



TOWN OF CORTLANDT PLANNING BOARD

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Cristin Jacoby
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TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/83352146910?pwd=WmRWb0ZndkhYcEE4OFJhTUVjcGdNZz09>

WORK SESSION.....DECEMBER 3, 2024 6:00 PM

1. Discuss December 3, 2024 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
DECEMBER 3, 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 NOVEMBER 7, 2024**
5. **CORRESPONDENCE**

- a. Review the proposed modification to the existing Accessory Apartments Special Permit, Section 307-45 of the Town Code.
- b. Review the proposed zoning text amendments pertaining to self-storage facilities and public warehousing and storage.
- c. Adopt the 2025 Planning Board Meeting Schedule

6. **RESOLUTION**

- PB 2024-5**
- a. Application of Elrac LLC, dba Enterprise Rent-a-Car, for Amended Site Plan Approval for the removal of an existing carport and the construction of an 875 sq. ft. enclosed wash bay at the Enterprise Rental Car Center located at 2077 East Main St. (Cortlandt Boulevard). Drawings dated September 24, 2024. (see prior PB 15-95)

7. **PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)**

- PB 2024-3** a. Public Hearing: Application of Briga Enterprises Inc. & Bilotta Realty of Westchester Inc. for Amended Site Plan approval for a 2,400 sq. ft. storage building located at 2099 Albany Post Rd. Drawings dated March 11, 2024. (see prior PBs 29-95, 15-99, 8-03)

8. **NEW PUBLIC HEARING**

- PB 2024-7** a. Public Hearing: Application of Yeshiva Ohr Hameir for the renewal of a Special Permit for a University, College or Seminary for property located at 141 Furnace Woods Road as described in a letter dated October 10, 2024 from David Steinmetz, Esq. (see prior PB's 7-09, 1-13, 12-15 & 2018-27, & 2021-6)

9. **OLD BUSINESS**

- PB 2024-6** a. Application of Richard Williams, P.E., on behalf of JAM Storage, LLC, for the property of Francisco Portillo, for Site Plan Approval and a Wetland Permit for the construction of an approximately 60,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd. Drawings latest revised dated November 20, 2024.

10. **ADJOURNMENT**

Next Regular Meeting; TUESDAY, JANUARY 7, 2025 at 6:30 PM**
Agenda information is also available at www.townofcortlandt.com

** Regular meeting will begin at the conclusion of the work session*
*** Subject to the adoption of the 2025 Meeting Schedule*

§ 307-4. Definitions

ACCESSORY DWELLING UNIT (ADU), ATTACHED

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

ACCESSORY DWELLING UNIT (ADU), DETACHED

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

PRINCIPAL RESIDENCE

A dwelling unit which is the owner or lessee's legal domicile, and where they reside for a minimum of 300 days in a calendar year.

§ 307-45. Accessory Dwelling Unit (ADU).

A. Purpose.

The purpose of this section is to allow Accessory Dwelling Units (ADUs) on single-family properties in zoning districts where single-family dwellings are permitted, in order to provide the opportunity and encouragement for the creation of smaller rental housing units interspersed organically throughout the Town's residential districts. Further, it is the purpose of this section to allow the more efficient use of the Town's stock of dwellings and accessory buildings; to provide economic support for resident households; to protect and preserve property values; and to preserve the character and appearance of single-family neighborhoods.

B. Permits required.

- (1) All Accessory Dwelling Units require the issuance of a building permit.
- (2) All Accessory Dwelling Units which receive a certificate of occupancy after the date of adoption of Local Law *** require the issuance of an operating permit. The operating permit shall be renewed by the owner every three (3) years or upon a change of ownership.
- (3) In addition to an operating permit, all Detached ADUs require the issuance of a special permit by the Planning Board.
- (4) Where applicable, Westchester County Department of Health approval may be required for on-site sanitary (septic) systems.

C. Standards and conditions.

- (1) No more than one (1) Accessory Dwelling Unit (ADU) per lot may be permitted, nor shall the total number of dwelling units on any lot with an ADU exceed two (2).
- (2) No permit(s) for an Accessory Dwelling Unit shall be issued unless a minimum of three (3) years have elapsed from the date of issuance of a certificate of occupancy for the single-family dwelling on the same lot, unless no certificate of occupancy is required pursuant to Local Law No.6-1992 of the

Town of Cortlandt^[1] for such dwelling.

- (3) The owner of the lot upon which the Accessory Dwelling Unit is located shall occupy one of the dwelling units on the lot as their principal residence.
- (4) The permit(s) shall be issued to the owner of the lot. The owner/applicant shall be required to file on the subject property a declaration of covenants at the Westchester County Clerk's office prior to the issuance of a permit(s) for an Accessory Dwelling Unit. This declaration shall be in favor of the Town of Cortlandt and shall state that:
 - (a) The permit(s) for an Accessory Dwelling Unit or any renewal of said permit(s) shall terminate upon the death of the owner or upon the transfer of title to said lot or upon the owner no longer occupying the lot as their principal residence.
 - (b) Any new owner of the lot shall have to apply for a new operating permit to continue the Accessory Dwelling Unit use.
- (5) Should there be a change in ownership, a new application for an operating permit is required to be submitted to the Town of Cortlandt to continue the Accessory Dwelling Unit use.
- (6) Dimensional requirements.
 - (a) The Accessory Dwelling Unit shall not exceed 800 square feet of gross floor area or 40% of the existing gross floor area of the single-family dwelling on the same lot, whichever is less.
 - (b) Maximum number of bedrooms in an Accessory Dwelling Unit is two (2) bedrooms.
 - (c) All setbacks for a Detached ADU, whether created via new construction or the conversion of an existing detached accessory structure, shall meet the minimum side and rear yard setbacks as required for the principal dwelling.
 - (d) No Detached Accessory Dwelling Unit shall be located in a required front yard or corner lot side yard.
- (7) Exterior appearance.
 - (a) For an Attached Accessory Dwelling Unit, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a single-family dwelling.
 - (b) For a Detached Accessory Dwelling Unit, the overall aesthetic of the accessory structure shall be in harmony with the single-family dwelling on the same lot.
 - (c) Full-height exterior stairways accessing an upper floor of an accessory structure that is used, in whole or in part, as a Detached Accessory Dwelling Unit are prohibited.
 - (d) All Detached Accessory Dwelling Units shall be sited in a fixed location on the lot.
 - (e) Any new construction or alterations to existing structures related to the creation of a Detached Accessory Dwelling Unit shall be circulated to the Architectural Review Commission for an advisory opinion.
- (8) Off-street parking. Off-street parking shall be provided in conformance with the requirements of Article VIII.

- (9) There shall be no renting of individual bedrooms within either the Accessory Dwelling Unit or the single-family dwelling.
- (10) Transient (short-term) rental of the single-family dwelling and/or the Accessory Dwelling Unit is prohibited (see §281-2.D).
- (11) Recreational vehicles, campers, camping trailers, and similar are prohibited from use as an Accessory Dwelling Unit.
- (12) The Accessory Dwelling Unit shall meet the standards of the New York State Uniform Fire Prevention and Building Code.

§ 307-29 Table of Required Off-Street Parking Spaces.

Single-family dwelling	2 per dwelling unit
2-family dwelling	2 per dwelling unit
Accessory Dwelling Unit, Attached or Detached	1 per ADU

§ 307-29 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	AWE	MOD
Single-Family Dwelling	P	N	P	P	P	P	P	P	P	P	P(1)	P(2)	N	N	N	P(1)	P(1)	P
ADU, Attached	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
ADU, Detached	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP	SP	SP

§ 307-4. Definitions

ACCESSORY DWELLING UNIT (ADU), ATTACHED APARTMENT

An accessory use consisting of a subordinate dwelling unit attached to or created within an existing single-family dwelling, that provides basic requirements for living, sleeping, cooking, and sanitation. separate dwelling unit, complete with its own sleeping, cooking and sanitary facilities, that is contained within an owner-occupied single-family dwelling or contained within an accessory building.

ACCESSORY DWELLING UNIT (ADU), DETACHED

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

PRINCIPAL RESIDENCE

A dwelling unit which is the owner or lessee's legal domicile, and where they reside for a minimum of 300 days in a calendar year.

§ 307-45. Accessory Dwelling Unit (ADU).

A. Purpose.

The purpose of this section is to allow Accessory Dwelling Units (ADUs) ~~apartments by special permit~~ on single-family properties in zoning districts where single-family dwellings are permitted, ~~except where enforceable deed covenants prohibit the same,~~ in order to provide the opportunity and encouragement for the ~~development-creation~~ of smaller rental housing units ~~interspersed organically throughout the Town's residential districts designed, in particular, to meet the special housing needs of single persons and couples of low and moderate income, both young and old, and of relatives of families presently living in the Town of Cortlandt.~~ Further, it is the purpose of this section to allow the more efficient use of the Town's stock of dwellings and accessory buildings; to provide economic support for ~~present~~ resident ~~households~~ families of limited income; to protect and preserve property values; and to preserve the character and appearance of single-family neighborhoods.

~~To achieve these goals, the following standards and conditions apply.~~

B. Permits required.

- (1) All Accessory Dwelling Units require the issuance of a building permit.
- (2) All Accessory Dwelling Units which receive a certificate of occupancy after the date of adoption of Local Law *** require the issuance of an operating permit. The operating permit shall be renewed by the owner every three (3) years or upon a change of ownership.
- (3) In addition to an operating permit, all Detached ADUs require the issuance of a special permit by the Planning Board.
- (4) Where applicable, Westchester County Department of Health approval may be required for on-site sanitary (septic) systems.

B.C. Standards and conditions.

~~(1)~~ No more than one ~~(1)~~ Accessory Dwelling Unit (ADU) per lot may be permitted, nor shall the total number of dwelling units on any lot with an ADU exceed two ~~(2)~~.

~~(1)~~ ~~No accessory apartment may be permitted in a two-family dwelling.~~

(2) No ~~special~~ permit(s) for an Accessory Dwelling Unit ~~within a single-family dwelling~~ shall be issued unless a minimum of three (3) years have elapsed from the date of issuance of a certificate of occupancy for the single-family dwelling on the same lot, ~~or~~ unless no certificate of occupancy is required pursuant to Local Law No.6-1992 of the Town of Cortlandt^[1] for such dwelling.

~~(3) No special permit for an Accessory Dwelling Unit in an accessory building may be issued, except in R-80 and R-40 Districts where such accessory building existed prior to April 21, 1979. (April 21, 1979, is the date of Town-wide aerial photography.)~~

~~(4)~~(3) The owner of the lot upon which the Accessory Dwelling Unit is located shall occupy one of the dwelling units on the premises lot as his-their principal residence.

~~(5)~~(4) The ~~special~~ permit(s) shall be issued to the owner of the premises lot. The owner/applicant shall be required to file on the subject property a declaration of covenants at the Westchester County Clerk's office prior to the issuance of a ~~special~~ permit(s) for an Accessory Dwelling Unit. This declaration shall be in favor of the Town of Cortlandt and shall state that:

(a) The ~~special~~ permit(s) for an Accessory Dwelling Unit or any renewal of said ~~special~~ permit(s) shall terminate upon the death of the owner or upon the transfer of title to said premises lot or upon the owner no longer occupying the premises lot as his-their principal residence.

(b) ~~The Any~~ new owner of the premises lot shall have to apply ~~to the Zoning Board of Appeals~~ for a new operating special permit to continue the Accessory Dwelling Unit use.

~~(6)~~(5) Should there be a change in ownership ~~or a change in the residence of the owner~~, a new application for an operating permit is required to be submitted to the Department of Technical Services Town of Cortlandt to continue the use of the Accessory Dwelling Unit use.
~~[Amended 11-10-2020 by L.L. No. 4-2020]~~

~~(7)~~(6) Dimensional requirements. ~~The following regulations shall apply:~~

~~(a)~~ The Accessory Dwelling Unit shall not exceed 800 square feet of gross floor area or 40% of the existing gross floor area of the single-family dwelling on the same lot, whichever is less. Accessory apartments within single-family dwellings:

~~(b)~~ Maximum number of bedrooms in an Accessory Dwelling Unit is two (2) bedrooms.

~~(a)~~(c) All setbacks for a Detached ADU, whether created via new construction or the conversion of an existing detached accessory structure, shall meet the minimum side and rear yard setbacks as required for the principal dwelling.

~~(b)~~(d) No Detached Accessory Dwelling Unit shall be located in a required front yard or corner lot side yard.

~~[1]~~ Minimum size of single-family dwelling: 1,600 square feet.

~~[2]~~ Minimum size of accessory apartment: 400 square feet.

~~[3]~~ Maximum size of accessory apartment: 25% of the habitable floor space of the principal dwelling or 600 square feet, whichever is less, unless in the opinion of the Zoning Board of

~~Appeals a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building.~~

~~(c) Accessory apartments in accessory structures:~~

~~[1] Minimum size of accessory building to be expanded for an accessory apartment: 200 square feet.~~

~~[2] Minimum size of accessory apartment: 400 square feet.~~

~~[3] Maximum size of accessory apartment: two bedrooms.~~

~~Minimum side and rear yards: as required for the principal dwelling, except that the Zoning Board of Appeals may vary front, rear and side yard requirements.~~

(7) Exterior appearance.

(a) If For an Attached Accessory Dwelling Unit is located in the principal dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a single-family ~~residence~~dwelling.

(b) For a Detached Accessory Dwelling Unit, the overall aesthetic of the accessory structure shall be in harmony with the single-family dwelling on the same lot.

~~(c)~~ (c) Full-height exterior stairways accessing an upper floor of an accessory structure that is used, in whole or in part, as a Detached Accessory Dwelling Unit are prohibited.

(d) All Detached Accessory Dwelling Units shall be sited in a fixed location on the lot.

(e) Any new construction or alterations to existing structures related to the creation of a Detached Accessory Dwelling Unit shall be circulated to the Architectural Review Commission for an advisory opinion. In cases where alterations are to be made to accommodate the Accessory Dwelling Unit, elevation drawings may be required to be submitted with the application for a special permit.

(8) Off-street parking. Off-street parking shall be provided in conformance with the requirements of Article VIII.

(9) There shall be no renting of individual bedrooms within either the Accessory Dwelling Unit or ~~in~~ the ~~principal single-family~~ dwelling.

(10) Transient (short-term) rental of the single-family dwelling and/or the Accessory Dwelling Unit is prohibited (see §281-2.D).

(11) Recreational vehicles, campers, camping trailers, and similar are prohibited from use as an Accessory Dwelling Unit.

~~(10)~~(12) The Accessory Dwelling Unit shall meet the standards of the New York State Uniform Fire Prevention and Building Code for habitable space.

Single-family dwelling	2 per dwelling unit
2-family dwelling	2 per dwelling unit
Accessory <u>Dwelling Unit, Attached or Detached apartment</u>	<u>As required for principal dwelling, plus 1 per ADU bedroom</u>

§ 307-29 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	AWE	MOD
Single-Family Dwelling	P	N	P	P	P	P	P	P	P	P	P(1)	P(2)	N	N	N	P(1)	P(1)	P
ADU, Attached	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	NP	NP	N	N	N	NP	SP	NP
ADU, Detached	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	NSP	NSP	N	N	N	NSP	SP	NSP

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Local Law No. ___ of 2024

(ZONING TEXT AMENDMENTS PERTAINING TO SELF-STORAGE FACILITIES AND PUBLIC WAREHOUSING AND STORAGE)

Section 1: Legislative Intent

The Town has been receiving an increasing number of requests to create new Self-Storage Facilities throughout the Town. The Town Board believes that it is necessary to update the Town Code to promote reasonable standards for development, and to distinguish the Self-Storage Facility use from the Public Warehousing and Storage use, which is an existing use in the Town Code.

Section 2: Amendments to Table of Permitted Uses (307 Attachment 2)

A. Updates to Table of Permitted Uses

The Table of Permitted Uses (307 Attachment 2) shall be updated to allow “Self-Storage Facility” by Special Permit on Route 202/NYS Route 35 in the CC, HC, and CD Zones, and to allow it as a Permitted use in the HC-9A Zone with a note that it shall only be allowed in the HC-9A Zone south of Memorial Drive. The listing for Self-Storage Facility shall be inserted beneath the Personal Services Facilities subsection of the table.

The Table of Permitted Uses (307 Attachment 2) shall be further amended to rename “Public Warehousing and Storage” to “Warehousing and Storage,” to move the listing to the Construction subsection of the table, and to change “Warehousing and Storage” to “N”, not permitted, in the HC-9A Zone.

	CR OS	PR OS	R - 1 6 0	R - 8 0	R - 4 0	R - 40 A	R - 2 0	R - 1 5	R - 1 0	R G	CC	H C	C D	M D	M - 1	H C - 9 A	A W E	MO D
<u>SELF-STORAGE FACILITY</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>N</u>	<u>SP¹²</u>	<u>SP¹²</u>	<u>SP¹²</u>	<u>P</u>	<u>P</u>	<u>P¹¹</u>	<u>N</u>	<u>N</u>
<u>WAREHOUSING AND STORAGE</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>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>

B. Updates to Notes for Table of Permitted Uses

The following notes shall be included in the Table of Permitted Uses (307 Attachment 1):

- Note 11. “Self-storage facility” shall only be permitted south of Memorial Drive.
- Note 12. “Self-storage facility” shall only be permitted via Special Permit on parcels with frontage on Route 202/NYS Route 35.

Section 3: Amendments to Section 307-4. Definitions

“Self-Storage Facility” shall be added as a new definition in Section 307-4 of the Town Code, as follows:

SELF-STORAGE FACILITY: A building or buildings containing separate individual storage units for rent or lease restricted solely for the temporary storage of goods and wares not belonging to the owner of the land on which the building(s) is located. The conduct of sales, business, or any activity other than storage within the individual storage units is not permitted.

“Public Warehousing and Storage” has been listed in the Table of Permitted uses, but there is no corresponding definition in Section 307-4 of the Town Code. The following terminology change and new definition shall be added:

WAREHOUSING AND STORAGE: A building or buildings used principally for the storing of goods or materials where the use is undertaken by the owner or long-term lessee of the property and space is not for rent to the general public (see Self-Storage Facility), and where the stored goods/materials may be subsequently transported to another location for sale, but does not include manufacturing, or industrial incidental storage of raw materials used by the business on-site or finished product of the business made on-site.

Section 4: Amendments to Section 307-29(C) Table of Required Off-Street Parking Spaces; Rules for Interpretation

The following shall be added to the Parking table located in Section 307-29(C):

TABLE OF REQUIRED OFF-STREET PARKING SPACES	
Use	Required Number of Spaces
Self-Storage Facility	1 per 10,000 square feet of Gross Floor Area, plus 1 per employee on maximum work shift
Warehousing and Storage	0.5 per 1,000 square feet of gross floor area

Section 5: Addition of Route 202 Public Warehousing and Storage Special Permit

The following provisions shall be added to the Zoning Chapter of the Town Code as the “Route 202 Self-Storage Facility Special Permit”:

§ 307-XX. Route 202 Self-Storage Facility Special Permit.

- A. Purpose.** The Town permits Self-Storage Facilities in the CC District, HC District, and CD District on Route 202/NYS Route 35 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 lots within the CC District, HC District, and CD District with frontage on US Route 202/NYS Route 35.**
- (2) No more than one Self-Storage Facility building per lot.**
- (3) Outdoor storage, including but not limited to boats, equipment, and motor vehicles, is prohibited.**
- (4) All Self-Storage Facility uses shall comply with the following dimensional requirements:**
 - (a) Minimum Lot Area: The larger of 40,000 square feet or the minimum Lot Area required in the underlying Zoning District per Section 307 Attachment 5**
 - (b) Minimum Lot Width: 200 feet**
 - (c) Maximum Building Height: 35 feet**
 - (d) Minimum Front Yard: The larger of 30 feet or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
 - (e) Minimum Side Yard: The larger of 20 feet or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
 - (f) Minimum Rear Yard: The larger of 20 feet or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
 - (g) Maximum Building Coverage: 25% of lot area or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
 - (h) Minimum Landscaped Area: 35% of lot area or what is otherwise required in the underlying Zoning District per Section 307 Attachment 5**
 - (i) Maximum Building Floor Area: 75,000 square feet**
- (5) All units shall be accessible only from the interior of the building.**
- (6) All Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.**

Section 6: Severability

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

Section 7: Effective Date

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

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

**Adopted December 10, 2024
At a Regular Meeting
Held at Town Hall**

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TOWN OF CORTLANDT PLANNING BOARD

Steven Kessler
Chairperson

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Vice-Chairperson

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Planning Board

2025 Meeting Dates & Submission Deadlines

Meeting Date	Submission Deadline
January 7, 2025	December 27, 2024
February 4, 2025	January 23, 2025
March 4, 2025	February 20, 2025
April 1, 2025	March 20, 2025
May 6, 2025	April 24, 2025
June 3, 2025	May 22, 2025
July 1, 2025	June 18, 2025
September 4, 2025*	August 21, 2025
October 7, 2025	September 25, 2025
November 6, 2025*	October 23, 2025
December 2, 2025	November 20, 2025

* Thursday

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**TOWN OF CORTLANDT
PLANNING BOARD
PB 2024-5**

RESOLUTION NO. 15-24

WHEREAS, an application for Planning Board approval of an Amended Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code was submitted by Brian Sinsabaugh, Esq., for the property of Iaropoli Construction Corp., c/o Enterprise Rent a Car, as shown on a 3-page set of drawings entitled “Car Wash Addition – Enterprise Rent A Car” prepared by John J. Gilchrist, R.A. latest revision dated September 24, 2024, and

WHEREAS, the subject property is located at 2077 East Main Street, is approximately 16,893 sq. ft., is zoned HC, highway commercial and is designated on the Town of Cortlandt Tax Maps as Section 24.13, Block 3, Lot 47, and

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated September 4, 2024, and

WHEREAS, the subject site is currently developed with an Enterprise Rent A Car facility with and office and an associated parking area that was approved by the Planning Board in 1995 by PB Res. 59-95, and

WHEREAS, the Planning Board granted Amended Site Plan approval by motion in 2012 for a carport, a non-enclosed tent structure, located on the southern side of the property, behind the office, in which vehicles are cleaned and vacuumed, and

WHEREAS, the subject application seeks Planning Board approval to replace the existing approximately 349 sq. ft. temporary structure with a 780 sq. ft. wash bay addition to the existing structure that will fully enclose the washing and vacuuming of the vehicles in a building that will better contain the noise, and

WHEREAS, the Planning Board conducted a site inspection of the subject property and referred the application to the Westchester County Planning Board as required by Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code and the County acknowledged the referral and had no comments, and

WHEREAS, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on November 7, 2024, and

WHEREAS, the Public Hearing Notice for this application was published in the official newspaper of the Town the “Gazette”, and

WHEREAS, the subject Public Hearing Notice was mailed to adjacent and across the street property owners, and the subject property was posted with a sign giving notice of the public hearing, and

WHEREAS, the subject property requires a variance from the Zoning Board of Appeals for the rear yard setback from the required 30’ to 15’, and

WHEREAS, the Zoning Board of Appeals held the required public hearing on the requested area variance on October 17, 2024 and adjourned the hearing to their December 19, 2024 meeting and indicated in a memo to the Planning Board they had no objection to the granting of the variance, and

WHEREAS, the subject building elevation drawings were referred to the Town’s Architectural Advisory Council for review and comment, and

WHEREAS, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing.

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.
3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.
4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Sustainable Comprehensive Master Plan and Town Zoning Ordinance.
5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.

8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.

10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.

11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and

FURTHER BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part 1 of the Short Environmental Assessment Form (EAF) prepared by Brian Sinsabaugh, Esq. dated September 4, 2024 and Part II of the Short EAF prepared by the Planning Division dated December 3, 2024 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required

with regard to this matter, and

FURTHER BE IT RESOLVED that the application of Brian Sinsabaugh, Esq., for the property of Iaropoli Construction Corp., c/o Enterprise Rent a Car, for Planning Board approval of an Amended Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code as shown on a 3-page set of drawings entitled “Car Wash Addition – Enterprise Rent A Car” prepared by John J. Gilchrist, R.A. latest revision dated September 24, 2024 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for a maximum of two (2) additional years, granted in one-year intervals, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension**, and

FURTHER BE IT RESOLVED that the approved site plan with the Planning Board Chairman’s signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.**

CONDITIONS AND MODIFICATIONS:

- 1. Add the appropriate signature block to the subject drawing and coordinate with the Planning Office to (a) obtain the required signatures from the Director of Planning, the Director of Environmental Services, the Planning Board Engineer and the Planning Board Chairman on the subject drawing set and (b) submit four paper prints and an electronic .pdf of said drawing to the Planning Office following the Chairman's signature on the site plan.**
- 2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.**
- 3. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required State, County and Town permits obtained prior to beginning any related work on the subject property.**
- 4. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$2,500. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements, submission of the required as-built survey and an inspection by the Town. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board.**
- 5. The subject drawing shall be revised to show a solid stockade fence to be located the entire length of the property along the southeast (abutting 6 & 8 Highland Drive) and southwest (abutting 2075 E. Main St.) property lines to the satisfaction of the Planning Director and Consulting Engineer.**

6. Prior to the Chairperson signing the subject site plan the applicant shall respond to Planning Board Engineer's Technical Review Memorandum dated November 6, 2024 (attached).

7. The applicant is required to obtain the required area variance from the Zoning Board of Appeals and note the Decision and Order on the subject site plan prior to the Chairman signing the subject drawing.

8. Note on the subject site plan that within 12 months of the approving resolution, the Applicant shall obtain a Building Permit from the Department of Technical Services – Code Enforcement Division.

9. Updated building elevations shall be submitted, to include colors and materials, for review and comment by the Town's Architectural Review Council.

10. In the event the operation of the wash bay generates noise complaints, and is determined by the Department of Technical Services to be at a level reaching or exceeding the Town's noise ordinance, then an acoustical engineer or qualified noise expert shall be retained at the expense of the applicant to further evaluate the day to day operations. The applicant shall post an escrow account of \$2,500 to be held by the Town for a minimum of 12 months after the start of operations. Any money not drawn down from this escrow account shall be returned to the applicant upon request.

TO BE CONSIDERED FOR ADOPTION: DECEMBER 3, 2024

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

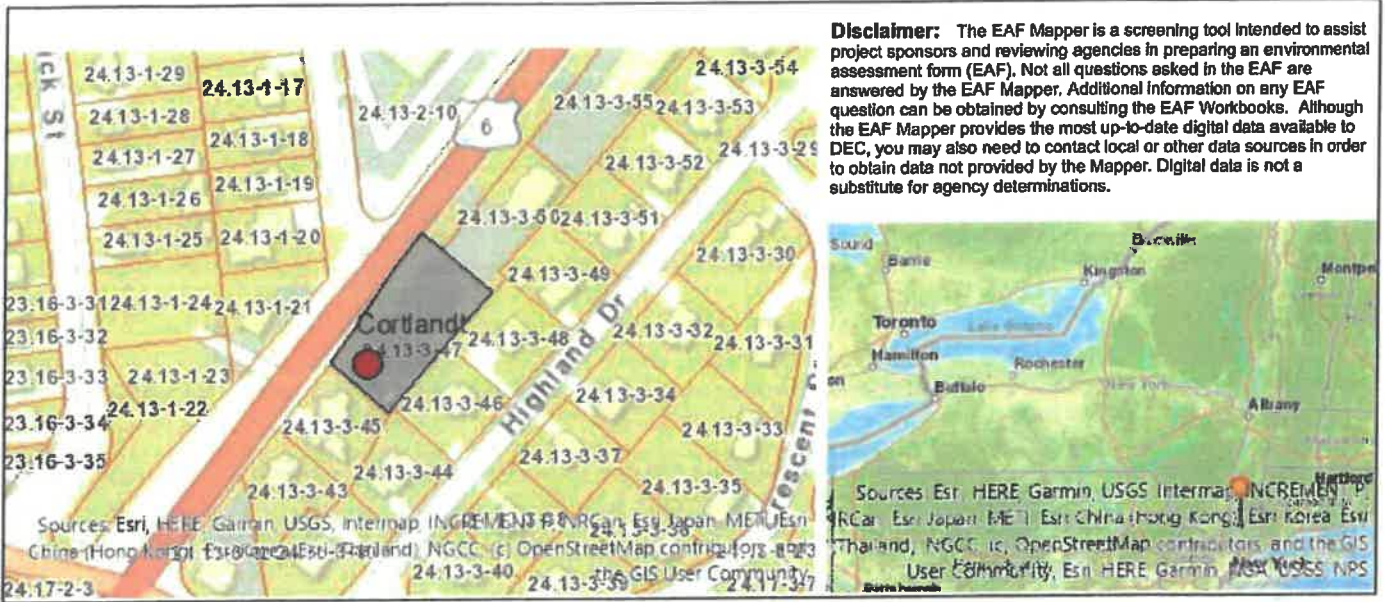
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Enterprise Rent a Car			
Project Location (describe, and attach a location map): 2077 East Main Street, Town of Cortlandt, Westchester County, New York 10567 (Tax Map Section 24.13 Block 3 Lot 47)			
Brief Description of Proposed Action: Application for site plan amendment and area variances to permit the removal of existing temporary car port and construction of a 780 SF addition to the existing Enterprise retail office building to be used as a fully enclosed wash bay with water/oil separator.			
Name of Applicant or Sponsor: Elrac LLC d/b/a Enterprise Rent-a-Car		Telephone: 203.410.1995 E-Mail: John.S.Petrie@em.com	
Address: 2077 E Main Street			
City/PO: Cortlandt		State: NY	Zip Code: 10567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Cortlandt Planning Bd. (Amended Site Plan); Cortlandt Building Dept. (Building Permit)			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.39 acres	
b. Total acreage to be physically disturbed?		0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.39 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Mixed-Use; Multi-family; Two-family; Office			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>The proposed action will not exceed requirements.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Storm water discharge will be collected and discharged via on-site storm water management systems.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Eirac LLC d/b/a Enterprise Rent-a-Car</u>		Date: <u>9/4/2024</u>
Signature: 		Title: <u>Attorney for Applicant</u>



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

* Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Cortlandt Planning Board

12/3/24

Name of Lead Agency

Date

Steven Kessler

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Steven Kessler

Chris Kehoe

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

* Subject to adoption by Planning Board on 12/3/24

PRINT FORM

November 20, 2024

Via OpenGov (PBCK-24-8)

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

**Re: Bilotta Realty of Westchester, Inc. (PB 2024-3)
2099 Albany Post Road (Section 55.9 Block 1 Lot 3)**

Dear Chairman Kessler and Members of the Planning Board:

As you are aware, this firm represents Bilotta Realty of Westchester, Inc. (“Bilotta” or “Applicant”), owner of the property located at 2099 Albany Post Road in the Town of Cortlandt and Applicant in the above-referenced application for amended site plan approval. We write to provide a response to the Town’s request for additional stormwater information.

On November 11, 2024, following the last Planning Board meeting, the Applicant conducted deep hole and percolation tests. These tests included a 2-foot-deep percolation hole at the bottom of the deep hole. No rock or groundwater was encountered during these tests, and the results of these tests are provided on the revised Site Plan (Dwg. SP-1), enclosed. Further, as noted on the Site Plan, the drywell calculations indicate that the installed Cultec System’s volume per day (1,513 ft³) far exceeds the volume required (756 ft³ per day).

In addition to providing a table on the Site Plan with the above-described information, the Site Plan (Dwg. SP-1) has been revised to include the location of the drywell, the deep hole and percolation test sites, and the utilities. Previously submitted Details plan (Dwg. D-1) provides the Silt Fence detail, Cultec Inspection Port detail, Water Quality Unit NDS Square Basin detail, and the Cultec 30 XLHD Recharger detail.

We look forward to again appearing before your Board at the December 3rd Planning Board work session and meeting. In the meantime, if you have any questions or require any further information, please do not hesitate to contact us.

Very truly yours,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

Enclosed:

Site Plan (Dwg. SP-1), last revised 11/11/2024

cc: *(via e-mail)*

Chris Kehoe, AICP
Thomas Wood, Esq.
Michael Cunningham, Esq.
SJB Architecture & Design
George J. Mottarella PE, LS, PC
Bilotta Realty of Westchester Inc.
Ralph Mastromonaco

TOWN OF CORTLANDT ZONING REQUIREMENTS

Basic Data: Address: 2099 Albany Post Road, Montrose, NY
 Sheet: - Section: 55.9 Block: 1 Lot(s): 3
 Zoning District: HC-9A Proposed Use: STORAGE

Bulk Regulations:	Required/Allowable	Existing/Proposed	Variance Required
LOT AREA (SF)	20,000	no change	n/a
LOT WIDTH (FT)	100	no change	n/a
MAX. BUILDING HEIGHT			
Stories:	2-1/2 STORY	2 / 2	
Feet:	35 FT	31 / 31	n/a
FRONT YARD SETBACK (FT)	30	no change	n/a
REAR YARD SETBACK (FT)	30	no change/99.4	n/a
SIDE YARD SETBACKS (FT)	30	76.9 / 30.10	n/a
MAXIMUM BUILDING COVERAGE (% of lot area)	20 %	no change	n/a
MINIMUM LANDSCAPE COVERAGE (SF)	30 %	no change	n/a

CALCULATIONS ARE BASED ON DEEP HOLE AND PERCOLATION TEST PERFORMED ON NOVEMBER 11, 2024. DEEP HOLE 5' DEEP. PERCOLATION HOLE 2' DEEP AT BOTTOM OF DEEP HOLE NO ROCK OR GROUND WATER ENCOUNTERED

SOILS: The area proposed for infiltrators is composed of C/C Charlton-Chatfield Complex, Hydrologic Soil Group B
 Percolation Hole: 12"Ø Percolation: Stabilized Rate = 3" inch in 15 minutes
 Design Storm: 25 year (6.4" Rainfall), 24 Hour, Zero Increase In Runoff
 Proposed Impervious Area: 40' x 60' Building = 2,400 ft²

Soil Percolation Rate (S): 12" Ø Perc. Hole, Depth 32"
 $A_c = \pi \times (1') \times 9' / 12' / \text{ft} = 2.35 \text{ ft}^2$
 $A_b = \pi \times r^2 = 3.14 \times (0.5')^2 = 0.785 \text{ ft}^2$
 $A_p = A_c + A_b$
 $A_p = 2.35 \text{ ft}^2 + 0.785 \text{ ft}^2 = 3.14 \text{ ft}^2$
 Volume of Percolation (Vp) = 0.785 ft² x 3.0" = 0.196 ft³
 12"/ft

Soil Percolation Rate (Sr)
 $Sr = 0.196 \text{ ft}^3 / 3.14 \text{ ft}^2 / 15 \text{ min} = 0.0042 \text{ ft}^3 / \text{ft}^2 / \text{min}$
 $Sr = 0.0042 \text{ ft}^3 / \text{ft}^2 / \text{min} \times 60 \text{ min} \times 24 \text{ hr} / \text{day} = 5.99 \text{ ft}^3 / \text{ft}^2 / \text{day}$
 $Sr = 2.81 \text{ ft}^3 / \text{ft}^2 / \text{day} - 25\% \text{ (clogging factor)} = 4.49 \text{ ft}^3 / \text{ft}^2 / \text{day}$

Existing Weighted CN = 60, 25 Year = 2.48" Proposed CN = 98, 25 Year = 6.26" ΔVr = 3.78"

Impervious Area Storage Volume REQUIRED (Vs) = ΔVr (3.78 / 12") x 2,400 s.f. = 756 ft³

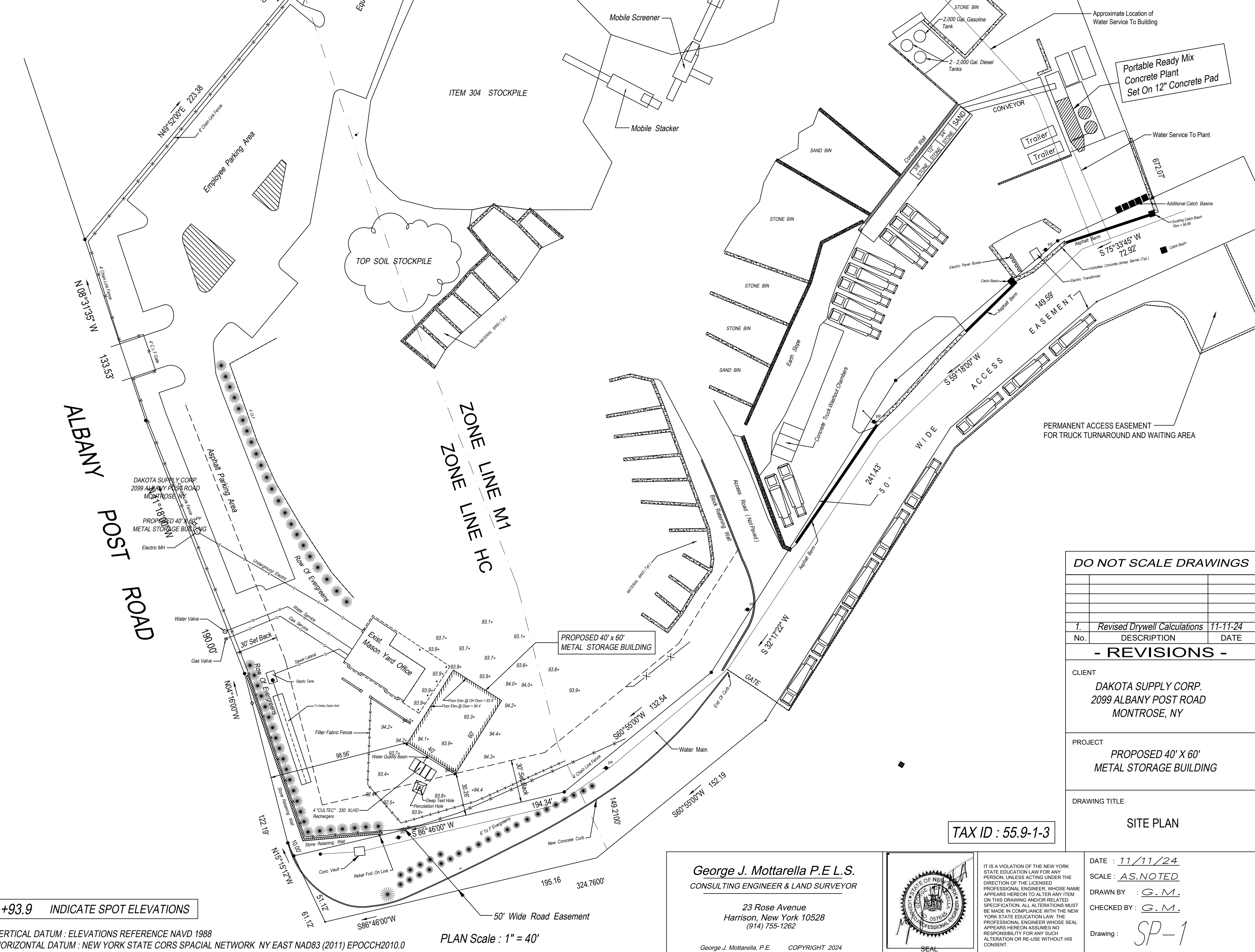
Design: Provide One Drywell System, Calculate Volume Of Drywell Systems
 (4) "Cultec" 330 XLHD Rechargers = 4 x 63.4 ft³/unit = 254 ft³
 Use 1.5" of Stone Around Rechargers = 11.5' x 21' x 3.5' = 845 ft³
 Void Volume of Stone = 845 ft³ - Volume of Chambers (254 ft³) x 40% = 236 ft³

Total Volume of Cultec Chambers & Stone Voids Vw = 254 ft³ + 236 ft³ = 490 ft³
 Total Volume of Cultec Chambers & Stone Voids = 490 ft³

Calculate 24 - Hour Percolation Volume Per Drywell Unit (Vp)
 $V_p = (11.5' \times 11.5' \times 21') = 65 \text{ ft}^3 \times 3.5' = 228 \text{ ft}^3$
 $V_p = \text{Side Surface Area of Drywell} \times \text{Soil Percolation Rate}$
 $V_p = 228 \text{ ft}^2 \times 4.49 \text{ ft}^3 / \text{ft}^2 / \text{Day}$
 $V_p = 1,023 \text{ ft}^3 / \text{ft}^2 / \text{Day}$

VOLUME PER DAY FOR SYSTEM =
 DRYWELL 490 ft³ + PERC. 1,023 ft³ = 1,513 ft³
 GREATER THAN 756 ft³ REQUIRED

DRYWELL CALCULATIONS



DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
1.	Revised Drywell Calculations	11-11-24

- REVISIONS -

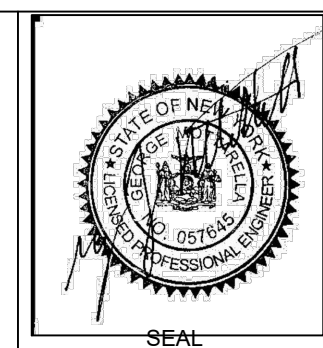
CLIENT
 DAKOTA SUPPLY CORP.
 2099 ALBANY POST ROAD
 MONTROSE, NY

PROJECT
 PROPOSED 40' X 60'
 METAL STORAGE BUILDING

DRAWING TITLE
 SITE PLAN

TAX ID : 55.9-1-3

George J. Mottarella P.E.L.S.
 CONSULTING ENGINEER & LAND SURVEYOR
 23 Rose Avenue
 Harrison, New York 10528
 (914) 755-1262
 George J. Mottarella, P.E. COPYRIGHT 2024



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, WHOSE NAME APPEARS HEREON TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR REUSE WITHOUT HIS CONSENT.

DATE : 11/11/24
 SCALE : AS NOTED
 DRAWN BY : G.M.
 CHECKED BY : G.M.
 Drawing : SP-1

+93.9 INDICATE SPOT ELEVATIONS

VERTICAL DATUM : ELEVATIONS REFERENCE NAVD 1988
 HORIZONTAL DATUM : NEW YORK STATE CORRS SPACIAL NETWORK NY EAST NAD83 (2011) EPOCH2010.0

PLAN Scale : 1" = 40'

November 20, 2024

Via OpenGov (PBCK-24-11)

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

**Re: JAM Storage LLC – Site Plan (PB 2024-6)
2059 Albany Post Road (SBL: 55.13-2-19 & 20)**

Dear Chairman Kessler and Members of the Planning Board:

As you are aware, we have been retained, along with Insite Engineering, Surveying and Landscape Architecture, P.C., to represent JAM Storage, LLC regarding the above-referenced application for a Site Plan Approval to develop a self-storage facility. At the November 7, 2024 Planning Board meeting, following the site visit by the Board Members and staff, your Board expressed satisfaction with the changes proposed in our revised conceptual plan. Accordingly, we have enclosed a comprehensive Site Plan and a Stormwater Pollution Prevention Plan (SWPPP) for the Town's continued review.

Should the consultant and staff review of the enclosed documents not be completed in time for the December 3rd Planning Board meeting, we ask that the Application remain on that meeting's agenda so that the Board may declare its intent to be Lead Agent under SEQRA. We also ask that a meeting with the Applicant's engineer, Town staff, and your Board's consultants be scheduled prior to the next Planning Board submission deadline so that we may address the Town's concerns in the most efficient manner possible.

We look forward to presenting this Site Plan to the Town, and to continuing to work with the Town's consultants and staff to move forward in the application review process.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

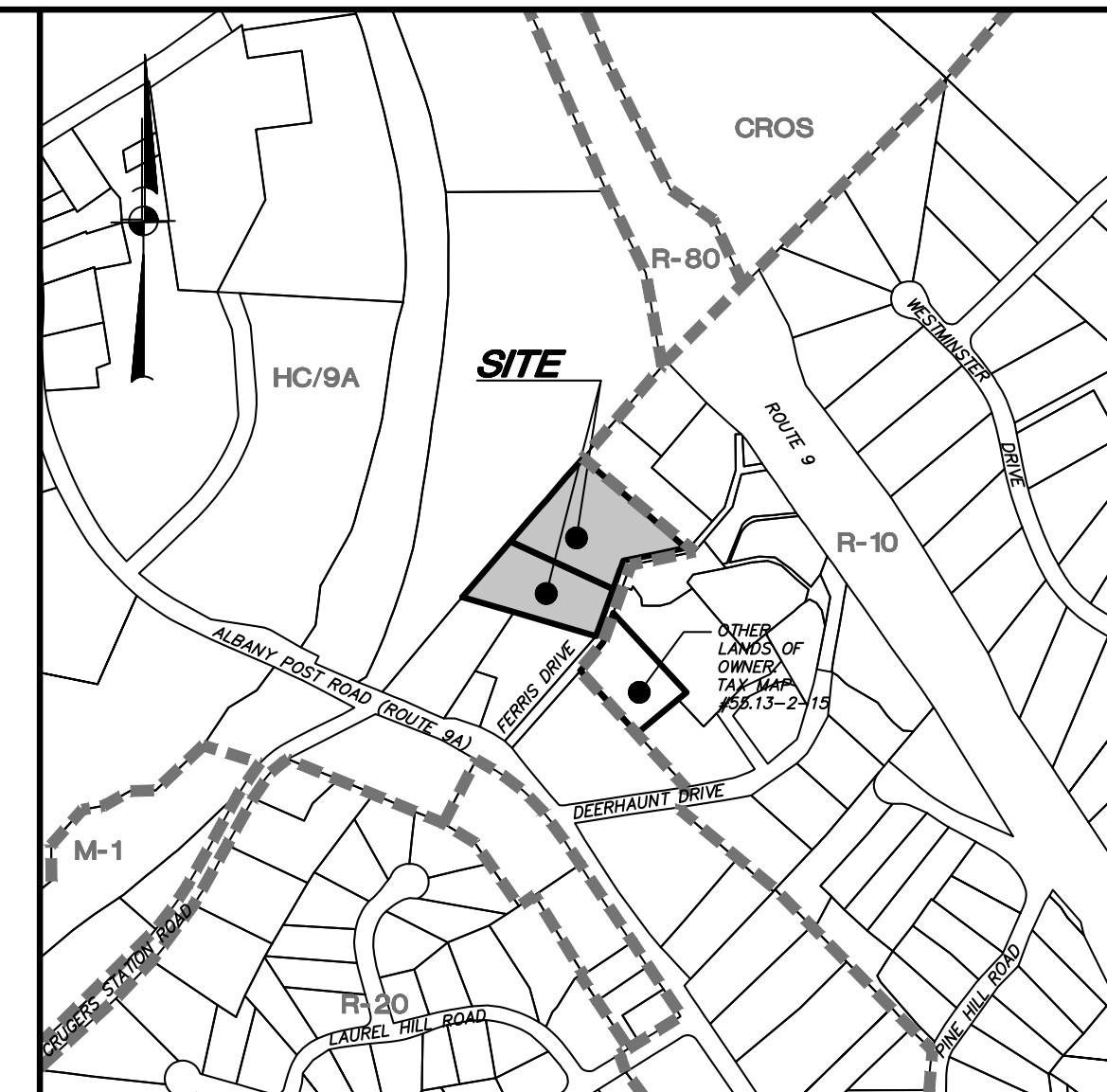
ZARIN & STEINMETZ LLP



David S. Steinmetz
Brian T. Sinsabaugh

Enclosures.

cc: *via email (w/enclosures)*
Mr. Chris Kehoe, AICP, Director of Planning & Community Development
Heather LaVarnway, CNU-A Planner
Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
Martin Rogers, Code Enforcement
Christopher Lapine, PE, LEED, Planning Board Engineer
JAM Storage, LLC
Insite Engineering, Surveying and Landscape Architecture, P.C.



LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT:
DHP Group
446 Bedford Road
Pleasantville, NY 10570

SITE DATA:
Zone: HC-9A
Tax Map No.: 55.13-2-20 (1.2 ACRES ±)
55.13-2-19 (2.0 ACRES ±)
Total Acreage 3.2 AC

- GENERAL NOTES:**
- Property line, topography wetland boundary, and existing features shown hereon taken from survey of property prepared by Insite Engineering, Surveying, and Landscape Architecture, P.C. dated July 11, 2024.
 - Wetland boundaries taken hereon were from field delineation by Jim Bates on June 6, 2022 and updated May 23, 2024.
 - Aerial Orthophoto shown hereon taken from Westchester County GIS.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING BUILDING TO BE REMOVED
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING WETLAND BUFFER
	PROPOSED CONCRETE CURB
	PROPOSED SEPTIC

HC/9A – HIGHWAY COMMERCIAL MULTI-FAMILY ZONE REQUIREMENTS

	REQUIRED/PERMITTED	PROPOSED
Minimum Lot Area:	20,000 s.f.	3.2 AC
Minimum Lot Width:	100'	370'
Maximum Building Height:	2 1/2 stories or 35'	Less than 35'
Minimum Front Yard:	30'	39'
Minimum Side Yard:	30'	115'
Minimum Rear Yard:	30'	44'
Maximum Building Coverage:	25%	22%
Minimum Landscape Coverage:	30%	76%

ZONING NOTES:

- Lot area, building coverage, & landscape coverage are based on total area of the 2 subject lots.
- Landscape coverage calculated from existing and proposed landscaped and vegetated areas.

PARKING SUMMARY

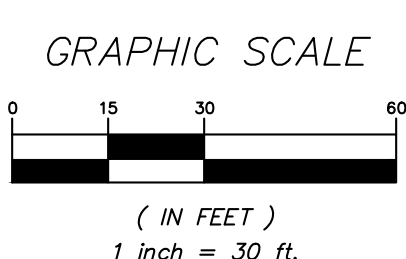
1 per 10,000 s.f. of floor space	= 6 REQUIRED
	= 6 PROVIDED

PROPOSED RIGHT OF WAY DISTURBANCE

	TOTAL AREA
IMPERVIOUS COVERAGE WITHIN TOWN/ACOE WETLAND	0 s.f.
IMPERVIOUS COVERAGE WITHIN TOWN OF CORTLANDT WETLAND BUFFER	4,830 s.f. Existing to be Redeveloped 5,280 s.f. New/Proposed

ONSITE CONTROLLED AREA DISTURBANCE AND MITIGATION AREA

	TOTAL AREA ONSITE	PROPOSED AREA OF DISTURBANCE
TOWN/ACOE WETLAND	8,714 s.f.	200 s.f. (For Culvert Replacement)
TOWN OF CORTLANDT WETLAND BUFFER	40,958 s.f.	3,625 s.f. Impervious Redeveloped Over Existing Lawn 200 s.f. Impervious Redeveloped Over Existing Impervious 2,450 s.f. Regrading Existing Lawn 8,275 s.f. Total
MITIGATION PROPOSED	15,500 s.f. Wetland Mitigation Plantings 8,900 s.f. Stormwater Management Practice 24,400 s.f. Total	Ratio 1.7 to 1 = 15,500 / (5,280+3,625)



INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Cortlandt, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: JAM STORAGE, LLC
2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567

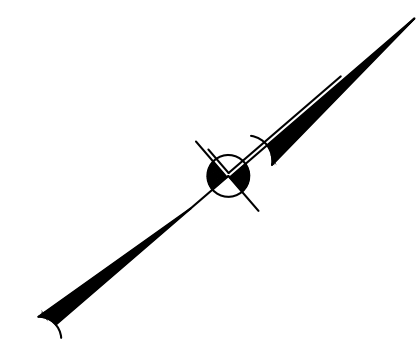
DRAWING: OVERALL PLAN

PROJECT NUMBER: 22240.100
DATE: 11-20-24
SCALE: 1" = 30'

PROJECT MANAGER: R.D.W.
DRAWN BY: D.W.M.
CHECKED BY: S.M.R.

DRAWING NO.: OP-1
SHEET: 7

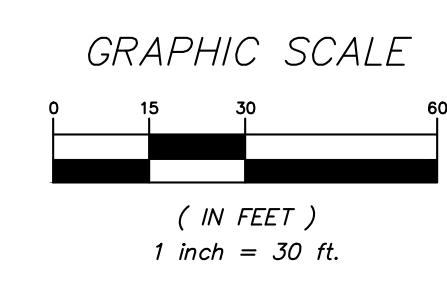
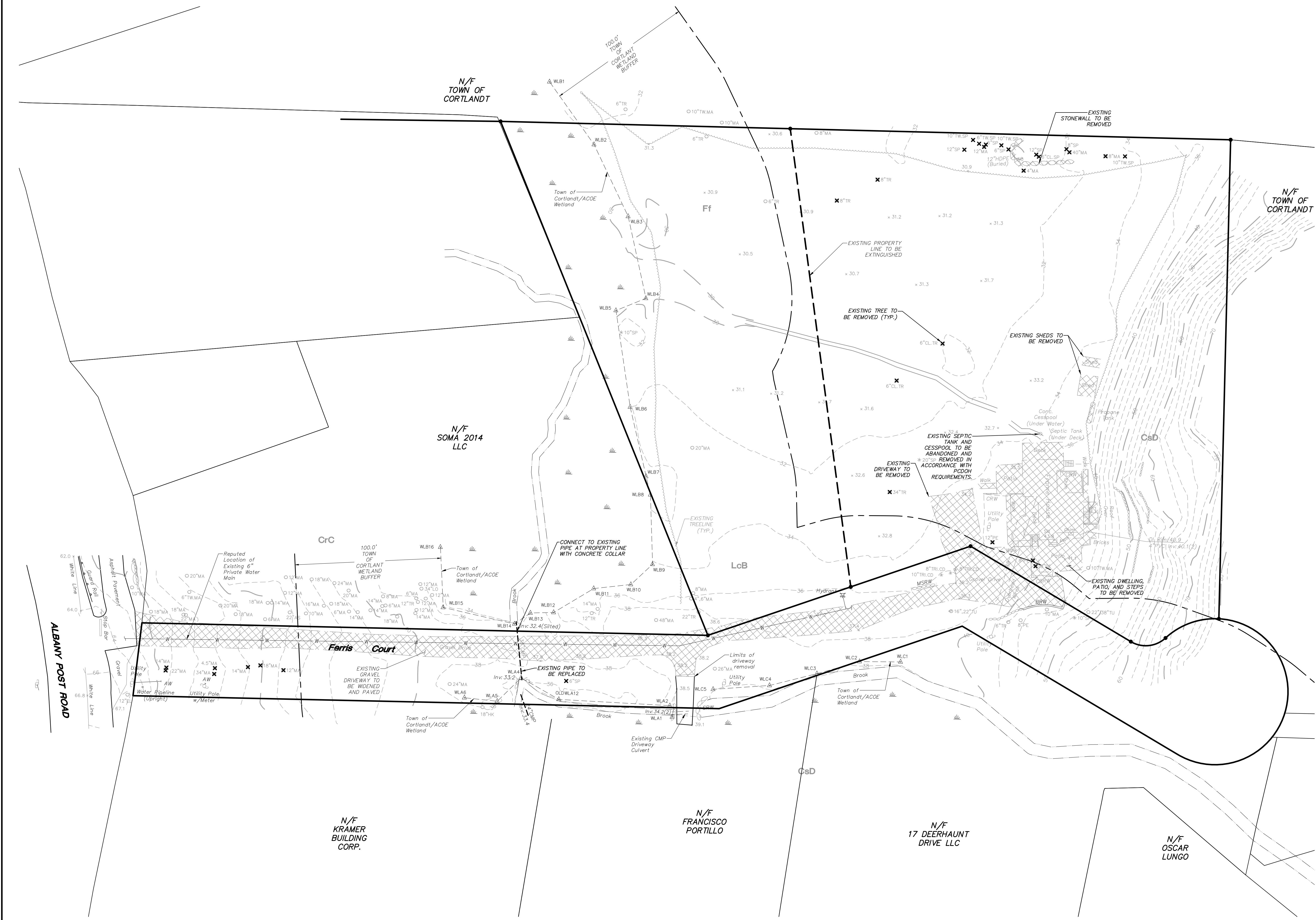
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING TO BE REMOVED
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE w/ guy & overhead wires
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING CATCH BASIN
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING WETLAND FLAG (Survey Located)
	EXISTING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING TREELINE
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	EXISTING TREE TO BE REMOVED
	EXISTING FEATURE TO BE REMOVED

TREE LEGEND

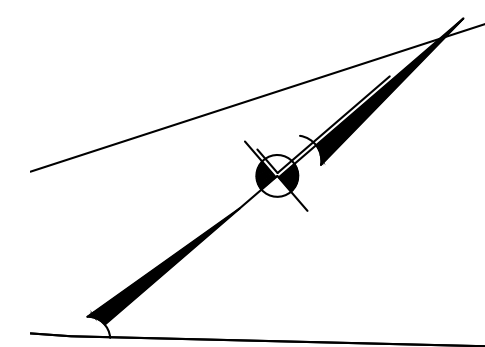
- DECIDUOUS TREE
- * EVERGREEN TREE
- AS ASH
- CD CEDAR
- CH CHERRY
- EL ELM
- HK HICKORY
- HM HEMLOCK
- LD LINDSAY
- MA MAPLE
- QA QUAKERS
- PE PEAR
- SP SPRUCE
- TR TULIP
- CL CLUMP
- TW TWAIN



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NO.	DATE	REVISION	BY
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567			
DRAWING: EXISTING CONDITIONS AND REMOVALS PLAN			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO.			SHEET
EX-1			2 / 7

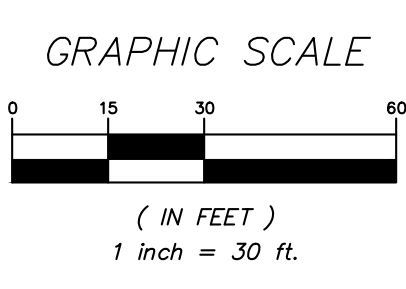
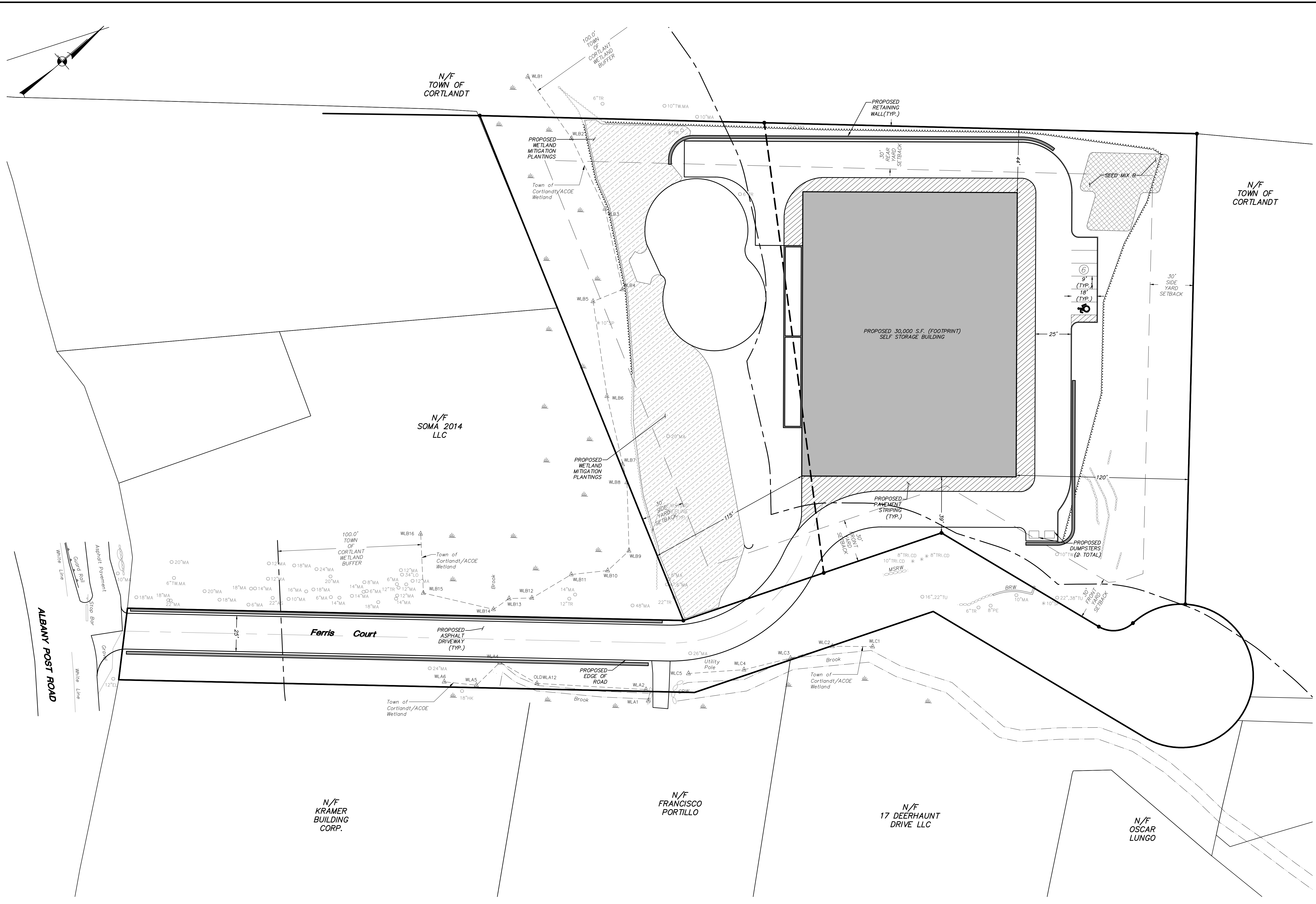




LEGEND	
	EXISTING PROPERTY LINE
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING WETLAND FLAG (Survey Located)
	EXISTING WETLAND BUFFER
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	PROPOSED CONCRETE CURB
	PROPOSED SINGLE POLE SIGN
	PROPOSED LANDSCAPING

SIGN DATA TABLE				
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1		R7-1	12" x 18"	Red on White
2		R7-8	12" x 18"	Green on White Blue Symbol Green on White

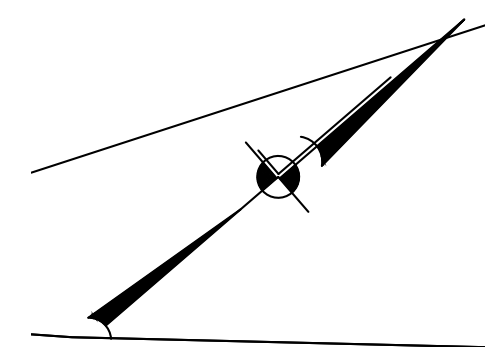
NOTE: Other signs are available in the MUTCD - Part 2 Signs
 * NOTE: New NYS Handicap symbol recognized only by NYS



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NO.	DATE	REVISION	BY
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567			
DRAWING: LAYOUT & LANDSCAPE PLAN			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO.			SHEET
SP-1			3
			7



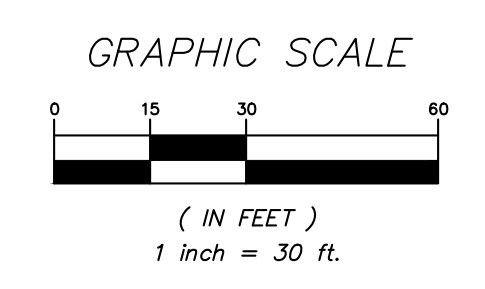


LEGEND

	EXISTING PROPERTY LINE
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED GRASS SWALE
	PROPOSED OWTS AREA
	PROPOSED CATCH BASIN
	PROPOSED END SECTION
	PROPOSED WATER GATE VALVE
	PROPOSED DRAINAGE PIPE
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PITCH TO DRAIN
	PROPOSED CLEAN OUT
	PROPOSED DISTRIBUTION BOX (DB)
	PROPOSED SEPTIC TANK
	PROPOSED PUMP PIT

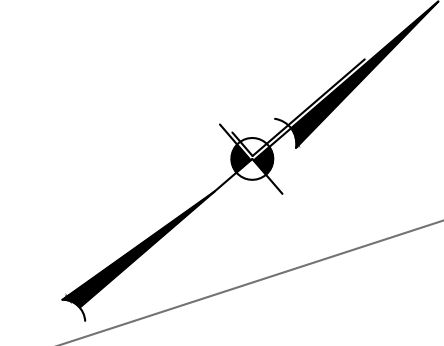


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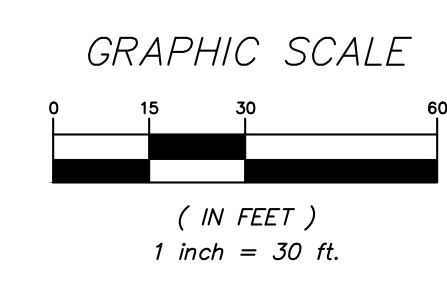
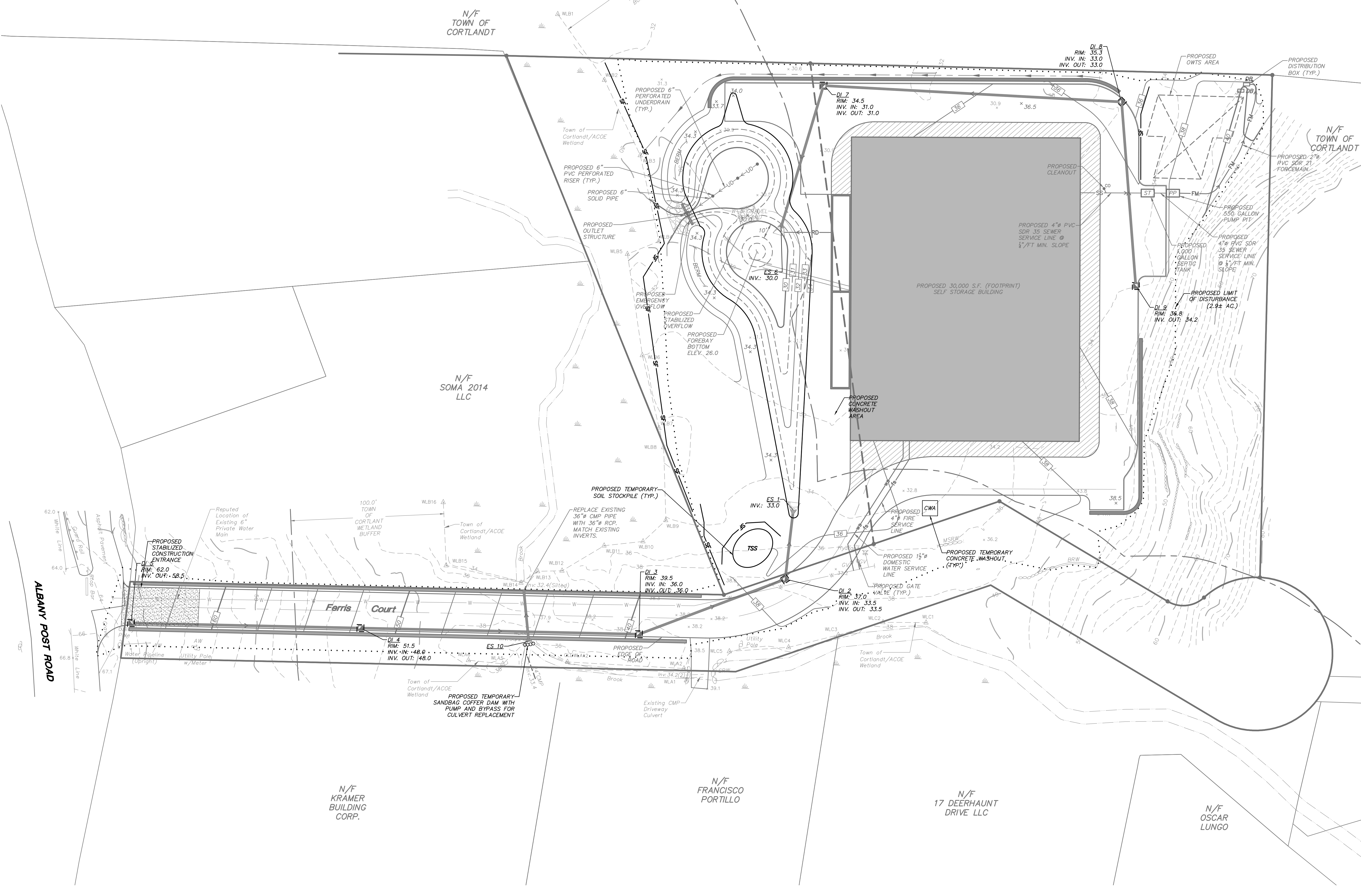


NO.	DATE	REVISION	BY
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567			
DRAWING: GRADING & UTILITIES PLAN			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO.	SP-2		SHEET 4/7





LEGEND	
	EXISTING PROPERTY LINE
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING WETLAND
	EXISTING WETLAND FLAG
	EXISTING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED GRASS SWALE
	PROPOSED OWTS AREA
	PROPOSED CATCH BASIN
	PROPOSED END SECTION
	PROPOSED WATER GATE VALVE
	PROPOSED DRAINAGE PIPE
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED FIRE SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PITCH TO DRAIN
	PROPOSED CLEAN OUT
	PROPOSED DISTRIBUTION BOX (DB)
	PROPOSED SEPTIC TANK
	PROPOSED PUMP PIT



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NO.	DATE	REVISION	BY

		3 Garrett Place Corvallis, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567			
DRAWING: EROSION & SEDIMENT CONTROL PLAN			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO.			SHEET
SP-3			5
			7



EROSION & SEDIMENT CONTROL NOTES:

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposal within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications for Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceases. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 50 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristock" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
 - Kentucky Bluegrass 20%
 - Creeping Red Fescue 40%
 - Perennial Ryegrass 20%
 - Annual Ryegrass 20%
 - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to New York Standards and Specification For Erosion and Sediment Control, latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1." Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curtex / Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and all fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

GENERAL SITE SEEDING NOTES:

- All proposed seeded areas to receive a 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - select seed mixture per drawings and seeding notes.
 - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorus) fertilizer or equivalent.
 - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
 - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- The seed mixes as specified on these drawings are as follows:
 - A. Seed Mix for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:
 - Kentucky Bluegrass 20%
 - Creeping Red Fescue 40%
 - Perennial Ryegrass 20%
 - Annual Ryegrass 20%
 - B. Seed Mix for Wildflower Meadow areas and SSTS area as shown on the drawings at a rate of 15 lbs. per acre:
 - Low-Growing Wildflower & Grass Mix (ERMX-156) from Ernst Conservation Seeds of Meadville, PA.

GENERAL PLANTING NOTES:

- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
- See Drawing D-X "Site Details" for Stormwater Basin plantings.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001) all Stormwater Pollution Prevention Plans (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standards, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not specified in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.6.1a-1 of General Permit GP-0-20-001:

Background Information: The subject project consists of the construction of a self-storage building with offices, and asphalt parking.

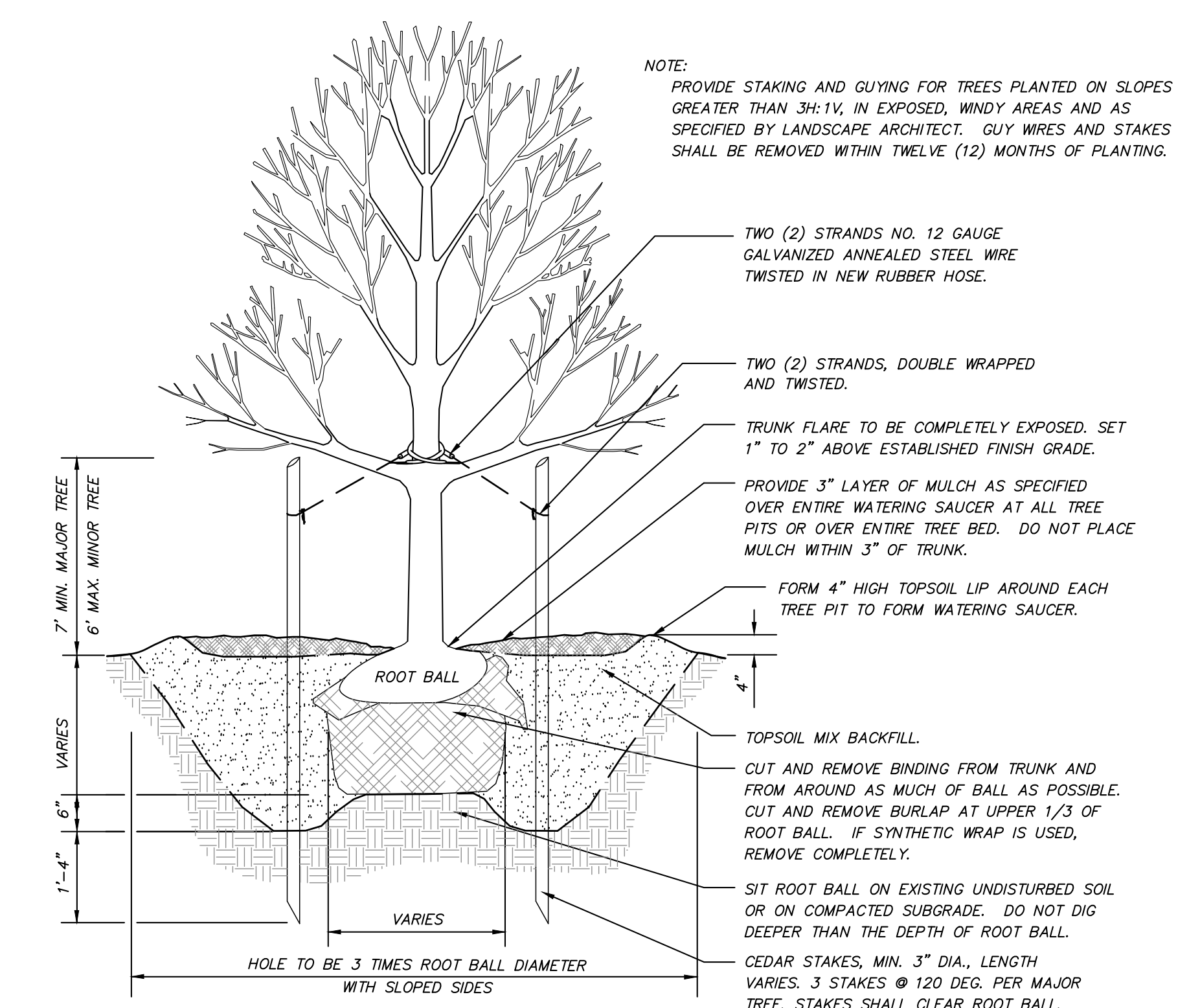
- Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
- Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Fluvaquents-Udalfuents Complex (F1), Chertliff-Chertliff Complex (C6), Chertliff-Chertliff Complex (C7), and Leicester loam (L6), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."
- Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
- Description of erosion and sediment control practices: This plan, and details / notes shown herein serve to satisfy this SWPPP requirement.
- Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
- Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

- The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
- An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-20-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
- A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
- A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
- Identification of any elements of the design that are not in conformance with the technical standards, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 TO 10 YEARS
GRASS & RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & evidence of flow going around structures.	-	Inspect & clean accumulated sediment.	-
STORMWATER PLANTER	Inspect vegetation & mulch layer.	Ensure dewaterers between storms.	-	-	-
SUBSURFACE STORMWATER COLLECTION SYSTEMS	-	-	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	-
GRAVEL WETLAND	Inspect first few months after construction for eroding soils & slumping & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion, & stabilize and/or repair immediately	Mow berms and exterior embankments. Remove debris & litter from basins & outlet structures. Remove sediment if accumulated greater than 1"	-	Inspect for & remove accumulated sediment

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

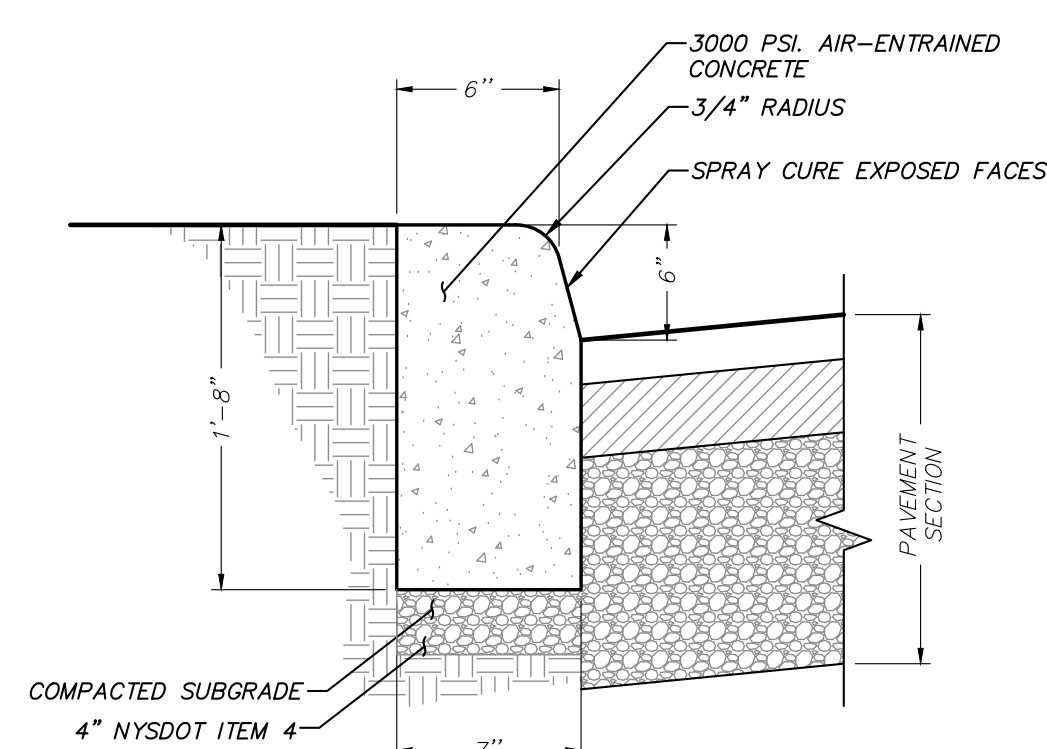
DHP Group
446 Bedford Road
Pleasantville, NY 10570



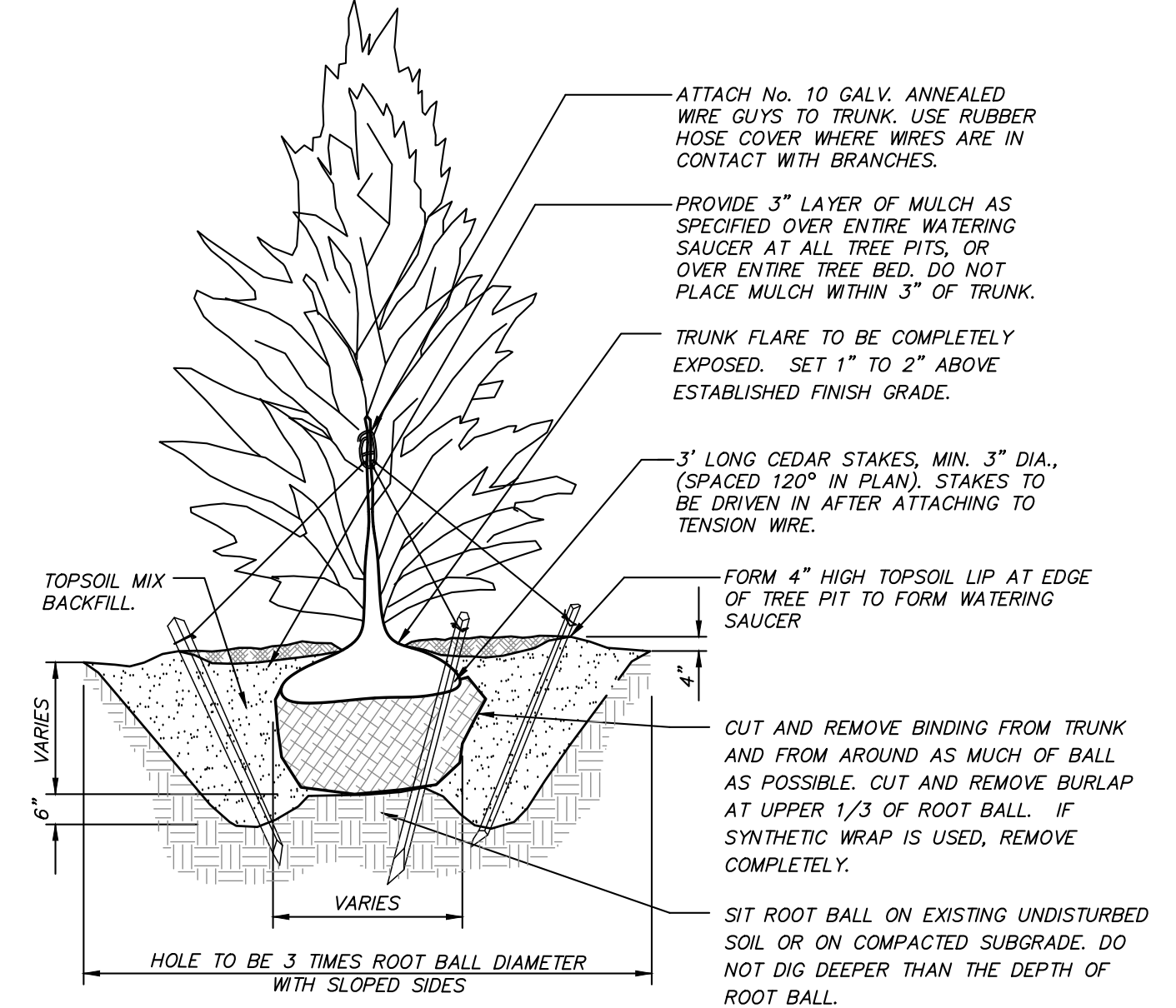
TREE PLANTING DETAIL
(N.T.S.)



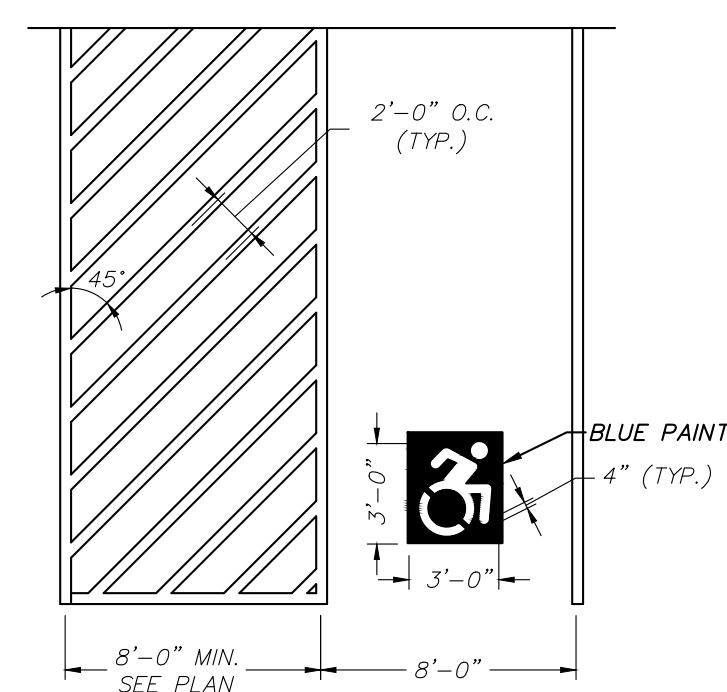
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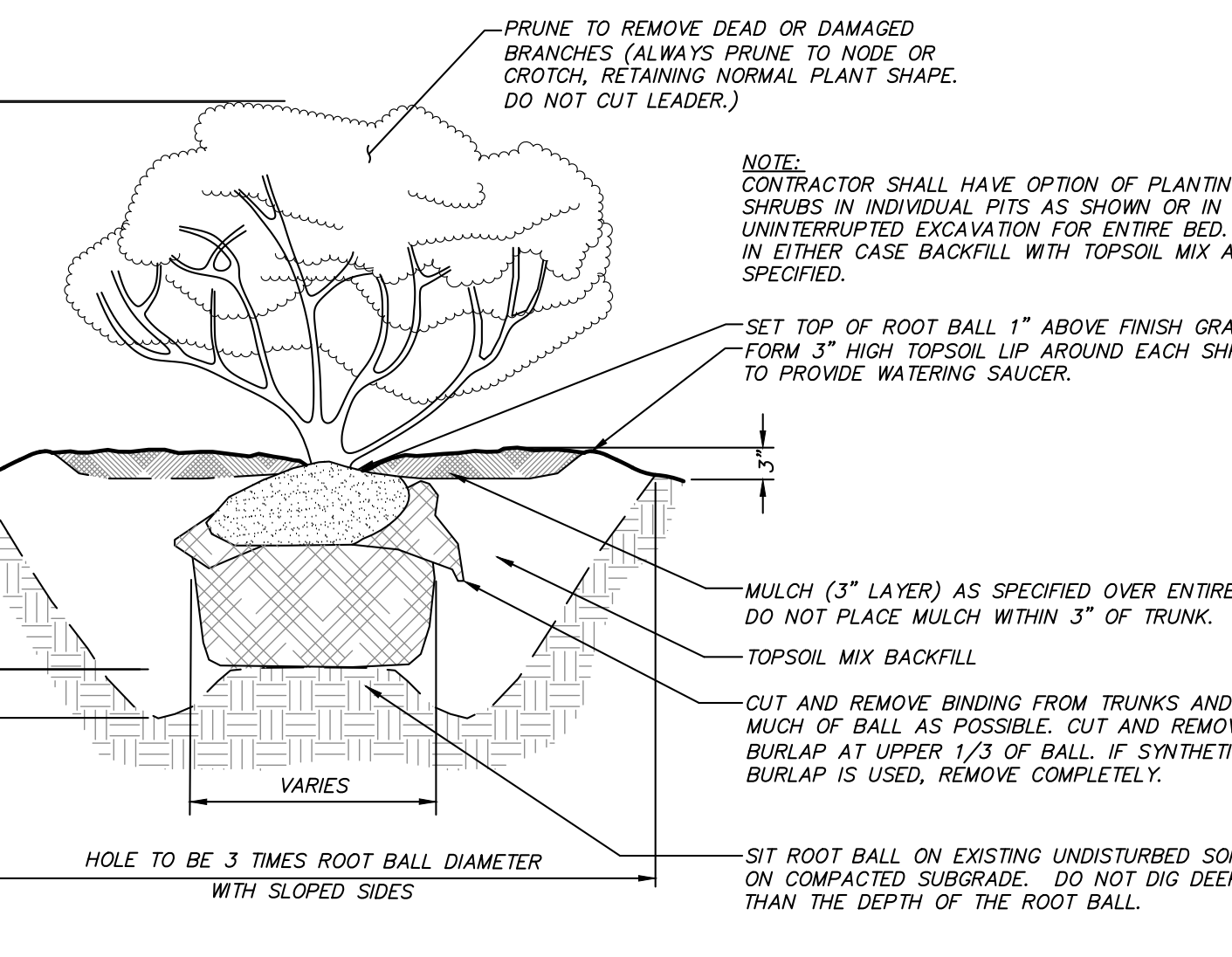
CONCRETE CURB DETAIL
(N.T.S.)



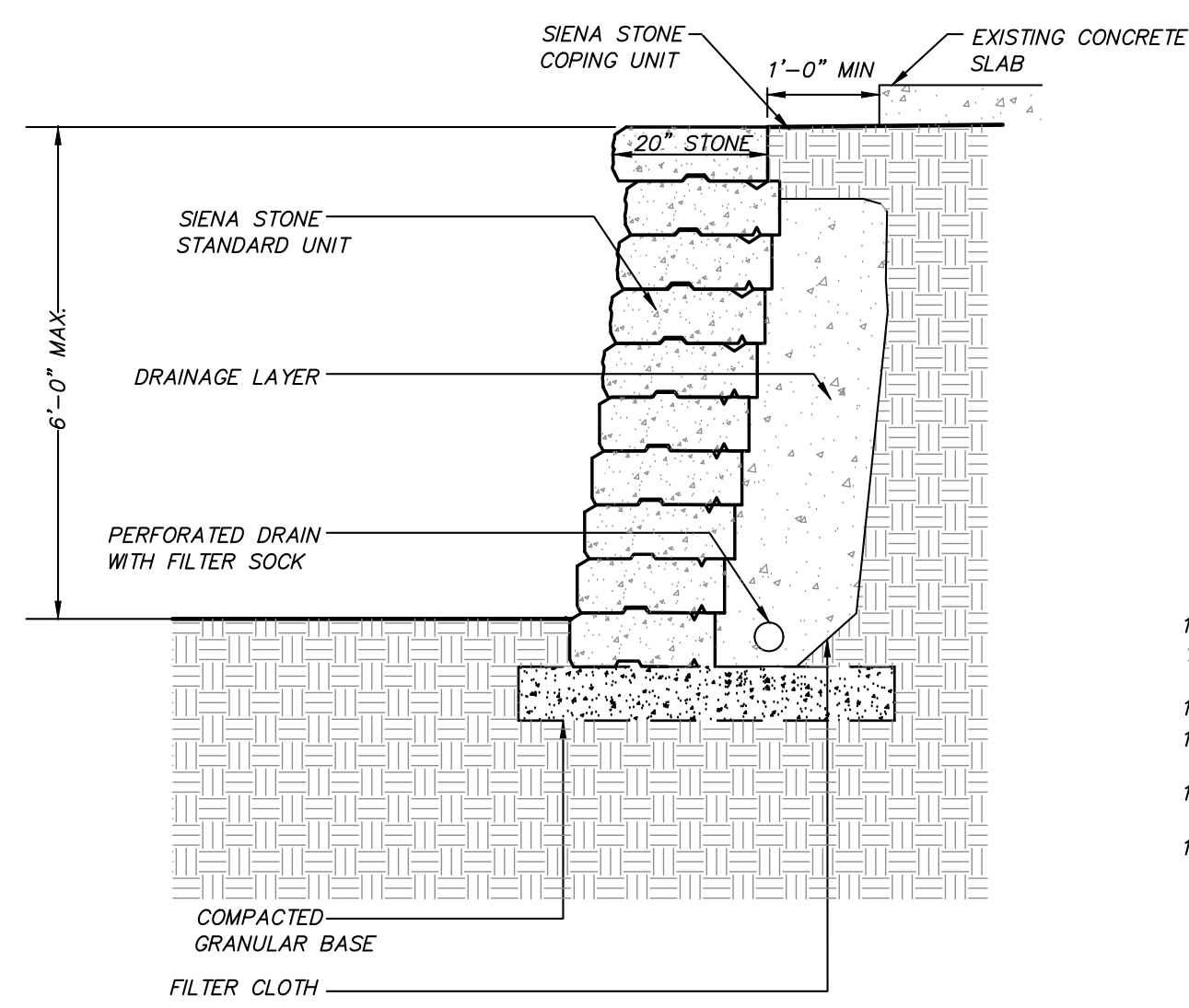
EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



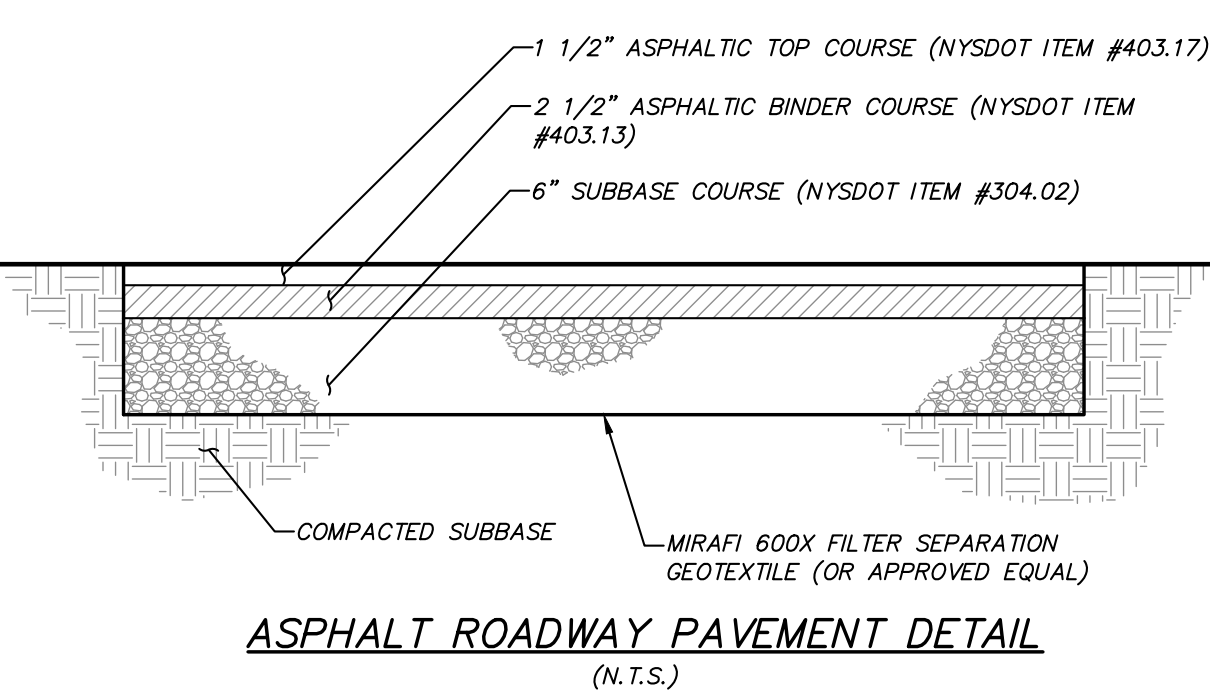
PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)



RETAINING WALL DETAIL
(N.T.S.)



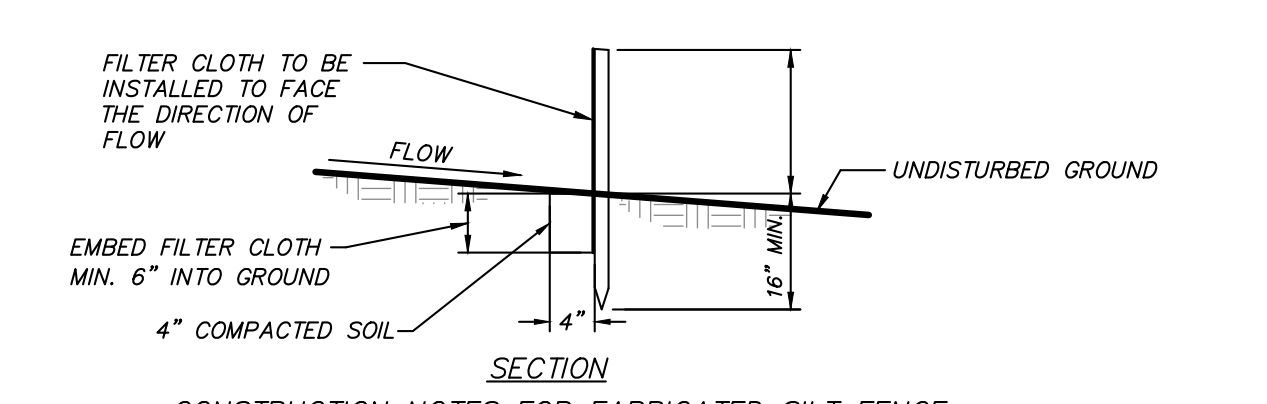
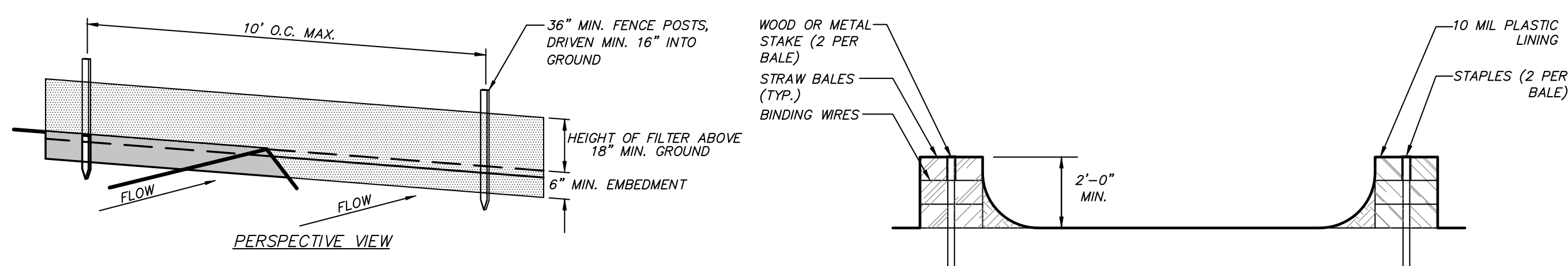
ASPHALT ROADWAY PAVEMENT DETAIL
(N.T.S.)

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

PRACTICE	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIERS	-	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCES	Inspect	-	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	-	Inspect	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	-	Inspect	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
INLET PROTECTION	-	Inspect	Inspect	Clean/Repair/Replace	Remove
SOIL STOCKPILES	-	Inspect	Inspect	Mulching/Silt Fence Repair	Remove
SWALES	-	Inspect	Inspect	Clean/Mulch/Repair	Mow Permanent Grass/Replace/Repair Rip Rap
CHECK DAMS	-	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	-	Inspect	Inspect	Clean Sumps/Remove Debris/Repair/Replace	Clean Sumps/Remove Debris/Repair/Replace
DRAINAGE PIPES	-	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	-	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	-	Inspect	Inspect	Clean/Mulch/Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-3.1

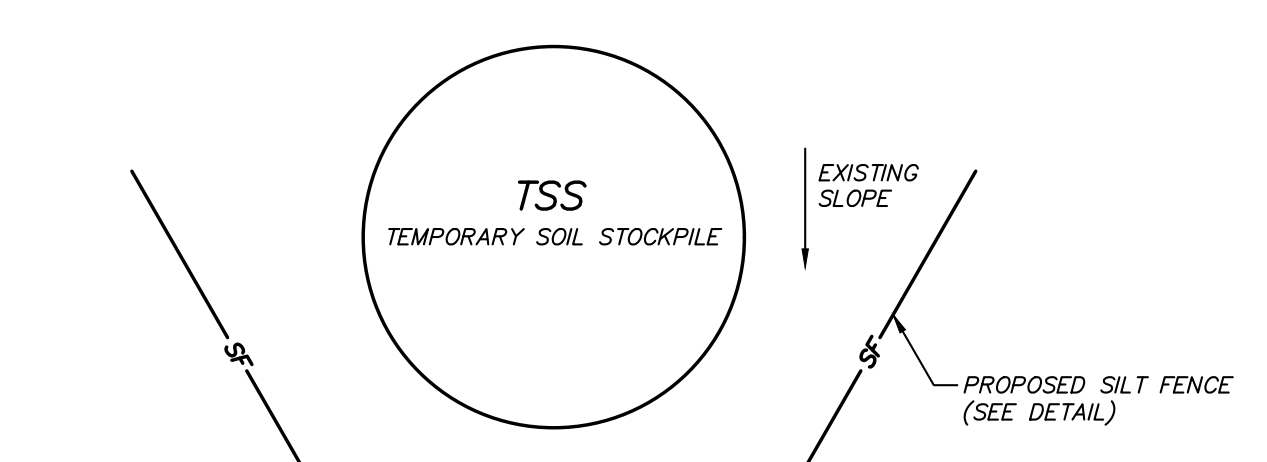
* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized. Note: The party responsible for implementation of the maintenance schedule during and after construction is: DHP Group, 446 Bedford Road, Pleasantville, NY 10570 and/or the current owner(s) of the subject property.

NO.	DATE	REVISION	BY
PROJECT:			JAM STORAGE, LLC
DRAWING:			DETAILS
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.
DRAWING NO.		SHEET	
D-1		6	



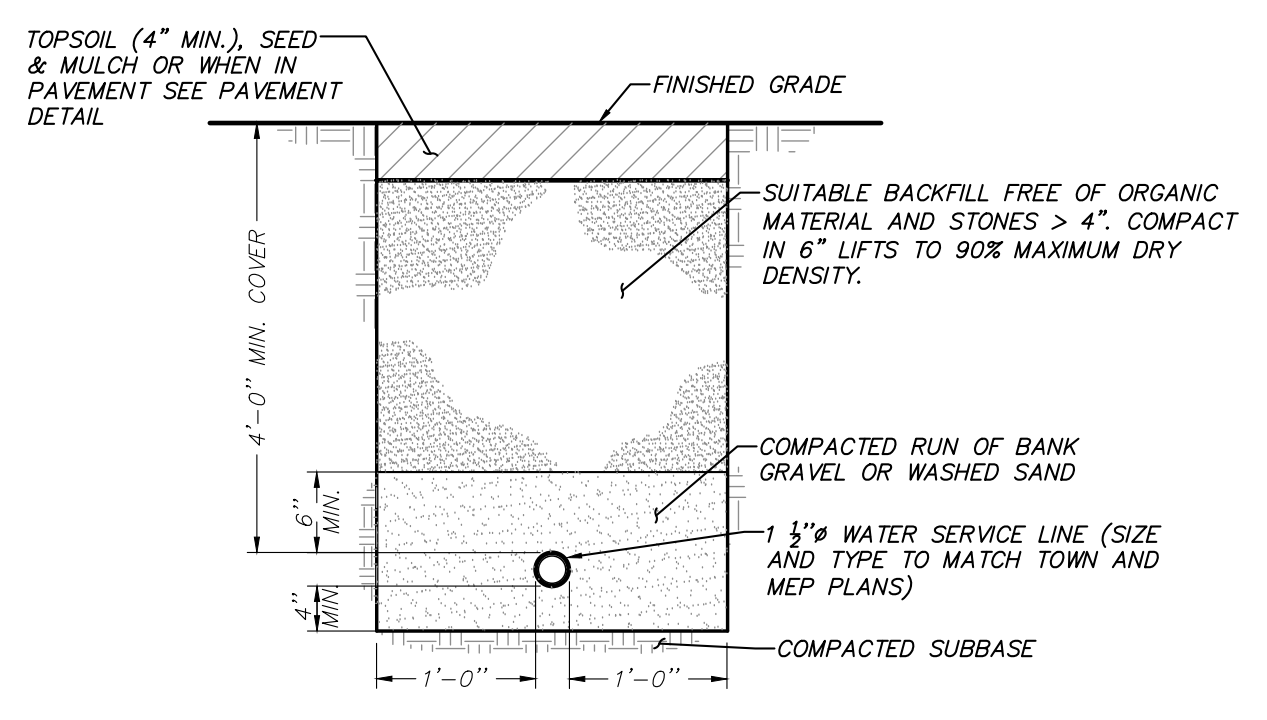
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1\"/>

STANDARD SILT FENCE DETAIL
(N.T.S.)

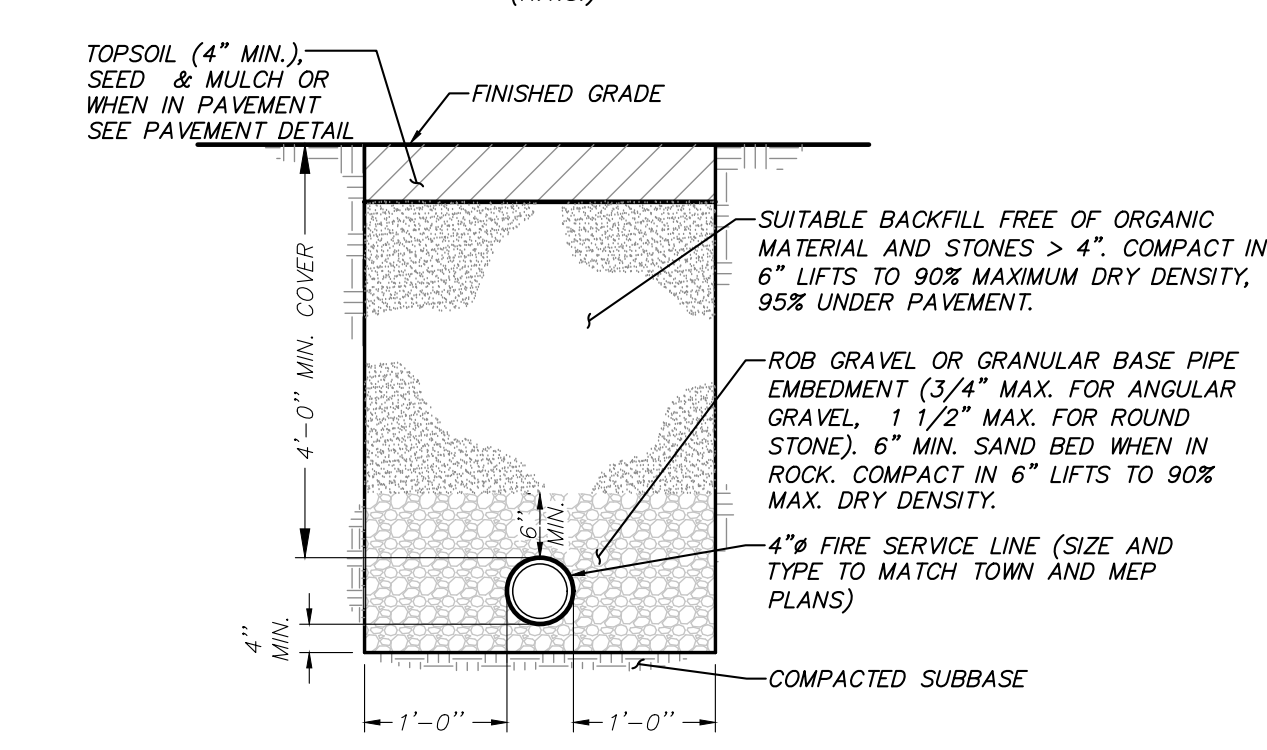


- NOTES**
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEED WITH #31 PERENNIAL TALL FESCUE.
 4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

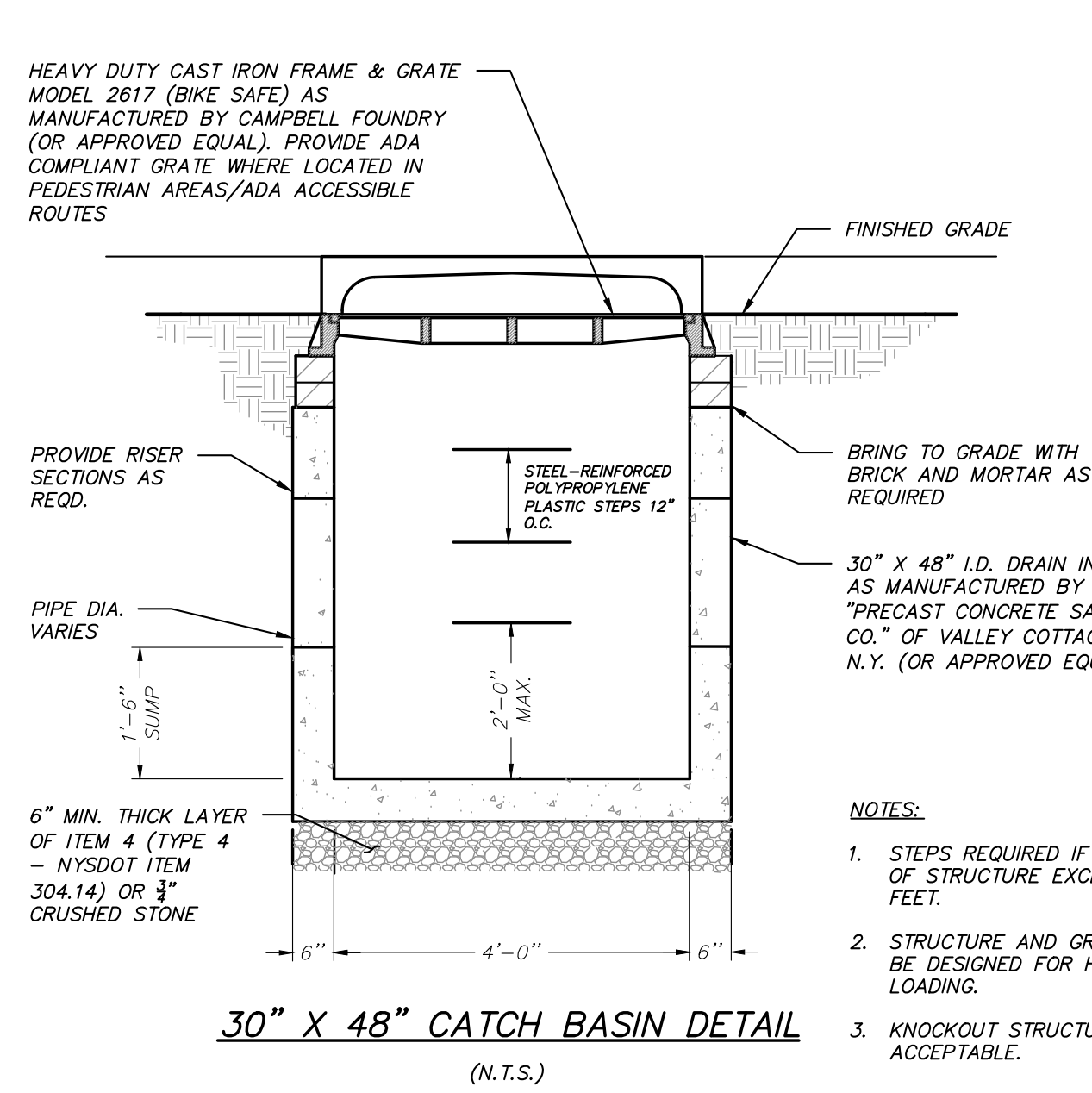
TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)



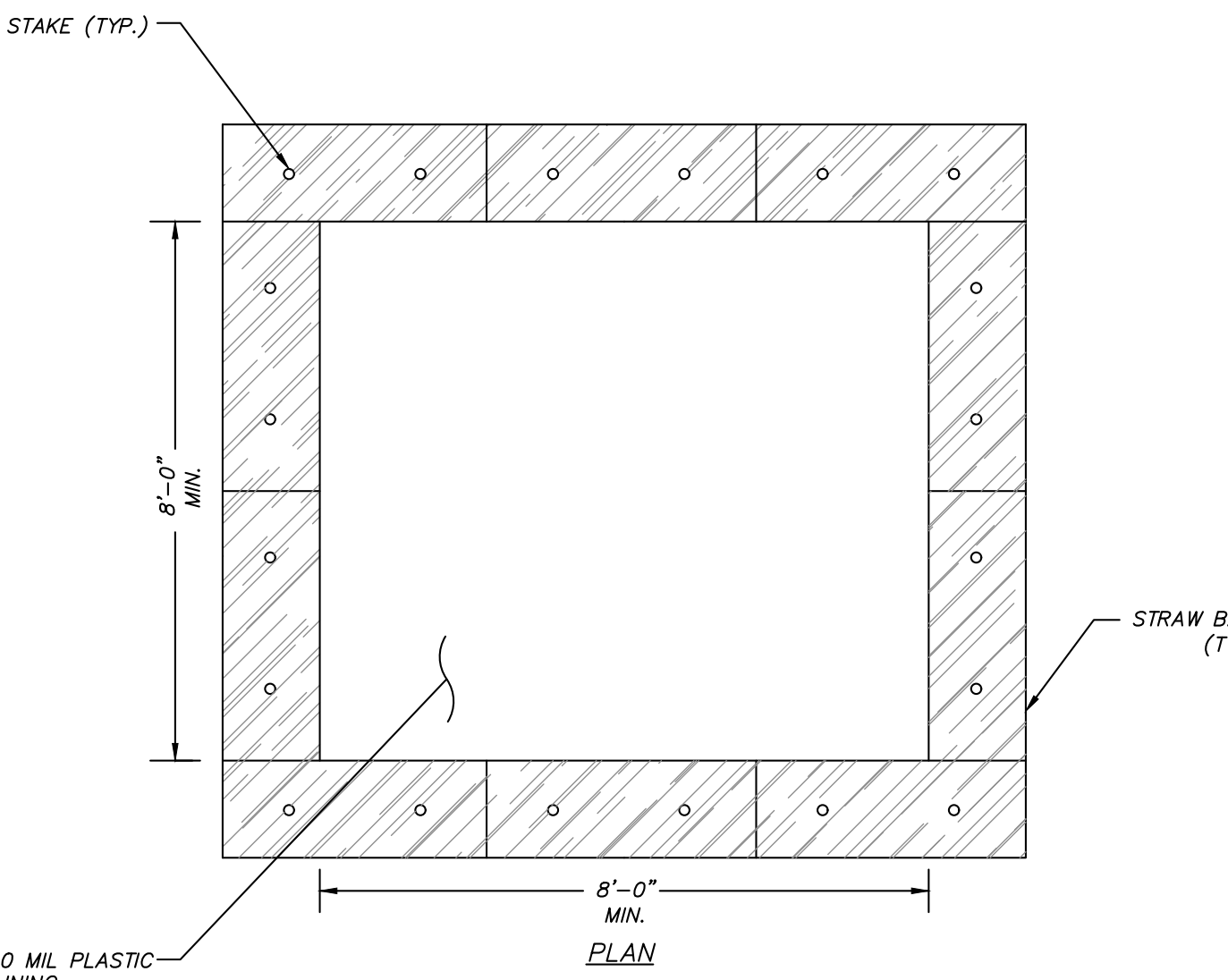
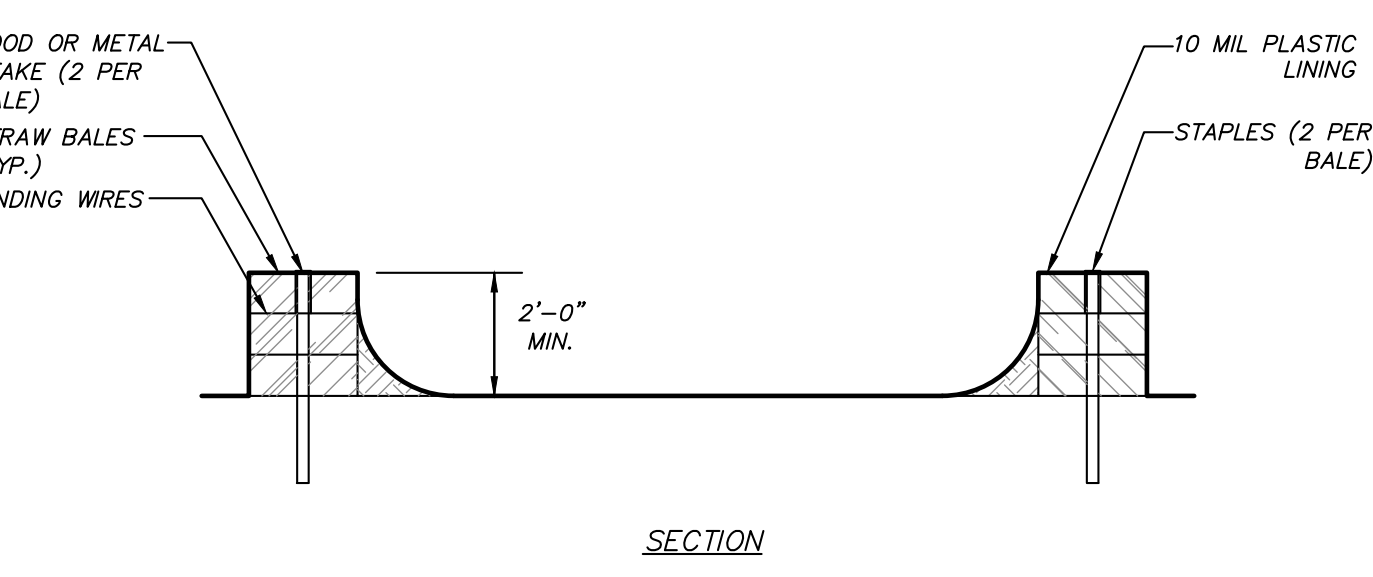
WATER SERVICE LINE TRENCH DETAIL
(N.T.S.)



FIRE SERVICE LINE TRENCH DETAIL
(N.T.S.)



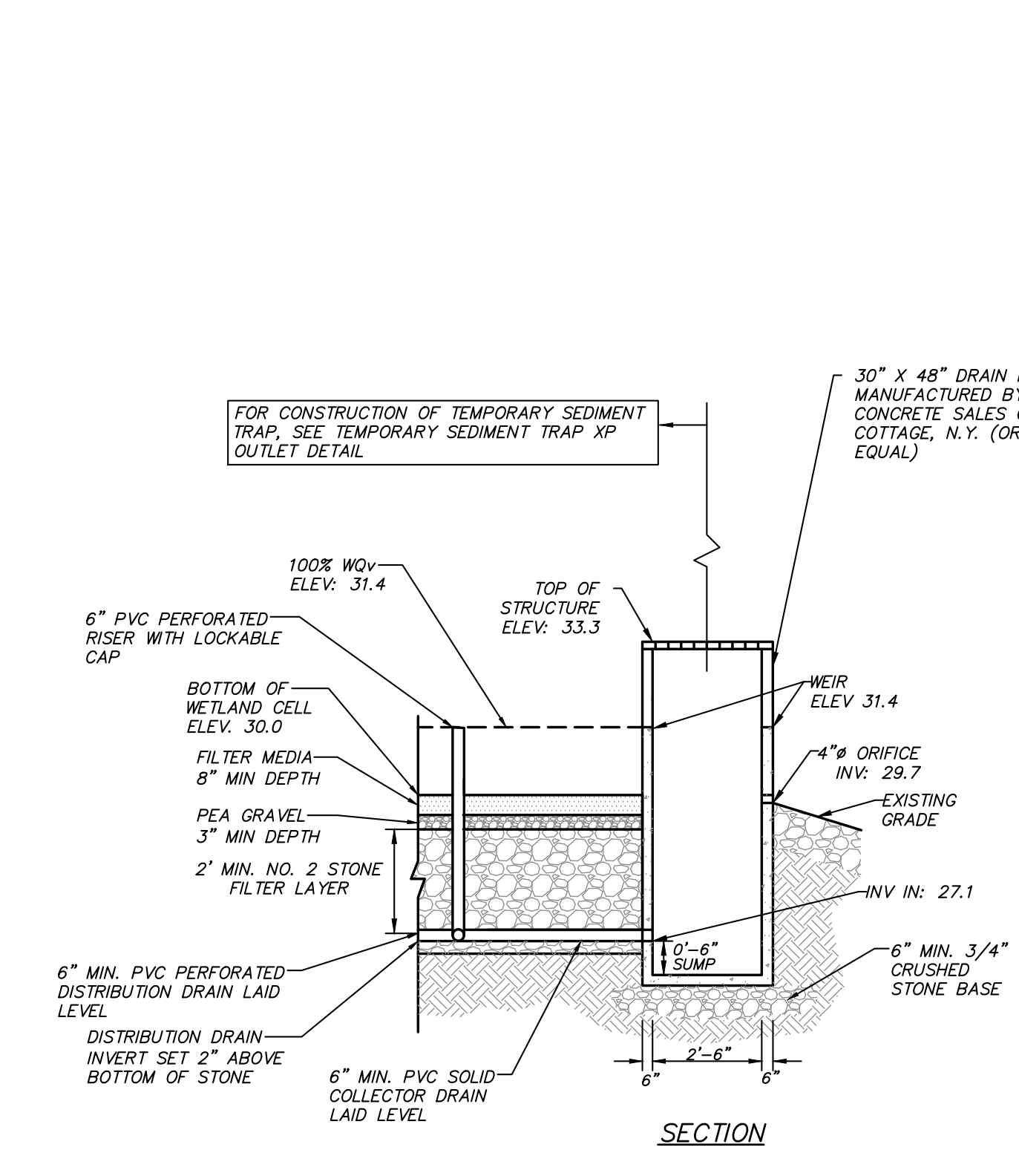
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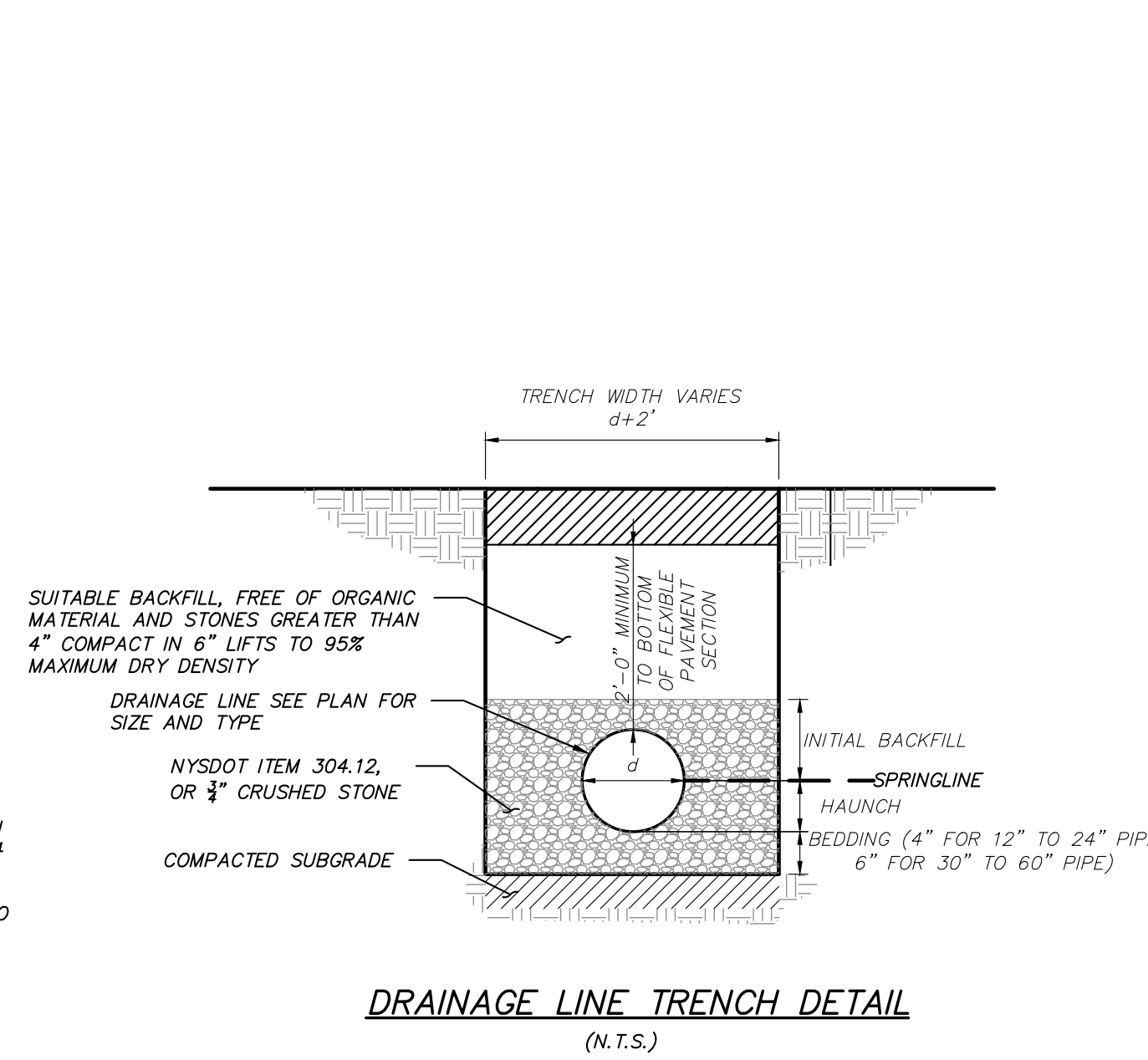
CONCRETE TRUCK WASHOUT DETAIL
(N.T.S.)

- NOTES**
1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 8 FT.
 2. THE WASHOUT WILL BE MINIMUM OF 100 FT FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
 3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
 4. IF THE CONCRETE WASHOUT AREA IS NOT SHOWN ON THE SITE PLANS, THE CONTRACTOR SHALL CHOOSE THE LOCATION OF THE WASHOUT AREA.

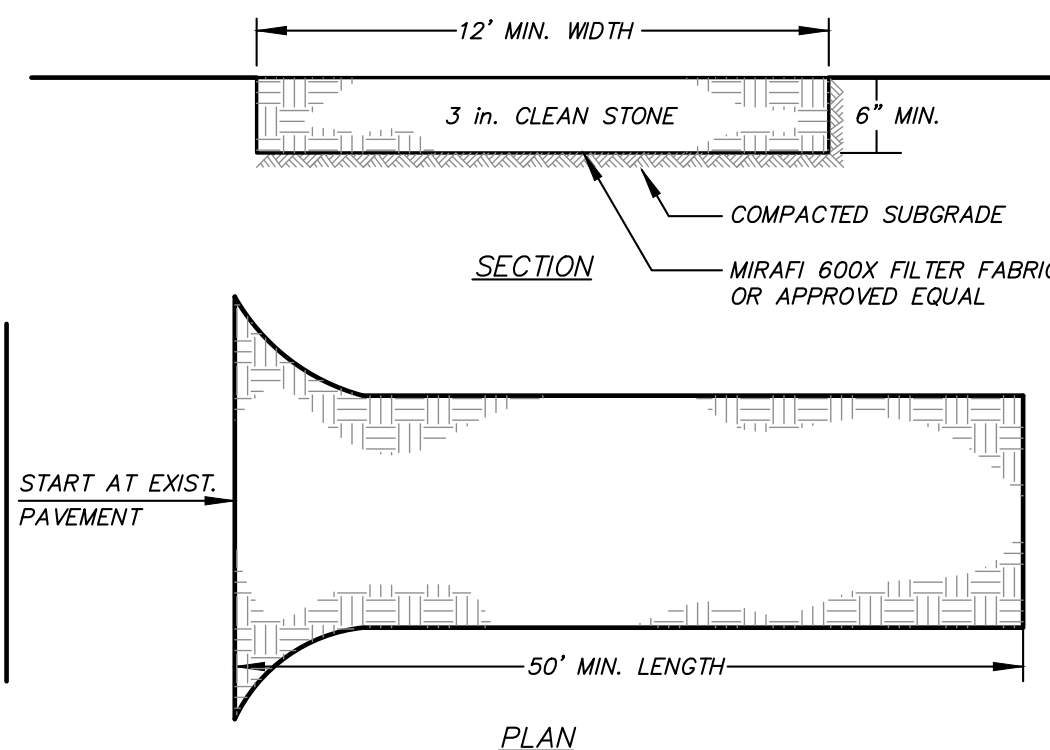
TEMPORARY CONCRETE WASHOUT DETAIL
(N.T.S.)



W-5 GRAVEL WETLAND OUTLET AND EMERGENCY SPILLWAY DETAIL
(N.T.S.)



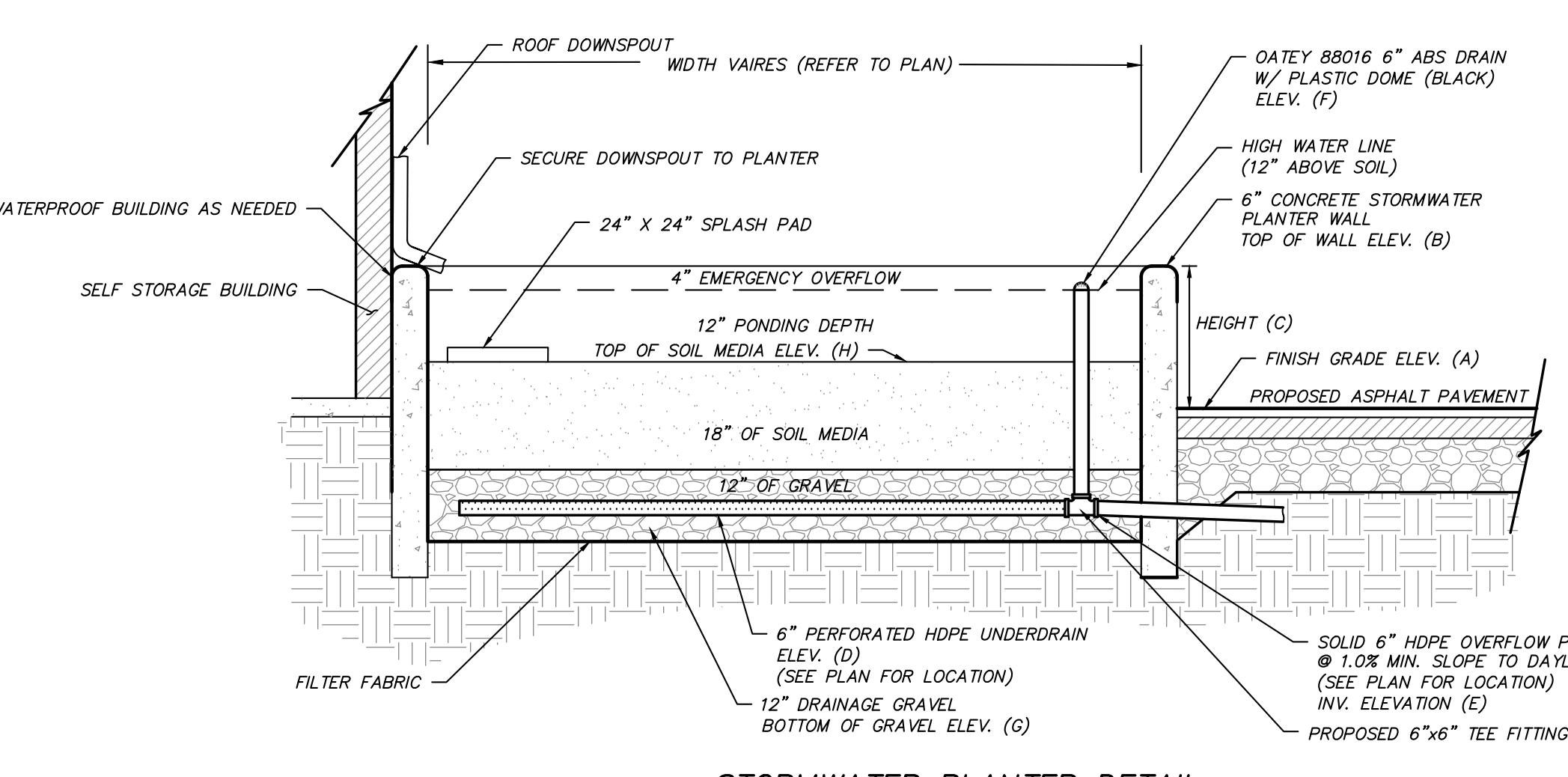
DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



STABILIZED CONSTRUCTION ACCESS DETAIL
(N.T.S.)

- INSTALLATION NOTES**
1. STONE SIZE - USE 3\"/>

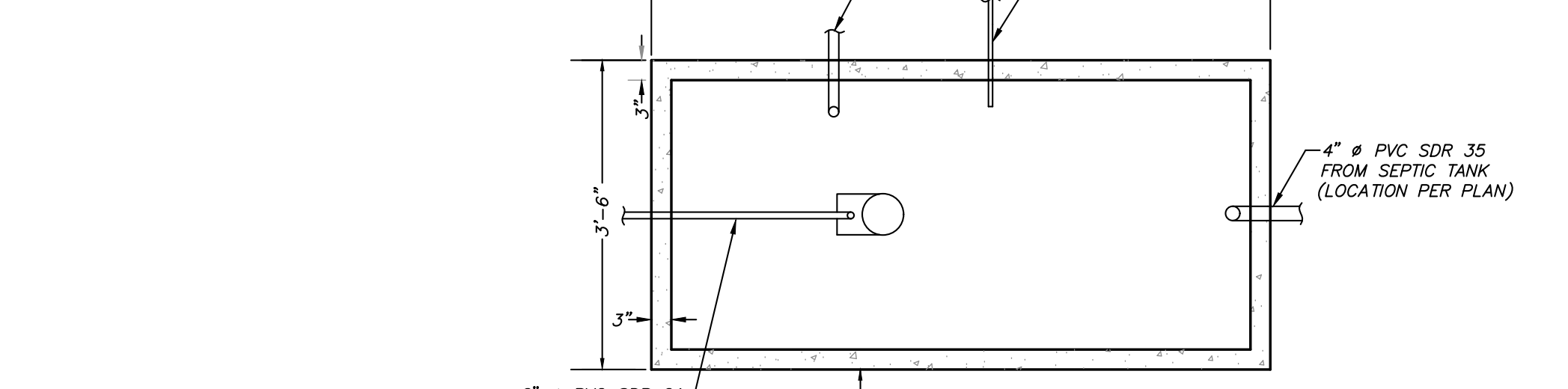
STABILIZED CONSTRUCTION ACCESS DETAIL
(N.T.S.)



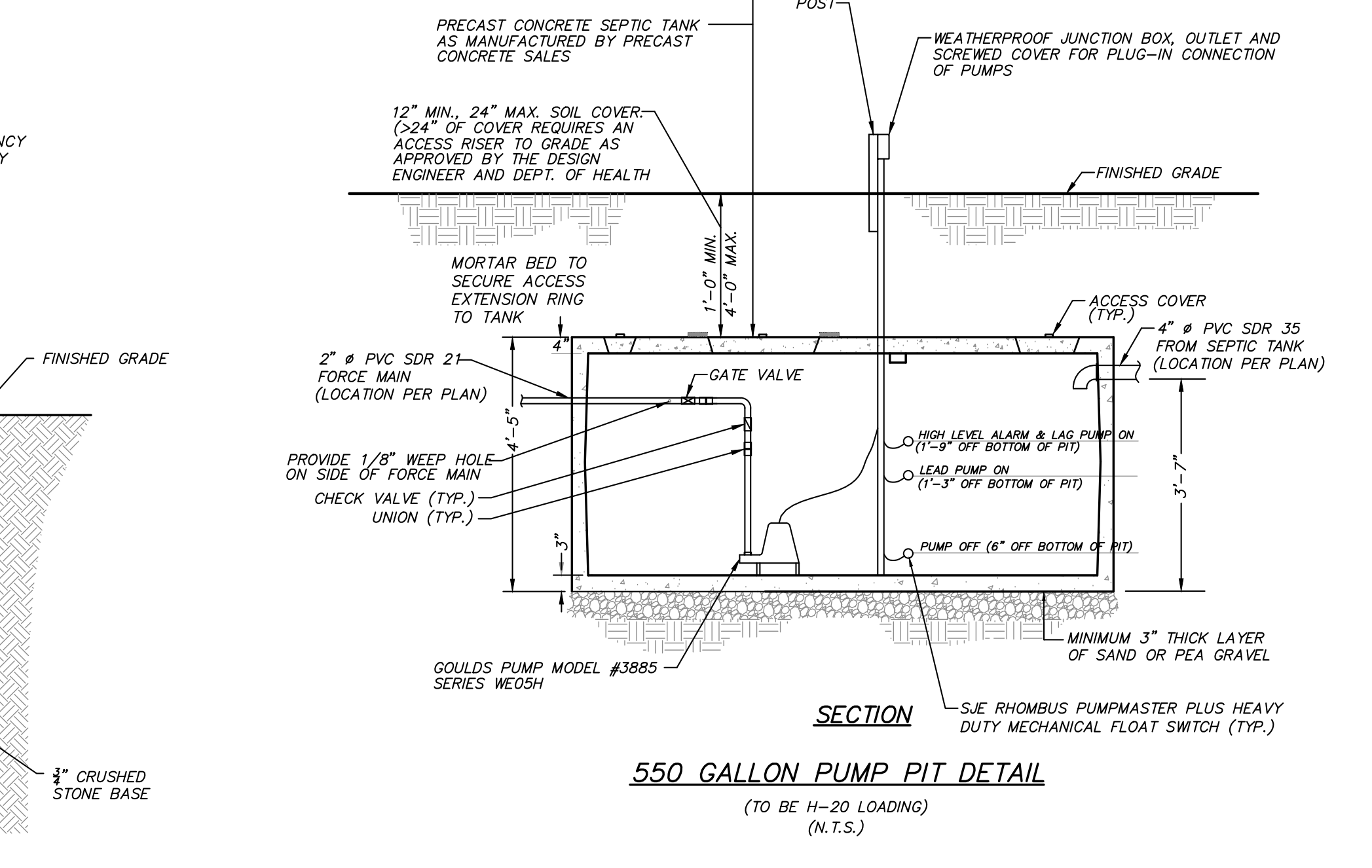
STORMWATER PLANTER DETAIL
(N.T.S.)



STORMWATER PLANTER DETAIL
(N.T.S.)

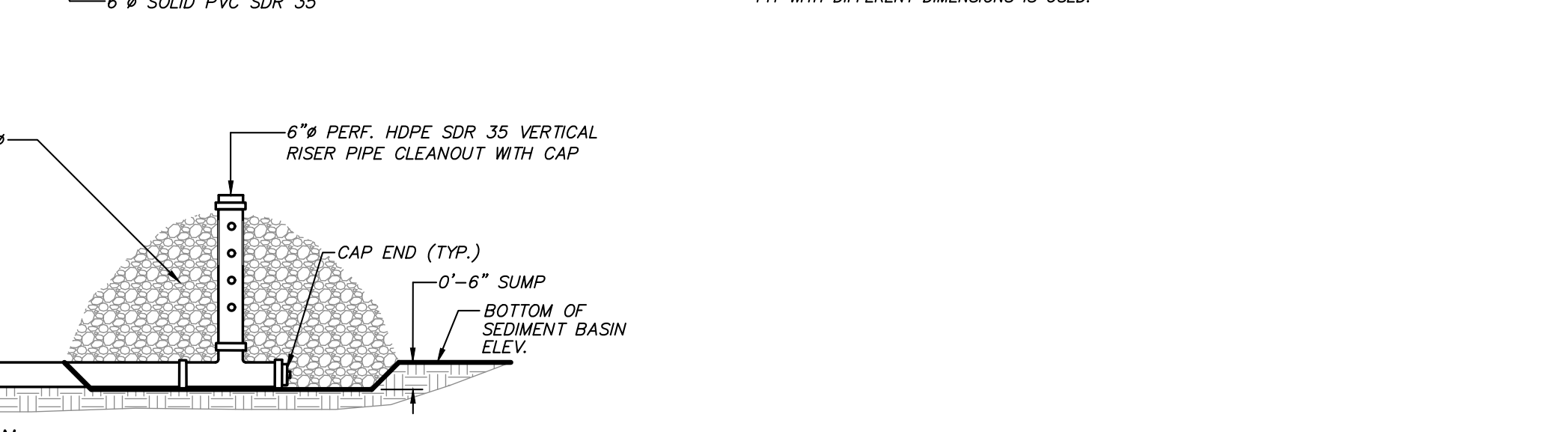


550 GALLON PUMP PIT DETAIL
(TO BE H-20 LOADING)
(N.T.S.)

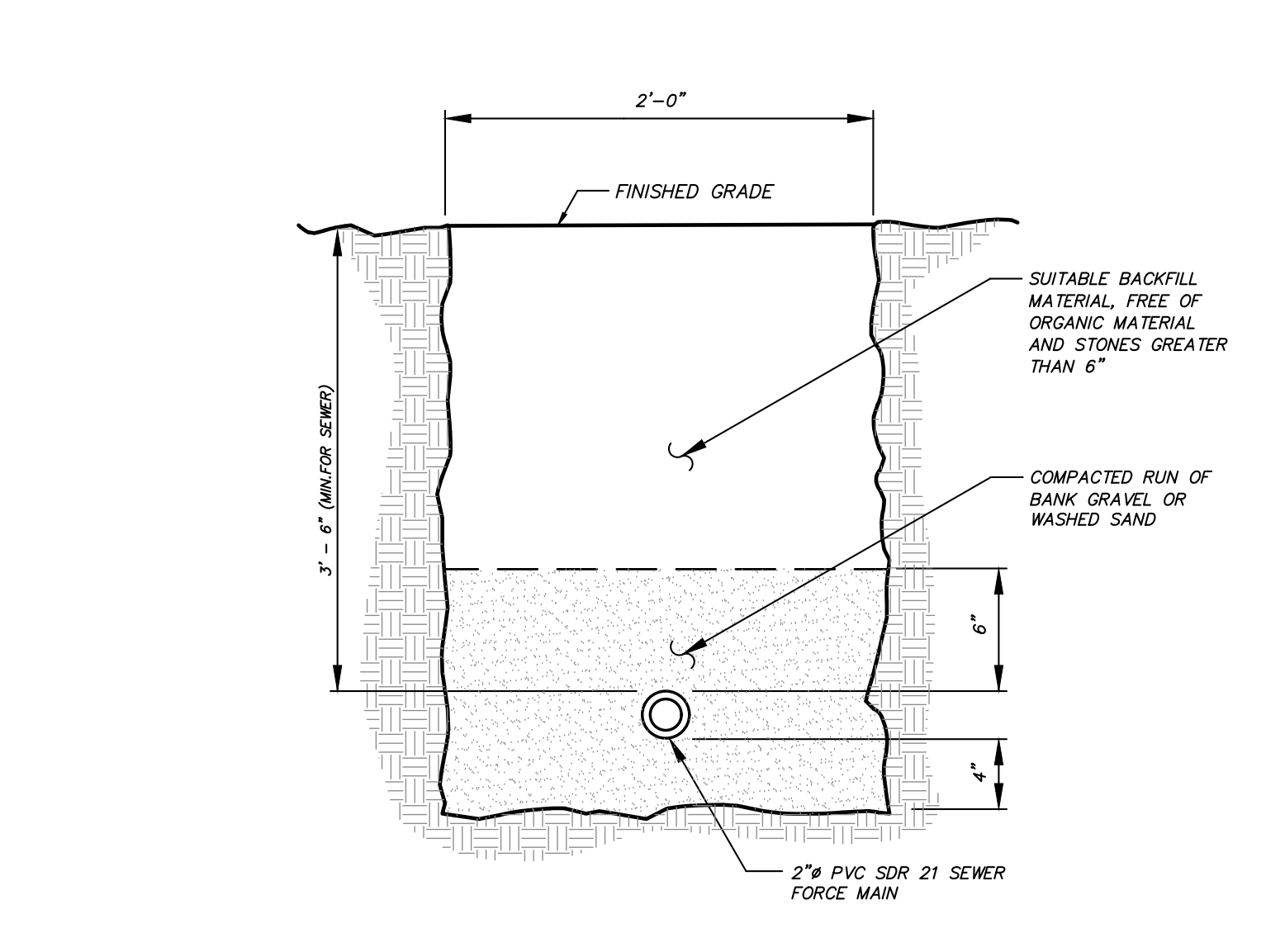


1,000 GALLON SEPTIC TANK DETAIL
(TO BE H-20 LOADING)
(N.T.S.)

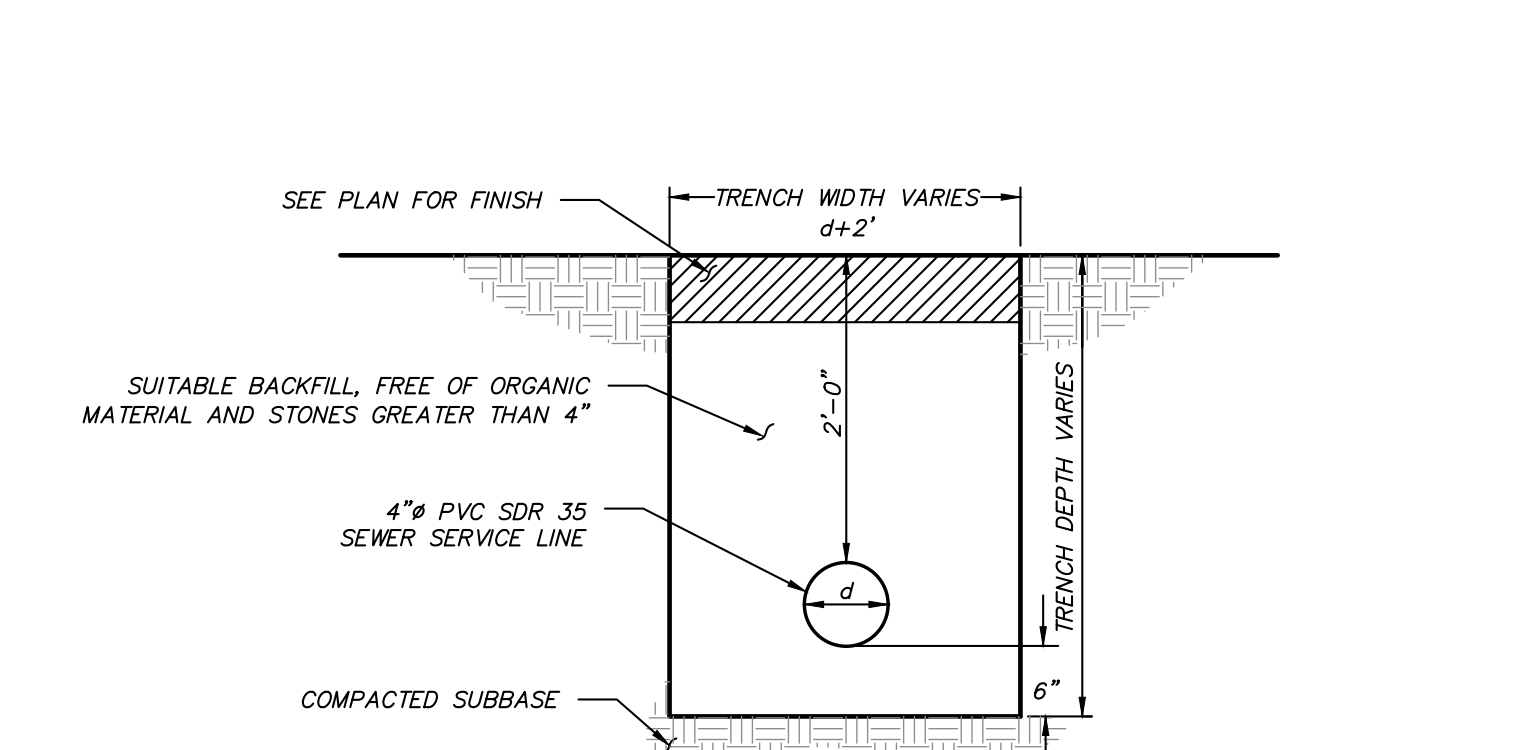
- PUMP PIT NOTES:**
1. PUMP CONTROL PANEL AND AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE BUILDING.
 2. ALL ELECTRICAL WORK AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS 1 GROUP D, DIVISION 1 LOCATIONS.
 3. ALL MODEL NUMBERS SPECIFIED ARE FROM COULDS PUMPS, INC., SEMECA FALLS, NEW YORK. CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM DESIGN ENGINEER.
 4. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER COMPONENTS MUST BE PROVIDED TO THE COUNTY DEPARTMENT OF HEALTH AS A PART OF THE CONSTRUCTION COMPLIANCE SUBMISSION PACKAGE.
 5. EACH PUMP AND ALARM TO BE CONNECTED TO SEPARATE CIRCUITS.
 6. ABSORPTION TRENCH VOLUME = $224 \text{ LF} \times \frac{11 \frac{1}{2} \text{\"/>$



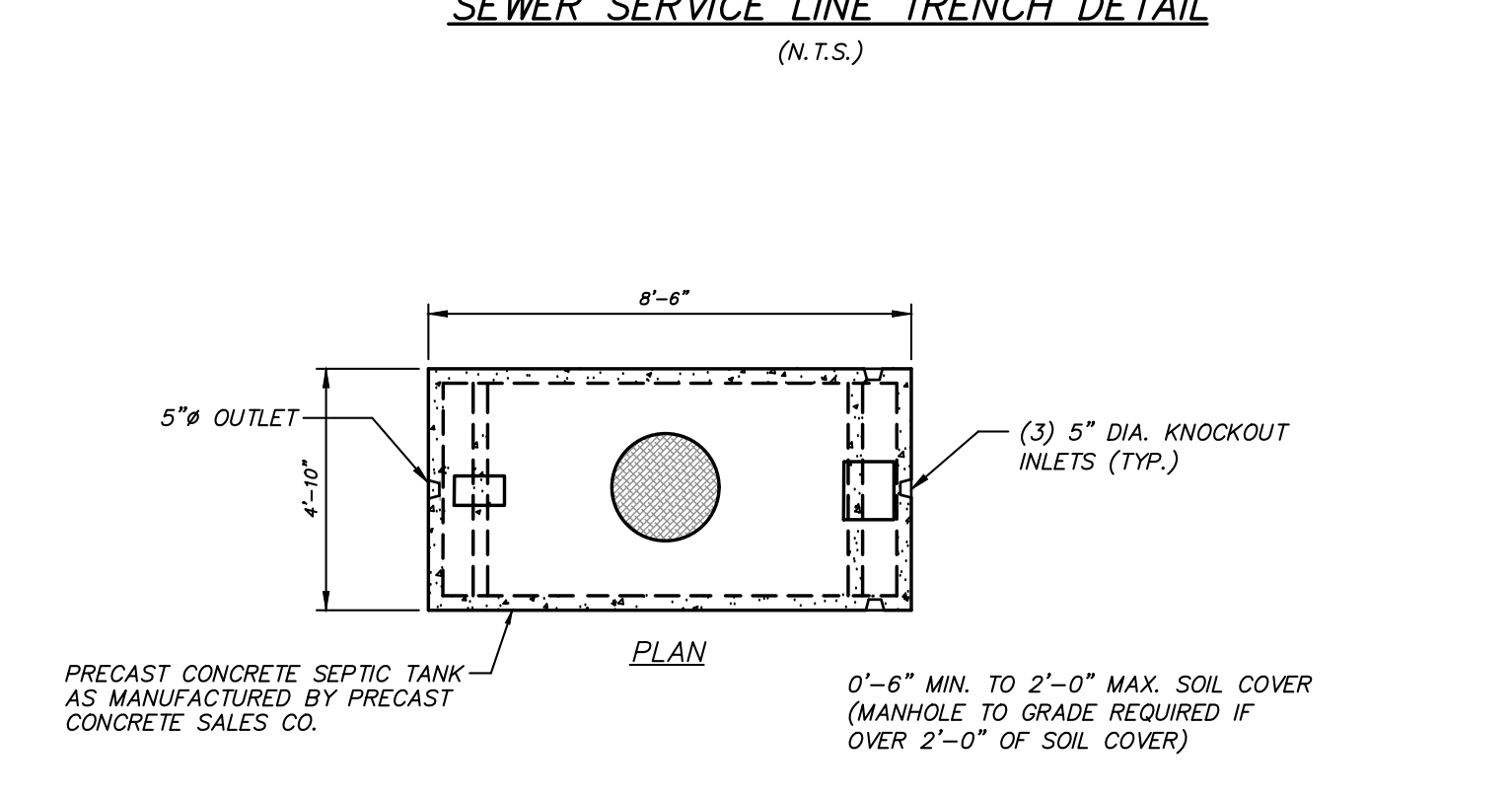
TEMPORARY SEDIMENT TRAP OUTLET DETAIL
(N.T.S.)



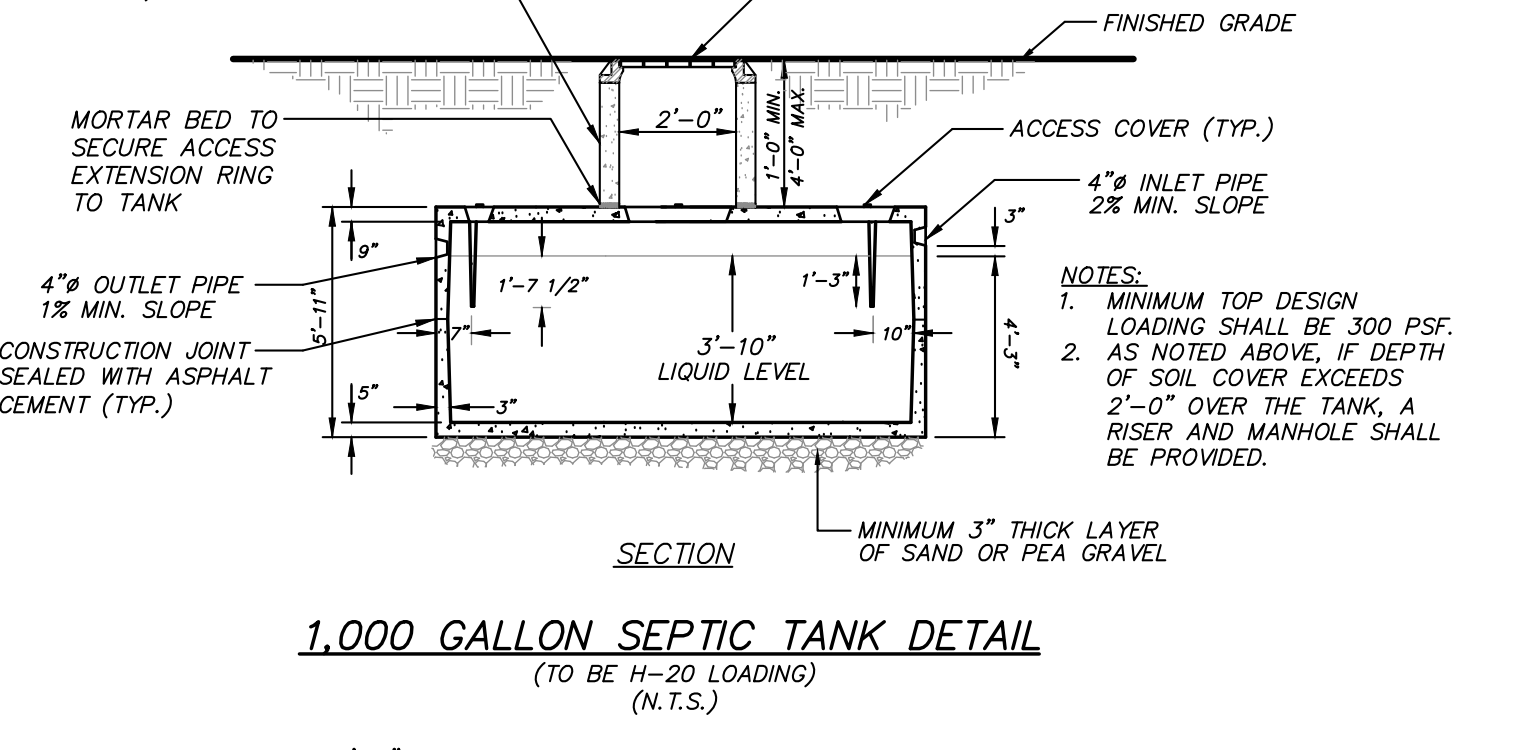
SEWER FORCE MAIN TRENCH DETAIL
(N.T.S.)



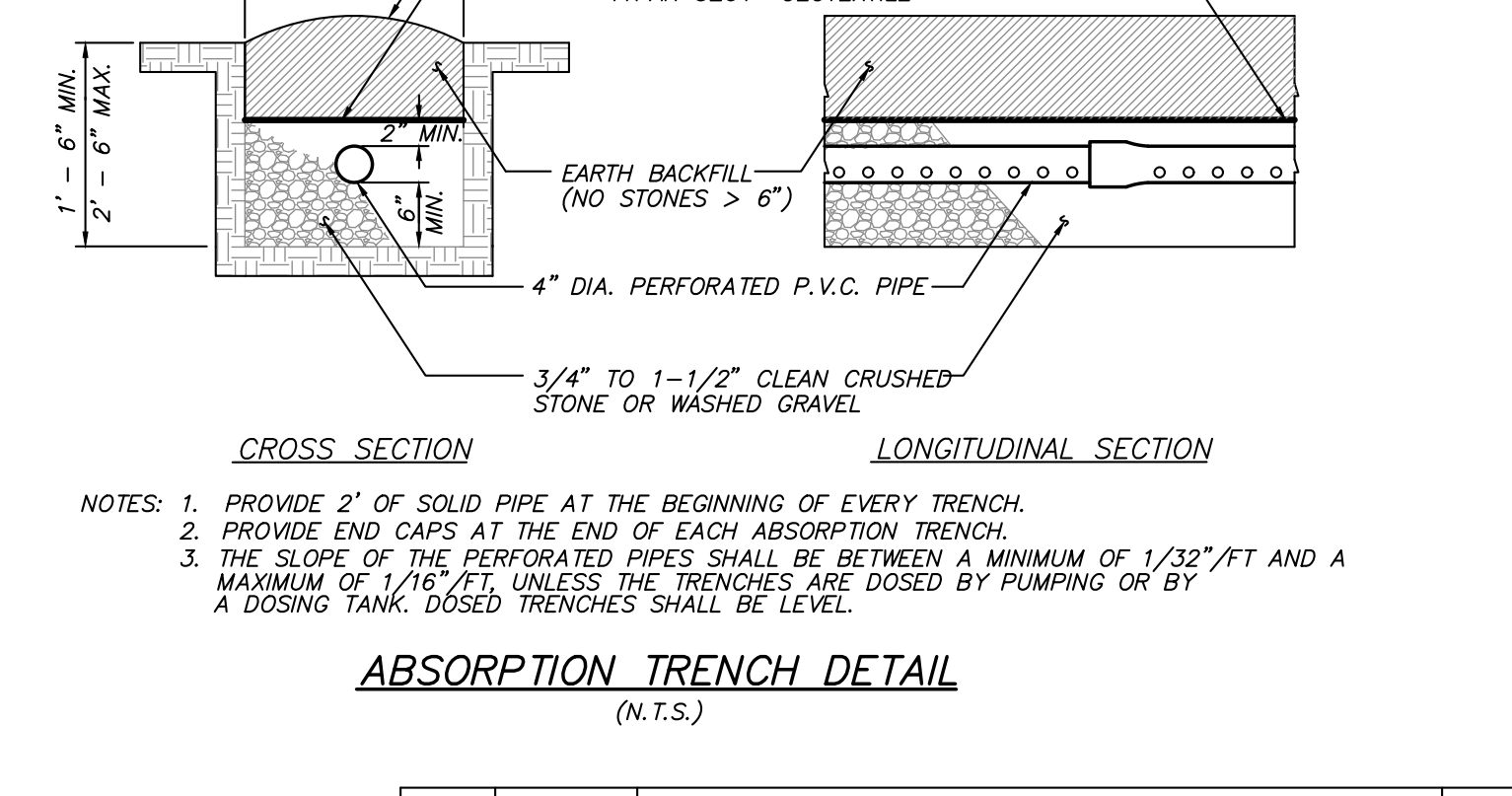
SEWER SERVICE LINE TRENCH DETAIL
(N.T.S.)



550 GALLON PUMP PIT DETAIL
(TO BE H-20 LOADING)
(N.T.S.)



1,000 GALLON SEPTIC TANK DETAIL
(TO BE H-20 LOADING)
(N.T.S.)



ABSORPTION TRENCH DETAIL
(N.T.S.)

- NOTES:**
1. PROVIDE 2\"/>

NO.	DATE	REVISION	BY
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567			
DRAWING: DETAILS			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	11-20-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.
DRAWING NO.			SHEET
D-2			7

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.