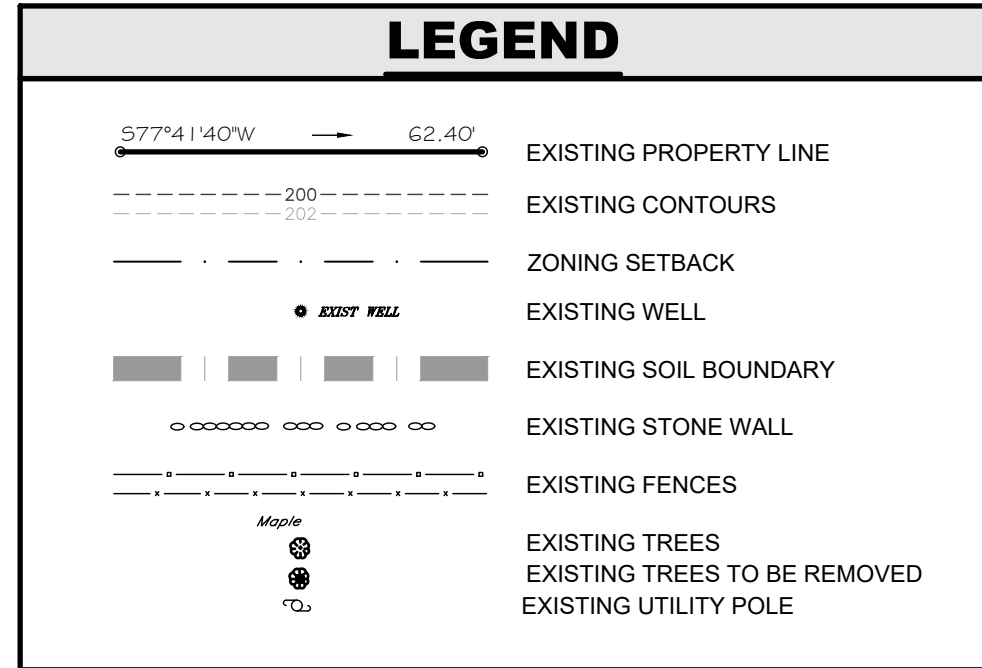


**SITE SPECIFIC NOTES**

- THE GROSS SITE AREA EQUALS 4.9816 ACRES (216,999 SQUARE FEET).
- ACCORDING TO THE TAX ASSESSOR, THE SUBJECT SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SECTION: 47.13, BLOCK: 01, LOT(S): 38
- SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY WARD CARPENTER ENGINEERS, INC. ENTITLED "SURVEY OF PROPERTY PREPARED FOR WORTH PROPERTIES LLC" DATED SEPTEMBER 18, 2014.
- THE SUBJECT SITE IS LOCATED IN THE MD ZONING DISTRICT.
- THE SUBJECT SITE IS LOCATED IN THE HENDRICK HUDSON SCHOOL DISTRICT.
- THE SUBJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.
- WETLAND FLAGS SHOWN HEREON WERE FLAGGED BY ENVIRONMENTAL DESIGN CONSULTING (BRUCE DONOHUE) ON MAY 01, 2015. THE WETLAND FLAGS WERE FIELD LOCATED BY THIS OFFICE ON MAY 07, 2015. LOCATIONS ARE APPROXIMATE.

**SITE PLAN APPROVAL NOTES**

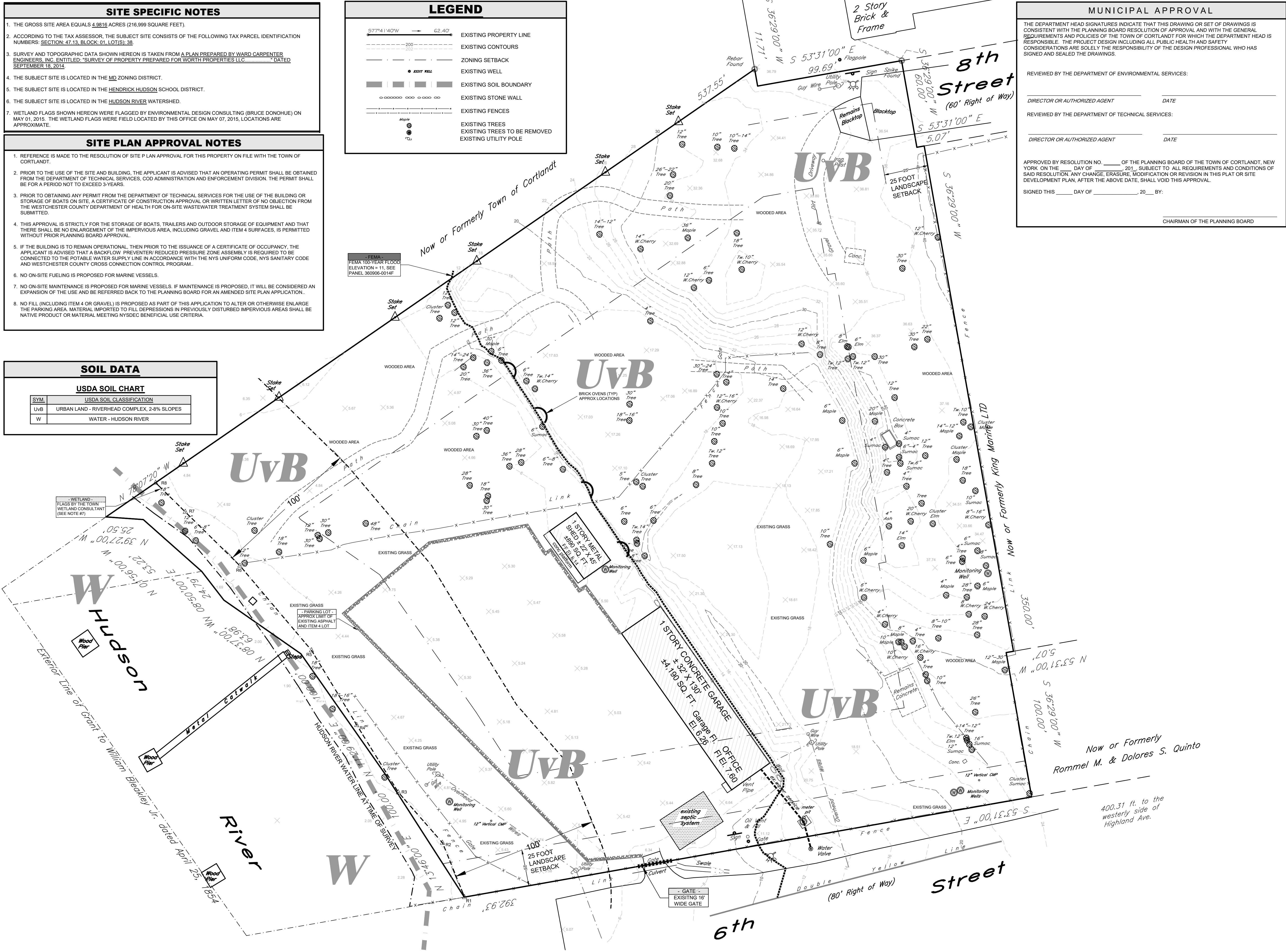
- REFERENCE IS MADE TO THE RESOLUTION OF SITE PLAN APPROVAL FOR THIS PROPERTY ON FILE WITH THE TOWN OF CORTLANDT.
- PRIOR TO THE USE OF THE SITE AND BUILDING, THE APPLICANT IS ADVISED THAT AN OPERATING PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF TECHNICAL SERVICES, COD ADMINISTRATION AND ENFORCEMENT DIVISION. THE PERMIT SHALL BE FOR A PERIOD NOT TO EXCEED 3-YEARS.
- PRIOR TO OBTAINING ANY PERMIT FROM THE DEPARTMENT OF TECHNICAL SERVICES FOR THE USE OF THE BUILDING OR STORAGE OF BOATS ON SITE, A CERTIFICATE OF CONSTRUCTION APPROVAL OR WRITTEN LETTER OF NO OBJECTION FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH FOR ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE SUBMITTED.
- THIS APPROVAL IS STRICTLY FOR THE STORAGE OF BOATS, TRAILERS AND OUTDOOR STORAGE OF EQUIPMENT AND THAT THERE SHALL BE NO ENLARGEMENT OF THE IMPERVIOUS AREA, INCLUDING GRAVEL AND ITEM 4 SURFACES, IS PERMITTED WITHOUT PRIOR PLANNING BOARD APPROVAL.
- IF THE BUILDING IS TO REMAIN OPERATIONAL, THEN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT IS ADVISED THAT A BACKFLOW PREVENTER REDUCED PRESSURE ZONE ASSEMBLY IS REQUIRED TO BE CONNECTED TO THE POTABLE WATER SUPPLY LINE IN ACCORDANCE WITH THE NYS UNIFORM CODE, NYS SANITARY CODE AND WESTCHESTER COUNTY CROSS CONNECTION CONTROL PROGRAM.
- NO ON-SITE FUELING IS PROPOSED FOR MARINE VESSELS.
- NO ON-SITE MAINTENANCE IS PROPOSED FOR MARINE VESSELS. IF MAINTENANCE IS PROPOSED, IT WILL BE CONSIDERED AN EXPANSION OF THE USE AND BE REFERRED BACK TO THE PLANNING BOARD FOR AN AMENDED SITE PLAN APPLICATION.
- NO FILL (INCLUDING ITEM 4 OR GRAVEL) IS PROPOSED AS PART OF THIS APPLICATION TO ALTER OR OTHERWISE ENLARGE THE PARKING AREA. MATERIAL IMPORTED TO FILL DEPRESSIONS IN PREVIOUSLY DISTURBED IMPERVIOUS AREAS SHALL BE NATIVE PRODUCT OR MATERIAL MEETING NYSDEC BENEFICIAL USE CRITERIA.



**SOIL DATA**

**USDA SOIL CHART**

SYM.	USDA SOIL CLASSIFICATION
UvB	URBAN LAND - RIVERHEAD COMPLEX, 2-8% SLOPES
W	WATER - HUDSON RIVER



**MUNICIPAL APPROVAL**

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES:

DIRECTOR OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

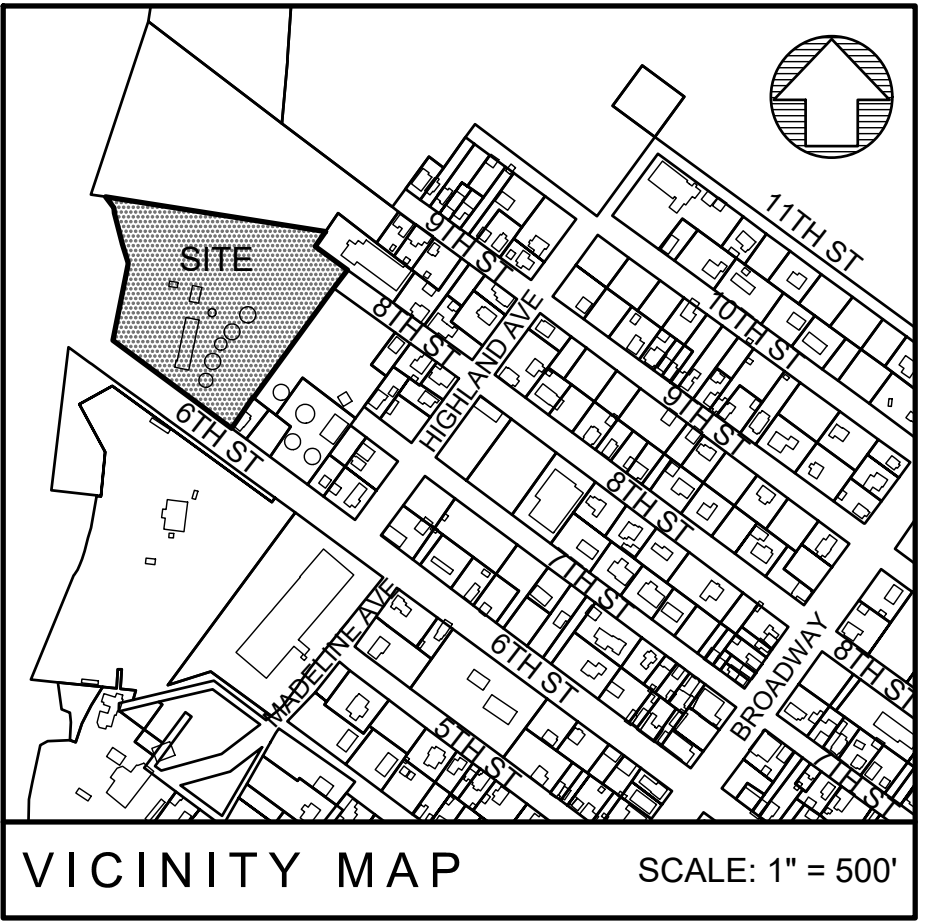
REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES:

DIRECTOR OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY RESOLUTION NO. \_\_\_\_\_ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION IN THIS PLAN OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

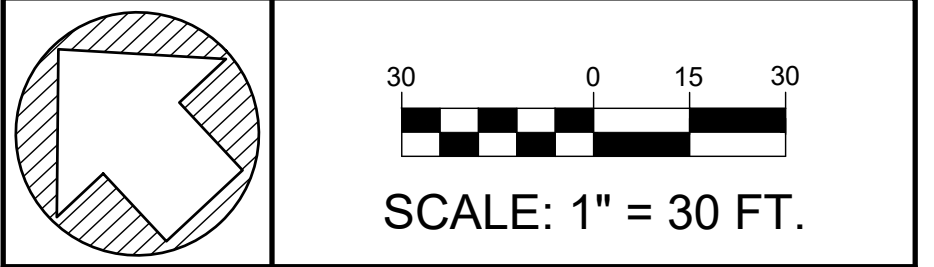
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY:

\_\_\_\_\_  
CHAIRMAN OF THE PLANNING BOARD



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**OWNER/APPLICANT**

**CUSTOM MARINE**  
23 HICKORY HILL DRIVE  
DOBBS FERRY, NEW YORK 10522

UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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**REVISIONS**

#	REASON	DATE
2	SITE PLAN RESOLUTION, STAFF COMMENTS	NOVEMBER 19, 2021
1	TOWN COMMENTS / REVISED BUSINESS PLAN	AUGUST 25, 2020

MUNICIPAL TAX IDENTIFICATION:

SECTION: 43.17  
BLOCK: 01  
LOT: 38  
SUBLOT: ----  
DRAWN BY: KCS  
CHECKED: TC3/KCS  
PROJECT: REITH-6TH STREET  
DATE: APRIL 29, 2019  
JOB #: 190407

STATE OF NEW YORK  
TIMOTHY L. CRONIN III  
LICENSED PROFESSIONAL ENGINEER  
62980  
TIMOTHY L. CRONIN III, P.E.  
LICENSE #062980

**CRONIN ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

**EXISTING CONDITIONS PLAN**

**SITE DEVELOPMENT PLAN**

**FOR**

**CUSTOM MARINE**

LOCATION:  
301 6TH STREET  
TOWN OF CORTLANDT

SHEET 1 OF 2 EX-1.1

**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 30'

