



TOWN OF CORTLANDT PLANNING BOARD

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Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder

Alternate

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080
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Planning Staff email:
chrisk@townofcortlandt.com

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Francis X. Farrell
Cristin Jacoby
Robert Mayes

You are invited to a Zoom webinar.
When: Nov 8, 2023 07:30 PM Eastern Time (US and Canada)
Topic: 2023 November 8 Planning Board Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/85484979441?pwd=VXFHQVRhU1ZkMFAzaEozenNoc1JVUT09>

Passcode: 366207

Or One tap mobile:

+19292056099,85484979441#, *366207# US (New York)

+16469313860, 85484979441#, *366207# US

Or Telephone:

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

+1 929 205 6099 US (New York)

Webinar ID: 854 8497 9441

Passcode: 366207

WORK SESSION.....NOVEMBER 8, 2023 7:00 PM

1. Discuss November 8, 2023 Regular Planning Board Meeting Agenda.
Work Session to be held in Conference Room 1

MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:30 WEDNESDAY EVENING
NOVEMBER 8, 2023

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 OCTOBER 3, 2023**

5. CORRESPONDENCE

- PB 2019-11** a. Annual Report dated January 1, 2022 – December 31, 2022 from Liberty Power regarding the Croton Solar Farm located on the east side of Croton Avenue, approximately 500 feet north of Furnace Dock Road.
- PB 2019-5** b. Memo from Michael Musso, P.E., of HDR, Inc. with respect to Condition #18 of the Planning Board Resolution 1-23 regarding the cell tower proposed for 52 Montrose Station Rd.

6. RESOLUTION

- PB 2023-2** a. Application of Application of Jennie Thomas of JJM Summit Realty, LLC, for Amended Site Plan approval for a proposed 964 sq. ft. building addition to an existing dental office located at 1 Jerome Drive. Drawings dated July 28, 2023 (see prior PB 33-98)

7. PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)

- PB 2023-5** a. Public Hearing: Application of VS Construction Corp. for Preliminary and Final Plat approval for a 2-lot subdivision for property located at 2003 Crompond Rd. (Route 202). Drawings latest revised October 1, 2023.

8. 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 a proposed 2,088 sq. ft. building addition to the existing Ace Hardware Store located at 3120 Lexington Avenue. Drawings latest revised November 1, 2023 (see prior PB 2018-5)

9. ADJOURNMENT

Next Regular Meeting; TUESDAY, DECEMBER 5, 2023 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com



Croton Solar LLC

ANNUAL REPORT

JANUARY 1, 2022 – DECEMBER 31, 2022



Table of Contents

Summary of Operations	3
Production	3
Project-Level Availability	3
Energy Credits.....	3
Safety or Accident Reports	3
Reports of Environmental Disturbances	3
Proposal of Actions Required	3
System Performance	4
Lost Output Report.....	4
Production Data.....	5
Plant Availability	6



Summary of Operations

Production

Actual production (5,424 MWh) during the annual period was 4%, or 224 MWh, above the budgeted energy production (5,200 MWh).

Throughout 2022, the Croton solar site had a monthly average of approximately 1200 subscribers who benefitted from its energy production. These subscribers receive a 5% discount on their electric bill.

Project-Level Availability

Overall, site availability throughout the period was at 95.7%, which is below the budgeted availability of 98.5%. This was mainly due to low availability in January and February following COD in December 2021.

Energy Credits

The Croton solar site does not generate Renewable Energy Credits (RECs).

Safety or Accident Reports

No major safety-related incidents were recorded during the period.

Reports of Environmental Disturbances

No major environmental-related issues were reported during the period.

Proposal of Actions Required

No proposal of actions to report.



System Performance

Lost Output Report

There was 268 MWh of lost production over the 2022 annual period primarily due to manufacturer/equipment outages. The monthly lost production by category can be seen in Table 2 below.

Table 2. Lost MWh by Category

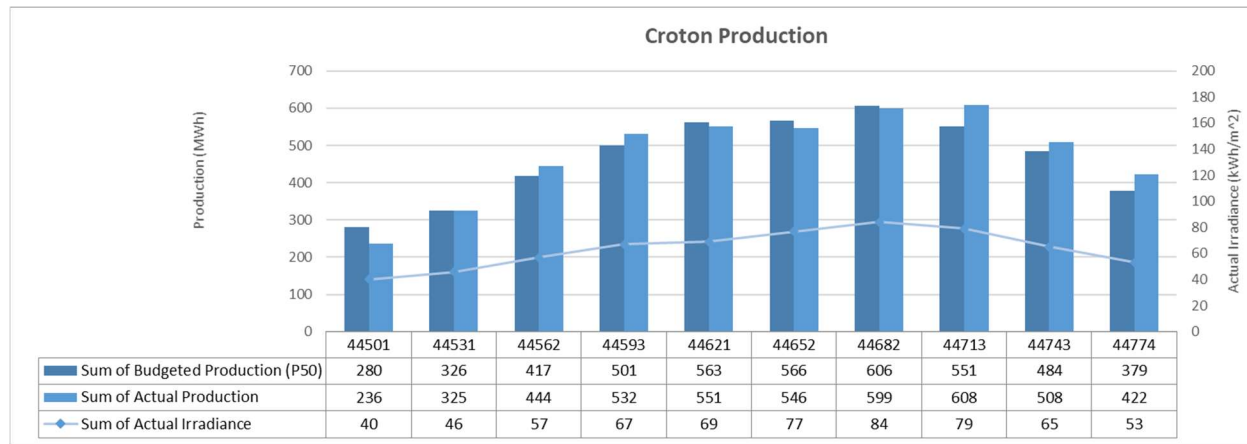
Month	Manufacture	Maintenance	Environment	Grid	Curtailement	Owner	Force Majeure	Total
January	92	0	0	0	0	0	0	92
February	66	0	0	0	0	0	0	66
March	14	0	0	0	0	0	0	14
April	9	0	0	0	0	0	0	9
May	22	0	0	0	0	0	0	22
June	34	0	0	0	0	0	0	34
July	21	0	0	0	0	0	0	21
August	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0
October	10	0	0	0	0	0	0	10
November	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0
Total	268	0	0	0	0	0	0	268



Production Data

Table 3. Production and Irradiance Summary

Month	Actual Production [kWh]	Budgeted Production [kWh]	% Variance	Actual Irradiation [kWh/m ²]	Budget Irradiation [kWh/m ²]	% Variance
January	236	280	84%	40	58	69%
February	325	326	100%	46	73	63%
March	444	417	106%	57	34	168%
April	532	501	106%	67	44	152%
May	551	563	98%	69	56	123%
June	546	566	96%	77	53	145%
July	599	606	99%	84	55	153%
August	608	551	110%	79	54	146%
September	508	484	105%	65	38	171%
October	422	379	111%	53	34	156%
November	364	287	127%	44	34	129%
December	289	240	120%	35	33	106%
Total	5,424	5,200	104%	716	566	127%





Plant Availability

The plant availability was calculated for each month of the annual period, as seen in Table 4 below. The annual average plant availability was found to be 95.7% in 2022.

Table 4. Availability

Month	Plant Availability
January	76.8%
February	85.9%
March	96.8%
April	99.0%
May	98.9%
June	94.3%
July	97.2%
August	100.0%
September	100.0%
October	99.9%
November	100.0%
December	100.0%
Average	95.7%



October 13, 2023
HDR Project #10384383

Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, New York 10567



Re: **Homeland Towers / New York SMSA Limited Partnership d/b/a Verizon Wireless
52 Montrose Station Road, Town of Cortlandt, Westchester County, NY
HDR Post Approval Memo 2: Planning Board Condition #18**

Dear Honorable Chairperson and Members of the Town of Cortlandt Planning Board:

This memorandum was prepared by HDR to provide additional review comments on the applicant's proposed approach to address Condition #18 of the Planning Board's approval Resolution (No. 1-23) for the construction of a new 140-ft tall stealth tree monopole located at 52 Montrose Station Road.

A letter submitted by Snyder & Snyder on March 1, 2023 provided initial responses to two conditions of the approved special permit, including Condition #18. A follow-on applicant submittal was received by the Planning Department on September 12, 2023, which responded to HDR's comments provided in an earlier review memorandum (dated April 20, 2023).

This second HDR memo regarding Condition #18 is submitted to the Planning Board and will also be referenced and appended to the Tech Memo prepared for DOTS for the Homeland Towers, LLC (Homeland) Building Permit application review. Condition #18 of the Planning Board Resolution is written as follows:

*Within one year after receipt of the certificate of compliance from the Town for the Facility, the Applicants will provide information to the Planning Board for its records regarding the actual service provided from the Verizon Wireless antennas. The scope of the information to be provided will be established during the building permit phase of the project, with feedback from the Planning Board, Town DOTS and the Town telecommunications consultant. A detailed scope of analysis will be furnished by the applicant for purposes of documenting additional (incremental) Verizon services that are provided by the facility at 52 Montrose Station Road to the local network in the site area. The scope of work **may** include the following elements (or others that may be identified by the applicant during the building permit phase of the project):*

- Copies 1 Planning Board
- Town Board
- Zoning Board
- Legal Dept
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- Mike Snyder, Esq.

- Comparison of baseline ("pre-construction") information for 750 or 2100 MHz coverage in the area (based on drive testing, C-Squared coverage maps, or other information) with corresponding data collected after the facility becomes operational;
- Pre- and post-operations comparison of Verizon usage, as determined from data at surrounding (existing) Verizon cell sites (e.g., capacity key performance indicators);
- Assessment of available FCC and NYS Broadband maps prior to construction and after the facility is operational;

Sent 10/16/23

- *Canvassing of citizen groups located in areas that are currently experiencing a gap in Verizon service after the facility becomes operational;*

The report shall be submitted to the Planning Board which describes the methods used to document new (incremental) Verizon service to the site area along with qualitative or quantitative data utilized to make this confirmation. This condition does not change the need for the five-year recertification under Section 277-18 of the Town Code or the requirements for such recertification provided therein.

The March 1 and September 12, 2023 submittals included memos from Verizon Wireless' radiofrequency (RF) consultant, C Squared Systems, LLC ("C Squared"), detailing the applicant's proposed scope for the information to be provided in accordance with Condition #18. With regard to the first bullet of the Condition, the applicant proposes that once the facility is operational, a subsequent post-construction drive test will be conducted to confirm coverage of the new facility in the 750 MHz and 1900 or 2100 MHz frequencies. They note that to the extent possible, the proposed drive test will be conducted on the same roads as the original test, which was previously submitted in a report dated February 20, 2019. A map depicting the new drive test data that utilizes the same base map and thresholds (e.g., symbology) will be prepared so that a comparison of the pre-construction (2019) drive test maps and the (future) post-construction drive test maps may be performed. The C Squared memos also state that updated coverage plots will be prepared so that further comparison to the original coverage plots can be made. **HDR feels that this approach is reasonable and in accordance with the Condition #18.**

The C Squared memos clearly address the first of the four bullet points contained within Condition #18. Its May 3, 2023 response memo also provided further information on the remaining three bullet items.

HDR submits the following comments for the Planning Board's consideration:

- Regarding the second bullet of Condition #18:
 - The applicant's RF engineer has attested that presenting capacity key performance indicators for surrounding (currently on-air) Verizon sites, both before and after the Montrose Station Road facility goes on-air, is not a practical measure in comparison to the drive testing and coverage map development proposed. HDR had noted that an analysis of capacity information could provide a second line of evidence of incremental increase in service for the area, that may be useful to supplement the approach proposed to address the first bullet of Condition #18. Considering the proposed drive testing where actual signal is measured, and the fact that the cell site justification was predominately based on coverage (vs. capacity), **HDR feels that a second line of evidence utilizing capacity data from surrounding Verizon cell sites is not required for the purpose of the Resolution condition.**
- Regarding the third bullet of Condition #18:
 - FCC maps depicting wireless broadband coverage are becoming more refined and the granularity of the data presented is continually increasing. It may be useful for the applicant to explore the use of FCC broadband coverage maps as another



means to depict incremental increase in service; **however, with the post-construction drive testing and coverage maps proposed to be submitted, HDR does not feel that the available FCC maps will provide additional insight to meet the condition. The applicant agrees and will not entertain assessment of FCC maps in its future service documentation.**

- Regarding the fourth bullet of Condition #18:
 - The Town may wish to lead the effort to coordinate outreach to citizens in the area who have previously reported a lack of reliable wireless service, after the Montrose Station Road facility is operational. Reported increase in cell service can be canvassed at that time. **HDR has no further comment on this item; however, C Squared offers valid perspectives and considerations in its May 3, 2023 memo if such outreach is considered by the Town.**

Please feel free to contact me should you have any questions on this memorandum.

Sincerely,

Henningson, Durham & Richardson
Architecture and Engineering, P.C.
in association with HDR Engineering Inc.

A handwritten signature in black ink that reads "Michael P. Musso, P.E.".

Michael P. Musso, P.E.
Senior Project Manager



May 3, 2023

Department of Planning & Community Development
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567
Attn: Chris Kehoe, AICP, Director



RE: Homeland Towers, LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") Special Permit and Site Plan Approval, Resolution No. 1-23, for a Public Utility Personal Wireless Facility at 52 Montrose Station Rd, Town of Cortlandt, NY

Dear Mr. Kehoe:

This letter supplements C Squared's previous letter dated February 27, 2023 ("February 27th Letter"), regarding the Public Utility Personal Wireless Facility ("Facility") at 52 Montrose Station Rd, Town of Cortlandt, NY. This letter and the February 27th Letter are submitted in response to Condition #18 of the Planning Board Approval Resolution No. 1-23 ("Resolution") for the Facility.

Condition #18 of the Resolution provides that "[w]ithin one year after receipt of the certificate of compliance from the Town for the Facility, the Applicants will provide information to the Planning Board for its records regarding the actual service provided from the Verizon Wireless antennas." Additionally, it provides that "[t]he scope of the information to be provided will be established during the building permit phase of the project, with feedback from the Planning Board, Town DOTS and the Town telecommunications consultant."

In the February 27th Letter, C Squared provided a detailed scope of the information that will be provided in accordance with Condition #18 of the Resolution regarding the actual service provided by the Facility ("Post Construction Report"). In response to the February 27th C Squared

Letter, we received comments from the Town's municipal consultant, HDR, dated April 20, 2023 ("HDR Comments") requesting additional information. In response to the HDR Comments, please note the following:

HDR's First Comment:

- **Regarding the second bullet of Condition #18:**

It is recommended that the applicant indicate whether it is feasible (or not feasible, with rationale provided) to present capacity key performance indicators for surrounding (currently on-air) Verizon sites, both before and after the Montrose Station Road facility goes on-air. This could provide a second line of evidence of incremental increase in service for the area, that may be useful to supplement the approach proposed to address the first bullet of Condition #18. A response to confirm if capacity data can also be utilized should be submitted.

Response to HDR's First Comment

The need for this Facility is not based on capacity, so capacity information was not previously presented during the approval process. As detailed in the February 27th Letter, the Post Construction Report will contain updates to the drive test and propagation maps previously presented to the Planning Board. Since the Facility has always been presented as a coverage site (as opposed to a capacity site), the Report will depict the increase in coverage. This will allow for a direct comparison of coverage before and after the Facility is built. Capacity data would not be helpful in that comparison.

HDR's Second Comment:

- **Regarding the third bullet of Condition #18:**

FCC maps depicting wireless broadband coverage are becoming more refined and the granularity of the data presented is continually increasing. It may be useful for the applicant to explore the use of FCC broadband coverage maps as another means to depict incremental increase in service; however, with the post-construction drive testing and coverage maps proposed to be submitted, HDR does not feel that the available FCC

maps will provide additional insight to meet the condition. If the applicant elects to utilize the FCC maps, use of such maps should be sufficiently explained so as to avoid confusion with other FCC products such as the maps that depict residential internet coverage. The applicant may provide their opinions on whether this would be useful or not as the case may be.

Response to HDR's Second Comment

I agree with HDR's assessment of the FCC broadband coverage maps, where HDR states that it "does not feel that the available FCC maps will provide additional insight to meet the condition." The FCC broadband maps are a work in progress and are still being refined. They depict data speeds as opposed to coverage levels and are much more granular (currently over 100 times more granular) than the coverage maps provided by Verizon in this matter. Therefore, the FCC broadband coverage maps will not add any useful information to the Post Construction Report used for comparative analysis.

Conversely, the C Squared coverage maps provided to the Planning Board and proposed for the Post Construction Report are based on measured coverage data in the specific geographical area and therefore depict coverage in this area far more accurately and at a much higher resolution than the FCC broadband coverage maps. Incorporating the less detailed, lower resolution FCC broadband maps will only add confusion to the Post Construction Report without providing any meaningful additional data.

HDR's Third Comment:

- ***Regarding the fourth bullet of Condition #18:***

The Town may wish to lead the effort to coordinate outreach to citizens in the area who have previously reported a lack of reliable wireless service, after the Montrose Station Road facility is operational. Reported increase in cell service can be canvassed at that time.

Response to HDR's Third Comment

The citizen outreach detailed above is not an objectively measurable way to determine the level of service provided to a specific area. Subjective experiences occurring at different times of the day or week, using different equipment for varied purposes (voice, text, data) can lead to inconsistent responses. Therefore, the cross section of participants (including, their location, type of equipment used and time of usage) would need to be carefully vetted to determine that type of participant and level of participation does not skew results. Based on the above, the suggested outreach is not a verifiable, repeatable way to make a determination on the full extent of the new coverage provided by the Facility.

Conversely, as noted above, and as detailed in the February 27th C Squared Letter, the proposed Post Construction Report will contain updates to the drive test and propagation maps previously presented to the Planning Board. Based on that updated data, the Planning Board will be able to compare the prior C Squared maps showing the proposed coverage to the new C Squared maps showing the actual coverage. This is the easiest and most unambiguous way for the Planning Board to review the "additional (incremental) Verizon services that are provided by the facility at 52 Montrose Station Road to the local network in the site area" as noted in Condition #18 of the Resolution.

SUBMITTED BY:

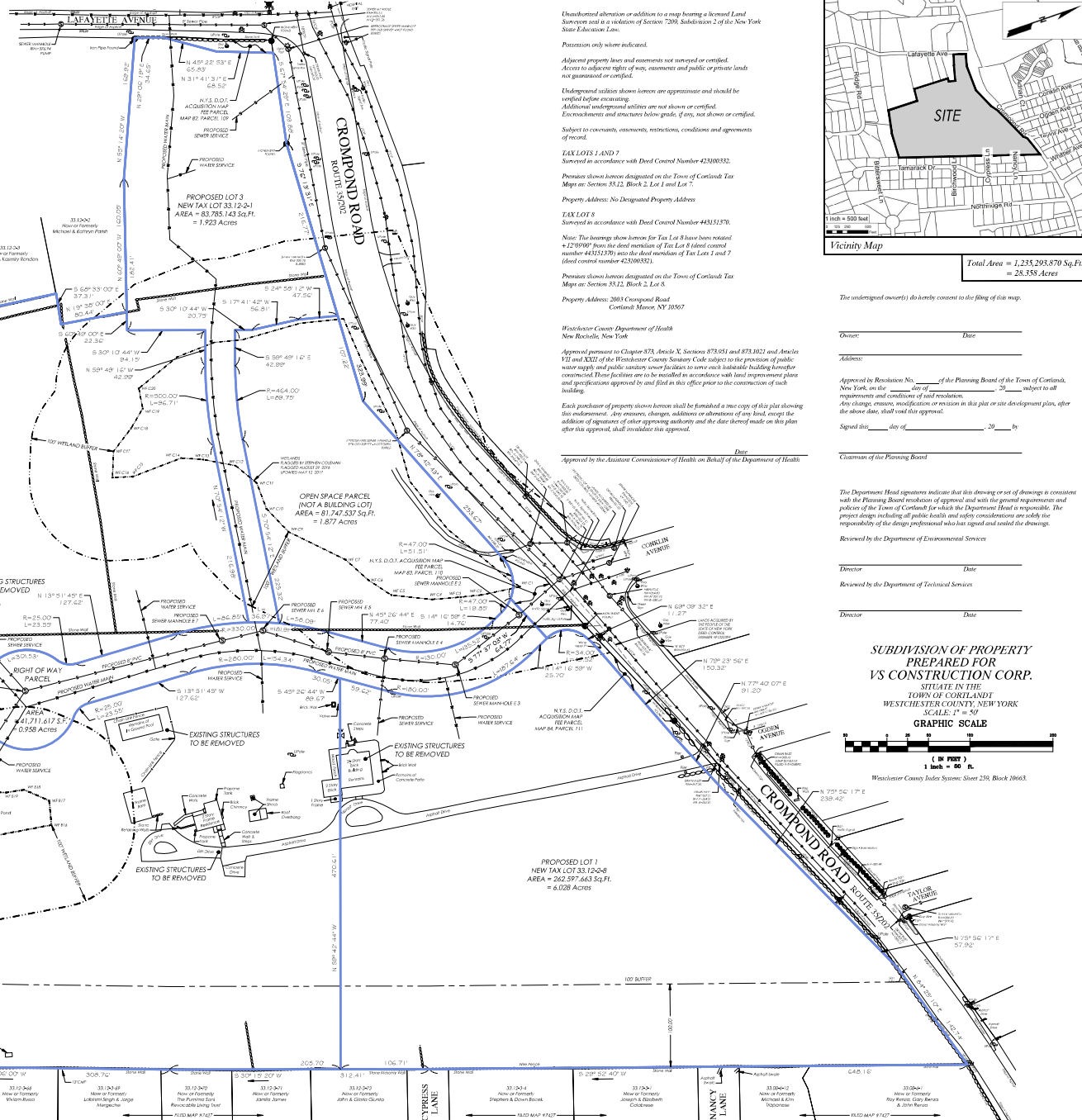
A handwritten signature in black ink, appearing to read "Martin J. Lavin". The signature is written in a cursive, flowing style.

Martin J. Lavin

Senior RF Engineer

Date: May 3, 2023

ZONING CONFORMANCE TABLE						
ZONE: MOD	MEDICAL-ORIENTED DISTRICT	PROPOSED				
ITEM	REQUIRED	LOT 1	LOT 2	LOT 3	OPEN SPACE PARCEL	RIGHT OF WAY PARCEL
MINIMUM LOT AREA	10,000 S.F.	282,597,683 S.F.	785,451,910 S.F.	83,785,143 S.F.	81,747,337 S.F.	41,711,617 S.F.
MINIMUM LOT WIDTH	100 FT	351.6 FT	908.27 FT	295.5 FT	281.6 FT	N/A
MINIMUM YARD SETBACKS						
FRONT	30 FT	30 FT	30 FT	30 FT	N/A	N/A
SIDE	30 FT	30 FT	30 FT	30 FT	N/A	N/A
REAR	30 FT	30 FT	30 FT	30 FT	N/A	N/A
MAXIMUM LOT COVERAGE	60 %	60 %	60 %	60 %	N/A	N/A
MAXIMUM BUILDING HEIGHT	45 FT	45 FT	45 FT	45 FT	N/A	N/A



Unauthorized alteration or addition to a map bearing a licensed Land Surveyor seal is a violation of Section 7209, Subsections 2 of the New York State Education Law.

Precision only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before installing.

Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

TAX LOT 1 AND 7
Surveyed in accordance with Deed Control Number 423000332.

Precisions shown hereon designated on the Town of Cortland Tax Maps as: Section 33.12, Block 2, Lot 1 and Lot 7.

Property Address: No Designated Property Address

TAX LOT 8
Surveyed in accordance with Deed Control Number 443151370.

Note: The bearings shown hereon for Tax Lot 8 have been rotated +2.90909° from the deed mentioned of Tax Lot 8 (deed control number 443151370) into the deed mentioned of Tax Lots 1 and 7 (deed control number 423000332).

Precisions shown hereon designated on the Town of Cortland Tax Maps as: Section 33.12, Block 2, Lot 8.

Property Address: 2003 Crown Road
Cortland Manor, NY 13657

Westchester County Department of Health
New Rochelle, New York

Approval pursuant to Chapter 37A, Article X, Sections 873.051 and 873.1027 and Article V.11 and X.12 of the Westchester County, New York Code subject to the provision of public water supply and public sanitary sewer facilities to serve such habitable building heretofore constructed. These facilities are to be installed in accordance with final engineering plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plan showing this endorsement. Any amendments, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after its approval, shall invalidate any approval.

Date: _____
Approved by the Assistant Commissioner of Health on behalf of the Department of Health



The undersigned owner(s) do hereby consent to the filing of this map.

Owner: _____ Date: _____

Address: _____

Approved by Resolution No. _____ of the Planning Board of the Town of Cortland, New York on the _____ day of _____, 20____ subject to all requirements and conditions of said resolution.

Any change, emend, modification or revision in this plan or site development plan, after the above date, shall not be approved.

Signed this _____ day of _____, 20____ by _____

Chairman of the Planning Board

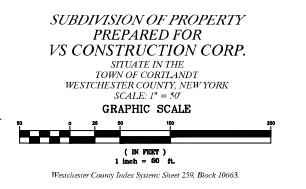
The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortland for which the Department Head is responsible. The project designs including all public health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

Reviewed by the Department of Environmental Services

Director: _____ Date: _____

Reviewed by the Department of Technical Services

Director: _____ Date: _____



TC MERRITS LAND SURVEYORS
394 BEDFORD ROAD • PLASANTVILLE • NY 10870
(914) 709-8003 • survey@tcmeritts.com

Daniel T. Merritts Licensed Land Surveyor, who made this map do hereby certify that the survey upon which this map is based was completed May 15, 2017 and that this map was completed November 8, 2023.
Map Revised: November 14, 2018, Map Revised: July 18, 2021
Map Revised: September 21, 2023, Map Revised: September 27, 2023

Drawn by: _____
DPS President Design Engineering, LLP Date: _____

Project: 24/16-254
Field Survey By: BJC/CR
Drawn By: DLT
Checked By: DM

Heike A. Schneider



Architect AIA, LEED AP
515 Croton Heights Road
Yorktown Heights, NY 10598
Tel 914 962-2119
Fax 914 962 2119
heike@hs-architecture.com

October 19, 2023

Re: DEC Application No. 3-5522-00364/00002
Article 24 Freshwater Wetlands
3120 Lexington Ave, Ace Hardware Storage Building Expansion
Town of Cortlandt, Westchester County

Project: Ace Hardware Store at 3120 Lexington Avenue in the Town of Cortlandt
SECTION: 24.15 BLOCK: 1 LOT: 8
Zoning: CC

Owner: Jack & Larry Ahearn, JA Mohegan Realty Corp.
Architect: Heike A. Schneider, HS-Architecture, 914 299 9677, email: heike@hs-architecture.com
Project: Ace Hardware Storage Building Addition

Attn: Katherine Coffin
Environmental Analyst
Division of Environmental Permits

Dear Katherine Coffin,

Since our initial submission (7-10-23) we have made some modifications to the location of the addition. Aligning the addition to the storage building and moving it closer to Lexington Avenue. We also adjusted the overall size of the building and we were able to avoid the wetland boundary completely. Please review our revised drawings.

1. The application materials do not demonstrate avoidance and minimization of wetland impacts. The application indicates that "the utmost scrutiny to find a suitable location and minimal size for the urgently needed storage addition" was considered but no other details were provided. There are also discrepancies in the proposed amount of wetland encroachment. The application requires a more detailed alternatives analysis. A supplemental narrative must be submitted which provides additional discussion, at a minimum describing why or how there are no other alternatives, and what measures were taken to limit disturbances in the wetland. Please note this should be a robust narrative which demonstrates that impacts in the wetland have been avoided and minimized to the maximum practical extent. The application should consider an alternative that includes the construction of a smaller building and moving the proposed storage building and moving the proposed storage building closer to Lexington Avenue or front of the existing building to limit wetland encroachment.

HS-Architecture Response: We are proposing a new layout that will further minimize its impact on the wetlands. The new addition will align with the existing building in the rear and move

closer to Lexington Ave as you suggested in your response letter. We are now staying out of the staked wetlands as it was mapped in 2019 by Paul Jaehnig. (I had sent you the report and original site plan with our submission).

2. Provide the total volume of material proposed to be excavated (cubic yards (cy)) and proposed to be filled (cy) from within the wetland.

HS-Architecture Response: Not necessary – we will have access from existing grave path (buffer area)

3. Discuss how the wetland will be dredged or filled and if a retaining wall is proposed.

HS-Architecture Response: The foundation will double as a retaining wall; no additional retainage will be necessary. We are also proposing a green roof to help mitigate and filter the water flow.

4. Plan Requirements - provide revised plans which show all proposed work, including the following:

- Topography
- Proposed sediment and erosion controls
- Grading
- Limits of disturbance. It is unclear why the limit of disturbance is much larger than the footprint of the proposed building. All activities must be shown on the plan and described in the narrative. Please clarify the impacts to wetland proper and impacts to the associated regulated 100-foot adjacent area.
- The previously completed mitigation area should be depicted in the proposed plan.

HS-Architecture Response: A new survey will be provided which will include Topography, proposed sediment and erosion controls, and grading. The limit of disturbance shall be minimized to the installation of a proper footing and foundation. The excavation will be staged in a manner to be performed outside the wetland boundary. All earthwork grading will remain on site.

5. To satisfy the Community Risk and Resiliency Act (CRRRA), please provide a narrative and any additional materials that specifically shows how the design of the project is compliant with this guidance and in particular the sections associated with flood risk management and floodplains:

https://www.dec.ny.gov/docs/administration_pdf/crrafloodriskmgtqdn.pdf.

HS-Architecture Response:

Heike A. Schneider

Architect AIA, LEED AP
515 Croton Heights Road
Yorktown Heights, NY 10598
Tel 914 962-2119
Fax 914 962 2119
heike@hs-architecture.com

6. An application fee of \$1,000.00 is associated with this application. Please see the attached invoice for additional information.

[HS-Architecture Response: A scan of the check made out to the DEC is part of this response. We will be submitting it by mail if necessary.](#)

Thank you.

Very truly yours,

Heike A. Schneider

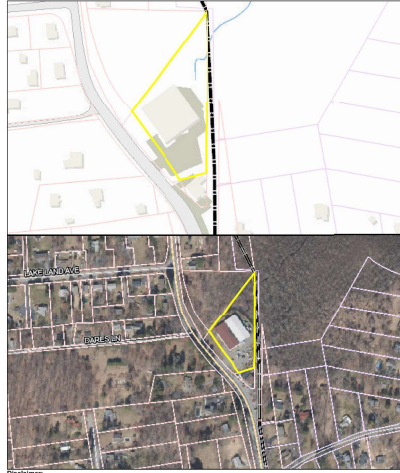
General Notes

- 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.
- 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.
- 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.
- 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.
- 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.
- Contractors shall coordinate all work procedures and working hours with local authorities, Neighborhood Associations and any other governing authority.
- 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.
- 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.
- 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.
- 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.
- 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.
- Contractors shall lay out his work and be responsible for its correctness and safety, shall give necessary dimensions to all parties.
- 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.
- 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.
- Contractor to order specific materials indicated herein immediately after 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.
- 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.
- 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.
- 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.
- 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.
- 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.J.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

Address: 3120 LEXINGTON AVE
 Print Key: 24.15-1-8 SBL: 0240150001008000000



Disclaimer:
 This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of the GIS mapping system by any person or entity. The parcel boundaries represent approximate property line location and should NOT be interpreted as a legal title of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the Assessor's office of the municipality.

PROP. STORAGE BUILDING ADDITION

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. MOHEGAN LAKE, NY 10547
TAX MAP DATA	SECTION 24.15 BLOCK 1 LOT 8
ZONING DISTRICT	CC

DATE: 11-01-23

PLAN SET:	
A0	TITLE SHEET- GENERAL NOTES, PROJECT LOCATION
S1	SITE PLANS AND DETAILS
A1	PROPOSED FLOOR PLAN AT STORAGE BUILDING ADDITION
A2	PROPOSED ROOF PLAN
A3	PROPOSED EXTERIOR ELEVATIONS
A4	PROPOSED EXTERIOR ELEVATIONS
A5	BUILDING SECTION

2020 ECCCNYS - 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 ECCCNYS, 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



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

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

PROPOSED SITE - DETAILS

Plan Title

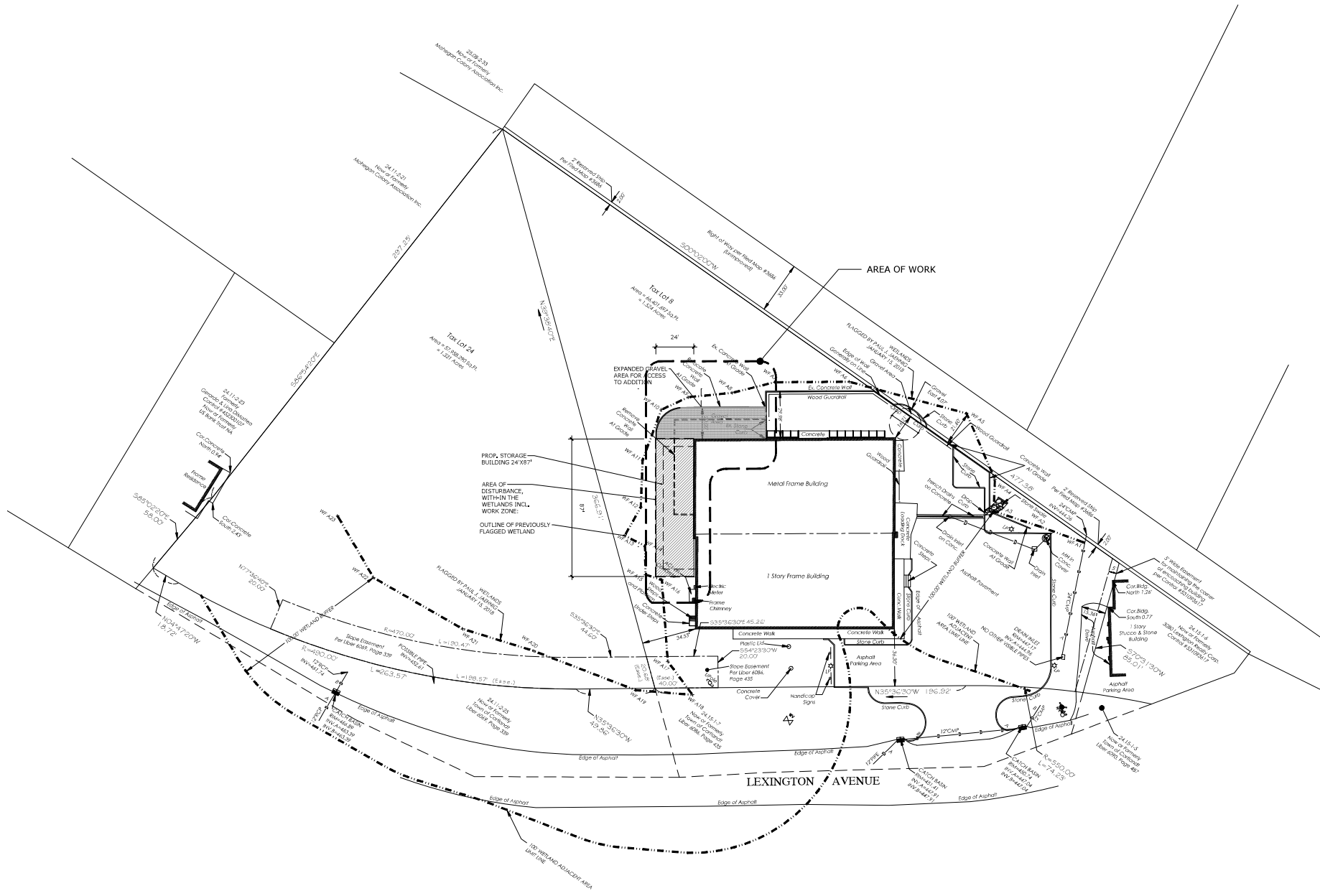
Title/Owner

Date: 11-01-23
 Revision:
 Bidding:

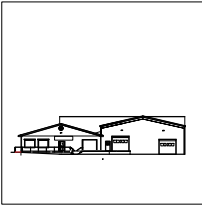
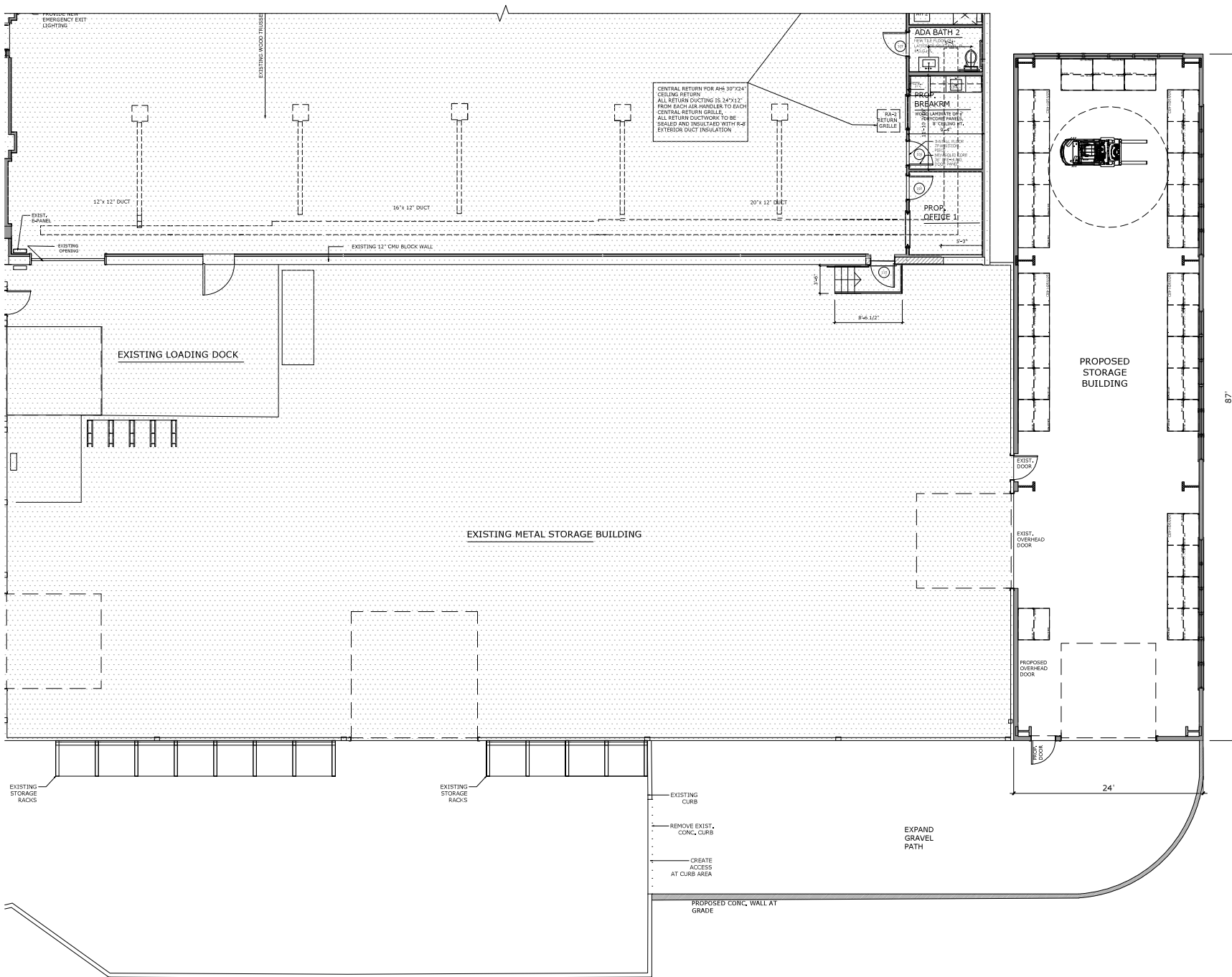
S 1

SITE PLAN

SCALE: 1" = 40' -0"



□



Proposed Floor Plan at Storage Building Addition

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

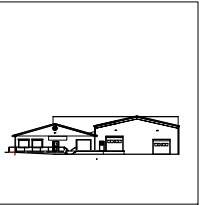
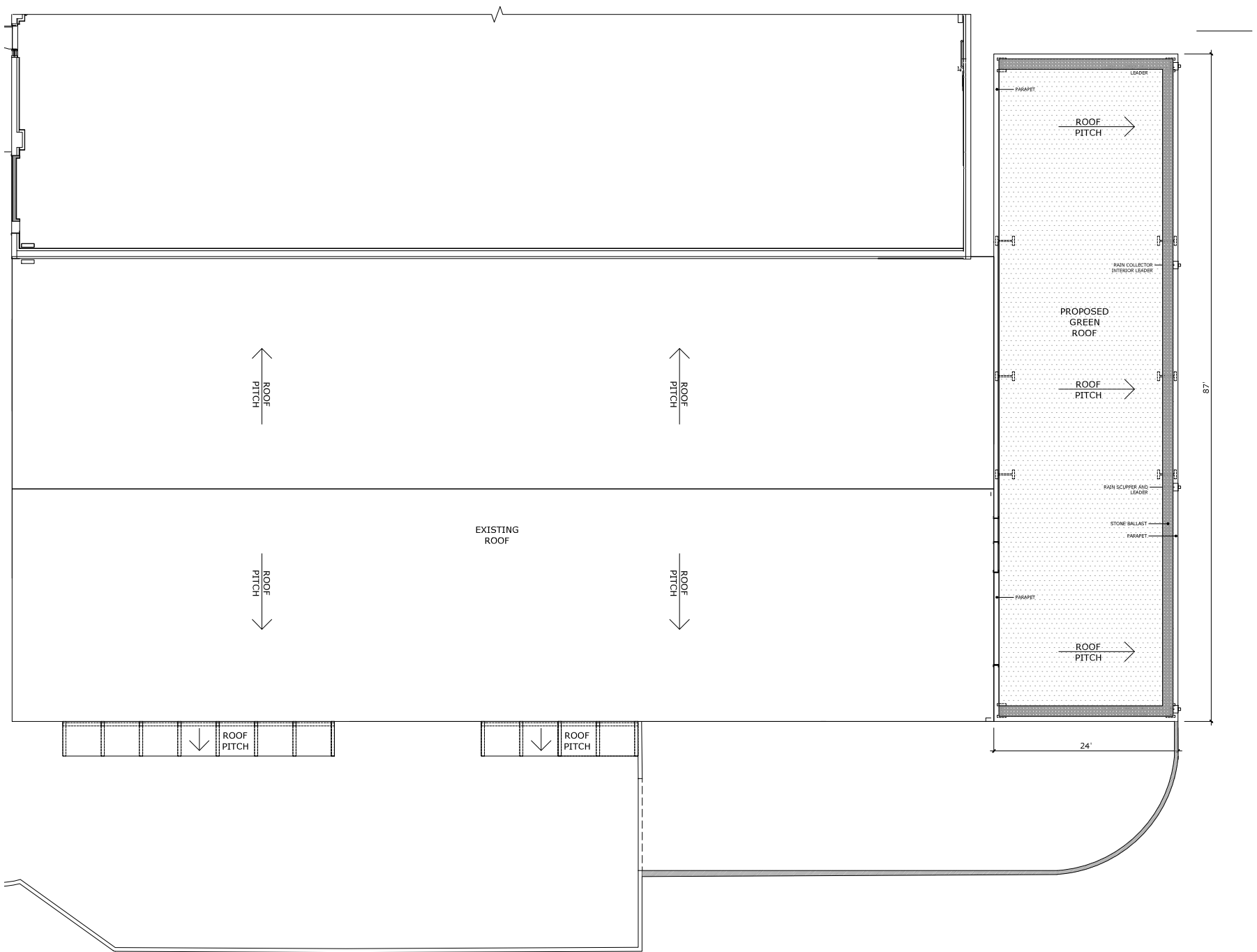
Storage Building Addition
 AHEARN BUILDING
 3120 LEXINGTON AVE
 MOHEGAN LAKE, NY 10547

Date: 11-01-23
 Revision:
 Bidding:

A 1
 3 OF 7

PARTIAL PLAN @ PROPOSED STORAGE BUILDING

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



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

PROPOSED ROOF PLAN

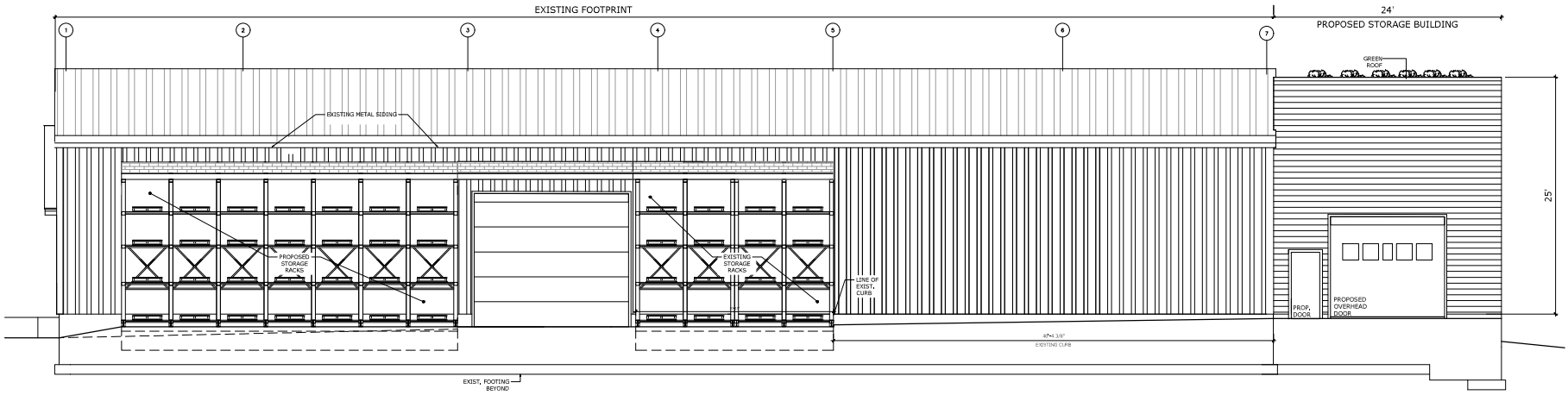
Title/Owner
 STORAGE BUILDING ADDITION
 AHEARN BUILDING
 3120 LEXINGTON AVE
 MOHEGAN LAKE, NY 10547

Date: 11-01-23
 Revision:
 Bidding:

PARTIAL ROOF PLAN @ PROPOSED STORAGE BUILDING

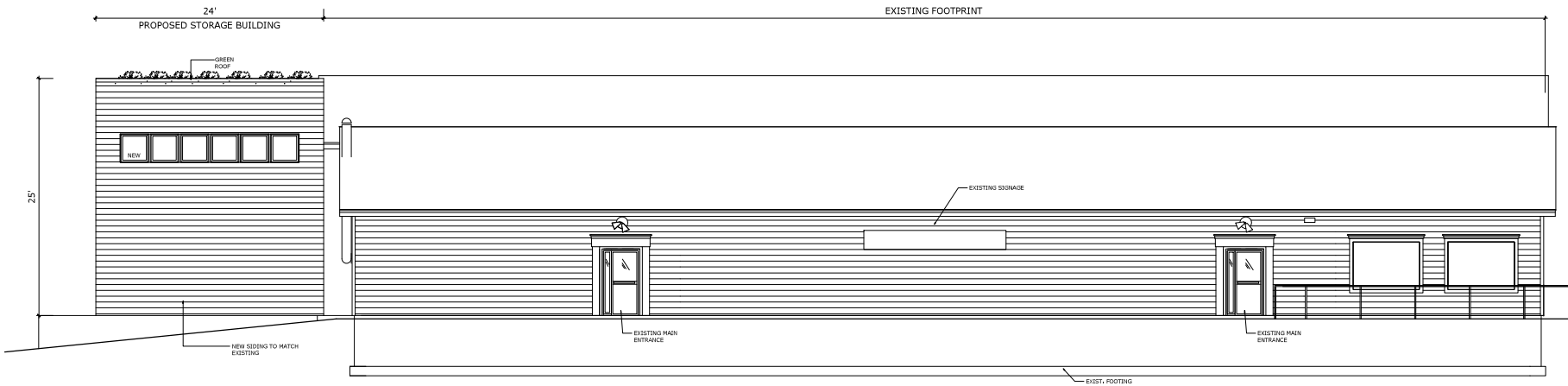
SCALE: 1/8" = 1'-0"

A 2



PROPOSED EAST (REAR) EXTERIOR ELEVATION

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



PROPOSED WEST (FRONT) EXTERIOR ELEVATION

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

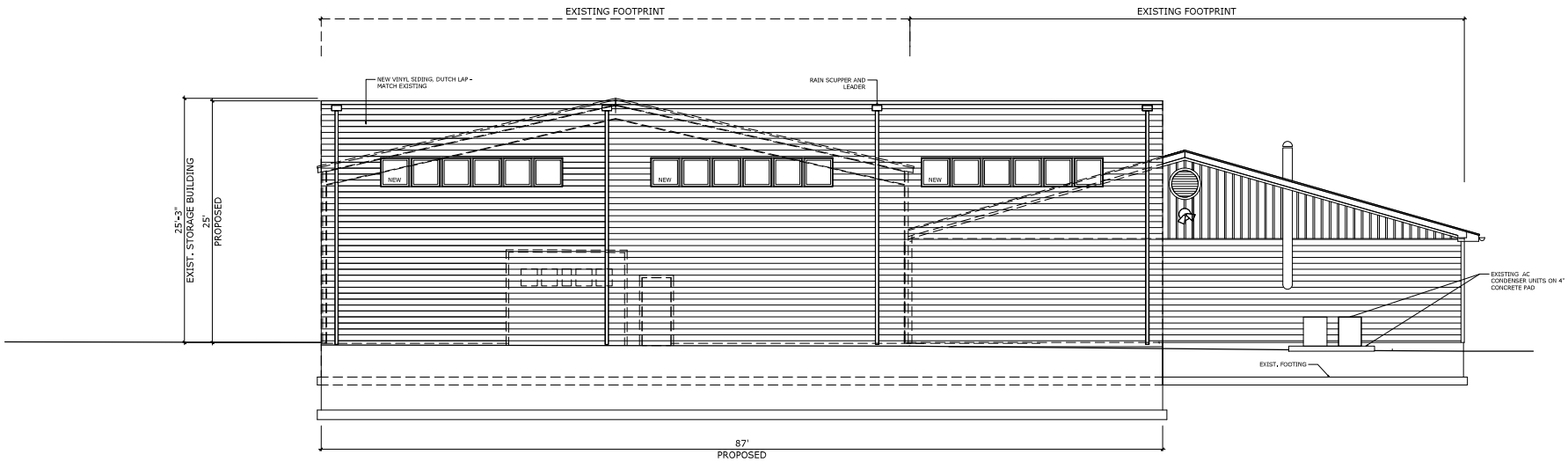
PROPOSED EXTERIOR ELEVATIONS

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

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

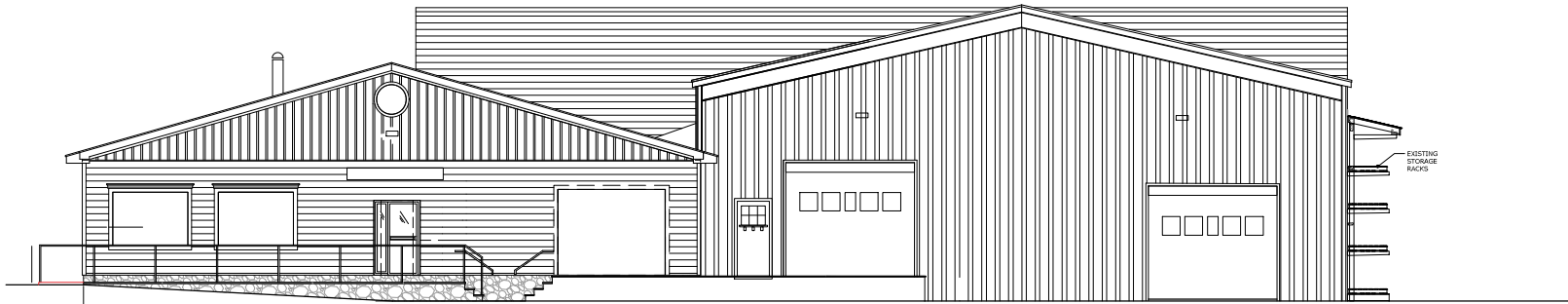
Date: 11-01-23
 Revision:
 Bidding:

A 3



PROPOSED NORTH (SIDE) EXTERIOR ELEVATION

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



PROPOSED SOUTH (SIDE) EXTERIOR ELEVATION

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

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

PROPOSED EXTERIOR ELEVATIONS

Title/Owner

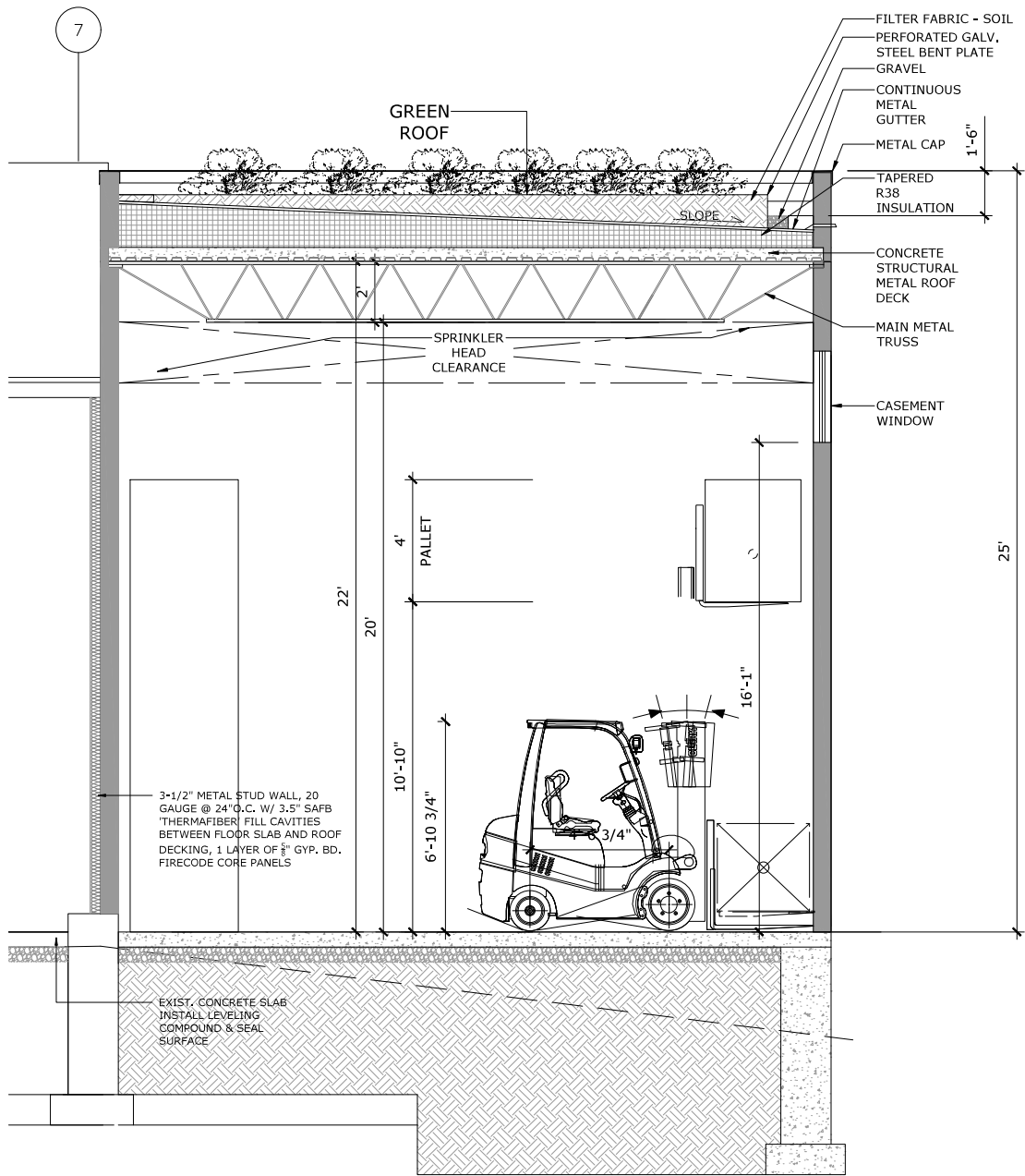
STORAGE BUILDING ADDITION
 AHEARN BUILDING
 3120 LEXINGTON AVE
 MOHEGAN LAKE, NY 10547

Date: 11-01-23
 Revision:
 Bidding:

A 4

6 OF 7

IC- PNEUMATIC LPG
 4000 / 5000 / 6000 / 7000 lbs.
 (2000 / 2500 / 3000 / 3300 kg)



CLARK STANDARD SPECIFICATIONS 25

Manufacturer's Designation	S25D	S25L
Load Capacity / Rated Load	5000 (2500) lbs(kg)	5000 (2500)
Height Overhead Guard	85,2 (2165) in(mm)	85,2 (2165)
Width	45,7 (1160) in(mm)	45,7 (1160)
Right Angle Stack (add load length & clearance)	110 (2795) in(mm)	110 (2795)
Outside Turning Radius	91,7 (2330) in(mm)	91,7 (2330)
Travel Speed Loaded / Unloaded	10,1 (142) / 15,1 (174) mph (kph)	11,4 (142) / 17,4 (174)
Power Unit	BU22 10,1 (142) @ 2400	FD80,5 11,4 (142) @ 2400

STANDARD FEATURES

- FORD 2.5L Balanced Engine • EPA Compliant • Standard, Triple, Hi-LO and Quad Uprights • Full Range of Lift Heights • High Visibility "Smart Staging" Uprights • Two-Pedal InCh-Brake System • Single Speed Transmission • Force-Cooled Wet Disc Brakes • Automatically-applied Parking Brake • Hood Mounted Control Levers • LED Headlights OHG Mounted • Speed Limiter • Traction Disable Seat Switch • Operator Presence System • Raised Air Intake • Open Core Radiator • High Capacity Cooling System • 5" Color LCD Digital Display • Automatic Engine Shutdown System • Low Fuel Warning Light • Power Steering • Tilt Steering Wheel • Grab Bar Handle with Horn Button • Steering Wheel Spinner Knob • Full Suspension Vinyl Seat with Hip Restraints • Orange Seatbelt • Drink Holder • Convenience Console

PROPOSED SECTION

Title/Owner

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

Date: 11-01-23
 Revision:
 Bidding:

PROPOSED BUILDING SECTION

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

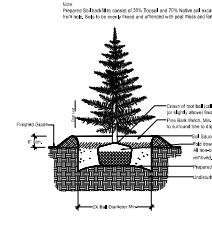
A 5

Notes:

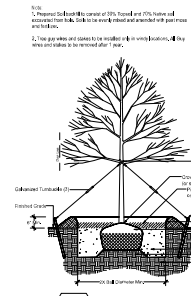
- General Notes:**
- Landscape Plan, as shown, is intended to depict landscape & wetland plantings associated with site plan(s) as prepared by other(s).
 - Drawings, as shown, are intended for graphic representation of proposed plantings(s) only and are NOT intended for construction.
 - Drawings as shown 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 Cortland, 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 Cortland.
 - 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 Cortland (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 (Acres)	Description
2306	0.053	Displaced wetland buffer area (due to addition & associated)
842	0.019	Proposed wetland buffer mitigation area (lot 8 (primary lot))
4300	0.098	Proposed wetland buffer mitigation area (lot 24 (adjoint))
5042	0.286	Total proposed wetland buffer mitigation area (combined)

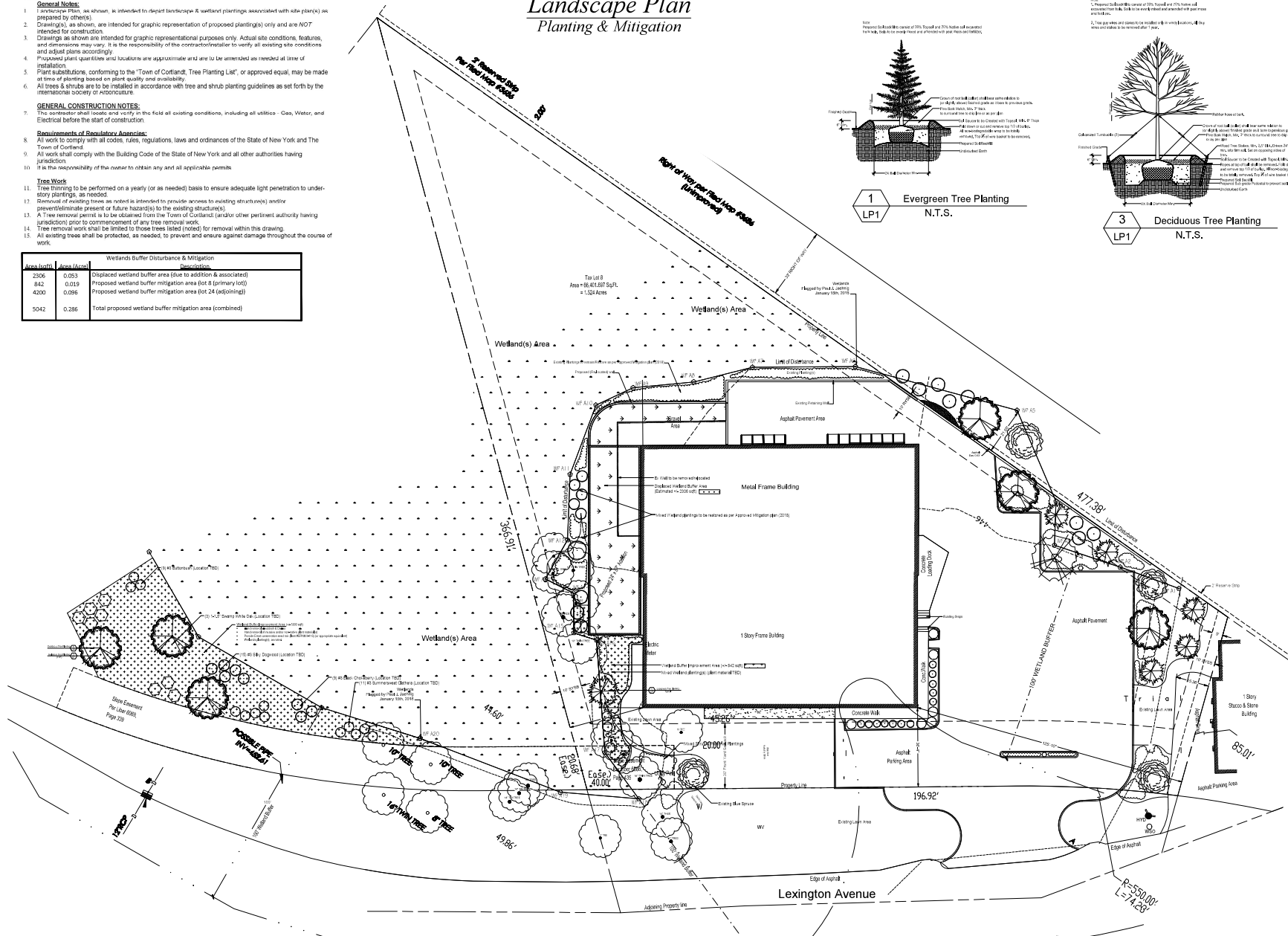
Landscape Plan Planting & Mitigation



1 Evergreen Tree Planting
N.T.S.



3 Deciduous Tree Planting
N.T.S.



Note: Survey and Base information Based Upon Existing Information Provided by TC Merritts Land Surveyors, Dated February 2, 2018

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

Revisions:

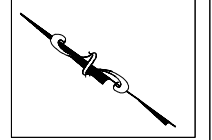
Date	Description
10/25/2023	Preliminary LP Plan

Project Title:
Proposed Site Plan Alterations

Project Location:
 31 20 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