species, removal of trees that pose a safety hazard.

Restricted buffer uses

- i. new impervious surfaces, construction of roads, structures or pipelines
- ii. removal of vegetation or trees (except for safety purposes)
- iii. excavation and grading
- iv. additional lawn
- v. constructed stormwater measures are to be used outside the buffer to direct stormwater sheet flow to the buffer
- vi. mining
- vii. septic tank drain fields
- viii. agriculture and livestock
- ix. de-icing application of road salt
- x. waste disposal or dumping of trash, yard waste and debris
- xi. application of pesticides, herbicides and fertilizers
- xii. dams, water diversions, stream channelization
- xiii. All other activities not specifically listed above are subject to Federal, State and local permit procedures

## 6. Special provisions.

These special provision apply to new development in previously developed areas where there is no available area for required buffer:

- i. The protected buffer shall be as wide as the site allows, subject to the above-listed conditions where possible, and maintaining as much vegetated cover as possible within 150 feet of wetland or watercourse, especially in areas where bank erosion is evident.
- ii. Alternative or additional conservation practices (including low impact development (LID)) to reduce runoff load into a wetland or watercourse shall be applied.

**G. Wellhead Buffers and Stormwater Hotspots.** Within the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District, no disturbance within 200 feet of any wellhead or stormwater hotspot shall be permitted. Wellhead buffer areas and stormwater hotspots shall be protected as follows:

1. Construction activities within 200 feet of a wellhead is prohibited except those used for municipal water system purposes such as pumping, treatment, and control facilities and equipment. Wellhead buffer areas shall not be used for any purpose other than municipal water supply, except when a permit has been issued by the Town Board for nonintrusive recreation uses such as picnicking, nature study, fishing, or hiking. The wellhead buffer shall be posted prohibiting trespass for any purpose except as permitted in this subsection.
2. Buffers adjacent to stormwater hotspots (as defined above) shall extend 200 feet horizontally away from hotspot source.

**H. Enforcement.**

1. Compliance orders. The Director of Code Enforcement/Town Engineer/Building Inspector is authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of this chapter. Upon finding that any such condition or activity exists, the Director of Code Enforcement/Town Engineer/Building Inspector shall issue a compliance order.
  - i. The compliance order shall:
    - a. Be in writing;

- b. Be dated and signed by the Director of Code Enforcement/Town Engineer/Building Inspector;
  - c. Specify the condition or activity that violates this chapter
  - d. Specify the provision or provisions which is/are violated by the specified condition or activity;
  - e. Specify the period of time which the Director of Code Enforcement/Town Engineer/Building Inspector deems to be reasonably necessary for achieving compliance;
  - f. Direct that compliance be achieved within the specified period of time; and
  - g. State that an action or proceeding to compel compliance may be instituted if compliance is not achieved within the specified period of time.
2. The Department of Code Enforcement shall cause the compliance order, or a copy thereof, to be served on the owner of the affected property personally or by registered mail. The Department of Code Enforcement shall be permitted, but not required, to cause the compliance order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other person taking part or assisting in work being performed at the affected property personally or by certified mail; provided, however, that failure to serve any person mentioned in this sentence shall not affect the efficacy of the compliance order.

**I. Penalties for offenses.**

1. Any person who shall violate any provision of this chapter shall be subject to the applicable penalties under this chapter, and any other applicable code or ordinance, without limitation. The chapter penalties are:
- i. Fines. The person who violates any provision of this chapter shall be liable for a civil penalty of not more than \$250 for each day or part thereof during which such violation shall be continued.
  - ii. Alternatively, or in addition to any action to recover civil penalties provided by Subsection i, the Town Attorney may institute any appropriate action or proceedings to prevent, restrain, enjoin, correct or abate any violation of or to enforce any provision of this chapter.

**J. Severability.**

Should any section or provision of this article be declared, adjudged or ordered null, void, voidable, or invalid by a court of competent jurisdiction, such finding of invalidity shall not affect the validity of the remaining portions of this article.

**K. When effective.**

This chapter shall take effect upon filing with the New York Secretary of State.

**TIM  
MILLER  
ASSOCIATES, INC.**

---

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

March 25, 2024

Heike Schneider, Architect  
515 Croton Heights Road  
Yorktown Heights, NY 10598

Re: Proposed Ace Hardware Improvements  
3120 Lexington Avenue  
Town of Cortlandt

Dear Ms. Schneider:

At your request I have reviewed the most recent plans for the proposed improvements at the existing Ace Hardware store on Lexington Avenue in the Town of Cortlandt. It is my understanding that the applicant is proposing to add storage racks to the outside of the east and north ends of the building. Placement of the rack in the proposed locations seems to be appropriate given the available overhead doors on the north and east side of the building. In order to access these racks for placement of inventory the existing gravel pad would need to be expanded and paved to allow for the use of fork lifts. Based on the plans I reviewed, no direct disturbance to wetlands would be required, but modification of previously disturbed buffer areas is necessary. My comments are as follows:

1. The buffer areas that are to be disturbed are currently maintained as mowed lawn. Converting these areas to an impervious surface could result in untreated runoff flowing to the wetland. Use of a pervious paving material or accommodation for treatment of this runoff is necessary to avoid water quality impacts to the system. It is understood that in order to accommodate fork lifts, a strong concrete or asphalt material may be necessary. The remaining buffer area, which was previously designated as "mitigation", should be re-seeded with a wetland/buffer mix and mowed no more than twice a year to establish a thicker, more dense filter strip.
2. Conversion of the existing lawn around the western corner of the building to native plantings is definitely a positive step. The wetland adjacent to this buffer is less disturbed than in the northern corner. The species that are proposed for the area are appropriate for buffers and transitional areas. Mowing and pruning of the area should be kept to a minimum.

That is the extent of my comments at this time. Considering the commercial nature and use of the property, the proposal does not seem to be excessive to allow the best use of the property while protecting the wetland resource. Let me know if you have any other questions about this matter.

Sincerely,



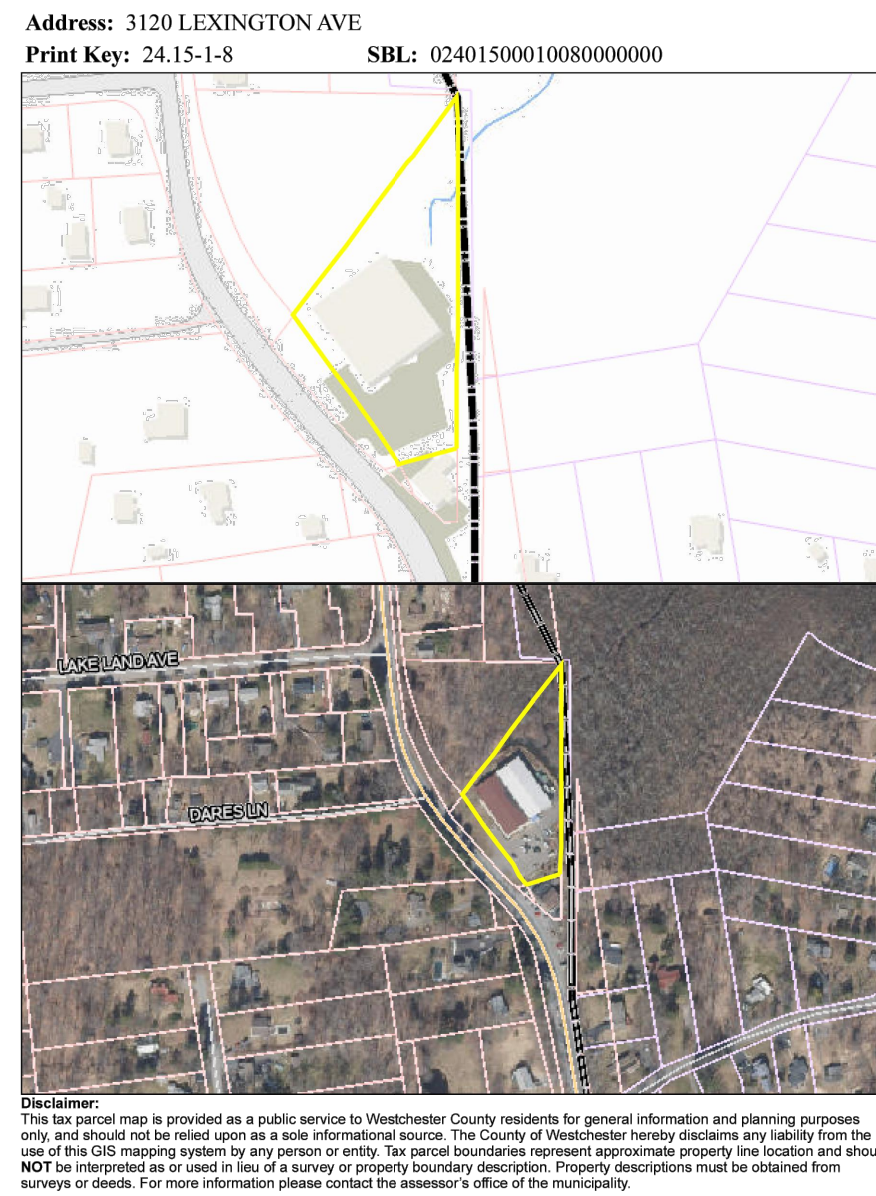
Steve Marino, PWS  
Principal/Senior Wetland Scientist  
Tim Miller Associates

**General Notes**

1. Contractors shall visit the site and be responsible for having recorded all conditions within the scope of the project. No claims for extra compensation, based on ignorance of the visible or implied existing condition, will be considered.
2. All work is to conform to all applicable requirements of local governing Codes, State construction and Energy Conservation Codes, Health Codes, Fire Department Regulations, NBFU, FHA Framing Standards, OSHA Codes and best Trade practices.
3. All dimensions and conditions shown and assumed on the drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the plans, specifications, and/or details must be reported to the architect at once. No change in plans, details, or dimensions is permissible without the consent of the architect. Should the contractor fail to notify the architect within a reasonable time, he shall be responsible for the cost of rectifying such errors. 4.The drawings have indicated and estimated certain conditions, either not shown or not considered reliable on older drawings, or not measurable due to total absence of any drawings, or too inaccessible to verify in the field prior to preparing the drawings. The architect therefore takes no responsibility for the accuracy to the estimated conditions, has shown work requirements on the drawings for bidding scope only, and will furnish more detailed information later when areas are actually accessible and measurable by the contractors. Any work that must be done additionally in areas where information or indications on the drawings are found to differ from actual field conditions where work is laid out, shall be billed to the owner as an Extra Charge, subject to the owner approval of an itemized cost breakdown.
5. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation, or operation of any part of the work, as determined by the owner, shall be included in the work the same as if herein specified or indicated.
6. Contractors are to file Insurance Certificates and obtain and pay for all permits, schedule all required inspections with notifications to inspectors and obtain Certificate of Occupancy. No work to start prior to obtaining the permits.
7. Contractors shall coordinate all work procedures and working hours with local authorities, Neighborhood Associations and any other governing authority.
8. Due to the inaccessibility of certain framing and construction conditions, the architect has indicated assumed structural relationships. The contractor will be expected to perform the necessary work to complete the indicated details where, in the sole opinion of the architect, uncovered conditions are normal or reasonably standard. Where conditions when uncovered are not anticipated or not considered normal by architect, the contractor will be entitled to an extra sum of money commensurate with the work entailed, after submission of a detailed breakdown of costs and approval by the architect.
9. All indicated survey material is for general reference only. The architect assumes no responsibility for the accuracy or correctness of any of the indicated material.
10. Contractor shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the owner's satisfaction as the Contractor's sole expense.
11. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
12. Drawing may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the owner for the final sizes, dimensions, and locations.
13. Contractors shall lay out his work and be responsible for its correctness and safety, shall give necessary dimensions to all parties.
14. By starting any work, contractor signifies acceptance of the previously installed back-up materials and framing, and waives any right to blame prior work for any defects in his own work.
15. All patching shall be done in new matching, or approved salvaged materials. Finish to match nearest break in plane or direction. Store unused material where requested by the owner/client. All salvaged materials are the property of the owner/client.
16. Contractor to order specific materials indicated herein immediately alter being authorized to proceed. No substitutions permitted without the prior approval of architect. Contractor will be held liable for delays caused by the contractor's failure to order materials promptly.
17. Contractor to design and install adequate and Code approved shoring and bracing where need to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring, and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
18. All work shall be guaranteed for one year after Final Payment. General contractor to furnish written guarantee on his work and all subcontractor's work, against defects resulting from the use of inferior material, equipment, or workmanship, as determined solely by the owner.
19. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon the approval of the architect or owner as noted on the drawings or in the specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipment. The owner reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal to the item specified. Where a contractor proposes to use an item other than that specified or detailed on the drawings, which requires any redesign of the structure, partitions, piping, wiring, or any other part of the mechanical, electrical or architectural layout, all such redesign, and all new drawings and detailing required shall, with the approval of the owner, be prepared by the contractor at his own expense.
20. All work shall be installed so that all the parts required are readily accessible for inspection, operation, and maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without the prior written approval from the owner.
21. Upon the completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including, but not limited to the following:
  - \* Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by owner or others doing N.I.C. work. All wet mopping not in this contract.
  - \* Removal of all temporary enclosures and barricades, all temporary offices, telephone, sanitary facilities, etc.
  - \* Removal of all labels from glass, fixtures and equipment, etc., and spray cleaning of all glass/mirrors. \*Final cleaning of all chrome and aluminum metal work. \*Replacement for furniture and furnishings to original locations.
  - \* Removal of stains and paint from glass, hardware, finished flooring, cabinets,etc.



**Tax Parcel Maps**



# PROP. EXTERIOR STORAGE RACKS FOR THE ACE HARDWARE STORE

3120 LEXINGTON AVE  
 MOHEGAN LAKE, NY 10547

| PROPERTY DATA   |   |
|-----------------|---|
| PROPERTY OWNER  | JA MOHEGAN REALTY CORP. - (917) 699 9500      |
| APPLICANT       | HEIKE A. SCHNEIDER, R.A.                      |
| LOCATION        | 3120 LEXINGTON AVE,<br>MOHEGAN LAKE, NY 10547 |
| TAX MAP DATA    | SECTION 24.15 BLOCK 1 LOT 8                   |
| ZONING DISTRICT | CC  |

*DATE: 03-13-23*

| PLAN SET: |  |
|-----------|--|
| A0        | TITLE SHEET- GENERAL NOTES, PROJECT LOCATION         |
| S1        | SITE PLANS AND DETAILS                               |
| A1        | PARTIAL PLAN AT STORAGE RACKS                        |
| A2        | EXTERIOR ELEVATIONS SIDE AND REAR                    |
| A3        | DETAIL SECTION, MANUFACTURER'S SPECS & CODE ANALYSIS |

**2020 ECCCNY - ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE**

I, HEIKE A. SCHNEIDER, ARCHITECT CERTIFY THAT THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT COMPLY WITH THE APPLICABLE SECTIONS OF THE 2020 ECCCNY, ZONE 4, WESTCHESTER COUNTY.

THE ARCHITECT

**REFERENCED BUILDING CODE:**

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE 2020 EXISTING BUILDING CODE OF NYS & THE 2020 BCNYS - CODE ANALYSIS ON SHEET A2

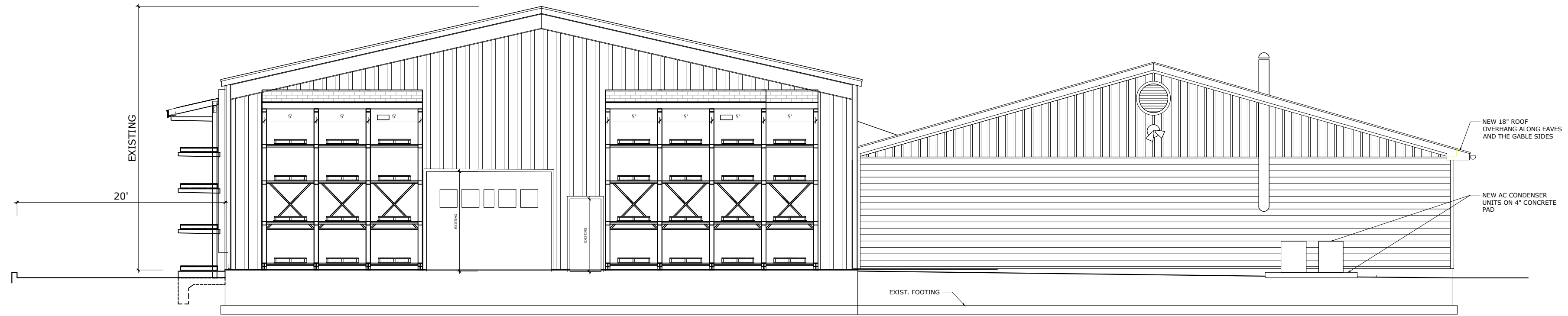
**HEIKE A. SCHNEIDER, LLC**  
 HS-ARCHITECTURE  
 Architect, AIA, LEED AP

515 CROTON HEIGHTS ROAD  
 YORKTOWN HEIGHTS, NY 10598  
 914-962-2119

HEIKE@HS-ARCHITECTURE.COM

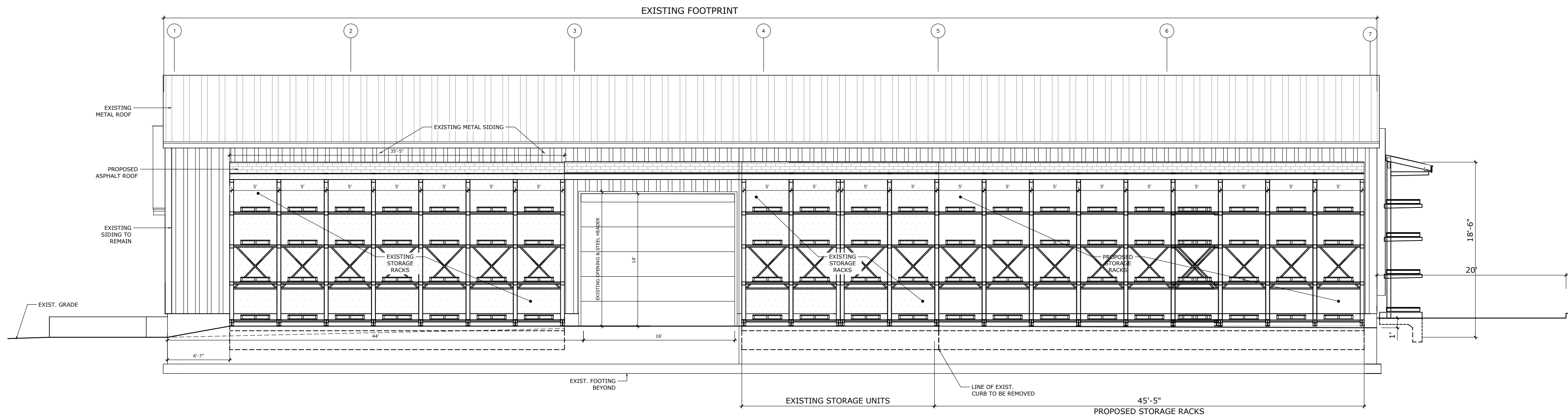






### SIDE ELEVATION W/ STORAGE RACKS

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



### REAR ELEVATION W/ STORAGE RACKS

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

CANTILEVER STORAGE RACK SYSTEM - EXTERIOR ELEVATION

HEIKE A. SCHNEIDER  
 ARCHITECT, AIA, LEED AP  
 515 CROTON HEIGHTS ROAD  
 YORKTOWN HTS, NY 10598  
 914 962-2119

Title/Owner  
 STORAGE SYSTEM  
 AHEARN BUILDING  
 3120 LEXINGTON AVE  
 MOHEGAN LAKE, NY 10547

Date: 03-13-23  
 Revision:  
 Bidding:

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

A 2



# I-Beam cantilever racks

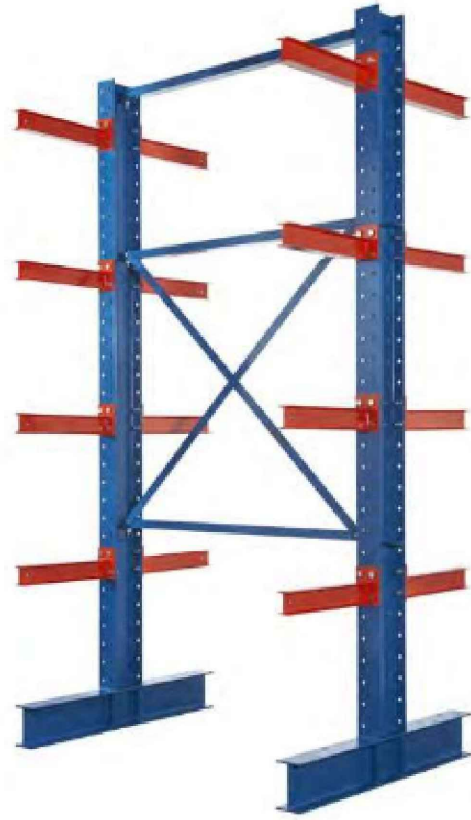
## Maximize storage and improve accessibility

Cantilever racks in the I-Beam configuration allow accessibility from both sides, allowing for faster load and unload times. This design saves horizontal space normally lost to rack structure and reduces fork truck damage.

- Arm lengths up to 8'
- Freestanding heights up to 30'
- Arms adjust vertically in 4" increments
- Constructed of structural steel with a 50,000 psi minimum yield
  - Heavy arm connector plate
  - Bolted base-to-column connection



I-Beam Cantilever Racks can be built in either single- or double-sided configurations.



### Open-Web Cantilever Racks

- Open-web allows in-rack sprinkler systems to be installed within the upright frames – maximizing storage space and protecting sprinkler heads from damage.
- A variety of base design options make product storage on the floor possible.
- Top ties are incorporated for added stability.
- Arms adjust vertically in 2" increments.



### Closed-Column Cantilever Racks

- Closed-column racks are ideal for free-standing units and single-aisle applications.
- Top ties are optional.
- Welded or bolted base channels are available.
- Use closed-column racks for heavy-duty loads.
- Arms adjust vertically in 3" increments.

## MANUF. SPECIFICATIONS

SCALE: N.T.S.

## CODE ANALYSIS

2020 EXISTING BUILDING CODE OF NYS  
ALTERATION LEVEL 2  
2020 BUILDING CODE OF NYS

2020 EBCNYS  
CHAPTER 11

ADDITIONS - THE PROPOSED WORK IS CLASSIFIED AS AN ADDITION AND WILL CONFORM TO THE 2020 EXISTING BUILDING CODE OF NYS AND THE 2020 BUILDING CODE OF NEW YORK STATE

2020 BCNYS  
CHAPTER 3  
SECTION 302

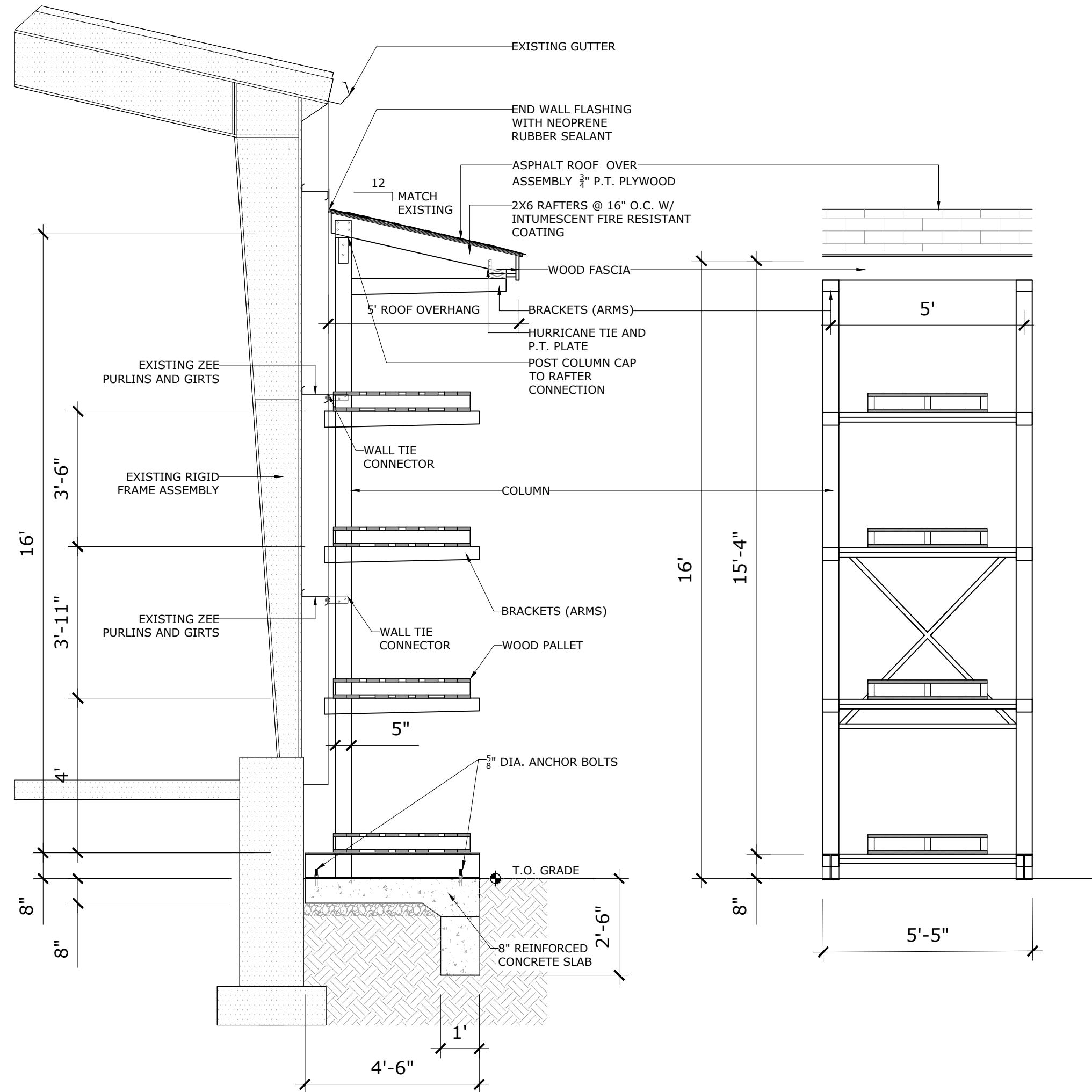
OCCUPANCY CLASSIFICATION OF EXISTING STORAGE BUILDING IS S1 ( MODERATE HAZARD STORAGE)

CHAPTER 6, TYPES OF CONSTRUCTION  
SECTION 603

TYPES OF CONSTRUCTION (EXIST. EXTERIOR WALL) - TYPE II a COMBUSTIBLE MATERIAL IN TYPES I AND II CONSTRUCTION

603.1 Allowable materials.  
Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. Fire-retardant-treated wood shall be permitted in:
- 1.3. Roof construction, including girders, trusses, framing and decking.
4. Roof coverings that have an A, B or C classification.



## SECTION AND ELEVATION

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

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.



Plan Title  
CANTILEVER STORAGE RACK SYSTEM - DETAILS, SPECS, CODE ANALYSIS

Title/Owner  
HEIKE A. SCHNEIDER  
ARCHITECT, AIA, LEED AP  
515 CROTON HEIGHTS ROAD  
YORKTOWN HTS, NY 10598  
914 962-2119

STORAGE SYSTEM  
AHEARN BUILDING  
3120 LEXINGTON AVE  
MOHEGAN LAKE, NY 10547

Date: 03/13/23  
Revision:  
Bidding:

# A 3

**Notes:**

- General Notes:**
- Landscape Plan, as shown, is intended to depict landscape & wetland plantings associated with site plan(s) as prepared by others.
  - Drawing(s), as shown, are intended for graphic representation of proposed planting(s) only and are NOT intended for construction.
  - Drawings as shown are intended for graphic representational purposes only. Actual site conditions, features, and dimensions may vary. It is the responsibility of the contractor/installer to verify all existing site conditions and adjust plans accordingly.
  - Proposed plant quantities and locations are approximate and are to be amended as needed at time of installation.
  - Plant substitutions, conforming to the "Town of Cortlandt, Tree Planting List", or approved equal, may be made at time of planting based on plant quality and availability.
  - All trees & shrubs are to be installed in accordance with tree and shrub planting guidelines as set forth by the International Society of Arboriculture.

- GENERAL CONSTRUCTION NOTES:**
- The contractor shall locate and verify in the field all existing conditions, including all utilities - Gas, Water, and Electrical before the start of construction.

- Requirements of Regulatory Agencies:**
- All work to comply with all codes, rules, regulations, laws and ordinances of the State of New York and The Town of Cortlandt.
  - All work shall comply with the Building Code of the State of New York and all other authorities having jurisdiction.
  - It is the responsibility of the owner to obtain any and all applicable permits.

- Tree Work**
- Tree thinning to be performed on a yearly (or as needed) basis to ensure adequate light penetration to under-story plantings, as needed.
  - Removal of existing trees as noted is intended to provide access to existing structure(s) and/or prevent/eliminate present or future hazard(s) to the existing structure(s).
  - A Tree removal permit is to be obtained from the Town of Cortlandt (and/or other pertinent authority having jurisdiction) prior to commencement of any tree removal work.
  - Tree removal work shall be limited to those trees listed (noted) for removal within this drawing.
  - All existing trees shall be protected, as needed, to prevent and ensure against damage throughout the course of work.

| Wetlands Buffer Disturbance & Mitigation |             |   |
|--|-------------|---|
| Area (sqft)                              | Area (Acre) | Description   |
| 1450                                     | 0.033       | Displaced wetland buffer area (proposed Storage Expansion area) |
| 2450                                     | 0.056       | Proposed wetland buffer mitigation area                         |

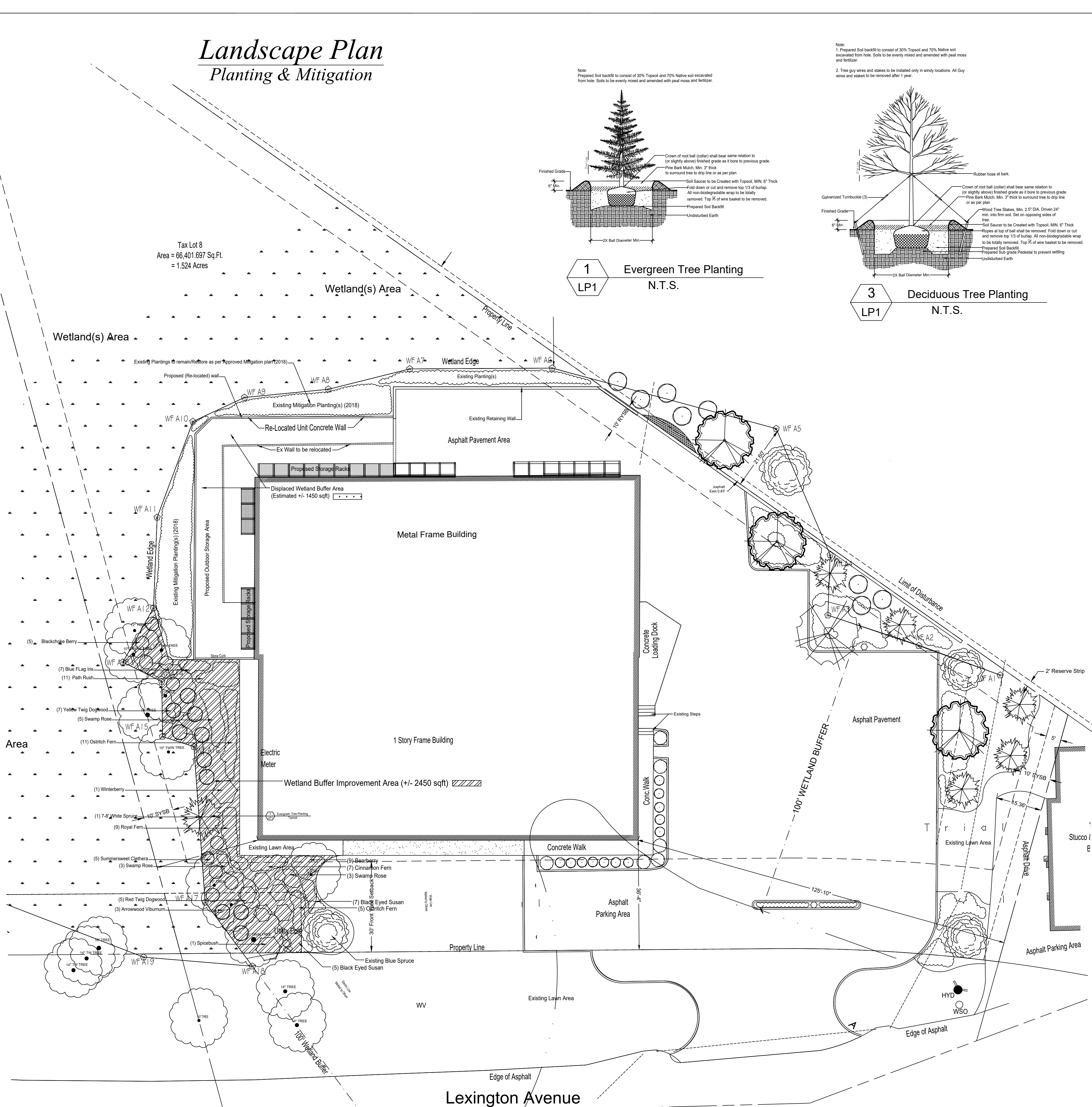
| Schedule of Tree Removal |     |                                     |
|--------------------------|-----|-------------------------------------|
| Quantity                 | DBH | Description                         |
| 0                        |     | No Tree Removal                     |
| 0                        |     | <b>Total Quantity To Be Removed</b> |

| Plant List              |                                      |                     |            |           |      |
|-------------------------|--------------------------------------|---------------------|------------|-----------|------|
| Quantity                | Scientific Name                      | Common Name         | Size/cond. | Condition | Note |
| <b>Trees</b>            |                                      |                     |            |           |      |
| 1                       | <i>Picea glauca</i>                  | White spruce        | 7-8'       | B&B       |      |
| 1                       | <b>Total Quantity of Trees</b>       |                     |            |           |      |
| <b>Shrubs</b>           |                                      |                     |            |           |      |
| 9                       | <i>Arctostaphylos uva-ursi</i>       | Bearberry           | #1         | cont.     |      |
| 5                       | <i>Aronia melanocarpa</i>            | Black Choke Berry   | #3         | cont.     |      |
| 5                       | <i>Cornus sericea</i>                | Red Twig Wood       | #3         | cont.     |      |
| 7                       | <i>Cornus stolonifera flaviramea</i> | Yellow Twig Dogwood | #7         | cont.     |      |
| 5                       | <i>Clethra alnifolia</i>             | Summersweet Clethra | #7         | cont.     |      |
| 1                       | <i>Ilex verticillata</i>             | Winterberry Holly   | #5         | cont.     |      |
| 1                       | <i>Lindera benzoin</i>               | Spicebush           | #5         | cont.     |      |
| 11                      | <i>Rosa palustris</i>                | Swamp Rose          | #3         | cont.     |      |
| 3                       | <i>Viburnum dentatum</i>             | Arrowwood Viburnum  | #5         | cont.     |      |
| 47                      | <b>Total Quantity of Shrubs</b>      |                     |            |           |      |
| <b>Perennials</b>       |                                      |                     |            |           |      |
| 5                       | <i>Iris versicolor</i>               | Blue Flag Iris      | #1         | cont.     |      |
| 11                      | <i>Juncus renuis</i>                 | Path Rush           | #1         | cont.     |      |
| 16                      | <i>Matteuccia struthiopteris</i>     | Ostrich Fern        | #1         | cont.     |      |
| 7                       | <i>Osmundastrum cinnamomeum</i>      | Cinnamon Fern       | #1         | cont.     |      |
| 9                       | <i>Osmunda regalis</i>               | Royal Fern          | #1         | cont.     |      |
| 12                      | <i>Rudbeckia fulgida</i>             | Black Eyed Susan    | #1         | cont.     |      |
| 60                      | <b>Total Quantity of Perennials</b>  |                     |            |           |      |
| <b>Wetland Seed Mix</b> |                                      |                     |            |           |      |
|                         |                                      |                     | 50 lb      | bag       |      |

Please note:

# Landscape Plan

## Planting & Mitigation



**Sherwood & Truitt LLC**  
 A Landscape Architect  
 Owned Company  
 460 Spring Dr.  
 Yorktown Hgts, NY 10598  
 Tel: (914) 962-2340  
 E-mail:  
 SherwoodandTruitt@gmail.com

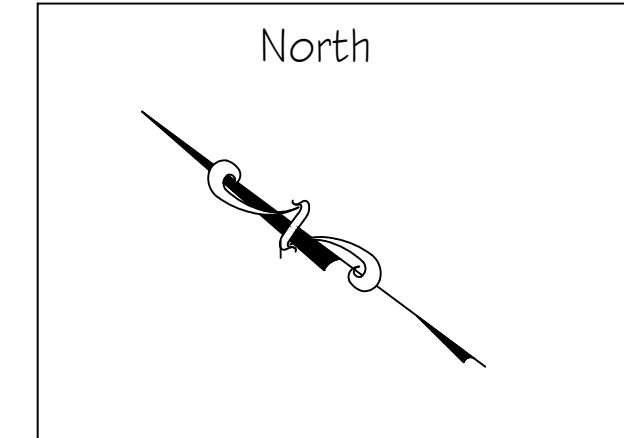
| Revisions: |                     |
|------------|---------------------|
| Date       | Description         |
| 10/25/2023 | Preliminary LP Plan |
| 03/16/2024 | Revision            |

Project Title:  
**Proposed Site Plan Alterations**

Project Location:  
 3120 Lexington Ave  
 Cortlandt, NY

Description  
**Landscape Plan**

Date : 10.25.2023  
 Drawn By : BST  
 Drawing #: 001  
 Scale : 1" = 16'-0"



Sheet No.  
**LP-1**  
 1 of 1

March 27, 2024

**OpenGov Portal & FedEx**

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

***Re: 3 Locust Avenue LLC – Site Development Plan  
3 Locust Avenue, Cortlandt Manor, NY (SBL 34.5-2-6)***

Chairman Kessler and Members of the Planning Board:

Our firm represents 3 Locust Avenue LLC (the “Applicant”) in connection with the enclosed application for site development plan and special permit approvals pursuant to Town Code Chapter 307 Articles X and XII, to permit the construction of a four-story 75,000 square foot self-storage facility and associated site improvements on the Property.

As self-storage uses are not expressly permitted in the Community Commercial (CC) District, the enclosed Application is made in connection with a Petition for Zoning Text Amendment to permit self-storage facility use in the CC District by Planning Board special permit (the “Petition”). The Petition has been filed with the Town, and the Applicant last appeared before the Town Board at its February 26, 2024 work session. The Petition was well-received by the Town Board which referred the matter to the Planning Board to begin the State Environmental Quality Review Act (SEQRA) review process and Application review.

It is understood that the Planning Board is technically without jurisdiction to approve this Application until the Code is amended. However, we submit the enclosed Application, inclusive of a complete engineered site plan and architectural plan set, to permit your Board to perform a comprehensive review of the proposal and to help further refine the conditions and standards of the proposed text amendment. Accordingly, we ask that the Application be added to your Board’s April 2<sup>nd</sup> work session and meeting agendas for an initial presentation and to begin the SEQRA review process, including circulation notice of intent to declare lead agency and General Municipal Law (GML) referral(s).

**Property:**

The Property is located at the northwest corner of the Locust Avenue/Crompond Road (US Route 202) intersection, with sole access from Locust Avenue. Being a split-zoned parcel, the Property is in both the Town's CC and R-20 Districts. Currently, the Property is the site of the vacant Toddville Elementary School building and baseball field. The Toddville Elementary School was built in 1930 but closed in 1976, and was most recently used as a ConEdison training facility. The building has remained vacant for a significant period, and due in part to acts of vandalism during that time, has fallen into a state of disrepair.<sup>1</sup> The baseball field, identified in the Town's Comprehensive Plan as the Old Toddville School Little League Baseball Field, continues to be used by the public, along with the school parking lot for games and practices.

As the westernmost CC District parcel on Crompond Road (a/k/a US Route 202), the Property is a buffer between the more intensive CC District uses and the adjacent residential districts.<sup>2</sup> The CC District begins at the Property's west boundary and continues east along Crompond Road ending at the Rick Lane/Crompond Road intersection. Accordingly, the parcels east and south of the Property are improved with commercial uses, including a multi-tenant retail building across Locust Avenue, and a Gasoline Service Station and multi-tenant professional office building across Crompond Road.

The R-10 District is located across Crompond Road (west of the CC District), and includes two single-family residences with access from Crompond Road (2111 & 2113 Crompond Road). The Property's westerly and northerly boundaries abut the R-20 District. The parcel immediately west of the Property and the CC District (2108 Crompond Road) is improved with a six-unit Multiple-Family Dwelling that is screened with existing landscaping. Single-Family Dwelling and vacant land identified as the Catskill Aqueduct abut the R-20 District portion of the Property that is improved with an existing baseball field.

**Proposed Development:**

The building's condition and design/layout has prevented adaptive reuse of the building and contributed to its vacancy. The Applicant proposes to demolish the Toddville School building and construct a well-designed climate-controlled self-storage facility in its place. The proposed new building would utilize many of the aesthetic characteristics of the former school. This use will also provide a positive transition from the CC District's commercial uses to the residential uses to the west.

Currently, the Code does not define the term "self-storage facility" and such a use is not expressly permitted in any zoning district within the Town. Accordingly, the Applicant has Petitioned the Town Board to permit self-storage facility uses in the CC District by Planning Board special permit. In addition to the special permit standards and conditions set forth in Article X of the Code,<sup>3</sup> the

---

<sup>1</sup> See <https://www.lohud.com/story/news/crime/2015/07/03/men-arrested-cortlandt-copper-theft/29665685/>.

<sup>2</sup> A copy of the Town of Cortlandt Zoning Map, obtained from the Town of Cortlandt Public Web GIS Viewer, is attached hereto as **Appendix "A"**.

<sup>3</sup> See Code § 307-42.

Applicant's Petition proposes use-specific conditions and standards to ensure that the use does not result in adverse impacts to the community. These conditions and standards include a prohibition on drive-up ("garage door") storage facilities and the outdoor storage of boats and vehicles, as well as imposing minimum landscaping, lot areas, and off-street parking space requirements.

This Application proposes a four-story climate-controlled self-storage building with cellar, having a total floor area of 75,000 square feet. The facility's units will be accessible solely from the interior of the building, and the proposed loading docks are also located inside the building's walls and are not visible from either Locust Avenue or Crompond Road. The Property will maintain its existing curb cut on Locust Avenue as its sole means of access, and will replace the existing parking area on the west side of the Property, which will continued to be used for shared parking with the baseball field users.

The proposed self-storage facility use is a low impact use which is necessary for this parcel which is located on the westernmost point of the CC District, abutting the R-20 Residential District. Self-storage operations do not adversely impact surrounding properties in terms of noise or odor, and do not draw a significant demand on public utilities. In addition, self-storage uses have low parking and traffic demands, thus avoiding any significant adverse impacts on the surrounding roadways. Specific to this Application, anticipated traffic volumes will not exceed 5 vehicles during the peak a.m. hour and six vehicles during the peak p.m. hour.<sup>4</sup> This figures are well below that which could be expected for other uses currently permitted in the CC District, such as car washes, gasoline service stations, doctors offices, places of worship, and select retail stores.<sup>5</sup>

In addition to the limited impact of the self-storage use, the Applicant has worked closely with its architect to design a building that will closely resemble the existing Toddville Elementary School building. The proposed building design includes a facade comprised of high-quality materials resembling brick and limestone, as well as architectural features such as ornamental cornices, horizontal banding and faux windows.<sup>6</sup> This design will reduce visual impacts, while also ensuring that the development maintains consistency with the character of the neighborhood. The Applicant also proposes additional landscaping throughout the site, including significant landscaping along the Property's southerly and westerly boundaries to minimize impacts to the adjacent residential districts or US Route 202. This landscaping will not only help screen the building from adjacent properties and roadways but will also improve the overall appearance of the Property.

Lastly, the Applicant proposes to make improvements to the Old Toddville School LL Field. The improvements include bleachers, a concession stand, and other recreational spaces for use by families during baseball games. As previously noted, the parking area will be improved, providing for a total of 38 off-street parking spaces to be shared between the self-storage use and the baseball field users. The parking provided well-exceeds the self-storage facility needs, which under the proposed Petition would require 10 spaces (which is double the anticipated peak a.m. and p.m. traffic for the

---

<sup>4</sup> See Hourly Trip Generation Rates (HTGR) and Anticipated Site Generated Traffic Volumes, Colliers Engineering & Design (Feb. 5, 2024), enclosed.

<sup>5</sup> See Code Ch. 307 Attachment 2 - Table of Permitted Uses.

<sup>6</sup> See Exterior Elevations (Dwg. Nos. A-200 & A-201), prepared by JMN Architecture P.C., enclosed.

use). Therefore, there will be a minimum of 28 spaces for baseball field users even during the self-storage use's peak operations. The improvements will be made for the community's benefit, as the field will continue to be made available to the public.

In support of this Application, please find enclosed the following:

1. Full Environmental Assessment Form (FEAF)
2. Engineered Site Plan set (9 pages), prepared by Key Civil Engineering P.C. and dated March 22, 2024
3. Deed (to KPB Properties LLC)
4. Owner Authorization
5. Topographic Survey, prepared by Badey & Watson Surveying & Engineering D.P.C. and dated January 25, 2024
6. List of adjoining property owners
7. Architectural plan set (floor plans and elevations)(7 pages), prepared by JMN Architecture P.C. and last revised March 27, 2024
8. Trip Generation and Traffic Volume Table (1 page), prepared by Colliers Engineering & Design and dated February 5, 2024

### **Conclusion**

We strongly believe that this Application satisfies the Town Code's special permit standards and conditions and will be a positive addition to both the surrounding neighborhood and the community as a whole. The Applicant respectfully requests that the Planning Board support the requested zoning text changes.

We look forward to presenting our application to you and answering any questions you may have at the April 2<sup>nd</sup> Planning Board work session and meeting. We also respectfully request that your Board begin the SEQRA review process at the April 2<sup>nd</sup> meeting, including circulating notice of intent to declare lead agency, GML referral(s), and, if the Board is so inclined, the scheduling of a public hearing. In the meantime, if you have any questions or require any further information, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: 

David S. Steinmetz  
Brian T. Sinsabaugh

Enclosures.

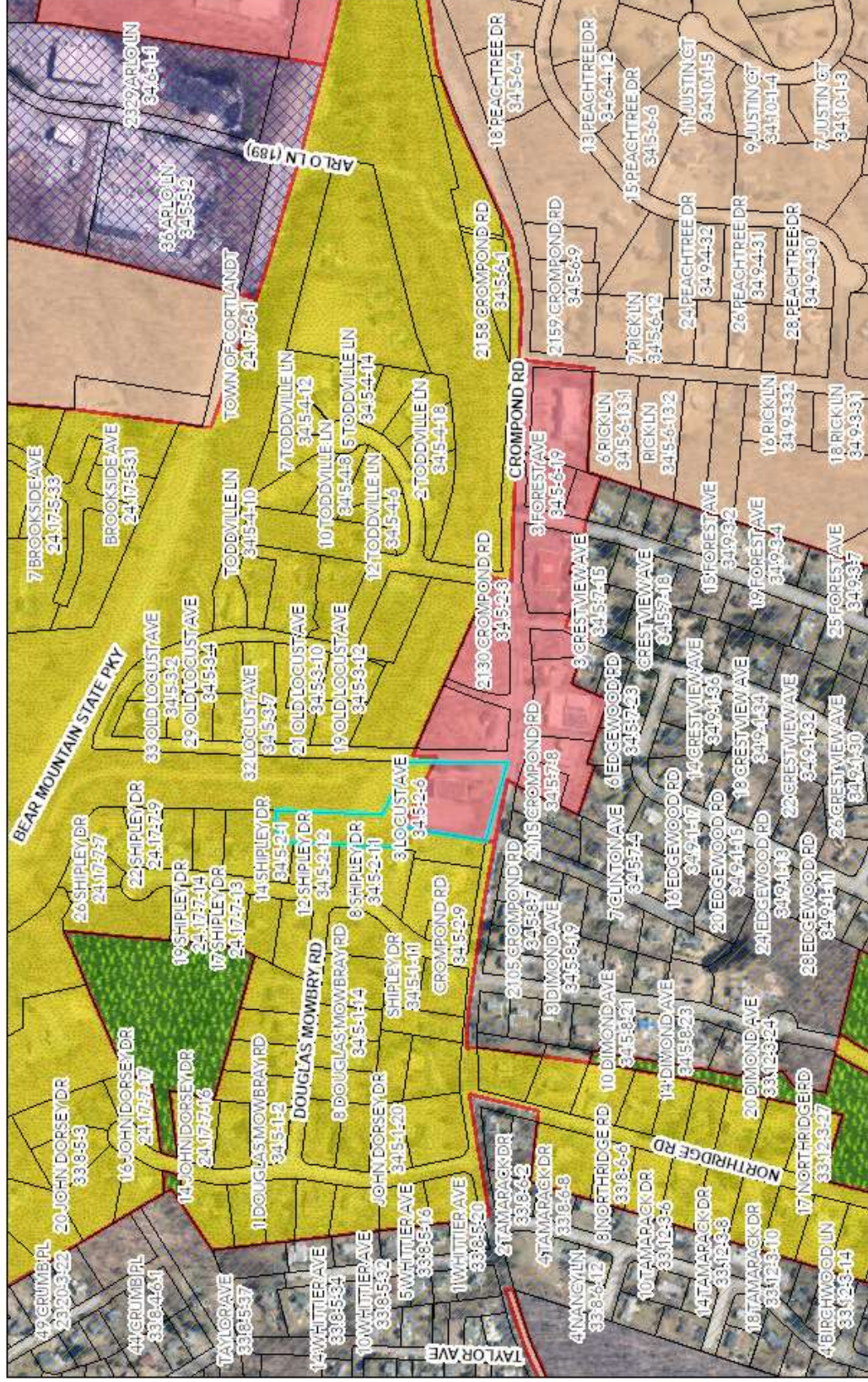
Copied (*via email*):

Chris Kehoe, AICP, Dir. of Planning & Community Development  
Thomas Wood, Town Attorney  
Michael Cunningham, Deputy Town Attorney  
3 Locust Avenue LLC  
KPB Properties LLC  
JMN Architecture P.C.  
Key Civil Engineering P.C.

## Appendix “A”



# Zoning Map - 3 Locust Ave



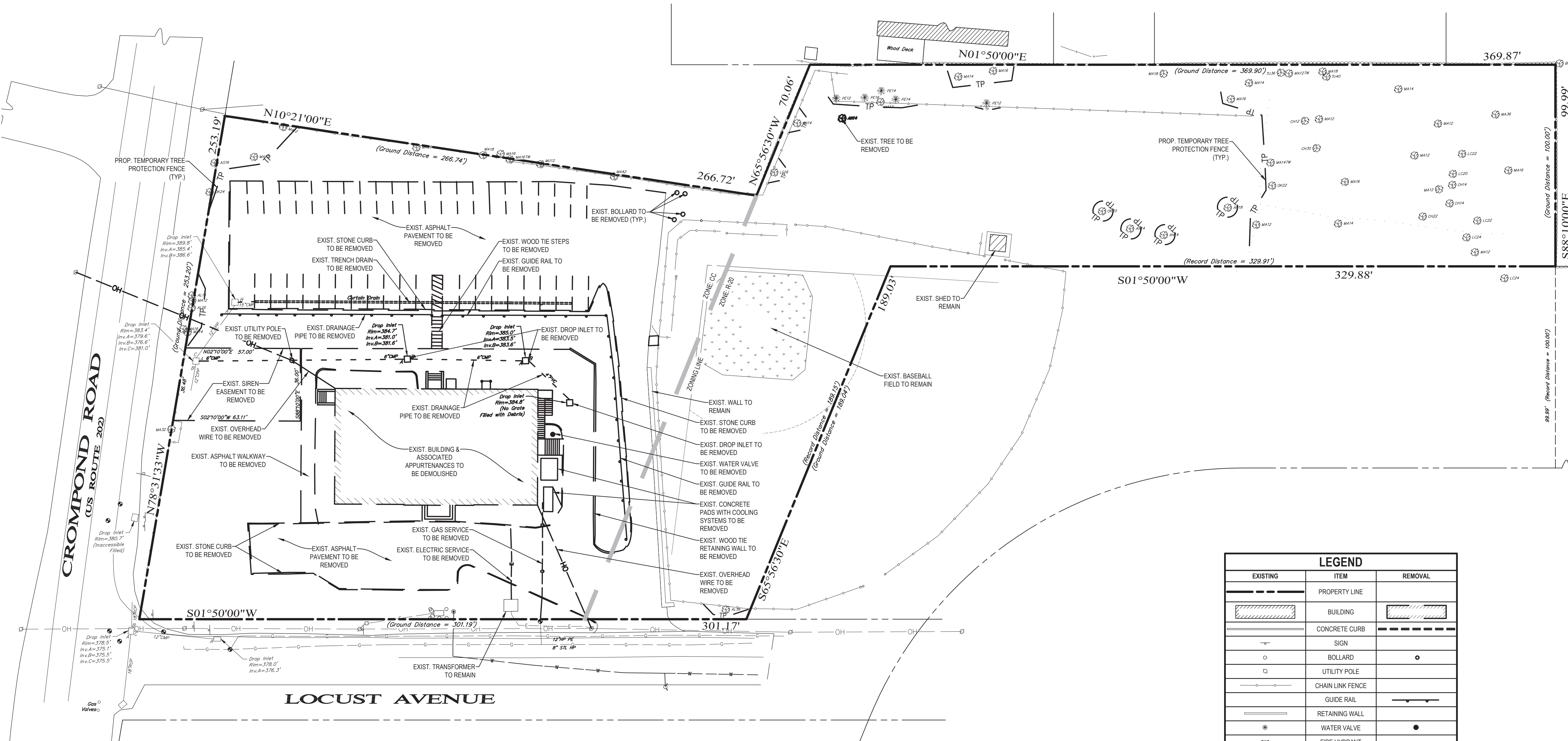
3/26/2024, 10:21:27 AM

- Parcels
- Zoning
  - PROS-PARKS RECREATION & OPEN SPACE
  - R-10-SINGLE FAMILY RESIDENTIAL
  - R-20-SINGLE FAMILY RESIDENTIAL
  - CC-COMMUNITY COMMERCIAL
  - MD-DESIGNED INDUSTRIAL



New York State, Mapar  
Brian T. Sinsbaugh, Esq. Zarr & Stannetz LLP





| LEGEND        |                  |               |
|---------------|------------------|---------------|
| EXISTING      | ITEM             | REMOVAL       |
| ---           | PROPERTY LINE    | ---           |
| [Hatched Box] | BUILDING         | [Hatched Box] |
| ---           | CONCRETE CURB    | ---           |
| ---           | SIGN             | ---           |
| ○             | BOLLARD          | ○             |
| □             | UTILITY POLE     | □             |
| ---           | CHAIN LINK FENCE | ---           |
| ---           | GUIDE RAIL       | ---           |
| ---           | RETAINING WALL   | ---           |
| ●             | WATER VALVE      | ●             |
| ▽             | FIRE HYDRANT     | ▽             |
| OH            | OVERHEAD WIRE    | OH            |
| □             | INLET            | □             |
| E             | ELECTRIC SERVICE | E             |
| G             | GAS SERVICE      | G             |
| W             | WATER SERVICE    | W             |
| ---           | DRAINAGE PIPE    | ---           |
| ⊙             | TREE             | ⊙             |

### SITE REMOVAL NOTES

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- THE CONTRACTOR SHALL ENSURE ANY EXISTING ASBESTOS CONTAINING MATERIALS ARE REMOVED FROM SUBJECT PREMISES PRIOR TO REMOVAL ACTIVITIES AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED.
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN, SUITABLE MATERIAL. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT OR CONSULT WITH THE GEOTECHNICAL ENGINEER FOR INSPECTION AND CERTIFICATION.
- THE CONTRACTOR SHALL INSTALL A TEMPORARY PROTECTIVE FENCE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS AT LOCATIONS WHERE HAZARDOUS CONDITIONS EXIST AS A RESULT OF REMOVAL ACTIVITIES.
- THE UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY. THE FEASIBILITY OF ALL UTILITIES (DRAINAGE, SEWER, WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR UNDERGROUND STRUCTURES TO BE REMOVED OR RELOCATED HAS NOT BEEN CONFIRMED WITH THE GOVERNING AGENCIES AND MUST BE REVIEWED FURTHER PRIOR TO PREPARATION OF CONSTRUCTION DOCUMENTS.
- PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - ENSURE COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
  - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
  - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE ENVIRONMENTAL CONSULTANT.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY THE STRUCTURAL OR GEO-TECHNICAL ENGINEER.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND/OR OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES OR CALL DAMAGE PROTECTION SYSTEMS FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN DEMOLITION PERMIT AND NECESSARY UTILITY DISCONNECTS.



| PROJECT DATA       |  |
|--------------------|--|
| APPLICANT/TOWNER   | 3 LOCUST AVENUE LLC<br>42 AQUeduct ROAD<br>GARRISON, NY 10524  |
| TAX MAP NUMBER     | Sec. 34.5, Block 2, Lot 6  |
| SITE AREA          | 110,078.59 SF (2.57 Acres)   |
| CURRENT USE        | CON ED TRAINING CENTER   |
| PROPOSED USE       | SELF-STORAGE FACILITY  |
| EXISTING FOOTPRINT | 5,786 SF   |
| PROPOSED FOOTPRINT | 15,000 SF  |
| GROSS FLOOR AREA   | CELLAR 15,000 SF<br>ENTRY LEVEL 15,000 SF<br>SECOND LEVEL 15,000 SF<br>THIRD LEVEL 15,000 SF<br>FOURTH LEVEL 15,000 SF |
| TOTAL              | 75,000 SF  |

| NO.       | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| REVISIONS |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |

**KEY**  
CIVIL ENGINEERING  
664 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 961-0606  
www.KeyCivilEngineering.com

PROJECT NAME  
**PROPOSED SELF-STORAGE FACILITY**  
3 LOCUST AVENUE  
CORTLAND MANOR, NY 10567  
COUNTY OF WESTCHESTER  
SECT.: 34.5, BLOCK: 2, LOT: 6

### DRAWING TITLE

## SITE REMOVALS PLAN

DATE: 03/22/2024  
SCALE: 1" = 30'  
PROJECT NUMBER: 24001  
DRAWING BY: JR  
CHECKED BY: JF  
APPROVED BY: MP

SEAL & SIGNATURE:

MARC PILOTTA, P.E.  
NEW YORK STATE PROFESSIONAL ENGINEER #081558

ALTERNATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7006, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

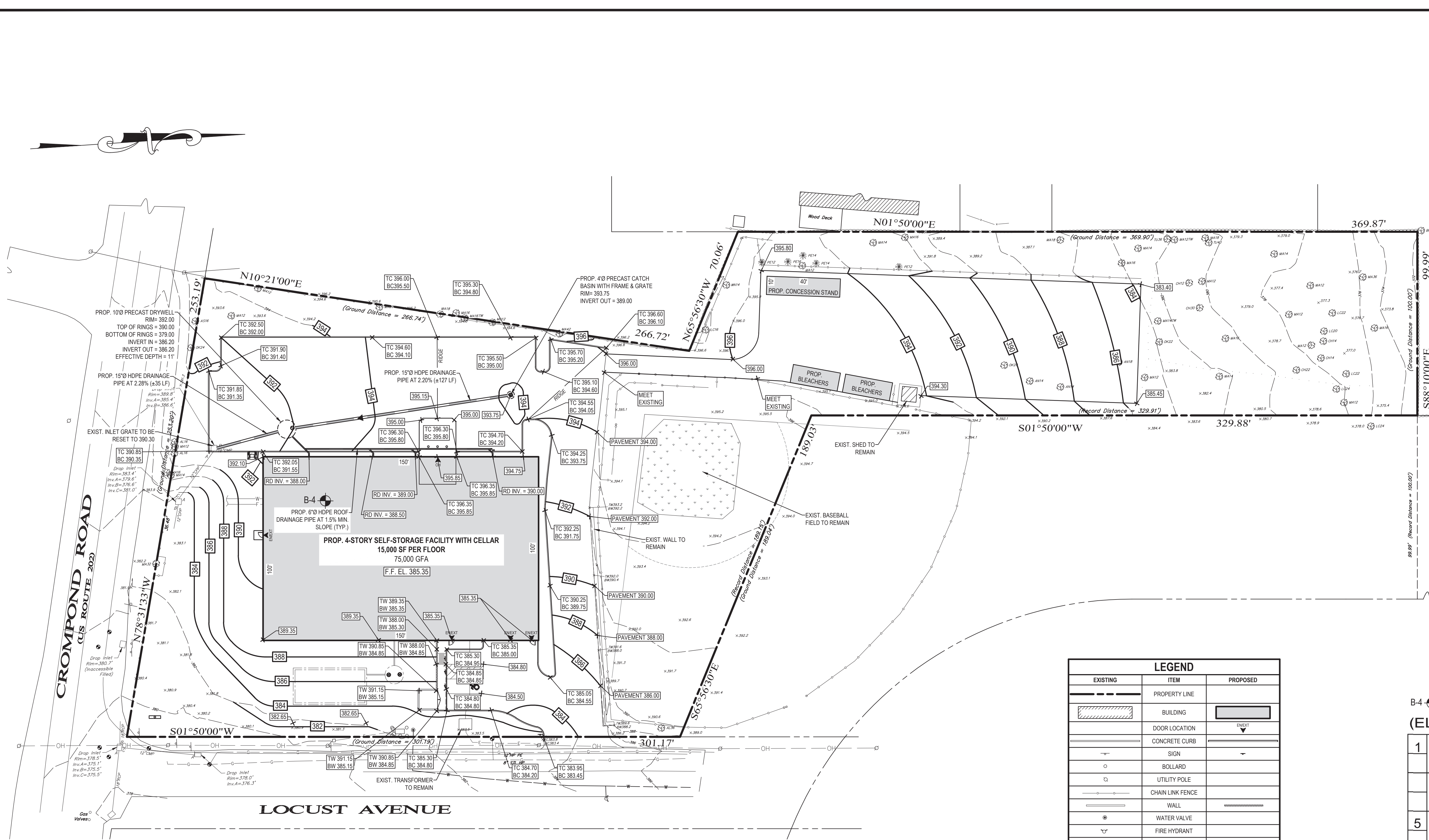
DRAWING No.: **C-2**

PAGE No: 2 OF 9

**Dig Safely. New York**  
800-962-7962  
www.digsafelynewyork.com

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.



**GRADING & DRAINAGE NOTES**

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- STORMWATER RUNOFF COEFFICIENTS PER TOWN OF CORTLAND:
  - ROOF = 1.00
  - PAVEMENT IMPERVIOUS = 1.00
  - LANDSCAPE PERVIOUS = 0.30
- PROVIDE STORMWATER RUNOFF STORAGE FOR 5" RAINFALL PER TOWN OF CORTLAND REQUIREMENTS
- DRYWELL DESIGN CAPACITY:
  - 8" DIAMETER = 42.24 CFV
  - 10" DIAMETER = 69.42 CFV
  - 12" DIAMETER = 100.88 CFV
- ALL PROPOSED DRAINAGE INTERCONNECTING PIPING SHALL BE SMOOTH WALL HDPE WITH A MINIMUM DIAMETER OF 15 INCHES.
- TOP OF EFFECTIVE DEPTH IN LEACHING STRUCTURES SHALL BE NO HIGHER THAN THE GRATE ELEVATION OF THE LOWEST INLET IN THE IMMEDIATE SYSTEM.
- ALL LANDINGS AND WALKWAYS SHALL HAVE A MINIMUM OF 1.0% CROSS SLOPE AWAY FROM THE BUILDING OR SLOPE TOWARDS AN INLET / LOW SPOT.
- CONTRACTOR SHALL CLEAN ALL EXISTING PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES AT THE END OF CONSTRUCTION.
- ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY AND OCCASIONALLY 1117.1 - 2009 ACCESSIBLE STALLS SHALL HAVE NO SLOPE GREATER THAN 2.0% IN ANY DIRECTION AND THE PROPOSED SIDEWALK SHALL NOT EXCEED A 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE.
- LOCATION OF EXISTING UTILITY SERVICES ARE UNKNOWN AND SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES AND/OR PRIVATE MARK OUT COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL ELEVATIONS DENOTED ON THIS PLAN REFER TO NAVD83 DATUM.
- IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.
- GRADING CONTOURS ARE FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

**DRAINAGE CALCULATIONS**

SITE AREA = 110,078.59 SF (2.527 ACRES)  
 DRAINAGE AREA = 110,078.59 SF  
 EXISTING AREA:  
 IMPERVIOUS ROOF = 33,711.59 SF  
 PERVIOUS LANDSCAPE = 76,367 SF  
 PROPOSED AREA:  
 IMPERVIOUS ROOF = 35,470.59 SF  
 PERVIOUS LANDSCAPE = 74,608 SF  
 STORAGE REQUIRED:  
 PROPOSED IMPERVIOUS ROOF = 35,470.59 SF -  
 EXISTING IMPERVIOUS ROOF = 33,711.59 SF =  
 TOTAL IMPERVIOUS ROOF = 1,759 SF  
 TOTAL IMPERVIOUS ROOF = 1,759 SF x (5712) x 1.00 = 732.92 CF  
 TOTAL STORAGE REQUIRED = 732.92 CF  
 STORAGE PROVIDED:  
 USE ONE (1) 100" DRYWELL WITH 11' EFFECTIVE STORAGE DEPTH  
 1 DRYWELL x 69.42 CFV x 11.0' = 763.62 CF  
 763.62 CF IS GREATER THAN 732.92 CF, THEREFORE SUFFICIENT STORAGE IS PROVIDED

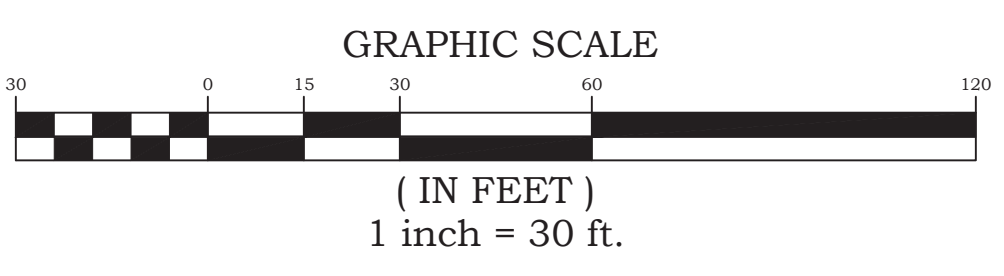
| LEGEND   |                                |                        |
|----------|--------------------------------|------------------------|
| EXISTING | ITEM                           | PROPOSED               |
| ---      | PROPERTY LINE                  | ---                    |
| ▭        | BUILDING                       | ▭                      |
| ---      | DOOR LOCATION                  | ▽                      |
| ---      | CONCRETE CURB                  | ---                    |
| ○        | SIGN                           | ---                    |
| ○        | BOLLARD                        | ---                    |
| ○        | UTILITY POLE                   | ---                    |
| ---      | CHAIN LINK FENCE               | ---                    |
| ---      | WALL                           | ---                    |
| ○        | WATER VALVE                    | ○                      |
| ▽        | FIRE HYDRANT                   | ---                    |
| ---      | OVERHEAD WIRE                  | ---                    |
| □        | INLET                          | ●                      |
| □        | MANHOLE                        | ●●                     |
| ---      | WATER SERVICE                  | ---                    |
| ---      | ELECTRIC SERVICE               | ---                    |
| ---      | GAS SERVICE                    | ---                    |
| ---      | DRAINAGE PIPE                  | ---                    |
| ---      | SANITARY PIPE                  | ---                    |
| ---      | CONTOUR                        | ---                    |
| ○        | 100" DRYWELL                   | ○                      |
| ---      | TOP & BOTTOM OF CURB ELEVATION | TC 384.85<br>BC 384.35 |
| ---      | TOP & BOTTOM OF WALL ELEVATION | TW 389.25<br>BW 385.35 |
| ---      | GRADE ELEVATION                | 396.00                 |
| ○        | TREE                           | ○                      |

**B-4 (EL. 101.5') GROUND SURFACE**

| NO | SB   | R   | CLASSIFICATION  |
|----|------|-----|---|
| 1  | 1/4  | 2   | BLACKTOP 2"   |
| 2  | 2    | 8"  | BRN. SANDY CLAYEY SILT, TR. GRAVEL, THIN ROOTS (ML)(FILL)                       |
| 3  | 5    | 18" | BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(FILL?)                                   |
| 4  | 11   | 20" | BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(4)                                      |
| 5  | 16   | 18" | BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(4)                                       |
| 6  | 20   | 20" | BRN. SILTY SAND, TR. GRAVEL, CLAY W/ SANDY CLAYEY SILT, TR. GRAVEL (SM-ML)(4,5) |
| 7  | 72   | 162 | DK. GRAY BRN./ GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG. (SM)(4)             |
| 8  | 2007 | 1"  | ROCK FRAG. (2)  |

AUGER REFUSAL @ 23' - 6"  
 FEET NO SB R CLASSIFICATION

**Dig Safely. New York**  
 800-962-7962  
 www.digsafelynewyork.com  
 Call Before You Dig  
 Wait The Required Time  
 Confirm Utility Response  
 Respect the Marks  
 Dig With Care



**PROJECT DATA**

APPLICANT/OWNER: 3 LOCUST AVENUE LLC  
 42 AQUeduct ROAD  
 GARRISON, NY 10524

TAX MAP NUMBER: Sec 34.5, Block 2, Lot 6

SITE AREA: 110,078.59 SF (2.527 Acres)

CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR 15,000 SF  
 ENTRY LEVEL 15,000 SF  
 SECOND LEVEL 15,000 SF  
 THIRD LEVEL 15,000 SF  
 FOURTH LEVEL 15,000 SF  
 TOTAL 75,000 SF

| NO.       | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| REVISIONS |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
|           |      |    |             |

**KEY CIVIL ENGINEERING**  
 664 BLUE POINT ROAD, UNIT B  
 HOLTSVILLE, NEW YORK 11742  
 (831) 961-0506  
 www.KeyCivilEngineering.com

PROJECT NAME: **PROPOSED SELF-STORAGE FACILITY**  
 3 LOCUST AVENUE  
 CORTLAND MANOR, NY 10567  
 COUNTY OF WESTCHESTER  
 SECT.: 34.5, BLOCK: 2, LOT: 6

**GRADING & DRAINAGE PLAN**

DATE: 03/22/2024  
 SCALE: 1" = 30'  
 PROJECT NUMBER: 24001  
 DRAWING BY: JR  
 CHECKED BY: JF  
 APPROVED BY: MP

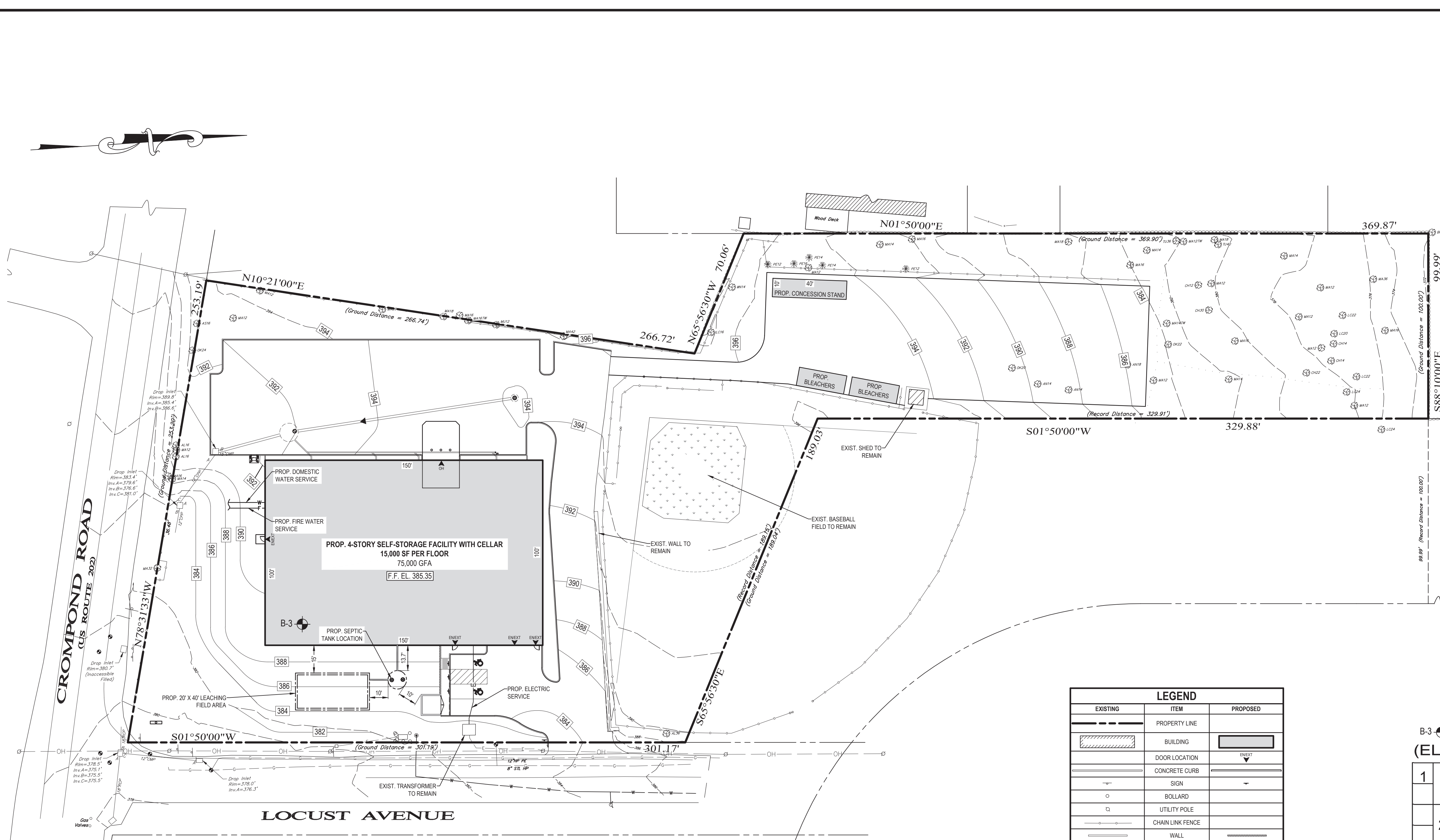
SEAL & SIGNATURE: **MARC PILOTTA, P.E.**  
 STATE OF NEW YORK  
 MARC PILOTTA, P.E.  
 081558  
 LICENSED PROFESSIONAL ENGINEER

ALTERNATION OR ADDITION TO THIS DOCUMENT EXCEPT AS A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7006, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DRAWING No.: **C-3**

PAGE No: 3 OF 9

Key Civil Engineering 2024/03/22/24001\_1/PSB Properties, 3 Locust Avenue, Cortland Manor Drawings/Key Civil 24001\_2024 03 22\_SPP-0-06



**GENERAL NOTES**

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- THERE ARE NO KNOWN EXISTING WELLS PRESENT WITHIN 150' OF THE SUBJECT PROPERTY.
- THERE ARE NO MAPPED DEC WETLANDS/SURFACE WATERS WITHIN 300' OF PROPERTY BOUNDARY.
- THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEERING DIVISION AND WESTCHESTER COUNTY OF HEALTH DEPT. 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON-SITE DRAINAGE, SANITARY, CURB, OR PAVING WORK.
- UPON OFFICE OF POLLUTION CONTROL APPROVAL, THE REMOVAL OR ABANDONMENT OF EXISTING SEPTIC TANKS, AND LEACHING POOLS SHALL BE PERFORMED IN ACCORDANCE WITH SCDSHS REQUIREMENTS AS FOLLOWS:
  - PUMP OUT ALL SANITARY STRUCTURES
  - REMOVE ALL STRUCTURES IN ITS ENTIRETY AND DISPOSE OF ACCORDINGLY
  - REMOVE ALL SLUDGE FROM THE STRUCTURES UNTIL STRUCTURE IS COMPLETELY EMPTY.
  - FILL HOLES WITH CLEAN FILL COMPACTED TO 95% PROCTOR DENSITY IN MAX ONE FOOT LIFTS TO THE ELEVATION REQUIRED.
- IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.



**VICINITY MAP**  
N.T.S.

**PROJECT DATA**

|                       |   |
|-----------------------|---|
| APPLICANT/TOWNER      | 3 LOCUST AVENUE LLC<br>42 AQUeduct ROAD<br>GARRISON, NY 10524 |
| TAX MAP NUMBER        | Secd.34.5, Block 2, Lot 6                                     |
| SITE AREA             | 110,078.59 SF (2.527 Acres)                                   |
| CURRENT USE           | CON ED TRAINING CENTER  |
| PROPOSED USE          | SELF-STORAGE FACILITY   |
| EXISTING FOOTPRINT    | 5,786 SF  |
| PROPOSED FOOTPRINT    | 15,000 SF   |
| GROSS FLOOR AREA      | CELLAR 15,000 SF  |
| (WITH AREA BREAKDOWN) | ENTRY LEVEL 15,000 SF   |
|                       | SECOND LEVEL 15,000 SF  |
|                       | THIRD LEVEL 15,000 SF   |
|                       | FOURTH LEVEL 15,000 SF  |
|                       | TOTAL 75,000 SF   |

**UNDERGROUND UTILITY INSTALLATION MARKING TAPE**

- A. SCOPE**  
THE CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND MARKING TAPE ALONG ALL SEWER, WATER, GAS, AND ELECTRIC MAINS & CONNECTIONS.
- B. MATERIALS**  
THE MATERIAL SHALL BE SOLID PLASTIC TAPE WITH A MINIMUM THICKNESS OF 4.5 MIL. THE TAPE SHALL BE RESISTANT TO ALKALIS, ACIDS AND OTHER DESTRUCTIVE ELEMENTS. THE TAPE SHALL BE GREEN FOR SEWER, BLUE FOR WATER, YELLOW FOR GAS, AND RED FOR ELECTRIC. 3" MIN. WIDTH, MARKED WITH THE WORDS: "CAUTION - SANITARY SEWER", "CAUTION - WATER", "CAUTION - GAS", AND "CAUTION - ELECTRIC". THE WARNING SHALL BE REPEATED EVERY 18" - 36".
- C. INSTALLATION**  
AFTER PARTIALLY BACKFILLING AND LEVELING THE TRENCHES TO A HEIGHT OF 18" - 24" ABOVE THE CROWN OF PIPE/CONDUIT, THE ROLL TAPE SHALL BE MOUNTED ON A WHEEL AND SPREAD ABOVE THE PREPARED SURFACE AS STRAIGHT AS POSSIBLE. THE TAPE SHALL BE HELD IN POSITION BY ADDING BACKFILL AND HAND SHOVELS BEFORE USING MECHANICAL EQUIPMENT TO FINISH THE BACKFILL.

**SANITARY SYSTEM SIZING CALCULATIONS**

OFFICE AREA = 700 SF  
BATHROOM (2) = 250 SF  
TOTAL BUILDING AREA = 43,440 SF (EXCLUDING HALLWAYS, STAIRWELLS AND ELEVATOR PIT)

**CALCULATIONS**  
**SANITARY FLOW**  
SIMILAR USAGE - SELF-STORAGE FACILITY = 482.0 GPD  
TOTAL SANITARY FLOW = 482.0 GPD

**SEPTIC TANK**  
MINIMUM REQUIRED CAPACITY = 2 DAYS TOTAL FLOW = 482.0 GPD x 2 DAYS = 964.0 GALLONS  
PER NYSDEC MINIMUM SEPTIC TANK CAPACITY = 1,000 GPD

USE ONE (1) 8'0" SEPTIC TANK WITH 4'0" LIQUID DEPTH  
CAPACITY = 1 x 4'0" x 300 GAL/1' = 1,200 GALLONS  
(EXCEEDS REQUIRED CAPACITY OF 964.0 GALLONS)

**LEACHING FIELD**  
NYSDEC TABLE 4A  
SEPTIC TRENCH LENGTH (TABLE 4-A)  
PERC. RATE: 1-5 MININ = 482 GPD = 187 LF OF DRAIN PIPE  
PROVIDED (5) TRENCH @ 38" EACH (2) WIDE (MIN. 4" COVER) = 190 LF

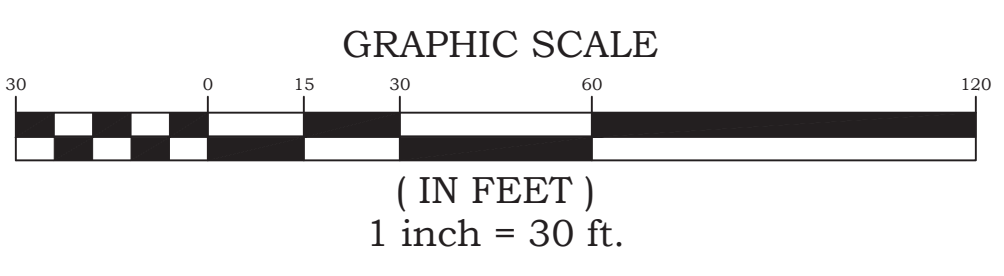
| EXISTING | ITEM             | PROPOSED |
|----------|------------------|----------|
| ---      | PROPERTY LINE    | ---      |
| ▭        | BUILDING         | ▭        |
| ---      | DOOR LOCATION    | ▽        |
| ---      | CONCRETE CURB    | ---      |
| ---      | SIGN             | ---      |
| ○        | BOLLARD          | ---      |
| ○        | UTILITY POLE     | ---      |
| ---      | CHAIN LINK FENCE | ---      |
| ---      | WALL             | ---      |
| ●        | WATER VALVE      | ●        |
| ▽        | FIRE HYDRANT     | ▽        |
| OH       | OVERHEAD WIRE    | ---      |
| □        | INLET            | ●        |
| ---      | MANHOLE          | ●        |
| W        | WATER SERVICE    | W        |
| E        | ELECTRIC SERVICE | E        |
| G        | GAS SERVICE      | ---      |
| ---      | DRAINAGE PIPE    | ---      |
| ---      | SANITARY PIPE    | ---      |
| ---      | CONTOUR          | 386      |
| ○        | 100' DRYWELL     | ○        |
| ⊗        | TREE             | ---      |

**B-3 (EL. 100.9') GROUND SURFACE**

| NO | SB      | R     | CLASSIFICATION   |
|----|---------|-------|--|
| 1  | 1       | 3/4   | 18" DK. BRN. ORG. LOAM (OL)  |
| 2  | 1       | 1/4   | 16" BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG., THIN FINE ROOTS (SM)(FILL)          |
| 5  | 3       | 11/20 | 18" BRN./LT. GRAY BRN. SANDY SILT, TR. GRAVEL, THIN ROOTS (ML)(FILL)             |
| 4  | 12/21   | 14"   | BRN. SAND, TR. GRAVEL, ROCK FRAG., SILT (SP)(FILL)                               |
| 10 | 25/27   | 14"   | BRN. TR. DK. BRN. SAND, TR. GRAVEL, ROCK FRAG., TR. TO LITTLE SILT (SP-SM)(FILL) |
| 5  | 2/5     | 16"   | 16" BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(FILL?)                               |
| 15 | 6/24    | 18"   | 18" GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG., CLAY (SM)(4)                   |
| 20 | 66/93   | 12"   | 12" GRAY/GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG. (SM)(4)                    |
| 7  | 108/110 | 12"   | 12" AUGER REFUSAL @ 21' - 8"   |

**Dig Safely. New York**  
800-962-7962  
www.digsafelynewyork

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care



| NO.       | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| REVISIONS |      |    |             |

**KEY CIVIL ENGINEERING**  
664 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 961-0506  
www.KeyCivilEngineering.com

PROJECT NAME: **PROPOSED SELF-STORAGE FACILITY**  
3 LOCUST AVENUE  
CORTLAND MANOR, NY 10567  
COUNTY OF WESTCHESTER  
SECT.: 34.5, BLOCK: 2, LOT: 6

**UTILITY PLAN**

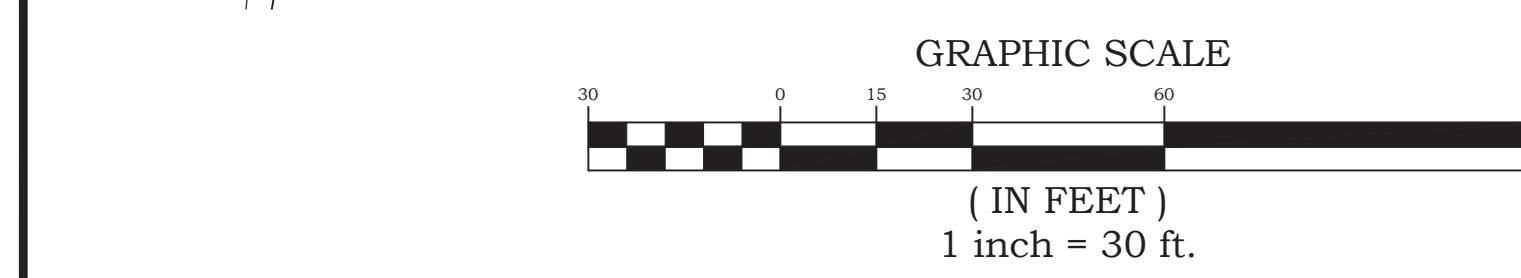
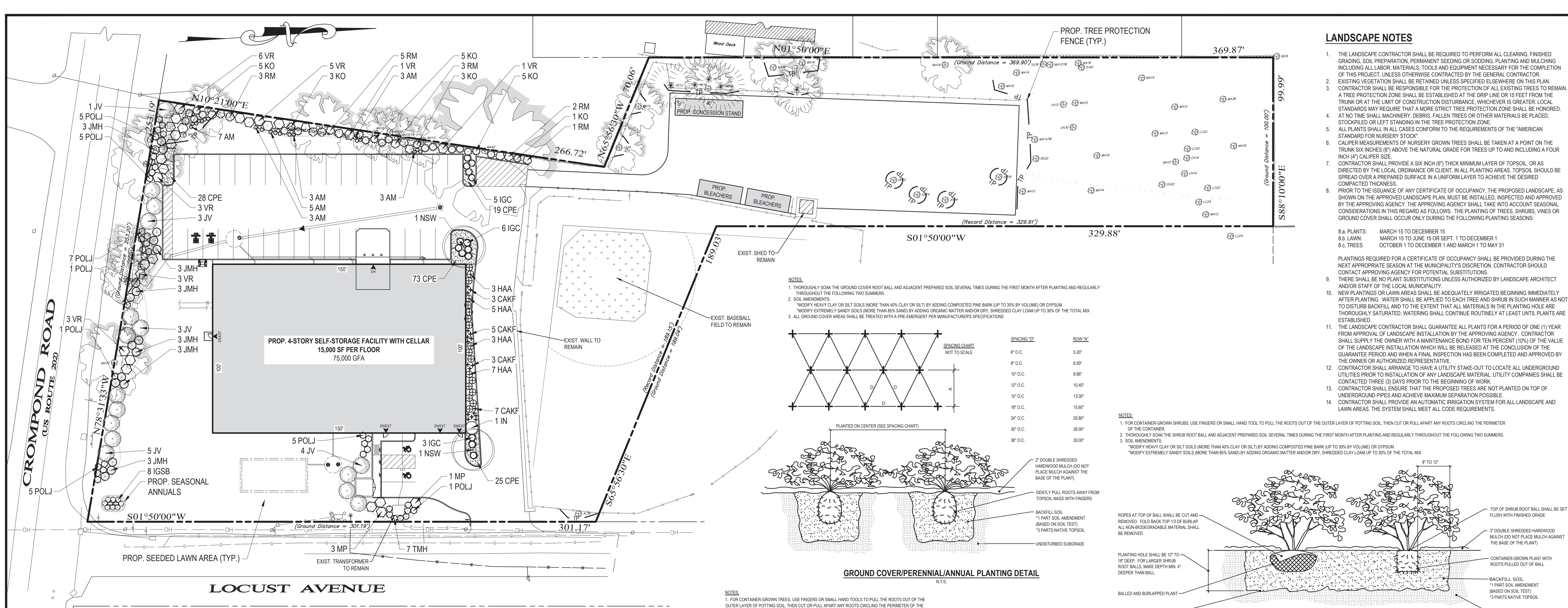
DATE: 03/22/2024  
SCALE: 1" = 30'  
PROJECT NUMBER: 24001  
DRAWING BY: JR  
CHECKED BY: JF  
APPROVED BY: MP

SEAL & SIGNATURE:  
  
MARC PIOTTA, P.E.  
NEW YORK STATE PROFESSIONAL ENGINEER #081558

ALTERNATION OR ADDITION TO THIS DOCUMENT EXCEPT AS INDICATED BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2008, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DRAWING No.: **C-4**

PAGE No.: 4 OF 9



| COMPLIANCE CHART  |   |   |                          |
|---|---|---|--------------------------|
| ZONING DISTRICT: CC                                       |   |   |                          |
| SPECIAL PERMIT FOR SELF STORAGE IN THE CC ZONING DISTRICT |   |   |                          |
| SECTION   | REQUIREMENT   | CALCULATIONS  | COMPLIANCE               |
| 307-21: LANDSCAPING REQUIREMENTS                          | B.(1) IN ALL REQUIRED LANDSCAPED AREAS IN COMMERCIAL AND INDUSTRIAL DISTRICTS, THERE SHALL BE A MINIMUM OF TWO KINDS OF LANDSCAPE COVER, USING SOME COMBINATION OF TREES, SHRUBS AND GROUND COVER.<br>B.(2) A PORTION OF SUCH REQUIRED LANDSCAPING SHALL BE LOCATED IN SUCH MANNER AS TO SEPARATE BUILDINGS, PARKING AREAS AND DRIVEWAYS FROM ADJUTING STREET LINES.<br>B.(4) A PORTION OF THE REQUIRED LANDSCAPING SHALL BE USED TO SCREEN TRASH COLLECTION AND OUTDOOR STORAGE AREAS. SUCH SCREENING SHALL INCLUDE:<br>(A) STRIPS OF LAND AT LEAST FOUR FEET WIDE, DENSELY PLANTED WITH SHRUBS AND/OR TREES; AND/OR<br>(B) WALLS AND FENCES, NOT OF A CHAIN LINK VARIETY, SUFFICIENT TO PROVIDE VISUAL SCREENING.   | AT LEAST TWO KINDS OF LANDSCAPE COVER PROPOSED. SEE PLANT SCHEDULE.<br><br>A PORTION OF THE LANDSCAPING HELPS TO SEPARATE BUILDINGS, PARKING AREAS, AND DRIVEWAYS FROM ADJUTING STREET LINES.<br><br>TRASH COLLECTION AREA SURROUNDED BY MASONRY ENCLOSURE AND SCREENED BY EVERGREEN TREES IN A MINIMUM 4' WIDE PLANTED BED | COMPLIES<br><br>COMPLIES |
| 307-22: PARKING LOT LANDSCAPING REQUIREMENTS              | A. WHERE THE PROVISION OF OFF-STREET PARKING OF 30 OR MORE CARS IS REQUIRED BY THIS CHAPTER, LANDSCAPED AREAS SHALL BE PROVIDED WITHIN THE PERIMETER OF SAID PARKING AREAS.<br>B.(1) REQUIRED LANDSCAPED AREAS PURSUANT TO THIS SECTION SHALL COMPRISE A MINIMUM OF 5% OF THE TOTAL AREA WITHIN THE PERIMETER OF THE PARKING AREA.  | MORE THAN 30 PARKING SPACES<br><br>TOTAL PARKING AREA: 11,182 S.F.<br>REQUIRED: 559 S.F.<br>PROPOSED: 696 S.F. (6.2%)   | COMPLIES                 |
| 307-23: BUFFERING REQUIREMENTS                            | A. WHERE A LOT IN A NONRESIDENTIAL DISTRICT ADJUTS A LOT IN A RESIDENTIAL DISTRICT, A BUFFER STRIP IN THE LOT IN THE NONRESIDENTIAL DISTRICT SHALL BE REQUIRED ALONG THE BOUNDARY OF THE LOT IN THE RESIDENTIAL DISTRICT, EXCEPT THAT NO SUCH BUFFER STRIP SHALL BE REQUIRED ALONG ANY ZONING DISTRICT BOUNDARY LINE WHICH DIVIDES A LOT INTO A RESIDENTIAL AND NONRESIDENTIAL DISTRICT.<br>B.(2) BUFFER STRIPS OF THE FOLLOWING WIDTHS SHALL BE REQUIRED: (C) ZONE(S)<br>(3) A SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF AT LEAST SIX FEET, WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 10 FEET, SHALL BE PROVIDED WITHIN THE BUFFER STRIP. THE OPAQUE SCREEN SHALL BE DESIGNED TO EXCLUDE ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION. THE SCREEN MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BERM, PLANTED VEGETATION OR EXISTING VEGETATION. THE REMAINING PORTION OF THE SCREEN MAY CONTAIN DECIDUOUS PLANTS. EXAMPLES OF SCREENS MEETING THIS STANDARD INCLUDE COMBINATIONS OF THE FOLLOWING:<br>(A) SMALL TREES PLANTED 20 FEET ON CENTER.<br>(B) LARGE TREES PLANTED 30 FEET ON CENTER AND SIX-FOOT-HIGH EVERGREEN SHRUBBERY PLANTED FOUR FEET ON CENTER.<br>(C) TALL EVERGREEN TREES, STAGGER PLANTED, WITH BRANCHES TOUCHING THE GROUND. | RESIDENTIAL DISTRICTS LIE TO THE WEST AND SOUTH<br><br>WEST: 5' 1'<br>SOUTH: 10' 8"   | VARIANCE                 |
| MAXIMUM BUILDING COVERAGE                                 |   | WEST: EXISTING DECIDUOUS TREES SUPPLEMENTED WITH UNDERSTORY PLANTING OF 6' TALL EVERGREEN SHRUBS<br><br>SOUTH: EXISTING DECIDUOUS TREES SUPPLEMENTED WITH 6' TALL EVERGREEN TREES AND UNDERSTORY PLANTING OF 6' TALL EVERGREEN SHRUBS   | COMPLIES                 |

**SEEDING SPECIFICATIONS**

- PRIOR TO SEEDING, MIX TOP 5" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. 10-10-10 FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. LIME SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING CHART:

| SOIL TEXTURE                           | TONS/ACRE | LBS/1,000 S.F. |
|--|-----------|----------------|
| CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL | 3         | 135            |
| SANDY LOAM, LOAM, SILT LOAM            | 2         | 90             |
| LOAMY SAND, SAND                       | 1         | 45             |

ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.

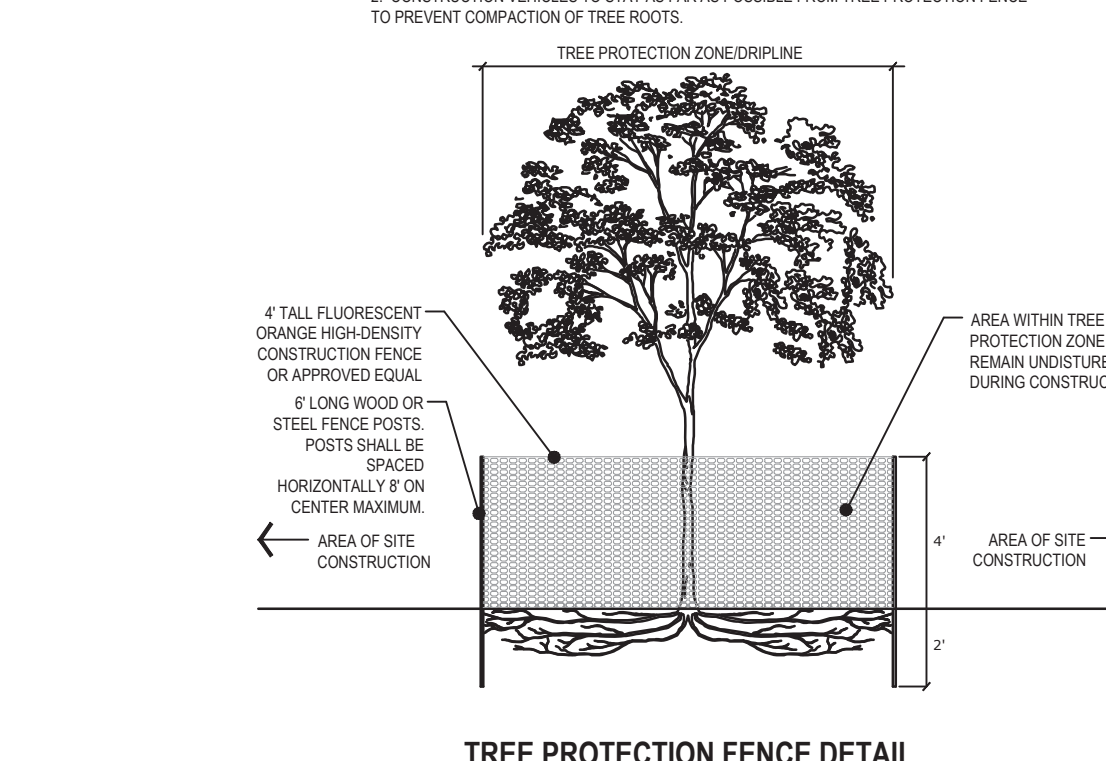
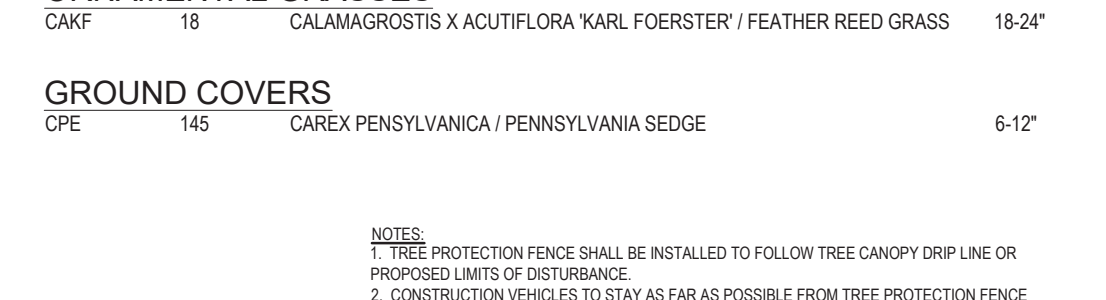
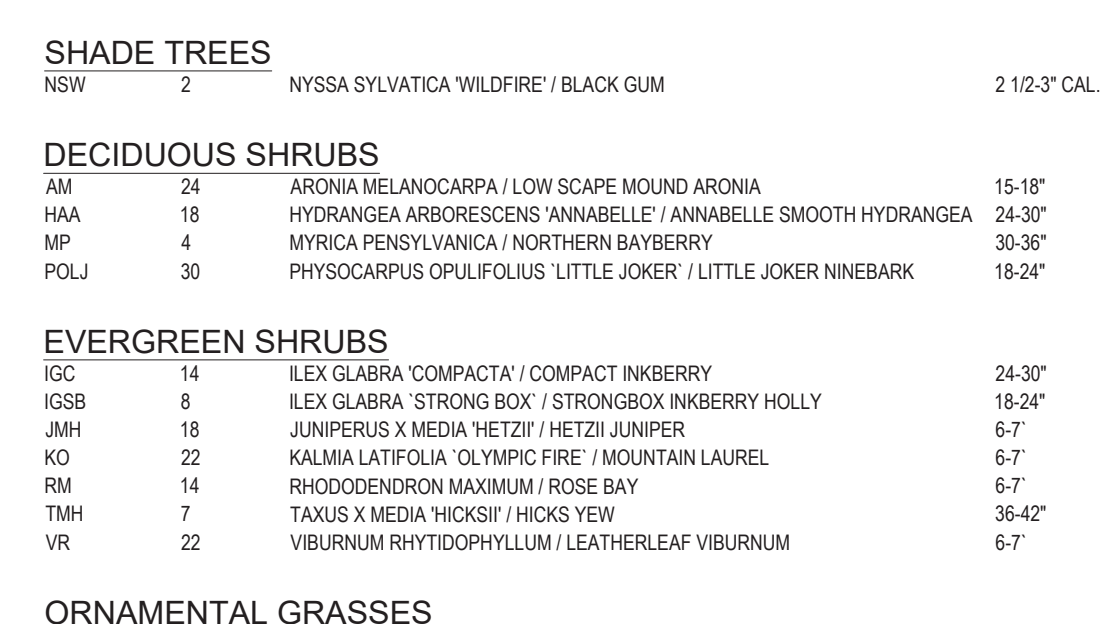
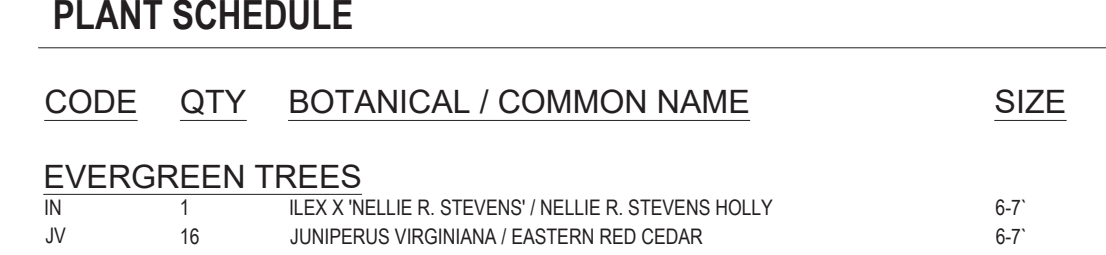
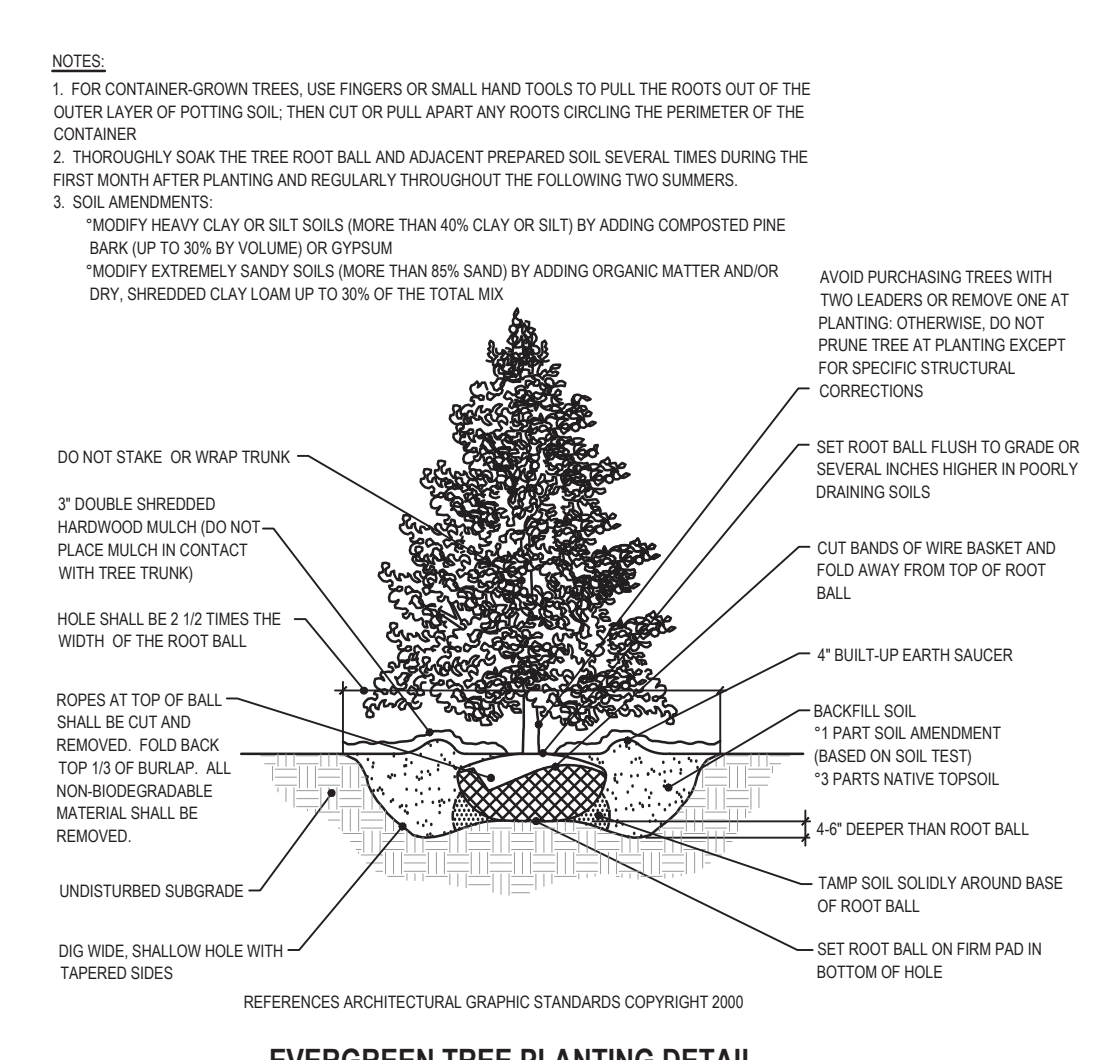
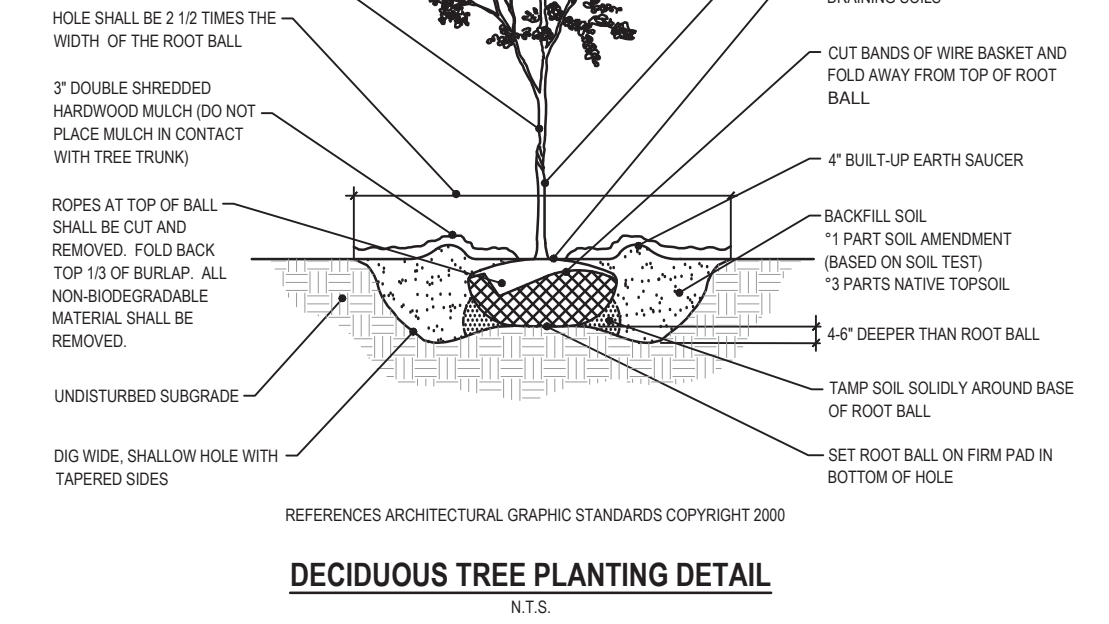
- TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN.
- GENERAL MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPELMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.
- GENERAL LOW MAINTENANCE SEED MIX

| SEED MIXTURE   | LBS/ACRE | LBS/1,000 S.F. |
|--|----------|----------------|
| FINE FESCUE (BLENDED)                                      | 130      | 3.0            |
| HARD FESCUE  |          |                |
| CHEWING FESCUE   |          |                |
| STRONG CREEPING RED FESCUE                                 | 45       | 1.0            |
| KENTUCKY BLUEGRASS   | 20       | 0.5            |
| PERENNIAL RYEGRASS   | 5        | 0.1            |
| WHITE CLOVER   |          |                |
| (WHITE CLOVER CAN BE REMOVED WHEN USED TO ESTABLISH LAWNS) |          |                |

OPTIMAL PLANTING DATES  
ZONE SB & BA: 3/15-5/31 AND 8/1-10/1  
ZONE BB: 3/1-4/30 AND 8/15-10/15  
ZONE 7A & 7B: 2/1-4/30 AND 8/15-10/30

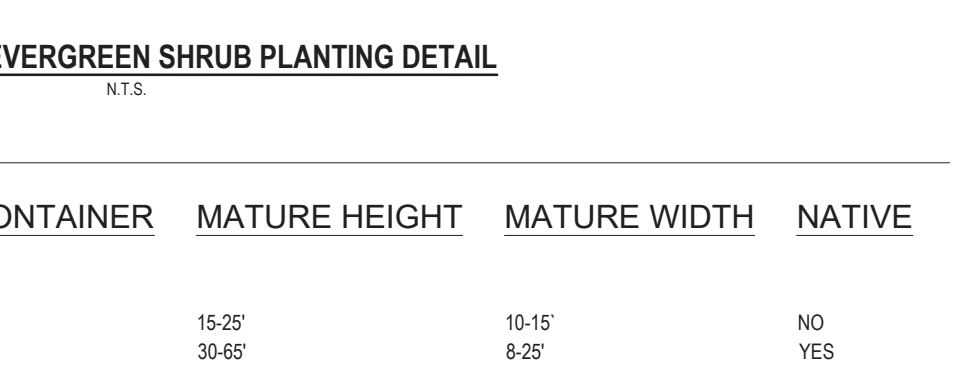
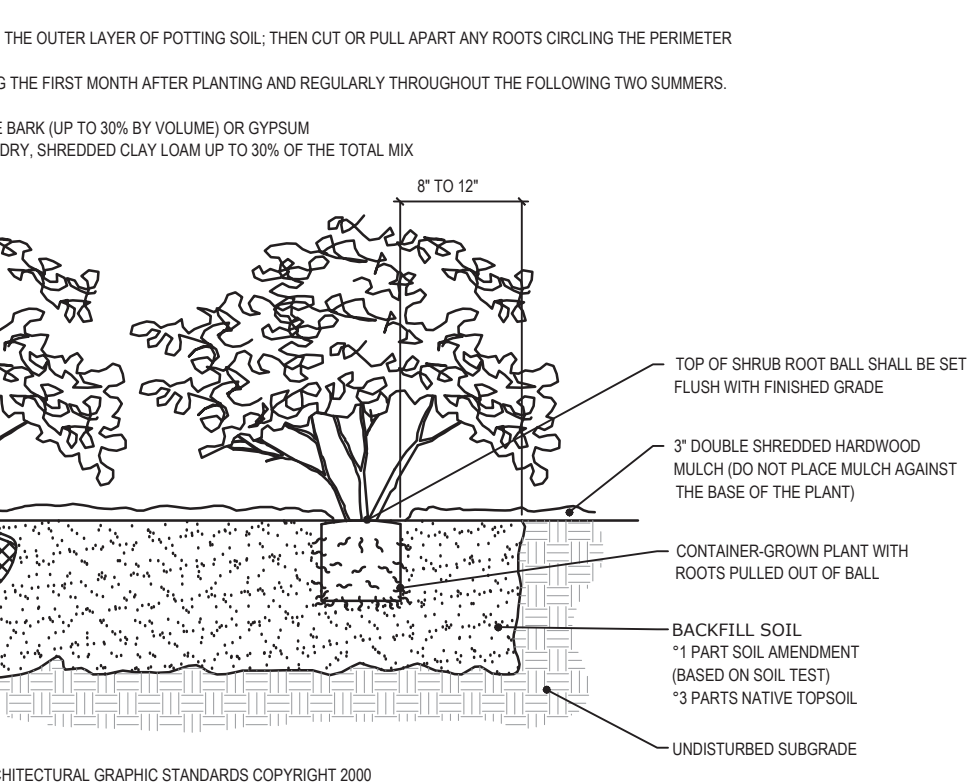
MAINTENANCE LEVEL  
(B) FREQUENT MOWING (4-7 DAYS), OCCASIONAL FERTILIZATION, LIME AND WEED CONTROL.  
(C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME  
(D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT

- SEED SHALL BE APPLIED IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. ONCE APPLIED, FIRM THE SOIL WITH A CORRUGATED LAWN ROLLER TO PROMOTE SEED-TO-SOIL CONTACT.
- APPLY UNROTATED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, CRIMPER, OR LIQUID MULCH-BINDER.
- IRRIGATE NEWLY SEEDED AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.



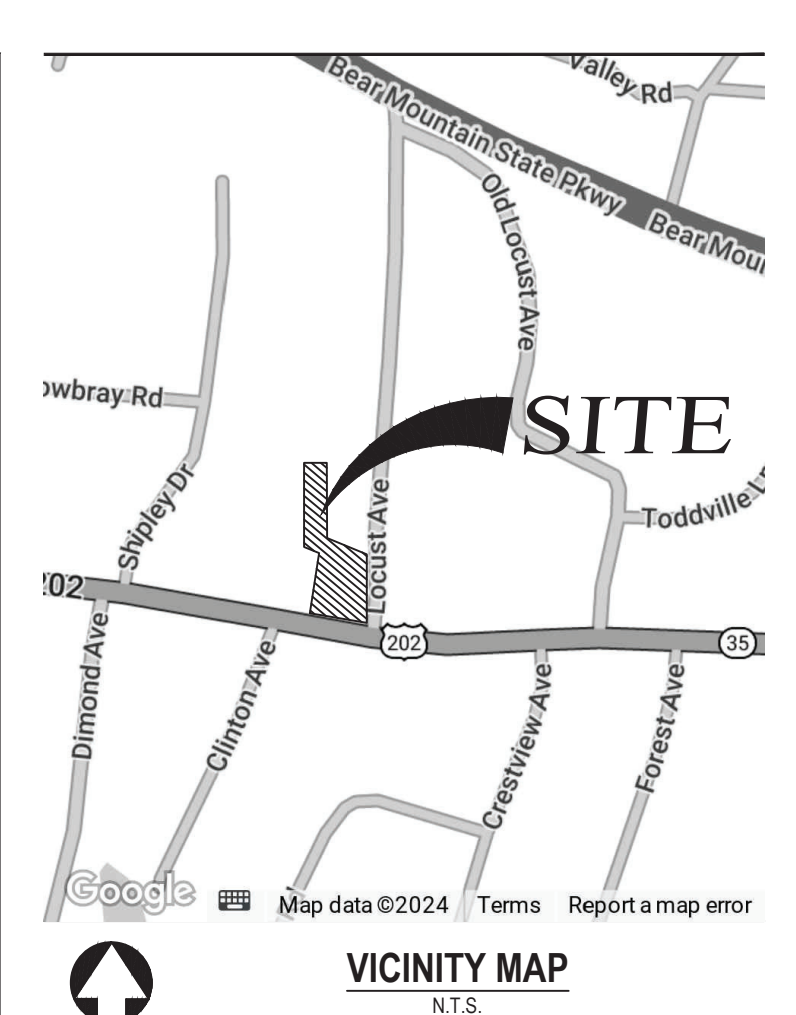
**LANDSCAPE NOTES**

- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- EXISTING VEGETATION SHALL BE RETAINED UNLESS SPECIFIED OTHERWISE ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS MAY REQUIRE THAT A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
- ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
- CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:  
8.a. PLANTS: MARCH 15 TO DECEMBER 15  
8.b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1  
8.c. TREES: OCTOBER 1 TO DECEMBER 1 AND MARCH 1 TO MAY 31
- PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT AND/OR STAFF OF THE LOCAL MUNICIPALITY.
- NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE ROUTINELY AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- CONTRACTOR SHALL ENSURE THAT THE PROPOSED TREES ARE NOT PLANTED ON TOP OF UNDERGROUND PIPES AND ACHIEVE MAXIMUM SEPARATION POSSIBLE.
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL LANDSCAPE AND LAWN AREAS. THE SYSTEM SHALL MEET ALL CODE REQUIREMENTS.



**PLANT SCHEDULE**

| CODE                      | QTY | BOTANICAL / COMMON NAME   | SIZE          | CONTAINER | MATURE HEIGHT | MATURE WIDTH | NATIVE |
|---------------------------|-----|---|---------------|-----------|---------------|--------------|--------|
| <b>EVERGREEN TREES</b>    |     |   |               |           |               |              |        |
| IN                        | 1   | ILEX X NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY               | 6-7           | B+B       | 15-25'        | 10-15'       | NO     |
| JV                        | 16  | JUNIPERUS VIRGINIANA / EASTERN RED CEDAR                          | 6-7           | B+B       | 30-65'        | 8-25'        | YES    |
| <b>SHADE TREES</b>        |     |   |               |           |               |              |        |
| NSW                       | 2   | NYSSA SYLVATICA WILDFIRE' / BLACK GUM                             | 2 1/2-3" CAL. | B+B       | 30-50'        | 20-30'       | YES    |
| <b>DECIDUOUS SHRUBS</b>   |     |   |               |           |               |              |        |
| AI                        | 24  | ARONIA MELANOCARPA / LOW SCAPE MOUND ARONIA                       | 15-18"        | 1 GAL     | 1-2'          | 2-3'         | YES    |
| HAA                       | 18  | HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA    | 24-30"        | 3 GAL     | 3-5'          | 4-6'         | YES    |
| MP                        | 4   | MYRTICA PENNSYLVANICA / NORTHERN BABYBERRY                        | 30-36"        | B+B       | 5-10'         | 5-10'        | YES    |
| POLJ                      | 30  | PHYSCARPUS OPULOLIFOLIUS 'LITTLE JOCKER' / LITTLE JOCKER NINEBARK | 18-24"        | 3 GAL     | 3-4'          | 3-4'         | YES    |
| <b>EVERGREEN SHRUBS</b>   |     |   |               |           |               |              |        |
| IGC                       | 14  | ILEX GLABRA 'COMPACTA' / COMPACT INBERRY                          | 24-30"        | B+B       | 4-6'          | 4-6'         | YES    |
| IGSB                      | 8   | ILEX GLABRA 'STRONG BOX' / STRONGBOX INBERRY HOLLY                | 18-24"        | 3 GAL     | 2-3'          | 2-3'         | YES    |
| JMH                       | 18  | JUNIPERUS X MEDIA 'HETZI' / HETZI JUNIPER                         | 6-7"          | B+B       | 15'           | 5'           | NO     |
| KO                        | 22  | KALMA LATIFOLIA 'OLYMPIC FIRE' / MOUNTAIN LAUREL                  | 6-7"          | B+B       | 4-6'          | 4-6'         | NO     |
| RM                        | 14  | RHOODOENDRON MAXIMUM / ROSE BAY                                   | 6-7"          | B+B       | 5-10'         | 5-10'        | YES    |
| TMH                       | 7   | TAUUS X MEDIA 'HICKS' / HICKS YEW                                 | 36-42"        | B+B       | 3-4'          | 3-4'         | NO     |
| VR                        | 22  | VIORNIUM RHYSODOPHYLLUM / LEATHERLEAF VIBURNUM                    | 6-7"          | B+B       | 6-10'         | 6-10'        | NO     |
| <b>ORNAMENTAL GRASSES</b> |     |   |               |           |               |              |        |
| CAKF                      | 18  | CALAMAGROSTIS X ACUTIFLORA KARL FORSTER / FEATHER REED GRASS      | 18-24"        | 2 GAL     | 1-5'          | 1-2'         | NO     |
| <b>GROUND COVERS</b>      |     |   |               |           |               |              |        |
| CPE                       | 145 | CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE                          | 6-12"         | 1 GAL     | 5-1'          | 5-1'         | YES    |



**PROJECT DATA**

APPLICANT/OWNER: 3 LOCUST AVENUE LLC  
42 ADELECT ROAD  
GARRISON, NY 10524

TAX MAP NUMBER: Sect.34.5, Block 2, Lot 6

SITE AREA: 110,078.59 SF (2.527 Acres)

CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF  
ENTRY LEVEL: 15,000 SF  
(WITH AREA BREAKDOWN) SECOND LEVEL: 15,000 SF  
THIRD LEVEL: 15,000 SF  
FOURTH LEVEL: 15,000 SF  
TOTAL: 75,000 SF

| NO.  | DATE | BY | DESCRIPTION |
|--|------|----|-------------|
| REVISIONS  |      |    |             |
| <b>KEY</b>   |      |    |             |
| <b>CIVIL ENGINEERING</b>   |      |    |             |
| 664 BLUE POINT ROAD, UNIT B<br>HOLTSVILLE, NEW YORK 11742<br>(631) 961-0006<br>www.KeyCivilEngineering.com |      |    |             |
| PROJECT NAME: <b>PROPOSED SELF-STORAGE FACILITY</b>  |      |    |             |
| 3 LOCUST AVENUE<br>CORTLAND MANOR, NY 10567<br>COUNTY OF WESTCHESTER<br>SECT.: 34.5, BLOCK: 2, LOT: 6      |      |    |             |
| DRAWING TITLE: <b>LANDSCAPE PLAN</b>   |      |    |             |
| DATE: 03/22/2024   |      |    |             |
| SCALE: 1" = 30'  |      |    |             |
| PROJECT NUMBER: 24001  |      |    |             |
| DRAWING BY: JR   |      |    |             |
| CHECKED BY: JF   |      |    |             |
| APPROVED BY: MP  |      |    |             |
| SEAL & SIGNATURE:  |      |    |             |
|  |      |    |             |
| DRAWING NO.: <b>C-5</b>  |      |    |             |
| PAGE No: 5 OF 9  |      |    |             |

**Dig Safely. New York**  
800-962-7962  
www.digsafelynewyork.com

Call Before You Dig  
 Wait The Required Time  
 Confirm Utility Response  
 Request the Marks  
 Dig With Care

**LANDSCAPE ARCHITECT CERTIFICATION**

I, GREGG A. SPADARO, R.L.A., DATE: 03/22/2024

GREGG A. SPADARO  
ARCHITECT  
No. 081568

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 208 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.









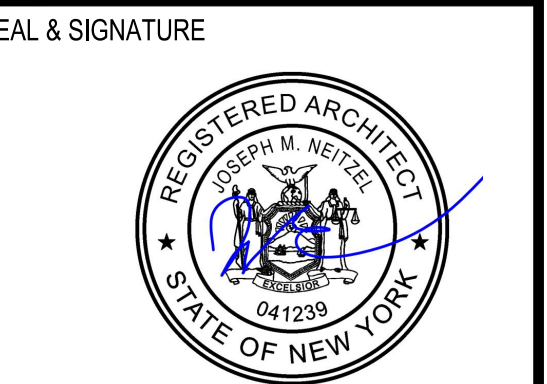


THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |

CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
 3 LOCUST AVENUE  
 CORTLANDT, NY**



|               |         |
|---------------|---------|
| DATE:         | 05/8/23 |
| PROJECT No.   | 23032C  |
| DRAWING BY:   | D.R.    |
| CHK BY:       | J.N.    |
| SHEET NUMBER: |         |

TITLE DRAWING:  
**CELLAR  
 CONSTRUCTION  
 PLAN**  
**A-100**



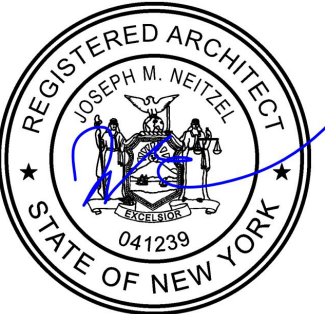
THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |

CLIENT:  
**KPB PROPERTIES LLC**

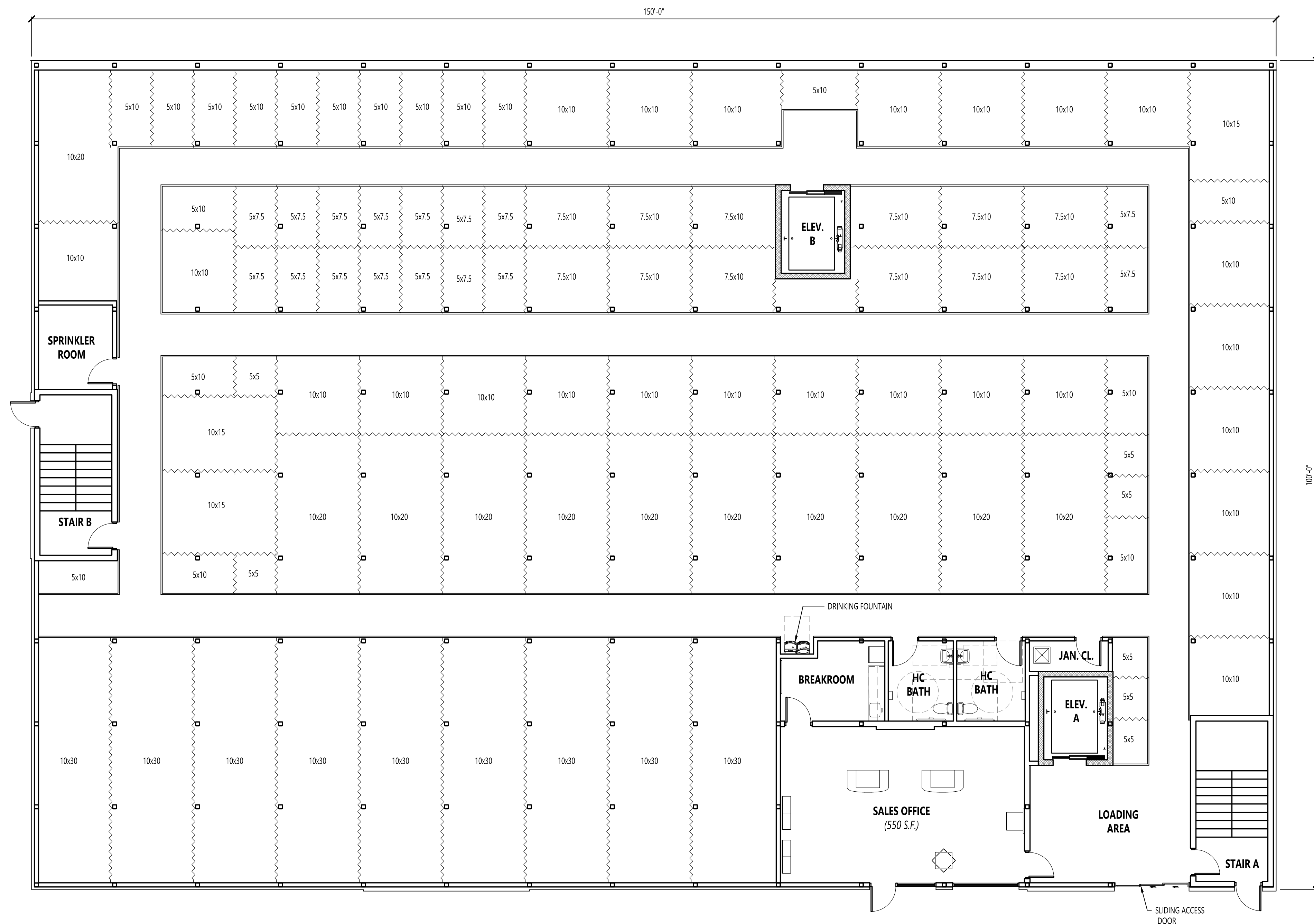
PROJECT:  
**CORTLANDT SELF STORAGE  
 3 LOCUST AVENUE  
 CORTLANDT, NY**

SEAL & SIGNATURE



DATE: 05/8/23  
 PROJECT No. 23032C  
 DRAWING BY: D.R.  
 CHK BY: J.N.  
 SHEET NUMBER:

TITLE DRAWING:  
**FIRST FLOOR  
 CONSTRUCTION  
 PLAN**  
**A-101**

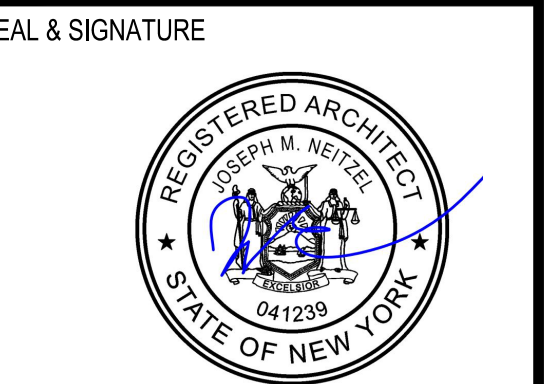


THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |

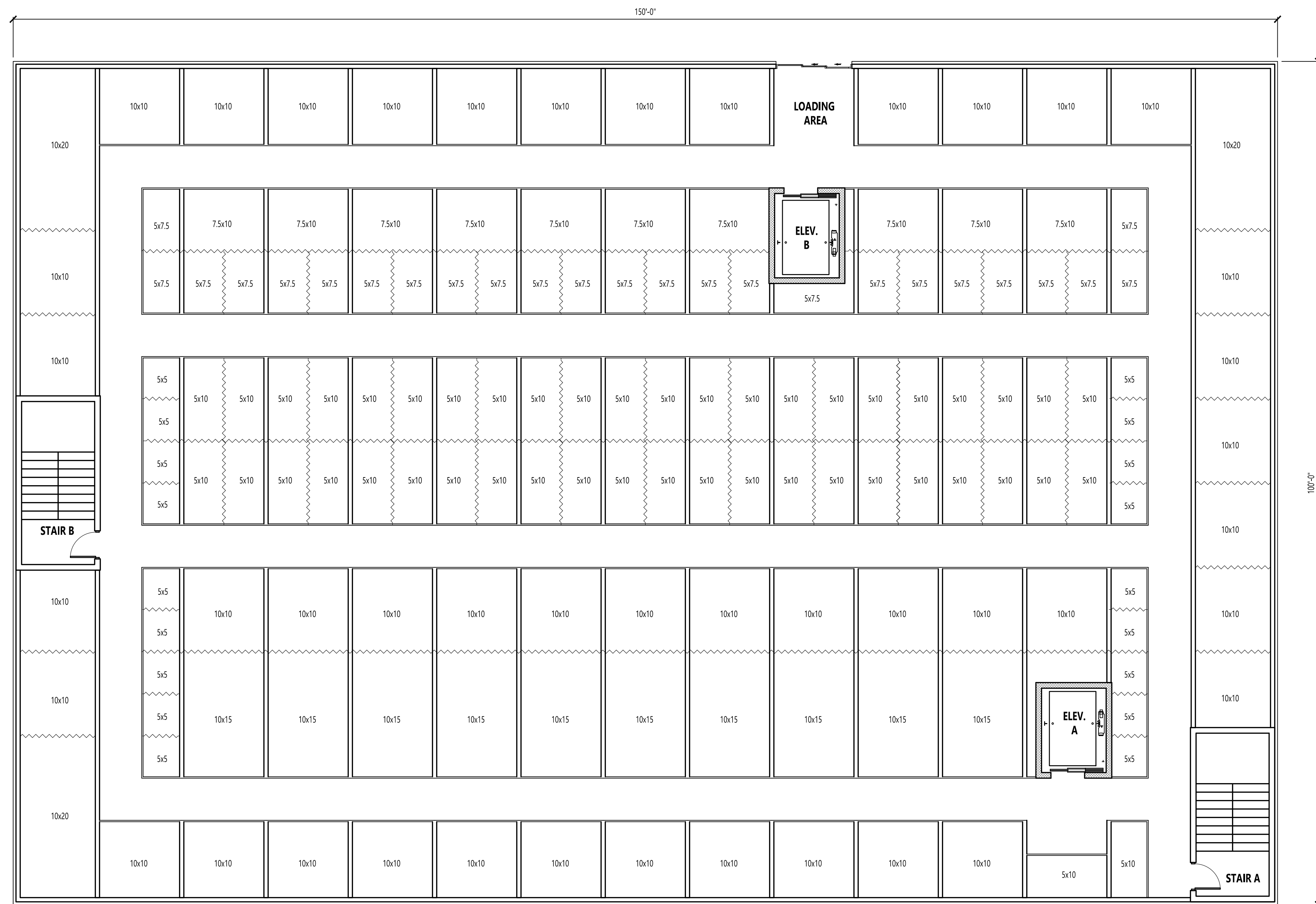
CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
 3 LOCUST AVENUE  
 CORTLANDT, NY**



|               |         |
|---------------|---------|
| DATE:         | 05/8/23 |
| PROJECT No.   | 23032C  |
| DRAWING BY:   | D.R.    |
| CHK BY:       | J.N.    |
| SHEET NUMBER: |         |

TITLE DRAWING:  
**SECOND FLOOR  
 CONSTRUCTION  
 PLAN**  
**A-102**



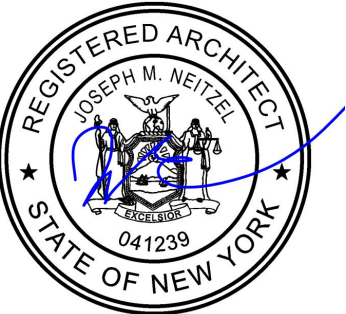
THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |

CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
 3 LOCUST AVENUE  
 CORTLANDT, NY**

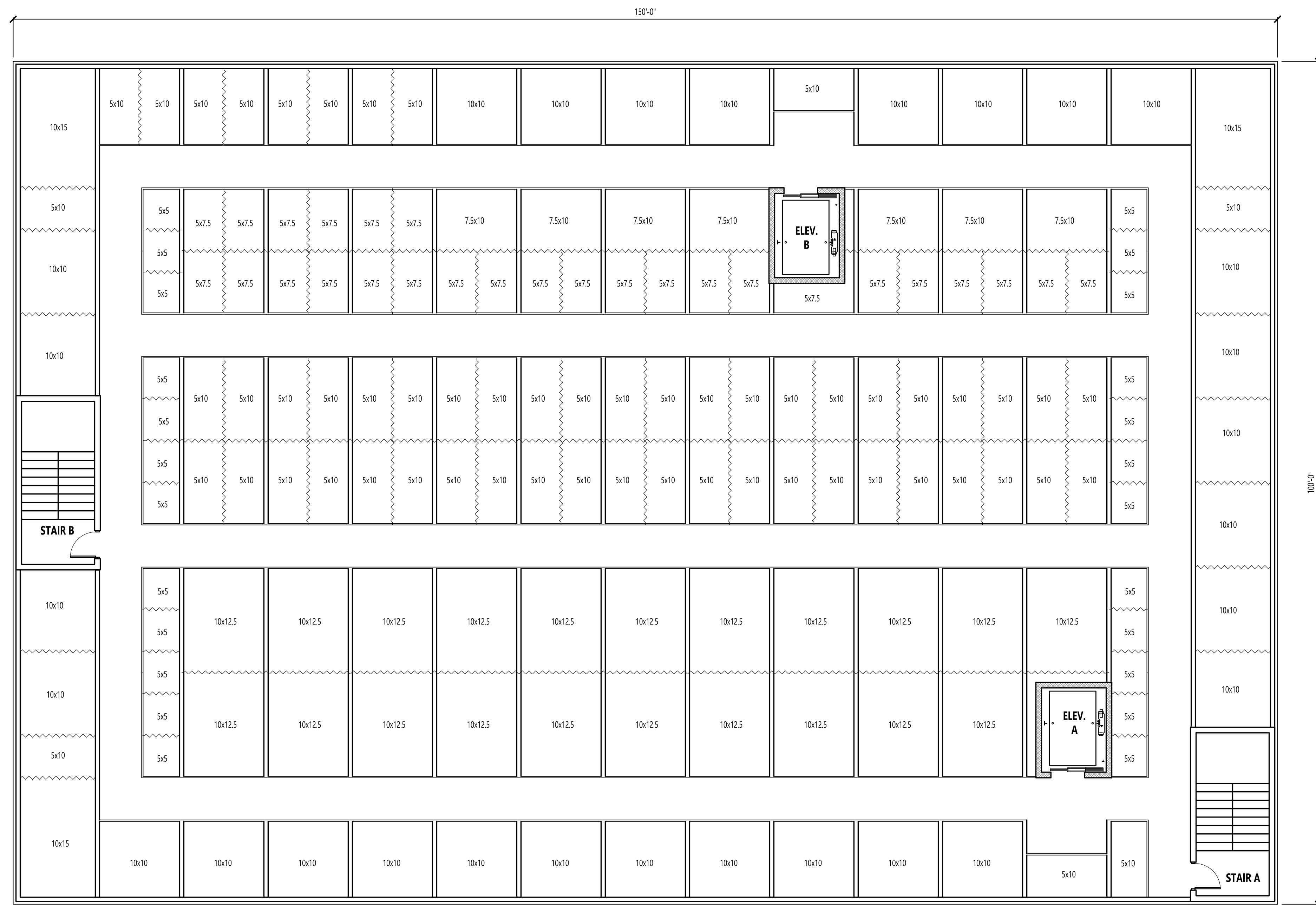
SEAL & SIGNATURE



DATE: 05/8/23  
 PROJECT No. 23032C  
 DRAWING BY: D.R.  
 CHK BY: J.N.  
 SHEET NUMBER:

TITLE DRAWING:  
**THIRD & FOURTH  
 FLOOR CONSTRUCT.  
 PLAN**

**A-103**





**Architecture P.C.**

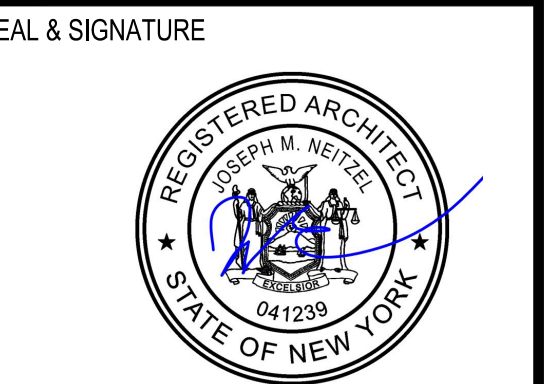
Architecture Planning Design  
406 North Country Road  
Saint James, NY 11780  
(631) 862-8095  
JMN-Architecture.com

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |

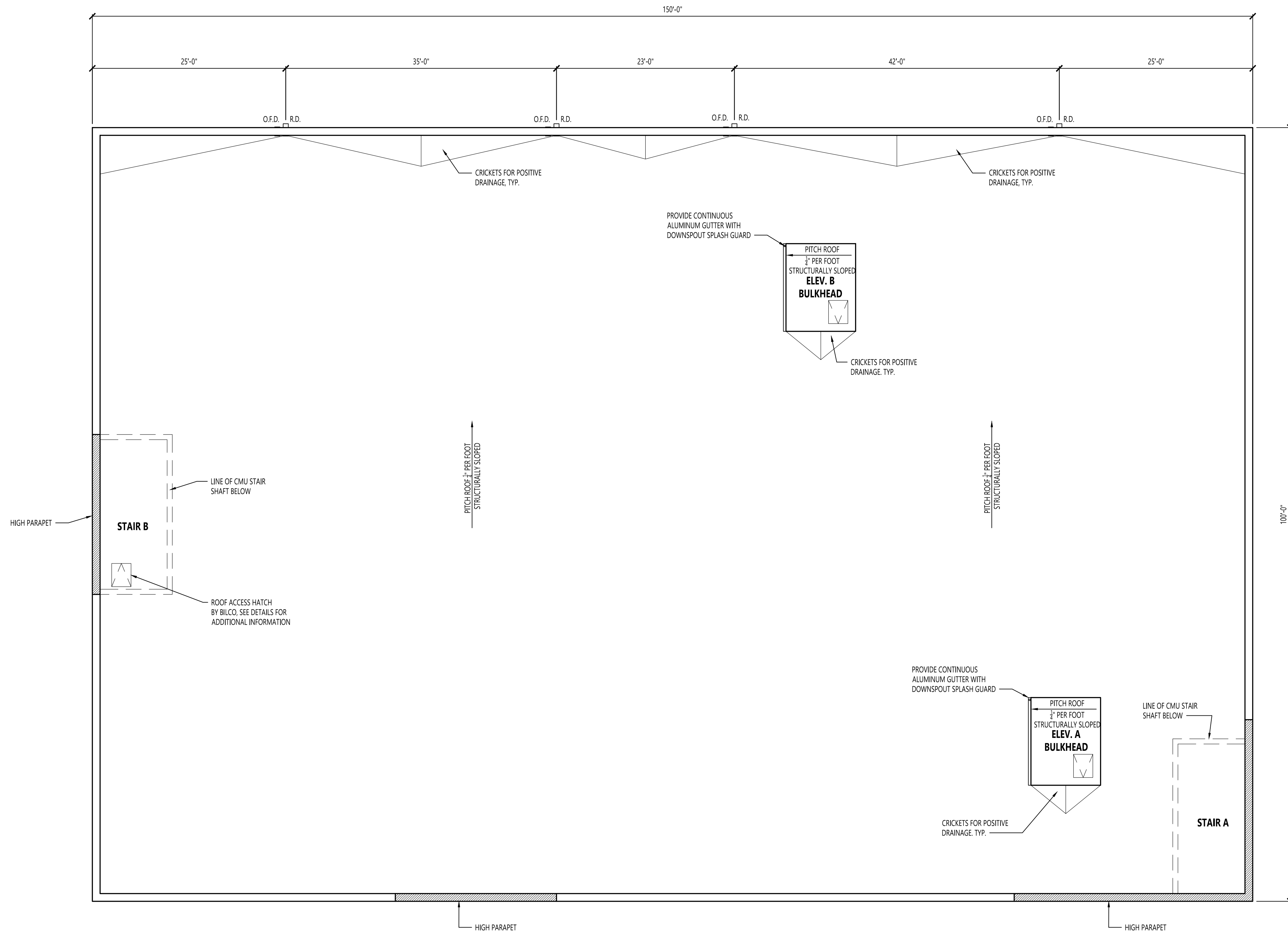
CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
3 LOCUST AVENUE  
CORTLANDT, NY**



|               |         |
|---------------|---------|
| DATE:         | 05/8/23 |
| PROJECT No.   | 23032C  |
| DRAWING BY:   | D.R.    |
| CHK BY:       | J.N.    |
| SHEET NUMBER: |         |

TITLE DRAWING:  
**ROOF  
CONSTRUCTION  
PLAN  
A-104**





1 PROPOSED SOUTH EXTERIOR ELEVATION (ROUTE 202)  
 SCALE: 1/8" = 1'-0"

NOTES

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |

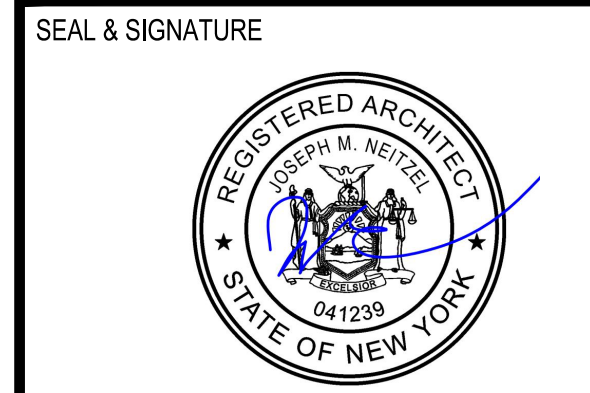


2 PROPOSED EAST EXTERIOR ELEVATION (LOCUST AVENUE)  
 SCALE: 1/8" = 1'-0"

NOTES

CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
 3 LOCUST AVENUE  
 CORTLANDT, NY**

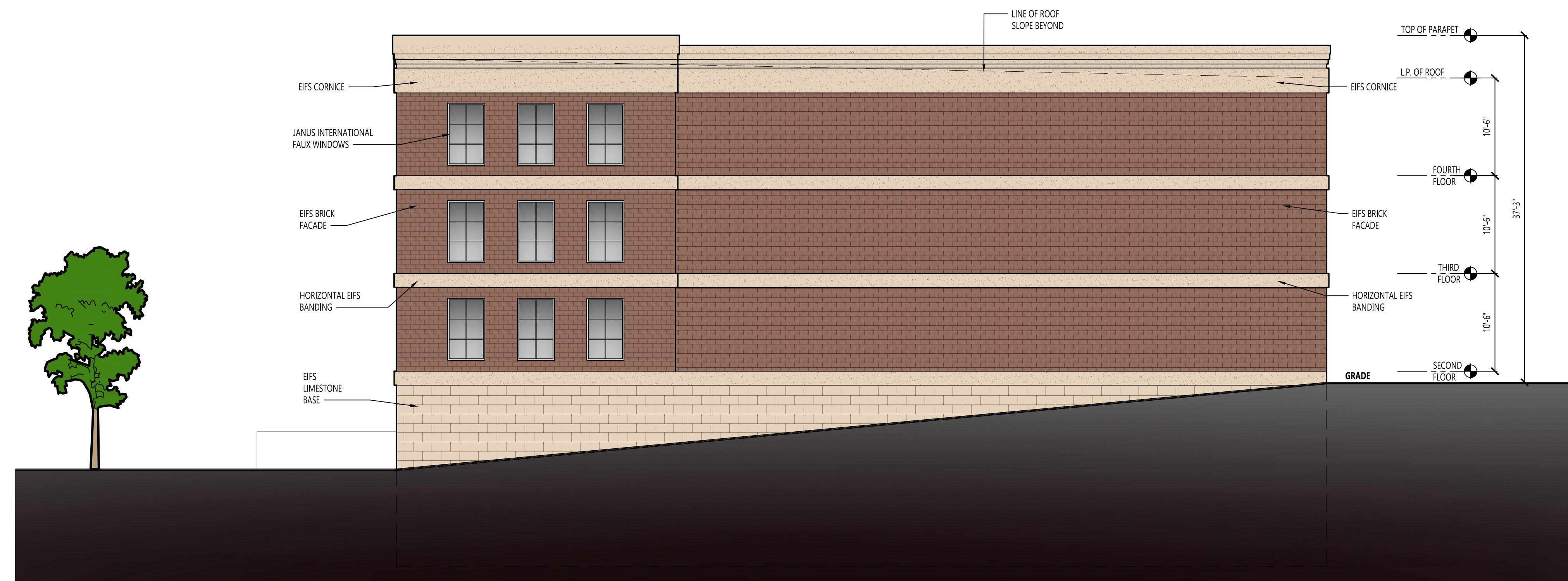


|                |         |
|----------------|---------|
| DATE:          | 05/8/23 |
| PROJECT No.    | 23032C  |
| DRAWING BY:    | D.R.    |
| CHK BY:        | J.N.    |
| SHEET NUMBER:  |         |
| TITLE DRAWING: |         |

**EXTERIOR  
 ELEVATIONS**

**A-200**



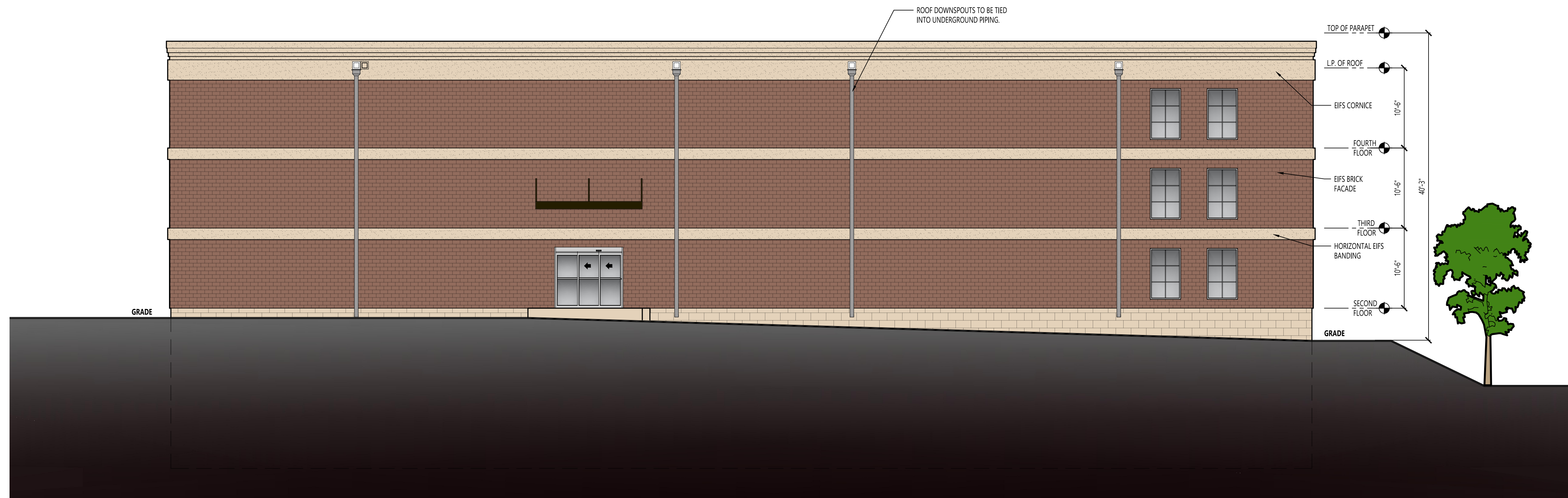


1 PROPOSED NORTH EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"

NOTES

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |
| 03/27/24   | PLANNING BOARD        |




2 PROPOSED WEST EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"

NOTES

CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
 3 LOCUST AVENUE  
 CORTLANDT, NY**

SEAL & SIGNATURE  


DATE: 05/8/23  
 PROJECT No. 23032C  
 DRAWING BY: D.R.  
 CHK BY: J.N.  
 SHEET NUMBER:

TITLE DRAWING:

**EXTERIOR  
 ELEVATIONS**

**A-201**

TOWN OF CORTLANDT: TOWN BOARD  
WESTCHESTER COUNTY: STATE OF NEW YORK

----- x  
In the Application of: :

3 LOCUST AVENUE LLC : **VERIFIED PETITION**  
: **FOR ZONING**  
: **TEXT AMENDMENT**

For an Amendment to the Zoning Law of the  
Town of Cortlandt Pursuant to Article XVI of the :  
Code of the Town of Cortlandt

----- x

Petitioner **3 Locust Avenue LLC** (“Petitioner”), by its attorneys Zarin & Steinmetz LLP, 81 Main Street, Suite 415, White Plains, New York 10601, as and for its Petition requesting an amendment of Chapter 307 of the Code of the Town of Cortlandt (the “Zoning Law”) (the “Text Amendment,” copy annexed hereto as **Exhibit “A”**) to the Honorable Town of Cortlandt (the “Town”) Supervisor and Council Members (the “Town Board”), respectfully alleges as follows:

**INTRODUCTION**

1. Petitioner respectfully proposes the instant Text Amendment to permit, by Planning Board special permit, Self-Storage Facility use in the Community Commercial District (the “CC District”).

2. Petitioner proposes to only allow Self-Storage Facility use, as the term is defined in Exhibit “A”, on lots that have frontage on either US Route 202/NYS Route 35 or US Route 6. This limitation is proposed to ensure that adjacent residential districts maintain their residential character and to limit traffic flow in adjacent residential districts, while providing an important service to residents in a convenient location.

3. By way of background, Petitioner is a limited liability company organized under the laws of the State of New York, with offices at 42 Aqueduct Road, Garrison, New York 10524, and submits this Petition pursuant to Section 307-97 of the Zoning Law.

4. The Petitioner is the contract vendee of real property located at 3 Locust Avenue, Cortlandt, New York and described in metes and bounds in the Deed recorded in the Office of the Westchester Clerk in Book 63072 at Page 3681, annexed **Exhibit “B”** (the “Property”).

5. KPB Properties LLC, a limited liability company organized under the laws of the State of New York, with offices at 42 Aqueduct Road, Garrison, New York 10524, is the Property owner.

6. The Property is split zoned, with the southerly portion of the lot (approximately 56,890 square feet) being in the Town’s CC District and the northerly portion of the lot (approximately 53,151 square feet) being in the Town’s R-20 Single-Family Residential District (“R-20 District”). The applicable portion of the Town Zoning Map is annexed hereto as **Exhibit “C”**.

7. The Property consists of approximately 110,055 square feet / 2.526 acres and is designated on the Town Tax Map as Section 34.5 Block 2 Lot 6. (*See* Town Tax Map - Section 34.5, annexed hereto as **Exhibit “D”**).

8. The Property is the former location of the Toddville Elementary School, which closed in 1976, and is also the location of a baseball field (the Old Toddville School LL Field) used by the residents of the Town.

9. The currently vacant school building and adjacent parking area are located within the CC District. The baseball field, which utilizes the aforementioned parking area, is located in the R-20 District.

10. The Property is located at the corner lot of US Route 202/Crompond Road and Locust Avenue, with a single curb cut on Locust Avenue.

11. The Property is bounded to the north by Bear Mountain State Parkway, to the west by a Multifamily Dwelling use in the R-20 District, to the east by Locust Avenue and a commercial multi-tenant use in the CC District, and to the south by Single-Family Dwelling uses in the R-20 District and a Gasoline Service Station use (Crompond Auto Repair) in the CC District.

### **PROPOSED USE**

12. Petitioner seeks to demolish the existing school building and construct a four-story 75,000 square-foot Self-Storage Facility and additional site improvements, including parking area and access drive replacement and repairs, and additional site landscaping. (*See* Architectural Site Plan and Zoning Info (Drawing No. ASP-100) and Exterior Elevations (Drawing No. A-200), prepared by JMN Architecture PC, last revised February 2, 2024, annexed hereto as **Exhibit “E”**) (the “Proposed Use”).

13. Not only would the Proposed Use satisfy the demand of Town and Westchester County residents for quality self-storage, but the additional proposed improvements would also provide new and improved recreational facilities and further the Town’s sustainability goals.

14. Recreational improvements proposed by Petitioner include new bleachers, concession stand, and other field improvements for the existing baseball field, as well as the addition of a children’s play area and dog park, all of which will be available to the community.

15. The limited parking needs of the proposed Self-Storage Facility will allow the public to continue using the parking area when visiting the Property in connection with the baseball field and other proposed recreational improvements. (*See* Table No. 1 - Hourly Trip Generation Rates (HTGR) and Anticipated Site Generated Traffic Volumes, prepared by Colliers Engineering & Design, annexed hereto as **Exhibit “F”**) (“Trip Generation Report”).

16. The sustainability improvements proposed by Petitioner include electronic vehicle (EV) charging stations, which further the Town’s sustainability goals as set forth in its comprehensive plan. (*See* Envision Cortlandt -2018 Sustainable Comprehensive Plan, Land Use Policy 86, p. 80) (“Encourage new commercial developers to provide charging stations for electronic vehicles”).

17. Further, the proposed building has been carefully designed to best retain the neighborhood character while providing residents with a high quality, energy efficient Self-Storage Facility. Specifically, the Petitioner proposes to construct a building similar in appearance to the existing Toddville Elementary school building by utilizing EIFS brick façade, EIFS limestone base, horizontal EIFS banding between floor levels, and faux windows. This design creates a smooth transition from the more commercial and retail-oriented uses in the CC District to the adjacent residential R-20 District uses and structures.

**PROPOSED TEXT AMENDMENT**

18. The CC District is “designed to provide shopping facilities and services for persons residing in immediately adjacent areas,” and the Code’s limit on business sizes in the CC District are “restricted in order to limit traffic volumes to a level appropriate to the character of the districts.” (Zoning Law § 307-5(B)(1)).

19. Because the Town’s existing CC Districts abut residential districts, the Text Amendment has been drafted to mitigate development that would adversely impact residentially zoned properties and their owners/users.

20. First, Self-Storage Facilities would be limited to properties in the CC District that front either US Route 202/NYS Route 35 or US Route 6, as the Comprehensive Plan defines both roads as key east-west transportation routes and as the Town’s primary arterial roadways. (See Comprehensive Plan, p. 41 & 72).

21. Second, Self-Storage Facilities would be prohibited from storing any items outdoors, such as boats, equipment, or motor vehicles, preventing adverse visual impacts for neighboring property owners and passersby.

22. Third, in addition to the proposed fifteen-percent maximum building coverage limitation, only a single Self-Storage Facility building would be permitted on each lot, thereby preventing large structures from crowding adjacent properties.

23. Lastly, the dimensional requirements provide that a minimum lot area of 100,000 square feet would be required, limiting developments to a larger-sized lots with sufficient space for landscaping or community improvements, as Petitioner proposes herein.

24. Accordingly, Petitioner’s proposed Text Amendment would:

- a. Add to Zoning Law Section 307-4 (Definitions) “*SELF-STORAGE FACILITY* A fully enclosed commercial and/or business establishment providing varying sizes of individual compartmentalized and/or controlled access to stalls or lockers for the storage of business, recreation and/or household goods.”
- b. Amend Zoning Law Section 307-29 (Table of Required Off-Street Parking Spaces; Rules for Interpretation) to add a “*Self Storage Facility*” use requiring the following number of spaces: “*1 per 10,000 square feet of Gross Floor Area, plus 1 per employee on maximum work shift.*”

- c. Add new Section 307-65.11 to the Zoning Law, stating: “*Self-Storage Facility*.  
*A. Purpose. The Town wishes to permit Self-Storage Facility use in the CC District by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B), below. B. Standards and conditions: (1) Self-Storage Facility use is limited to tax lots within the CC District with frontage on US Route 202/NYS Route 35 or US Route 6. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted. (2) No more than one Self-Storage Facility building per lot. (3) Outdoor storage, including boats, equipment, and motor vehicles, is prohibited. (4) All Self-Storage Facility uses shall comply with the following dimensional requirements: (a) Minimum Lot Area: 60,000 square feet, (b) Minimum Lot Width: 250 feet, (c) Maximum Building Height: 50 feet / 4 stories, (d) Minimum Front Yard: 30 feet, (e) Minimum Side Yard: 10 feet, (f) Maximum Building Coverage: 15% of lot area, (g) Minimum Landscaped Area: 18% of lot area, (h) Maximum Building Floor Area: 75,000 square feet. (5) All Self-Storage Facility units shall be accessible only from the interior of the building. (6) Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.”*
- d. Amend Zoning Law 307 Attachment 2 (Table of Permitted Uses) to add a “*Self Storage Facility*” that is only permitted in the CC District by Special Permit (SP).

(See Exhibit “A”).

25. The requested Text Amendment would enable Petitioner to construct the proposed Self-Storage Facility, inclusive of the parking area and recreational space improvements, on the Property.

**BENEFITS OF THE PROPOSED USE**

26. Petitioner respectfully submits that the adoption of the Text Amendment would be beneficial to all residents in the Town, living and working, by providing Self-Storage services in the Town, improving and maintaining recreational facilities in the Town, and creating a transitional use between nonresidential and residential uses and zones.

27. First, the Proposed Use provides a benefit to both current and future residents by providing quality storage options where their residence does not have sufficient storage, allowing such residents to remain in the community for longer periods of time. Importantly, the Petitioner's proposal also provides the Town's resident's much needed recreation improvements on private property.

28. Second, the Proposed Use benefits the Town by increasing the tax base and by ensuring that highly visible properties continue to be maintained.

29. Third, the Proposed Use has minimal impact on community infrastructure, including roads, schools, sewers, and water.

30. Fourth, as evidenced by the enclosed Traffic Generation Report, Self-Storage Facilities do not generate a significant amount of traffic and will not adversely impact nearby traffic. (*See Exhibit G*). Nonetheless, the proposed Text Amendment limits the location of such use to lots located on already existing arterial roadways to allow for convenient access outside of residential neighborhoods.



31. In sum, the granting of the proposed Text Amendment would permit development that is consistent with the Town’s overall planning and land use goals and will benefit the community as a whole.

**SEQRA**

32. The requested Zoning Text Amendment will not have a significant adverse impact on the environment as defined by the New York State Environmental Quality Review Act (“SEQRA”), as reflected in the accompanying Environmental Assessment Form (“EAF”), annexed hereto as **Exhibit “G”**.

**REQUESTED RELIEF**

33. Petitioner respectfully requests that the Honorable Town Board take the following administrative and legislative steps: (a) accept this Petition; (b) place Petitioner on the Town Board’s next available agenda for an initial presentation; (c) initiate SEQRA review of the proposed Zoning Law Text Amendment and Concept Plan, including by circulating Notice of Intent to Declare the Town Board as Lead Agency; (d) refer the Zoning Law Text Amendment to the Planning Board for its review and recommendations; (d) refer the Zoning Law Text Amendment to the Westchester County Department of Planning for its recommendations; (e) schedule, notice, and conduct a Public Hearing on the Zoning Law Text Amendment; and (f) adopt the Zoning Law Text Amendment.

[ REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK ]

**WHEREFORE**, it is respectfully requested that the instant matter be placed on the next available agenda of the Town Board and be, in all respects, granted.

Dated: February 7, 2024  
White Plains, New York

ZARIN & STEINMETZ LLP



By: \_\_\_\_\_

David S. Steinmetz  
Brian T. Sinsabaugh  
*Attorneys for Petitioner*  
*3 Locust Avenue LLC*  
81 Main Street, Suite 415  
White Plains, NY 10601  
(914) 682-7800

# EXHIBIT A

(Proposed Zoning Law Text Amendment)

§ 307-4. Definitions.

**SELF-STORAGE FACILITY A fully enclosed commercial and/or business establishment providing varying sizes of individual compartmentalized and/or controlled access to stalls or lockers for the storage of business, recreation and/or household goods.**

---

§ 307-29. Table of Required Off-Street Parking Spaces; Rules for Interpretation.

C. The Planning Board will fix the appropriate number of parking spaces required for a particular use by considering the suggested standards herein, as well as information provided by the applicant as to the requirements of the use, as well as generally accepted standards of the planning and engineering professions. The ability to exercise flexibility is further provided for in § 307-34.1.

| TABLE OF REQUIRED OFF-STREET PARKING SPACES |   |
|---|---|
| Use   | Required Number of Spaces   |
| <b><u>Self-Storage Facility</u></b>         | <b><u>1 per 10,000 square feet of Gross Floor Area, plus 1 per employee on maximum work shift</u></b> |

---

**§ 307-65.11. Self-Storage Facility.**

- A. **Purpose. The Town wishes to permit Self-Storage Facility use in the CC District by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B), below.**
- B. **Standards and conditions:**
- (1) **Self-Storage Facility use is limited to tax lots within the CC District with frontage on US Route 202/NYS Route 35 or US Route 6. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted.**
  - (2) **No more than one Self-Storage Facility building per lot.**
  - (3) **Outdoor storage, including boats, equipment, and motor vehicles, is prohibited.**
  - (4) **All Self-Storage Facility uses shall comply with the following dimensional requirements:**
    - (a) **Minimum Lot Area: 60,000 square feet**
    - (b) **Minimum Lot Width: 250 feet**
    - (c) **Maximum Building Height: 50 feet / 4 stories**
    - (d) **Minimum Front Yard: 30 feet**
    - (e) **Minimum Side Yard: 10 feet**
    - (f) **Maximum Building Coverage: 15% of lot area**
    - (g) **Minimum Landscaped Area: 18% of lot area**

- (h) **Maximum Building Floor Area: 75,000 square feet**
- (5) **All Self-Storage Facility units shall be accessible only from the interior of the building.**
- (6) **Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.**

307 Attachment 2. Table of Permitted Uses.

|                                     | CROS     | PROS     | R-160    | R-80     | R-40     | R-40A    | R-20     | R-15     | R-10     | RG       | CC        | HC       | CD       | MD       | M-1      | HC-9A    |
|-------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|
| <b><u>SELF-STORAGE FACILITY</u></b> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>SP</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

# EXHIBIT B

(Deed)

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



\*630723681DED0050\*

### Westchester County Recording & Endorsement Page

#### Submitter Information

Name: Elite Real Estate Services Phone: (516) 319-8377  
 Address 1: 1900 Grand Ave Fax: (555) 555-5555  
 Address 2: Email: higgins.tj@gmail.com  
 City/State/Zip: baldwin NY 11510 Reference for Submitter: 6251800-Elite Real Estate Services

#### Document Details

Control Number: **630723681** Document Type: **Deed (DED)**  
 Package ID: 2023050100076001002 Document Page Count: **4** Total Page Count: **5**

#### Parties

Additional Parties on Continuation page

**1st PARTY** **2nd PARTY**  
 1: HUDSON VALLEY HOSPITAL CENTER - Other 1: KPB PROPERTIES LLC - Other  
 2: 2:

#### Property

Additional Properties on Continuation page

Street Address: 3 LOCUST AVENUE Tax Designation: 34.5-2-6  
 City/Town: CORTLANDT Village:

#### Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

#### Supporting Documents

1: RP-5217 2: TP-584

#### Recording Fees

Statutory Recording Fee: \$40.00  
 Page Fee: \$25.00  
 Cross-Reference Fee: \$0.00  
 Mortgage Affidavit Filing Fee: \$0.00  
 RP-5217 Filing Fee: \$250.00  
 TP-584 Filing Fee: \$5.00  
 RPL 291 Notice Fee: \$0.00  
 Total Recording Fees Paid: **\$320.00**

#### Mortgage Taxes

Document Date:  
 Mortgage Amount:  
 Basic: \$0.00  
 Westchester: \$0.00  
 Additional: \$0.00  
 MTA: \$0.00  
 Special: \$0.00  
 Yonkers: \$0.00  
 Total Mortgage Tax: **\$0.00**

#### Transfer Taxes

Consideration: \$325,000.00  
 Transfer Tax: \$1,300.00  
 Mansion Tax: \$0.00  
 Transfer Tax Number: 11431

Dwelling Type: Exempt:   
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/01/2023 at 04:12 PM  
 Control Number: **630723681**  
 Witness my hand and official seal

Timothy C. Idoni  
 Westchester County Clerk

#### Record and Return To

Pick-up at County Clerk's office

Catalina Law Firm  
 1013 Brown Street  
 Peekskill, NY 10566

QUITCLAIM DEED

HUDSON VALLEY HOSPITAL CENTER

TO

KPB PROPERTIES LLC

COUNTY: WESTCHESTER

TOWN/CITY: CORTLANDT

PROPERTY ADDRESS: 3 LOCUST AVENUE  
CORTLANDT MANOR, NY 10567

SECTION: 34.5  
BLOCK: 2  
LOT: 6

SEC  
34.5  
BLK  
2  
LOT  
6

Record and Return to:

Andrea N. Catalina, Esq.  
Catalina Law Firm  
1013 Brown Street  
Peekskill, NY 10566



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 17<sup>th</sup> day of April, 2023

BETWEEN

**HUDSON VALLEY HOSPITAL CENTER**, having an address at 1980 Crompond Road, Cortlandt Manor, NY 10567, party of the first part, and

**KPB PROPERTIES LLC**, having an address at 42 Aqueduct Road, Garrison, NY 10524, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in in Section 34.5, Block 2, Lot 6 in the Town of Cortlandt, County of Westchester and State of New York that is bounded and described as follows:

sec  
34.5

Blk  
2

LOT  
6

**BEGINNING** at the point formed by the intersection of the northerly line of Crompond Road (U.S. Route 202), as widened, and the westerly line of Locust Avenue, which point occupies coordinate position

N 896,354.80 (y)

S 662,280.30 (x)

of the New York State Coordinate System, East Zone (NAD 83).

**THENCE** from the said point of beginning, westerly along the said northerly line of Crompond Road

N 78°31'33" W 253.19 feet (253.20 feet)

to a point on the easterly line of Lot 5 shown on that certain map entitled "Map No. 2 Shipley Park ...," which was filed in the Westchester County Clerk's office on May 15, 1930 as Map No. 3608.

**THENCE** along the easterly and northerly lines of said Lot 5

N 10°21'00" E 266.72 feet (266.74 feet) and

N 65°56'30" W 70.06 feet (70.07 feet)

to a point at the line of other lands formerly of Shipley Park and now or formerly of Portes.

**THENCE** along the said Portes land and along the easterly and southerly lines of lands shown on that certain map entitled "Section 2 – Shipley Park North ...," which was filed in the Westchester County Clerk's office on February 7, 1974 as Map No. 18130

N 01°50'00" E 369.87 feet (369.90 feet) and

S 88°10'00" E 99.99 feet (100.00 feet)

to a point at the line of other lands of the City of New York (Catskill Aqueduct).

**THENCE** along said other lands of the City of New York

S 01°50'00" W 329.88 feet (329.91 feet) and

S 65°56'30" E 189.03 feet (189.04 feet)

to a point at the westerly line of Locust Avenue.

THENCE southerly along the said westerly line of Locust Avenue  
S 01°50'00" W 301.17 feet (301.19 feet)  
to the northerly line of Crompond Road and the point or place of beginning, containing 2.527  
acres, more or less.

Note: The distances in this description have been scaled by 0.9999144 to make them conform  
to the New York State Plane Coordinate System, East Zone (NAD 83). Values shown  
parenthetically are ground distances which can be achieved by multiplying the distances used in  
this description by 1.0000856. This note should appear in any document into which this  
description is incorporated.

All in accordance with the survey of Badey & Watson Surveying and Engineering, P.C., dated  
August 13, 2008, as revised May 7, 2009.

BEING the same premises conveyed to the party of the first part by Real Estate Donation Deed  
dated June 8, 2009 and recorded on August 14, 2009 in Control Number 492220177 and  
Quitclaim Deed dated March 3, 2023, delivered March 15, 2023 and recorded on April 5, 2023 in  
Control Number 630543523.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets  
and roads abutting the above described premises to the center lines thereof; TOGETHER with the  
appurtenances and all the estate and rights of the party of the first part in and to said premises; TO  
HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or  
successors and assigns of the party of the second part forever.

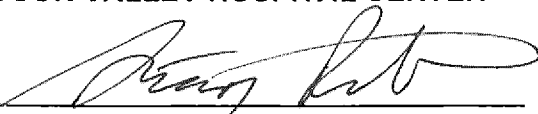
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the  
party first part will receive the consideration for this conveyance and will hold the right to receive  
such consideration as a trust fund to be applied first for the purpose of paying the cost of the  
improvement and will apply the same first to the payment of the cost of the improvement before  
using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so  
requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year  
first above written.

IN PRESENCE OF

Grantor:  
**HUDSON VALLEY HOSPITAL CENTER**

By:   
Stacey Petrower  
President

**Acknowledgment Taken Within New York State (RPL 309(a))**

State of New York :  
 : ss.:  
County of Westchester :

On the 17<sup>th</sup> day of April in the year 2023 before me, the undersigned, personally appeared Stacey Petrower, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Melinda Poon  
Notary Public

MELINDA POON  
Notary Public, State of New York  
Reg. No. 02PO6017938  
Qualified in New York County  
Commission Expires December 21, 2026

**Acknowledgment Taken Outside New York State**

State :  
 : ss.:  
County :

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_  
(add the city or political subdivision and the state or country or other place the acknowledgment was taken)

\_\_\_\_\_  
Notary Public

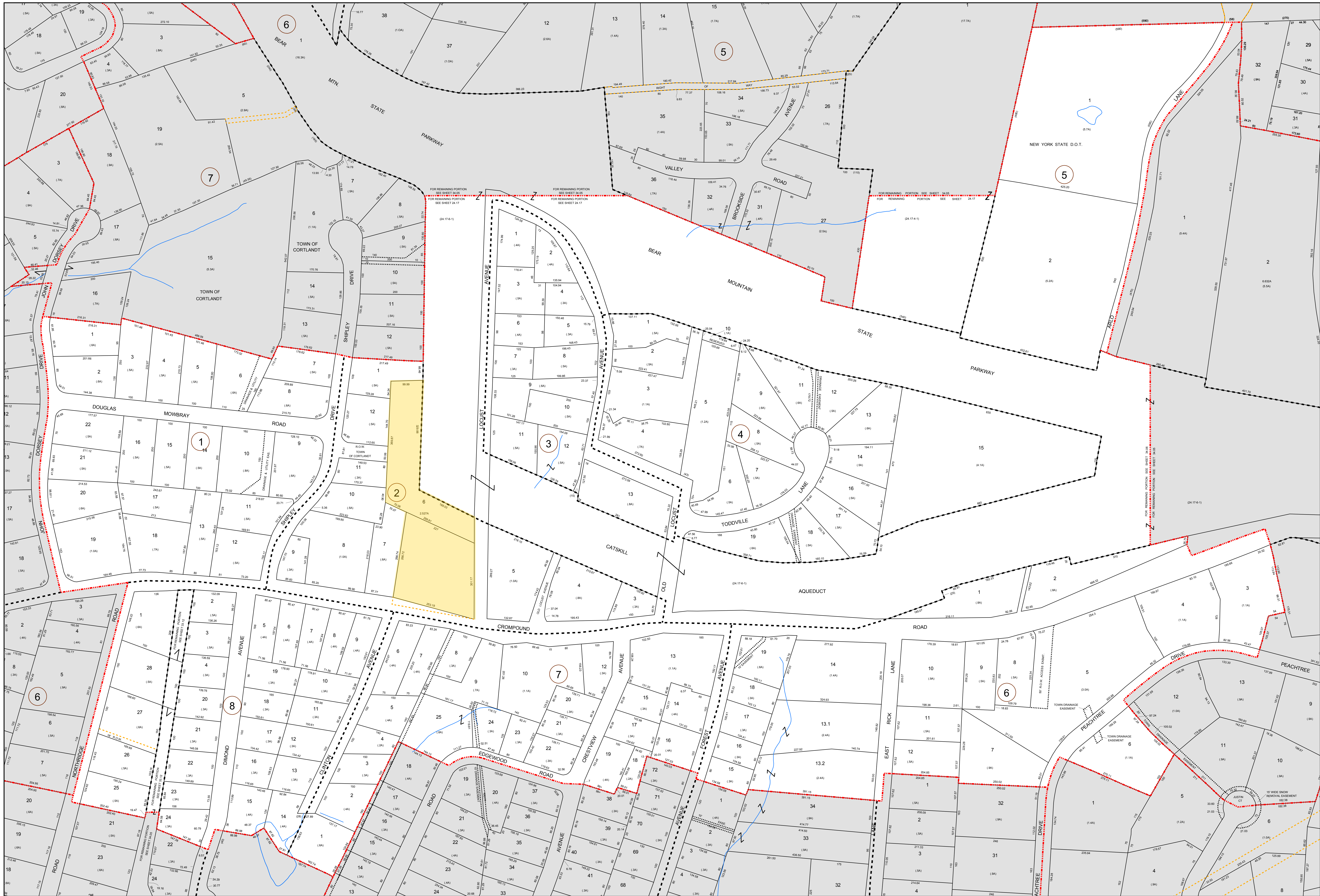
# EXHIBIT C

(Town Zoning Map)

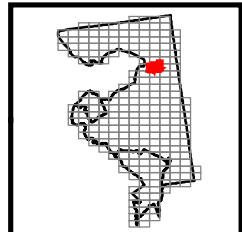


# EXHIBIT D

(Town Tax Map - Section 34.5)



|       |       |       |
|-------|-------|-------|
| 23.18 | 24.17 | 24.18 |
| 23.29 | 34.06 | 34.06 |
| 33.12 | 34.09 | 34.10 |



# EXHIBIT E

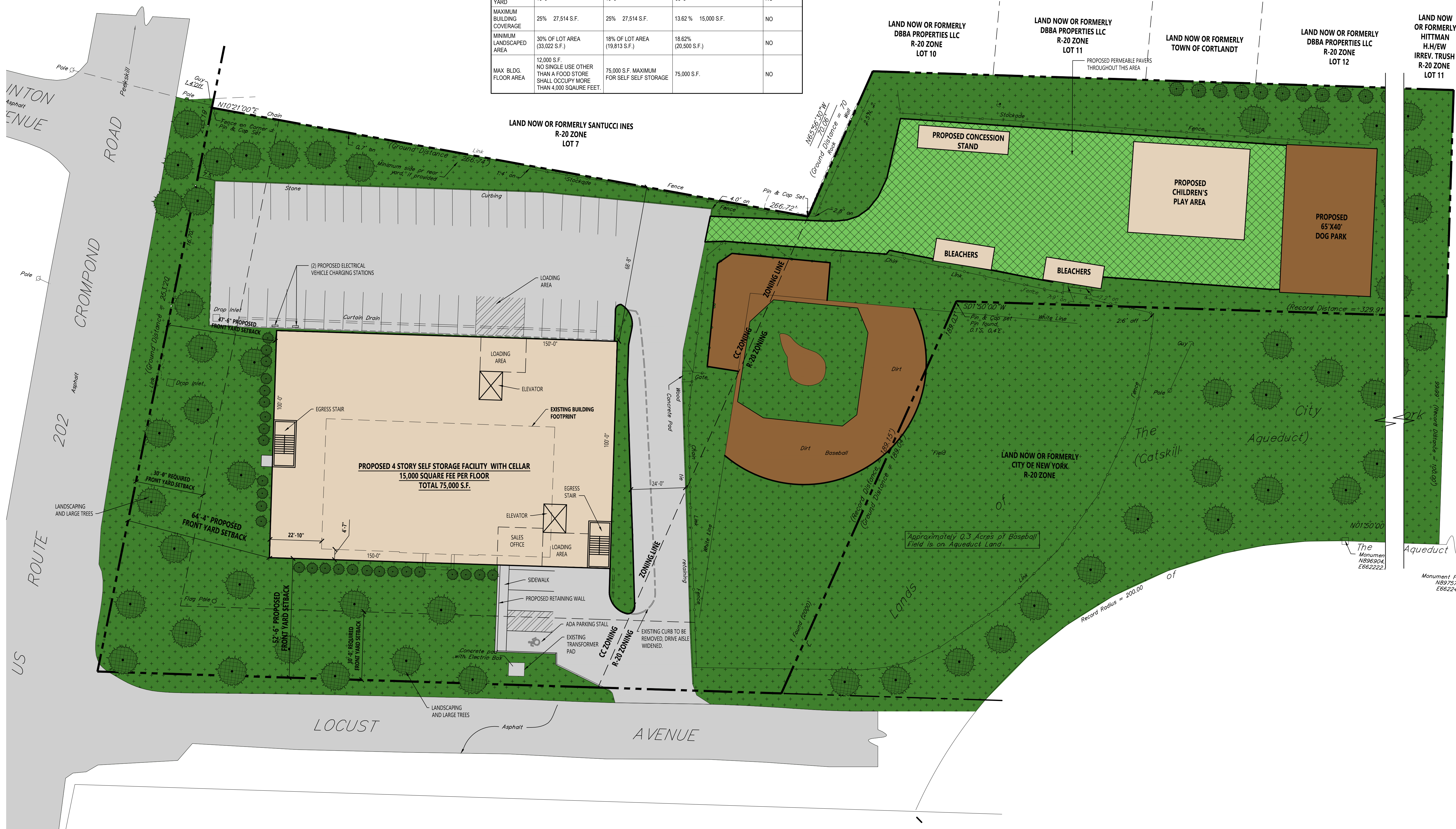
(Site Plan and Elevation)



| TABLE OF PERMITTED USES<br>TOWN OF CORTLANDT<br>ZONING DISTRICT: CC |
|---|
| SPECIAL PERMIT TO PERMIT SELF STORAGE IN THE CC ZONING DISTRICT     |

| BULK ZONING TABLE<br>TOWN OF CORTLANDT<br>ZONING DISTRICT: CC |   |                                      |                                       |                   |
|---|---|--------------------------------------|---------------------------------------|-------------------|
| ITEM  | CURRENT PERMITTED/REQUIRED  | PROPOSED PERMITTED/REQUIRED          | PROPOSED                              | VARIANCE REQUIRED |
| MINIMUM LOT AREA  | 15,000 SQUARE FEET  | 15,000 SQUARE FEET                   | 110,076 S.F.                          | NO                |
| MINIMUM LOT WIDTH   | 100'-0"   | 100'-0"                              | 253.30'                               | NO                |
| MAXIMUM HEIGHT  | 35'-0"<br>2 1/2 STORIES   | 50'-0"<br>4 STORIES                  | 46'-7"<br>4 STORIES                   | NO                |
| MINIMUM FRONT YARD  | 30'-0"  | 30'-0"                               | 52'-5" @ LOCUST<br>47'-6" @ ROUTE 202 | NO                |
| MINIMUM REAR YARD   | 10'-0"  | 10'-0"                               | N/A PROPERTY IS ON A CORNER           | NO                |
| MINIMUM SIDE YARD   | 10'-0"  | 10'-0"                               | 68'-8"                                | NO                |
| MAXIMUM BUILDING COVERAGE                                     | 25% 27,514 S.F.   | 25% 27,514 S.F.                      | 13.62% 15,000 S.F.                    | NO                |
| MINIMUM LANDSCAPED AREA                                       | 30% OF LOT AREA (33,022 S.F.)   | 18% OF LOT AREA (19,813 S.F.)        | 18.62% (20,500 S.F.)                  | NO                |
| MAX. BLDG. FLOOR AREA   | 12,000 S.F. NO SINGLE USE OTHER THAN A FOOD STORE SHALL OCCUPY MORE THAN 4,000 SQUARE FEET. | 75,000 S.F. MAXIMUM FOR SELF STORAGE | 75,000 S.F.                           | NO                |

| TABLE OF REQUIRED OFF STREET PARKING STALLS<br>TOWN OF CORTLANDT<br>ZONING DISTRICT: CC |                              |  |                   |                   |
|---|------------------------------|--|-------------------|-------------------|
| ITEM  | CURRENTLY PERMITTED/REQUIRED | PROPOSED PERMITTED/REQUIRED  | PROPOSED          | VARIANCE REQUIRED |
| WHOLESALE   | N/A                          | 1 STALL PER EMPLOYEE PLUS<br>1 STALL PER 10,000 S.F. OF GROSS FLOOR AREA.<br><br>2 EMPLOYEES = 2 STALLS<br>75,000/ 10,000 = 7.5 STALLS<br>10 STALLS REQUIRED | 43 PARKING STALLS | NO                |



THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |

CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
3 LOCUST AVENUE  
CORTLANDT, NY**

SEAL & SIGNATURE

|               |         |
|---------------|---------|
| DATE:         | 05/8/23 |
| PROJECT No.   | 23032C  |
| DRAWING BY:   | D.R.    |
| CHK BY:       | J.N.    |
| SHEET NUMBER: |         |

TITLE DRAWING:  
**ARCHITECTURAL  
SITEPLAN AND  
ZONING INFO.**

**ASP-100**

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

| ISSUE DATE | COMMENT               |
|------------|-----------------------|
| 02/02/24   | TOWN BOARD SUBMISSION |

CLIENT:  
**KPB PROPERTIES LLC**

PROJECT:  
**CORTLANDT SELF STORAGE  
3 LOCUST AVENUE  
CORTLANDT, NY**

SEAL & SIGNATURE

|               |         |
|---------------|---------|
| DATE:         | 05/8/23 |
| PROJECT No.   | 23032C  |
| DRAWING BY:   | D.R.    |
| CHK BY:       | J.N.    |
| SHEET NUMBER: |         |

TITLE DRAWING:

**EXTERIOR  
ELEVATIONS**

**A-200**



1 PROPOSED SOUTH EXTERIOR ELEVATION (ROUTE 202)  
SCALE: 1/8" = 1'-0"

NOTES



2 PROPOSED EAST EXTERIOR ELEVATION (LOCUST AVENUE)  
SCALE: 1/8" = 1'-0"

NOTES

# EXHIBIT F

(Table No. 1 - Hourly Trip Generation Rates (HTGR) and  
Anticipated Site Generated Traffic Volumes)

**Table No. 1  
Hourly Trip Generation Rates (HTGR) and  
Anticipated Site Generated Traffic Volumes**

| Cortlandt Self Storage<br>3 Locust Avenue<br>Town of Cortlandt, New York | Entry             |                   |        |                       | Exit              |                   |        |                      | Total<br>Volume |
|--|-------------------|-------------------|--------|-----------------------|-------------------|-------------------|--------|----------------------|-----------------|
|  | HTGR <sup>1</sup> | Passenger<br>Cars | Trucks | Total Entry<br>Volume | HTGR <sup>1</sup> | Passenger<br>Cars | Trucks | Total Exit<br>Volume |                 |
| <b>Self Storage</b><br>(56,000 sq. ft. Net Leaseable Area)               |                   |                   |        |                       |                   |                   |        |                      |                 |
| Peak AM Hour   | 0.07              | 5                 | 0      | 5                     | 0.07              | 4                 | 1      | 5                    | 10              |
| Peak PM Hour   | 0.08              | 6                 | 0      | 6                     | 0.07              | 4                 | 1      | 5                    | 11              |
| Weekday Daily Trips  | 0.61              | 44                | 2      | 46                    | 0.61              | 45                | 1      | 46                   | 92              |
| Saturday Peak Hour   | 0.07              | 4                 | 1      | 5                     | 0.08              | 5                 | 1      | 6                    | 11              |
| Saturday Daily Trips   | 0.44              | 31                | 2      | 33                    | 0.44              | 31                | 2      | 33                   | 66              |

**NOTES:**

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 151 - MINI-WAREHOUSE NET LEASEABLE AREA RATES.

# EXHIBIT G

(Full Environmental Assessment Form)

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

|  |   |                    |
|--|---|--------------------|
| Name of Action or Project:<br>Cortlandt Self Storage   |   |                    |
| Project Location (describe, and attach a general location map):<br>3 Locust Avenue, Cortlandt, NY  |   |                    |
| Brief Description of Proposed Action (include purpose or need):<br>The demolition of the existing 2-story building and constructing a new 4-story self-storage facility. Also includes the following Proposed Community Amenities.<br><br>(1) - Proposed bleachers for the existing baseball field<br>(2) - Proposed Children's Play Area<br>(3) - Proposed Dog Park<br>(4) - Proposed Concession Stand<br><br>The proposed items above will be located around the existing baseball field, located at the Northwest corner of the site. |   |                    |
| Name of Applicant/Sponsor:<br>Sean Barton / 3 locust Avenue, LLC   | Telephone: 914-450-4536                 |                    |
|  | E-Mail: BarPorcorp@gmail.com            |                    |
| Address: 42 Aqueduct Road  |   |                    |
| City/PO: Garrison  | State: NY                               | Zip Code: 10524    |
| Project Contact (if not same as sponsor; give name and title/role):<br>Bryan Sinsabaugh, Esq.  | Telephone: 914-220-9806                 |                    |
|  | E-Mail: bsinsabaugh@zarin-steinmetz.com |                    |
| Address:<br>81 Main Street, Suite 415  |   |                    |
| City/PO:<br>White Plains   | State:<br>Ny                            | Zip Code:<br>10601 |
| Property Owner (if not same as sponsor):<br>Sean Barton / KPB Properties LLC   | Telephone: 914-450-4536                 |                    |
|  | E-Mail: BarPorcorp@gmail.com            |                    |
| Address:<br>42 Aqueduct Road   |   |                    |
| City/PO: Garrison  | State: NY                               | Zip Code: 10524    |

**B. Government Approvals**

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

| Government Entity   | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|--|--|
| a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Town Board - Zoning Text Admendment              |  |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Town of Cortlandt - Site Plan                    |  |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Town of Cortlandt Water Services and RPZ         |  |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Westchester Health Department                    |  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| i. Coastal Resources. <ul style="list-style-type: none"> <li>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</li> <li>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</li> </ul> |  |  |

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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

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

**C.2. Adopted land use plans.**

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

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

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
CC (Community Commercial) Zoning District  
R-20 (Single Family Residential) Zoning District

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

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

**C.4. Existing community services.**

a. In what school district is the project site located? 555401 - School District 4

b. What police or other public protection forces serve the project site?  
Cortlandt Manor PD

c. Which fire protection and emergency medical services serve the project site?  
lake Mohegan Fire District

d. What parks serve the project site?  
Old Toddville School LL Field

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? (Mixed Use) - Commercial and Recreational Community use

b. a. Total acreage of the site of the proposed action? 2.526 acres  
b. Total acreage to be physically disturbed? 1.138 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.526 acres

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

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

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: 15 months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

|               | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____             | _____             | _____               | _____                                 |
| At completion | _____             | _____             | _____               | _____                                 |
| of all phases | _____             | _____             | _____               | _____                                 |

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

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 46'-7" height; 100'-0" width; and 150'-0" length

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

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

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 580 gallons/day

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

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 400 gallons/day

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

Sanitary Sewer waste from small employee restroom, to be used during business operations only, not for public use

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

If Yes:

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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 0.812 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 2.526 acres (parcel size)  
 ii. Describe types of new point sources. N/A, proposed will match existing flow characteristics during construction and post construction  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
existing on-site stormwater management facility/structures  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

---

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

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

---

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
0

iii. Parking spaces: Existing 43 Proposed 43 Net increase/decrease 0

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

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

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

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

---

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

|   |   |
|---|---|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7am - 6pm</u></li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8am - 8pm</u></li> <li>• Saturday: <u>8am - 8pm</u></li> <li>• Sunday: <u>9am - 5pm</u></li> <li>• Holidays: <u>TBD</u></li> </ul> |
|---|---|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 4 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 0.5 tons per \_\_\_\_\_ month (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: none \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: none \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: private carter in accordance with regulations \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: private carter in accordance with regulations \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

| Land use or Covertypes   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 0.574           | 0.812                            | +0.238             |
| • Forested   |                 |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) |                 |                                  |                    |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        |                 |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           |                 |                                  |                    |
| • Wetlands (freshwater or tidal)   |                 |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   | 0.274           | 0.056                            | -0.218             |
| • Other Describe: _____<br>_____   |                 |                                  |                    |

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: Old Toddville School Little League Baseball Field

---

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

---

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6.5 feet

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

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

|       |       |         |
|-------|-------|---------|
| UpB   | _____ | 98 %    |
| UwB   | _____ | 2 %     |
| _____ | _____ | _____ % |

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ 99 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 99 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

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

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

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

---

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_



|  |  |
|--|--|
| m. Identify the predominant wildlife species that occupy or use the project site: _____<br>_____<br>_____  |  |
| n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____<br>_____<br><i>ii.</i> Source(s) of description or evaluation: _____<br><i>iii.</i> Extent of community/habitat:<br><ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |  |
| o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Species and listing (endangered or threatened): _____<br>_____<br>_____  |  |
| p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Species and listing: _____<br>_____  |  |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If yes, give a brief description of how the proposed action may affect that use: _____<br>_____   |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>  |  |
| a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, provide county plus district name/number: _____   |  |
| b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br><i>i.</i> If Yes: acreage(s) on project site? _____<br><i>ii.</i> Source(s) of soil rating(s): _____  |  |
| c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature<br><i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____<br>_____<br>_____  |  |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> CEA name: _____<br><i>ii.</i> Basis for designation: _____<br><i>iii.</i> Designating agency and date: _____  |  |

|  |   |
|--|---|
| e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:<br>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District<br>ii. Name: _____<br>iii. Brief description of attributes on which listing is based: _____  |   |
| f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:<br>i. Describe possible resource(s): _____<br>ii. Basis for identification: _____  |   |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:<br>i. Identify resource: _____<br>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____<br>iii. Distance between project and resource: _____ miles.  |   |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:<br>i. Identify the name of the river and its designation: _____<br>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  |   |
| <input type="checkbox"/> Yes <input type="checkbox"/> No   |   |

**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name 3 Locust Avenue LLC Date February 8, 2024

Signature Brian Sinsabaugh Title Attorney for Applicant  
 By: Brian T Sinsabaugh, Esq., Zarin & Steinmetz LLP

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

|  |              |  |
|--|--------------|--|
| Name of Action or Project:<br>Cortlandt Self-Storage   |              |  |
| Project Location (describe, and attach a general location map):<br>2 Locust Avenue, Cortlandt Manor, Town of Cortlandt, Westchester County, New York 10567 (Section 34.5 Block 2 Lot 6)  |              |  |
| Brief Description of Proposed Action (include purpose or need):<br>The proposed action includes a petition to the Town Board for zoning text amendment and an application to the Planning Board for site plan and special permit approval.<br><br>The Petition to the Town Board seeks to amend the Town's Zoning Code to permit Self-Storage Facility use in the Town's Community Commercial (CC) District by Planning Board special permit. The zoning text amendment is sought in connection with the proposed redevelopment of the Site for the construction of a new four-story (plus cellar), 75,000 square foot Self Storage Facility on the portion of the Site located in the CC District. The Project also includes additional site improvements such as landscaping and parking area upgrades, as well as improvements to the existing Toddville Elementary School Little League field for continued use by the public. |              |  |
| Name of Applicant/Sponsor:<br>3 Locust Avenue, LLC (Managing Member - Sean Barton)   |              | Telephone: (914) 450-4536<br>E-Mail: barporcorp@gmail.com            |
| Address: 42 Aqueduct Road  |              |  |
| City/PO: Garrison  | State: NY    | Zip Code: 10524  |
| Project Contact (if not same as sponsor; give name and title/role):<br>Brian T. Sinsabaugh, Esq. / Zarin & Steinmetz LLP   |              | Telephone: (914) 682-7800<br>E-Mail: bsinsabaugh@zarin-steinmetz.com |
| Address:<br>81 Main Street, Suite 415  |              |  |
| City/PO:<br>White Plains   | State:<br>NY | Zip Code:<br>10601   |
| Property Owner (if not same as sponsor):<br>KPB Properties LLC (Managing Member - Sean Barton)   |              | Telephone: (914) 450-4536<br>E-Mail: barporcorp@gmail.com            |
| Address:<br>42 Aqueduct Road   |              |  |
| City/PO: Garrison  | State: NY    | Zip Code: 10524  |

**B. Government Approvals**

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

| Government Entity   | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|--|--|
| a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees   | Town Bd - Petition for Zoning Text Amendment     | 2/8/2024                               |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Planning Bd - Site Plan Approval                 | 3/27/2024                              |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Town Water Div - Water Service, RPZ              | tbd                                    |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Westchester County Health Dept - Septic          | tbd                                    |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| <p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</p> |  |  |

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

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

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Community Commercial (CC) District (56,890 square feet)  
Single-Family Residential (R-20) District (53,151 square feet)

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

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

**C.4. Existing community services.**

a. In what school district is the project site located? Lakeland (555401-School Dist 4)

b. What police or other public protection forces serve the project site?  
Cortlandt Manor PD

c. Which fire protection and emergency medical services serve the project site?  
Lake Mohegan Fire District

d. What parks serve the project site?  
Old Toddville School LL Field

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? 2.527 acres  
b. Total acreage to be physically disturbed? 1.138 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.527 acres

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

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

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: 15 months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If Yes, show numbers of units proposed.

|               | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____             | _____             | _____               | _____                                 |
| At completion | _____             | _____             | _____               | _____                                 |
| of all phases | _____             | _____             | _____               | _____                                 |

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

If Yes,

i. Total number of structures \_\_\_\_\_ 1

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 48 height; \_\_\_\_\_ 100 width; and \_\_\_\_\_ 150 length

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

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

If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

## D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 580 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 482 gallons/day

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

Sanitary sewer waste from small employee restroom, to be used during business operations only and not for public use.

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

If Yes:

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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 On-site septic system consisting of one (1) 10' diameter septic tank with a 6' liquid depth and 3,528 gallon capacity. \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 0.812 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 2.526 acres (parcel size)  
 ii. Describe types of new point sources. N/A. the proposed development will match existing flow characteristics during construction and post construction.  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site stormwater management structures, including drywells and precast concrete catch basins/manholes.  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
N/A  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



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

If Yes:

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

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

---

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

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

---

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
0

iii. Parking spaces: Existing 43 Proposed 38 Net increase/decrease -5

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

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

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

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

---

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

|  |   |
|--|---|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am - 6pm</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8am-8pm</li> <li>• Saturday: _____ 8am-8pm</li> <li>• Sunday: _____ 9am-5pm</li> <li>• Holidays: _____ tbd</li> </ul> |
|--|---|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Building mounted luminaires (6 total), mounted 18' from grade on the east, north and west facades. All lighting will be downward facing and dark sky compliant (see Lighting Plan - Dwg No. C-6)

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 4 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 0.5 tons per \_\_\_\_\_ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: None \_\_\_\_\_  
 • Operation: None \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Private carter, in accordance with regulations.  
 \_\_\_\_\_  
 • Operation: Private carter, in accordance with regulations.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

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

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

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

Retail, Gasoline Service Station, Single and Multi-family Residential.

---

b. Land uses and coverytypes on the project site.

| Land use or Coverytype   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 0.774           | 0.814                            | +0.04              |
| • Forested   |                 |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) |                 |                                  |                    |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        |                 |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           |                 |                                  |                    |
| • Wetlands (freshwater or tidal)   |                 |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   |                 |                                  |                    |
| • Other Describe: Landscaping/Pervious _____   | 1.753           | 1.713                            | -0.04              |

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: Old Toddville School Little League Baseball Field

---

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
A PLAYce 2 Learn (Pre-School) - 4 Northridge Rd (975' from Site)

---

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 9803815, 9803819 (both closed 6/25/1998)  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 6.5 feet

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

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

|     |       |      |
|-----|-------|------|
| UpB | _____ | 90 % |
| UpC | _____ | 7 %  |
| UwB | _____ | 3 %  |

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 6.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 97 % of site  
 Moderately Well Drained: \_\_\_\_\_ 3 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

---

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
*Freshwater/forested shrub wetland on west side of Shipley Drive and east of Gregory Brook (Classification Code PFO1E). Approx. 310 feet northwest of the Project tax lot.*

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

---

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

|   |  |
|---|--|
| <p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Chipmunks _____</p> <p>Squirrel _____</p> <p>Deer _____</p>   |  |
| <p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |  |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>  |  |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>  |  |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>   |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>   |  |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>   |  |
| <p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>  |  |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>  |  |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>  |  |

|  |   |
|--|---|
| e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:  |   |
| <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District  |   |
| <i>ii.</i> Name: _____   |   |
| <i>iii.</i> Brief description of attributes on which listing is based: _____   |   |
| f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site?  |   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |
| If Yes:  |   |
| <i>i.</i> Describe possible resource(s): _____   |   |
| <i>ii.</i> Basis for identification: _____   |   |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:  |   |
| <i>i.</i> Identify resource: _____   |   |
| <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____   |   |
| <i>iii.</i> Distance between project and resource: _____ miles.  |   |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:  |   |
| <i>i.</i> Identify the name of the river and its designation: _____  |   |
| <i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  |   |
| <input type="checkbox"/> Yes <input type="checkbox"/> No   |   |

**F. Additional Information**

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

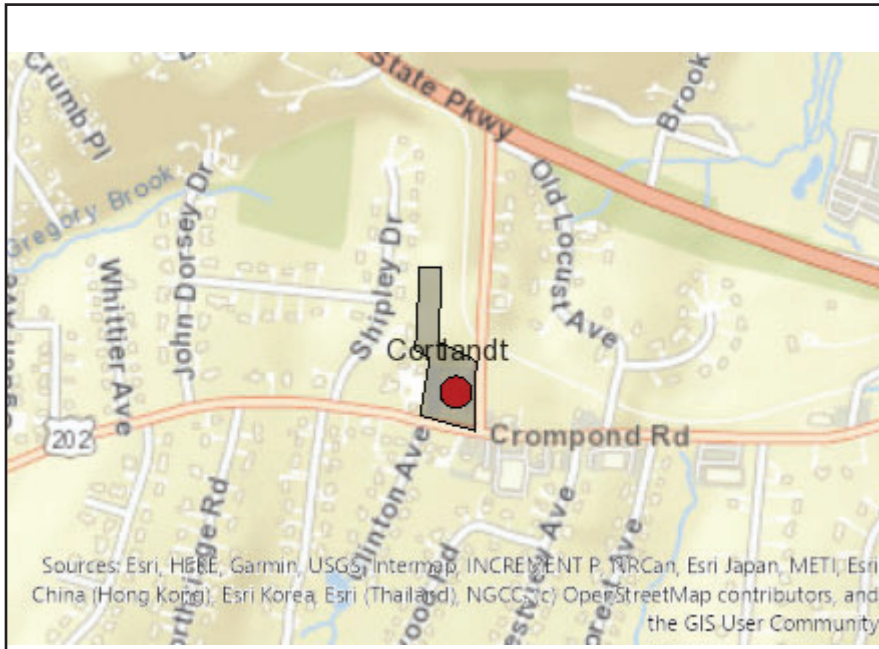
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name 3 Locust Avenue, LLC Date March 26, 2024

Signature  Title Attorney for Applicant and Owner  
 By: Brian T. Sinsabaugh, Esq./Zarin & Steinmetz LLP



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



|  |   |
|--|---|
| B.i.i [Coastal or Waterfront Area]   | No  |
| B.i.ii [Local Waterfront Revitalization Area]                                      | No  |
| C.2.b. [Special Planning District]   | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History]           | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.i [DEC Spills or Remediation Site - Listed]                                  | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.iii [Within 2,000' of DEC Remediation Site]                                  | No  |
| E.2.g [Unique Geologic Features]   | No  |
| E.2.h.i [Surface Water Features]   | No  |
| E.2.h.ii [Surface Water Features]  | Yes   |
| E.2.h.iii [Surface Water Features]   | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.v [Impaired Water Bodies]  | No  |
| E.2.i. [Floodway]  | No  |
| E.2.j. [100 Year Floodplain]   | No  |
| E.2.k. [500 Year Floodplain]   | No  |
| E.2.l. [Aquifers]  | No  |
| E.2.n. [Natural Communities]   | No  |
| E.2.o. [Endangered or Threatened Species]  | No  |
| E.2.p. [Rare Plants or Animals]  | No  |



|  |  |
|--|--|
| E.3.a. [Agricultural District]   | No   |
| E.3.c. [National Natural Landmark]   | No   |
| E.3.d [Critical Environmental Area]  | No   |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites]   | Yes  |
| E.3.i. [Designated River Corridor]   | No   |



Department of  
Environmental  
Conservation

## Spill Incidents Database Search Details

---

### Spill Record

#### Administrative Information

**DEC Region:** 3

**Spill Number:** 9803815

#### Spill Date/Time

**Spill Date:** 06/25/1998    **Spill Time:** 08:50:00 AM

**Call Received Date:** 06/25/1998    **Call Received Time:** 12:28:00 PM

#### Location

**Spill Name:** TODDVILLE TRAINING FACILITY

**Address:** LOCUST AVE

**City:** CORTLANDT    **County:** Westchester

#### Spill Description

| Material Spilled | Amount Spilled | Resource Affected |
|------------------|----------------|-------------------|
|------------------|----------------|-------------------|

|                   |        |                       |
|-------------------|--------|-----------------------|
| unknown petroleum | 1 Gal. | Surface Water , Sewer |
|-------------------|--------|-----------------------|

**Cause:** Unknown

**Source:** Institutional, Educational, Gov., Other

**Waterbody:**

#### Record Close

**Date Spill Closed:** 06/25/1998

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Return To Results](#)

[Refine This Search](#)

---



Department of  
Environmental  
Conservation

## Spill Incidents Database Search Details

---

### Spill Record

#### Administrative Information

**DEC Region:** 3

**Spill Number:** 9803819

#### Spill Date/Time

**Spill Date:** 06/25/1998 **Spill Time:** 12:11:00 PM

**Call Received Date:** 06/25/1998 **Call Received Time:** 12:49:00 PM

#### Location

**Spill Name:** TODDVILLE TRAINING FACILI

**Address:** LOCUST AVE

**City:** CORTLANDT **County:** Westchester

#### Spill Description

| Material Spilled | Amount Spilled | Resource Affected |
|------------------|----------------|-------------------|
|------------------|----------------|-------------------|

|                   |        |                       |
|-------------------|--------|-----------------------|
| unknown petroleum | 1 Gal. | Surface Water , Sewer |
|-------------------|--------|-----------------------|

**Cause:** Unknown

**Source:** Commercial/Industrial

**Waterbody:**

#### Record Close

**Date Spill Closed:** 06/25/1998

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Return To Results](#)

[Refine This Search](#)

---

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

## Division of Fish and Wildlife, New York Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757

Phone: (518) 402-8935 | Fax: (518) 402-8925

[www.dec.ny.gov](http://www.dec.ny.gov)

**03/26/2024**

The attached report from the Environmental Resource Mapper includes information from the New York Natural Heritage Program database with respect to the location indicated on the map below. This letter, together with the attached report from the Environmental Resource Mapper, is equivalent to, and carries the same validity, as a letter from the New York Natural Heritage Program, including for projects where a Natural Heritage letter is required.

If your location of interest does not fall within an area covered by the Rare Plants and Rare Animals layer or in the Significant Natural Communities layer, then New York Natural Heritage has no records to report in the vicinity of your project site. Submitting a project screening request to NY Natural Heritage is not necessary.

If the attached report lists that your location of interest is in the vicinity of state-listed animals, including state-listed bats, please consult the [EAF Mapper](#) to obtain a list of the species involved. (You do not have to be filling out an Environmental Assessment Form in order to use the EAF Mapper). Then consult the appropriate [NYSDEC Regional Office](#) for information on any project requirements or permit conditions.

If the attached report lists unlisted animals, rare plants, or significant natural communities, and if you would like more information on these, please submit a project screening request to [New York Natural Heritage](#). For more information, please see the DEC webpage [Request Natural Heritage Information for Project Screening](#).

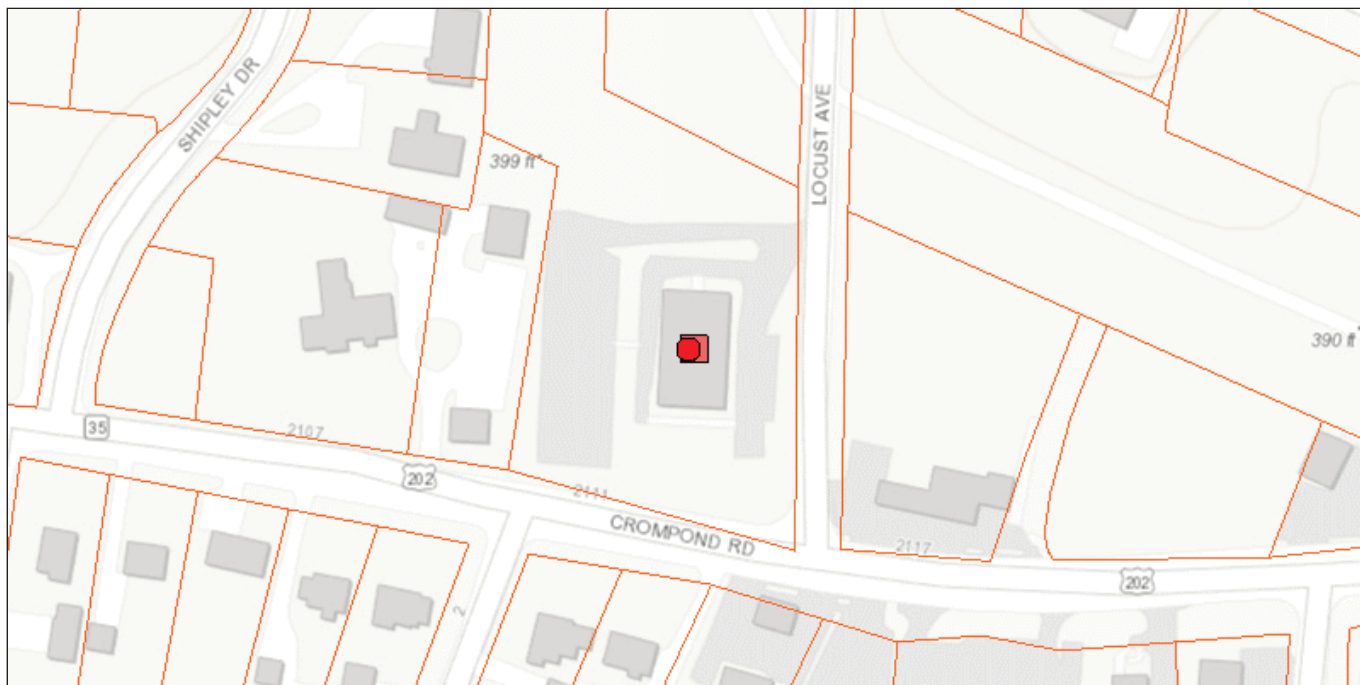
The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, NYNHP files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. NYNHP cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources from a proposed project.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the NYNHP database.

## New York Natural Heritage Program

<https://www.nynhp.org/>.

# Environmental Resource Mapper



The coordinates of the point you clicked on are:

**UTM 18**

**Easting:** 593686.4814988329

**Northing:** 4571873.7891076775

**Longitude/Latitude**

**Longitude:** -73.88107431052782

**Latitude:** 41.29288580370749

The approximate address of the point you clicked on is:

3 Locust Ave, Cortlandt Manor, New York, 10567

**County:** Westchester

**Town:** Cortlandt

**USGS Quad:** PEEKSKILL

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

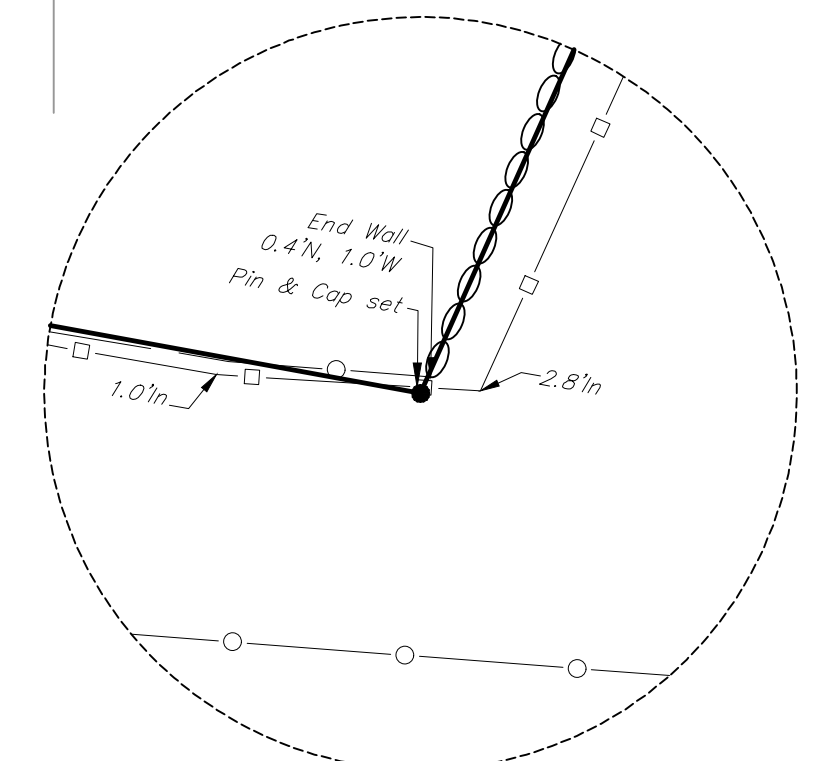
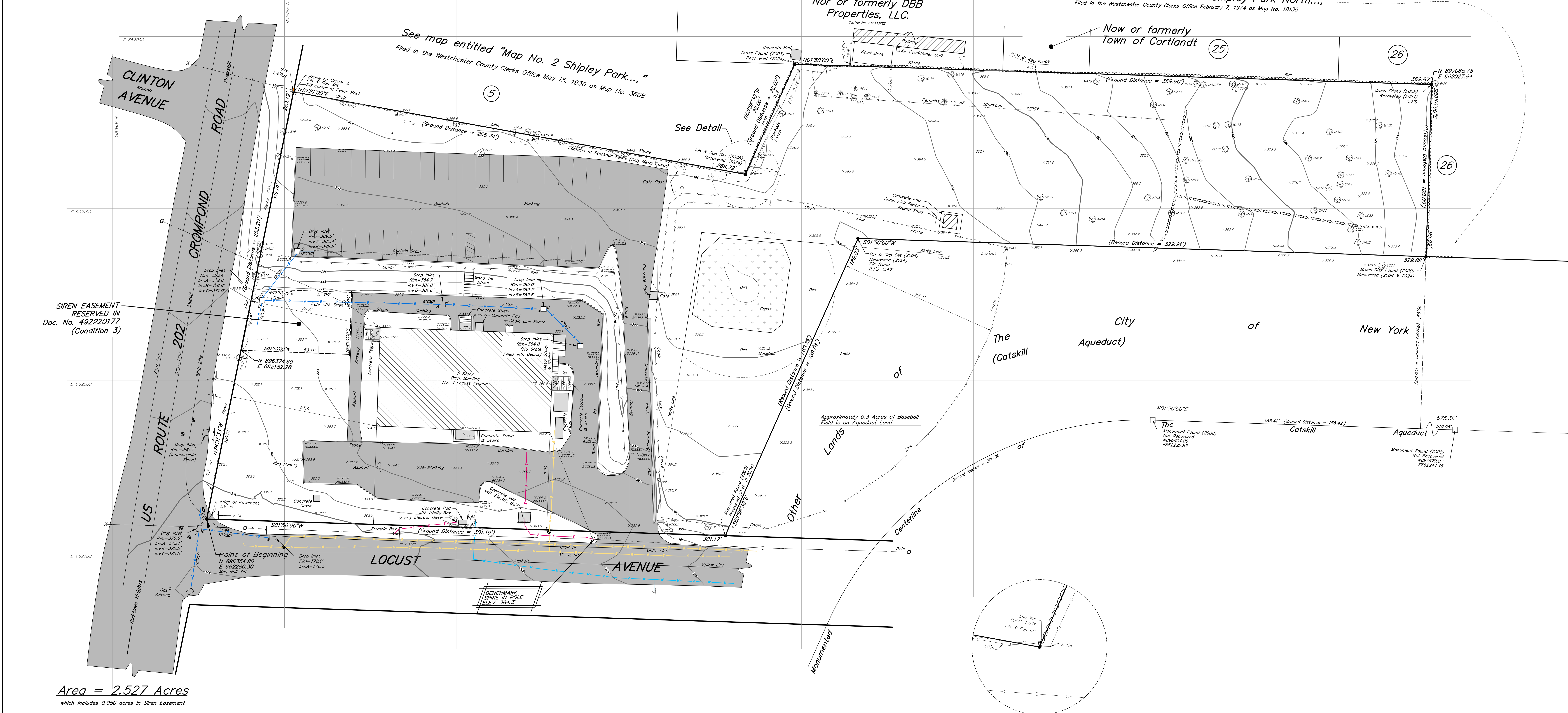
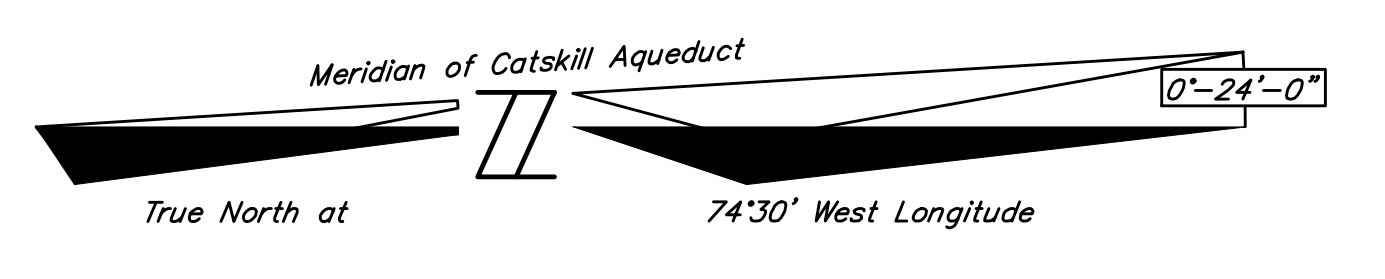
Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

| LEGEND              |                                  | TREE LEGEND          |                       |
|---------------------|----------------------------------|----------------------|-----------------------|
| ○ 8/2               | BOLLARD                          | ○ OK14TW             | ATTRIBUTE (TW = THIN) |
| — 3/2               | CONTOUR LINE                     | — CALIPER (14 = 14") | SPECIES (OK = OAK)    |
| —                   | CORRUGATED METAL PIPE            | —                    | TREE LOCATION         |
| —                   | COP                              |                      |                       |
| —                   | CORRUGATED PLASTIC PIPE          |                      |                       |
| —                   | FIRE HYDRANT                     |                      |                       |
| —                   | GAS VALVE                        |                      |                       |
| —                   | GUY                              |                      |                       |
| —                   | LAMP                             |                      |                       |
| —                   | PALE                             |                      |                       |
| —                   | POLYVINYL CHLORIDE PIPE          |                      |                       |
| —                   | REINFORCED CONCRETE PIPE         |                      |                       |
| —                   | SIGN (SMALL)                     |                      |                       |
| —                   | SPOT ELEVATION                   |                      |                       |
| —                   | TOP & BOTTOM OF CURB             |                      |                       |
| —                   | TOP & BOTTOM OF WALL             |                      |                       |
| —                   | WATER VALVE                      |                      |                       |
| <b>SUBTERRANEAN</b> |                                  | <b>KEY</b>           |                       |
| —                   | ELECTRIC LINE (STRIPED IN FIELD) | —                    | QUANTITATIVE          |
| —                   | DRAINAGE LINE (STRIPED IN FIELD) | —                    | QUADRUPLE             |
| —                   | GAS LINE (STRIPED IN FIELD)      | —                    | TRIPLE                |
| —                   | WATER LINE (STRIPED IN FIELD)    | —                    | TW                    |

| FILED MAP REFERENCE TABLE |  |                  |                                   |   |
|---------------------------|--|------------------|-----------------------------------|---|
| MAP No.                   | MAP TITLE  | FILING DATE      | FILING OFFICE                     | DISPOSITION                                     |
| 12236                     | "Map of lands to be acquired by Central School District No. 1 Mohegan Lake, NY..." | December 8, 1959 | Westchester County Clerk's Office | Included Parcel II                              |
| 3608                      | "Map No. 2 Shipley Park..."  | May 15, 1930     | Westchester County Clerk's Office | Adjoining Lands (see body of his map)           |
| 18130                     | "Section 2 - Shipley Park North..."  | February 7, 1974 | Westchester County Clerk's Office | Adjoining Lands & Parcel (see body of this map) |



Area = 2.527 Acres  
which includes 0.050 acres in Siren Easement

- Notes
- COPYRIGHT "2024" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
  - Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
  - All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
  - If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
  - This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
  - This survey is of property described in the Westchester County Clerk's Control No. 630723681 (Hudson Valley Hospital Center to KPB Properties LLC).
  - The meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.9999144. Ground distances are shown parenthetically. To obtain ground distances divide the grid distances on this map by the grid factor. To obtain ground area divide the grid area by the square of the grid factor.
  - The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 88).
  - The topographic data hereon was compiled from an actual field survey by Badey & Watson on January 9, 2024.
  - Approximately 6" of snow cover existed on January 9, 2024. As a result, some features may not be shown.
  - At client request only those trees with a breast height diameter of 12" or greater were located.

- Badey & Watson contacted the Dig Safely New York (DSNY) and obtained a list of registered utility companies, municipalities and agencies that might have underground facilities in the project vicinity. "Design Ticket" No. 01034-000-248 was issued by the DSNY for this project listing utility companies, municipalities and agencies that were to be contacted by the DSNY. Following is a list of the registrants that were to be contacted and the disposition related thereto as of DATE.
    - A) Atlice - Plate provided
    - B) Consolidated Edison Company of New York - Striped in field
    - C) Montrose Improvement - Responded 'No facilities in area'
    - D) New York City Department of Environmental Protection - Responded 'No facilities in area'
    - E) Town of Cortlandt - Responded 'No facilities in area'
    - F) Verizon - No response to date.
- Underground improvements are mapped for planning purposes only. Mapping of these facilities is based on Plates provided, as noted above and readily visible surface evidence. No subsurface investigation of any kind was conducted. This information is subject to the limitations inherent in this methodology. Dig Safely New York requires a Code 753 call to 811 at least two but not more than ten full working days prior to digging. For more information on DSNY contact WWW.DSNY.COM or WWW.DIGSAFEENYORK.COM.
- No evidence of cemeteries, earth moving work, building construction or building additions, or that the site is or has been used as a solid waste dump, sump or landfill was observed.

This map was prepared for the exclusive use of and is certified only to: KPB PROPERTIES LLC.

SURVEY OF PROPERTY  
PREPARED FOR  
**KPB PROPERTIES LLC.**  
SITUATE IN THE  
**TOWN OF CORTLANDT**  
**WESTCHESTER COUNTY**  
**NEW YORK**

SCALE 1 in. = 20 ft. JANUARY 11, 2024

We hereby certify that the survey shown hereon was completed by us on January 11, 2024 and that this map was completed on January 25, 2024 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.



**BADEY & WATSON**  
Surveying & Engineering, D.P.C.  
by *James W. Bodey*  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 50389

**PRINTED**  
January 25, 2024  
**BADEY & WATSON**  
Surveying & Engineering, D.P.C.

W.O. No. 13662, 19191, 27176  
 Checked by G.W.  
 Spell checked by M.H./M.E.  
 Drawn by M.H./M.E.  
 Closed by G.W.  
 On 1-24-2024  
 T.M. : 34.5-2-6  
 Layout: SURVEY  
 Drawing Name: L519191\_001\_1022.DWG

**Table No. 1  
Hourly Trip Generation Rates (HTGR) and  
Anticipated Site Generated Traffic Volumes**

| Cortlandt Self Storage<br>3 Locust Avenue<br>Town of Cortlandt, New York | Entry             |                   |        |                       | Exit              |                   |        |                      | Total<br>Volume |
|--|-------------------|-------------------|--------|-----------------------|-------------------|-------------------|--------|----------------------|-----------------|
|  | HTGR <sup>1</sup> | Passenger<br>Cars | Trucks | Total Entry<br>Volume | HTGR <sup>1</sup> | Passenger<br>Cars | Trucks | Total Exit<br>Volume |                 |
| <b>Self Storage</b><br>(56,000 sq. ft. Net Leaseable Area)               |                   |                   |        |                       |                   |                   |        |                      |                 |
| Peak AM Hour   | 0.07              | 5                 | 0      | 5                     | 0.07              | 4                 | 1      | 5                    | 10              |
| Peak PM Hour   | 0.08              | 6                 | 0      | 6                     | 0.07              | 4                 | 1      | 5                    | 11              |
| Weekday Daily Trips  | 0.61              | 44                | 2      | 46                    | 0.61              | 45                | 1      | 46                   | 92              |
| Saturday Peak Hour   | 0.07              | 4                 | 1      | 5                     | 0.08              | 5                 | 1      | 6                    | 11              |
| Saturday Daily Trips   | 0.44              | 31                | 2      | 33                    | 0.44              | 31                | 2      | 33                   | 66              |

**NOTES:**

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 151 - MINI-WAREHOUSE NET LEASEABLE AREA RATES.