

LIST OF DRAWINGS

PB1	AREA PLAN, SBL, OWNERS, ADDRESSES,
PB2	MAP OF HYDRIC AND WETLAND SOIL
PB3	MAP OF FEMA INDICATED FLOOD ZONES
Z-1	PLOT PLAN & ZONING INFO
Z-2	EXISTING & PROPOSED FLOOR PLANS
Z-3	EXTERIOR ELEVATIONS

ADJOINING PROPERTIES

NO.	STREET	SBL	OWNER	MAIL STREET	MAIL CITY	ST	ZIP
3	JEROME DR	24.13-4-2	RUGGERO, ROBERT	3 JEROME DR	CORTLANDT MAN	NY	10567
5	JEROME DR	24.13-4-3	WELBEK, HARRY	5 JEROME DR	CORTLANDT MAN	NY	10567
2	JEROME DR	24.13-3-6	RODRIGUEZ, EMILIANO	2 JEROME DR	CORTLANDT MAN	NY	10567
3007	E. MAN ST	24.13-3-5	OTICE, DOMINICK	3007 E. MAN ST	CORTLANDT MAN	NY	10567
3000	E. MAN ST	24.13-5-4	YORKCON PROPERTIES C/O ALBERT PHELPS	911 POST RD	FARFELD	CT	06824
3002	E. MAN ST	24.13-5-2	YORKCON PROPERTIES C/O ALBERT PHELPS	911 POST RD	FARFELD	CT	06824
3008	E. MAN ST	24.9-5-30	YORKCON PROPERTIES C/O ALBERT PHELPS	911 POST RD	FARFELD	CT	06824
305	E. MAN ST	24.10-11	CORTLANDT TOWN CTR C/O RYAN PTS DEPT 800	PO BOX 460169	HOUSTON	TX	77056

PHOTO LEGEND

S	VIEW TO THE SOUTH SUBJECT AND OTICE RESIDENCE	DISTRICTS DISPLAYED * PEEKSKILL COUNTY SEWER DISTRICT * CORTLANDT CONSOLIDATED WATER DISTRICT * MOHEGAN FIRE DISTRICT * LAKELAND SCHOOL DISTRICT
SW	VIEW TO THE SOUTH SUBJECT PROPERTY	
W	VIEW TO THE WEST SUBJECT AND OTICE RESIDENCE	
NE	VIEW TO THE NORTH EAST RUGGERO RESIDENCE	
N	VIEW TO THE NORTH YORKCON COMMERCIAL PROPERTIES	

LEGEND

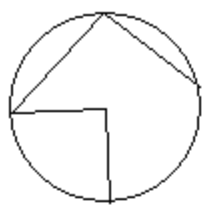
	ZONING BOUNDARY LINE	GENERAL NOTES FRONT & SIDE YARD SETBACK VARIANCES REQUIRED EXISTING DENTIST OFFICE CONNECTED TO SANITARY SEWER SYSTEM THERE IS NO PROPOSED CHANGE TO THE EX. DRIVES AND PARKING AREAS THERE IS NO PROPOSED CHANGE TO THE EX. DROP CURBS ACCESSING EITHER E. MAN ST OR JEROME DRIVE. WATER SERVICE REQUIRES REDUCED PRESSURE ZONE/CHECK VALVE ANY EXISTING IS SUBJECT TO TESTING AND VERIFICATION RELOCATION OF EXISTING LOW SHRUBS AND THE REMOVAL OF ONE MATURE TREE AND ONE LARGE BUSHES REQUIRED.
R-10	SUBJECT PROPERTY ZONE	
#	HOUSE NUMBER	
	WOOD FRAME DWELLING TYPICAL	
	STREAM	
	SANITARY SEWER	

REVISION	DATE	DESCRIBE	BY
		CLIENT M. THOMAS DDS LOCATION 1 JEROME DRIVE CORTLANDT MAN., NY 10567 24.13 - 4 - 52 & 1, R-10 ZONE	
	DATE 5/25/2023	BY JLCHK	
	AREA PLAN SCALE 1" = 50'-0"		
	JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614 PHONE (914) 737-7890 EMAIL PENCILBASE@AOL.COM		
		DRAWING NUMBER	00423

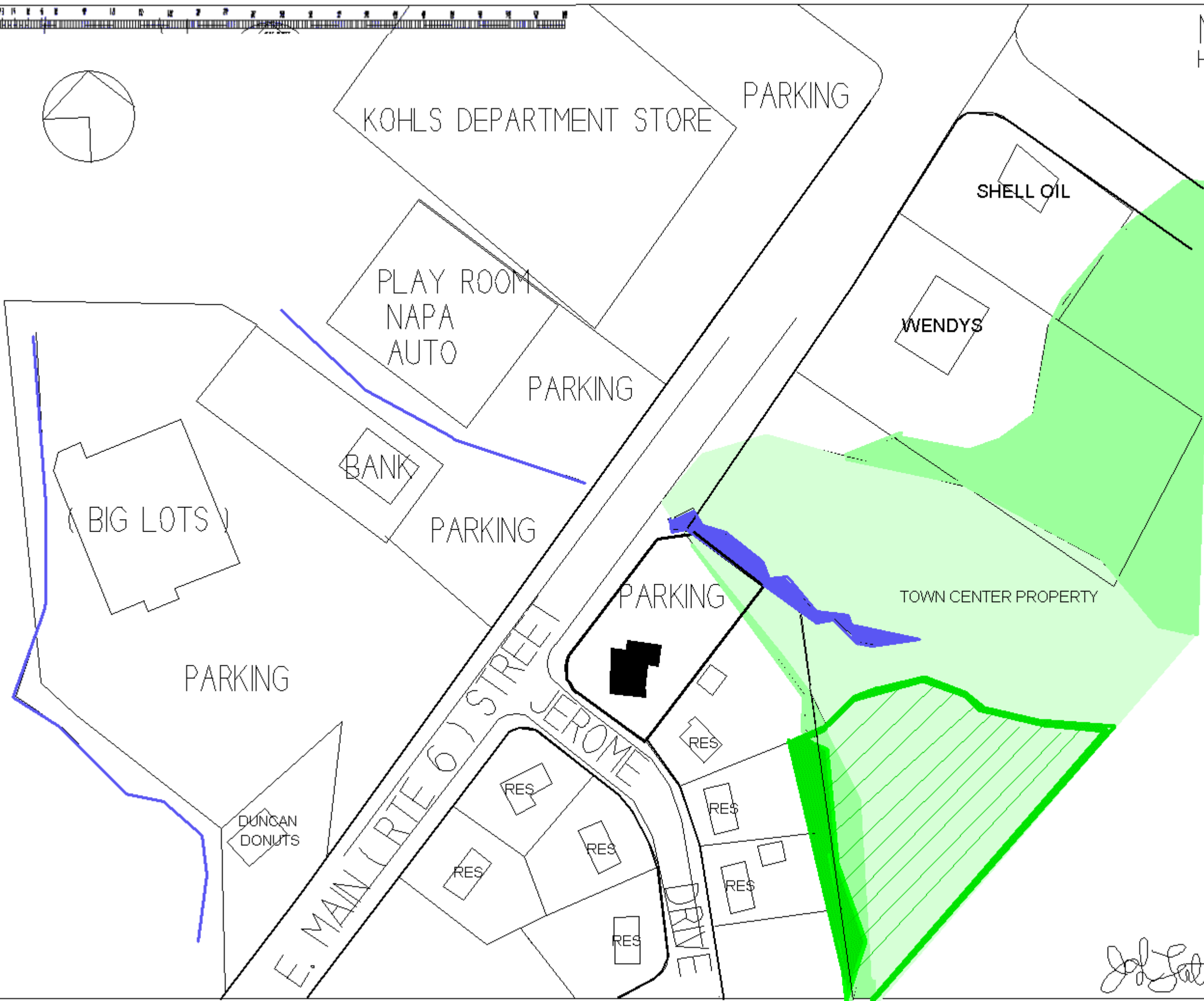


PBI

MAPPING WESTCHESTER HYDRIC SOIL DELINEATION



- NYS WETLANDS
- NATIONAL WETLAND
- HYDRIC SOILS
- STREAM

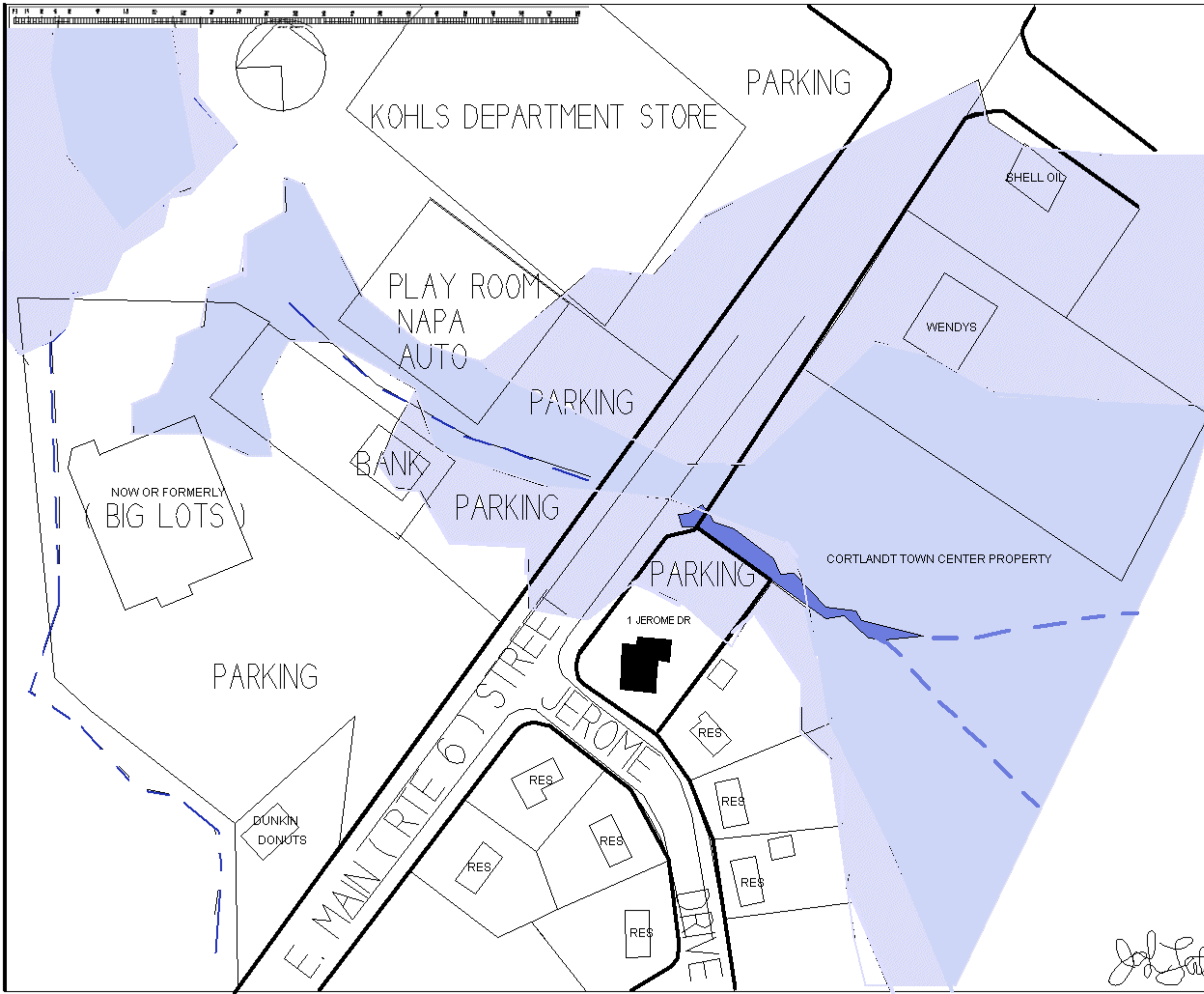





REVISION	DATE	DESCRIBE	BY
		CLIENT	
		M. THOMAS DDS	
		LOCATION	
		1 JEROME DRIVE	
		CORTLANDT MAN., NY 10567	
		24.13 - 4 - 52 & T, R-10 ZONE	
		DRAWING DATE 5/25/2023	BY JL-CHK
		PLOT PLAN	
		JOHN A. LENTINI	
		ARCHITECT	
		124 ALLAN STREET	
		CORTLANDT MANOR, NY 10567-1614	
		PHONE (914) 737-2890	
		EMAIL PENCILBASE@AOL.COM	
		SEAL & SIGNATURE	DRAWING NUMBER 00423



John A. Lentini

PB2



 ZONE AE
 ZONE X
 STREAM

REVISION	DATE	DESCRIBE	BY
		CLIENT	
		M. THOMAS DDS	
		LOCATION	
		1 JEROME DRIVE	
		CORTLANDT MAN., NY 10567	
		24.13 - 4 - 52 & 1, R-10 ZONE	
DRAWING	DATE	BY	CHK
	5/25/2023	JL	CHK
PLOT PLAN			

JOHN A. LENTINI
ARCHITECT
 124 ALLAN STREET
 CORTLANDT MANOR, NY 10567-1614
 PHONE (914) 737-2890

EMAIL: PENCILBASE@ADL.COM
 SEAL & SIGNATURE
 DRAWING NUMBER 00423



PB3
 SHEET OF

John Lentini

NOTE: PLAN FORMAT 36" X 24" D' SIZE MEDIA

COMBINED LOT AREA	24,743 SF
STRUCTURE	2,404 SF
PAVING	9,300 SF
WALKS/RAMPS	153 SF
TOTAL	12,357 SF

	EXISTING	PROPOSED	ADDITION
BUILDING COVERAGE BASEMENT AREA	1,410 SF	2,374 SF	964 SF
FIRST FLOOR AREA	1,410 SF	2,374 SF	964 SF
SECOND FLOOR AREA	716	716	-0-
TOTAL FLOOR AREA	2,126 SF	3,090 SF	964 SF

OCCUPANT LOAD

FIRST FLOOR 2,374 / 150 = 16 PERSONS
 SECOND FLOOR 716 / 150 = 5 PERSONS

OFF-STREET PARKING

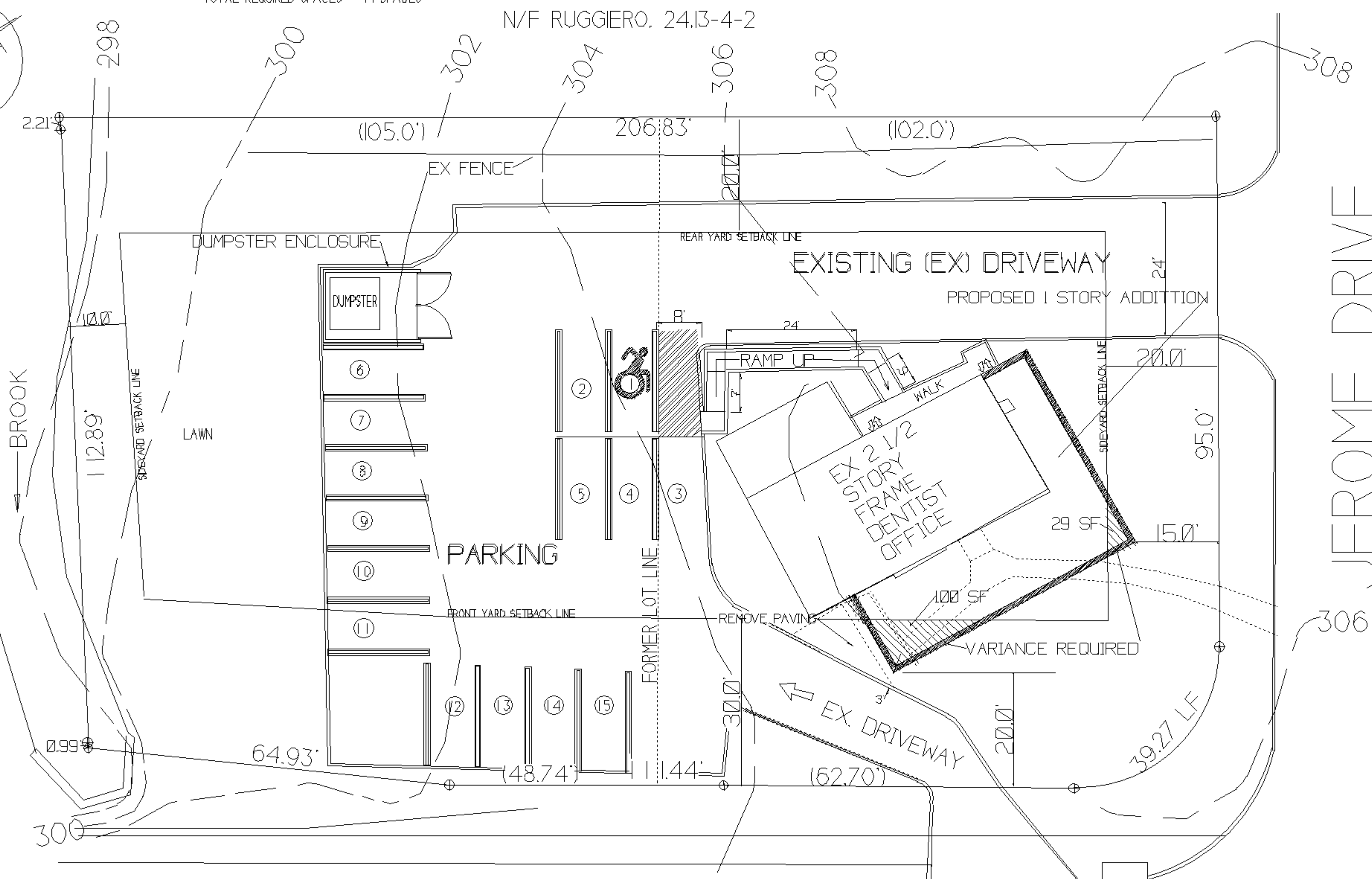
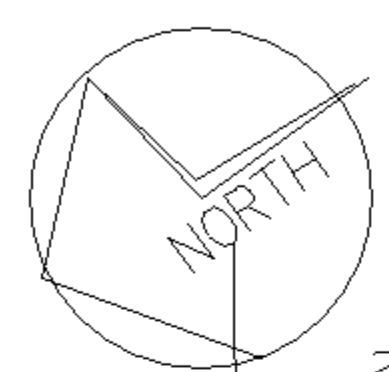
PROPOSED FIRST FLOOR 250 / 300-8.35 = 9 SPCS
 EX AND PRO 2ND FLOOR 716 / 500 = 1,432 = 2 SPACES
 TOTAL REQUIRED SPACES = 11 SPACES

ZONING INFO		TOWN	LOT 52 - 12,436 SF	LOT 1 - 12,307 SF		
EX - EXISTING PRIOR NON CONFORMING		ZONE R-10				
NG - NO PROPOSED CHANGE						
ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY	NOTE
LOT SIZE	10,000 SF	12,436 SF	YES	24,743 SF	YES	
LOT WIDTH MIN	75 LF	95 LF	YES	200 LF	YES	
FRONT YARD	30 LF	301 LF	YES	200 LF	NO	1
SIDE YARD 1	10 LF	1147 LF	YES	1147 LF	YES	
SIDE YARD 2	20 LF	30.4 LF	YES	15.0 LF	NO	1
SIDE YARD TOT						
REAR YARD	20 LF	47.0 LF	YES	47.0 LF	YES	
MAX HEIGHT	25 STY 35'	15 STY	YES	15 STY	YES	
MIN LANDSCAPE AREA	50% - 2,372 SF	50% - 12,326	YES	47% - 11,886 SF	NO	1
MAX BUILDING COVER	165% - 16,083 SF	8% - 1,410 SF	YES	10% - 2,374 SF	YES	
REQ PARKING	11 SPCS			15 SPCS	YES	

NOTE 1 ZONING VARIANCE REVIEW REQUIRED.

EXPOSURE CRITERIA		CODE REVIEW NYS 2020 BUILDING CODE EFFECTIVE 5/12/2020											
GROUND SNOW	MPH	WIND DESIGN		WIND BORNE DEBRIS	SEISMIC DESIGN CATEGORY	POTENTIAL FOR DAMAGE FROM WEATHERING			WINTER DESIGN TEMPERATURE	SHEILD REQUIRED	FLOOD ZONE	AIR FREEZE TEMPERATURE	WIND ANNUAL TB.P.
		WIND EFFECT	SPL REGION			WEATHERING	ICE	TERMIN					
30		NO	YES	NO	C	SEVERE	42'	MODERATE TO HEAVY	7	YES	NO	600 OR LESS	516

MANUAL J DESIGN CRITERIA							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INTERIOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
436	41	7	87	1	68	75	61
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	CONDICENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
12	20.4	7.5	72	M	30	55	



GENERAL NOTES
 NOTE: IT IS UNLAWFUL TO ALTER THIS DRAWING UNLESS ACTING UNDER THE DIRECTION OF A LIC DESIGN PROFESSIONAL DESIGNER.
 NOTE: CONTRACTORS ARE RESPONSIBLE FOR CHECKING PLANS, SITE AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER IN WRITING BEFORE THE COMMENCEMENT OF ANY WORK. THE DESIGNER WILL PERFORM REVISIONS THAT MAY BE NEEDED TO RESOLVE CONFLICTS.
 THE ARCHITECT SHALL BE NOTIFIED IN WRITING IF A PERMIT CONDITION REQUIRES ARCHITECT TO SUPERVISE WORK OR PERFORM INSPECTIONS.
 NOTE: THE OWNER AND CONTR. ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
 NOTE: CONTRACTOR IS REQUIRED TO SCHEDULE ALL REQUIRED INSPECTIONS.
 COMPLIANCE NOTE
 REQUIRED WORK TO BE PERFORMED IN ACCORD WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK LOCAL CODE ENFORCEMENT COUNTY HEALTH DEPARTMENT OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA) FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926) AND THE NEW YORK STATE ENERGY CODE.
 SITE AND ADDITION NOTE
 SITE WORK LAYOUT MAY REQUIRE A STAKE-OUT BY A LICENSED SURVEYOR. THE CONTRACTOR TO CONSULT AN EXISTING SURVEY. SITE STAKE OUT OR OTHER MEASURES TO ASSURE THAT WORK DOES NOT ENDOACH ANY ADJOINING PROPERTY OR REQUIRED SET BACKS.

SCOPE NOTES
 1. COMBINE TWO CONTIGUOUS ZONING LOTS
 2. EXTEND FIRST FLOOR TO INCREASE EXISTING CENTRISTY OFFICE

2 4/3/2023 COMMENTS
 1 3/28/2023

REVISION DATE	DESCRIBE	BY
	CLIENT	
	M. THOMAS DDS	
	LOCATION	
	1 JEROME DRIVE	
	CORTLANDT MAN. NY 10567	
	24.13 - 4 - 52 & L R-10 ZONE	
	DRAWING DATE 1/16/2023	BY JLK
	PLOT PLAN SCALE 1" = 10'-0"	
	JOHN A. LENTINI	
	ARCHITECT	
	124 ALLAN STREET	
	CORTLANDT MANOR, NY 10567-1614	
	PHONE (914) 737-2690	
	EMAIL PENCILBASE@AOL.COM	
	SEAL	DRAWING NUMBER 00423

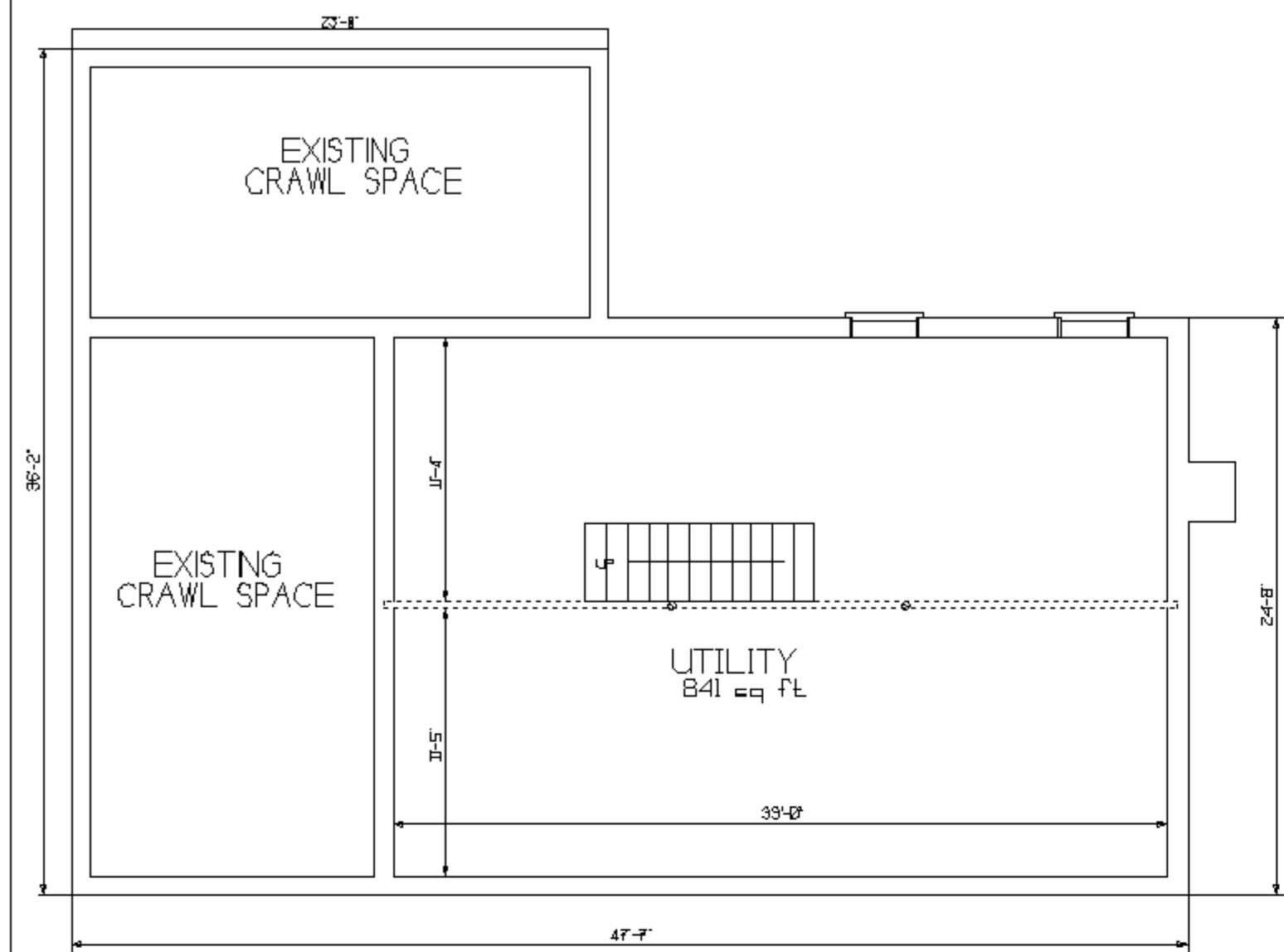
023755

Z-1

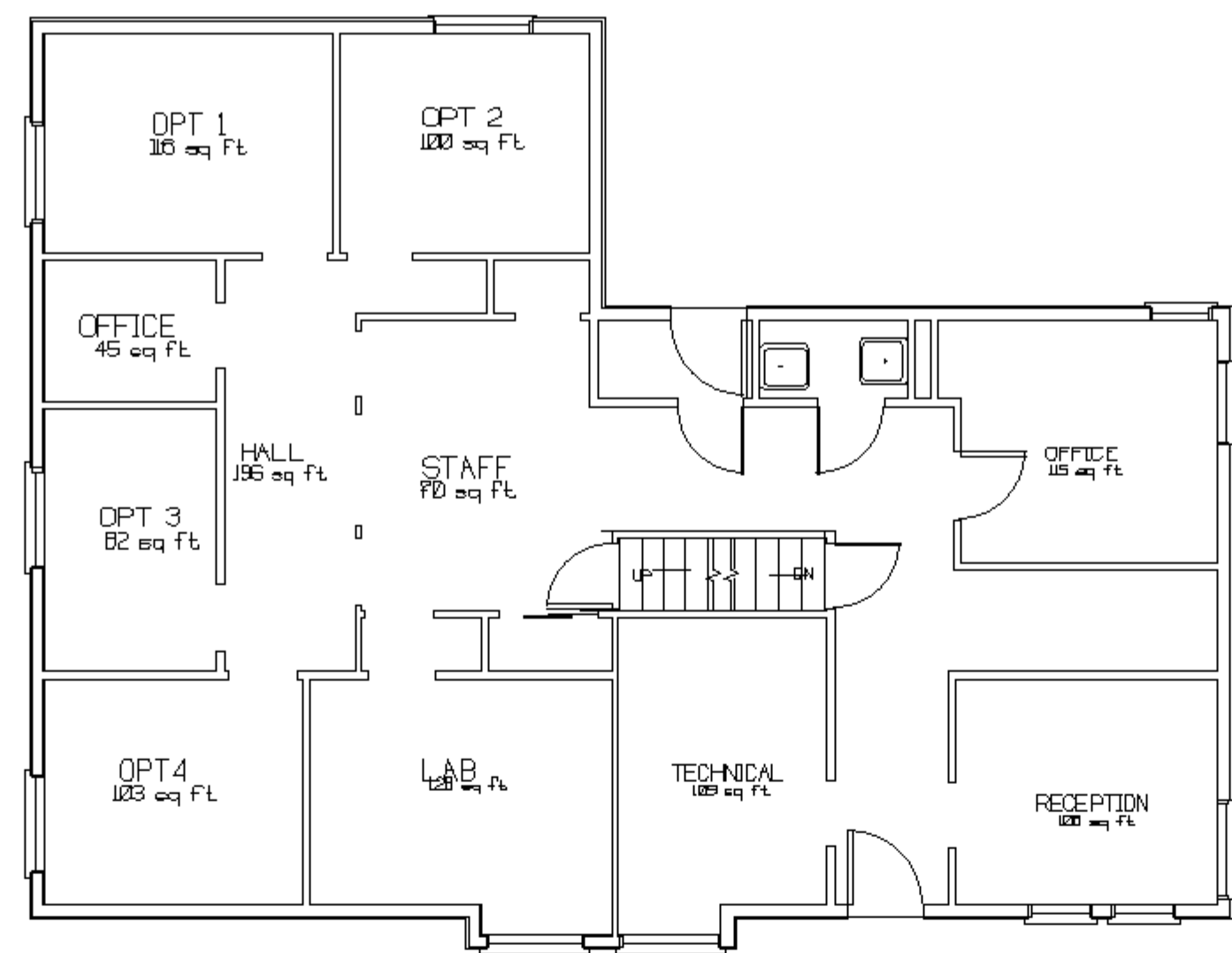
SHEET OF

NOTE: PLOT PLAN INFORMATION CREATED USING DATA FROM A SURVEY BY W.E. JAMES P.L.S. DATED MAY 3, 2022 AND GIS PROVIDED BY WESTCHESTER CTY

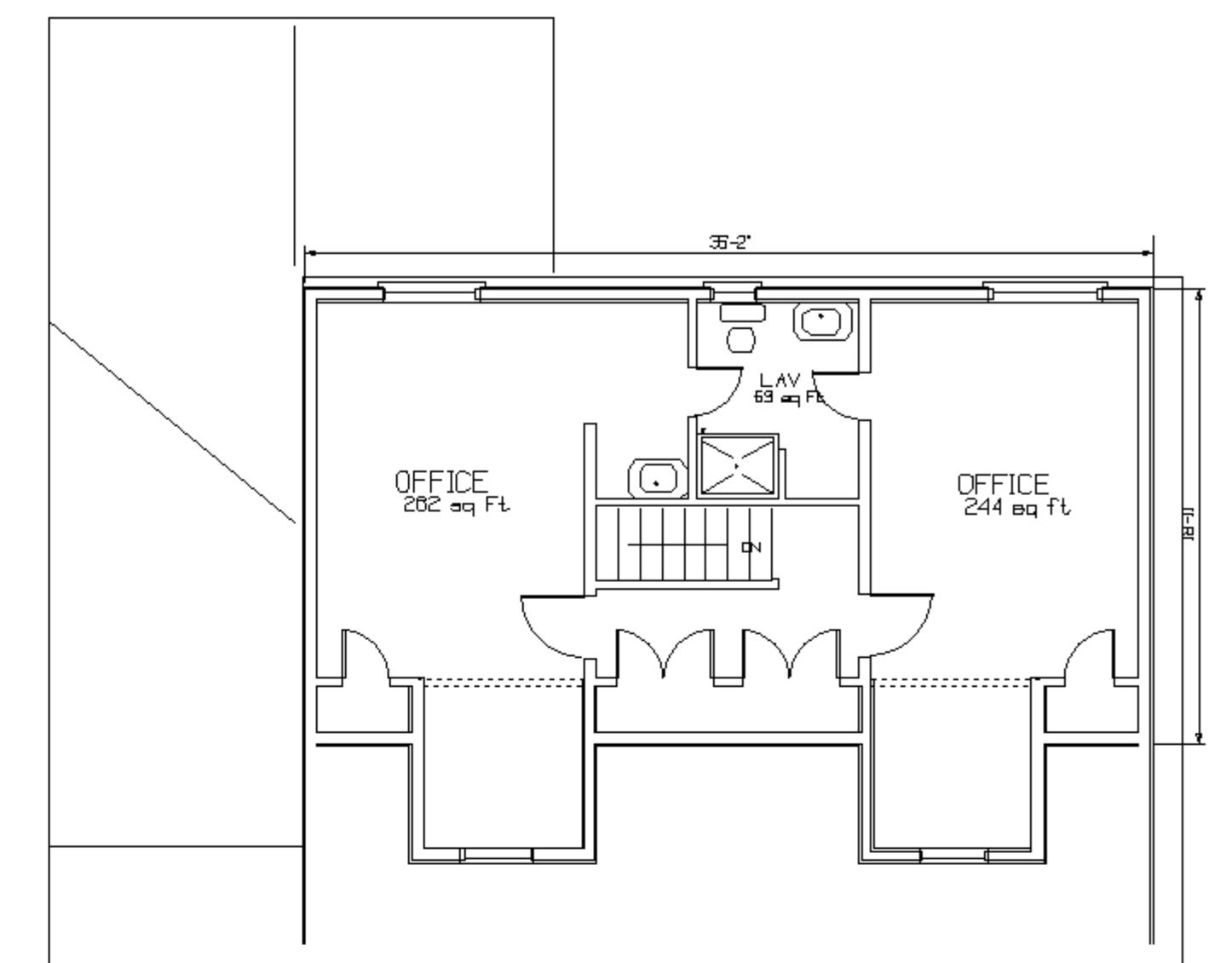
E. MAIN (ROUTE 6) STREET



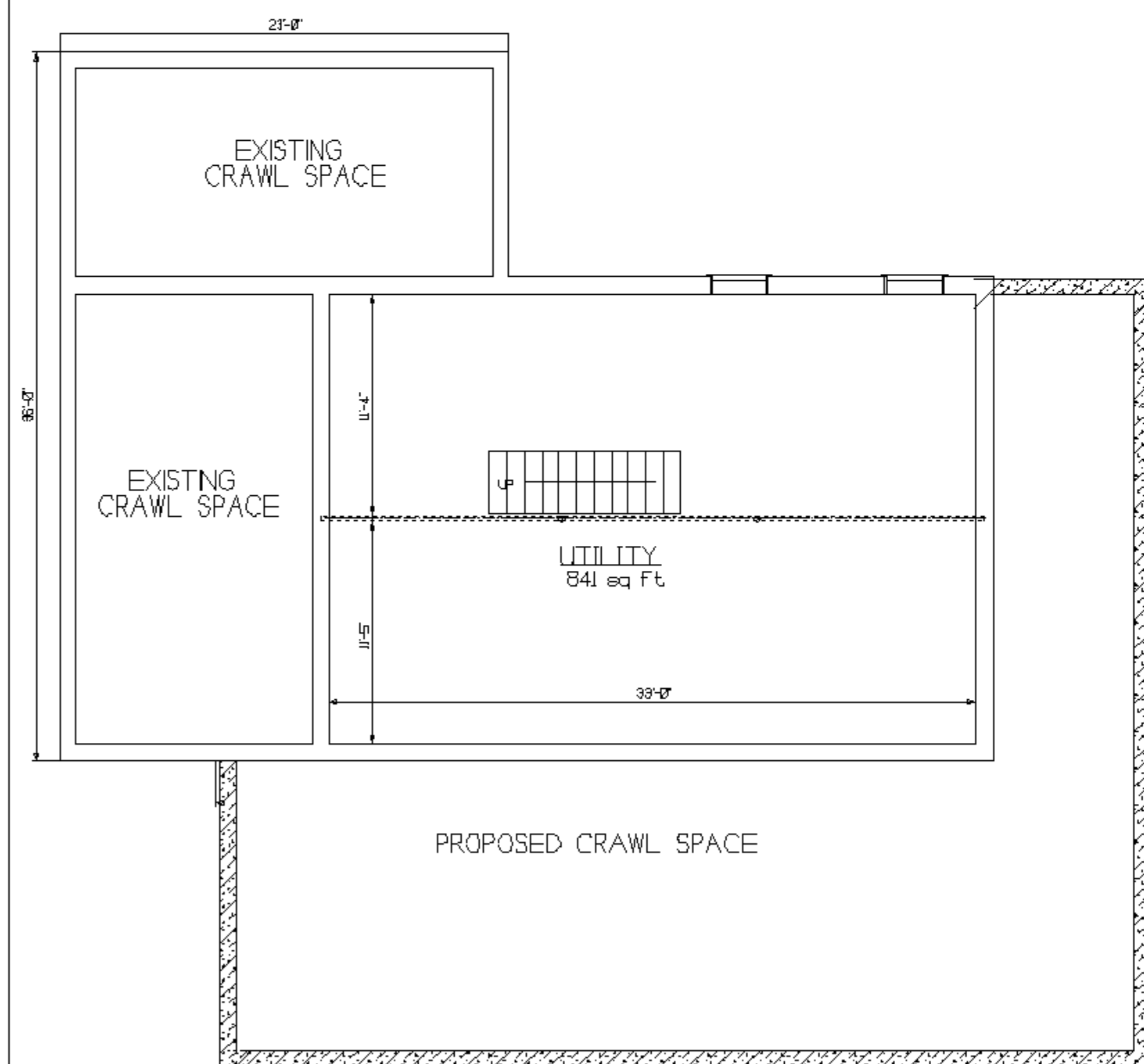
EXISTING BASEMENT PLAN
SCALE 3/16" = 1'-0"



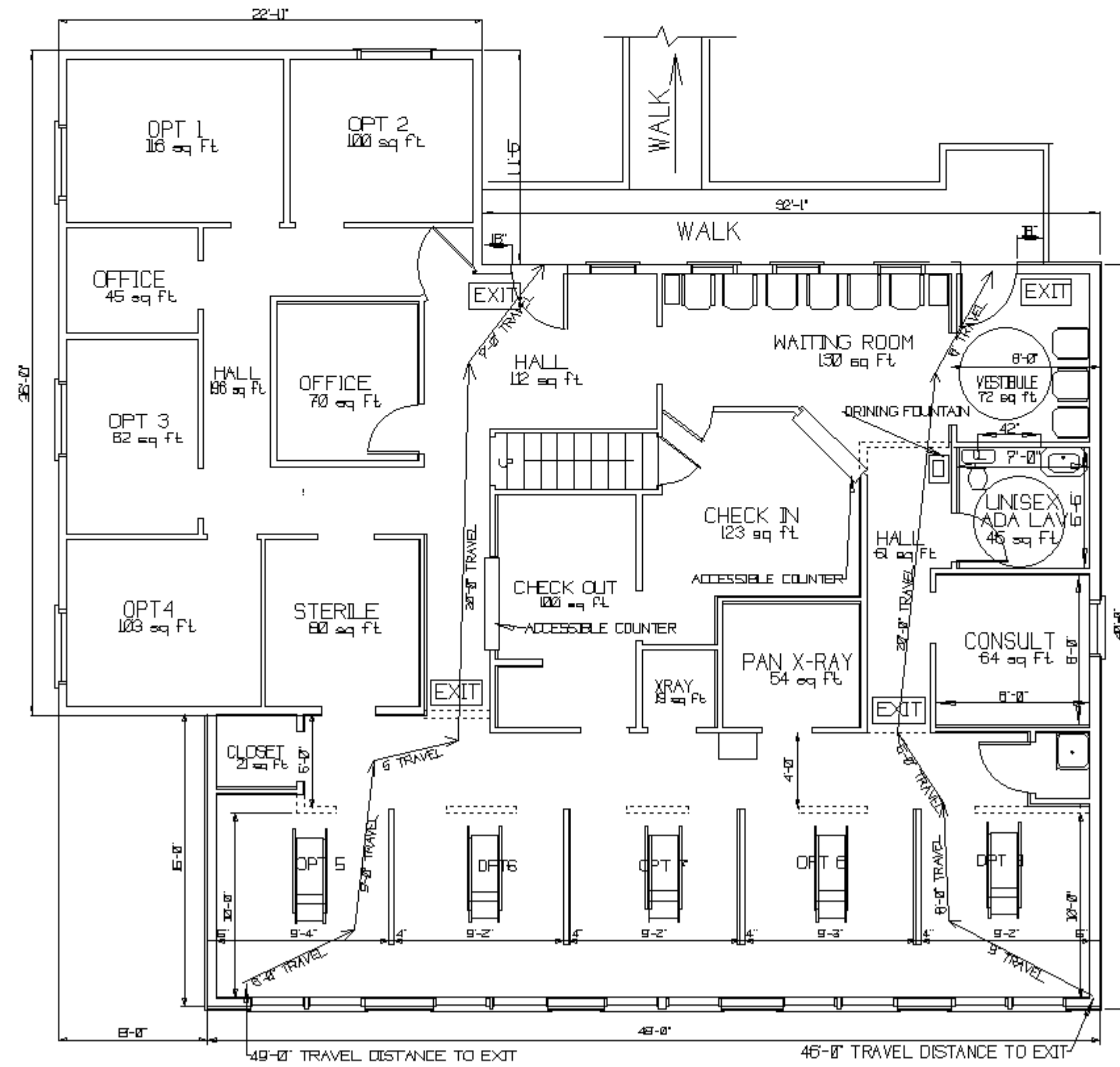
EXISTING FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



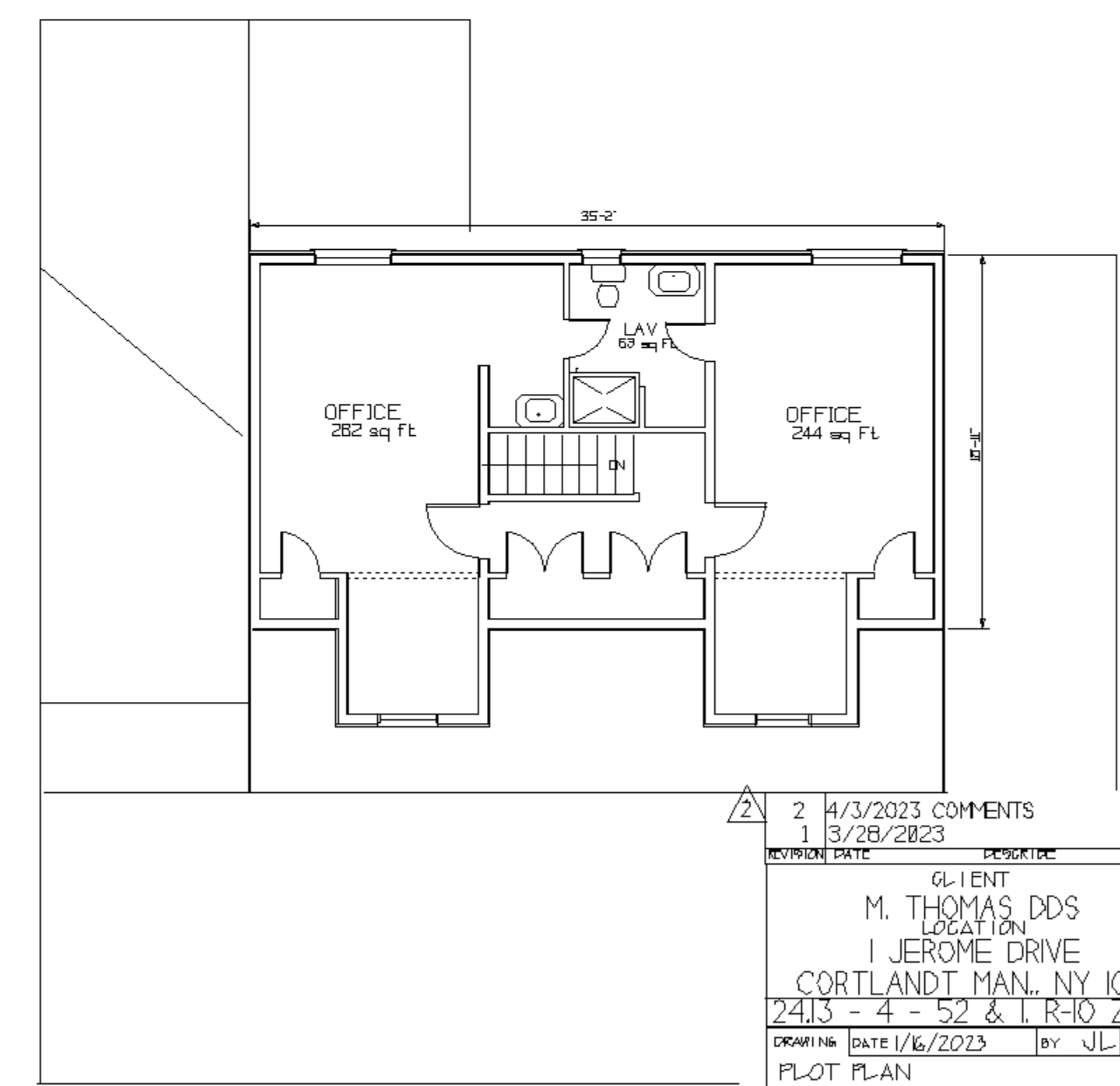
EXISTING ATTIC PLAN
SCALE 3/16" = 1'-0"



PROPOSED BASEMENT PLAN
SCALE 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



PROPOSED ATTIC PLAN
SCALE 3/16" = 1'-0"

OCCUPANT LOAD

FIRST FLOOR 2,374 / 150 = 16 PERSONS

OCCUPANT LOAD

SECOND FLOOR 716 / 150 = 5 PERSONS

2	4/3/2023	COMMENTS
1	3/28/2023	
REVISION DATE	DESCRIPTION	BY
CLIENT M. THOMAS DDS LOCATION 1 JEROME DRIVE CORTLANDT MAN., NY 10567 2413 - 4 - 52 & I. R-10 ZONE		
DRAWING DATE 1/16/2023 BY JL/gk		
PLOT PLAN		
JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614 PHONE (914) 737-2890		
EMAIL PENCILBASE@aol.com		
SEAL & SIGNATURE	DRAWING NUMBER	020423
		Z-2
SHEET		OF



PROPOSED BEIGE EIFS

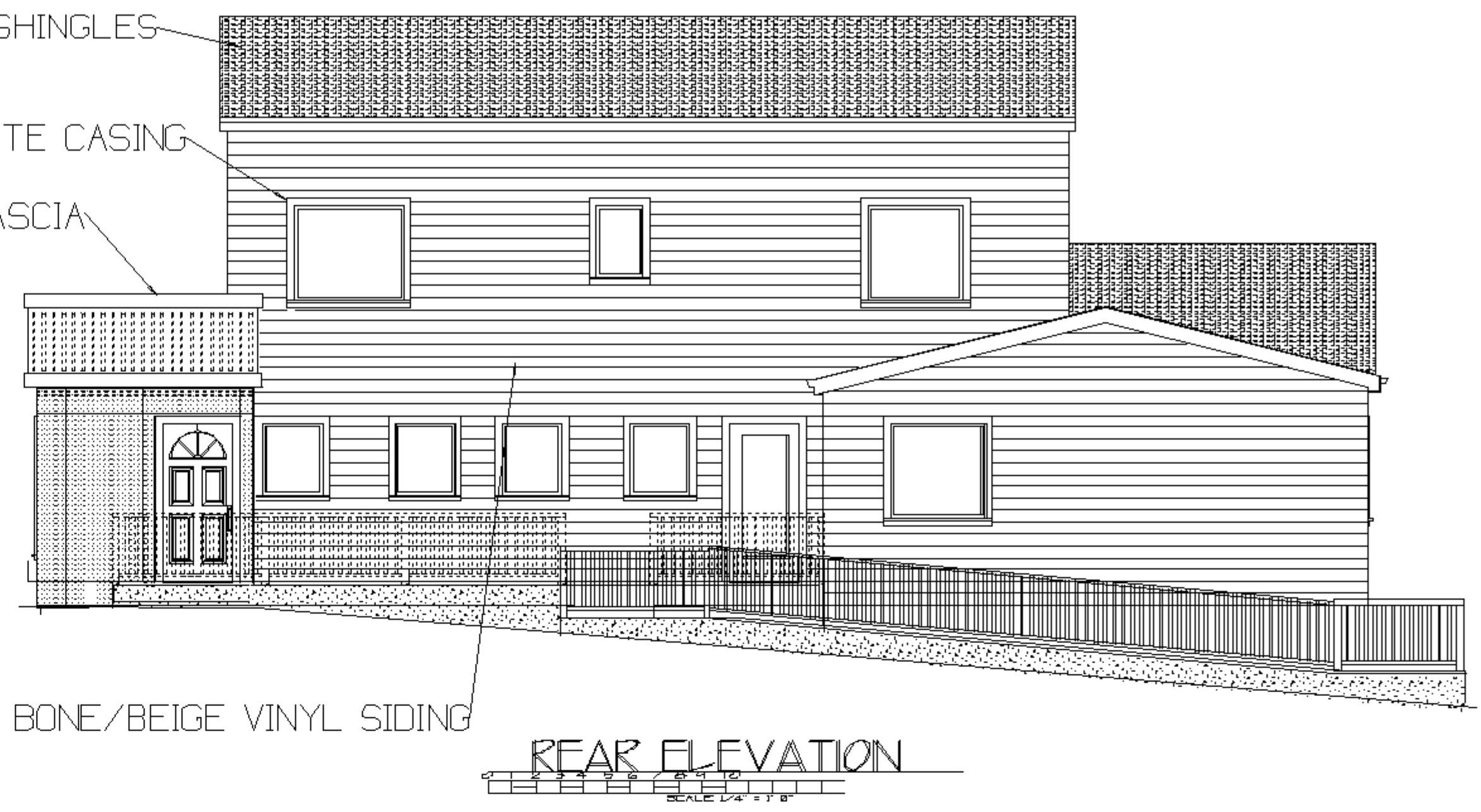
FRONT ELEVATION



SCALE 1/4" = 1'-0"

TYP. FEATURE INDENT

EXISTING BONE/BEIGE VINYL SIDING

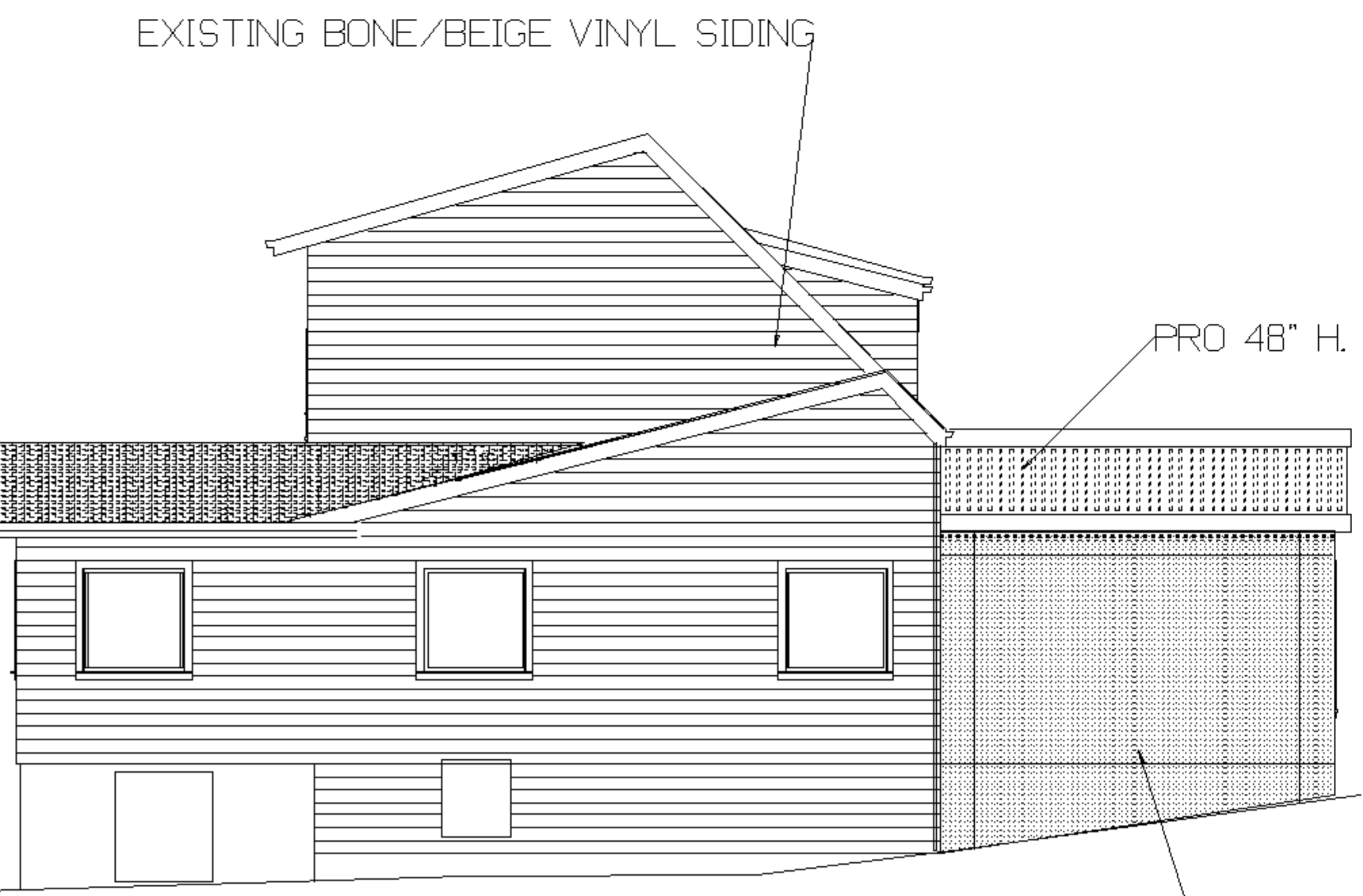


REAR ELEVATION

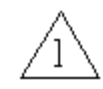
SCALE 1/4" = 1'-0"

EXISTING BONE/BEIGE VINYL SIDING

EXISTING BONE/BEIGE VINYL SIDING



LEFT SIDE ELEVATION



SCALE 1/4" = 1'-0"

PRO 48" H. FLUTED PARAPET

PROPOSED BEIGE EIFS



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

2 4/3/2023 COMMENTS
 1 3/28/2023

REVISION	DATE	DESCRIBE	BY
2	4/3/2023	COMMENTS	
1	3/28/2023		

CLIENT
 M. THOMAS DDS
 LOCATION
 1 JEROME DRIVE
 CORTLANDT MAN., NY 10567
 2413 - 4 - 52 & 1, R-10 ZONE

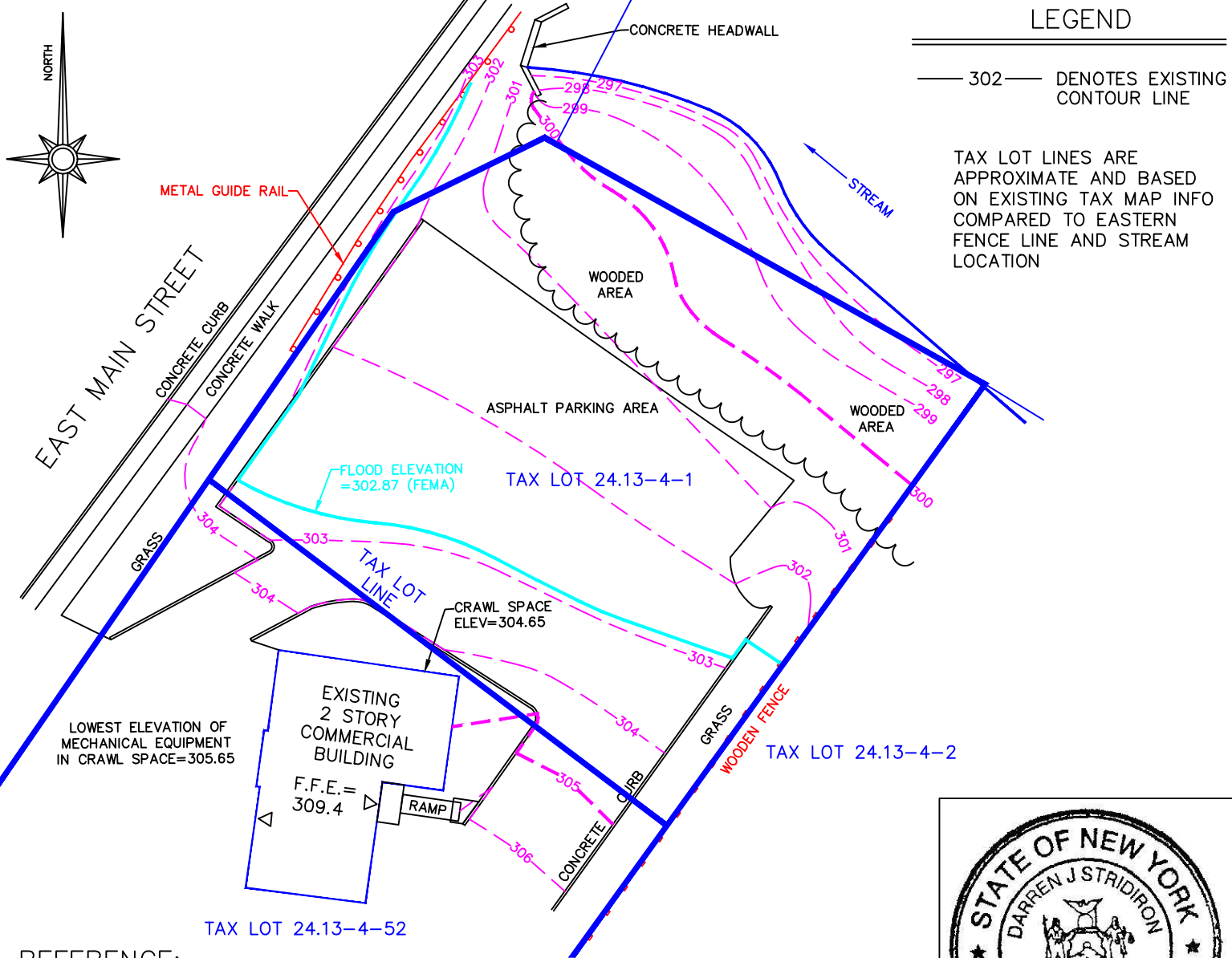
DRAWING DATE 1/16/2023 BY JL/CHK
 ELEVATIONS

JOHN A. LENTINI
 ARCHITECT
 124 ALLAN STREET
 CORTLANDT MANOR, NY 10567-1614
 PHONE (914) 737-2690

EMAIL FENCILBASE@AOL.COM
 SEAL & SIGNATURE DRAWING NUMBER 00423



Z-3



LEGEND

— 302 — DENOTES EXISTING CONTOUR LINE

TAX LOT LINES ARE APPROXIMATE AND BASED ON EXISTING TAX MAP INFO COMPARED TO EASTERN FENCE LINE AND STREAM LOCATION

REFERENCE:

- NATIONAL FLOOD HAZARD LAYER FIRMETTE – FEMA, BASEMAP: USGS NATIONAL MAP: ORTHOIMAGERY: DATA REFRESHED OCTOBER 2020, DEPICTS BASE FLOOD ELEVATIONS AT CROSS SECTIONS.



I HEREBY CERTIFY THAT:

THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

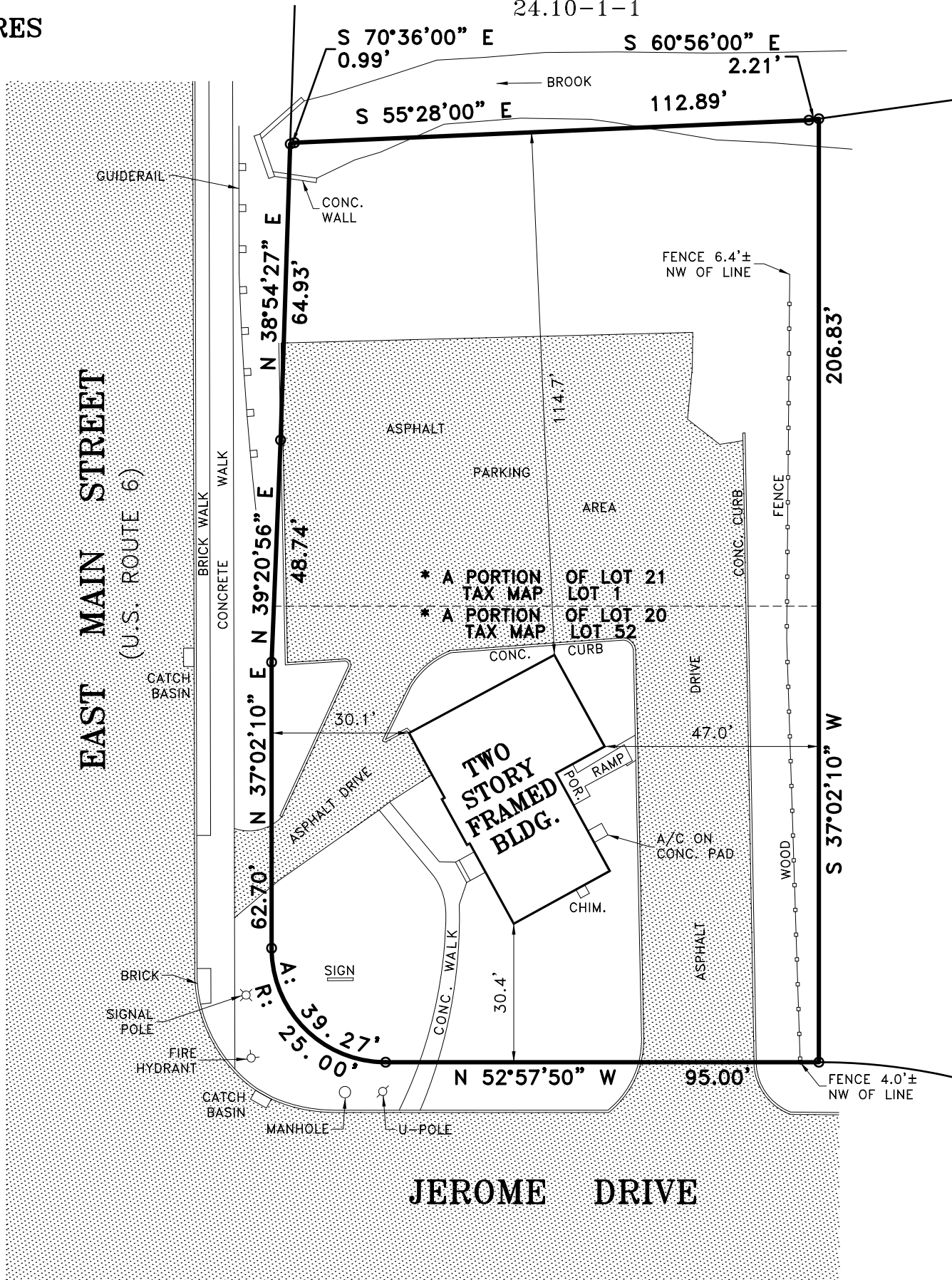
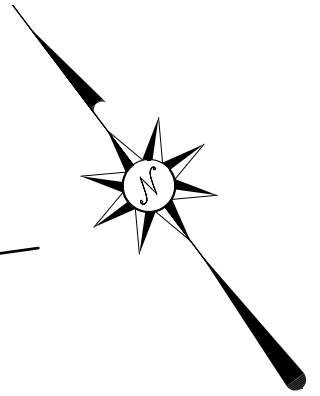
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

 DARREN J. STRIDIRON, P.L.S. NEW YORK STATE LICENSE No. 050487	TOPOGRAPHIC/FLOOD ELEVATION SURVEY LOCATED AT	TAX LOT: N/A
	1 JEROME DRIVE	AREA: N/A
	TOWN OF CORTLANDT WESTCHESTER COUNTY NEW YORK	DATE: 5/24/22
	HERITAGE LAND SURVEYING, P.C. P.O. BOX 579 PLATTEKILL, NY 12568 (845)562-4148	SCALE: 1" = 30'
		JOB NO. 2022-JEROME

LOT AREA

24,101.08 S.F.
OR
0.55 ACRES

N/F
CORTLANDT TOWN CENTER LLC
24.10-1-1

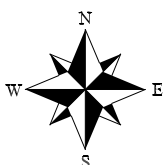


N/F
RUGGIERO
24.13-4-2
* LOT 19

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-11542 PAGE-75 RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- * 7. REFERENCE: 'MAP No 1, GULL MANOR' FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON MARCH 25, 1954 AS MAP #8930.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James



**Engineering
and
Land Surveying, PLLC**

8 CHEANDA LANE
WALLKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: APRIL 30, 2022

CERTIFIED ONLY TO:

1. JJM SUMMIT REALTY, LLC
2. BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. ARNOLD SCHONBERG

William E James

WILLIAM E. JAMES, P.E., P.L.S.

NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:

SURVEY PREPARED FOR
**JJM Summit
Realty, LLC**

TAX MAP SECTION 24.13, BLOCK 4, LOTS 1 & 52
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'	DATE: MAY 3, 2022	SHEET NO: 1 OF 1
---------------------------	-----------------------------	----------------------------

PROJECT CAD REFERENCE:

WESTCHESTER COUNTY/TOWN OF CORTLANDT/JEROME DRIVE/JJM SUMMIT REALTY, LLC.DWG



Property Search



PLAN PB 1 AREA

JEFFERSON RD (PRIVATE)

BAINBRIDGE RD (189)

WESTBROOK DR

SUBJECT

CORTLANDT BLVD

JEROME DR

RITA DR



2021

1 JEROME DR.

3007 E. MAIN STR

VIEW TO WEST

1 JEROME DR., CORTLANDT MANOR, NY 10567

LENTINI, RA MAY 25, 2023



#3000

KeyBank

#3002

E. MAIN STREET

VIEW TO NORTH



#1

#3

JEROME DRIVE

VIEW TO NORTHEAST

1 JEROME DR., CORTLANDT MANOR, NY 10567

LENTINI, RA MAY 25, 2023



1 JEROME DR.

3007

E. MAIN STR

E. MAIN STR

VIEW TO SOUTH'

1 JEROME DR., CORTLANDT MANOR, NY 10567

LENTINI, RA MAY 25, 2023

CORTLANDT TOWN CENTER

1 JEROME DR.

E. MAIN STR

VIEW TO SOUTHEAST

1 JEROME DR., CORTLANDT MANOR, NY 10567

LENTINI, RA MAY 25, 2023