



TOWN OF CORTLANDT PLANNING BOARD

Steven Kessler
Chairperson

Thomas A. Bianchi
Vice-Chairperson

David Douglas
Nora Hildinger
Kevin Kobasa
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Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
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Planning Staff email:
chrisk@townofcortlandt.com

Town Supervisor
Richard H. Becker, MD

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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/86053257071?pwd=NWwluK8bJQPQDciVIT8aTPOzIEtwG6.1>

WORK SESSION.....FEBRUARY 4, 2025 6:00 PM

1. Discuss February 4, 2025 Regular Planning Board Meeting Agenda.

MEETING AGENDA.....PLANNING BOARD TOWN OF CORTLANDT 6:30 TUESDAY EVENING* FEBRUARY 4, 2025

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 JANUARY 7, 2025
5. CORRESPONDENCE

PB 2023-5 a. Letter dated January 23, 2025 from David Steinmetz, Esq. requesting the 4th, 90-day time extension of Final Plat Approval for the Evergreen Subdivision located at 2003 Crompond Road.

PB 2022-4 b. Letter dated January 23, 2025 from Matthew Steinberg, AICP, requesting the 2nd, one-year time extension of Conditional Site Plan approval for the Gurdjieff Foundation, Inc. located at 1065 Quaker Bridge Road East.

c. Receive and File the 2024 Planning Board Annual Report

6. RESOLUTION

PB 2024-1 a. Application of KPB Properties LLC for Site Development Plan approval for a proposed 4-story, 75,000 sq. ft. self-storage facility located at 3 Locust Avenue. Drawings latest revised December 26, 2024.

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. OLD BUSINESS

- PB 2023-6** a. Application of Heike Schneider, R.A. on behalf of 3120 Lexington, LLC for Amended Site Plan approval and a Wetland Permit for a proposed outdoor storage area at the existing Ace Hardware Store located at 3120 Lexington Avenue. Drawings latest revised June 26, 2024 (see prior PB 2018-5).

9. NEW BUSINESS

- PB 2025-2** a. Application of Wilvan Van Campen, R.A. on behalf of Victor Pena Gomez, for a Special Permit for an accessory apartment located within the existing residence at 60 Waterbury Parkway. Drawings dated January 16, 2025.
- PB 2025-3** b. Application of 77 Montrose Station, LLC for Preliminary Plat approval and for Tree Removal and Steep Slope Permits for a proposed 3-lot major subdivision of an approximately 9.7-acre parcel of property located at 77 Montrose Station Road. Drawings dated January 22, 2025.
- PB 2025-4** c. Application of Luke Butler, P.E. on behalf of Kitzbuehel Realty, LLC for Amended Site Plan approval to convert the former ShopRite store to a Floor & Décor store for property located at 2094 E. Main Street. Drawings dated January 23, 2025. (see prior PB 25-92)
- PB 2025-5** d. Application of VS Construction Corp. for Site Plan approval and for Tree, Wetland and Steep Slope permits for a proposed 97,700 sq. ft. Assisted Living Facility located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings dated January 23, 2025.

10. ADJOURNMENT

Next Regular Meeting; TUESDAY, MARCH 4, 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*

January 23, 2025

Via OpenGov (PBCK23-13)

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: VS Construction Corp. (PB2023-5)
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)**

Dear Chairman Kessler and Members of the Planning Board:

As you all know, our Firm represents VS Construction Corp. (the “Applicant” or “VS Construction”), owner of the above-referenced Property in connection with the Town’s Medical Oriented District (“MOD”). We received Final Subdivision Plat approval from your Board last year in November 2023, and an extension of that approval was granted by your Board in November 2024. We are now approaching the expiration of that approval extension (expires in February) and we hereby request a further extension of that approval. Our clients and engineering team has continued to work with the Town and County to finalize the utilities, including storm water and sewer design, and related details, such that the County can indeed sign off on the Plat Map. That process is not yet complete, although we do expect it to be done shortly.

We look forward to appearing before your Board at your February meeting. In the meantime, please do not hesitate to contact us with any questions

Respectfully,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

Cc: Chris Kehoe, AICP
Thomas Wood, Esq.
Michael Cunningham, Esq.
VS Construction Corp.
DTS Provident Design Engineering LLP

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2023-5**

RESOLUTION NO. 2-25

WHEREAS, the application of VS Construction Corp. for Preliminary and Final Plat approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for a proposed 2-lot major subdivision of an approximately 28.6-acre parcel of property and for a Wetland Permit pursuant to Chapter 179, a Tree Removal pursuant to Chapter 283 and a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code only for the proposed .958 acre road parcel as shown on a drawing entitled “Subdivision of Property prepared for V.S. Construction Corp.” prepared by Daniel Merritts, P.L.S. latest revision dated October 23, 2023 and as shown on an 11 page set of improvement drawings entitled “2003 Crompond Road, Subdivision Application” prepared by Gerhard Schwalbe, P.E. latest revision dated November 1, 2023 was approved on November 8 , 2023 by PB Res. 15-23, and

WHEREAS, the subject properties are located on the south side of Crompond Road (Route 202) east of Lafayette Avenue and west of Tamarack Drive, are zoned MOD, Medical Oriented District and designated on the Town of Cortlandt Tax Maps as Section 33.12, Block 2, Lots 1, 7 & 8, and

WHEREAS, by Resolutions 4-24, 7-24 and 12-24 the Planning Board previously granted three, 90-day time extensions of Final Plat approval, and

WHEREAS, by a letter dated September 20, 2025 David Steinmetz, Esq. requested the 4th, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 4th, 90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on May 5, 2025.

TO BE CONSIDERED FOR ADOPTION: FEBRUARY 4, 2025

January 23, 2025

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

Re: The Gurdjieff Foundation, Inc.
1065 Quaker Bridge Road East

On behalf of The Gurdjieff Foundation, Inc. (the "Applicant", or "Foundation"), owner of the above-referenced property, we write to respectfully request a second extension of the Planning Board's February 7, 2023 site plan approval. The Applicant has been working to complete the conditions in accordance with the Board's approval resolution (Resolution No. 2-23), and we offer the following update regarding a condition that remains to be satisfied.

- Condition 10: *Submit documentation, to the satisfaction of the town Legal Department, regarding the proposed approximately 19-acre preservation area and approximately 3-acre non-disturbance area and file with the Westchester County Land Records.*

The Applicant is in the process of executing the documents that were found acceptable to the Town's legal department and will file the documentation on the Westchester County Land Records shortly. Once filed, the Applicant will submit proof that the documents have been recorded to Town staff.

The Applicant has continued the process of grounds-keeping, cleaning, and repairing the existing facilities on the property. The Applicant has been working with its contractors and the Town's Building Department to continue to address building sprinkler systems. In October 2024 the Applicant received approval from the Westchester County Department of Health with regards to the Change of Use to allow the Foundation to operate the onsite wastewater treatment system and water service. However, no Foundation or public events have been held on the property.

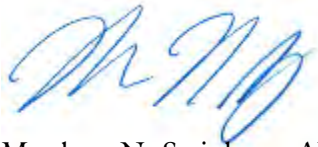
Chairman Steven Kessler and Members of the Planning Board
Re: The Gurdjieff Foundation, Inc.

January 23, 2025
Page 2

We appreciate your continued consideration of this matter.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)

cc: The Gurdjieff Foundation, Inc
Stenger, Glass, Hagstrom, Lindars & Iuele LLP

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2022-4**

RESOLUTION NO. 3-25

WHEREAS, the application of The Gurdjieff Foundation of New York for Planning Board approval of a Site Development Plan and for a Special Permit for a Private Nature Preserve Open to the Public, Non-School Curriculum Program pursuant to Chapter 307-65.3 of the Town of Cortlandt Zoning as shown on a 5 page set of drawings entitled “The Gurdjieff Foundation, Site Plan and Special Permit Application” prepared by DTS Provident, latest revision dated November 21, 2022 was approved by the Planning Board by Resolution 2-23 adopted on February 7, 2023, and

WHEREAS, the subject property of approximately 48 acres is zoned R-80, Single Family Residential, is located at 1065 Quaker Bridge Road East and is designated on the Town of Cortlandt Tax Maps as Section 68.15, Block 2, Lot 1, and

WHEREAS, by Resolution 2-24 adopted on February 6, 2024 the Planning Board previously granted the 1st one-year time extension of Conditional Site Plan approval, and

WHEREAS, by a letter dated January 23, 2025 Matthew Steinberg, AICP requested the 2nd, one-year time extension of Conditional Site Development plan approval in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of Matthew Steinberg, AICP, for the 2nd, one-year time extension of the Conditional Site Plan approval is hereby approved, said time extension to expire on February 7, 2026.

TO BE CONSIDERED FOR ADOPTION: FEBRUARY 4, 2025



TOWN OF CORTLANDT
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP – Director

Planning Staff:
Heather LaVarnway, CNU-A, AICP
Michelle Robbins, AICP
Rosemary B. Lasher

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

Town Supervisor
Richard H. Becker, MD

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

MEMO

TO: Dr. Richard H. Becker, Town Supervisor
Members of the Town Board

Steven Kessler, Chairperson
Members of the Planning Board

FROM: Chris Kehoe, AICP *CK*
Director of Planning & Community Development

RE: **Annual Planning Board Report - 2024**

DATE: January 27, 2025

Please find attached a copy of the 2024 Annual Planning Board Report

CRK/crk

Enc.

cc: Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
Michael Preziosi, P.E., Director DOTS
Art Clements, AAC
Wendy Talio, CAC
Tino Martin, PRC
Laroue Shatzkin, Town Clerk

2024 ANNUAL REPORT - PLANNING BOARD

2024 MAJOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2024 MAJOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2024 MINOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2024 MINOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2024 PRELIMINARY SUBDIVISION APPROVAL TIME EXTENSIONS

1) PB 5-16 Pomona Development – 3 Lot Subdivision **PB Res. 3-24 & 8-24**

2024 FINAL SUBDIVISION APPROVAL TIME EXTENSIONS

1) PB 2023-5 Evergreen Subdivision – 2 Lot Subdivision – **PB Res. 4-24, 7-24 & 12-24**

2024 AMENDED SUBDIVISION APPROVALS

None

2024 PERFORMANCE SECURITY REDUCTIONS

None

2024 SPECIAL PERMITS WITH SITE DEVELOPMENT PLAN APPROVAL

2024 SPECIAL PERMIT RENEWALS

None

2024 SPECIAL PERMIT RECOMMENDATION TO TOWN BOARD

None

2024 SITE DEVELOPMENT PLAN APPROVALS

None

2024 SITE DEVELOPMENT PLAN AMENDMENTS

- 1) PB 2023-4 Riverview Industrial, 260 6th Street, **PB Res. 1-24**
- 2) PB 2024-5 – Elrac, Enterprise Rent A Car, 2077 E. Main St., **PB Res. 15-24**

2024 SITE DEVELOPMENT PLAN TIME EXTENSIONS

- 1) PB 2022-4 Gurdjieff Foundation, Inc., **PB Res. 2-24**
- 2) PB 6-15 Hudson Ridge Wellness Center, Inc. **PB Res. 5-24**
- 3) PB 2020-10, Cortlandt CSG, LLC, Solar Energy System, Lexington Avenues, **PB Res. 6-24**
- 4) PB 2022-10 Bilal Ahmad, Hotel, **PB Res. 9-24**
- 5) PB 2023-2 – JJM Summit Realty, Dental Office, 1 Jerome Dr., **PB Res. 13-24**
- 6) PB 2021-1, NRP Properties, 119 Oregon Rd. – **PB Res. 14-24**

2024 SITE PLAN TIME EXTENSIONS TO OBTAIN BUILDING PERMIT

None

2024 CELL TOWER SPECIAL PERMIT & SITE PLAN APPROVAL

None

2024 CORRESPONDENCE ITEMS

- 1) PB 16-99 Hollowbrook Golf Club 2022 Annual Water Monitoring Report, **PB Res. 11-24**
- 2) PB 2020-14 Teatown, Cliffdale Meadow Revegetation Update, **Receive and File**
- 3) PB 2021-6, Yeshiva Special Permit, Yearly Update, **Receive and File**
- 4) PB 18-98, Valeria, Modify Condition # 11 of Res. 27-07, **PB Res. 10-24**

2024 ACCESSORY APARTMENTS

None

2024 WETLAND PERMITS

None

2024 STEEP SLOPE PERMITS

None

2024 TREE REMOVAL PERMITS

None

2024 SEQR DEIS/FEIS REVIEW

None

ANNUAL REPORT- 2024 PLANNING BOARD

PLANNING BOARD PRELIMINARY PLAT APPROVALS

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Minor Subdivisions</u>																					
Number of Plats	4	6	6	0	1	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0
Number of Lots	6	6	6	0	2	0	0	0	0	0	0	2	0	2*	0	0	0	0	2	0	0
<u>Major Subdivisions</u>																					
Number of Plats	3	5	3	4	5	0	2	2	0	0	0	1	0	0	0	0	2	0	0	1	
Number of Lots	8	11	8	26	15	0	20	5	0	0	0	27	0	0	0	0	5	0	0	3	
Condominium Units (NYS Section 278)		147																			
Preliminary Subdivision Time Extensions	8	11	15	17	12	17	11	7	3	2	2	2	2	2	2	0	0	0	0	1	2
Time Extensions Denied	1																				
Amendments	1			2	2		1														
Denials	2						1														

PLANNING BOARD FINAL PLAT APPROVALS

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Minor Subdivision</u>																					
Number of Plats	1	4	6	2	0	0	2	0	0	0	0	0	1	1	0	0	0	0	1	0	0
Number of Lots	0	8	6	4	0	0	4	0	0	0	0	0	2	2*	0	0	0	0	2	0	0
<u>Major Subdivision</u>																					
Number of Plats	2	0	6	5	4	2	2	2	5	2	1	0	1	0	0	1	1	0	0	0	
Number of Lots	32	0	20	11	5	8	6	4	13	151	4	0	14	0	0	27	3	0	0	0	
Condominium Units/ NYS Section 278	30			147	92			16		147				56**							
Reapproval							3														
Final Subdivision	1	2	2	7	15	14	13	9	16	20	17	8	8	7	8	7	5	8	4	0	3
Time Extensions																					
Time Extensions Denied																	1				

* 2 lot commercial subdivision

** Pondview Commons

PLANNING BOARD: SITE DEVELOPMENT PLAN APPROVALS

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Site Development Plans (SDP)</u>	2*	4	7	6	9	4	4	1	1	4	4	1	2	6	5	1	4	2	1	1	
<u>SDP Amendments</u>	9	3	2	2	3	1	1	1	2	3	1	2	2	9	15	6	6	0	1	1	2
<u>SDP with Special Permit</u>		1	4	1	1	2	3	1	1		1	1	2	2	1	2	3	1	2	3	
<u>SDP TOTALS</u>	11	8	11	9	13	7	8	3	4	7	6	4	6	17	21	9	13	3	4	5	
<u>SDP Time Extensions</u>	3	2	3	4	5	7	5	2	1	1	0	0	1	1	1	1	0	5	4	6	6
<u>SDP Time Extensions Denied</u>																					
<u>SDP Denials</u>		1																			
<u>Cell Towers (Co-Locate, Re-Cert, New)</u>															7	2		2	2	1	
<u>Solar Energy Systems SDP & Special Permit</u>																				1	
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Zoning Code Amendment Recommendations</u>	3	2	3	4	1	3	2	2			1	0	1							1***	4
<u>Wetland Permits</u>	1	4	4	4	5	2	3	2	1	1	2	1	2	1	1	0	5	0			2
<u>Tree Removal Permits</u>							5	1			2	1	3	2	4	1	6	1	2	2	
<u>Steep Slope Permits</u>	4	4	2	4	5	1	2	1	1			1	2	2		0	2	1	2	2	
<u>Special Permits Renewals</u>		1		1		0	3		1	3		1	3						2	3	
<u>Special Permit Recommendations</u>								1**				0	0						1		
<u>Lot Line Adjustments</u>			3	2	2	0	1	1			2	3	2		2		2				
<u>Lot Line Adj. Time Extensions</u>				2		0	0				1	0	1								
<u>Performance Security Reductions</u>	3	2				0	1		1		2	2	1	1	1		1	2			
<u>Accessory Apartments</u>														1	2	1	2	1			1
<u>Cluster Recommendations</u>						0	0					0	0								
<u>DEIS Scopes</u>		2		3		0	1		1			0	0								

*Includes Jacobs Hill Village PVD 103 Apartments and 58 Condominiums

**RRUSP Pondview Recommendation

*** RRUSP Amendment Recommendation to Town Board



MEMORANDUM

TO: **Town of Cortlandt Planning Board**

FROM: **Christopher Lapine, P.E., LEED AP, LaBella Associates, DPC**

DATE: **January 24, 2025**

RE: **PB 2024-1 3 Locust Avenue**

LaBella, has performed a review of the document submitted for the Proposed Self Storage Facility located at 3 Locust Avenue, Cortlandt Manor, NY 10567, County of Westchester, Sect.: 34.5, Block: 2, Lot: 6 submitted by Zarin and Steinmetz, Key Civil Engineering, and Collier Engineering.

The following documents were resubmitted for our review:

- **Site Plan Set For Proposed Self Storage Facility at 3 Locust Avenue prepared by Key Civil Engineering Submitted December 27, 2024**
 1. **Sheet C1 – Site Plan, last revised December 26, 2024**
 2. **Sheet C1-A – Height and Lot Width Calculation Plan, revised December 26, 2024 (Review by Planning)**
 3. **Sheet C2 – Site Removals Plans, revised December 26, 2024**
 4. **Sheet C3 - Grading and Drainage Plan, revised December 26, 2024**
 5. **Sheet C4 – Utility Plan, revised December 26, 2024**
 6. **Sheet C5 – Landscape Plan, revised December 26, 2024 (Review by Planning)**
 7. **Sheet C6 – Site Lighting Plan, revised December 26, 2024 (Review by Planning)**
 8. **Sheet C7 – Soil Erosion and Sediment Control Plan, revised December 26, 2024**
 9. **Sheet C8 – Soil Erosion and Sediment Control Details, revised December 26, 2024**
 10. **Sheet c9 – Detail Sheet I, revised December 26, 2024**
 11. **Sheet c10 – Detail Sheet, revised December 26, 2024**
 12. **Sheet C11 – Fire Code Exhibit, revised December 26, 2024**
- **Engineer's Report for Stormwater Quality and Quantity, Prepared for Cortlandt Self Storage, revised December 2024**

Our office offers the following comments:

Administrative

1. All plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, NYS DOT, NYS DEC, etc.).



2. Applicant shall be required to meet the standards set forth in Chapter 157 – Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board.
3. Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district.

Plans

1. Sheet C-2- Add note 9 from Sheet C-4 referencing water line removal/abandoning to the Removal Notes. Place a call out on the existing water line location referencing said note.
2. Sheet C-3 - The True Grid Permeable Pavers are turned off on the western side of the rear parking area and identified as impervious area. Rectify to match Sheet C-1.
3. Sheet C-3 - The Stormsettler practice selected does not provide 80% TSS removal and 40% phosphorous removal as required by chapter 9 of the NYSDEC SWDM. Select a practice from the approved list of alternative practices that meets these requirements.
4. Sheet C-3 - A waiver from the WCDOH for encroachment within 35-ft separation of drainage line and septic disposal system shall be obtained for drainage line between Structures B-1 and B-2.
5. Sheet C-4 - What method of installation will be required by NYSDOT for placement of 1-inch diameter k copper service and 6-inch ductile iron water line across Crompond Road? Open trench or direct bore? Please specify and detail accordingly on Sheet C-10.
6. Sheet C-4 - The True Grid Permeable Pavers are turned off on the western side of the rear parking area and shown as impervious area. Rectify to match Sheet C-1.
7. Sheet C-4 - Add a callout in the vicinity of the proposed waterline connections indicating all work on Crompond Road subject to NYSDOT Highway Work Permit and WCDOH approval.
8. Sheet C-4 - Add additional water notes attached to this comment letter where specified.
9. Sheet C-8 - The BMP implementation does not provide sufficient detail, provide a detailed construction sequence indicating when specific site features will be installed in conjunction with the proposed stormwater and Erosion and Sediment Control practices.
10. Sheet C-9 - The invert into the Stormsettler practice shown on sheet C-3 (387.15) does not match the detail on Sheet C-9(389.6). In addition, the lowest roof drain invert shown on sheet C-3 (388.70) is lower than the invert into the Stormsettler shown on C-9. Revise the plans for consistency and ensure the system had proper pitch.
11. Sheet C-9 - Revise water service detail to reference Westchester County instead of Suffolk County.
12. Sheet C-9 - Provide separate details for the domestic and fire service connection to the existing watermain. The current detail is intended to be used for both, indicates a corporation stop for the new connection. This is not an acceptable connection for the 6" fire service. Additionally, a 4-inch valve is called out where the services are 1-inch and 6-inch. Details shall follow specifications on Sheet C-4.
13. Sheet C-9 - Provide a detail for the water pipe trench and bedding.
14. Sheet C-9 - Thrust block detail shall identify 3,500 psi concrete.
15. Sheet C-9 - The Stormsettler practice selected provides a maximum water quality flow rate of 0.93 cfs. The proposed water quality flow rate in the table indicates 3.22 cfs,

Select a practice from the approved list of alternative practices that meets these requirements

16. The design of the backflow preventors will be reviewed when submitted.

Engineer's Report

17. The proposed project will require the completion of a comprehensive Stormwater Pollution Prevention Plan. The Applicant has provided an Engineer's Report for Stormwater Quantity and Quality. The provided document lacks supporting documentation, as mentioned herein, to verify the findings of the Engineering Report. Specifically, the following shall be provided:
 - a. Provide watershed maps to verify drainage areas tributary to each stormwater practice and design point.
 - b. Provide hydrologic and hydraulic modeling results for both the pre and post developed conditions for the site.
18. Per chapter 9 of the NYS DEC SWDM, alternative practices are required to provide 75% of the WQv for Redevelopment activities. Revise the design to treat the required WQv.
19. The water quality volume section of the engineer's report references calculations for the WQv flow that were not included in the report. Provide these calculations.
20. Revise the report to remove the reference to onsite infiltration of the CPv
21. Provide supporting calculations showing illustrating the CPv is reduced in the post development condition. This comment can be satisfied by providing the HydroCAD model.
22. Revise the figures to identify the correct project location.
23. Provide the NOAA rainfall data referenced in the report.

Testing Water Mains:

1. After trench has been backfilled, hydrostatic acceptance tests, consisting of a pressure test and a leakage test, shall be performed on all sections of water mains installed. Leakage test shall be conducted concurrently with pressure test. Test section shall be limited to about 2000' (max.)
2. After all tests and inspections have been performed evidence of compliance shall be forwarded to owner/engineer and the municipality prior to acceptance.
3. All water for tests shall be furnished and disposed of by the contractor at the contractor's expense. Source and/or quality of water which the contractor proposes to use in testing lines shall be acceptable to the Department of Technical Services.
4. Hydrostatic presumptive tests may be performed when system is partially backfilled to simply check work, but acceptance of system shall be based on hydrostatic tests run on finished system after it has been completely backfilled.
5. For the pressure test, system shall be pressurized and maintained at a minimum of 150 pounds per square inch, or 1.5 times the working pressure, whichever is greater, based on the elevation of the lowest point in the section being tested and corrected to the elevation of the gauge. Provisions shall be made to relieve air trapped at high points in the system through adjacent hydrants or through taps and corporation stops installed for this purpose by the contractor. After said pressure has been maintained successfully for a period of at least two hours, and no leakage has been observed, the section under test shall be considered to have passed the pressure test.
6. If leakage in system is observed, the contractor shall, at no added cost to the owner, locate, repair, and/or replace defect(s) and re-test piping system.

Water Main Standards:

3. The water line may be flexed within pipe specifications or laid deeper in areas where a crossing with a sanitary line occurs, to achieve the required 1.5' vertical separation distance. If this distance cannot be reasonably achieved, the contractor shall use pressure rated sanitary sewer pipe of equal or greater rating than the pressure class for the water line.
4. Minimum vertical separation between water mains and sewer pipe shall be 18 inches measured from the outside of the pipes at the point of crossing. One full standard laying length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer line as possible. In addition, when the water main passes under a sewer, adequate structural support (compacted select fill) shall be provided for the sewer to prevent excessive deflection of joints and settling of the sewer pipe on the water main. Minimum horizontal separation between parallel water mains and sewer pipes (including manholes and vaults) shall be 10 feet measured from the outside of the pipes, manholes or vaults.

5. All water mains shall have a minimum of four feet of cover from the top of the main to finished grade. The contractor shall check all finished grade stakes before trenching to ensure that all installed watermains will have the required cover.
6. The supplier of water must receive at least 48-hour advance notification requesting sampling services. Sampling will not be performed prior to receipt from a New York state licensed or registered design professional (engineer, architect, or land surveyor with a special exemption under section 7208(n) of the education law) certifying that the water supply improvements, testing and disinfection procedures were completed in accordance with the approval plans, reports, specifications and any approved amendments. A NYSDOH certified laboratory will collect samples for free chlorine residual, total and fecal coliform and 24-hour bacterial plate count. The certificate of compliance shall be provided to the water maintenance supervisor as a condition of approval for operation.
7. The contractor shall coordinate the testing with the water department so as to maintain the amount of service interruption to existing users to the least extent practicable. Water main installation and testing shall be performed under the supervision of the project engineer or his designee.
8. The water main shall be disinfected equal to AWWA Standard for Disinfecting Water Mains Designation C651 (latest revision). Following disinfection, the water main shall be flushed until the chlorine concentration in the water leaving the main is no higher than that generally prevailing in the system. The project engineer or his designee, and Town of Cortlandt shall also witness disinfection and flushing.
9. The sampling point(s) must be decontaminated by flaming.
10. Fire hydrants are not acceptable sampling points.
11. The water line shall be installed at a continuous grade with no abrupt high points or low points.
12. Final water distribution system is subject to review, revision and approval by the Department of Technical Services.
13. The water main shall not be placed into service until so authorized by the Town of Cortlandt.
14. All water service construction shall be subject to inspection by the Department of Technical Services prior to backfilling. Bedding, pipe zone, and trench backfill material shall be composed of crushed stone or light gravel having a gradation limit of 3/4" minus. An acceptable material shall meet the following requirement:

Sieve designation	% passing
¾"	100%
No. 40	0-70%
No. 200	0-10%

15. The site utility contractor shall be responsible for all buried piping to the location of the proposed building connection point (i.e. inside the building). This includes the testing and certification of all water service work from the town water connection point to the proposed building's interior connection point.
16. Indicator tape shall be placed at 12 inches below finished grade directly above all waterlines.
17. All copper water service piping installation, backfill and testing shall be reviewed, and approved by the Department of Technical Services. Bedding, pipe zone, and backfill material must be sand only.

Heike A. Schneider

Architect, AIA, LEED AP
515 Croton Heights Road
Yorktown Heights, NY 10598
Tel 914 962-2119
Cell 914 299 9677
heike@hs-architecture.com

To:
Town of Cortlandt
Planning Board Division
1 Heady Street
Cortlandt Manor, NY 10579

January 24, 2025

Re: Ace Hardware Store – Amended Site Plan & Additional Use Permit
(Lawn Mower Repair Business)
3120 Lexington Ave
Mohegan Lake, NY 10579
Tax ID 24.5-1-8

Dear members of the planning board,

An amended site plan prepared by Joseph Riina from Site Design Consultants has been submitted to the planning board for approval.

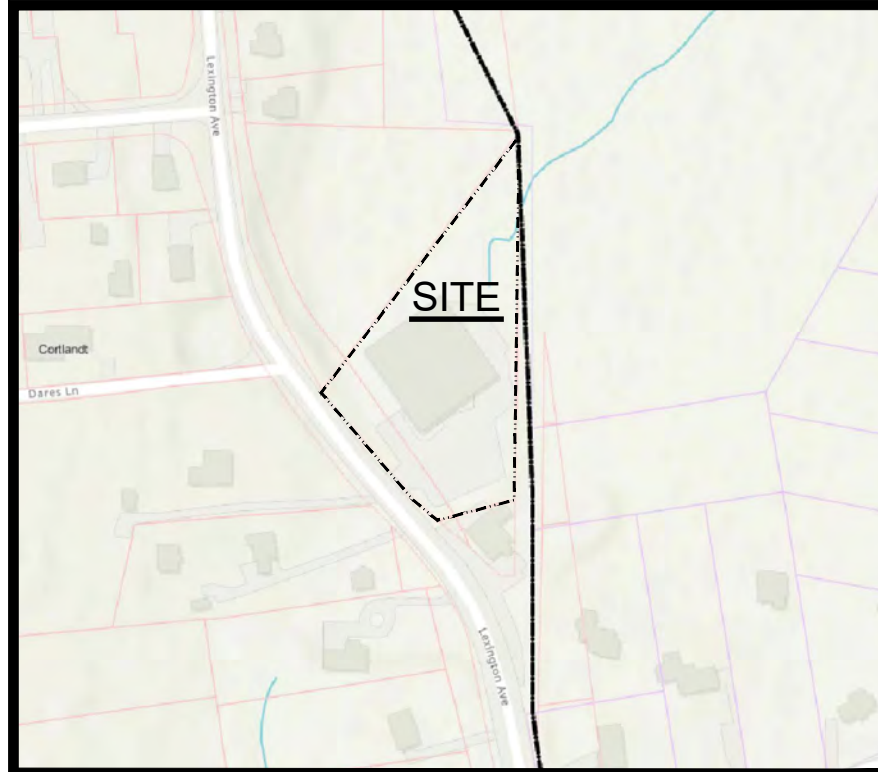
The area next to the wetlands has been cleared of all lawn mowers. Fuel-powered equipment is not permissible past the existing trench drain, outlined on the site plan. That drain catches all the run-off from the parking lot and is connected to an Oil-water separator (4' dia. ,Downstream Defender'). Fuel-powered equipment is only permissible in the storage building or on the parking lot. Furthermore, an additional Use permit application for the lawn mower business is currently in front of the code enforcement division. Here the list of all addressed issues & comments:

1. Amended site plan has been prepared by Joseph Riina from Site Design Consultants
2. All lawn mowers will have to be stored either inside the storage building or on the parking lot before the existing trench drain – that has been done right away and was completed in August 2024
3. The land-banked parking spaces are now being used and this has been marked on the amended site plan
4. Application for a Building permit for the additional use (Moderate-Hazard Factory Industrial, Group F-1 in the BCNYS) - Submitted

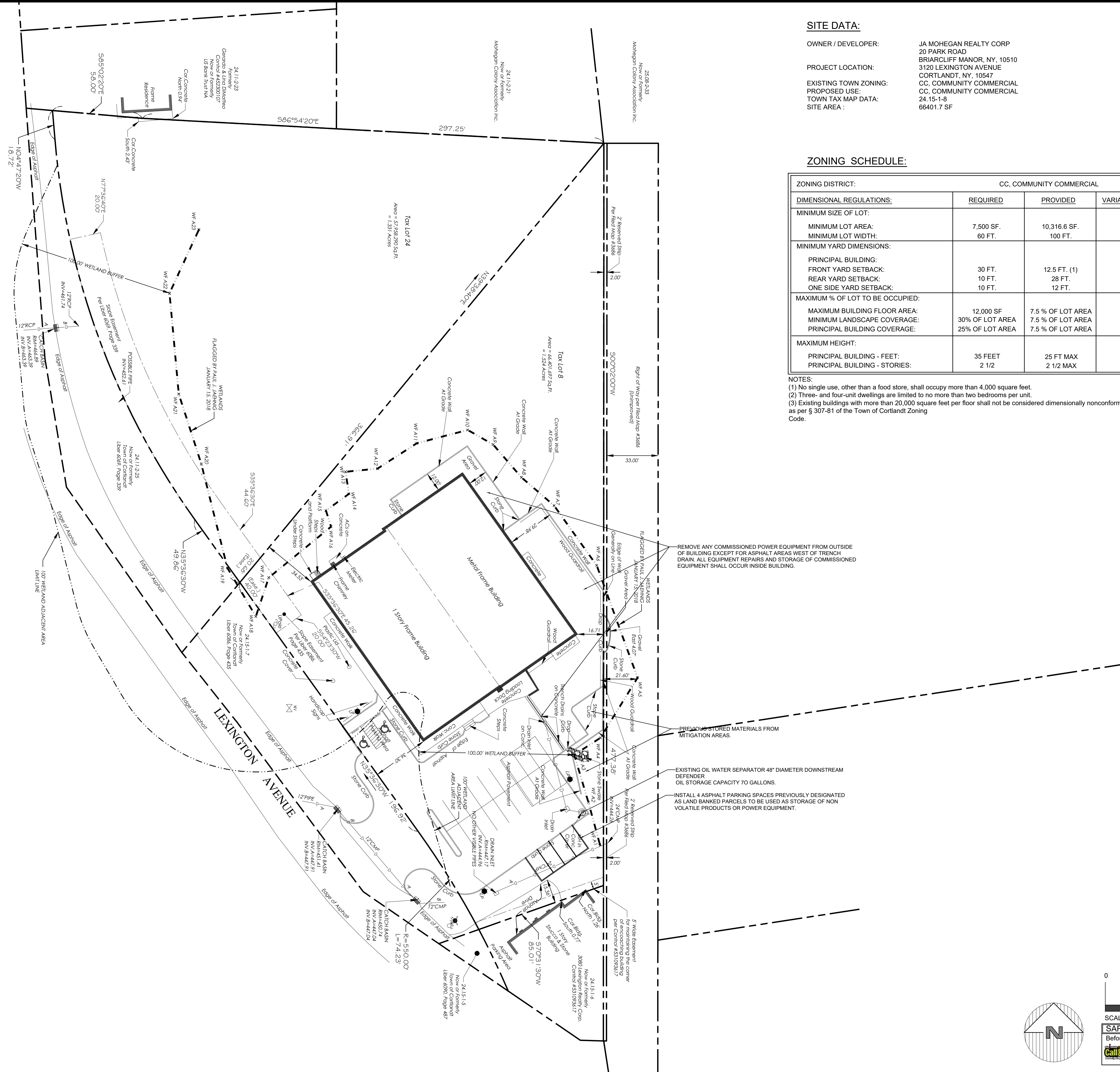
5. A mechanical plan and analysis has been provided as per the requirements for the new business and the use change within the storage building from S1 to F1. Collado Engineering has submitted the plans
6. Specifications for the oil-water separator can be provided upon request

Heike Schneider





LOCATION MAP
NOT TO SCALE



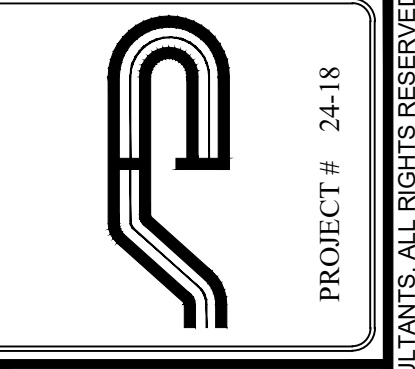
SITE DATA:

OWNER / DEVELOPER: JA MOHEGAN REALTY CORP
 20 PARK ROAD
 BRIARCLIFF MANOR, NY, 10510
 3120 LEXINGTON AVENUE
 CORTLANDT, NY, 10547
 CC, COMMUNITY COMMERCIAL
 CC, COMMUNITY COMMERCIAL
 24.15-1-8
 66401.7 SF

ZONING SCHEDULE:

ZONING DISTRICT: CC, COMMUNITY COMMERCIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	7,500 SF.	10,316.6 SF.	NONE
MINIMUM LOT WIDTH:	60 FT.	100 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 FT.	12.5 FT. (1)	NONE
REAR YARD SETBACK:	10 FT.	28 FT.	NONE
ONE SIDE YARD SETBACK:	10 FT.	12 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
MAXIMUM BUILDING FLOOR AREA:	12,000 SF	7.5 % OF LOT AREA	NONE
MINIMUM LANDSCAPE COVERAGE:	30% OF LOT AREA	7.5 % OF LOT AREA	NONE
PRINCIPAL BUILDING COVERAGE:	25% OF LOT AREA	7.5 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	25 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

NOTES:
 (1) No single use, other than a food store, shall occupy more than 4,000 square feet.
 (2) Three- and four-unit dwellings are limited to no more than two bedrooms per unit.
 (3) Existing buildings with more than 20,000 square feet per floor shall not be considered dimensionally nonconforming as per § 307-81 of the Town of Cortlandt Zoning Code.



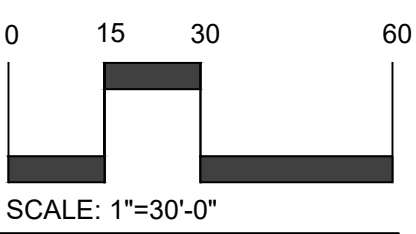
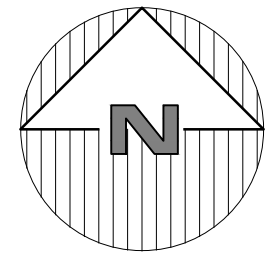
Site Design Consultants
 Civil Engineers • Land Planners
 251-J Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com



Revisions:	No.	Date	Comments:
	1	6/26/2024	

AMENDED SITE PLAN
ACE HARDWARE
SITE PLAN

AMENDED SITE PLAN
 PREPARED FOR
ACE HARDWARE
 3120 LEXINGTON AVENUE
 Westchester, NY



SCALE: 1"=30'-0"
SAFE DIG
 Before You Dig, Drill or Blast!
 Call 811

NOTE:
 7. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY TC MERRITTS LAND SURVEYORS, DATED 1/29/2018, LAST REVISED 1/30/2018. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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1/29/2024 2:18:34 PM JACK BAEHARN - ACE HARDWARE ENGINEERING/CADD/3120 LEXINGTON AVENUE SITE PLAN DWG 6/26/2024 11:54:29 AM

W. I. Van Campen Architect
73 North Walnut Street
Beacon, NY 12508

January 24, 2025

Chairman Steven Kessler
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Dear Mr. Kessler,

I am an architect working with the owner Victor Peña to create an accessory dwelling unit in his single-family house at 60 Waterbury Parkway.

Mr. Peña has qualified for a grant from the New York State's *Plus One ADU Program*—meant to encourage the creation of accessory dwellings.

The proposed scope of work is to create a 600 sf one bedroom apartment in his basement.

- There is no enlargement of the house's footprint. To meet zoning requirements, we propose expanding the driveway for an additional parking space, and expanding exterior paving to the ADU's entry.
- The only change to the house exterior are building code requirements for the separate entry, and enlarged windows for light, ventilation and egress.

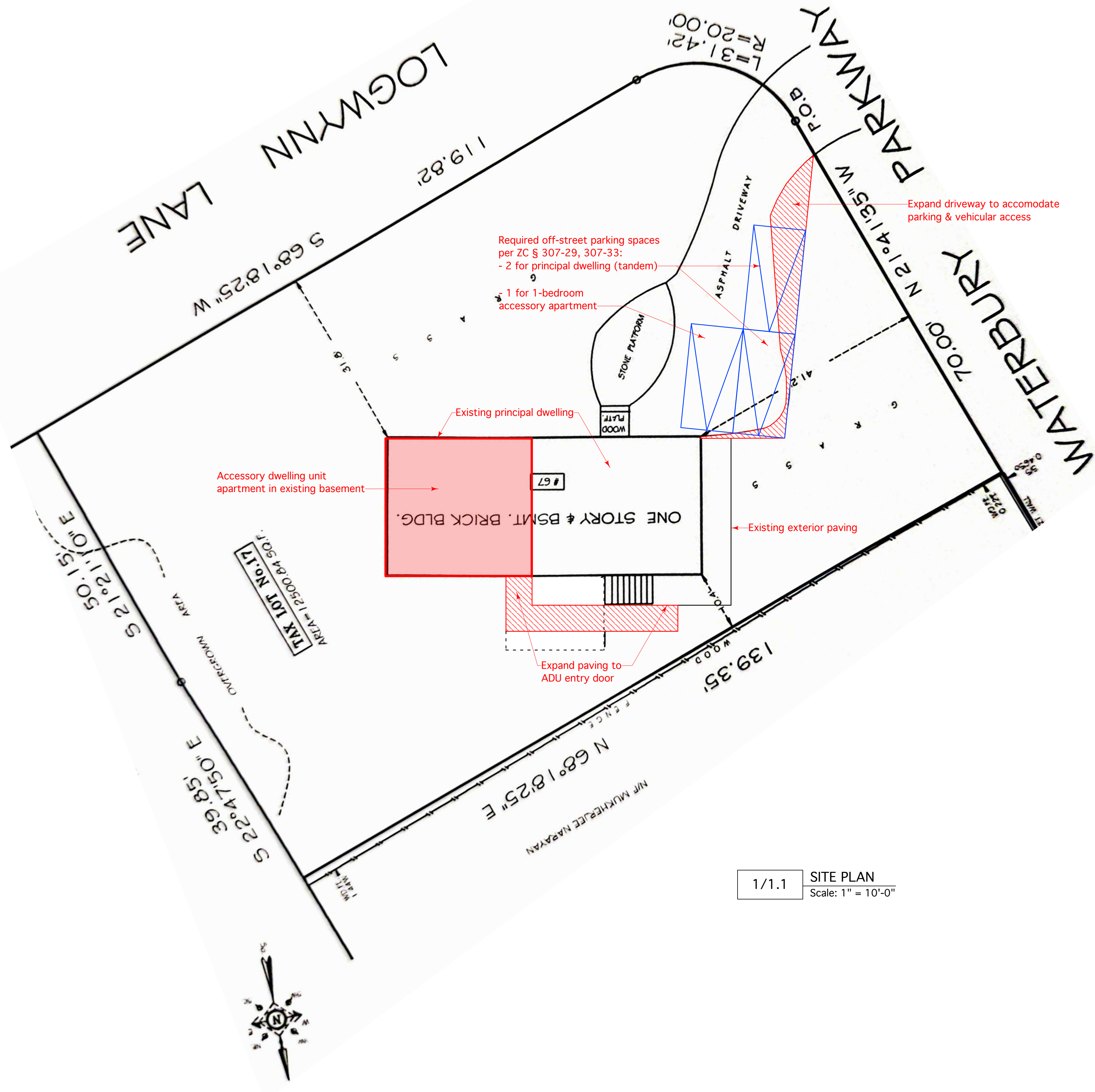
Our understanding is a variance will be necessary for the ADU, specifically given:

- The minimum size of the single-family principal dwelling is 1,600 sf—ours is 1,296 sf gross (1,044 habitable).
- The maximum ADU size is either 25% of the habitable floor space of the principal dwelling (261 sf), or discretionarily 600 sf.

Thank you for your consideration,



Wilvan I. Van Campen



1/1.1 SITE PLAN
Scale: 1" = 10'-0"

- General Notes**
- Notes / items represent new (as compared with existing) work unless otherwise noted
 - Notes / items represent typical (typ) conditions unless otherwise noted (uon)
 - Zoning code (ZC) citations refer to the Town of Cortlandt Code, Chapter 307, unless otherwise noted
 - Building code (RCNYS) citations refer to the New York State Residential Code 2020, unless otherwise noted

Town of Cortlandt Zoning Requirements			
Basic Data: Address: 60 Waterbury Parkway, Cortlandt Manor 10567			
Zoning District: R-10 Proposed Use: Accessory Dwelling Unit			
Bulk Regulations:	Required/Allowable	Existing/Proposed	Variance Req'd
Lot Area:	min 10,000 sf	12,500.84 / NC	
Lot Width:	min 75'	90' / NC	
Building Height:	max 2 1/2	1 / NC	
Stories:			
Feet:	max 35'	18' / NC	
Front Yard Setback:	min 30'	41.2' / NC	
Rear Yard Setback:	min 20'	40' / NC	
Side Yard Setbacks:			
Lot width 70' or more	min 10'	10.4' / NC	
Lot width less than 70'			
Max building coverage			
Dwelling use	1,917 sf	1,296 / NC	
Non Dwelling use		NA	
Min landscape coverage (% of lot area)			
Dwelling use	50% (6,250 sf)	78% (9,750) / 75% (9,422)	
Non Dwelling use		NA	
Max building floor area:	2,950 sf	1,296 / 1,896	
Accessory Buildings:		NA	
Height:			
Max Floor Area:			
Side Yard			
Rear Yard			

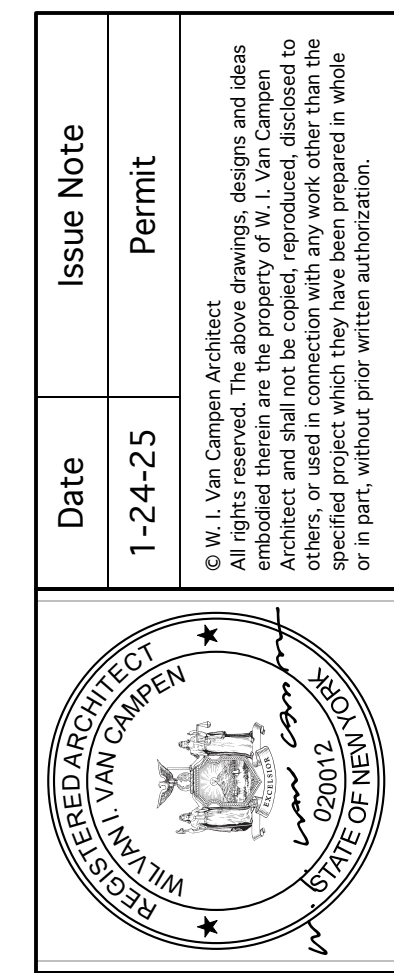
Area Calculations for ADU:			
Principal dwelling floor area	min 1,600 sf	1,296 / 1,600	YES
ADU max (25% principal habitable, or 600 sf)	max 261-600	261 / 600*	YES
Habitable space (Living, Sleeping, Hall, Entry)		402 sf	
Non-habitable space (Kitchen, Bath, Closets)		198	
ADU total gross area		600*	

Base Requirements

The Bulk Table submitted shall NOT include this information. The Required/Allowable requirements shall be calculated and shown in the Table.

NC No Change
NA Not Applicable

2/1.1 ZONING CALCULATIONS
Scale:



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PEÑA ADU APARTMENT
60 Waterbury Parkway
Cortlandt Manor, NY 10567

GENERAL

1.1

Date	Issue Note
1-24-25	Permit

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1/1.2 FRONT (SOUTH)
Scale:



2/1.2 SIDE (WEST)
Scale:



3/1.2 SIDE (EAST)
Scale:



4/1.2 REAR (NORTH)
Scale:

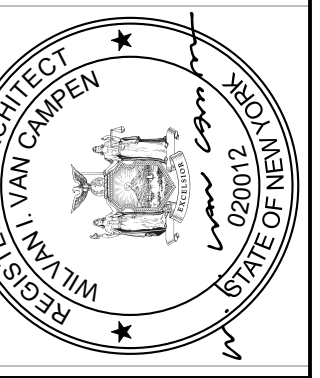


5/1.2 BASEMENT
Scale:



6/1.2 BASEMENT
Scale:

Date	Issue Note
1-16-25	Permit

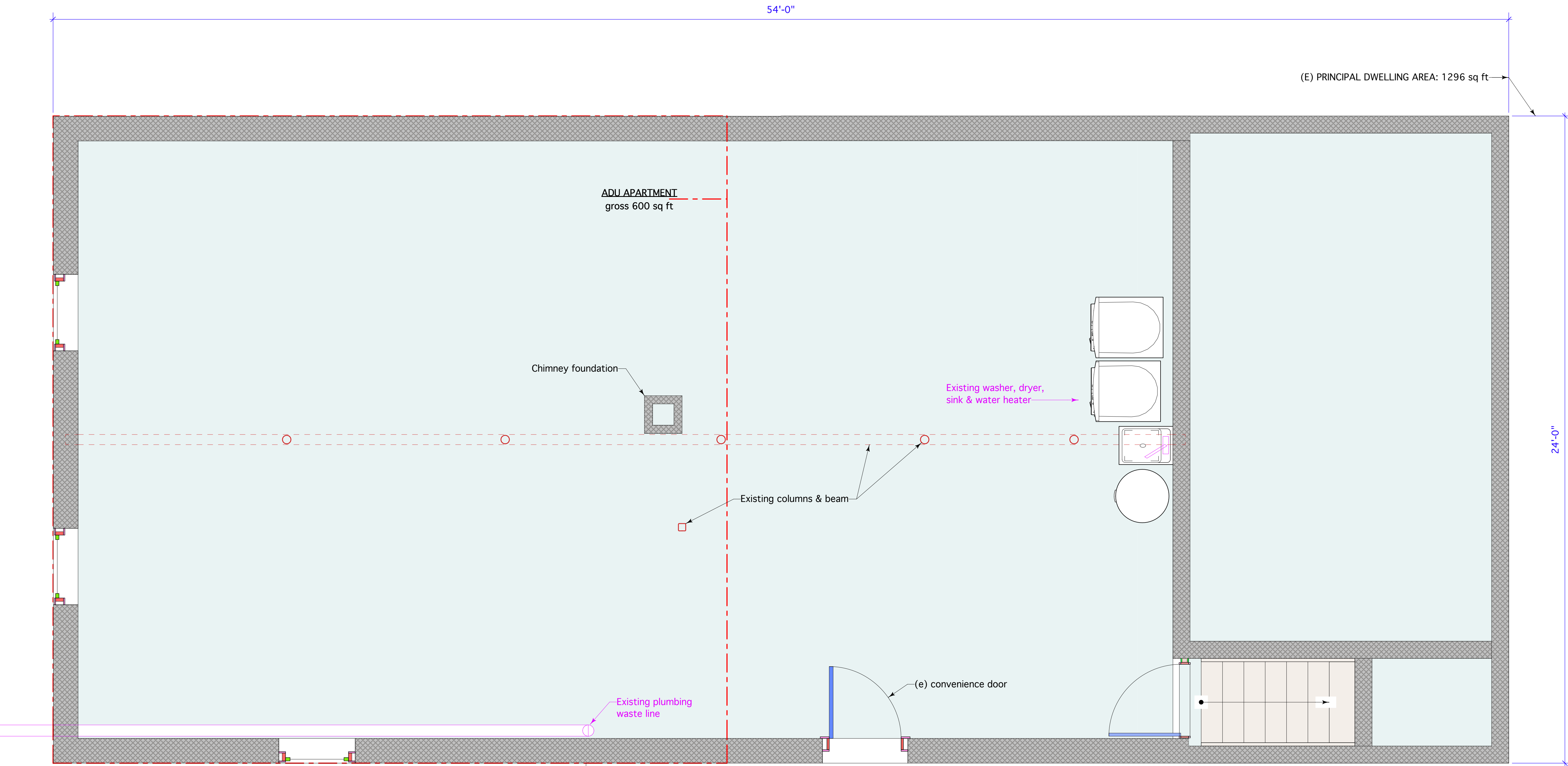


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EXISTING

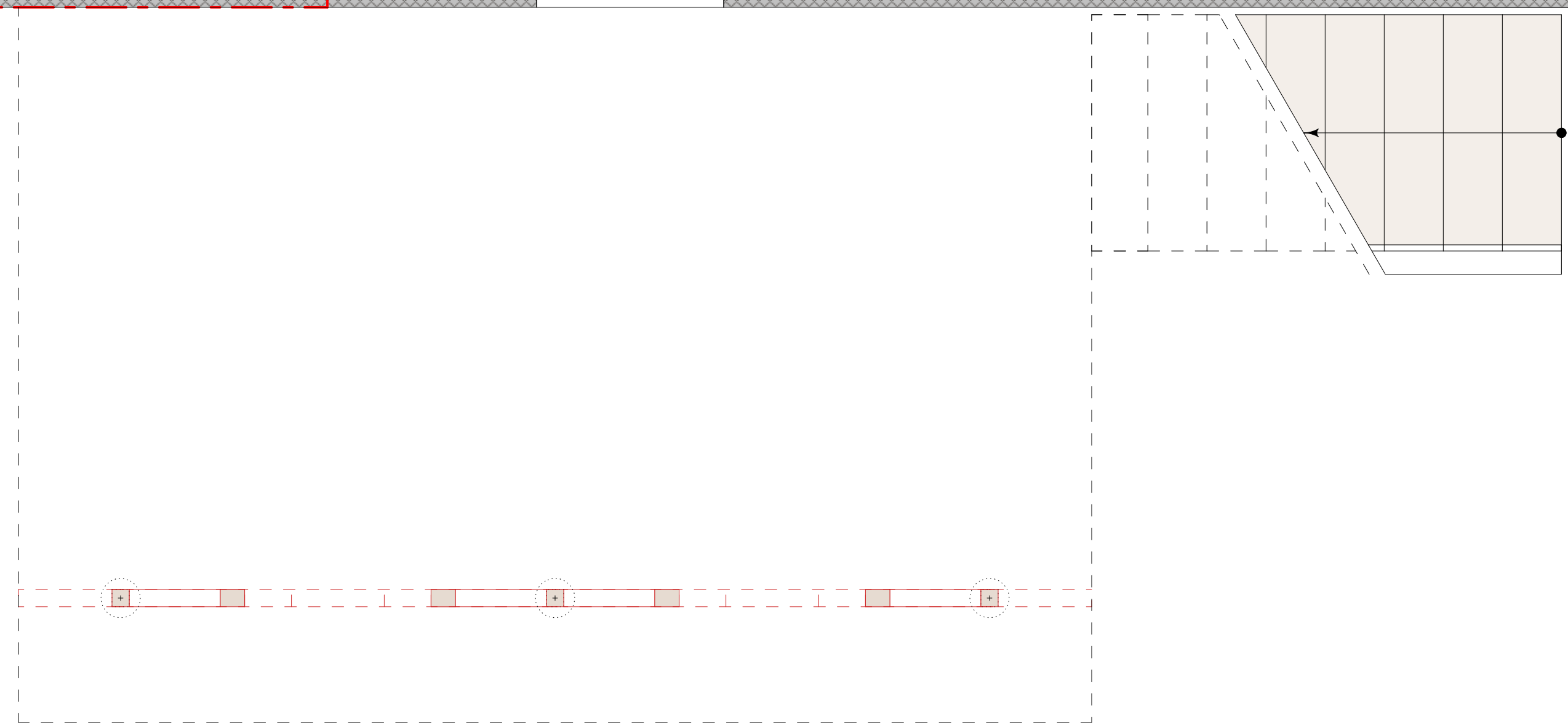
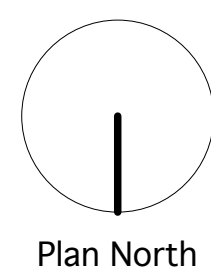
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General Notes

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4. Building code (RCNYS) citations refer to the New York State Residential Code 2020, unless otherwise noted

1/2.1 BASEMENT PLAN EXISTING
Scale: 1/2" = 1'-0"



(E) PRINCIPAL DWELLING AREA: 1296 sq ft

ADU APARTMENT
gross 600 sq ft

Chimney foundation

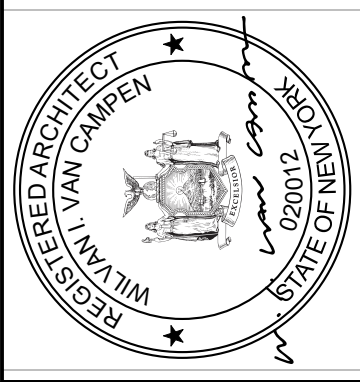
Existing washer, dryer,
sink & water heater

Existing columns & beam

Existing plumbing
waste line

(e) convenience door

Date	Issue Note
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PEÑA ADU APARTMENT
60 Waterbury Parkway
Cortlandt Manor, NY 10567

PLAN

2.1

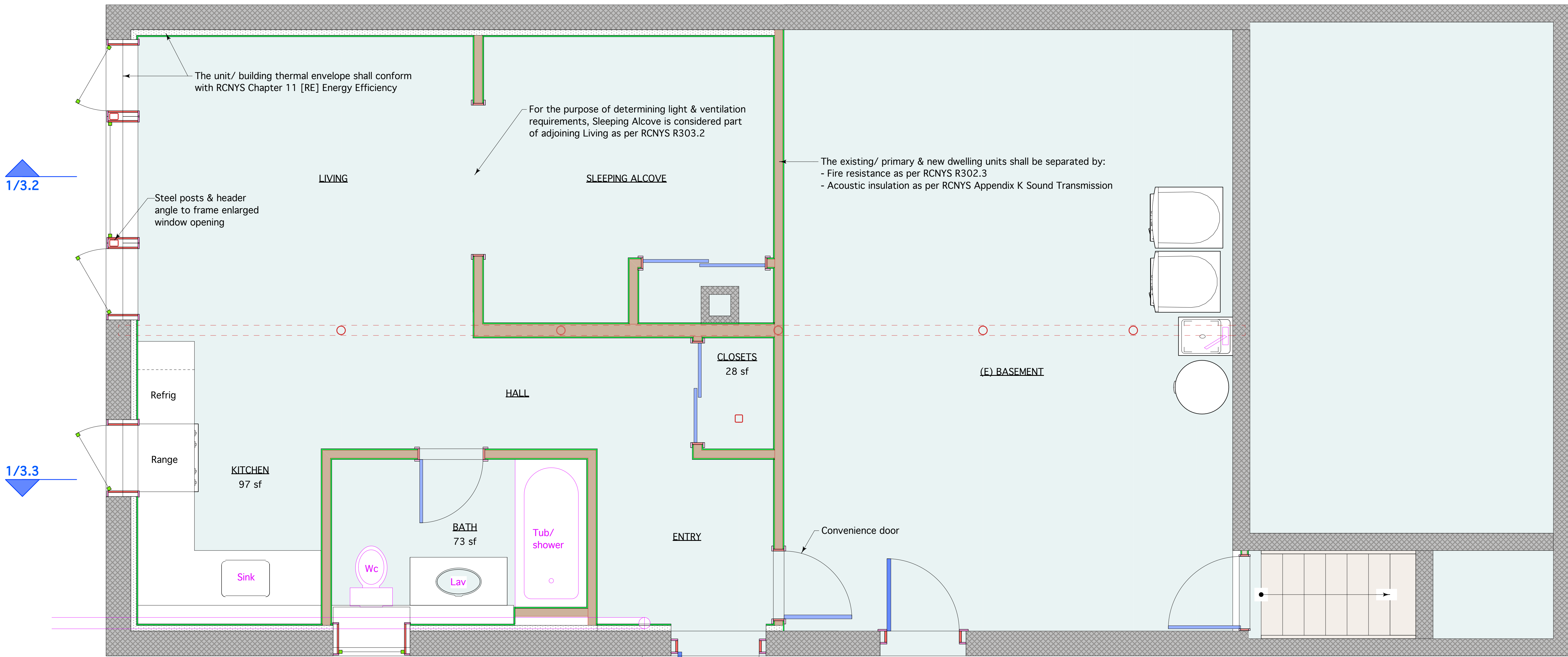
1/3.1

1/3.2

1/3.3

1/3.2

1/3.3



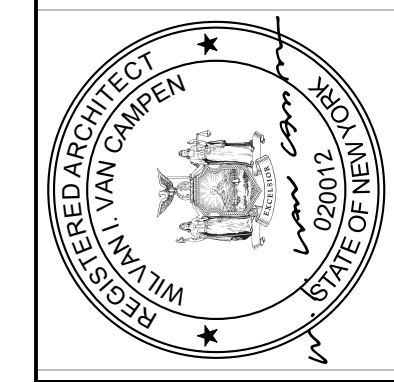
HABITABLE SPACE (Living, Sleeping, Hall, Entry)	402
NON-HABITABLE (Kitchen, Bath, Closets)	198
TOTAL GROSS AREA	600 sf

1/3.1

1/2.2 BASEMENT PLAN PROPOSED
 Scale: 1/2" = 1'-0"

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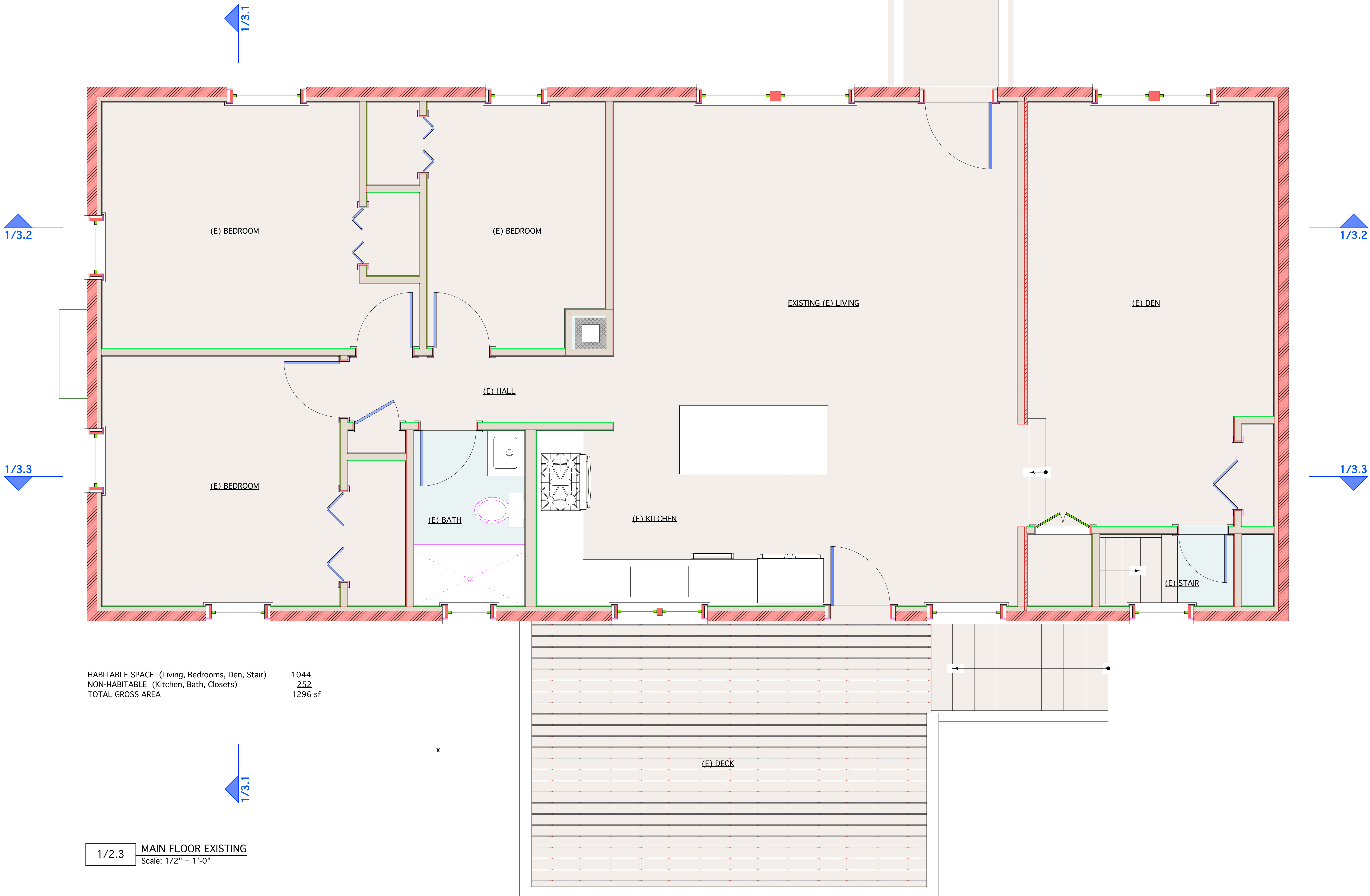


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PEÑA ADU APARTMENT
 60 Waterbury Parkway
 Cortlandt Manor, NY 10567

PLAN

2.2

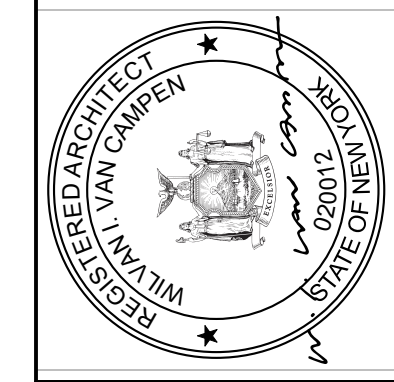


HABITABLE SPACE (Living, Bedrooms, Den, Stair) 1044
 NON-HABITABLE (Kitchen, Bath, Closets) 252
 TOTAL GROSS AREA 1296 sf

1/2.3 MAIN FLOOR EXISTING
 Scale: 1/2" = 1'-0"

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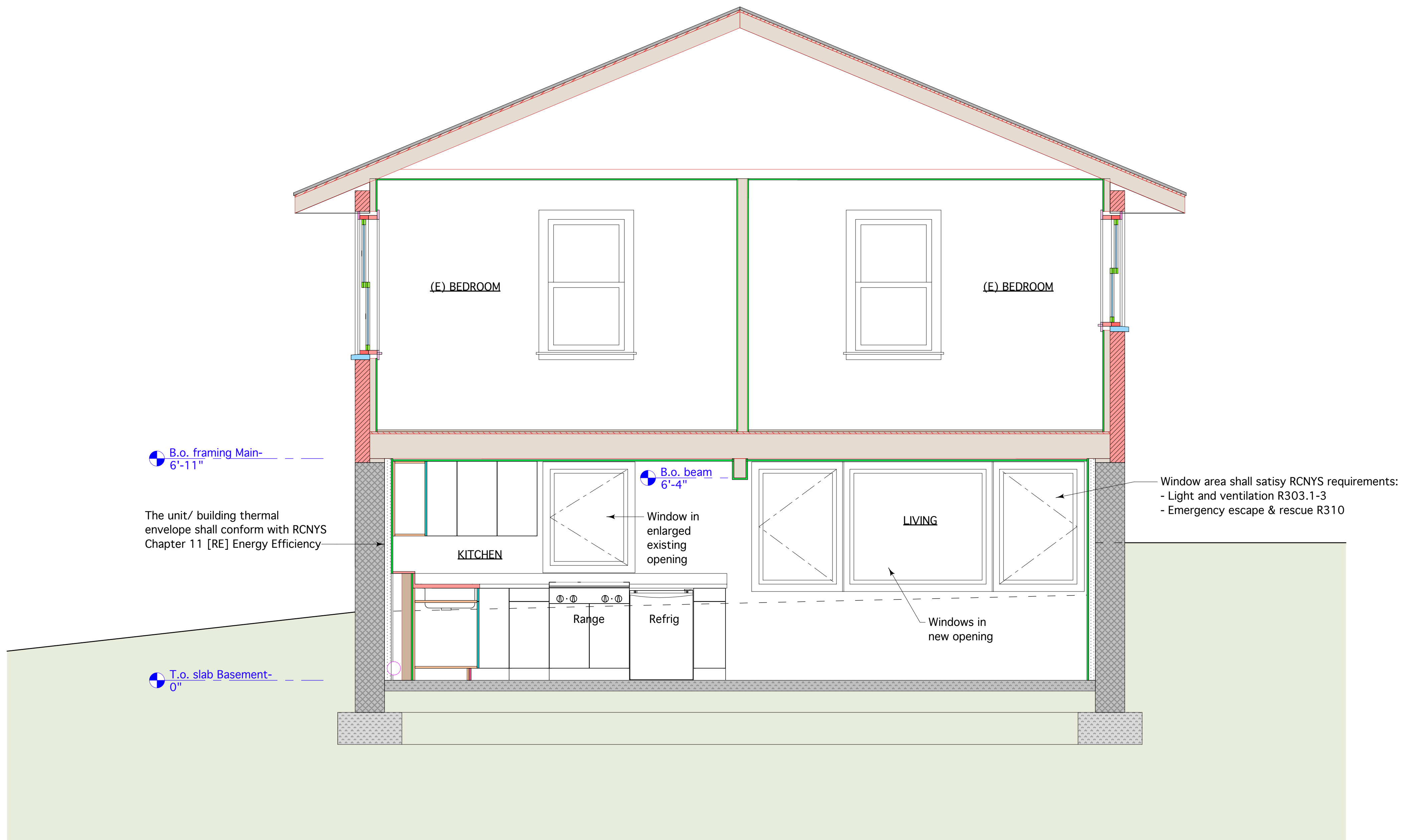


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PLAN

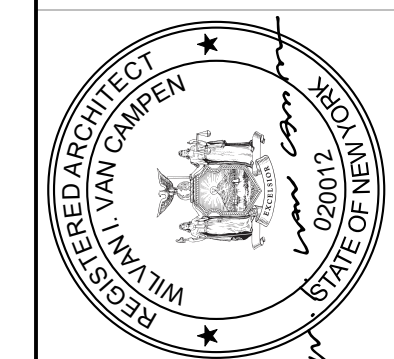
2.3



1/3.1 CROSS SECTION
Scale: 1/2" = 1'-0"

Date	Issue Note
1-20-25	Permit

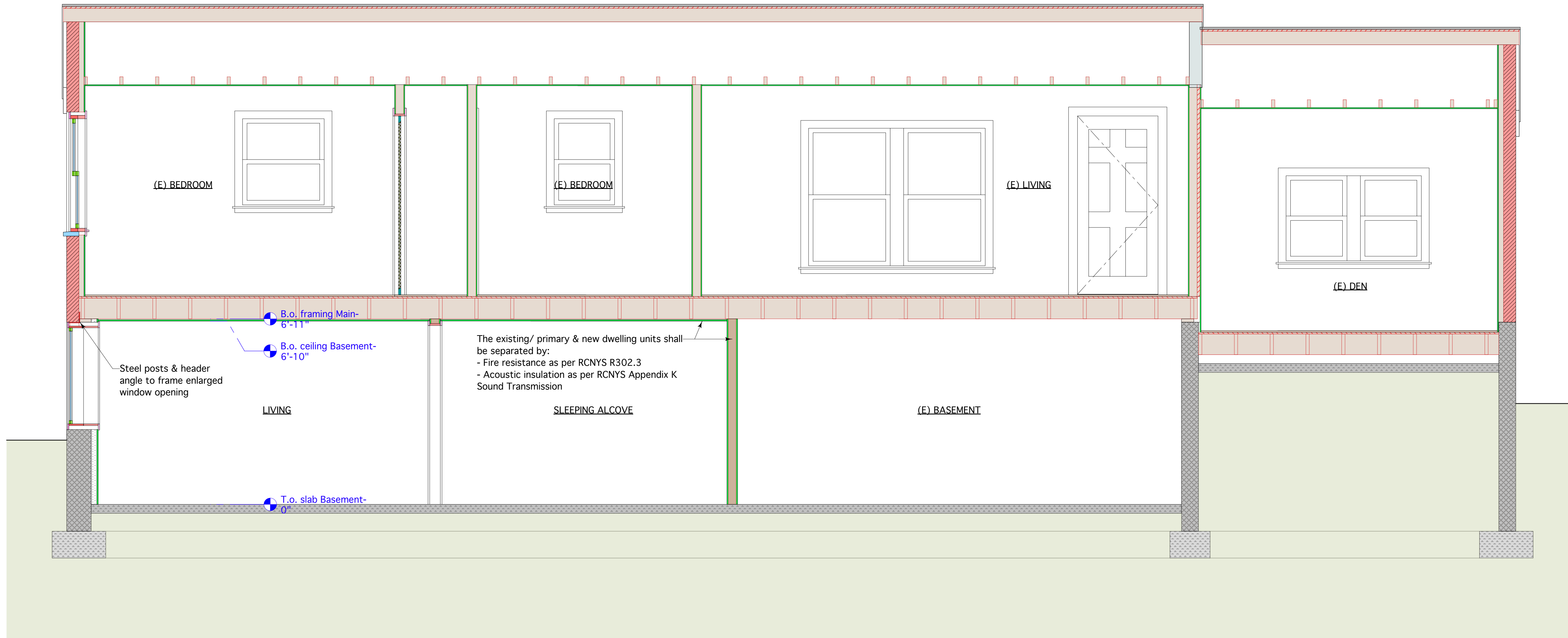
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SECTION



1/3.2 LONG SECTION
 Scale: 1/2" = 1'-0"

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REGISTERED ARCHITECT
 WILIAM VAN CAMPEN
 202010
 STATE OF NEW YORK

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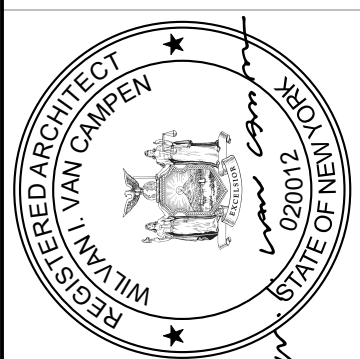
PEÑA ADU APARTMENT
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 Cortlandt Manor, NY 10567

SECTION



1/3.3 LONG SECTION
Scale: 1/2" = 1'-0"

Date	Issue Note
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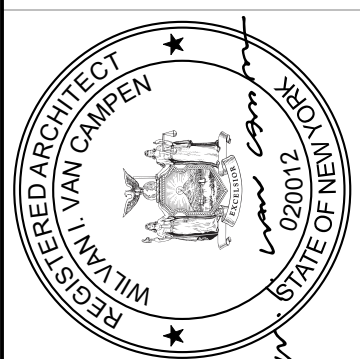
SECTION

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1/4.1 EAST ELEVATION
Scale: 1/2" = 1'-0"

Date	Issue Note
1-16-25	Permit



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PEÑA ADU APARTMENT
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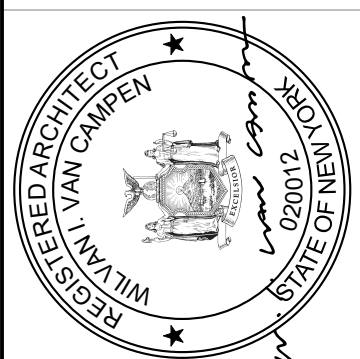
ELEVATION

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1/4.2 NORTH ELEVATION
Scale: 1/2" = 1'-0"

Date	Issue Note
1-16-25	Permit

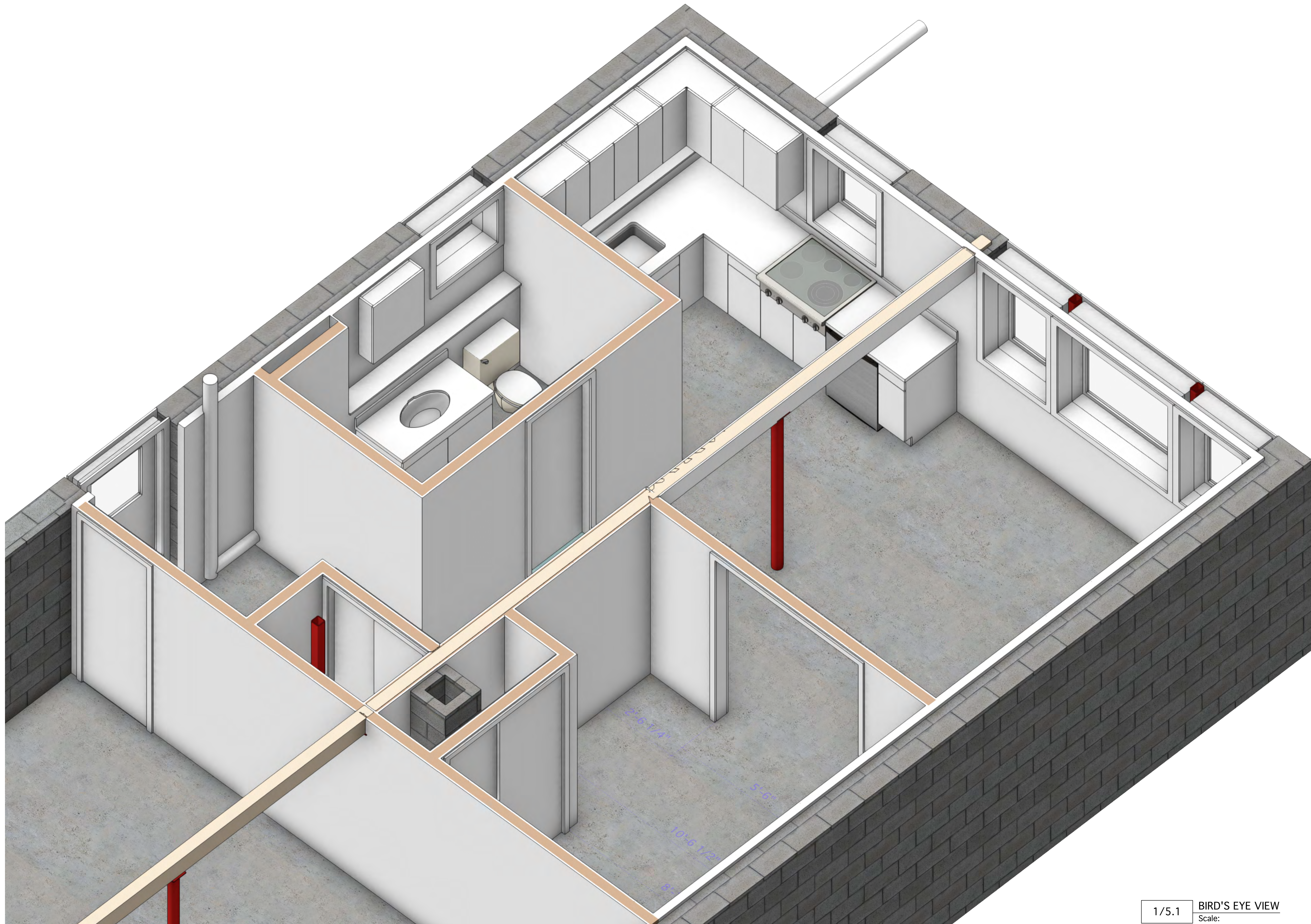


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PEÑA ADU APARTMENT
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ELEVATION

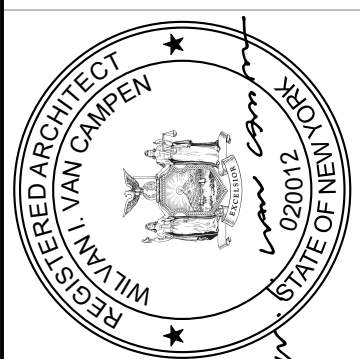
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1/5.1 BIRD'S EYE VIEW
Scale:

Date	Issue Note
1-20-25	Permit

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W. I. VAN CAMPEN ARCHITECT
73 North Walnut St Beacon NY 12508
917 - 593 - 7451 wvc @ vancampen.com

PEÑA ADU APARTMENT
60 Waterbury Parkway
Cortlandt Manor, NY 10567

VIEW

January 23, 2025

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

Re: Subdivision Application (3 Lots)
77 Montrose Station LLC
77 Montrose Station Road
Tax ID: Section 44.17, Block 1, Lot(s) 6 & 11

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced Proposed 3-Lot Subdivision Project:

1. Planning Board Application Fee - \$3,000 (\$750 for Preliminary Major Subdivision plus \$750 for Each Building Lot)
2. Planning Board Escrow Fee - \$4,500 (\$1,500/Lot for 3 to 10 Lots)
3. Town of Cortlandt Planning Board Application
4. Proxy Statement
5. Adjoining Property Owners List
6. Tree Report & Inventory, prepared by SavaTree, dated October 3, 2024
7. Full Environmental Assessment Form
8. Property Deed
9. Property Survey (2 copies)
10. Subdivision and Site Development Plan - full size – 24 x 36 (2 copies)

PROJECT NARRATIVE

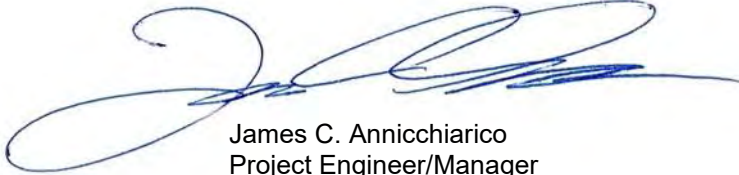
This office represents 77 Montrose Station LLC (“Applicant”) seeking Subdivision Plat Approval from the Planning Board for a major (considered 3 to 10 Lots) subdivision of the property located at 77 Montrose Station Road. The subject property consists of Tax Lots 44.17-1-6 & 11. Tax Lot 6 is 42,058 square feet (0.97 acres) and Tax Lot 11 is 381,655 square feet (8.76 acres) for a total area of 423,713 square feet (9.73 acres). The property is located within the R-80 Residential Zoning District. Tax Lot 6 is vacant land and Tax Lot 11 has an existing single-family residence, detached garage, shed, driveway, Town water service and individual septic system. The Tax Lot with the existing residence is labeled “Proposed Lot 1” of the subdivision, which will consist of 245,821 square feet (5.64 acres). Proposed Lot 2 will consist of 80,891 square feet (1.86 acres) & Lot 3 will consist of 97,001 square feet (2.23 acres) and will both be developed with single-family residences. Access to both proposed residences will be via a common driveway from Montrose Station Road. The Lots will be served by an existing water main in Montrose Station Road and on-site wastewater treatment systems.

The proposed disturbance for the subdivision requires 127,100 square feet (2.9 acres) of disturbance. A tree survey, report and inventory (prepared by the Town’s Consultant SavaTree) have been provided.

Tree removal is limited to proposed Lot 2 & Lot 3. Information that has been provided within the Plans submitted include, but are not limited to, tree removal quantity, proposed planting plans, driveway profiles, sight distance onto Montrose Station Road, slope analysis, existing soil information, erosion & sediment controls & details, Zoning Compliance Chart, soil data for proposed septic areas performed with the Westchester County Department of Health, preliminary on-site wastewater treatment system design, preliminary stormwater mitigation design for each proposed residence, utility & grading plan/integrated plot plan, miscellaneous construction details.

We respectfully request to have the application placed on the Planning Board's February 4, 2025 meeting agenda for discussion. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giordano, 77 Montrose Station LLC via email w/enclosures

File: ~Giordano-77 Montrose Station Rd-Cortlandt-PB Subdivision-Submission Letter-20250123

TOWN OF CORTLANDT – PLANNING BOARD APPLICATION

CHECK TYPE OF APPROVAL(S) REQUESTED

- Preliminary Subdivision
- Lot Line Adjustment Change of Use
- Site Development Plan
- Special Permit Wetlands Permit
- Steep Slopes Permit Tree Removal Permit
- Cell Tower Accessory Apartment

For Official Use Only
PB Case No. _____
Date Received: _____
Fee Paid: _____

NOTE: Please see INSTRUCTIONS AND CHECKLIST.

NAME OF PROJECT: 77 Montrose Station LLC Sub **SBL:** 44.17-1-6 & 11

ADDRESS OF PROJECT: 77 Montrose Station Road **OR SITE LOCATION: ON THE**

South/East **SIDE OF** Montrose Station Rd **ZONING DISTRICT:** R-80
DIRECTION STREET

OWNER:

NAME: 77 Montrose Station LLC (Mark Giordano)
MAILING ADDRESS: 1340 Baptist Church Rd, Yorktown Heights, NY 10598
EMAIL: mark@giordanoindustrial.com **TELEPHONE #:** 914-403-6551

APPLICANT: (*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)

NAME: 77 Montrose Station LLC (Mark Giordano)
MAILING ADDRESS: 1340 Baptist Church Rd, Yorktown Heights, NY
EMAIL: mark@giordanoindustrial.com **TELEPHONE #:** 914-403-6551

ENGINEER/ARCHITECT

NAME: Cronin Engineering, P.E., P.C.
ADDRESS: 39 Arlo Lane, Cortlandt Manor, NY 10567
EMAIL: jim@croninengineering.net **TELEPHONE #:** 914-736-3664 x 203

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION

NAME: _____
ADDRESS: _____
EMAIL: _____ **TELEPHONE #:** _____

SCOPE/DESCRIPTION OF PROJECT

Project involves the subdivision of an existing developed residential lot into three (3) lots, resulting in two (2) new single-family residential building lots

(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)

CONFIRMATION OF ALL TAXES PAID:

RECEIVER OF TAXES

DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

I Mark Giordano hereby depose and say that the above statements and the statements contained in the papers submitted in association with this application are true.

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE _____



If signing on behalf of an entity*: Mark Giordano, Owner

NAME

TITLE

PLEASE PRINT

NAME: Mark Giordano

DATE: January 22, 2025

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 22ND day of January, 2025, before me a notary public, the undersigned personally appeared Mark Giordano, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal. _____
Notary Public.

Jennifer L Conalley
NOTARY PUBLIC

*If you are not the owner you need to fill out a separate "Owner Authorization" form.





550 Bedford Road,
Bedford Hills, NY 10507
Phone: (914) 241-4999 • Fax: (914) 244-9375
experts@savatree.com
savatree.com

October 3, 2024

Chris Kehoe
Director – Department of Planning & Community Development
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Re: Assessment of trees at 77 Montrose Station Road

Dear Mr. Kehoe:

The SavATree Consulting Group was retained to perform an assessment of trees measuring 4-inches and larger at 77 Montrose Station Road. The lot is planned for development of multiple homes. Prior to my assessment, the owner had a survey of the trees performed. The trees were tagged at that time. As part of my assignment, I added trees 4-inches and larger that were not tagged by the surveyor. Field work was performed on September 30 and October 1, 2024. For each tree measuring 4-inches and larger, a numerical tag was installed and the following data points were collected:

- Tag number;
- Species, common and scientific names;
- Diameter at breast height, in inches;
- Condition: Good, Fair, Poor, Critical, Dead;
- Observations;
- Whether the tree should be removed based upon condition, and;
- Whether the tree is native to NY.

The full dataset has been provided as a separate Excel file. The provided PDF of the tree survey was locked and uneditable. I have included screen shots of certain areas where I added trees or felt trees were not inventoried at the end of this report.

The survey provided by the Owner included 565 trees. Tree tag numbers up to 567 were used, however, tag 537 was not in the inventory or on the survey and one tree was tagged twice (#330 and 340). While onsite, I tagged four additional trees (#2472-2475; see marked screenshots of the survey at the end of this report). In addition, I noticed a section of the property that was not surveyed/tagged. It is possible that this area was outside of the planned limits of disturbance as the property is sloped down the existing driveway (see final screenshot at the end of the report). The provided survey did not indicate which trees, if any, would remain on the site throughout construction.

We care for what you love

Species composition is typical for natural forests with a high level of invasive species in the area. The most common species are Norway maple (135 trees; 23.7% of the inventoried population); eastern hemlock (58 trees; 10.2%); black birch (49 trees; 8.6%); American beech (44 trees; 7.7%); and sugar maple (43 trees; 7.6%). Norway maple and sweet cherry (1 tree; #362) are non-native, invasive species. Their removal should be considered due to their invasive quality.

I recommend the removal of 104 trees based upon their condition. Sixty-three are standing dead trees, 16 are in critical condition, and 25 are poor. These should be removed even if they are growing within the buffer based upon their condition and/or risk to person and property. Beech leaf disease was observed in every American beech in the inventory. Only seven of the 44 beech trees are currently in Fair condition; these will likely decline over the next three years as infection spreads. Removing these trees now should be considered.

Based upon my findings, there are 353 healthy, native trees that have been surveyed and may need to be removed as part of this project.

Please let me know if you have any questions regarding my findings.
Thank you,

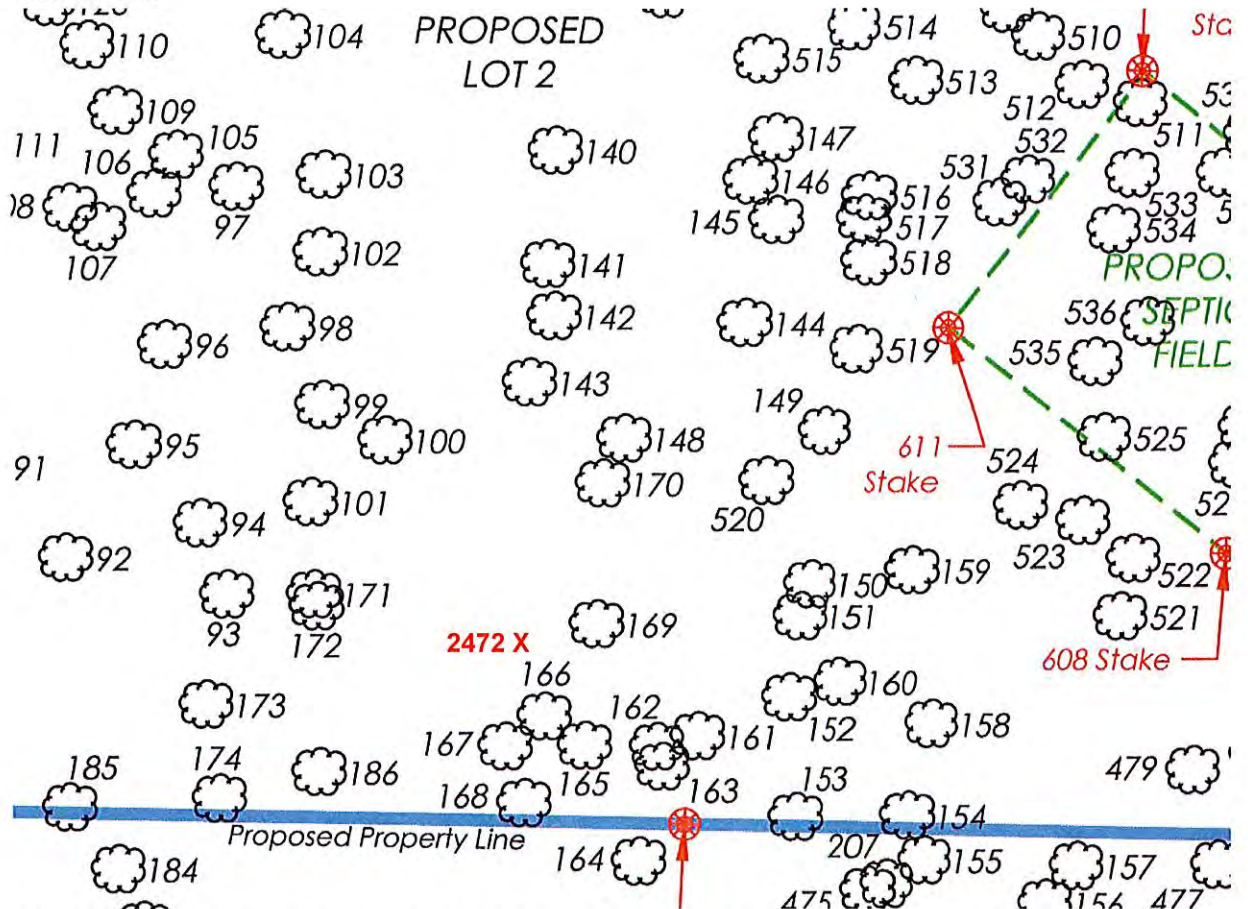
Matthew F. Weibel

Matt Weibel
ISA Certified Arborist #NJ-1065A
Registered Consulting Arborist #534
SavATree Consulting Group
550 Bedford Road
Bedford Hills, NY 10507
914-299-5600



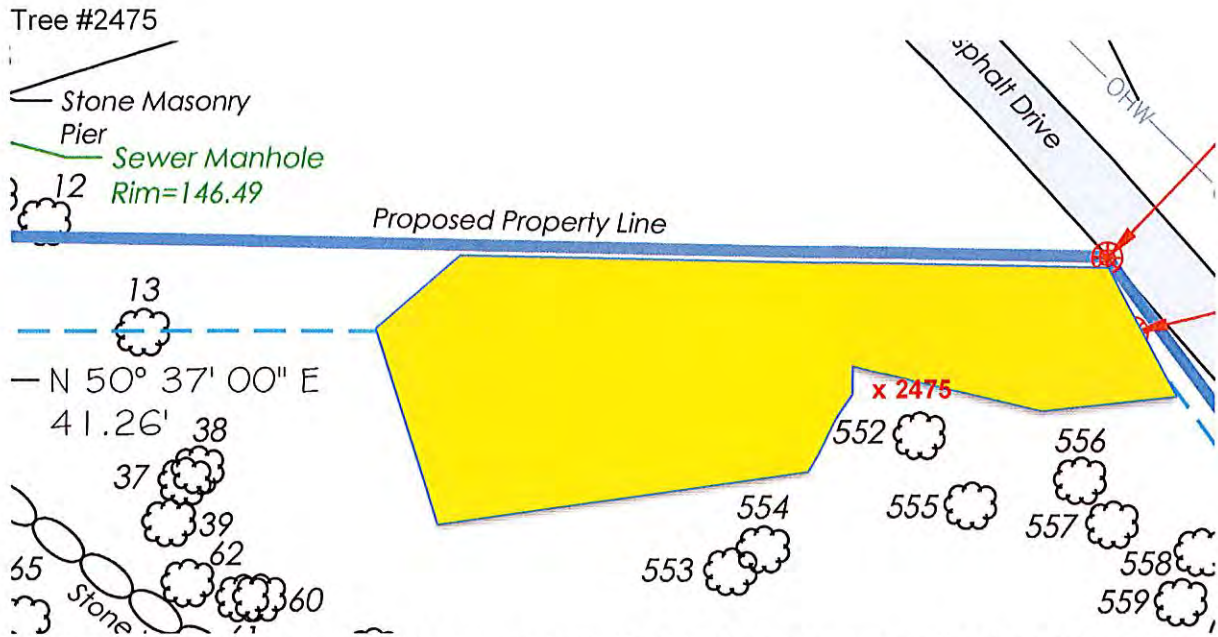
Marked Screenshots

Tree #2472



Marked screenshot of the provided tree survey showing the approximate location of Tree #2472.





Marked screenshot of the provided tree survey showing the approximate location of Tree #2475 and the approximate area that has multiple trees that were not surveyed. The non-surveyed area has a slope and may be outside of the planned limits of disturbance for the project.



Job: 24-226 - 77 Montrose Station, Montrose

TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
1	14	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
2	8	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
3	7	Norway maple	<i>Acer platanoides</i>	Fair			No
4	15	Red oak	<i>Quercus rubra</i>	Fair			Yes
5	32	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
6	5	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
7	7	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
8	13	Black birch	<i>Betula lenta</i>	Good			Yes
9	9	Black birch	<i>Betula lenta</i>	Fair			Yes
10	14	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
11	9&4	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
12	13	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
13	24	Pignut hickory	<i>Carya glabra</i>	Good			Yes
14	5	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
15	41	White oak	<i>Quercus alba</i>	Good			Yes
16	5	Norway maple	<i>Acer platanoides</i>	Good			No
17	8	Norway maple	<i>Acer platanoides</i>	Fair			No
18	13	White oak	<i>Quercus alba</i>	Fair			Yes
19	5	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
20	8	American linden	<i>Tilia americana</i>	Fair			Yes
21	21	White oak	<i>Quercus alba</i>	Fair			Yes
22	5	Norway maple	<i>Acer platanoides</i>	Fair			No
23	17	White oak	<i>Quercus alba</i>	Fair			Yes
24	5	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
25	15	Black birch	<i>Betula lenta</i>	Critical	Significant dieback; not salvageable	Remove	Yes
26	5	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
27	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
28	6	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
29	24	White oak	<i>Quercus alba</i>	Fair			Yes
30	23	White oak	<i>Quercus alba</i>	Fair			Yes
31	22	Norway maple	<i>Acer platanoides</i>	Fair			No
32	8	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
33	10	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
34	4&3	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
35	17	Pignut hickory	<i>Carya glabra</i>	Poor			Yes
36	5	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
37	12	White oak	<i>Quercus alba</i>	Good			Yes
38	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
39	6&4	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
40	7	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
41	8	Norway maple	<i>Acer platanoides</i>	Fair			No
42	7	Norway maple	<i>Acer platanoides</i>	Fair			No
43	6	Norway maple	<i>Acer platanoides</i>	Good			No
44	32	Red oak	<i>Quercus rubra</i>	Poor			Yes
45	6	Norway maple	<i>Acer platanoides</i>	Fair			No
46	4	Norway maple	<i>Acer platanoides</i>	Fair			No
47	8	Norway maple	<i>Acer platanoides</i>	Fair			No
48	5	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
49	5	Norway maple	<i>Acer platanoides</i>	Fair			No
50	15	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
51	7	Norway maple	<i>Acer platanoides</i>	Poor			No
52	14	Norway maple	<i>Acer platanoides</i>	Good			No
53	8	Norway maple	<i>Acer platanoides</i>	Fair			No
54	7	Norway maple	<i>Acer platanoides</i>	Fair			No
55	9	Norway maple	<i>Acer platanoides</i>	Good			No
56	6	Norway maple	<i>Acer platanoides</i>	Fair			No
57	7	Norway maple	<i>Acer platanoides</i>	Fair			No
58	8	Norway maple	<i>Acer platanoides</i>	Dead	Standing dead tree	Remove	No

Job: 24-226 - 77 Montrose Station, Montrose

TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
59	6	Norway maple	<i>Acer platanoides</i>	Good			No
60	5	American hophornbeam	<i>Ostrya virginiana</i>	Good			Yes
61	7	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
62	11	White oak	<i>Quercus alba</i>	Good			Yes
63	8	Norway maple	<i>Acer platanoides</i>	Good			No
64	12	White oak	<i>Quercus alba</i>	Fair			Yes
65	13	White oak	<i>Quercus alba</i>	Fair			Yes
66	16	White oak	<i>Quercus alba</i>	Fair			Yes
67	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
68	6	American beech	<i>Fagus grandifolia</i>	Critical	Beech leaf disease	Remove	Yes
69	7	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
70	8	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
71	14	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
72	21	Red oak	<i>Quercus rubra</i>	Fair			Yes
73	8	Norway maple	<i>Acer platanoides</i>	Good			No
74	9	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
75	13	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
76	7	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
77	24	American linden	<i>Tilia americana</i>	Fair			Yes
78	7&6	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
79	6	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
80	27	Norway spruce	<i>Picea abies</i>	Dead	Standing dead tree	Remove	No
81	15	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
82	7	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
83	12	Black birch	<i>Betula lenta</i>	Fair			Yes
84	6	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
85	14	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
86	11	Black birch	<i>Betula lenta</i>	Fair			Yes
87	13	Bitternut hickory	<i>Carya cordiformis</i>	Good			Yes
88	6	Red oak	<i>Quercus rubra</i>	Fair			Yes
89	29	Red oak	<i>Quercus rubra</i>	Fair			Yes
90	8	Red oak	<i>Quercus rubra</i>	Fair			Yes
91	8	Black oak	<i>Quercus velutina</i>	Fair			Yes
92	15	Shagbark hickory	<i>Carya ovata</i>	Fair			Yes
93	34	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
94	8	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
95	6	Sugar maple	<i>Acer saccharum</i>	Good			Yes
96	7	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
97	8	Red maple	<i>Acer rubrum</i>	Fair			Yes
98	8	Norway maple	<i>Acer platanoides</i>	Good			No
99	9	Sugar maple	<i>Acer saccharum</i>	Good			Yes
100	14	Norway maple	<i>Acer platanoides</i>	Good			No
101	9	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
102	10	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
103	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
104	20	Black birch	<i>Betula lenta</i>	Fair			Yes
105	10	Sassafras	<i>Sassafras albidum</i>	Poor			Yes
106	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
107	8	Pignut hickory	<i>Carya glabra</i>	Good			Yes
108	16	Black birch	<i>Betula lenta</i>	Fair			Yes
109	7	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
110	9	American linden	<i>Tilia americana</i>	Dead	Standing dead tree	Remove	Yes
111	14	Black birch	<i>Betula lenta</i>	Critical	Significant dieback; not salvageable	Remove	Yes
112	10	Black oak	<i>Quercus velutina</i>	Critical	Significant dieback; not salvageable	Remove	Yes
113	12	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
114	5	Norway maple	<i>Acer platanoides</i>	Good			No

Job: 24-226 - 77 Montrose Station, Montrose

TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
115	20&19	Black birch	<i>Betula lenta</i>	Fair			Yes
116	6	Norway maple	<i>Acer platanoides</i>	Good			No
117	8	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
118	4	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
119	9	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
120	5	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
121	5	Norway maple	<i>Acer platanoides</i>	Fair			No
122	8	Norway maple	<i>Acer platanoides</i>	Good			No
123	7	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
124	6	Norway maple	<i>Acer platanoides</i>	Fair			No
125	17	Black birch	<i>Betula lenta</i>	Fair			Yes
126	5	Norway maple	<i>Acer platanoides</i>	Dead	Standing dead tree	Remove	No
127	27	Red oak	<i>Quercus rubra</i>	Fair			Yes
128	20	Pignut hickory	<i>Carya glabra</i>	Good			Yes
129	17	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
130	13	Pignut hickory	<i>Carya glabra</i>	Good			Yes
131	24	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
132	19	Norway maple	<i>Acer platanoides</i>	Good			No
133	12	Norway maple	<i>Acer platanoides</i>	Good			No
134	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
135	25	White oak	<i>Quercus alba</i>	Fair			Yes
136	5	Flowering dogwood	<i>Cornus florida</i>	Dead	Standing dead tree	Remove	Yes
137	9	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
138	9	Red maple	<i>Acer rubrum</i>	Dead	Standing dead tree	Remove	Yes
139	34	Tulip poplar	<i>Liriodendron tulipifera</i>	Poor			Yes
140	5	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
141	23	American linden	<i>Tilia americana</i>	Fair			Yes
142	8	Norway maple	<i>Acer platanoides</i>	Good			No
143	10	Norway maple	<i>Acer platanoides</i>	Good			No
144	10	Norway maple	<i>Acer platanoides</i>	Good			No
145	23	Bitternut hickory	<i>Carya cordiformis</i>	Fair			Yes
146	7	Norway maple	<i>Acer platanoides</i>	Fair			No
147	22	Black birch	<i>Betula lenta</i>	Fair			Yes
148	15	American linden	<i>Tilia americana</i>	Fair			Yes
149	15	Norway maple	<i>Acer platanoides</i>	Good			No
150	12	Norway maple	<i>Acer platanoides</i>	Good			No
151	8	American linden	<i>Tilia americana</i>	Fair			Yes
152	15	Red oak	<i>Quercus rubra</i>	Fair			Yes
153	11	Norway maple	<i>Acer platanoides</i>	Good			No
154	11	Norway maple	<i>Acer platanoides</i>	Good			No
155	6	Norway maple	<i>Acer platanoides</i>	Dead	Standing dead tree	Remove	No
156	28	Red oak	<i>Quercus rubra</i>	Fair			Yes
157	8	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
158	10	Norway maple	<i>Acer platanoides</i>	Fair			No
159	10	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
160	8	Norway maple	<i>Acer platanoides</i>	Poor	Partially uprooted	Remove	No
161	22	Pignut hickory	<i>Carya glabra</i>	Good			Yes
162	6	Flowering dogwood	<i>Cornus florida</i>	Fair			Yes
163	5	Norway maple	<i>Acer platanoides</i>	Fair			No
164	9	Norway maple	<i>Acer platanoides</i>	Good			No
165	20	Tulip poplar	<i>Liriodendron tulipifera</i>	Dead	Standing dead tree	Remove	Yes
166	24	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
167	29	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
168	8	American linden	<i>Tilia americana</i>	Fair			Yes
169	10	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes

Job: 24-226 - 77 Montrose Station, Montrose

TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
170	13	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
171	4	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
172	5	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
173	6	Sugar maple	<i>Acer saccharum</i>	Good			Yes
174	14	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
175	8	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
176	218	Pignut hickory	<i>Carya glabra</i>	Poor			Yes
177	18	Pignut hickory	<i>Carya glabra</i>	Good			Yes
178	8	Norway maple	<i>Acer platanoides</i>	Fair			No
179	16	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
180	26	Black birch	<i>Betula lenta</i>	Good			Yes
181	8	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
182	5	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
183	8	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
184	14	Pignut hickory	<i>Carya glabra</i>	Critical	One lead broke from base since survey; not salvageable	Remove	Yes
185	7	Norway maple	<i>Acer platanoides</i>	Fair			No
186	5	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
187	8	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
188	14	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
189	16	Sassafras	<i>Sassafras albidum</i>	Dead	Standing dead tree	Remove	Yes
190	15	Sassafras	<i>Sassafras albidum</i>	Dead	Standing dead tree	Remove	Yes
191	14	Sassafras	<i>Sassafras albidum</i>	Dead	Standing dead tree	Remove	Yes
192	14	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
193	11	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
194	7	Norway maple	<i>Acer platanoides</i>	Fair			No
195	5	Norway maple	<i>Acer platanoides</i>	Good			No
196	17	Black birch	<i>Betula lenta</i>	Good			Yes
197	5	Norway maple	<i>Acer platanoides</i>	Fair			No
198	6	Norway maple	<i>Acer platanoides</i>	Fair			No
199	33	White oak	<i>Quercus alba</i>	Fair			Yes
200	8	Norway maple	<i>Acer platanoides</i>	Good			No
201	11	Shagbark hickory	<i>Carya ovata</i>	Fair			Yes
202	38	Tulip poplar	<i>Liriodendron tulipifera</i>	Dead	Standing dead tree	Remove	Yes
203	33	White oak	<i>Quercus alba</i>	Fair			Yes
204	8	Norway maple	<i>Acer platanoides</i>	Fair			No
205	5	Norway maple	<i>Acer platanoides</i>	Fair			No
206	14	White oak	<i>Quercus alba</i>	Fair			Yes
207	8	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
208	5	Pignut hickory	<i>Carya glabra</i>	Dead	Standing dead tree	Remove	Yes
209	10	Sugar maple	<i>Acer saccharum</i>	Good			Yes
210	9	Sugar maple	<i>Acer saccharum</i>	Poor			Yes
211	9	Norway maple	<i>Acer platanoides</i>	Good			No
212	5	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
213	17	Pignut hickory	<i>Carya glabra</i>	Good			Yes
214	18	White oak	<i>Quercus alba</i>	Fair			Yes
215	10	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
216	7	Norway maple	<i>Acer platanoides</i>	Fair			No
217	21	White oak	<i>Quercus alba</i>	Fair			Yes
218	23	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
219	28	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
220	6	Norway spruce	<i>Picea abies</i>	Poor			No
221	8	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
222	20	White oak	<i>Quercus alba</i>	Fair			Yes

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TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
223	39	White oak	<i>Quercus alba</i>	Fair			Yes
224	12	Sugar maple	<i>Acer saccharum</i>	Good			Yes
225	6	Norway maple	<i>Acer platanoides</i>	Fair			No
226	8	Norway maple	<i>Acer platanoides</i>	Good			No
227	10	Norway maple	<i>Acer platanoides</i>	Good			No
228	13	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
229	21	White oak	<i>Quercus alba</i>	Poor			Yes
230	10	Norway maple	<i>Acer platanoides</i>	Good			No
231	6	Norway maple	<i>Acer platanoides</i>	Fair			No
232	26	Pignut hickory	<i>Carya glabra</i>	Good			Yes
233	5	Norway maple	<i>Acer platanoides</i>	Fair			No
234	32	Red oak	<i>Quercus rubra</i>	Fair			Yes
235	30&27	Red oak	<i>Quercus rubra</i>	Fair			Yes
236	29	Red oak	<i>Quercus rubra</i>	Fair			Yes
237	21&20	Red oak	<i>Quercus rubra</i>	Fair			Yes
238	7	Norway maple	<i>Acer platanoides</i>	Fair			No
239	6	Norway maple	<i>Acer platanoides</i>	Good			No
240	5	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
241	6	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
242	6	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
243	7	Black birch	<i>Betula lenta</i>	Fair			Yes
244	21	Red maple	<i>Acer rubrum</i>	Good			Yes
245	18	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
246	6	Sassafras	<i>Sassafras albidum</i>	Dead	Standing dead tree	Remove	Yes
247	28	White oak	<i>Quercus alba</i>	Fair			Yes
248	13	American beech	<i>Fagus grandifolia</i>	Critical	Beech leaf disease	Remove	Yes
249	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
250	10	Red maple	<i>Acer rubrum</i>	Fair			Yes
251	12	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
252	15	Black birch	<i>Betula lenta</i>	Good			Yes
253	16	Black birch	<i>Betula lenta</i>	Fair			Yes
254	5	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
255	12	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
256	7	Shagbark hickory	<i>Carya ovata</i>	Good			Yes
257	17	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
258	8	Sassafras	<i>Sassafras albidum</i>	Dead	Standing dead tree	Remove	Yes
259	20	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
260	41	Red oak	<i>Quercus rubra</i>	Critical	Decay fungi around base. Large cavity; not salvageable	Remove	Yes
261	7	Black birch	<i>Betula lenta</i>	Poor			Yes
262	18	Bitternut hickory	<i>Carya cordiformis</i>	Good			Yes
263	17	Sugar maple	<i>Acer saccharum</i>	Good			Yes
264	10	Sugar maple	<i>Acer saccharum</i>	Good			Yes
265	9	American linden	<i>Tilia americana</i>	Fair			Yes
266	7	Sugar maple	<i>Acer saccharum</i>	Good			Yes
267	6	Norway maple	<i>Acer platanoides</i>	Good			No
268	10	Norway maple	<i>Acer platanoides</i>	Good			No
269	14	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
270	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
271	9	Norway maple	<i>Acer platanoides</i>	Fair			No
272	15	Sugar maple	<i>Acer saccharum</i>	Good			Yes
273	5	Red maple	<i>Acer rubrum</i>	Poor			Yes
274	16	Norway spruce	<i>Picea abies</i>	Fair			No
275	30	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
276	6&5	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
277	6	Norway maple	<i>Acer platanoides</i>	Fair			No
278	7	Norway maple	<i>Acer platanoides</i>	Fair			No
279	9	Norway maple	<i>Acer platanoides</i>	Fair			No

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TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
280	7	Norway maple	<i>Acer platanoides</i>	Good			No
281	6	Norway maple	<i>Acer platanoides</i>	Fair			No
282	4	Flowering dogwood	<i>Cornus florida</i>	Fair			Yes
283	20	Black birch	<i>Betula lenta</i>	Fair			Yes
284	15	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
285	9	Norway maple	<i>Acer platanoides</i>	Good			No
286	4	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
287	10	Sugar maple	<i>Acer saccharum</i>	Good			Yes
288	7&6	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
289	8	American beech	<i>Fagus grandifolia</i>	Critical	Beech leaf disease	Remove	Yes
290	4	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
291	19	Red oak	<i>Quercus rubra</i>	Fair			Yes
292	9	Sugar maple	<i>Acer saccharum</i>	Good			Yes
293	31	Red oak	<i>Quercus rubra</i>	Poor	Half of tree failed	Remove	Yes
294	7	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
295	18	Sugar maple	<i>Acer saccharum</i>	Good			Yes
296	11	Red maple	<i>Acer rubrum</i>	Fair			Yes
297	8	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
298	11	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
299	5	Norway maple	<i>Acer platanoides</i>	Good			No
300	9	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
301	7	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
302	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
303	7	Sugar maple	<i>Acer saccharum</i>	Good			Yes
304	11	American elm	<i>Ulmus americana</i>	Fair			Yes
305	22	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
306	24	Red oak	<i>Quercus rubra</i>	Fair			Yes
307	6	Norway maple	<i>Acer platanoides</i>	Fair			No
308	6	Norway maple	<i>Acer platanoides</i>	Fair			No
309	23	Red oak	<i>Quercus rubra</i>	Fair			Yes
310	6	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
311	8	Norway maple	<i>Acer platanoides</i>	Fair			No
312	9	Norway maple	<i>Acer platanoides</i>	Fair			No
313	16	Norway maple	<i>Acer platanoides</i>	Dead	Standing dead tree	Remove	No
314	12&4	Norway maple	<i>Acer platanoides</i>	Fair			No
315	13	Norway maple	<i>Acer platanoides</i>	Good			No
316	6	Norway maple	<i>Acer platanoides</i>	Fair			No
317	9	Norway maple	<i>Acer platanoides</i>	Fair			No
318	11	Norway maple	<i>Acer platanoides</i>	Fair			No
319	9	Norway maple	<i>Acer platanoides</i>	Fair			No
320	40	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
321	7	Norway maple	<i>Acer platanoides</i>	Fair			No
322	7	Norway maple	<i>Acer platanoides</i>	Fair			No
323	10	Norway maple	<i>Acer platanoides</i>	Fair			No
324	29	American beech	<i>Fagus grandifolia</i>	Fair	Beech leaf disease		Yes
325	7	Norway maple	<i>Acer platanoides</i>	Fair			No
326	24	White oak	<i>Quercus alba</i>	Fair			Yes
327	6	American beech	<i>Fagus grandifolia</i>	Critical	Beech leaf disease	Remove	Yes
328	29	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
329	29	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
330	15	Red maple	<i>Acer rubrum</i>	Good	330&340 is same tree tagged twice		Yes
331	21	Red oak	<i>Quercus rubra</i>	Fair			Yes
332	24	Red maple	<i>Acer rubrum</i>	Critical	Significant dieback; not salvageable	Remove	Yes
333	12	Sugar maple	<i>Acer saccharum</i>	Good			Yes

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TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
334	10	Red oak	<i>Quercus rubra</i>	Fair			Yes
335	9	Mockernut hickory	<i>Carya tomentosa</i>	Good			Yes
336	9	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
337	32	Black oak	<i>Quercus velutina</i>	Fair			Yes
338	17	Black birch	<i>Betula lenta</i>	Good			Yes
339	10	Black birch	<i>Betula lenta</i>	Good			Yes
340	15	Red maple	<i>Acer rubrum</i>	Fair	340&330 is same tree tagged twice		Yes
341	26	Tulip poplar	<i>Liriodendron tulipifera</i>	Poor	Basal cavity	Remove	Yes
342	5	Norway maple	<i>Acer platanoides</i>	Fair			No
343	25&7	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
344	23	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
345	9	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
346	11	Norway maple	<i>Acer platanoides</i>	Good			No
347	18	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
348	11	Red maple	<i>Acer rubrum</i>	Fair			Yes
349	9	Red oak	<i>Quercus rubra</i>	Good			Yes
350	24	Pignut hickory	<i>Carya glabra</i>	Good			Yes
351	8	Black birch	<i>Betula lenta</i>	Good			Yes
352	40	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
353	7	Eastern hemlock	<i>Tsuga canadensis</i>	Critical	Significant dieback; not salvageable	Remove	Yes
354	9	Black cherry	<i>Prunus serotina</i>	Fair			Yes
355	14	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
356	35	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
357	26	Pignut hickory	<i>Carya glabra</i>	Good			Yes
358	12	Norway maple	<i>Acer platanoides</i>	Good			No
359	10	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
360	10	Norway maple	<i>Acer platanoides</i>	Fair			No
361	8	Norway maple	<i>Acer platanoides</i>	Fair			No
362	11	Sweet cherry	<i>Prunus avium</i>	Fair			No
363	14	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
364	13	Norway maple	<i>Acer platanoides</i>	Good			No
365	10	Norway maple	<i>Acer platanoides</i>	Fair			No
366	11	Norway maple	<i>Acer platanoides</i>	Fair			No
367	18	Norway maple	<i>Acer platanoides</i>	Good			No
368	12	Norway maple	<i>Acer platanoides</i>	Fair			No
369	11	Norway maple	<i>Acer platanoides</i>	Fair			No
370	12	Norway maple	<i>Acer platanoides</i>	Fair			No
371	10	Norway maple	<i>Acer platanoides</i>	Fair			No
372	9	Norway maple	<i>Acer platanoides</i>	Fair			No
373	15	Norway maple	<i>Acer platanoides</i>	Fair			No
374	10	Norway maple	<i>Acer platanoides</i>	Fair			No
375	7	Norway maple	<i>Acer platanoides</i>	Fair			No
376	46	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
377	7	Norway maple	<i>Acer platanoides</i>	Fair			No
378	10	Norway maple	<i>Acer platanoides</i>	Good			No
379	18	Norway maple	<i>Acer platanoides</i>	Good			No
380	11	Sassafras	<i>Sassafras albidum</i>	Good			Yes
381	6	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
382	22	Black birch	<i>Betula lenta</i>	Poor	Decay fungi at base	Remove	Yes
383	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes

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TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
384	9	Black cherry	<i>Prunus serotina</i>	Poor			Yes
385	15	Norway maple	<i>Acer platanoides</i>	Fair			No
386	14	Black birch	<i>Betula lenta</i>	Fair			Yes
387	5	Norway maple	<i>Acer platanoides</i>	Good			No
388	11&9	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
389	6&4	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
390	8	Norway maple	<i>Acer platanoides</i>	Fair			No
391	20	Red oak	<i>Quercus rubra</i>	Fair			Yes
392	14	Norway maple	<i>Acer platanoides</i>	Dead	Standing dead tree	Remove	No
393	10	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
394	10	Norway maple	<i>Acer platanoides</i>	Good			No
395	4&3&3	Norway maple	<i>Acer platanoides</i>	Fair			No
396	5	Norway maple	<i>Acer platanoides</i>	Good			No
397	4&3	Norway maple	<i>Acer platanoides</i>	Fair			No
398	12	Norway maple	<i>Acer platanoides</i>	Good			No
399	12	Pignut hickory	<i>Carya glabra</i>	Good			Yes
400	19	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
401	9	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
402	13	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
403	22	Red oak	<i>Quercus rubra</i>	Fair			Yes
404	11	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
405	10	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
406	17	Red oak	<i>Quercus rubra</i>	Fair			Yes
407	15	Red oak	<i>Quercus rubra</i>	Fair			Yes
408	15	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
409	14	White oak	<i>Quercus alba</i>	Fair			Yes
410	15	Black cherry	<i>Prunus serotina</i>	Fair			Yes
411	13	Eastern red cedar	<i>Juniperus virginiana</i>	Poor			Yes
412	11	Pignut hickory	<i>Carya glabra</i>	Good			Yes
413	23	Black oak	<i>Quercus velutina</i>	Critical	Significant dieback; not salvageable	Remove	Yes
414	7	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
415	7	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
416	26	White oak	<i>Quercus alba</i>	Poor			Yes
417	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
418	8	Eastern red cedar	<i>Juniperus virginiana</i>	Poor			Yes
419	9	Red oak	<i>Quercus rubra</i>	Fair			Yes
420	10&9	Eastern hemlock	<i>Tsuga canadensis</i>	Critical	Significant dieback; not salvageable	Remove	Yes
421	15	Norway maple	<i>Acer platanoides</i>	Good			No
422	14	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
423	18	Norway maple	<i>Acer platanoides</i>	Good			No
424	7	Pignut hickory	<i>Carya glabra</i>	Fair			Yes
425	11	Sassafras	<i>Sassafras albidum</i>	Good			Yes
426	18	Norway maple	<i>Acer platanoides</i>	Fair			No
427	11	Eastern red cedar	<i>Juniperus virginiana</i>	Poor			Yes
428	8	Norway maple	<i>Acer platanoides</i>	Dead	Standing dead tree	Remove	No
429	10	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
430	16	Red oak	<i>Quercus rubra</i>	Poor			Yes
431	10	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
432	10	Norway maple	<i>Acer platanoides</i>	Fair			No
433	19	Black cherry	<i>Prunus serotina</i>	Fair			Yes
434	11	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
435	10	Eastern red cedar	<i>Juniperus virginiana</i>	Removed			Yes
436	12	Norway spruce	<i>Picea abies</i>	Dead	Standing dead tree	Remove	No
437	12	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
438	13	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
439	18	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
440	15	Sugar maple	<i>Acer saccharum</i>	Good			Yes

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TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
441	21&21	Norway maple	<i>Acer platanoides</i>	Good			No
442	5	Norway maple	<i>Acer platanoides</i>	Fair			No
443	17	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
444	20	Sugar maple	<i>Acer saccharum</i>	Good			Yes
445	6	Eastern red cedar	<i>Juniperus virginiana</i>	Poor			Yes
446	8	American hornbeam	<i>Carpinus caroliniana</i>	Fair			Yes
447	5	Flowering dogwood	<i>Cornus florida</i>	Poor			Yes
448	6	Eastern red cedar	<i>Juniperus virginiana</i>	Poor			Yes
449	10	Crabapple	<i>Malus spp.</i>	Fair			No
450	8	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
451	23	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
452	13	Red oak	<i>Quercus rubra</i>	Fair			Yes
453	20	Red maple	<i>Acer rubrum</i>	Good			Yes
454	8	Red maple	<i>Acer rubrum</i>	Fair			Yes
455	7	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
456	6&6	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes
457	11	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
458	9	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
459	8	Eastern red cedar	<i>Juniperus virginiana</i>	Poor			Yes
460	5	Eastern red cedar	<i>Juniperus virginiana</i>	Dead	Standing dead tree	Remove	Yes
461	14	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
462	7	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
463	5	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
464	7	Eastern red cedar	<i>Juniperus virginiana</i>	Fair			Yes
465	10	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
466	14	Ash	<i>Fraxinus spp.</i>	Dead	Standing dead tree	Remove	Yes
467	15	Hickory	<i>Carya spp.</i>	Dead	Standing dead tree	Remove	Yes
468	29	White oak	<i>Quercus alba</i>	Fair			Yes
469	8	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
470	8	Black cherry	<i>Prunus serotina</i>	Fair			Yes
471	11	Black cherry	<i>Prunus serotina</i>	Fair			Yes
472	4	Eastern red cedar	<i>Juniperus virginiana</i>	Dead	Standing dead tree	Remove	Yes
473	11	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
474	9	Crabapple	<i>Malus spp.</i>	Fair			No
475	4	American beech	<i>Fagus grandifolia</i>	Dead	Standing dead tree	Remove	Yes
476	7	Black cherry	<i>Prunus serotina</i>	Poor			Yes
477	13	Sugar maple	<i>Acer saccharum</i>	Good			Yes
478	11	American linden	<i>Tilia americana</i>	Fair			Yes
479	9	Bitternut hickory	<i>Carya cordiformis</i>	Good			Yes
480	8	Pignut hickory	<i>Carya glabra</i>	Good			Yes
481	10	Pignut hickory	<i>Carya glabra</i>	Good			Yes
482	28	White oak	<i>Quercus alba</i>	Fair			Yes
483	8&8	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
484	12	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
485	5	Red maple	<i>Acer rubrum</i>	Fair			Yes
486	6	Black cherry	<i>Prunus serotina</i>	Poor			Yes
487	32	Pignut hickory	<i>Carya glabra</i>	Critical	Significant dieback; not salvageable	Remove	Yes
488	15	Norway maple	<i>Acer platanoides</i>	Good			No
489	11	American elm	<i>Ulmus americana</i>	Fair			Yes
490	11	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
491	21	Black birch	<i>Betula lenta</i>	Good			Yes
492	10	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
493	11&7	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
494	14	Black birch	<i>Betula lenta</i>	Fair			Yes
495	9&6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
496	6	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
497	4	Sugar maple	<i>Acer saccharum</i>	Fair			Yes

Job: 24-226 - 77 Montrose Station, Montrose

TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
498	22	Pignut hickory	<i>Carya glabra</i>	Critical	Uprooted; leaning on tree; not salvageable	Remove	Yes
499	10	Norway maple	<i>Acer platanoides</i>	Good			No
500	24	Black birch	<i>Betula lenta</i>	Fair			Yes
501	13	Black birch	<i>Betula lenta</i>	Fair			Yes
502	5	Norway maple	<i>Acer platanoides</i>	Fair			No
503	55	Black oak	<i>Quercus velutina</i>	Fair			Yes
504	6	American hophornbeam	<i>Ostrya virginiana</i>	Critical	Significant dieback; not salvageable	Remove	Yes
505	5	Flowering dogwood	<i>Cornus florida</i>	Fair			Yes
506	25	Red oak	<i>Quercus rubra</i>	Fair			Yes
507	12	Black birch	<i>Betula lenta</i>	Good			Yes
508	13	American linden	<i>Tilia americana</i>	Fair			Yes
509	7	American hophornbeam	<i>Ostrya virginiana</i>	Good			Yes
510	5	American hornbeam	<i>Carpinus caroliniana</i>	Fair			Yes
511	7	American hornbeam	<i>Carpinus caroliniana</i>	Good			Yes
512	25	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
513	9	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
514	22	Black birch	<i>Betula lenta</i>	Good			Yes
515	35	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair			Yes
516	15	American linden	<i>Tilia americana</i>	Fair			Yes
517	10	Norway maple	<i>Acer platanoides</i>	Fair			No
518	6	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
519	8	Norway maple	<i>Acer platanoides</i>	Good			No
520	4	Norway maple	<i>Acer platanoides</i>	Fair			No
521	9	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
522	7	Sugar maple	<i>Acer saccharum</i>	Good			Yes
523	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
524	15	Black birch	<i>Betula lenta</i>	Poor	Basal cavity	Remove	Yes
525	11	Norway maple	<i>Acer platanoides</i>	Good			No
526	8	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
527	7	Red maple	<i>Acer rubrum</i>	Fair			Yes
528	9	Black cherry	<i>Prunus serotina</i>	Fair			Yes
529	8	Eastern hemlock	<i>Tsuga canadensis</i>	Dead	Standing dead tree	Remove	Yes
530	6	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
531	9	American hophornbeam	<i>Ostrya virginiana</i>	Good			Yes
532	7	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
533	18	Red maple	<i>Acer rubrum</i>	Good			Yes
534	4	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
535	24	Black birch	<i>Betula lenta</i>	Fair			Yes
536	14	American linden	<i>Tilia americana</i>	Fair			Yes
538	11	Eastern hemlock	<i>Tsuga canadensis</i>	Poor			Yes

Job: 24-226 - 77 Montrose Station, Montrose

TAG #	DBH	SPECIES	LATIN NAME	CONDITION	DEFECTS/DISEASE DETECTION	PRIMARY MAINTENANCE NEEDS	NATIVE
539	17	Sugar maple	<i>Acer saccharum</i>	Good			Yes
540	15	Black birch	<i>Betula lenta</i>	Dead	Standing dead tree	Remove	Yes
541	5	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
542	5	Black cherry	<i>Prunus serotina</i>	Poor			Yes
543	6	American linden	<i>Tilia americana</i>	Fair			Yes
544	12	Sugar maple	<i>Acer saccharum</i>	Good			Yes
545	7	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
546	8	Norway maple	<i>Acer platanoides</i>	Good			No
547	6	Red oak	<i>Quercus rubra</i>	Fair			Yes
548	4	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
549	6	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
550	7	American hophornbeam	<i>Ostrya virginiana</i>	Good			Yes
551	5	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
552	15	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
553	17	Shagbark hickory	<i>Carya ovata</i>	Good			Yes
554	6	Black cherry	<i>Prunus serotina</i>	Fair			Yes
555	18	American beech	<i>Fagus grandifolia</i>	Poor	Beech leaf disease	Remove	Yes
556	21	Black birch	<i>Betula lenta</i>	Fair			Yes
557	5	American hophornbeam	<i>Ostrya virginiana</i>	Good			Yes
558	8	Eastern hemlock	<i>Tsuga canadensis</i>	Fair			Yes
559	4	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
560	16	Shagbark hickory	<i>Carya ovata</i>	Good			Yes
561	20	Black oak	<i>Quercus velutina</i>	Fair			Yes
562	6	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
563	4	Flowering dogwood	<i>Cornus florida</i>	Dead	Standing dead tree	Remove	Yes
564	4	Sugar maple	<i>Acer saccharum</i>	Fair			Yes
565	5	Sassafras	<i>Sassafras albidum</i>	Good			Yes
566	6	Sassafras	<i>Sassafras albidum</i>	Fair			Yes
567	6	American hophornbeam	<i>Ostrya virginiana</i>	Fair			Yes
2472	8	Norway maple	<i>Acer platanoides</i>	Good	Not on survey	Close to 166&167 toward 100	No
2473	11	Pignut hickory	<i>Carya glabra</i>	Good	Not on survey	Inside gate?	Yes
2474	7	American hophornbeam	<i>Ostrya virginiana</i>	Fair	not on survey	toward road near 503 between 505	Yes
2475	19	Pignut hickory	<i>Carya glabra</i>	Fair	Not on survey; Multiple trees between this tree and proposed silt fence line not included	Front left of 552 toward road	Yes

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Residential Subdivision for 77 Montrose Station LLC		
Project Location (describe, and attach a general location map): 77 Montrose Station Road, Montrose, NY 10548		
Brief Description of Proposed Action (include purpose or need): Project involves a three lot, residential subdivision of a 9.7 acre parcel of land that contains an existing residence and detached garage into three lots, creating two new building lots. Project meets all bulk zoning requirements and the lots gain access onto Montrose Station Road. The lots are served by municipal water and individual septic systems.		
Name of Applicant/Sponsor: 77 Montrose Station, LLC		Telephone: 914-403-6551 E-Mail: keith@croninengineering.net
Address: 1340 Baptist Church Road		
City/PO: Yorktown Heights	State: NY	Zip Code: 10598
Project Contact (if not same as sponsor; give name and title/role): Cronin Engineering, PE, PC		Telephone: 914-736-3664 E-Mail: keith@croninengineering.net
Address: 39 Arlo Lane		
City/PO: Cortlandt Manor	State: NY	Zip Code: 10567
Property Owner (if not same as sponsor): Same as Applicant		Telephone: 914-736-3664 E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WCDH-Realty	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC-Stormwater	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Zoning District R-80
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Hendrick Hudson School District
- b. What police or other public protection forces serve the project site?
NYS Police, Westchester County Sheriff
- c. Which fire protection and emergency medical services serve the project site?
Montrose FD
- d. What parks serve the project site?
Blue Mountain Reservation

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential
- b. a. Total acreage of the site of the proposed action? 9.7 acres
b. Total acreage to be physically disturbed? 3.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.7 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>
At completion of all phases	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>

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

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

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

If Yes, describe: _____

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

If Yes: _____

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

If Yes: _____

i. Total anticipated water usage/demand per day: 400 gpd per lot gallons/day

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

If Yes: _____

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

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

If Yes: _____

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

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

If Yes: _____

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

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

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

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

If Yes: _____

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

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

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

If Yes: _____

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

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. Leaders and overflow piping

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater management facilities

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

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

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

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

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

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 - 4:00</u> • Saturday: <u>8:00 - 4:00</u> • Sunday: <u>0</u> • Holidays: <u>0</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>3 residences</u> • Saturday: <u>3 residences</u> • Sunday: <u>3 residences</u> • Holidays: <u>3 residences</u>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration: _____

 Construction noise is only temporary in nature

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

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____
 Residential garage and entry door wall mounts or flood lights

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s): _____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.5	1.5	+1.0
• Forested	7.5	6.0	-1.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.0	0.5	-0.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.2	0.2	0.0
• Other Describe: <u>Lawns</u>	0.5	1.5	+1.0

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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

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

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

iii. Describe any development constraints due to the prior solid waste activities: _____

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 0 to >7' feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 2 %

c. Predominant soil type(s) present on project site: Charlton _____ 9 %
Chatfield _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ >5' feet

e. Drainage status of project site soils: Well Drained: _____ 90 % of site
 Moderately Well Drained: _____ 9 % of site
 Poorly Drained _____ 1 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 44 % of site
 10-15%: _____ 42 % of site
 15% or greater: _____ 14 % of site

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

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
deer, rabbits, other small mammals _____
typical fauna and flora, birds, reptiles _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: County & State Park Lands
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

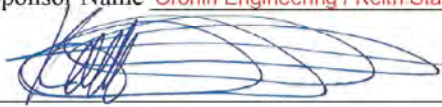
Attach any additional information which may be needed to clarify your project.

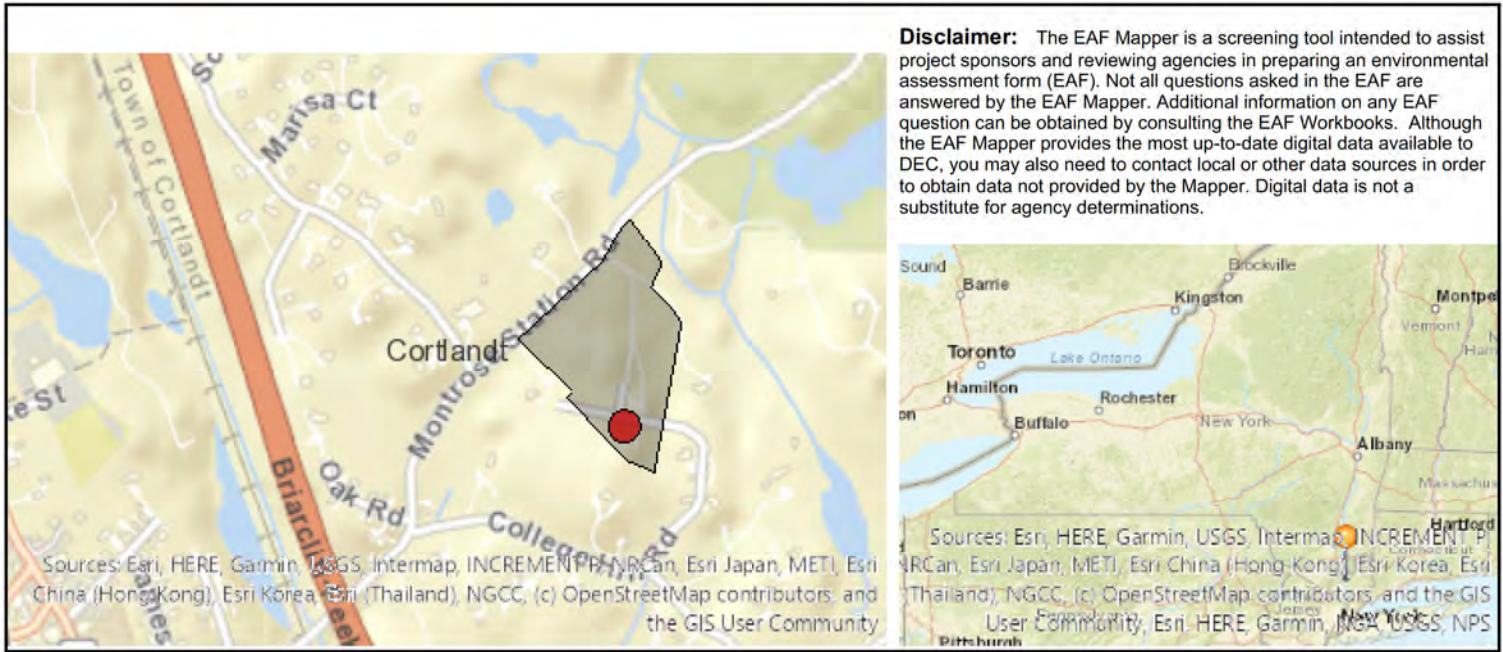
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Cronin Engineering / Keith Staudohar Date 01-23-2025

Signature  Title Project Manager



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

SUBDIVISION & SITE DEVELOPMENT PLAN

77 MONTROSE STATION, LLC

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

- PARCEL TAX MAP DESIGNATION: SECTION: 44.17, BLOCK: 1, LOT(S): 6 & 11
- TOTAL AREA OF EXISTING LOTS: 423,713 SQ. FT. (9.73 ACRES).
EXISTING LOT 6: 42,088 (0.97 ACRES)
EXISTING LOT 11: 381,655 SQ. FT. (8.76 ACRES)
- SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS ENTITLED "PRELIMINARY MAP PREPARED FOR STEVE GIORDANO BUILDERS, INC." DATED JULY 12, 2024, LAST REVISED AUGUST 28, 2024.
- TOPOGRAPHY SHOWN HEREON IS BASED ON DATA DOWNLOADED FROM THE WESTCHESTER COUNTY GIS WEBSITE.
- PARCEL IS LOCATED IN THE TOWN OF CORTLANDT R-80 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.
- PARCEL IS LOCATED IN THE HUDSON RIVER WATERSHED.

ENGINEER'S NOTES

- THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
- IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
- CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.

SPECIAL NOTES

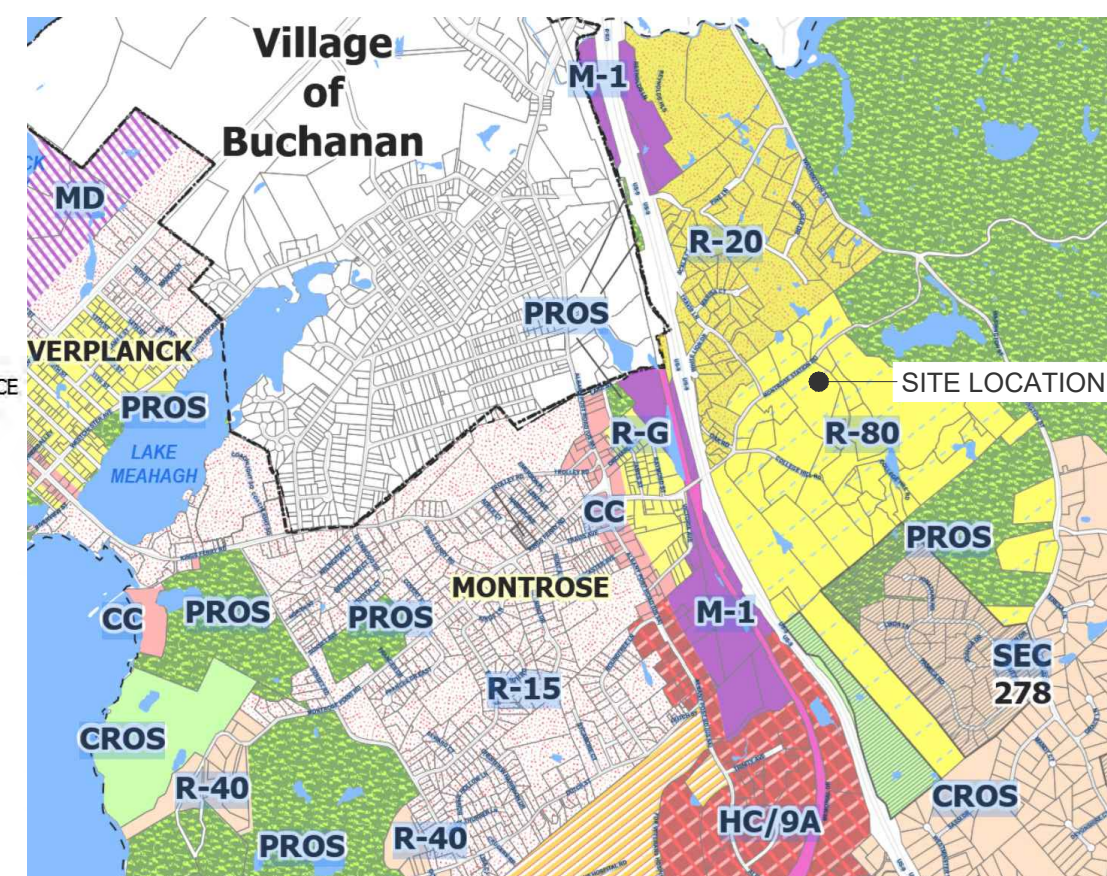
- THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL., OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).
- THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF THE TRUE NATURE OF EXISTING CONDITIONS.

SITE CAPACITY ANALYSIS

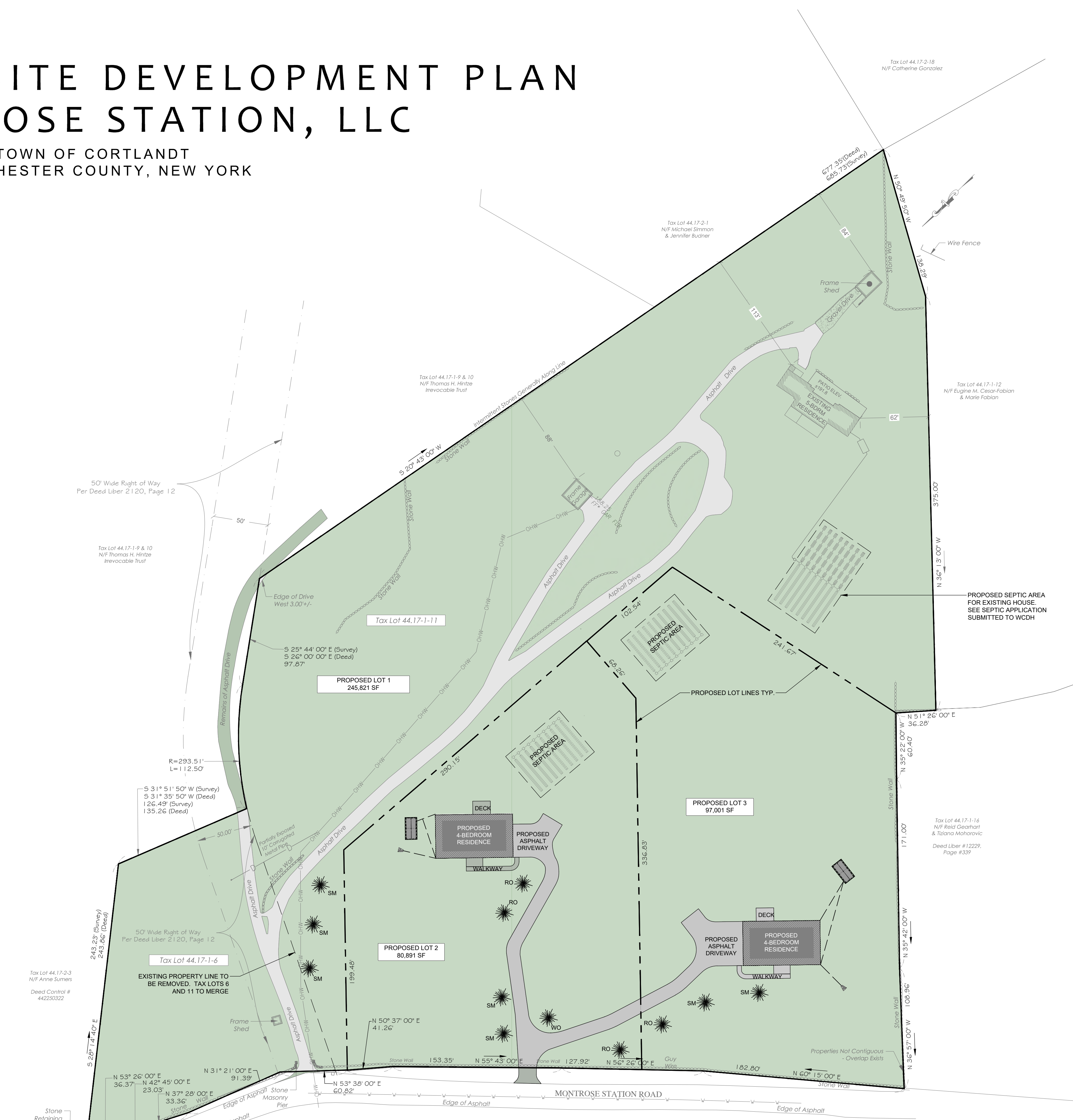
ZONING DISTRICT	R-80	
LOT #	SEC: 44.17, BLOCK: 1, LOT: 6 + 11	
TOTAL APPROXIMATE GPA IN ZONE	423,713 SF	9.73 AC
WETLAND (HWW)	0 SF	0 AC
50% OF 100' WETLAND BUFFER AREA	0 SF	0 AC
SLOPES > 20% (SS)	140,085 SF	3.22 AC
NYSDEC WETLAND (FW)	0 SF	0 AC
100 YEAR FLOODPLAIN (FD)	0 SF	0 AC
TOTAL CONSTRAINED AREA	0 SF	0 AC
PARCEL AREA AFTER CONSTRAINTS	283,628 SF	6.51 AC
10% OF PARCEL AREA AFTER CONSTRAINTS	N.A.	N.A.
NET PARCEL AREA (NPA)	283,628 SF	6.51 AC
R-80 RESIDENTIAL DENSITY PERMITTED (80,000 SF./LOT MIN. REQUIRED)	3.55 LOTS = 3 LOTS MAX	

Legend

- Town Lines
- Village Boundaries
- Streets
- Waterbodies
- Parcels
- Zone District
- AWM
- CAMP SMITH REUSE B
- CC-COMMUNITY COMMERCIAL
- CD-DESIGNED COMMERCIAL
- COND M-1
- CROS-CONSERVATION RECREATION & OPEN SPACE
- HC-HIGHWAY COMMERCIAL
- HC/9A-HIGHWAY COMMERCIAL/MULTI FAMILY
- M-1-LIGHT INDUSTRIAL
- M-1A-LIGHT INDUSTRIAL
- MD-DESIGNED INDUSTRIAL
- MD
- PROS-PARKS RECREATION & OPEN SPACE
- PVD-PLANNED VILLAGE DEVELOPMENT
- UTILITIES
- R-10-SINGLE FAMILY RESIDENTIAL
- R-15-SINGLE FAMILY RESIDENTIAL
- R-160 RESIDENTIAL
- R-20-SINGLE FAMILY RESIDENTIAL
- R-40-SINGLE FAMILY RESIDENTIAL
- R-40A-SINGLE & TWO FAMILY RESIDENTIAL
- R-80-SINGLE FAMILY RESIDENTIAL
- R-G-GENERAL RESIDENTIAL
- SEC 278



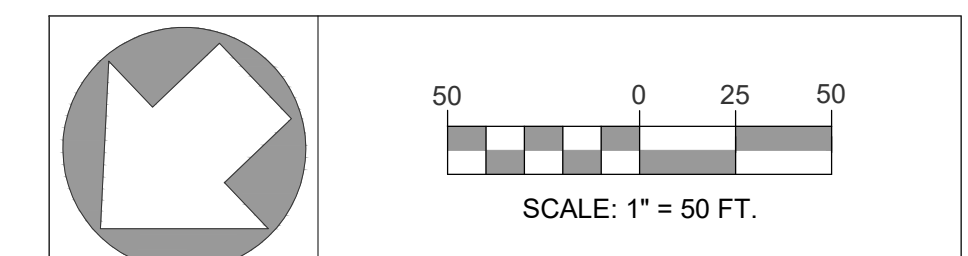
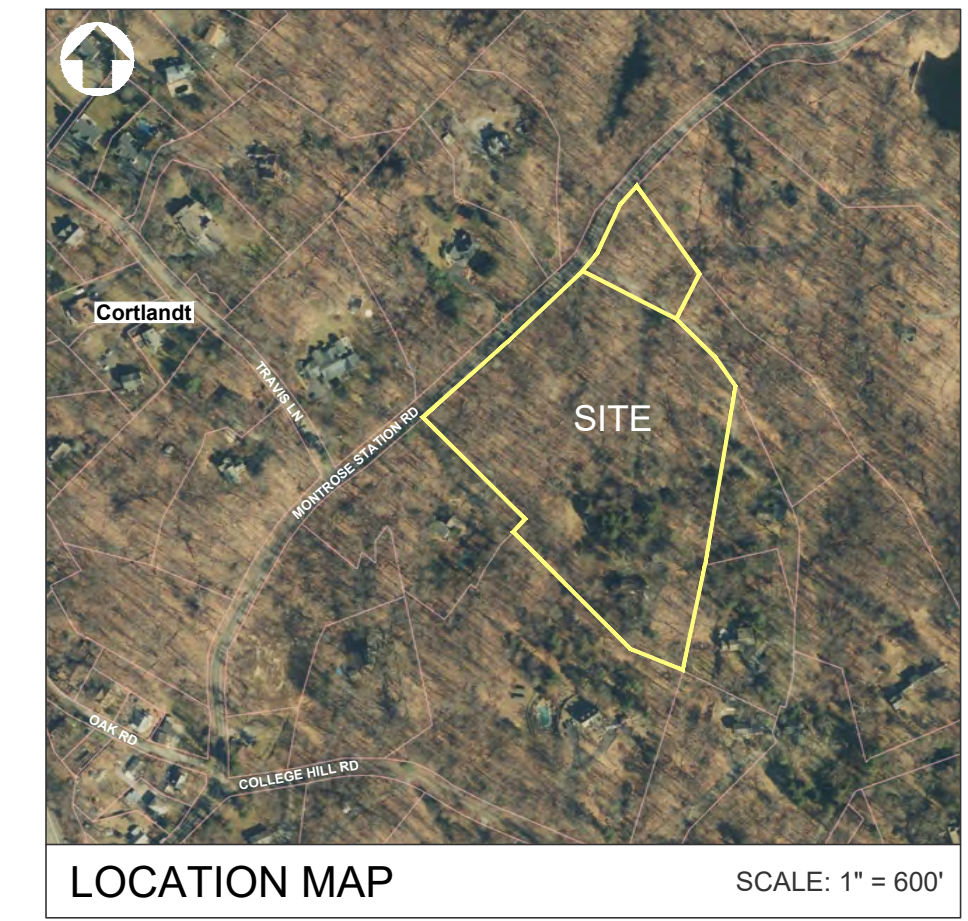
TOWN OF CORTLANDT ZONING MAP
NTS



PROPOSED SUBDIVISION LAYOUT
SCALE: 1" = 50'

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-1.1	1 OF 5	COVERSHEET	1/22/2025	-
EX-2.1	2 OF 5	EXISTING CONDITIONS / TREE REMOVAL PLAN	1/22/2025	-
IPP-3.1	3 OF 5	UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN	1/22/2025	-
ESC-4.1	4 OF 5	EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS	1/22/2025	-
CD-5.1	5 OF 5	CONSTRUCTION DETAILS	1/22/2025	-



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

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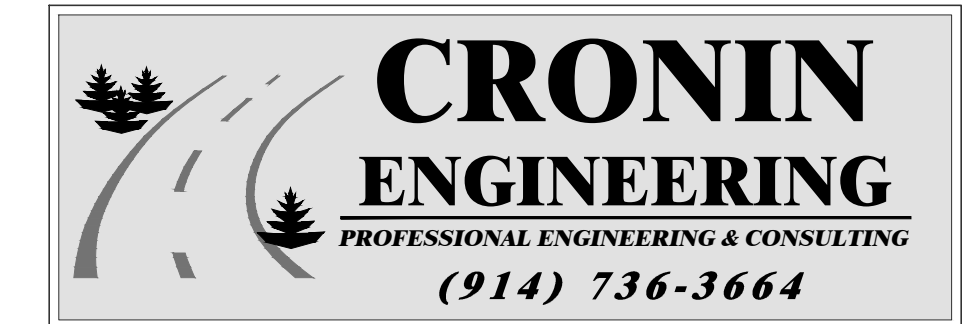
REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	SECTION: 44.17
BLOCK:	1
LOT:	6 & 11
SUBLOT:	----
DRAWN BY:	AD
CHECKED:	KS/PMB
PROJECT:	77 MONTROSE STATION RD
DATE:	JANUARY 22, 2025
JOB #:	240601



PATRICK M. BELL, P.E.
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

COVERSHEET

SUBDIVISION & SITE DEVELOPMENT PLAN
FOR
77 MONTROSE STATION, LLC

LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 5 CS-1.1

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT AREA CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

TREE REMOVAL AND PROTECTION NOTES

- ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING. TREE WELLS SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.
- ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.
- TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY "BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
- ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.
- ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
- WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.
- WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
- ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR BACKFILLING PURPOSES.

SUBDIVISION CONSTRUCTION SCHEDULE

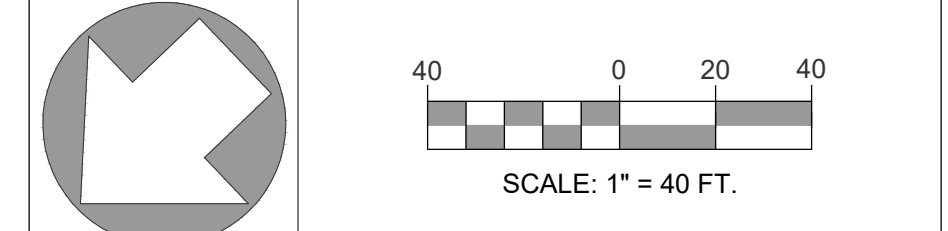
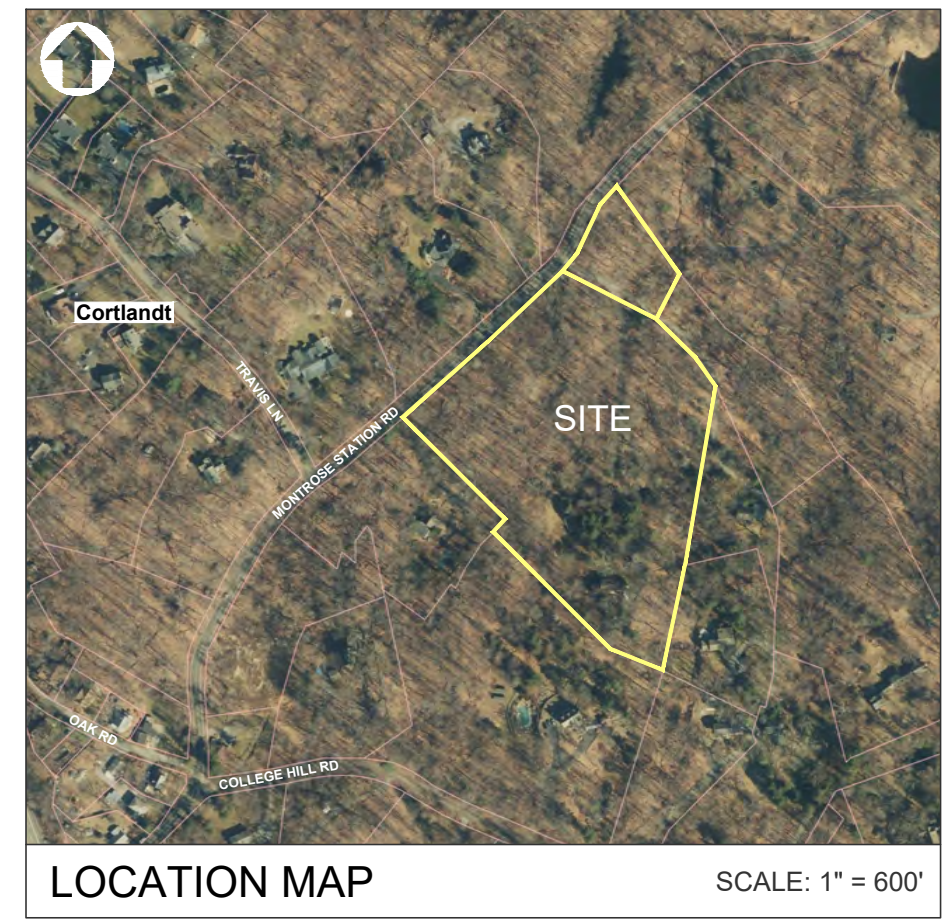
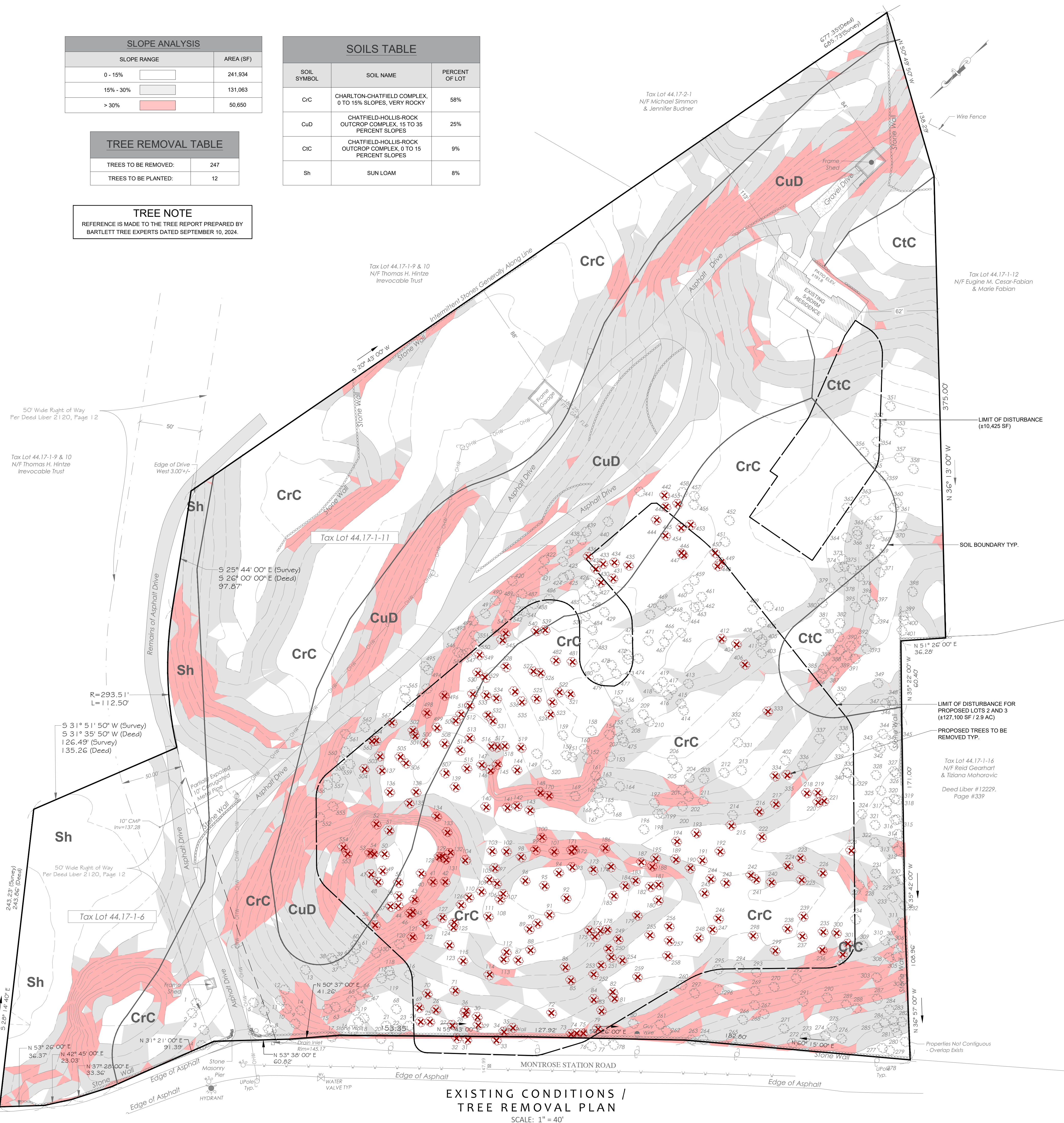
- FILE ANY PERTINENT DOCUMENTS WITH THE TOWN BUILDING DEPARTMENT, TOWN HIGHWAY DEPARTMENT AND ANY OTHER INVOLVED AGENCY. OBTAIN A SEWAGE DISPOSAL SYSTEM PERMIT FROM THE WCDH.
- OBTAIN REQUIRED BUILDING PERMIT, ROAD OPENING PERMIT, EXCAVATION PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE CONSTRUCTION OF THE RESIDENCE.
- CONTACT THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT 800-245-2828. INSTALL THE LIMITS OF DISTURBANCE FENCING (ORANGE CONSTRUCTION FENCING).
- THE HOUSE AND DRIVEWAY LOCATIONS SHALL BE STAKED OUT, WITH OFFSETS, BY A LICENSED LAND SURVEYOR.
- TREES TO BE PRESERVED ARE TO BE CLEARLY MARKED AND PROTECTED FROM CONSTRUCTION.
- INSTALL ALL REQUIRED EROSION CONTROL STRUCTURES PER THE PLANS.
- CLEAR AND GRUB AREAS PROPOSED FOR CONSTRUCTION, INCLUDING THE HOMESITE, DRIVEWAY, AND SEPTIC AREA. CHIP BRANCHES AND LOGS AS PRACTICABLE AND REMOVE STUMPS AND UNUSED LOGS AND OTHER DEBRIS FROM THE SITE IN A LAWFUL MANNER.
- BEGIN SITE EXCAVATIONS AND FILLING OPERATIONS FOR THE ROUGH GRADING OF THE LOTS.
- CONSTRUCT FOOTING FORMS AND HAVE SAME APPROVED BY THE BUILDING DEPARTMENT. CONSTRUCT FOUNDATION WALLS AND HAVE SAME INSPECTED AND APPROVED. PROCEED WITH CONSTRUCTION OF HOUSE IN ACCORDANCE WITH ALL BUILDING DEPARTMENT REQUIREMENTS.
- INSTALL SEWAGE DISPOSAL SYSTEMS PER SEWAGE DISPOSAL PLAN APPROVED BY THE WCDH. SAME SHALL BE INSPECTED AND APPROVED BY THE WCDH PRIOR TO BACKFILL. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL WCDH REQUIREMENTS.
- INSTALL ROOF LEADER LINES AND FOOTING DRAIN LINES PER THE APPROVED PLANS.
- COORDINATE WITH UTILITY COMPANIES FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. UPON COMPLETION OF THE SEWAGE DISPOSAL SYSTEM AND HOUSE, LOT TO BE FINAL GRADED. TOPSOIL TO BE PLACED WHERE NECESSARY AND SEEDED AND MULCHED.
- CONTINUAL INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES IS REQUIRED. DISTURBANCE OUTSIDE OF THE LIMITS OF DISTURBANCE FENCE IS NOT PERMITTED.
- COMPLETE THE DRIVEWAY PER THE PLAN SPECIFICATIONS.
- PROVIDE THE NECESSARY PLANTINGS AND GENERAL CLEAN UP OF THE LOT OBTAIN A CERTIFICATE OF OCCUPANCY.

SLOPE ANALYSIS	
SLOPE RANGE	AREA (SF)
0 - 15%	241,934
15% - 30%	131,063
> 30%	50,650

TREE REMOVAL TABLE	
TREES TO BE REMOVED:	247
TREES TO BE PLANTED:	12

TREE NOTE
REFERENCE IS MADE TO THE TREE REPORT PREPARED BY BARTLETT TREE EXPERTS DATED SEPTEMBER 10, 2024.

SOILS TABLE		
SOIL SYMBOL	SOIL NAME	PERCENT OF LOT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY	58%
CuD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES	25%
CtC	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 0 TO 15 PERCENT SLOPES	9%
Sh	SUN LOAM	8%



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

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REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	SECTION: 44.17
BLOCK:	1
LOT:	6 & 11
SUBLOT:	----
DRAWN BY:	AD
CHECKED:	KS/PMB
PROJECT:	77 MONTROSE STATION RD
DATE:	JANUARY 22, 2025
JOB #:	240601

PATRICK M. BELL, P.E.
LICENSE #087679

39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS / TREE REMOVAL PLAN

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART												
LOT #	LOT AREA (AC)	SLOPE OF OWT'S AREA (%)	DEEP TEST DESCRIPTION		PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL	CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS
			TEST HOLE NUMBER	DEPTH			SOIL CLASSIFICATION	4 BEDROOM RESIDENCE				
LOT 1	5.64	2%	D1 D2 D3 D4	0' TO 8" 6" TO 84"	1 TO 5	NONE	NEW OWT'S + 150% EXPANSION	N/A	N/A	N/A	N/A	EXISTING HOUSE. SEE WCDM PERMIT APPLICATION FOR OWT'S
LOT 2	1.86	2%	D5 D6	0' TO 8" 8" TO 84"	1 TO 5	NONE	184 LF	125 LF	N/A	N/A	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D7 D8	0' TO 8" 8" TO 96"								
LOT 3	2.23	10%	D9 D10 D12	0' TO 8" 8" TO 84"	1 TO 5	NONE	184 LF	125 LF	1 FT	110	N/A	SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING AND WITNESSED BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024 FOR THE PRIMARY AND EXPANSION AREAS.
			D11	0' TO 8" 8" TO 72"								

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL)									
LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE (SF)	MINIMUM LANDSCAPE COVERAGE	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	80,000	200	2 1/2 STORIES OR 35 FT	50	30	30	65% FAR	70% OF LOT AREA	50% OF FLOOR AREA OF PRINCIPAL BUILDING
EXISTING LOT 44.17-1-6	42,058	174	N/A	N/A	N/A	N/A	N/A	±92	N/A
EXISTING LOT 44.17-1-11	381,655	596	<35	583	62	113	1,690	±95	-
PROPOSED SUBDIVISION LOT 1	245,821	332	<35	170	62	113	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 2	80,891	267	<35	190	83	30	<65% FAR	±91	-
PROPOSED SUBDIVISION LOT 3	97,001	235	<35	99	72	200	<65% FAR	±94	-

TOWN OF CORTLANDT SITE PLAN NOTES

- AS PART OF THE BUILDING PERMIT PROCESS FOR THE INITIAL DEVELOPMENT OF ALL SINGLE FAMILY LOTS AN INDIVIDUAL SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT FOR APPROVAL BY THE DIRECTOR OF TECHNICAL SERVICES IN COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING AMONG OTHERS, THE TOWNS WETLAND ORDINANCE AND STEEP SLOPE ORDINANCE AND INCLUDING SOIL EROSION AND DUST CONTROLS AND STORMWATER DRAINAGE FACILITIES DURING CONSTRUCTION. PURSUANT TO CHAPTER 283 (TREES) OF THE TOWN OF CORTLANDT CODE, TREES SHALL BE LOCATED AND IDENTIFIED ON A TREE INVENTORY AND TREE PROTECTION PLAN PREPARED BY AN ISA CERTIFIED ARBORIST AS TO SIZE AND SPECIES. TREES TO BE CUT AND TREES TO BE SAVED SHOULD BE IDENTIFIED. THE LOCATION AND SIZE OF LOADING AREAS FOR THE REMOVAL OF CUT TREES SHOULD BE SHOWN ON THE PLAN FOR TREE DISPOSITION AND CLEAN UP DESCRIBED. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOTS SHOWN HEREON UNTIL THE DIRECTOR OF TECHNICAL SERVICES APPROVES THE SITE DEVELOPMENT PLAN FOR SAME, AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS UNTIL AN "AS BUILT" SURVEY HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF TECHNICAL SERVICES. THE "AS BUILT" SURVEY SHALL SHOW COMPLETE INFORMATION INCLUDING FINAL CONTOURS, FLOOR LEVELS, AND ALL PERTINENT FEATURES.

WCDH NOTES

- THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWT'S AREA UNLESS OTHERWISE SHOWN HEREON.
- ALL COMPONENTS OF THE OWT'S AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY" AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
- THE OWT'S AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWT'S AREA SHALL BE REPAIRED BEFORE APPROVAL IS GRANTED.
- EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
- THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
- THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

SOIL DATA NOTES

- SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON NOVEMBER 4, 2024. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 6 AND 7, 2024.
- LOT 1 HAS A RENOVATED SINGLE-FAMILY RESIDENCE AND OWT'S. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING, P.E., P.C. THE OWT'S APPEARED TO BE OPERATING SATISFACTORILY.
- THE HOUSE PRE-DATES ZONING AND THERE IS NO FILE ON RECORD SHOWING NUMBER OF BEDROOMS.

PROPOSED DISTURBANCE

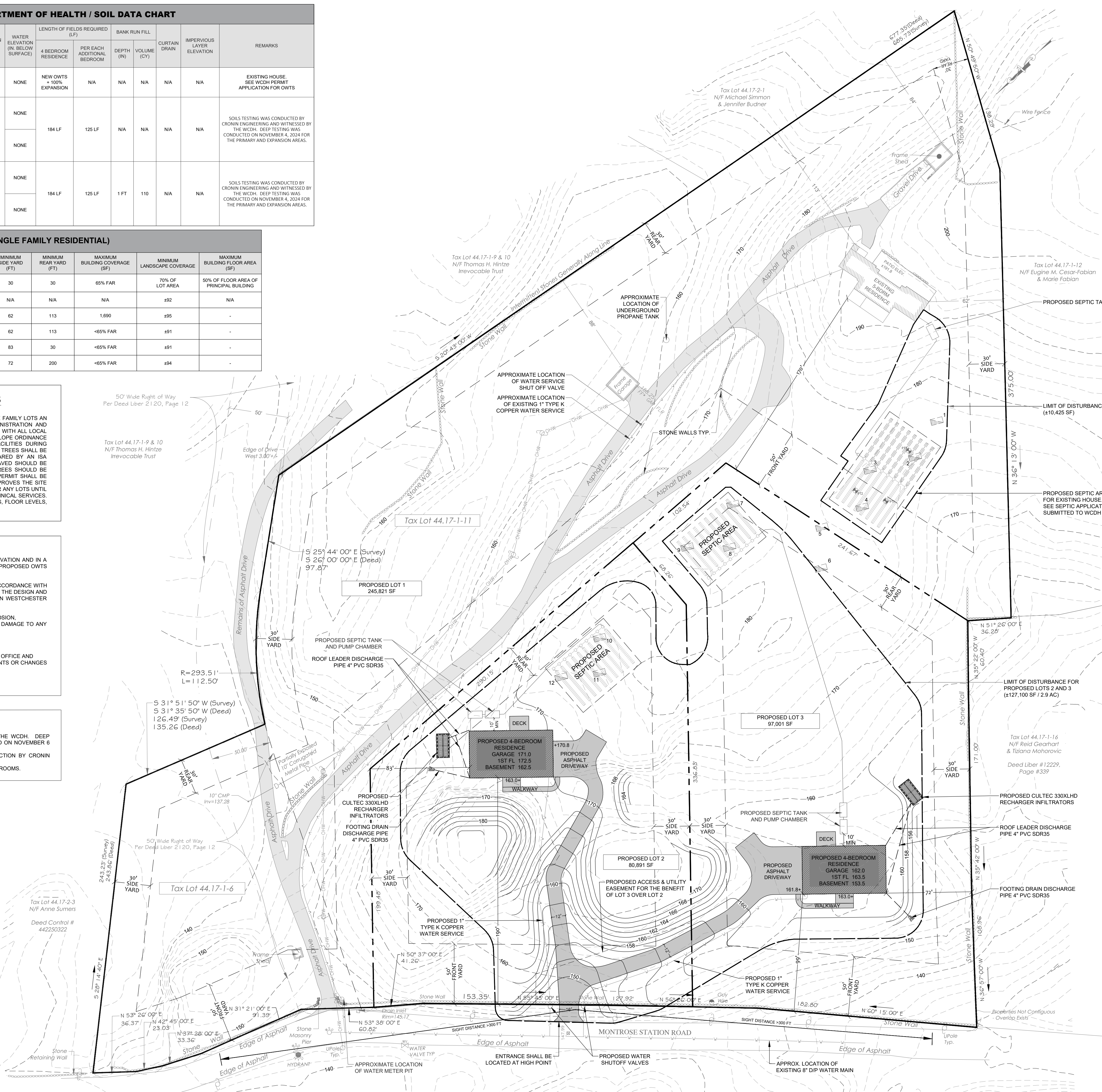
PROPOSED DISTURBANCE	137,525 SF
PROP. WETLAND DISTURBANCE	0 SF
PROPOSED WETLAND BUFFER DISTURBANCE	0 SF

PIPE CHART

PIPE LOCATION	TYPE
ROOF LEADERS	4" SOLID PVC SDR35 @ 1% MIN SLOPE
FOOTING DRAINS	4" PERFORATED HDPE
FOOTING DRAIN DISCHARGE	4" SOLID HDPE @ 1% MIN SLOPE
WATER SERVICE	1" TYPE "K" COPPER
WATER METER	NEPTUNE T-10 WATER METER
UTILITIES	BY UTILITY COMPANY, TO BE UNDERGROUND
RAW SEWER LINE TO SEPTIC SYSTEM	4" SOLID PVC SDR35 @ 2% MIN SLOPE

IMPERVIOUS AREA

EXISTING	19,520 SF
PROPOSED	14,630 SF
TOTAL IMPERVIOUS	34,150 SF



Call 811 before you dig

OWNER/APPLICANT
77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

SCALE: 1" = 40 FT.

REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:
SECTION: 44.17
BLOCK: 1
LOT: 6 & 11
SUBLOT: ---
DRAWN BY: AD
CHECKED: KS/PMB
PROJECT: 77 MONTROSE STATION RD
DATE: JANUARY 22, 2025
JOB #: 240601

PATRICK M. BELL, P.E.
LICENSE #087679

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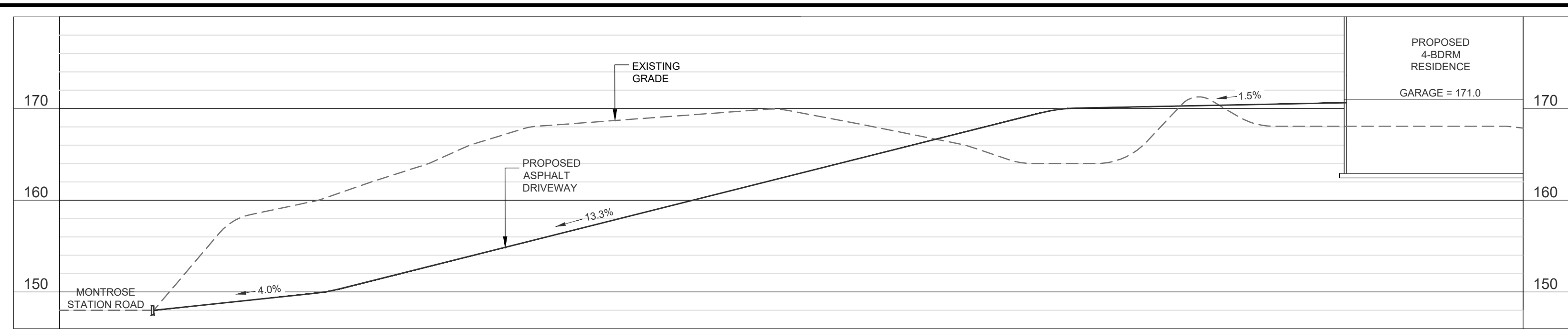
39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY + GRADING PLAN / INTEGRATED PLOT PLAN

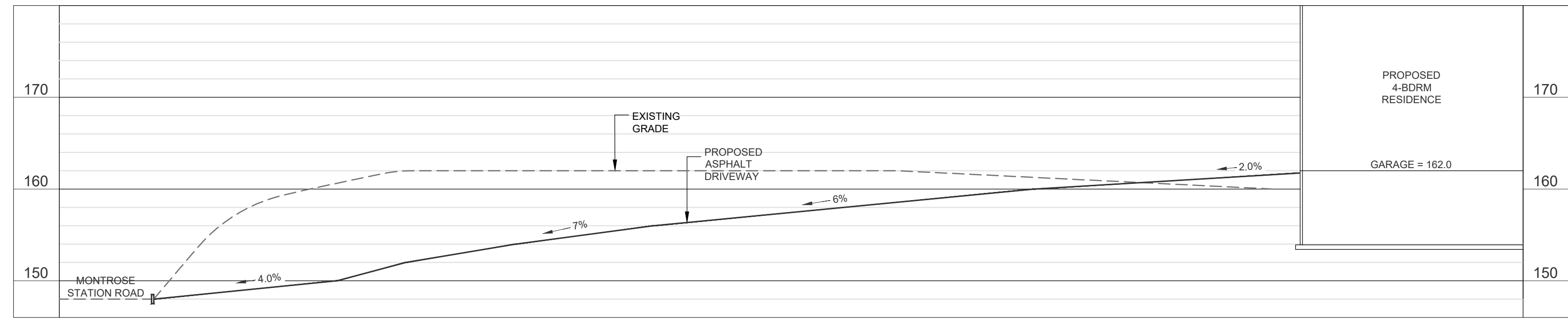
SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 3 OF 5 | SPP-3.1



PROFILE THRU PROPOSED LOT 2 DRIVEWAY & RESIDENCE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



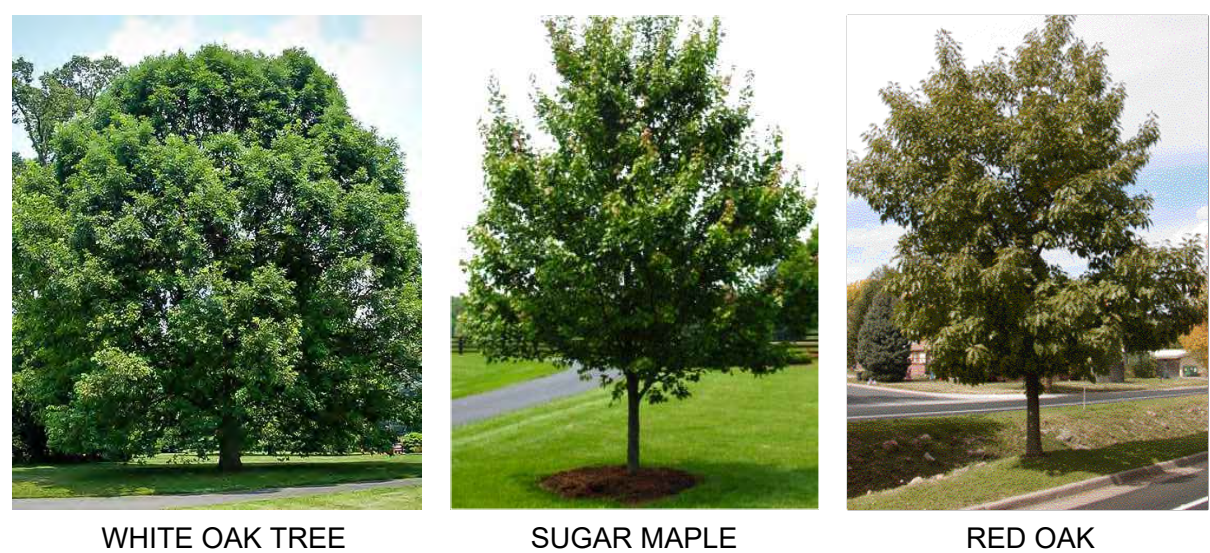
PROFILE THRU PROPOSED LOT 3 DRIVEWAY & RESIDENCE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

LANDSCAPE PLANTING CHART

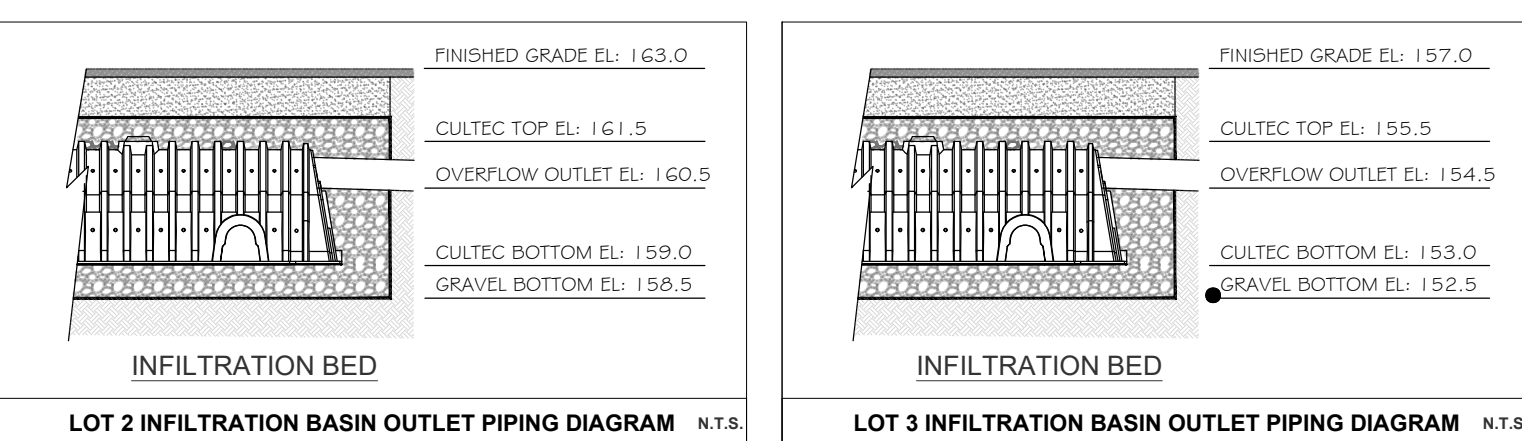
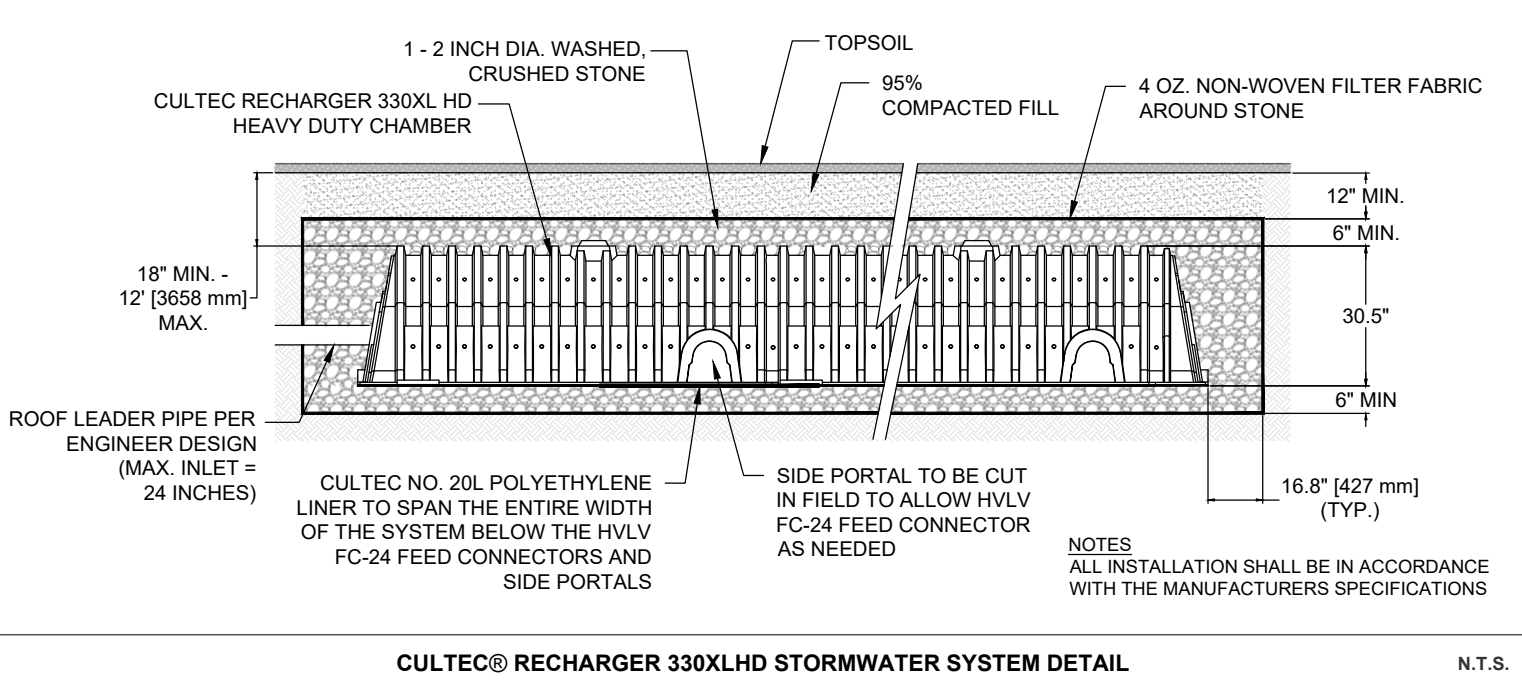
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
7	SM	ACER SACCHARUM	SUGAR MAPLE	2" - 3"	----	----	SEE PLAN
1	WO	QUERCUS ALBA	WHITE OAK	2" - 3"	----	----	SEE PLAN
4	RO	QUERCUS RUBRA	RED OAK	2" - 3"	----	----	SEE PLAN

LANDSCAPING NOTES

- ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SOD, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROFESSIONAL, ISA CERTIFIED ARBORIST, CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
- ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
- TREES TO BE PLANTED IMMEDIATELY AFTER DELIVERY FROM THE NURSERY.
- CONTRACTOR TO ASSURE SUITABLE SOIL CONDITION, IF NECESSARY PROVIDE ORGANIC MATTER-COMPOST, NUTRIFFIED BARK, IN THE PROPORTION OF 2 PARTS OF SOIL TO 1 PART OF ORGANIC MATTER.
- WATERING BASIN FOR TREES TO BE AT LEAST 30" IN DIAMETER OR THREE TIMES THE SIZE OF THE ROOTBALL.
- BACKFILLING OF PLANT BASIN TO BE WITH THE ORIGINAL SOIL TO THE LEVEL OF 2 TO 4 INCHES ABOVE THE ORIGINAL LEVEL.
- PROVIDE APPROPRIATE WATERING AND IF NECESSARY WRAP THE TRUNK TO LIMIT DAMAGE FROM INSECTS.
- ALL STAKING AND PIT DETAILS SHALL BE IN ACCORDANCE WITH THE NYS STANDARD SHEETS SECTION 811-1R1.
- CONTRACTOR TAKES ALL RESPONSIBILITY FOR MAINTAINING A SAFE CONSTRUCTION AND POST-CONSTRUCTION CONDITION.
- A GRASS SEEDING MIXTURE FOR THE PROPOSED LAWN AREAS WILL BE 50% KENTUCKY BLUE, 25% PERENNIAL RYE AND 25% FINE OR RED FESCUE.



WHITE OAK TREE SUGAR MAPLE RED OAK



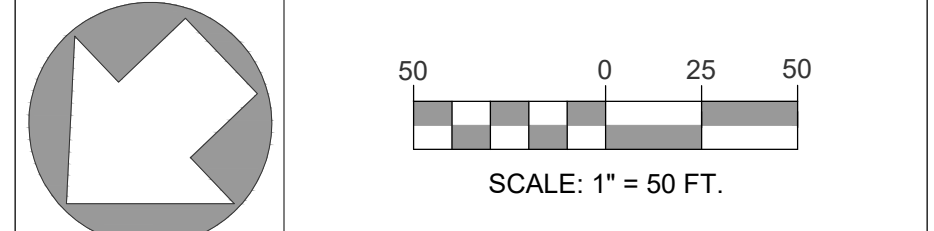
ROOF DRAINAGE CALCULATIONS (LOT 2 + LOT 3)
PURPOSE - CAPTURE AND TREAT ROOF RUNOFF DESIGN - NYSDEC WATER QUALITY VOLUME
AREA = ROOF AREA = 2,800 SF
WQV = WATER QUALITY VOLUME
 $WQV = P \times R_v \times A$
 $P = 90\% \text{ PERCENTILE RAINFALL} = 1.5"$
 $R_v = 100\% \text{ IMPERVIOUS, } 0.05 + 0.009(1) = 0.095$
 $A = 2,800 \text{ SF}$
 $WQV = (1.5) \times (0.095) \times (2,800) = 392.5 \text{ CU FT}$
CULTEC 330 XLHD VOLUME = 79.26 CU FT
NO. OF UNITS REQUIRED = 392.5 / 79.26 = 4.94 UNITS
NO. OF UNITS PROVIDED = 4 UNITS
*THIS CALCULATION DID NOT TAKE INTO ACCOUNT ANY PERCOLATION INTO THE SOILS AND IS A CONSERVATIVE DESIGN



EROSION CONTROL + TREE PLAN
SCALE: 1" = 50'



SCALE: 1" = 600'



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

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REVISIONS

#	REASON	DATE

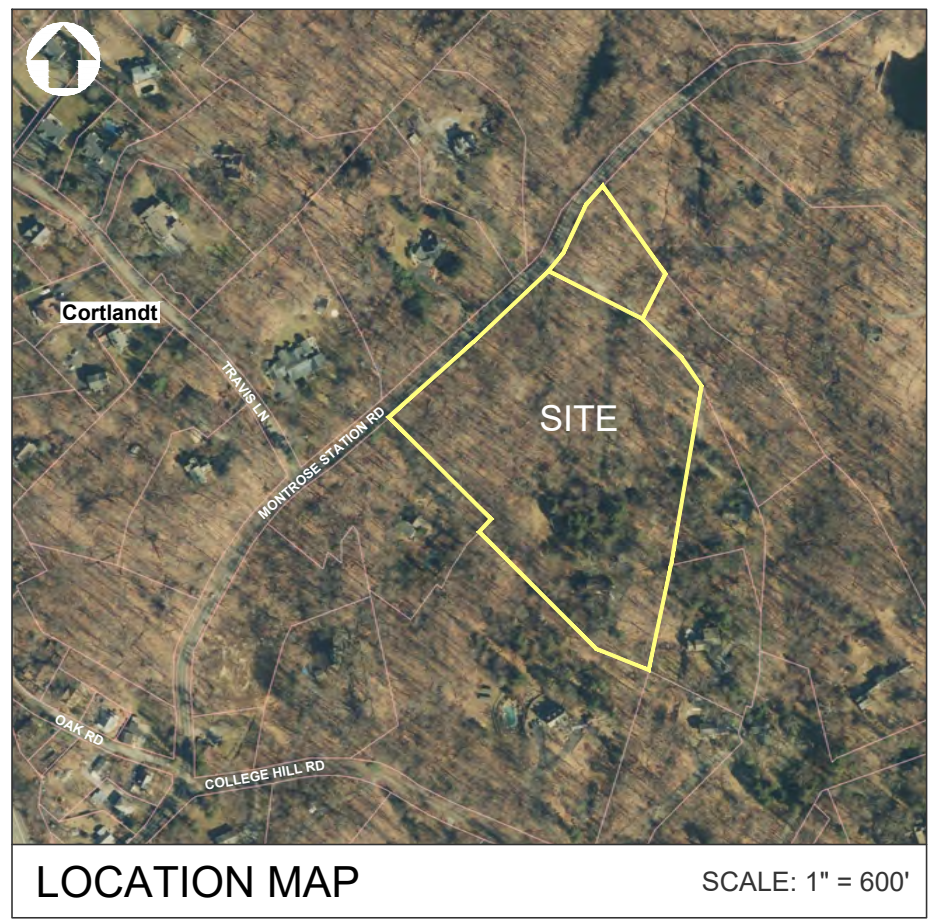
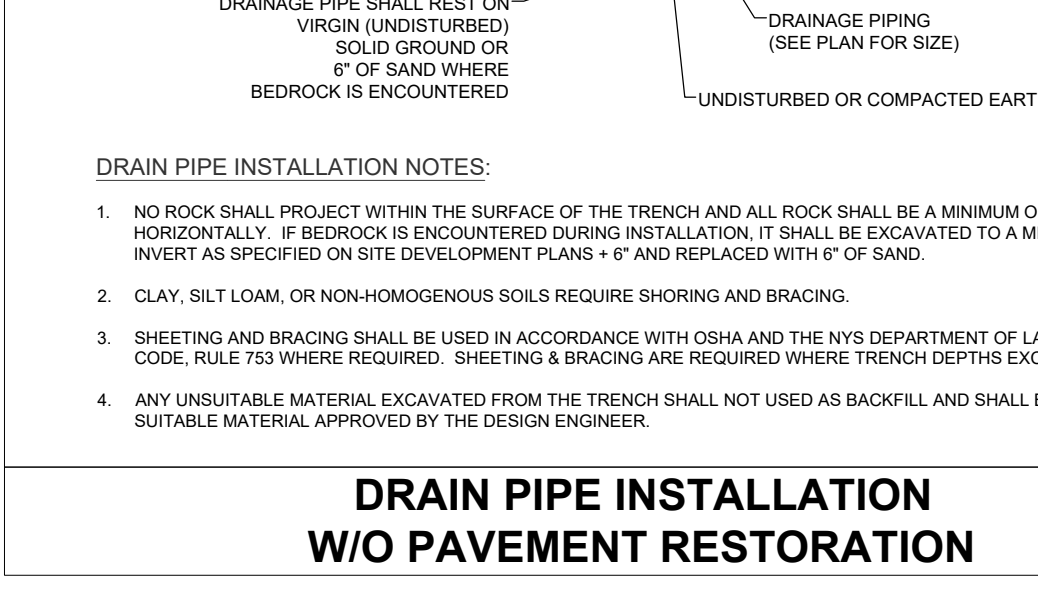
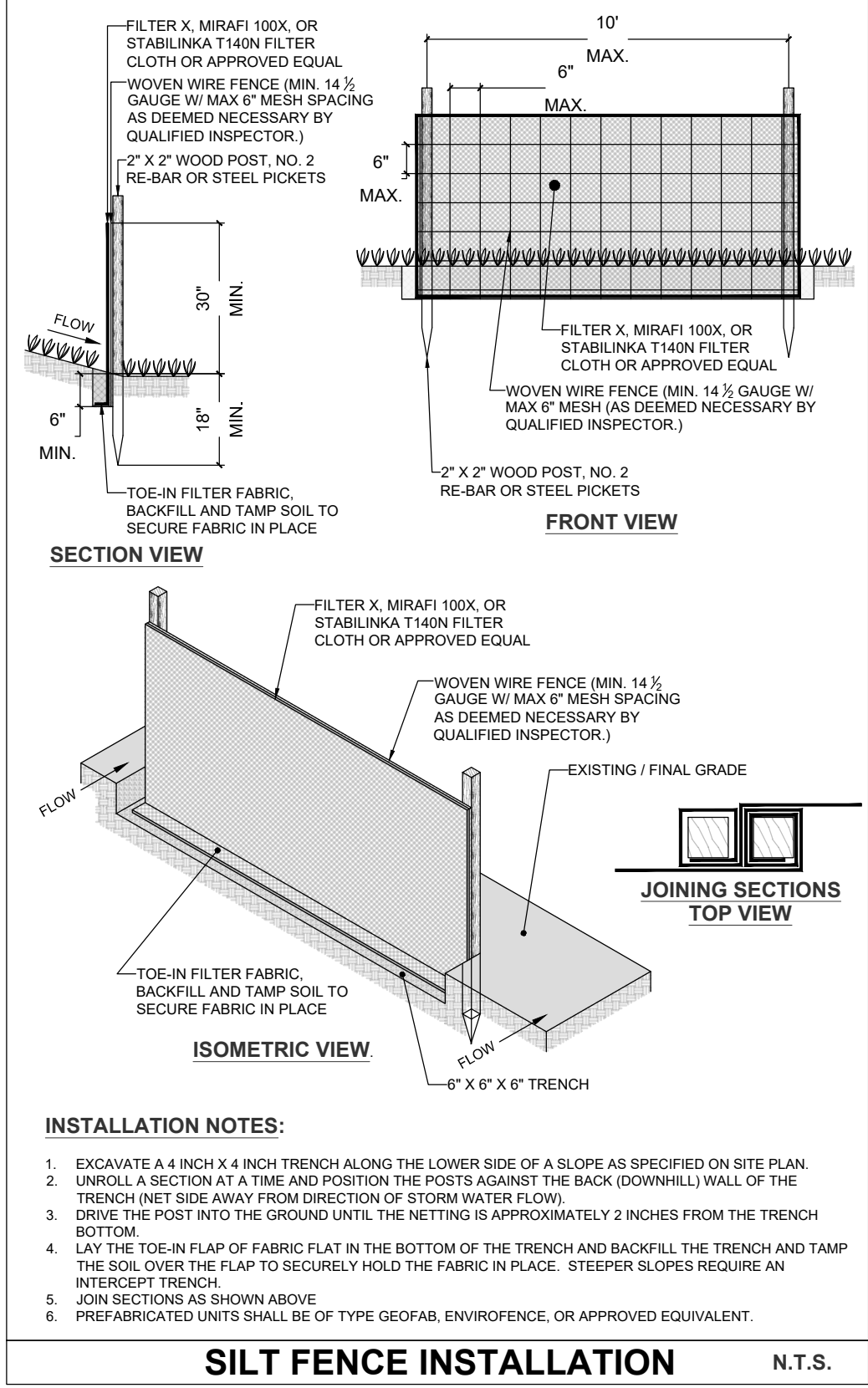
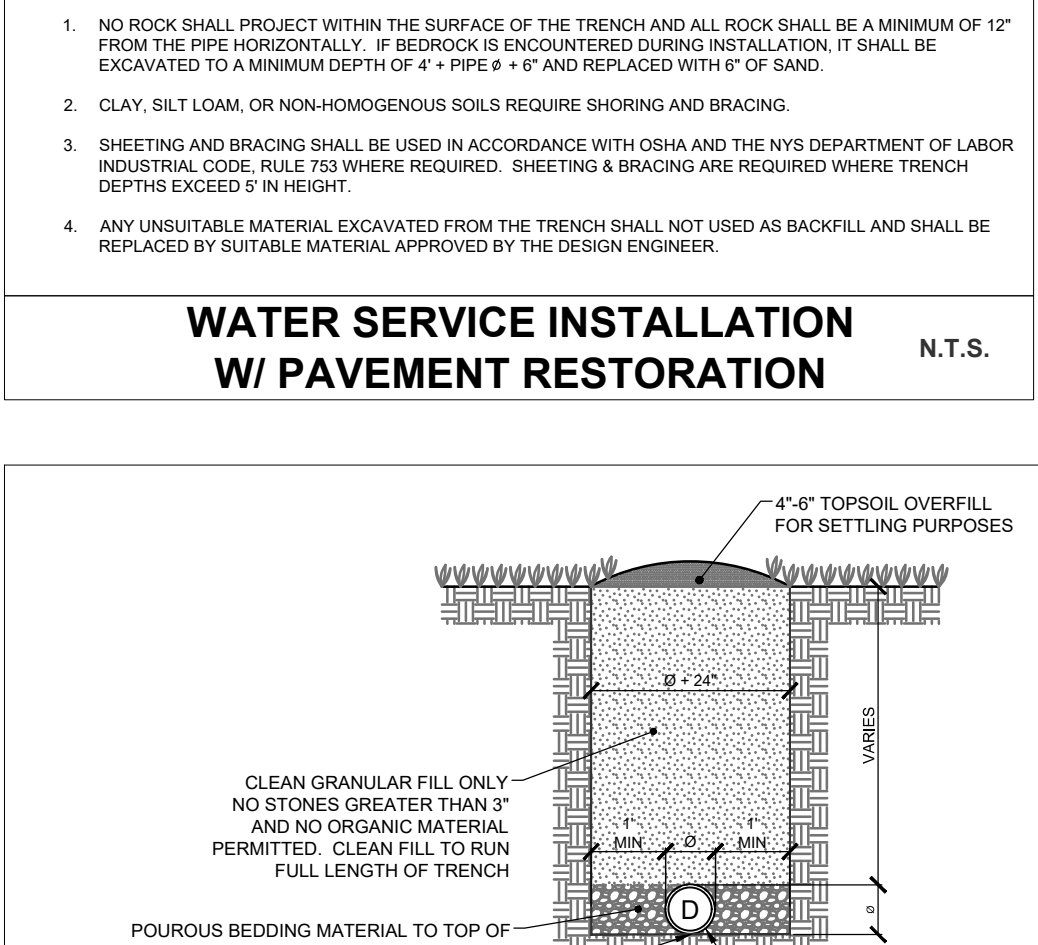
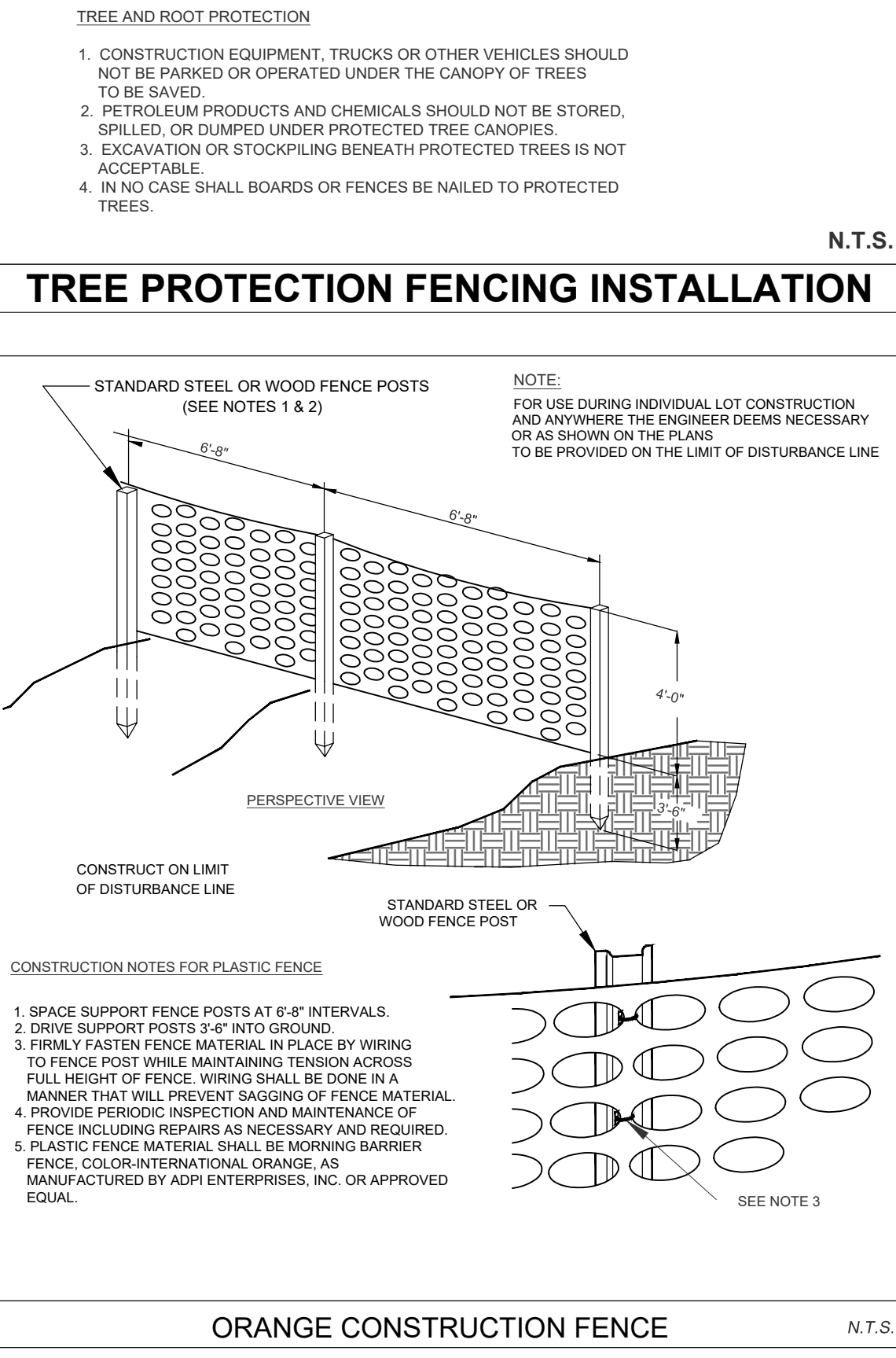
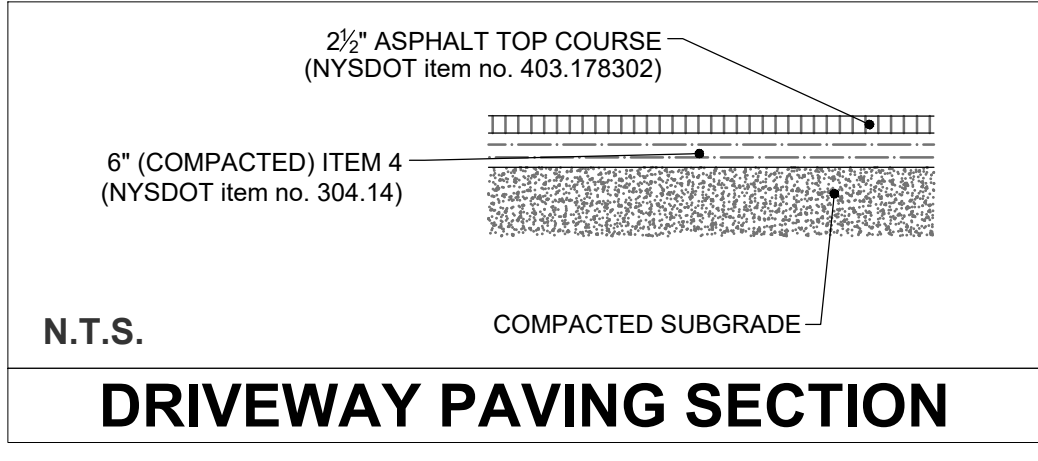
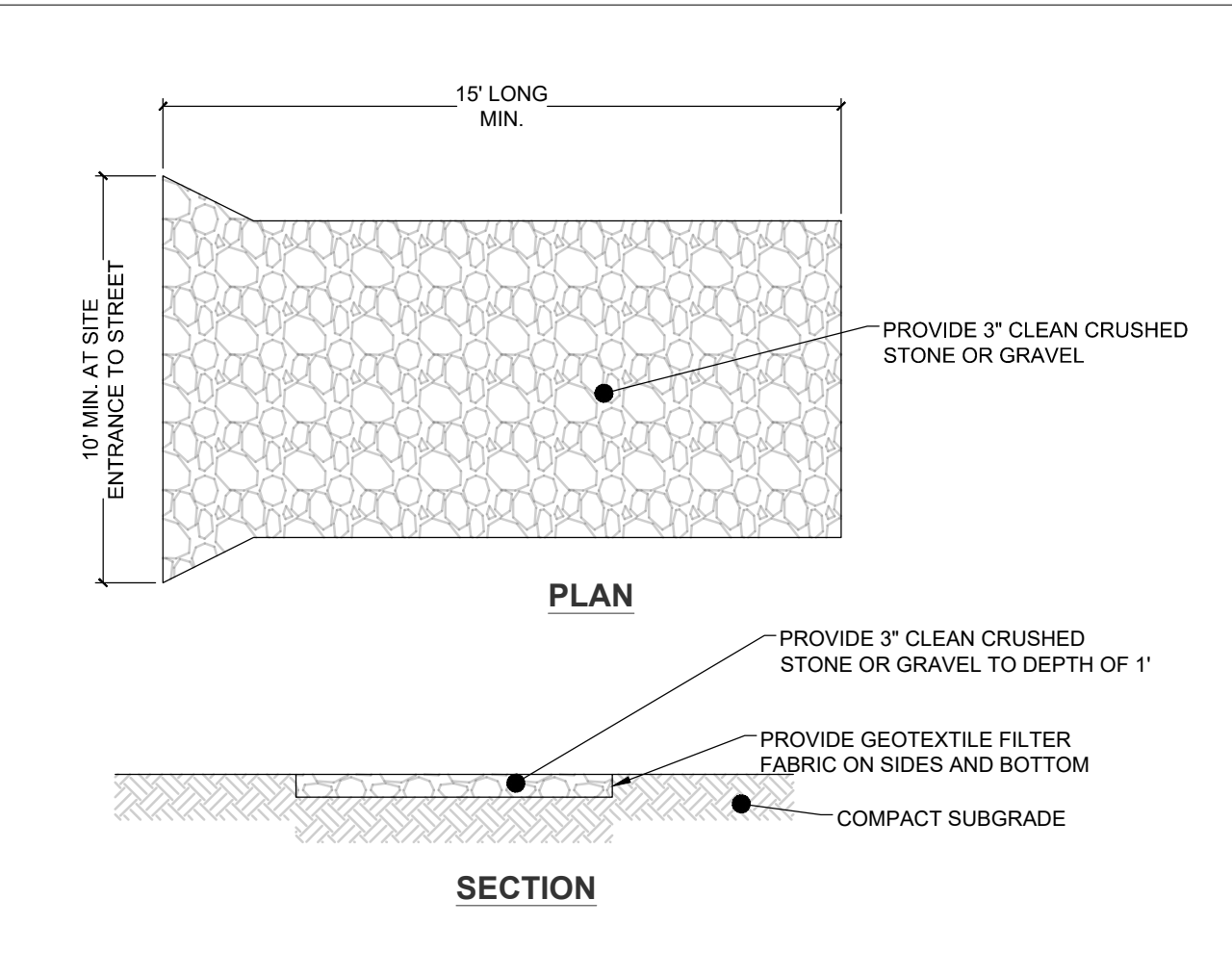
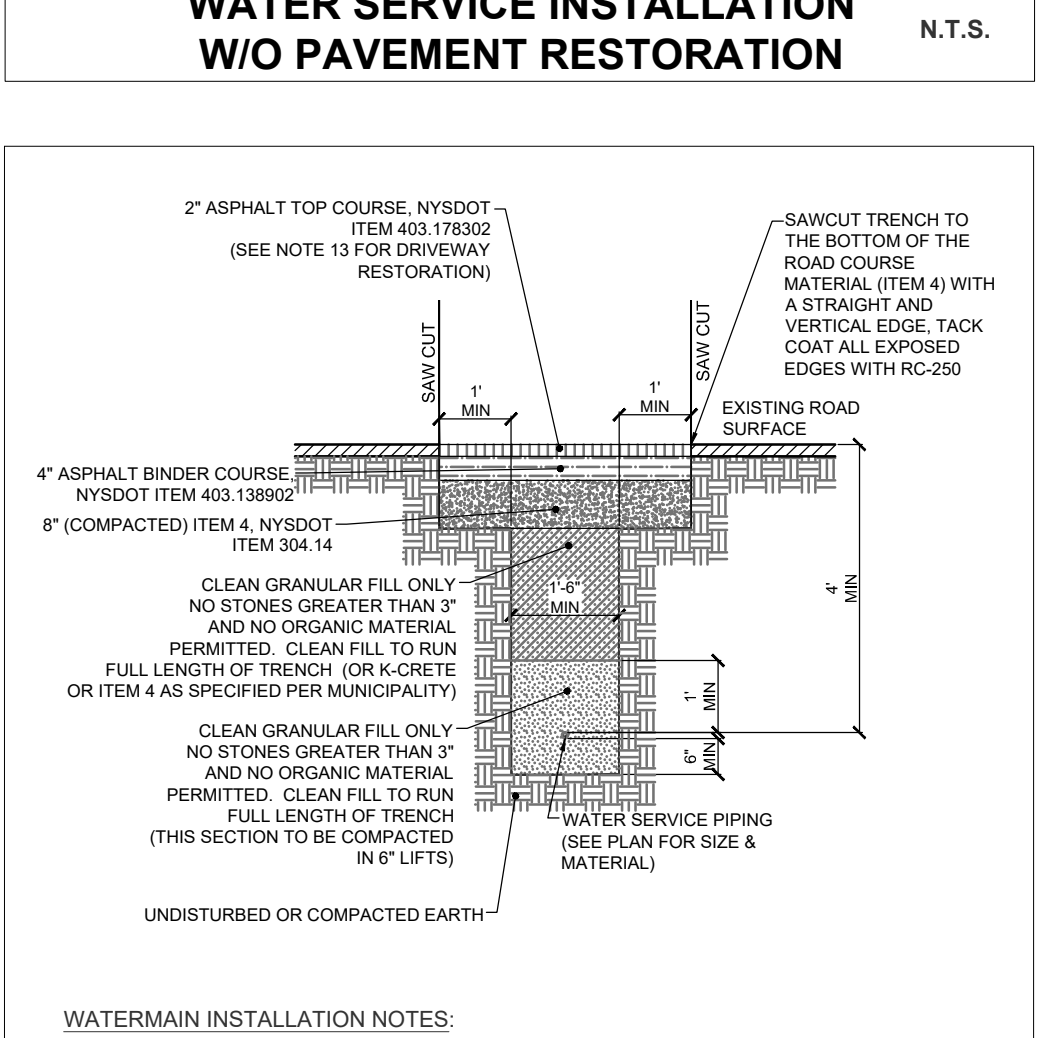
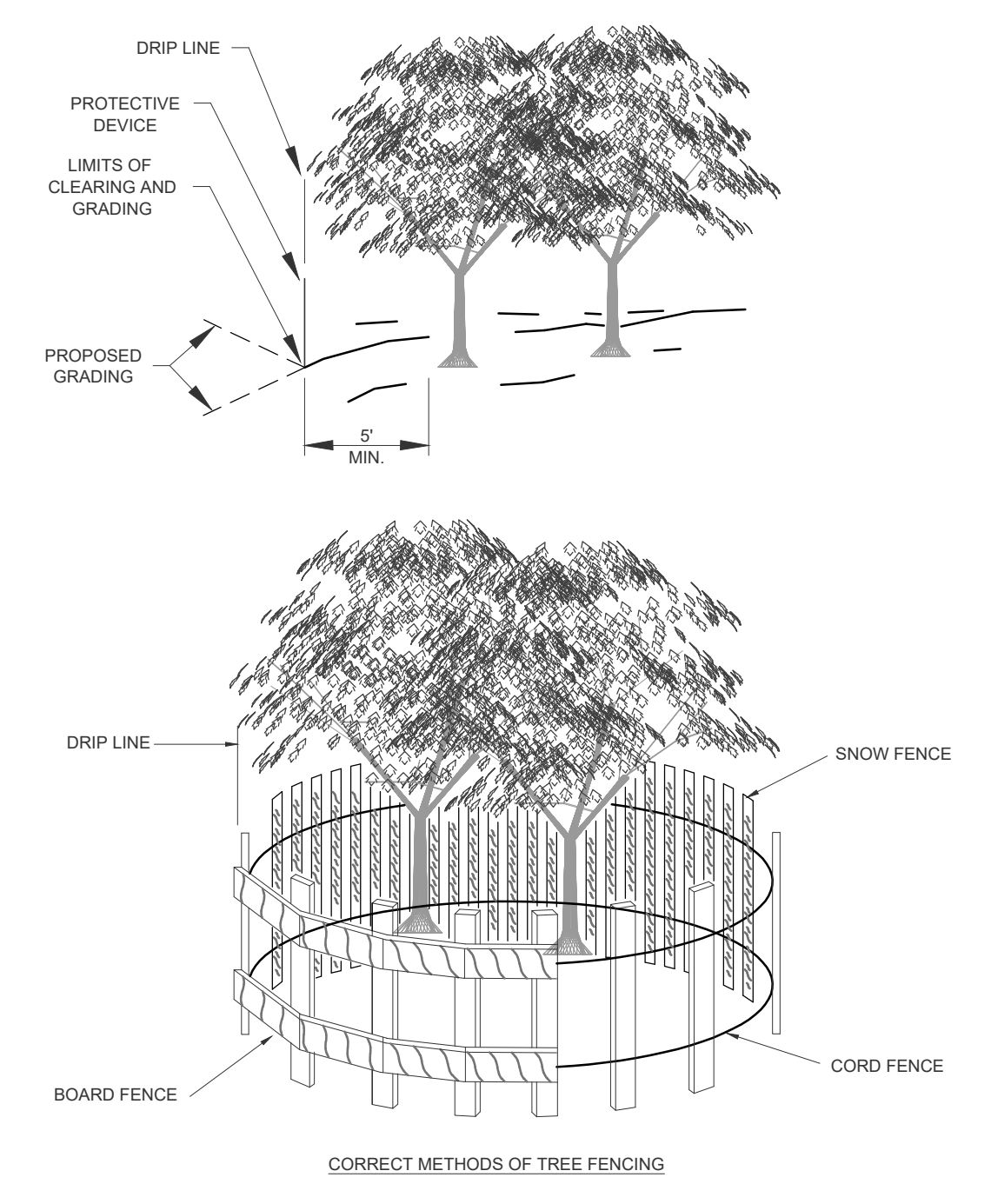
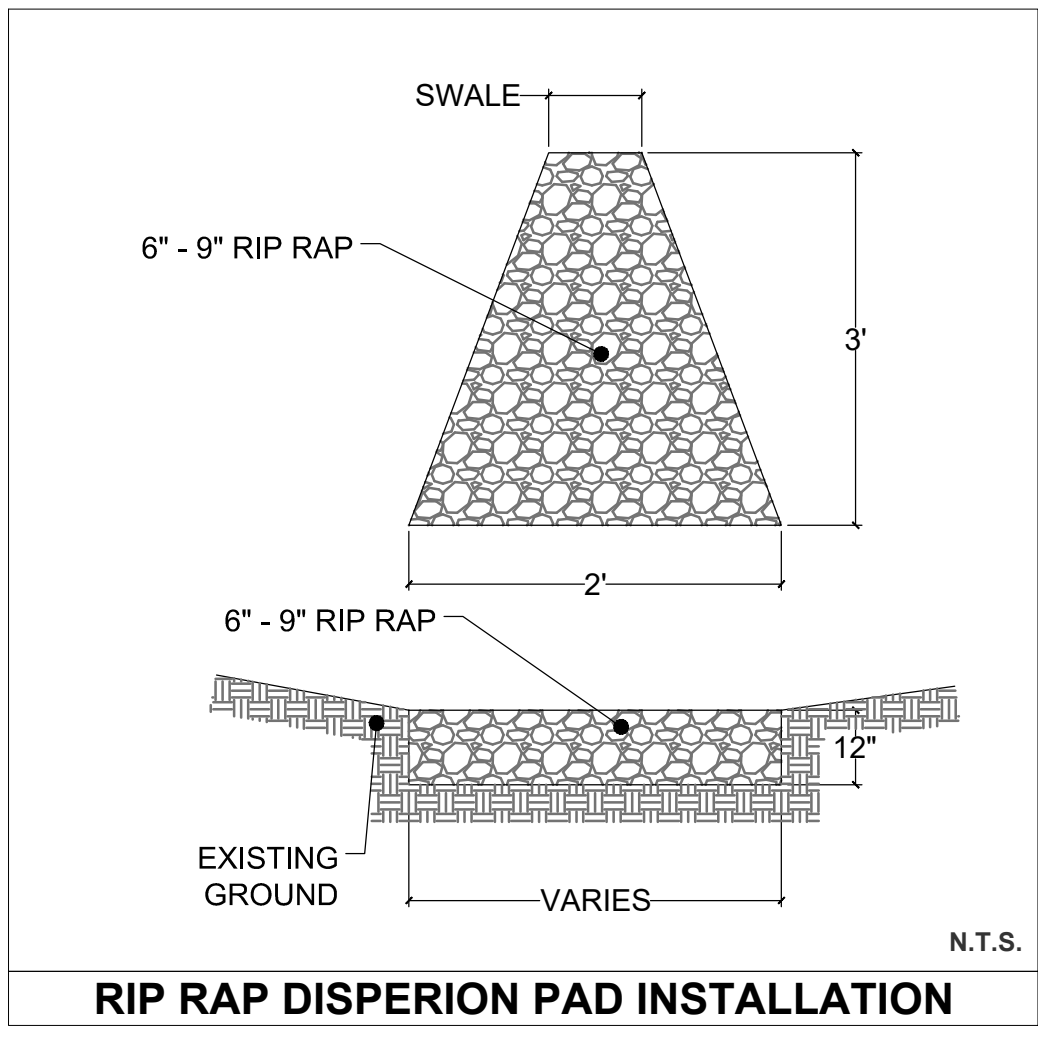
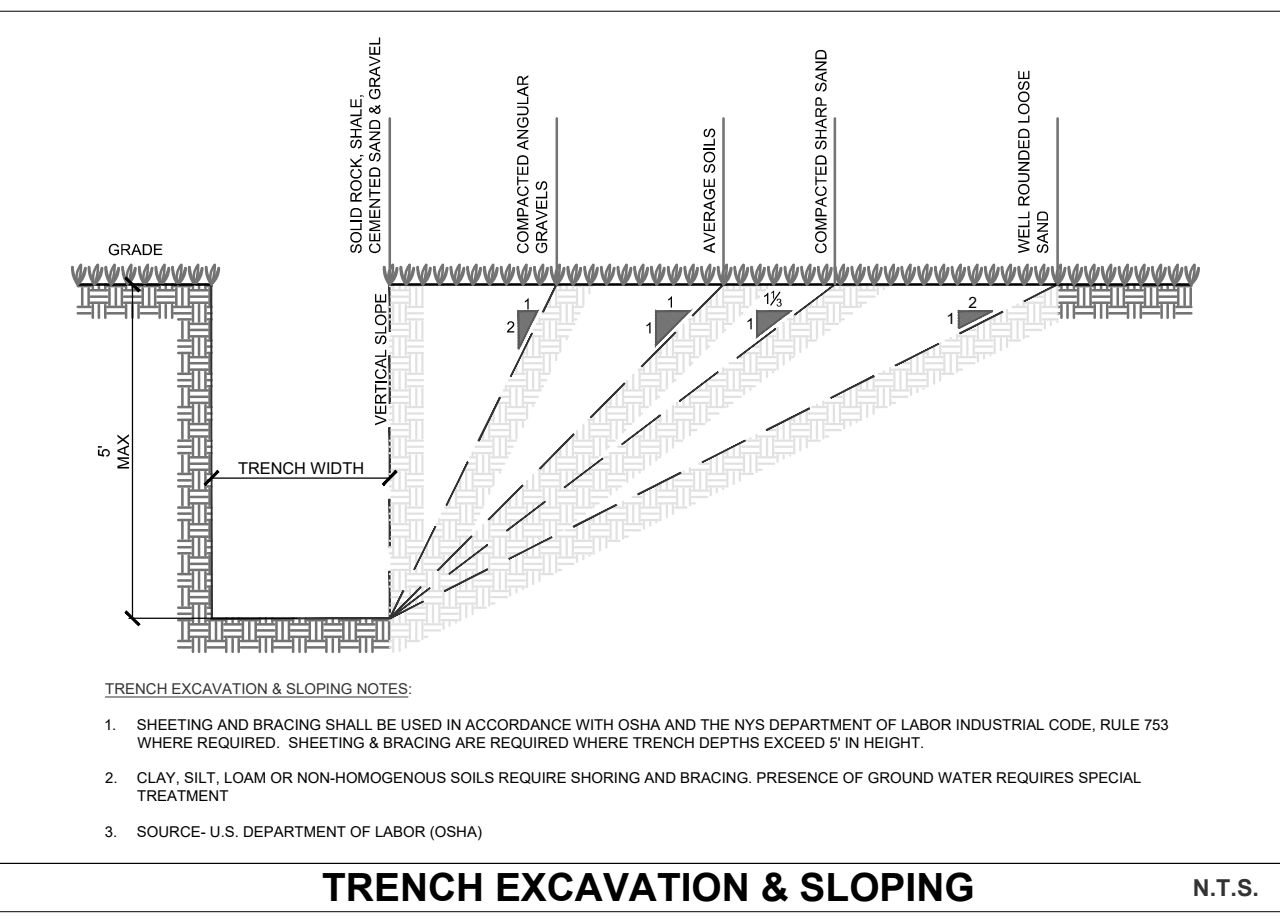
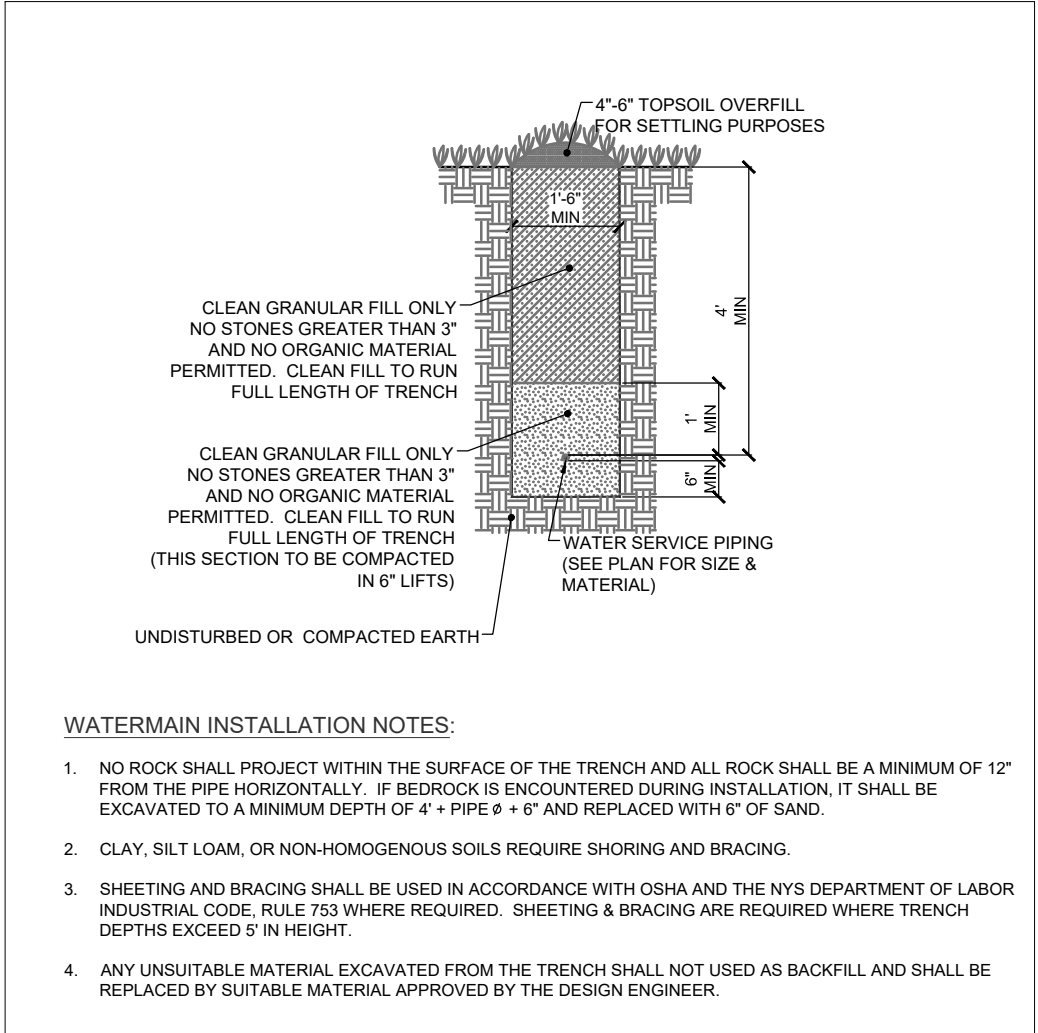
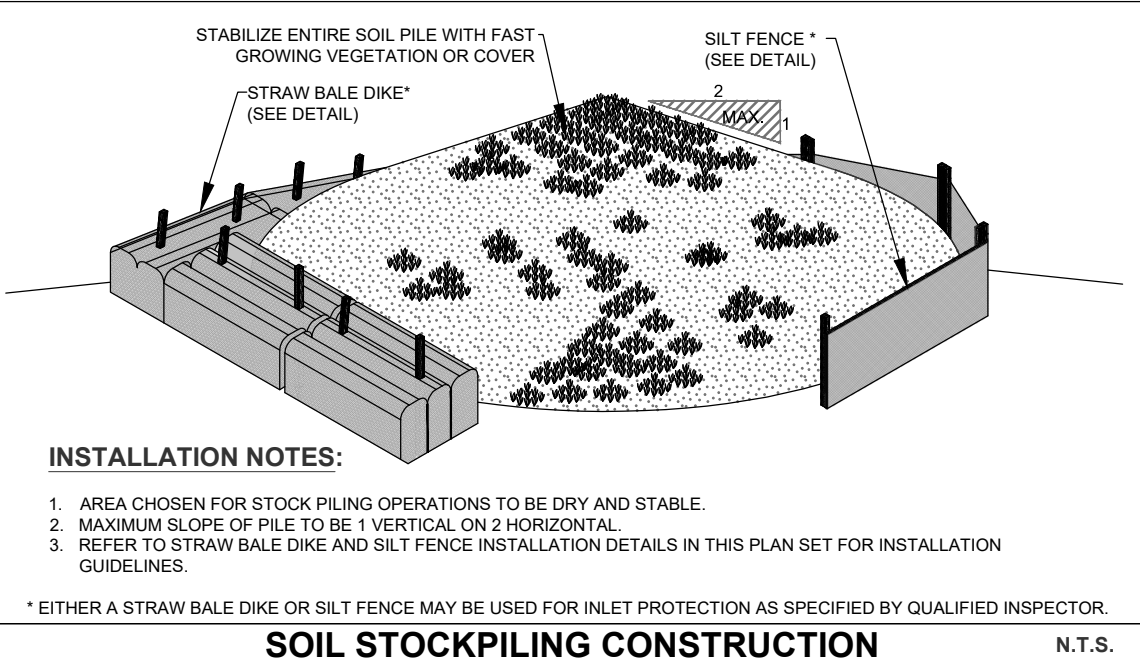
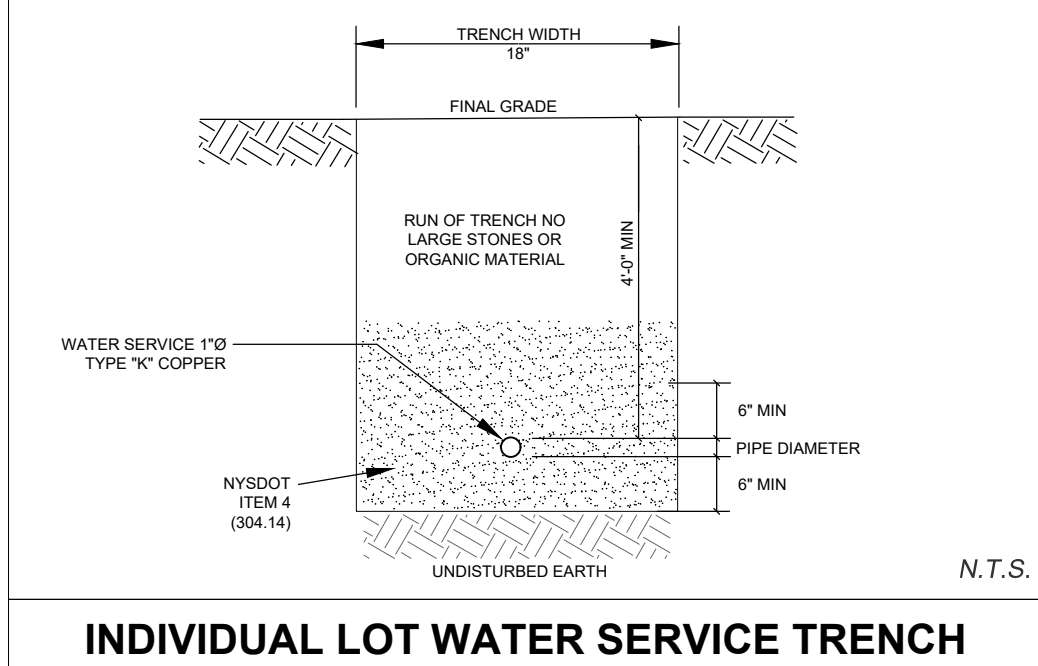
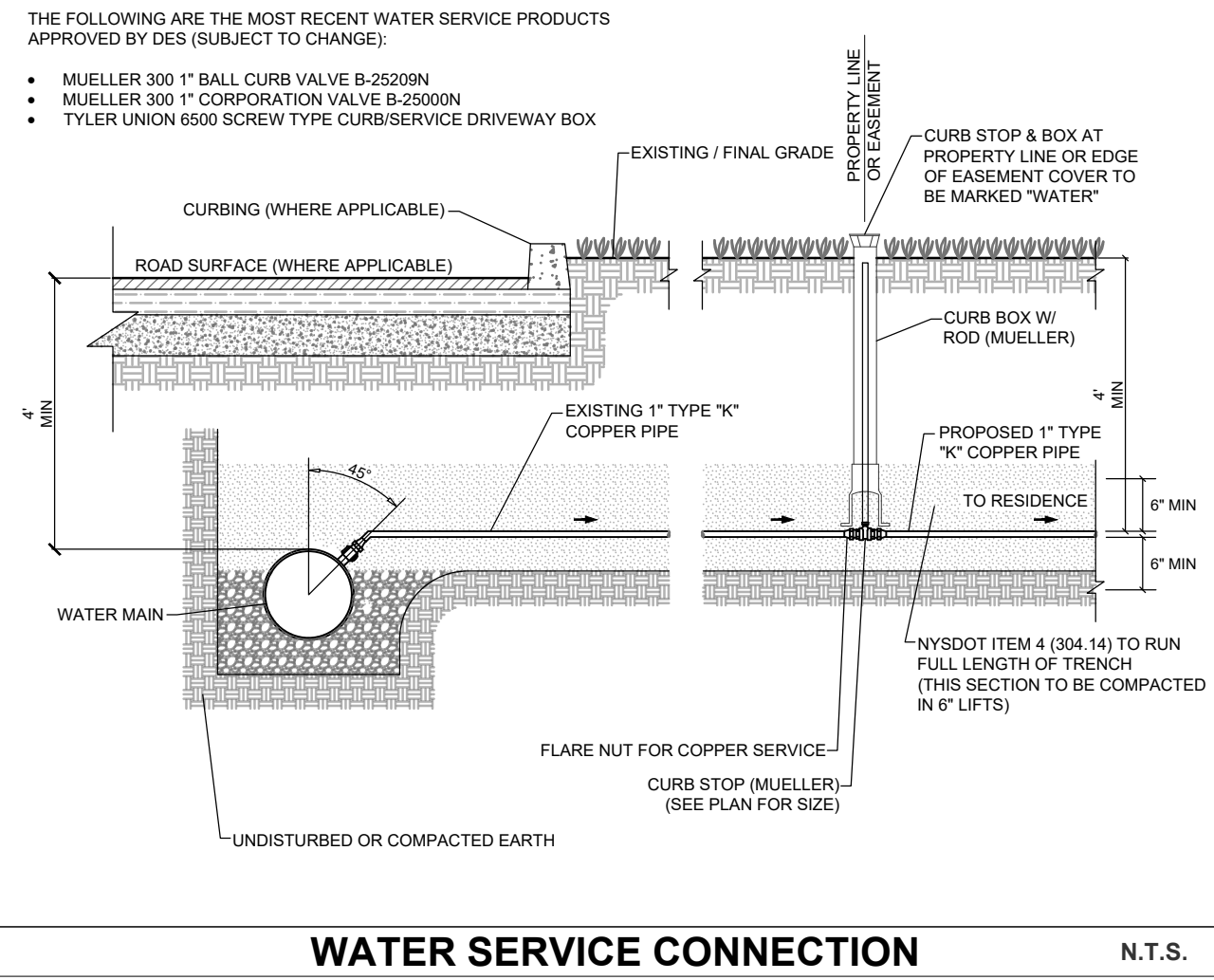
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39 Arlo Lane
Cortlandt Manor, New York 10567

EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

LOCATION: 77 MONTROSE STATION ROAD, TOWN OF CORTLANDT, NEW YORK



OWNER/APPLICANT

77 MONTROSE STATION, LLC
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

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REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION: 44.17
BLOCK: 1
LOT: 6 & 11
SUBLOT: ---
DRAWN BY: AD
CHECKED: KS/PMB
PROJECT: 77 MONTROSE STATION RD
DATE: JANUARY 22, 2025
JOB #: 240601

PATRICK M. BELL, P.E.
LICENSE #087679

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

39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SUBDIVISION & SITE DEVELOPMENT PLAN FOR 77 MONTROSE STATION, LLC

LOCATION:
77 MONTROSE STATION ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 5 OF 5 CD-5.1

January 23, 2025
Via Town of Cortlandt OpenGov Portal

Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Attn: Mr. Chris Kehoe, AICP, Director
Department of Planning & Community Development
and Members of the Planning Board

**RE: Floor & Decor
Proposed Floor & Decor
2380 State Route 52
Section 24.13, Block 2, Lots 4, 5, 6, 9, 11, & 12
Town of Cortlandt
Westchester County, NY
DEC# 5079 24-04330**

Dear Mr. Kehoe and Members of the Planning Board,

On behalf the applicant, Floor & Decor, please find the following enclosed items consisting of our Site Plan Amendment Planning Board submission for the above referenced project:

- Signed copy of the Narrative Cover Letter (this document) prepared by our office, dated January 23, 2025;
- Signed and Sealed copy of the Preliminary and Final Site Plan prepared by our office, dated January 23, 2025;
- Architectural Set prepared by SBLM Architects, dated December 6, 2024;
- Signage package prepared by Atlas, revised January 21, 2025;
- Circulation and Parking Assessment, prepared by Dynamic Traffic, LLC, dated January 21, 2025;
- Signed copy of the Boundary & Partial Topographic Survey prepared by Dynamic Survey, LLC dated January 15, 2025;
- Copy of the Deed;
- Copy of the Owner Authorization Letter; and
- Signed copy of the Environmental Assessment Short Form;

Please note that two hard copies of the aforementioned items will also be delivered to the Town's Planning Department.

We are proposing the re-development of the former Shop Rite into a Floor & Décor retail store. The site is approximately 11.49 acres with the existing 1 story masonry building having a footprint of approximately 55,460

SF. Floor and Décor will perform interior renovations to convert the former grocery store to their use, and minor site improvements are proposed as well.

The existing building has a non-conforming front yard setback. In the CD District, a front yard setback of 75 FT is required where the existing building setback is approximately 29.9 FT setback.

Access to the site will continue to be provided via the existing driveways operating with left turn egress restrictions. Adequate circulation and parking are provided to accommodate the proposed site's needs. Supporting documentation has been provided along with this submission.

The proposed site improvements will be limited to the new ADA compliant parking spaces and a Customer Pick-Up (CPU) area. The existing ADA parking spaces are not compliant with ADA standards. The proposed re-development will relocate the ADA parking stalls to be perpendicular to the main entrance. This relocation, along with proposed regrading of the area will provide the site with new compliant ADA spaces.

The proposed site improvements will decrease existing impervious coverage and increase the landscape coverage on-site by approximately 377 SF. Additional landscaping was added adjacent to the new ADA parking stalls along with a ramp and two sets of staircases. The existing parking lot has approximately 2,134 SF of landscape islands, while the proposed improvements will increase the landscape island area to approximately 2,511 SF. This is an improvement to existing conditions, however, is still an existing, non-conformity with the required parking lot landscaped area of 7,148 SF.

Reduction in the impervious surface will ensure that the project provides a zero-net increase in stormwater runoff from existing to proposed conditions. The site will mimic existing drainage patterns and will utilize the existing stormwater infrastructure. Curb breaks are proposed within the landscape island to ensure any runoff will traverse through the planting area.

The project proposes a soil disturbance of less than one (1) acre, which is under NYSDEC SPDES General Permit threshold. Therefore, the proposed Floor & Décor is not subject to the design nor coverage under the SPDES General Permit.

The proposed Floor & Décor will utilize the same utilities which serviced the previous use. These utilities include domestic water, gas, and electric. There is an existing sanitary pump station to the rear of the existing building. The condition of the sanitary pump station will be assessed to determine if improvements or replacement will be necessary.

The existing site has building mounted fixtures and site lighting poles throughout the parking area. The proposed improvements will relocate building mounted fixtures for the new exterior door locations. The proposed project will utilize the existing site lighting poles and will update the pole's fixtures to LED.

The proposed Floor & Décor will have three wall mounted signs. One wall mounted sign will face East Main Street and the other wall signs will be along the building's main entrance façade, facing the interior of the parking lot. Additionally, a monument sign is proposed along East Main Street. The proposed sign package would require variances from the Zoning Board of Appeals for maximum total signage area for the entire site and maximum façade sign areas.

The proposed Floor & Décor will utilize the existing loading dock area. The previous Shop Rite had 5 overhead doors, this project will close two of the doors, and the third space will be reserved for a refuse compactor. As indicated on Sheet 14 (Vehicle Circulation Plan), the site and loading dock will continue to be suitable for WB-67 tractor trailers.

It is anticipated that the proposed project will be classified as a Type II action under SEQR and will not significantly impact the environment, nor require an environmental review.

Should you have any questions, comments or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Dynamic Engineering Consultants, PC

A handwritten signature in black ink, appearing to read 'Z. Kamm', followed by a horizontal line.

Zachary A. Kamm, PE
Senior Project Manager

Enclosures:

Erin Witt – Floor & Décor



PBCK-25-4

Planning Board

Application

Status: Active

Submitted On: 1/23/2025





Primary Location

2094 E MAIN ST
CORTLANDT MANOR, NY 10567

Owner

Kitzbuehel Realty, LLC
Central Park Avenue 727
Scarsdale, NY 10583

Applicant

 Luke Butler
 973-755-7200 ext. 2511
 lbutler@dynamicec.com
 50 Park Place
Suite 901
Newark, NJ 07102

Project Information

Name of Project*

Floor & Decor Outlets of America, Inc.

Scope/Description of Project*

The site was previously developed with a retail store (ShopRite) that has been vacant for a number of years. We are proposing to renovate the existing structure for use of another retail store (Floor & Decor). Site improvements will be limited and include pavement mill and overlay, compliant ADA parking stalls, and minor landscaping and lighting updates.

Approval Type

Subdivision

Site Development Plan

Site Plan Amendment

Cell Tower

Accessory Apartment

Special Permit

Engineer/Architect Information

Name

Dynamic Engineering Consultants, PC

Mailing Address

50 Park Place, Suite 901

City

Newark

State

NJ

Zip

07102

Email

zkamm@dynamicec.com

Telephone #

9737557200

Attorney for This Application

Name

Mailing Address

City

State

Zip

Email

Telephone #

Project Information

Proposed New Floor Area (Sq Ft) 

0

Number of New Parking Spaces 

0

January 21, 2025

Town of Cortlandt – Department of Planning & Community Development
1 Heady Street
Cortland Manor, NY 10567

Attn: Chris Kehoe, AICP - Director

**Re: Traffic Impact and Parking Assessment
Proposed Floor & Décor
Section 24.13 – Block 2 – Lots 4-6, 9, 11 & 12
2094 East Main Street (US Route 6)
Town of Cortlandt, Westchester County, NY
DT # 5079 24-04876**

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with redevelopment of a site located along westbound East Main Street (US Route 6), east of the intersections with Millington Road in the Town of Cortlandt, Westchester County, New York (see Site Location Map). The site is designated as Section 24.13 - Block 2 – Lots 4, 5, 6, 9, 11 and 12 on the Town Tax Maps. The site is developed with a 56,500 SF former ShopRite grocery store. It is proposed to convert the former ShopRite into a 56,500 SF Floor & Décor store (The Project). Access to the site is currently provided via two (2) driveways along East Main Street, both operating with a left turn egress restriction which are proposed to be maintained under the proposed condition. It should be noted that it is proposed to maintain the interconnecting driveway to the adjacent property on the east side of the site (Block 5 – Lot 3).

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Projections of traffic to be generated by The Project were prepared utilizing trip generation data as published by the Institute of Transportation Engineers.
- The proposed site driveway was inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.
- The parking layout and supply was assessed based on accepted design standards and demand experienced at similar developments.

Existing Conditions

East Main Street (US Route 6) is an Urban Principal Arterial roadway under New York State Department of Transportation (NYSDOT) jurisdiction with a general east/west orientation. In the vicinity of the site the posted speed limit is 40 MPH, and the roadway provides two (2) travel lane in each direction separated by a two-way center turn lane. Curb and sidewalk are provided along both sides of the roadway. East Main Street provides a straight horizontal alignment and a relatively flat vertical alignment along the site frontage. The land uses along East River Road in the vicinity of The Project are a mix of commercial and office.

Site Generated Traffic

Trip generation projections for The Project were made utilizing trip generation research data as published under Land Use Code (LUC) 890 – Furniture Store in the Institute of Transportation Engineers’ (ITE) publication, *Trip Generation Manual, 11th Edition*. This publication sets forth trip generation rates based on empirical traffic count data conducted at numerous research sites. The following table shows the anticipated trip generation for The Project during the weekday morning, weekday evening, and Saturday midday peak street hours (PSH).

**Table 1
 Trip Generation**

Use	AM PSH			PM PSH			Sat PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
Proposed 56,500 SF Floor & Décor	11	4	15	12	14	26	35	29	64

Table 2 provides a trip generation comparison between the former ShopRite grocery store and the proposed Floor & Décor. Trip generation projection for the former use were calculated using LUC 850 – Supermarket.

**Table 2
 Trip Generation Comparison**

Use	AM PSH			PM PSH			Sat PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
Former 56,500 SF ShopRite	96	66	162	244	243	487	300	299	599
Proposed 56,500 SF Floor & Décor	11	4	15	12	14	26	35	29	64
Difference	-85	-62	-147	-232	-229	-461	-265	-270	-535

It should be noted that the number of new trips represents a significant reduction in traffic during all peak hours when compared to the former ShopRite. As such, it is not anticipated that the change in use will have any perceptible impact on the traffic operation of the adjacent roadway network.

Site Access, Parking and Circulation

The site was reviewed with respect to the site access and on-site circulation design. As previously noted, access to the site will continue to be provided via the existing driveways operating with a left turn egress restriction and an interconnecting driveway to the adjacent property on the east side of the site (Block 5 – Lot 3).

The site will continue to be served by the existing aisle width of 24 feet wide for two-way movements which allows for full site circulation for the anticipated vehicle mix on site and meets generally accepted design standards.

It is proposed to provide 331 parking spaces (including 8 ADA-accessible spaces) in support of The Project. The Town sets forth a requirement of 1 parking space per 200 SF for retail uses which equates to a parking requirement of 283 parking spaces for the proposed 56,500 SF Floor & Décor. Consequently, the parking requirements are exceeded, and the proposed parking supply will be sufficient to support the anticipated demand of the project. The proposed parking stalls are 9'x18', which meets the Zoning Code requirement of 9'x18' for the use proposed. It is noted that there are existing 9'x17' parking stalls on site which will remain in the proposed condition.

Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed 56,500 SF Floor & Décor will generate 11 entering trips and 4 exiting trips during the morning peak hour, 12 entering trips and 14 exiting trips during the evening peak hour and 35 entering trips and 29 exiting trips during the Saturday peak hour which represents a significant reduction when compared to the former ShopRite.
- Access to the site will continue to be provided via the existing driveways operating with left turn egress restrictions and an interconnecting driveway to the adjacent property on the east side of the site.
- As proposed, The Project's site driveways and internal circulation have been designed to provide for safe and efficient movement of the anticipated vehicle mix.
- The proposed parking supply and design is sufficient to support the projected demand.

Conclusion

Based upon our Traffic Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the Town of Cortlandt and NYSDOT will not experience any significant degradation in operating conditions with the redevelopment of the site. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

If you have any questions on the above, please do not hesitate to contact our office.

Sincerely,

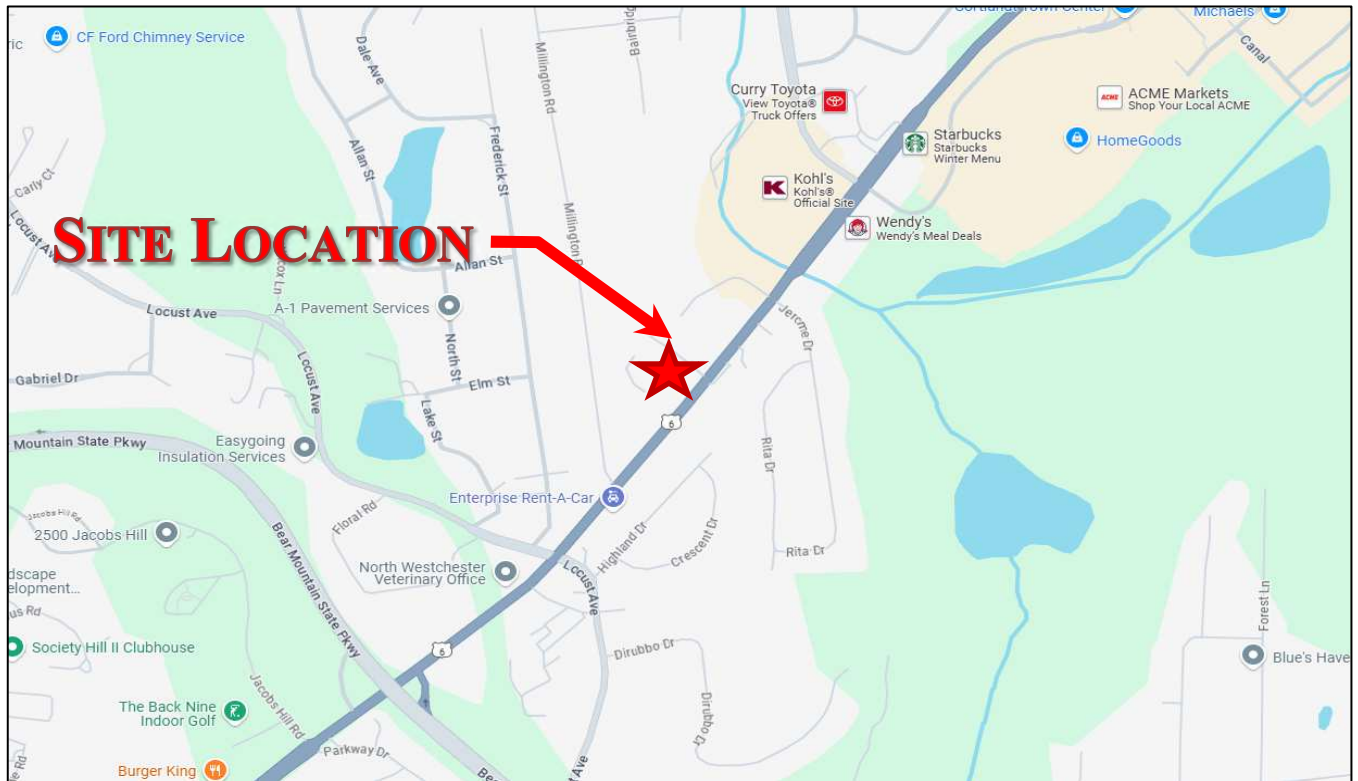
Dynamic Traffic, LLC -----

A handwritten signature in black ink, appearing to read 'C7C' followed by a horizontal line.

Corey Chase, PE
Senior Principal
NY PE License 93631

Enclosures

c: Zach Kamm (via email w/encl.)



Proposed Floor & Décor
Traffic Impact and Parking Assessment
5079 24-04876

Site Location Map

Short Environmental Assessment Form

Part 1 - Project Information

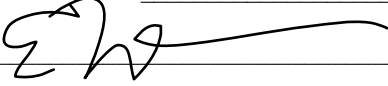
Instructions for Completing

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input 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: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input 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? 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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 Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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 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 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 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: _____ Date: _____		
Signature:  _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

FLOOR & DECOR

Site #: TBD
2094 E. Main Street
Courtlandt Manor, NY 01567

SO#216110

Created: 01/14/2025
Revised: 01/21/2025



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

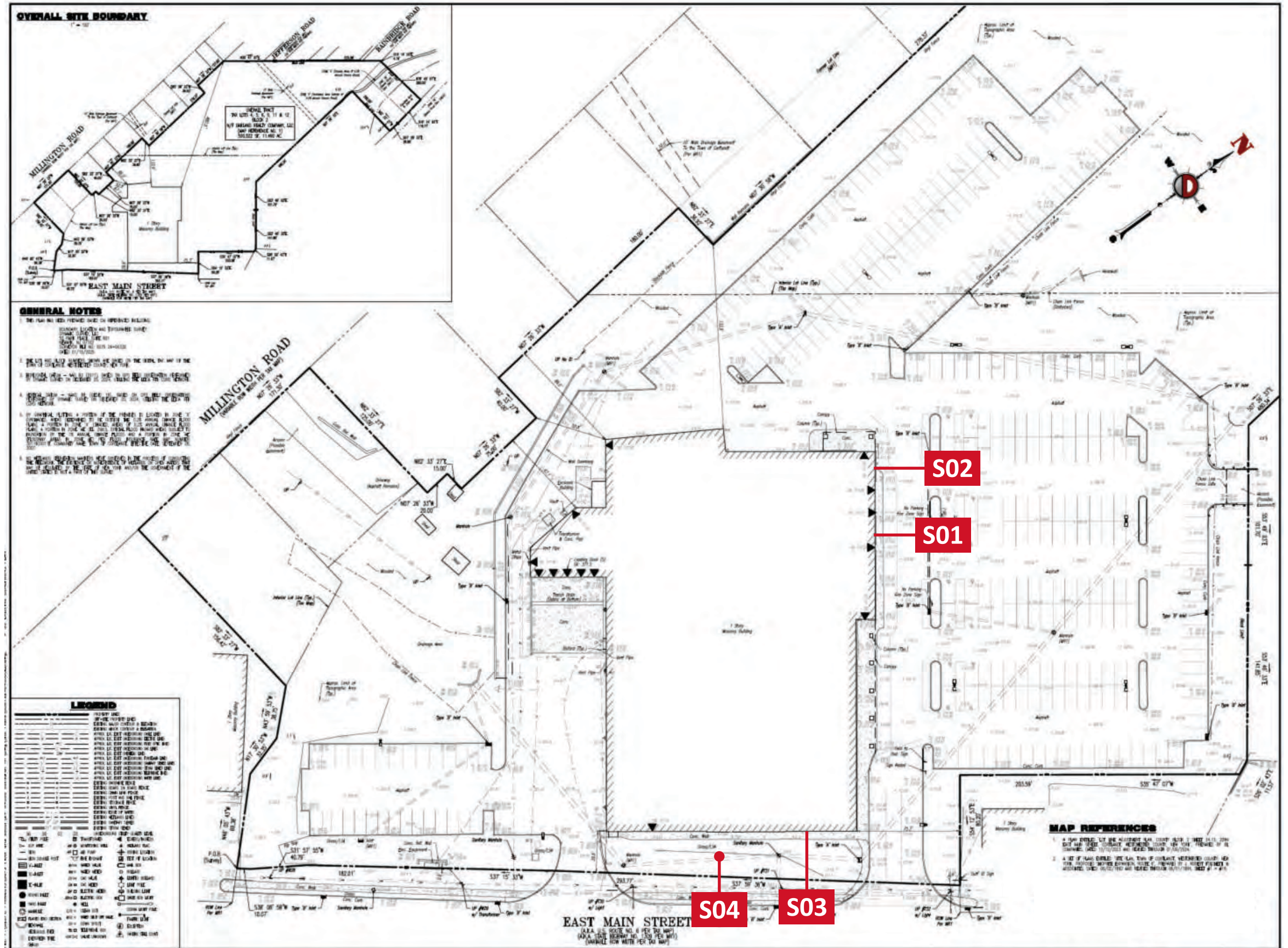
SITE PLAN

S01	Floor & Decor TWS (Stacked) Raceway Mounted
Type:	Individual Channel Letters Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	330.66 Sq Ft

S02	Customer Pick Up Raceway Mounted
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	12.76 Sq Ft

S03	Floor & Decor (Linear) Raceway Mounted
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	71.14 Sq Ft

S04	D/S Monument
Type:	Monument
Illumination:	Internally Illuminated LED
Square Footage:	32 Sq Ft



National Headquarters: 1077 West Blue Heron Blvd.
 West Palm Beach, Florida 33404
 800.772.7932
 www.atlasbtw.com

Revisions:	
01.21.2025 (NR) Added Site Plan, Updated Elevations, Added Raceways & Added Monument	...
...	...
...	...
...	...
...	...

SP

PM: PS	Address: 2094 E. Main Street
Drawn By: NR	City State: Courtlandt Manor, NY 01567
Date: 01.14.2025	Drawing Number: 216110

Face Lit Channel Letters on Raceway / Wall Sign

Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed on aluminum 7" x 4.5" raceways, painted to match wall with non corrosive fasteners

FLOOR DECOR Material & Color:

- Vinyl - 3M 3630-33 Red with UV Laminate
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red
- Raceways - to match Wall TBD

& Material & Color:

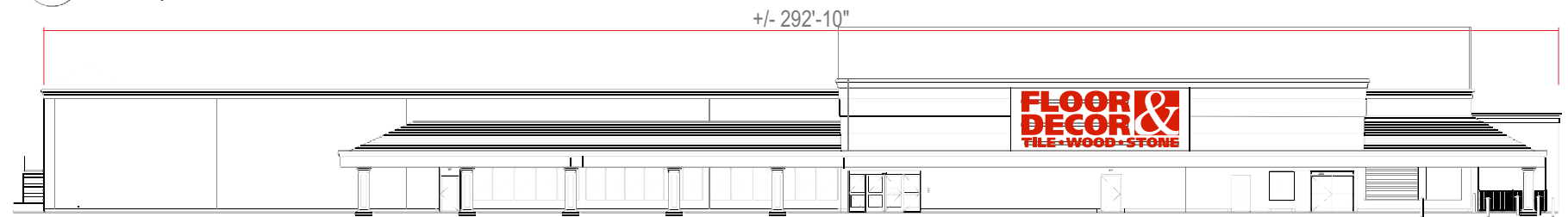
- Vinyl - 3M 3630-33 Red with UV Laminate
- Logo Faces - White Flex Face
- Cabinet - Painted Matthews MP 2032 Red
- Raceways - to match Wall TBD

Code:

Variance Required



1 FRONT ELEVATION (NORTH)
SCALE: 1/16"=1'-0"

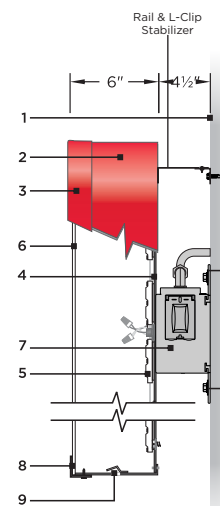


1 FRONT ELEVATION (NORTH)
SCALE: 1/32"=1'-0"



SCALE: 3/16"=1'-0"

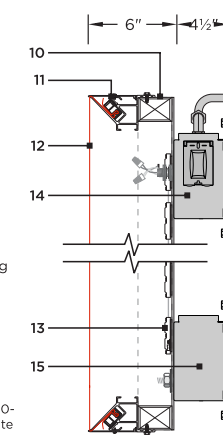
FD-102LOGO-48CLS-TWS-RW 330.66 Sq Ft



letters

- EIFS Fascia
- .040 Pre-finished Red Aluminum Return (white interior)
- 1" Red Jewelite Trim Cap - bonded to face and #8 pan head screws to return - for 48" letters and smaller
- 3mm ACM Composite White Backs Stapled to Returns (interior of letter back caulked to prevent moisture)
- White LED Modules (6500K)
- .15" 7328 White Polycarbonate Face w/ 1st surface application of translucent red vinyl AND a clear/gloss UV Laminate
- 7" x 4.5" Extruded Raceway (finished to match fascia) to House All Wiring & Power Supplies, w/ NEC 600-6 Compliant Disconnect Switch
- 1" x 1" Aluminum Face Retainer (only for letters that are 54" and larger)
- Weep Hole with Aluminum Light Baffle

- RETURNS: Pre-Finished Red (Hunter Red)
- TRIM CAPS: Vidon True Red
- METAL RETURNS: Painted to match PMS #1797 (gloss)
- FACES: #7328 White Polycarbonate
- FACE DECORATION: 3M 3630-33 Vinyl w/ Gloss UV Laminate
- RACEWAY: Painted to match Fascia (TBD)



ampersand

- 2" x 3" Aluminum Tube Frame to match Matthews MP 2032 Red
- Bleed Face Retro Frame (SignComp #2014) 1/ Cover (SignComp #2121) and .080" Back. Frame & Retro-Frame to match Matthews MP 2032 Red
- White Panagraphics III Substrate with 1st Surface Application of Translucent Red Vinyl AND a clear/gloss UV Laminate
- White LED Modules (6500K)
- TOP RACEWAY: 7" x 4.5" Extruded Raceway (finished to match fascia) to
- House All Wiring & Power Supplies, w/ NEC 600-6 Compliant Disconnect Switch
- BOTTOM RACEWAY: 7" x 4.5" Extruded Raceway (finished to match fascia). This Raceway contains no wiring or electrical components. (It is for mounting and stability reasons ONLY)

- FRAME/RETAINER: Painted to match PMS #1797 (gloss)
- FACES: Panagraphics III White Flexible Substrate
- FACE DECORATION: 3M 3630-33 Vinyl w/ Gloss UV Laminate
- RACEWAY: Painted to match Fascia (TBD)



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

01.21.2025 (NR) Added Site Plan, Updated Elevations, Added Raceways & Added Monument	...
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...	...
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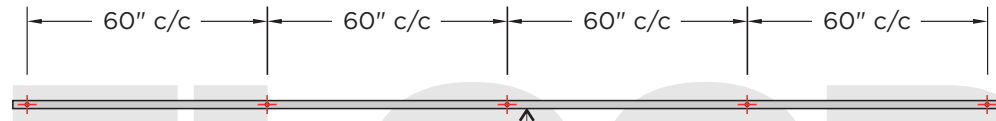
S01

PM: PS	Address: 2094 E. Main Street
Drawn By: NR	City State: Courtlandt Manor, NY 01567
Date: 01.14.2025	Drawing Number: 216110

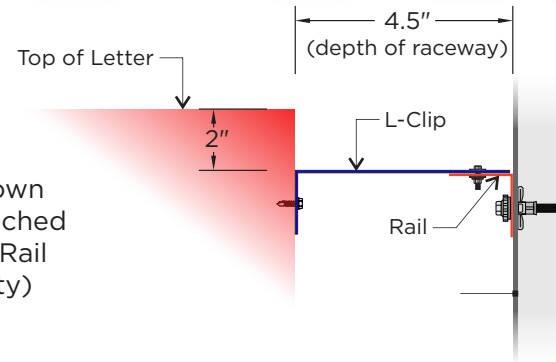
Installation Notes

RAIL STABILIZING SYSTEM

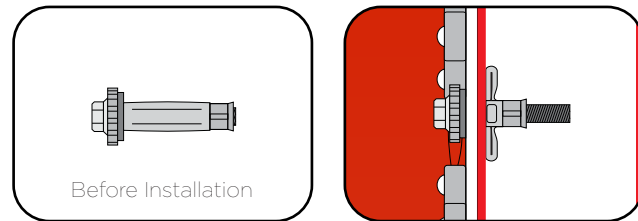
All raceway letters that are 48" and taller require a 2" x 2" stabilizing "Rail" 2" down from the tops of the letters. The Rail is attached directly to the corrugated face of the building. L-Clips (attached to the backs of the letters) will fasten to the "Rail."



2" x 2" x .125" Angle "Rail" attached to corrugated building fascia via Fab-Lok fasteners

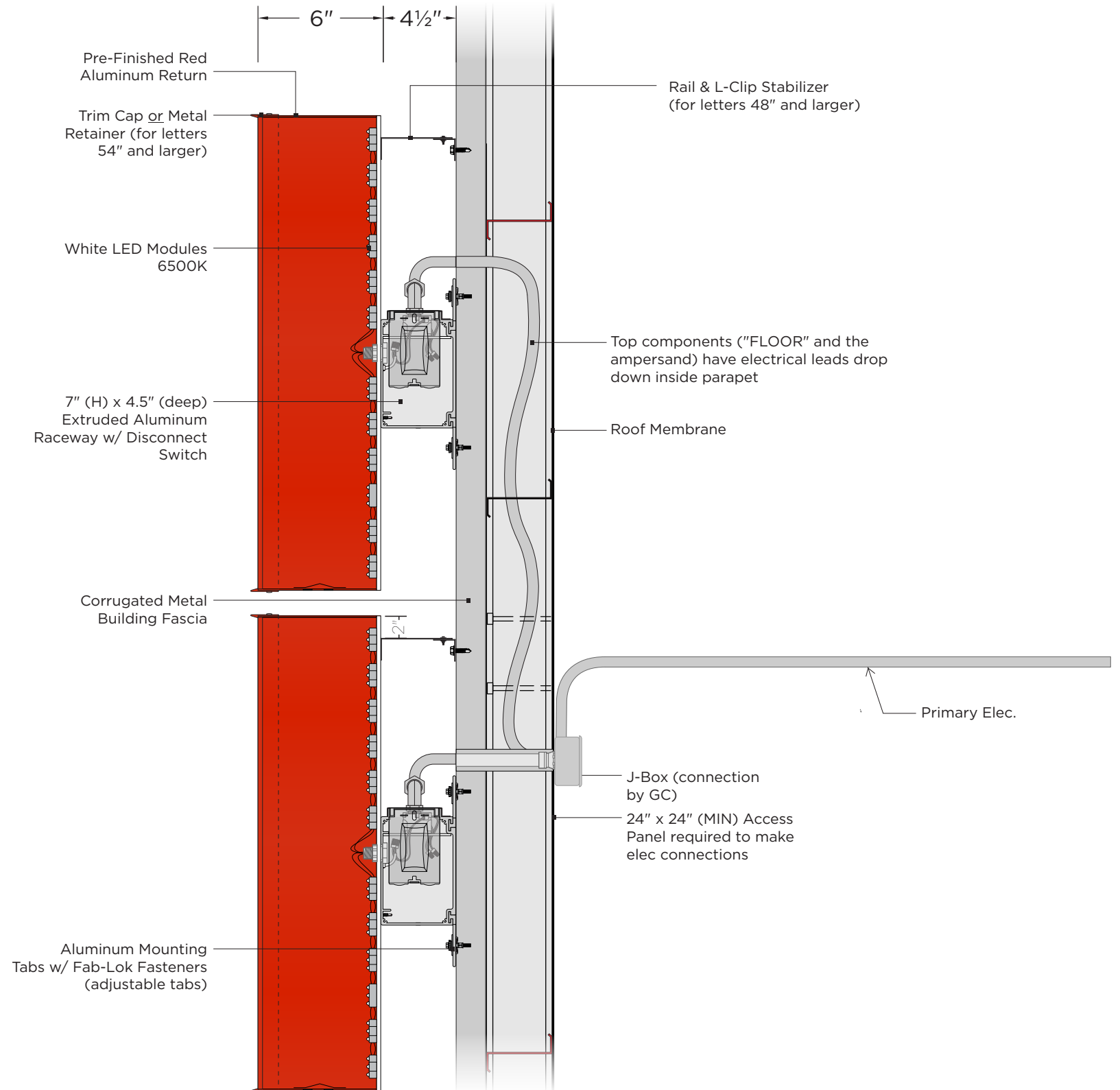


2" x 4" x 2" .125" L-Clip (shown here in blue for clarity) attached to letter-backs AND to the Rail (shown here in red for clarity)



FAB-LOK FASTENERS

PART#: DEW DFSEZJ210. .062" - .25" Grip Range (5/16" Drill Hole Size)



Revisions:

01.21.2025 (NR) Added Site Plan, Updated Elevations, Added Raceways & Added Monument	...
...	...
...	...
...	...
...	...

Face Lit Channel Letters on Raceway / Wall Sign

Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed on aluminum 7" x 4.5" raceways, painted to match wall with non corrosive fasteners

Material & Color:

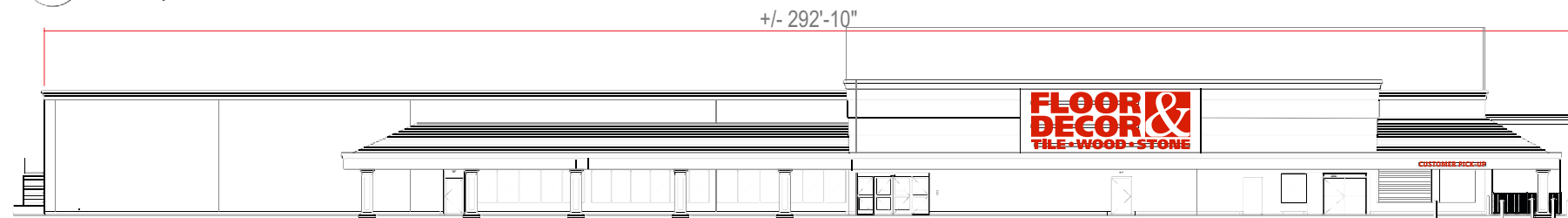
- Vinyl - 3M 3630-33 Red with UV Laminate
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red
- Raceways - to match Wall TBD

Code:

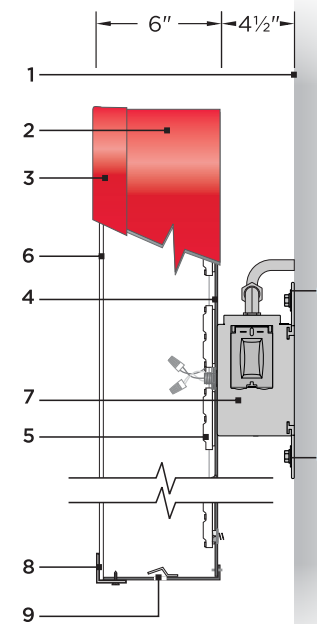
Variance Required



1 FRONT ELEVATION (NORTH)
SCALE: 1/16"=1'-0"



1 FRONT ELEVATION (NORTH)
SCALE: 1/32"=1'-0"



letters

- 1 EIFS Fascia
- 2 .040 Pre-finished Red Aluminum Return (white interior)
- 3 1" Red Jewelite Trim Cap - bonded to face and #8 pan head screws to return - for 48" letters and smaller
- 4 3mm ACM Composite White Backs Stapled to Returns (interior of letter back caulked to prevent moisture)
- 5 White LED Modules (6500K)
- 6 .15" 7328 White Polycarbonate Face w/ 1st surface application of translucent red vinyl AND a clear/gloss UV Laminate
- 7 7" x 4.5" Extruded Raceway (finished to match fascia) to House All Wiring & Power Supplies, w/ NEC 600-6 Compliant Disconnect Switch
- 8 1" x 1" Aluminum Face Retainer (only for letters that are 54" and larger)
- 9 Weep Hole with Aluminum Light Baffle

- RETURNS: Pre-Finished Red (Hunter Red)
- FACES: #7328 White Polycarbonate
- TRIM CAPS: Vidon True Red
- FACE DECORATION: 3M 3630-33 Vinyl w/ Gloss UV Laminate
- METAL RETURNS: Painted to match PMS #1797 (gloss)
- RACEWAY: Painted to match Fascia (TBD)



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
01.21.2025 (NR) Added Site Plan, Updated Elevations, Added Raceways & Added Monument	...
...	...
...	...
...	...
...	...

S02

PM: PS	Address: 2094 E. Main Street
Drawn By: NR	City State: Courtlandt Manor, NY 01567
Date: 01.14.2025	Drawing Number: 216110

Face Lit Channel Letters on Raceway / Wall Sign

Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed on aluminum 7" x 4.5" raceways, painted to match wall with non corrosive fasteners

Material & Color:

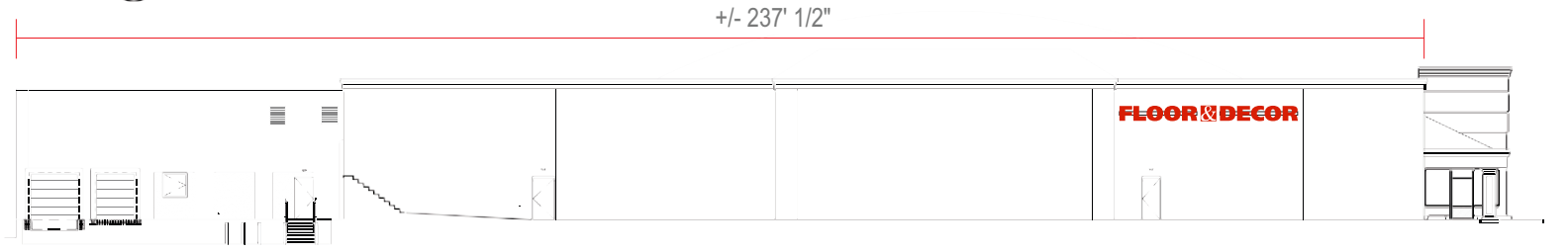
- Vinyl - 3M 3630-33 Red with UV Laminate
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red
- Raceways - to match Wall TBD

Code:

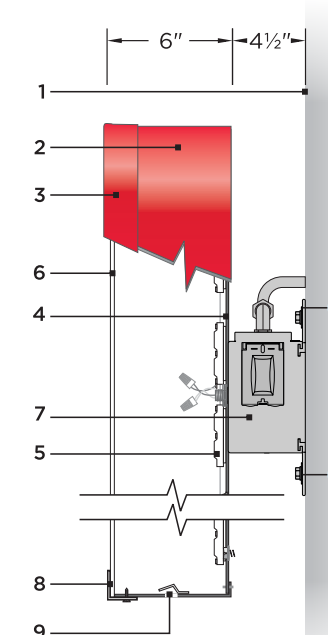
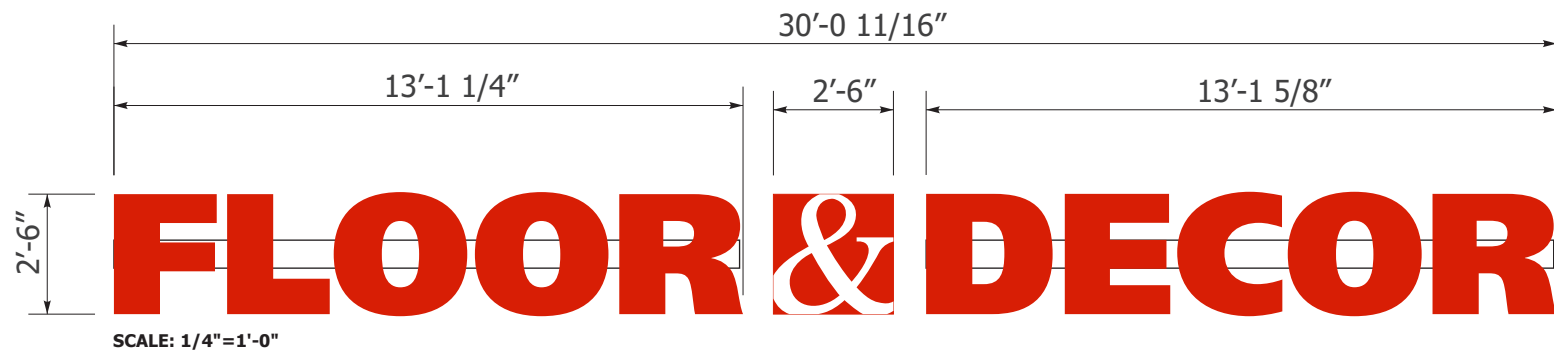
Variance Required



4 LEFT ELEVATION (EAST) - E MAIN STREET
SCALE: 1/16"=1'-0"



4 LEFT ELEVATION (EAST) - E MAIN STREET
SCALE: 1/32"=1'-0"



letters ampersand

- 1 EIFS Fascia
- 2 .040 Pre-finished Red Aluminum Return (white interior)
- 3 1" Red Jewelite Trim Cap - bonded to face and #8 pan head screws to return - for 48" letters and smaller
- 4 3mm ACM Composite White Backs Stapled to Returns (interior of letter back caulked to prevent moisture)
- 5 White LED Modules (6500K)
- 6 .15" 7328 White Polycarbonate Face w/ 1st surface application of translucent red vinyl AND a clear/gloss UV Laminate
- 7 7" x 4.5" Extruded Raceway (finished to match fascia) to House All Wiring & Power Supplies, w/ NEC 600-6 Compliant Disconnect Switch
- 8 1" x 1" Aluminum Face Retainer (only for letters that are 54" and larger)
- 9 Weep Hole with Aluminum Light Baffle

- RETURNS: Pre-Finished Red (Hunter Red)
- FACES: #7328 White Polycarbonate
- TRIM CAPS: Vidon True Red
- FACE DECORATION: 3M 3630-33 Vinyl w/ Gloss UV Laminate
- METAL RETURNS: Painted to match PMS #1797 (gloss)
- RACEWAY: Painted to match Fascia (TBD)



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Revisions:	
01.21.2025 (NR) Added Site Plan, Updated Elevations, Added Raceways & Added Monument	...
...	...
...	...
...	...
...	...

S03

PM: PS	Address: 2094 E. Main Street
Drawn By: NR	City State: Courtlandt Manor, NY 01567
Date: 01.14.2025	Drawing Number: 216110

Monument

Action:

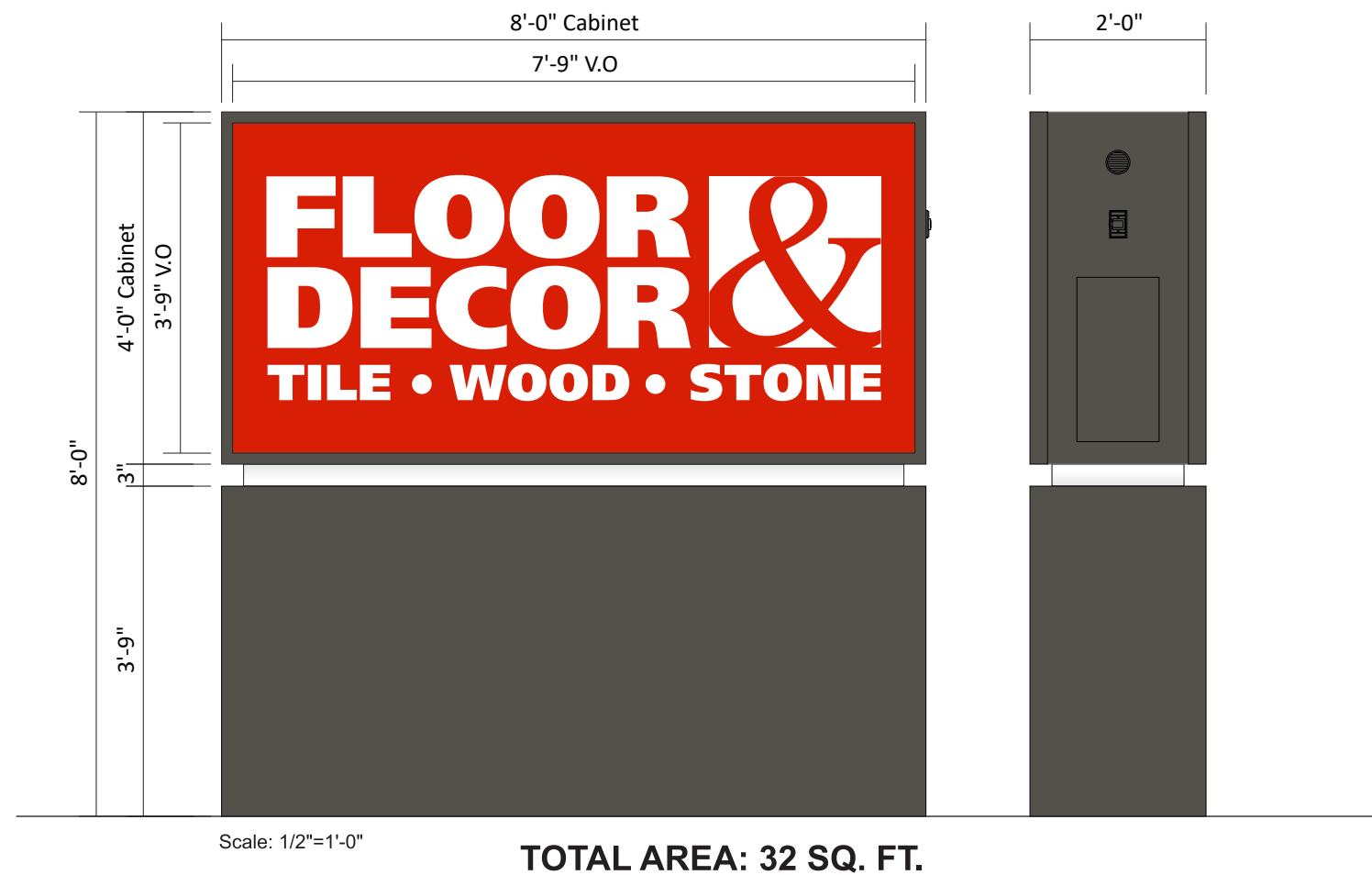
- Manufacture and install new double faced monument sign.
- Sign to be of extruded aluminum construction. Cabinet to be painted to match urban Bronze. Reveal painted white. Pole cover to be painted urban Bronze.
- Faces to be white panagraphics with vinyl applied.
- Sign to be internally illuminated with white LEDs.
- Sign to be set in concrete footer per engineering.

Material & Color:

- Substrate: White Panagraphics
- Vinyl: 3M #3630-33 red with UV Laminate
- Cabinet: SW 7048 Urban Bronze
- Reveal: Painted to match white
- Pole Cover: Painted to match Urban Bronze
- Illumination: White LED



PROPOSED LOCATION



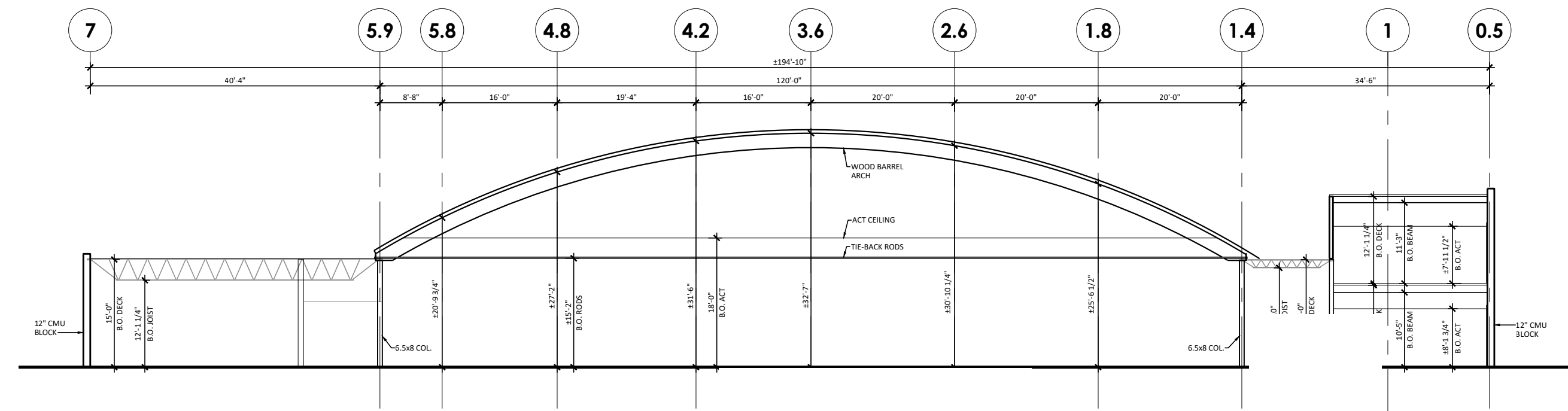
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
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Revisions:

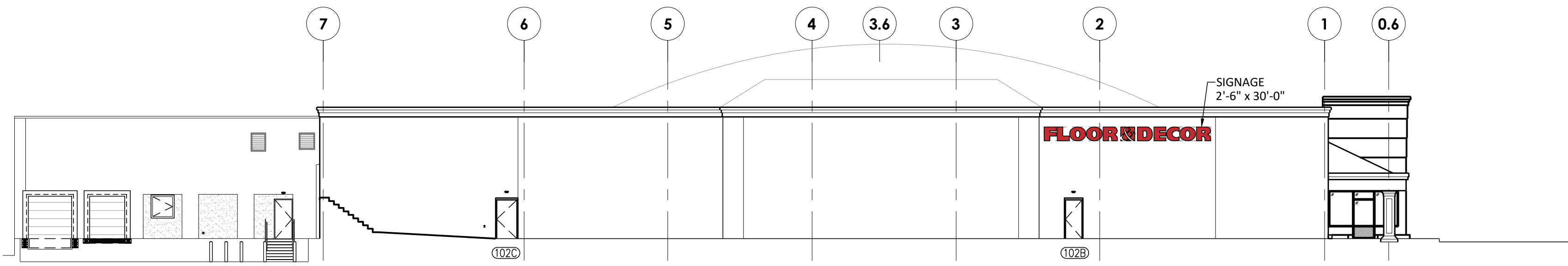
01.21.2025 (NR) Added Site Plan, Updated Elevations, Added Raceways & Added Monument	...
...	...
...	...
...	...
...	...

S04

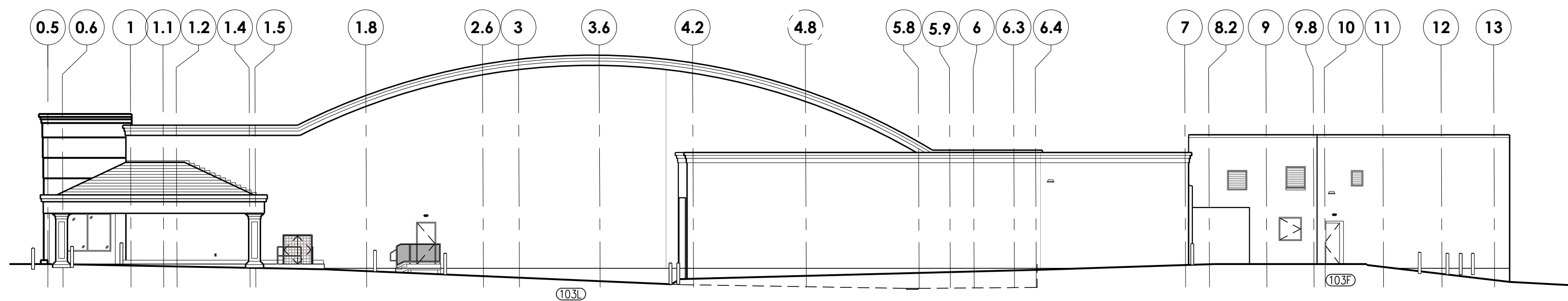
PM: PS	Address: 2094 E. Main Street
Drawn By: NR	City State: Courtlandt Manor, NY 01567
Date: 01.14.2025	Drawing Number: 216110



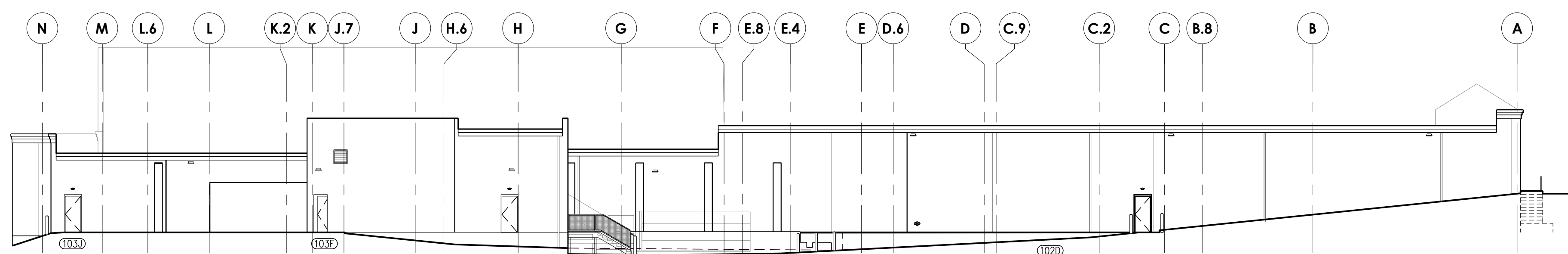
5 TRANSVERSE BUILDING SECTION
SCALE: 1/16" = 1'-0"



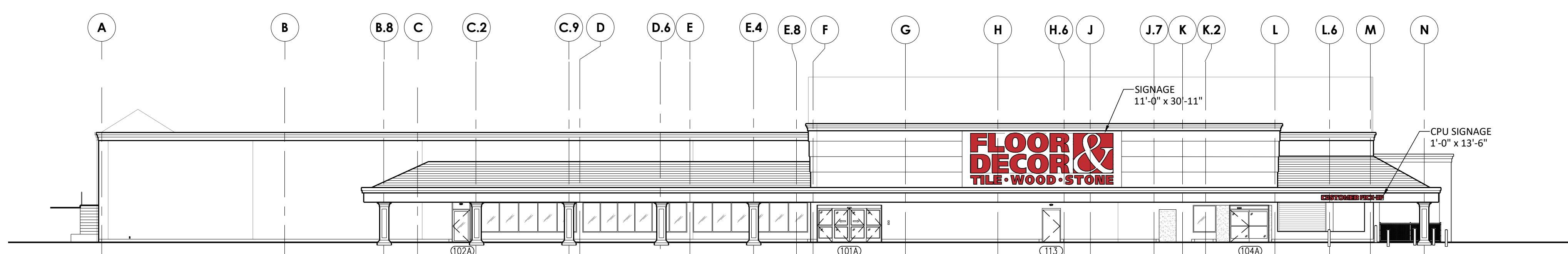
4 LEFT ELEVATION (EAST) - E MAIN STREET
SCALE: 1/16" = 1'-0"



3 RIGHT ELEVATION (WEST)
SCALE: 1/16" = 1'-0"



2 REAR ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION (NORTH)
SCALE: 1/16" = 1'-0"

PAINT COLOR SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	FINISH	NOTES
P-7	PAINT	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE	SATIN - TEXTURED	
P-8	PAINT	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY	SATIN - TEXTURED	
P-9	PAINT	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	SATIN - TEXTURED	
P-10	PAINT	SHERWIN WILLIAMS	SW 6868 REAL RED	SATIN - TEXTURED	METAL COPING TO BE PREFINISHED "REGAL RED" TO MATCH P-10
E-1	E.I.F.S.	DRYVIT	DRYVIT COLOR TO MATCH SW 6868 REAL RED	LYMESTONE	
E-2	E.I.F.S.	DRYVIT	DRYVIT COLOR TO MATCH SW 7757 HIGH REFLECTIVE WHITE	LYMESTONE	
E-3	E.I.F.S.	DRYVIT	DRYVIT COLOR TO MATCH SW 7044 AMAZING GRAY	LYMESTONE	
			DRYVIT COLOR TO MATCH SW 7048 URBANE BRONZE	LYMESTONE	



2500 WINDY RIDGE PARKWAY, SE
ATLANTA, GA 30339



SBLM Architects AA-0003434
33 West Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 663 5688
Fax 631 663 5591



A. V. SCHWAN & ASSOC.
STRUCTURAL ENGINEERS
600 East Thomas Rd, Suite 1
Scottsdale, Arizona 85251
(602) 265-4331



EKH PROFESSIONAL ENGINEERS, P.C.
208 CLIFT AVE. PLUMAS, NY 10803
(845) 476-8554



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ST. LOUIS, MISSOURI 63148-4235
314-991-2933



DYNAMIC ENGINEERING
525 Route 73 North
Marlton, NJ 08053
(856) 334-2000

PROJECT

FLOOR & DECOR
CORTLANDT MANOR, NY

2096 E MAIN STREET
CORTLANDT, NY 10567

ISSUE DATE: 12/06/24
STONE NUMBER: TBD
AREA: 55,749 SF
JOB NUMBER: 024106
PROTOTYPE: 2024 Q3

ISSUE

50% PROGRESS SET 12/06/24

SEAL

SHEET

SHELL ELEVATIONS

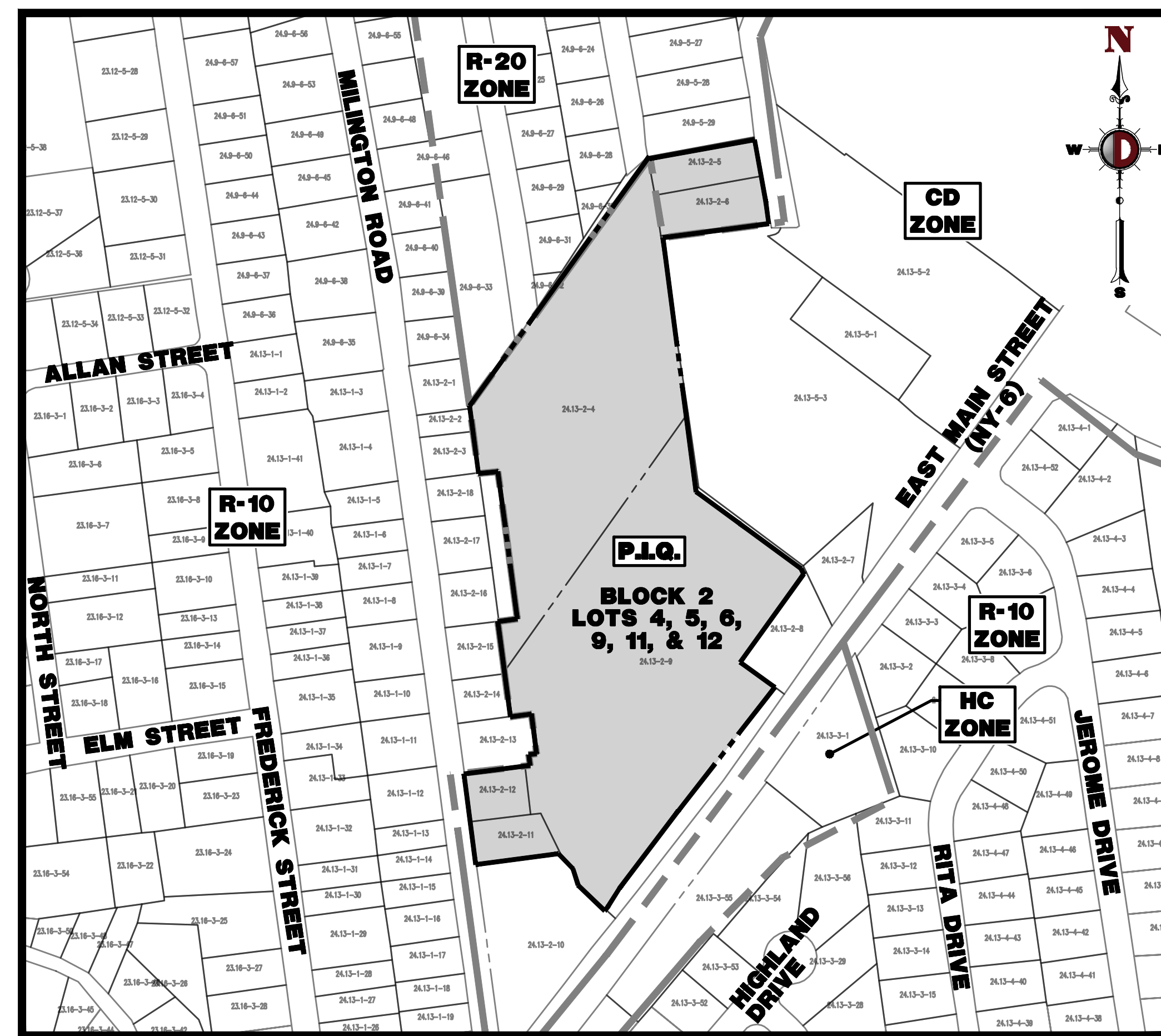
DRAWN: MD
CHECKED: GF

SHELL 02

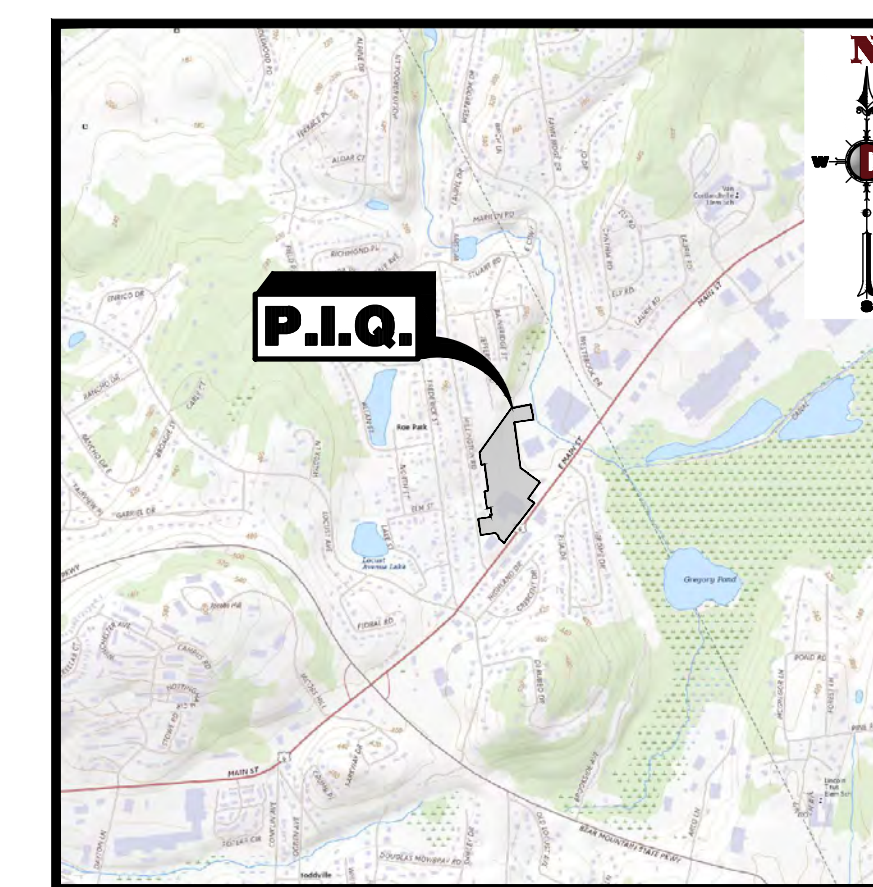
PRELIMINARY AND FINAL SITE PLAN

FOR FLOOR & DÉCOR OUTLETS OF AMERICA INC. PROPOSED FLOOR & DÉCOR

SECTION: 24.13 BLOCK 2, LOTS 4, 5, 6, 9, 11, & 12; TAX MAP SHEET 24.13 - LATEST REV. DATED 10/2015
2094 EAST MAIN STREET (NY-6)
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK



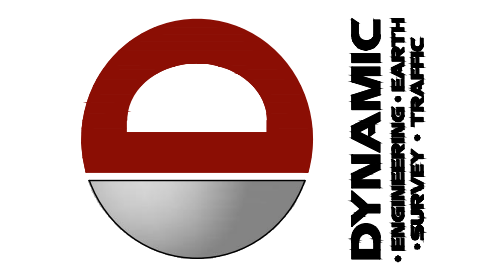
AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX	
COVER SHEET	1 of 14
AERIAL MAP	2 of 14
EXISTING CONDITIONS PLAN	3 of 14
DEMOLITION PLAN	4 of 14
SITE PLAN	5 of 14
GRADING DRAINAGE & UTILITY PLAN	6 of 14
LANDSCAPE PLAN	7 of 14
LIGHTING PLAN	8 of 14
SOIL EROSION & SEDIMENT CONTROL PLAN	9 of 14
SOIL EROSION & SEDIMENT CONTROL DETAILS	10 of 14
CONSTRUCTION DETAILS	11 - 13 of 14
VEHICLE CIRCULATION PLAN	14 of 14

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
50 PARK PLACE - SUITE 901
NEWARK, NJ 07102
WWW.DYNAMICCEC.COM



REV.	DATE	COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: DRT
CHECKED BY: ZAK
DESIGNED BY: LB
PROJECT: FLOOR & DÉCOR OUTLETS OF AMERICA INC.
PROPOSED FLOOR & DÉCOR
SECTION 24.13, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
2094 EAST MAIN STREET (NY-6)
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

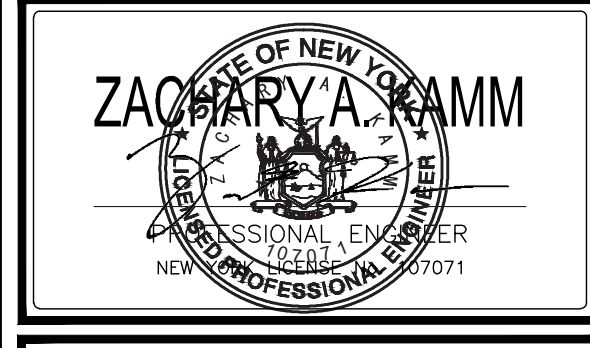
811 PROTECT YOURSELF
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JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

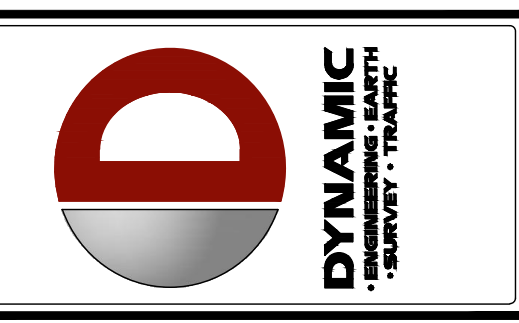
TITLE:
COVER SHEET

SCALE: (H) AS SHOWN
DATE: 01/23/2025
PROJECT No: 5079-24-04330

SHEET No: **1** OF 14
Rev. #: 0

Plotted: 01/23/25 - 4:20 PM, By: oventurini, Product: Ver: 24.3e (LMS Tech)
File: P:\BECPC PROJECTS\5079 Floor and Decor\Site Plans\50792404330\80.dwg, ----- 01 COVER SHEET

Plotted: 01/23/25 - 4:21 PM, By: oventurini, Product: Ver: 24.3a (LMS Tech)
 File: P:\VEPC PROJECTS\5079 Floor and Decor\NY.Dwg Site Plans\507924-04330.dwg. ---> 02 AERIAL MAP



REV.	DATE	COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: DRT
 DESIGNED BY: LB
 CHECKED BY: ZAK
 PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC.
 SECTION 24.13, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
 2094 EAST MAIN STREET (NY-6)
 TOWN OF CORTLAND, WESTCHESTER COUNTY, NEW YORK

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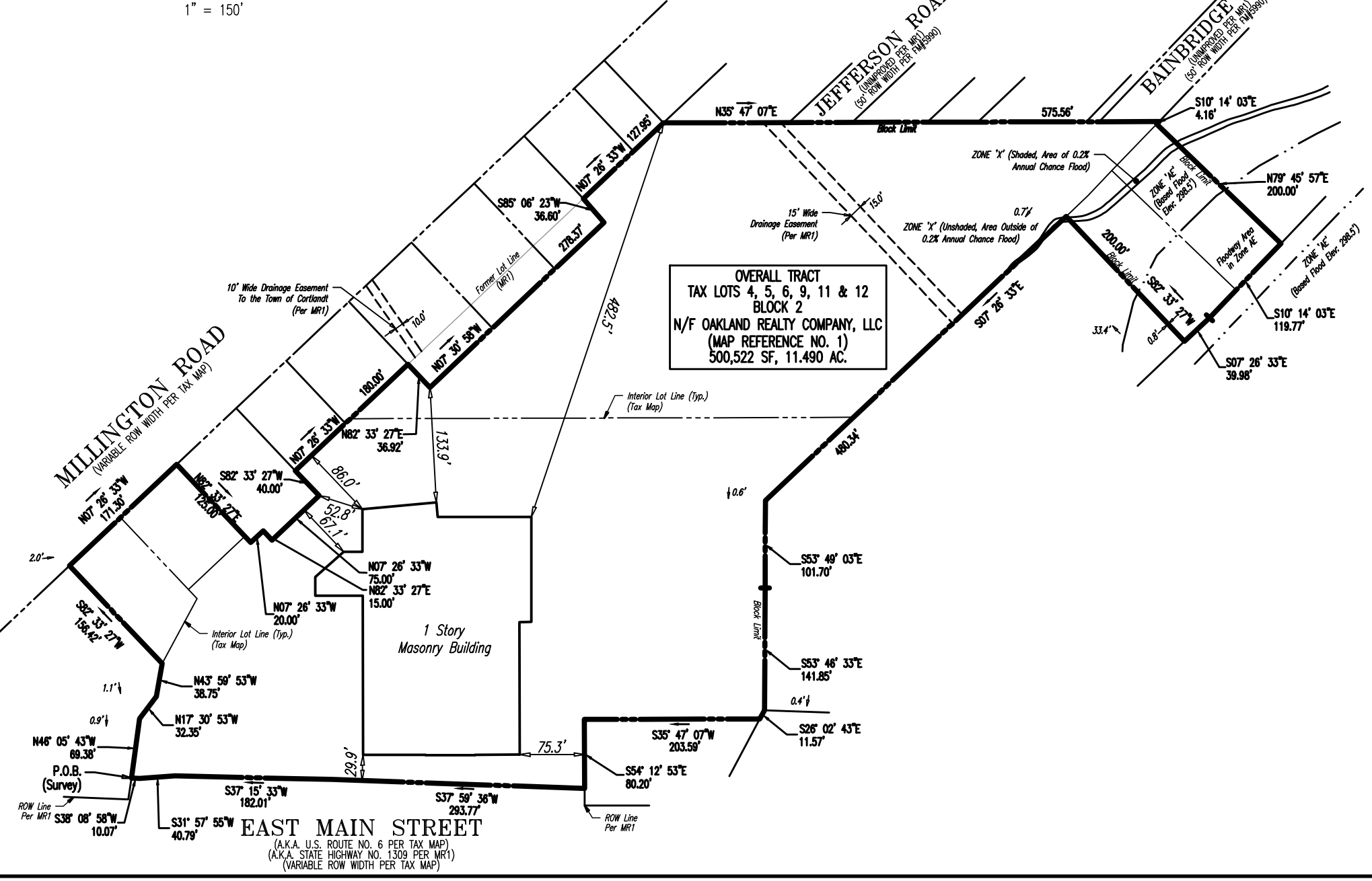
TITLE:
AERIAL MAP

SCALE: (H) 1" = 100'
 (V) 1" = 100'
 DATE: 01/23/2025
 PROJECT No: 5079-24-04330

SHEET No: **2** OF 14
 Rev. #:

THE AERIAL MAPS DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 10/19/2024. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

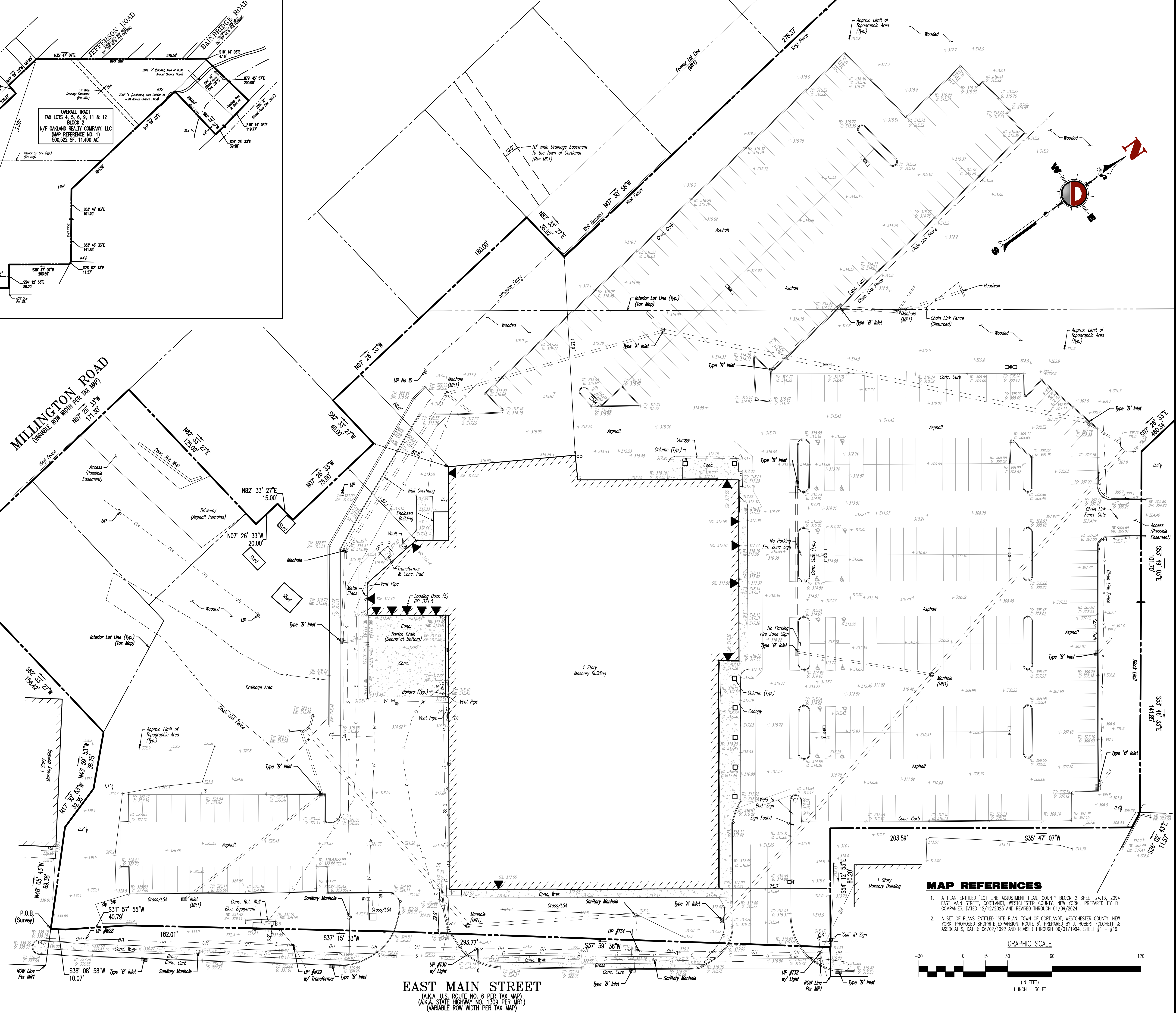
OVERALL SITE BOUNDARY



GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY...
2. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE DIGITAL TAX MAP OF THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK.
3. HORIZONTAL DATUM - NAD 83 (2011), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON DECEMBER 20, 2024, UTILIZING THE LEICA RX CORS NETWORK.
4. VERTICAL DATUM - NAVD 88 (GEOID 18), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON DECEMBER 20, 2024, UTILIZING THE LEICA RX CORS NETWORK.
5. BY GRAPHICAL PLOTTING A PORTION OF THE PREMISES IS LOCATED IN ZONE 'X' (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)...
6. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK...

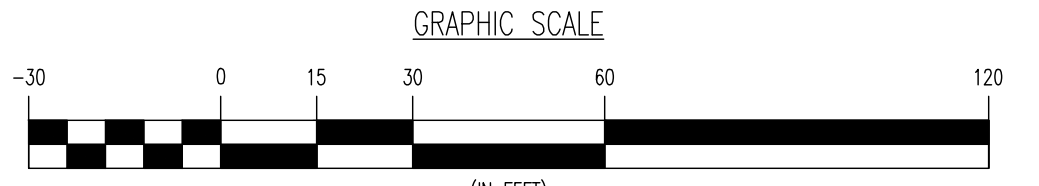
LEGEND table with columns for symbols and descriptions. Includes categories for PROPERTY LINES, OFF-SITE PROPERTY LINES, EXISTING MAJOR CONDUIT & ELEVATION, etc.



EAST MAIN STREET (A.K.A. U.S. ROUTE NO. 6 PER TAX MAP) (A.K.A. STATE HIGHWAY NO. 1309 PER MR1) (VARIABLE ROW WIDTH PER TAX MAP)

MAP REFERENCES

- 1. A PLAN ENTITLED 'LOT LINE ADJUSTMENT PLAN, COUNTY BLOCK 2 SHEET 2413, 2094 EAST MAIN STREET, CORTLANDT, WESTCHESTER COUNTY, NEW YORK', PREPARED BY BL COMPANIES, DATED 12/12/2023 AND REVISED THROUGH 01/09/2024.
2. A SET OF PLANS ENTITLED 'SITE PLAN, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, PROPOSED SHARPE EXPANSION, ROUTE 6', PREPARED BY A. ROBERT FOLCHETTI & ASSOCIATES, DATED: 06/02/1992 AND REVISED THROUGH 06/01/1994, SHEET #1 - #19.



Professional information block including the DYNAMIC ENGINEERING logo, project details for 'PROPOSED FLOOR & DECOR', engineer name JOSHUA M. SEWALD, and contact information for 50 Park Place - 9th Floor, Newark, NJ 07102.

Vertical text on the left margin: Plotted: 01/23/25 4:21 PM, Product Ver: 24.3e (LMS Tech), File: P:\BECPC PROJECTS\5079_Floor and Decor\24-04330_Cortlandt_NY\DWG\Site Plans\50792404330SE06.dwg, 03 EXISTING CONDITIONS PLAN

DEMOLITION NOTES

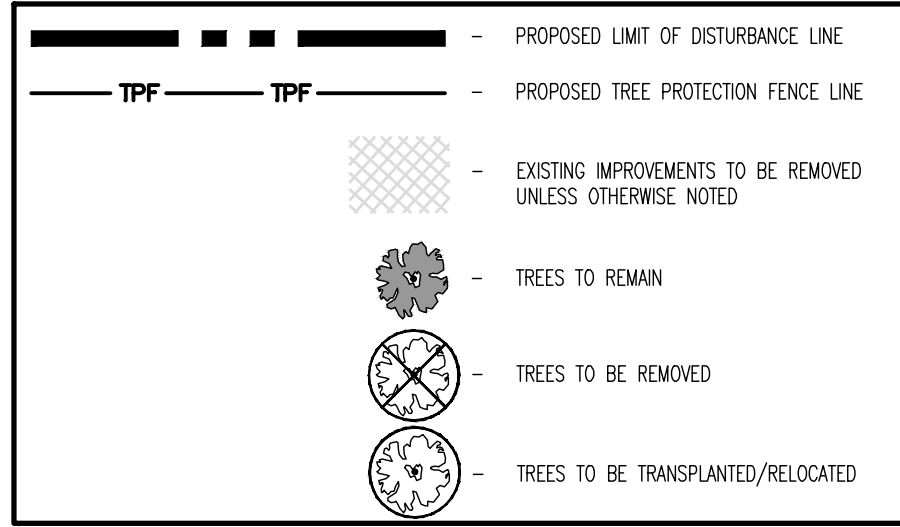
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
- BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY.
- REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

- COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
- VERIFY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZMAT MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

NOTES

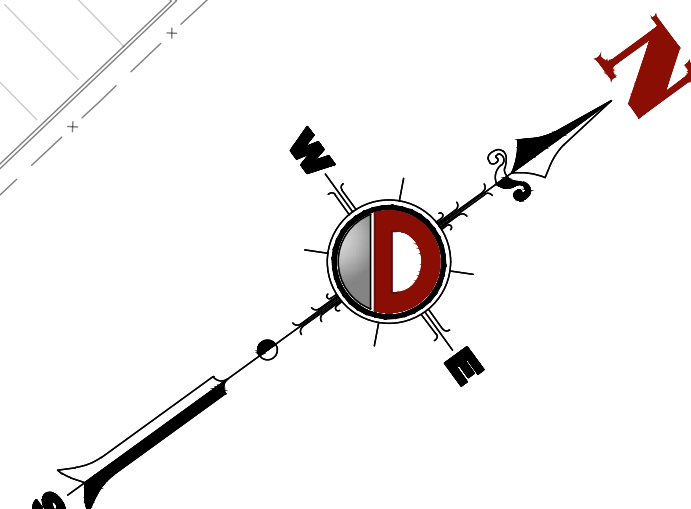
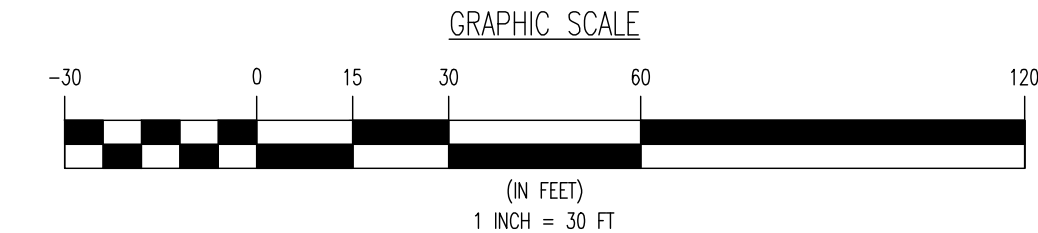
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
- ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

DEMOLITION PLAN LEGEND

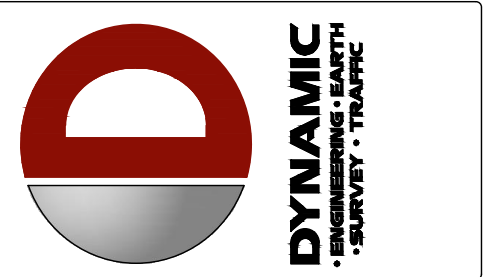


MILLINGTON ROAD
(Variable ROW Width Per Tax Map)

EAST MAIN STREET
(A.K.A. U.S. ROUTE NO. 6 PER TAX MAP)
(A.K.A. STATE HIGHWAY NO. 1309 PER MR1)
(Variable ROW Width Per Tax Map)



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BY:	
REV:	
DATE:	
COMMENTS:	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: DRT
 DESIGNED BY: LB
 CHECKED BY: ZAK
 CHECKED BY:

PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC.
 PROPOSED FLOOR & DECOR
 SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
 2094 EAST MAIN STREET (NY-6)
 TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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ZACHARY A. KAMM

PROFESSIONAL ENGINEER
 LICENSE NO. 357071

JOSHUA M. SEWALD

PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 097639

TITLE:
DEMOLITION PLAN

SCALE: (H) 1" = 30'
 (V) 1" = 30'

DATE: 01/23/2025

PROJECT No: 5079-24-04330

SHEET No: **4** OF 14

Rev. #: 0

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY: DYNAMIC SURVEY, LLC, 50 PARK PLACE, SUITE 901, NEWARK, NJ 07102, SURVEYOR FILE NO. 5079-24-04330, DATED 01/03/2025
 - PROPOSED FLOOR & DECOR: SEMA ARCHITECTS, 33 WALL WHITMAN ROAD, SUITE 300A, HUNTINGTON STATION, NY 11746, JOB NUMBER: 020198, DATED 12/6/24
- APPLICANT: FLOOR AND DECOR OUTLETS OF AMERICA, INC., 2500 WHINY RIDGE PARKWAY SE, ATLANTA, GA 30339
- OWNER: KITZBERHEL REALTY, LLC, 727 CENTRAL PARK AVENUE, SCARSDALE, NY 10583
- PARCEL DATA: PARCEL ID: 24.13-2-4, 5, 6, 9, 11, 12, TOWN OF COURTLAND, WESTCHESTER COUNTY, NY
- ZONE: ZONE DESIGNATED COMMERCIAL (CD ZONE)
- EXISTING USE: FOOD STORE (PERMITTED USE) (§ 307 ATTACHMENT 2)
- SCHEDULED USE: BUILDING MATERIALS AND GARDEN SUPPLIES (PERMITTED USE) (§ 307 ATTACHMENT 2)
- PROPOSED USE: BUILDING MATERIALS AND GARDEN SUPPLIES (PERMITTED USE) (§ 307 ATTACHMENT 2)
- SCHEDULE OF ZONING REQUIREMENTS (§ 307-17 ATTACHMENT 5)

ZONE REQUIREMENT	ZONE CD	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 SF (1.84 AC)	500,516 SF (11.49 AC)	NO CHANGE
MINIMUM LOT WIDTH	200 FT	639.2 FT	NO CHANGE
MINIMUM YARD: PRINCIPAL STRUCTURE			
-FRONT	75 FT	29.9 FT	NO CHANGE (E)
-SIDE	50 FT	52.8 FT	NO CHANGE
-REAR	50 FT	483 FT	NO CHANGE
MINIMUM YARD: ACCESSORY STRUCTURE			
-FRONT	75 FT	N/A	N/A
-SIDE	50 FT	N/A	N/A
-REAR	50 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORIES	36.5 FT	36.5 FT (E)
MAXIMUM BUILDING COVERAGE	20%	11.2%	NO CHANGE
MAXIMUM LANDSCAPE COVERAGE	100,000 SF	55,460 SF	NO CHANGE
MINIMUM LANDSCAPE COVERAGE	125,129 SF	261,272 SF	261,647 SF

CD DISTRICT REQUIREMENTS (§245 TABLE 1)	PROPOSED
FREESTANDING	ONE (1)
NUMBER OF SIGNS:	ONE (1)
MAXIMUM SIGN AREA:	32 SF (V)
MAXIMUM SIGN HEIGHT:	8 FT
MINIMUM SIGN SETBACK:	N/A
BUSINESS WALL SIGNS	THREE (3) (V)
NUMBER OF WALL SIGNS:	ONE (1)
MAXIMUM FACADE SIGN AREA:	1 SF / 1 LF OF BLDG FRONTAGE MINUS THE SQUARE FOOTAGE OF FREESTANDING SIGNS
EAST FAÇADE	237 LF = 237 SF, 237 SF - 32 SF (FREESTANDING) = 205 SF
NORTH FAÇADE	292 LF = 292 SF, 292 SF - 32 SF (FREESTANDING) = 260 SF
EAST FAÇADE - E. MAIN STREET:	71.14 SF
NORTH FAÇADE - FRONT:	330.66 SF (V)
MAXIMUM TOTAL SIGNAGE:	12.76 SF
1 SF / 1 LF OF BLDG FRONTAGE UP TO 80 SF MAX; 446.56 SF PROPOSED	414.56 SF
N/S: NO STANDARD	N/A: NOT APPLICABLE
(E): EXISTING NON-COMFORMANCE	(V): VARIANCE

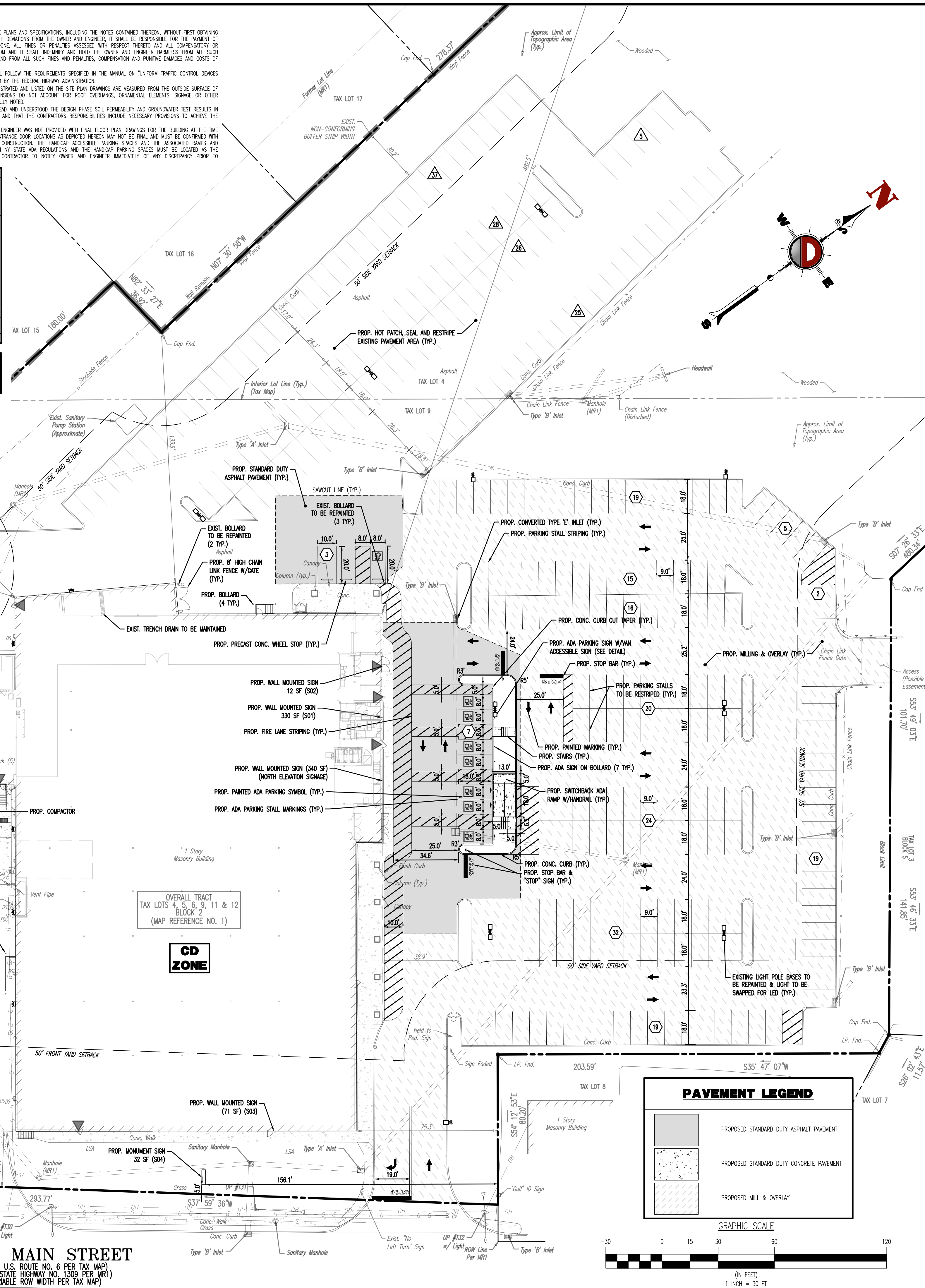
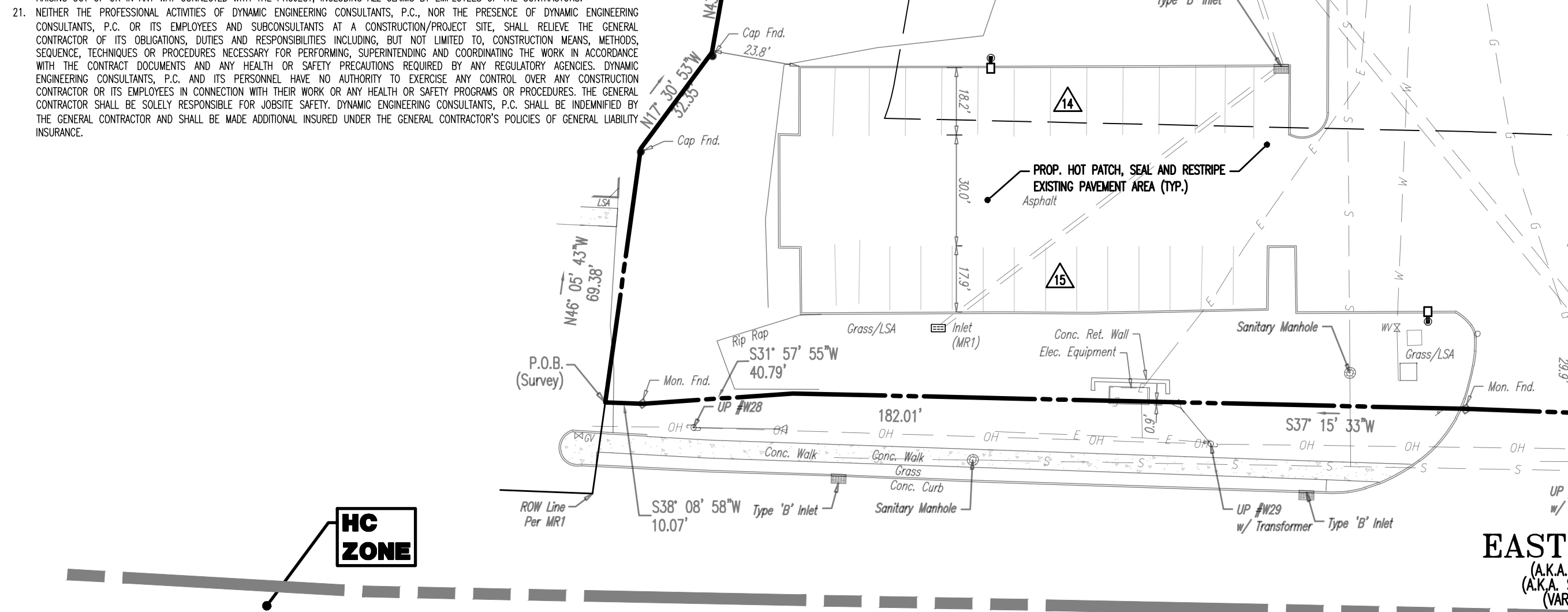
REQUIRED VARIANCES	VARIANCE REQUIRED
MAXIMUM NUMBER OF WALL SIGNS	VARIANCE REQUIRED
MAXIMUM WALL SIGN AREA	VARIANCE REQUIRED
MAXIMUM TOTAL SIGNAGE	VARIANCE REQUIRED

- OFF-STREET PARKING FACILITIES WHICH SERVE A USE THAT IS IN EXISTENCE ON THE EFFECTIVE DATE OF CHAPTER 307 SHALL NOT BE REDUCED IN NUMBER OR CHANGED IN DESIGN CONTRARY TO THE REQUIREMENTS IN ORDINANCE CHAPTER 307 ARTICLE VII, SO LONG AS SUCH USE REMAINS (§ 307-26)
- WHEN A USE OR STRUCTURE WITH PARKING SPACES INSUFFICIENT IN NUMBER TO MEET THE REQUIREMENTS OF CHAPTER 307 IS INCREASED IN AREA OR CHANGED TO A USE REQUIRING MORE PARKING THAN HAS THE PRESENT USE, ADDITIONAL SPACES SHALL BE PROVIDED IN THE AMOUNT NECESSARY SO THAT SAID EXPANSION OR CHANGE IN USE WILL NOT RESULT IN ANY INCREASED VIOLATION OF THE REQUIREMENTS OF THIS SECTION (§ 307-27) (NOT APPLICABLE)
- WHEN THE COMPARISON OF REQUIRED PARKING OR LOADING SPACES RESULTS IN THE REQUIREMENT OF A FRACTIONAL SPACE, ANY FRACTION OVER ONE-HALF (1/2) SHALL REQUIRE ONE SPACE (§ 307-29A)
- FOR RETAIL SERVICES, MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED IS ONE (1) SPACE FOR EACH 300 SQUARE FEET OF HABITABLE GROUND FLOOR SPACE, PLUS ONE (1) SPACE FOR EACH 500 SQUARE FEET OF HABITABLE FLOOR SPACE ON UPPER FLOORS, ONE (1) SPACE FOR EACH 200 SQUARE FEET IN THE CD DISTRICT (§ 307-29B)
- REQUIRED OFF-STREET PARKING SPACES SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL USE THEY ARE REQUIRED TO SERVE, WITH THE FOLLOWING EXCEPTION: (§ 307-29B) (COMPLIES)
 - IN NONRESIDENTIAL DISTRICTS, REQUIRED PARKING SPACES MAY BE LOCATED ON A SEPARATE LOT, WHICH MAY BE IN SEPARATE OWNERSHIP, WITHIN A ZONING DISTRICT IN WHICH THE PRINCIPAL USE IS PERMITTED, PROVIDED THAT ALL SUCH PARKING SPACES ARE WITHIN 750 FEET OF WALKING DISTANCE OF AN ENTRANCE TO THE BUILDING WHICH THEY SERVE AND THAT, WHERE SUCH LOT IS NOT IN THE SAME OWNERSHIP, A LEASE AND/OR EASEMENT GUARANTEEING LONG-TERM USE AND MAINTENANCE OF SUCH LOT OR SPACES THEREON AND SATISFACTORY FORM TO THE PERMITTING AUTHORITY IS OBTAINED AND FILED IN THE WESTCHESTER COUNTY OFFICE OF LAND RECORDS. COMPLIANCE WITH THE APPROPRIATE SITE DEVELOPMENT PLAN WITH RESPECT TO THE SUBJECT USE SHALL EXPYRE SIMULTANEOUSLY WITH THE EXPIRATION OF THE LEASE OR EASEMENT. (§ 307-29B.1) (NOT APPLICABLE)
- PARKING STALLS AND MANEUVERING SPACE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS FOR TOWN OF COURTLAND ZONING CODE: (§ 307-33) (EXISTING NON-COMFORMING MANEUVERING ASLE WIDTH FOR 90 DEGREE PARKING, REQUIRED: 25'; EXISTING: 24')

MINIMUM DIMENSIONS OF PARKING SPACES (FEET)				
ANGLE OF PARKING	STALL WIDTH	STALL DEPTH	MANEUVERING ASLE WIDTH	
			1-WAY	2-WAY
61-90	9 FT	18 FT	-	25 FT
46-60	9 FT	18 FT	18 FT	-
45	9 FT	14 FT	14 FT	-
Parallel	8 FT	22 FT	12 FT	-

- HANDICAPPED SPACES SHALL BE PROVIDED ACCORDING TO THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM CODE, 307-34 (COMPLIES)
- PARKING CALCULATION:
 - PROPOSED REQUIRE: (66,500 SF) / (1 PARKING SPACES/200 SF) = 283 SPACES
 - EXISTING PARKING SPACES = 334 SPACES
 - PROPOSED PARKING SPACES = 331 SPACES
- TOTAL ADA SPACES REQUIRED FOR THIS BUILDING CODE, TABLE 1108.1.1:
 - 8 ADA PARKING SPACES REQUIRED (COMPLIES)

- THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DEPOSITED BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS INDICATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBSIDIARIES AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTOR LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTOR. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RESUMPTION OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBSIDIARIES FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TIMING, OR PROCEDURES NECESSARY FOR PROPERLY SUPERVISING AND COORDINATING THE WORK. IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICES OF GENERAL LIABILITY INSURANCE.



PAVEMENT LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED MILL & OVERLAY

GRAPHIC SCALE

0 15 30 60 120 (IN FEET)

1 INCH = 30 FT

EAST MAIN STREET
(A.K.A. U.S. ROUTE NO. 6 PER TAX MAP)
(A.K.A. STATE HIGHWAY NO. 1309 PER M.R.I.)
(VARIABLE ROW WIDTH PER TAX MAP)

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JOSHUA M. SEWALD

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 097639

TITLE: **SITE PLAN**

SCALE: (H) 1" = 30'
(V) 1" = 30'

DATE: 01/23/2025

PROJECT No: 5079-24-04330

SHEET No: **5** OF 14

Rev. #:

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UTILITY NOTES

- 1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION...

DRAINAGE NOTES

- 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES...

GRADING NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT...

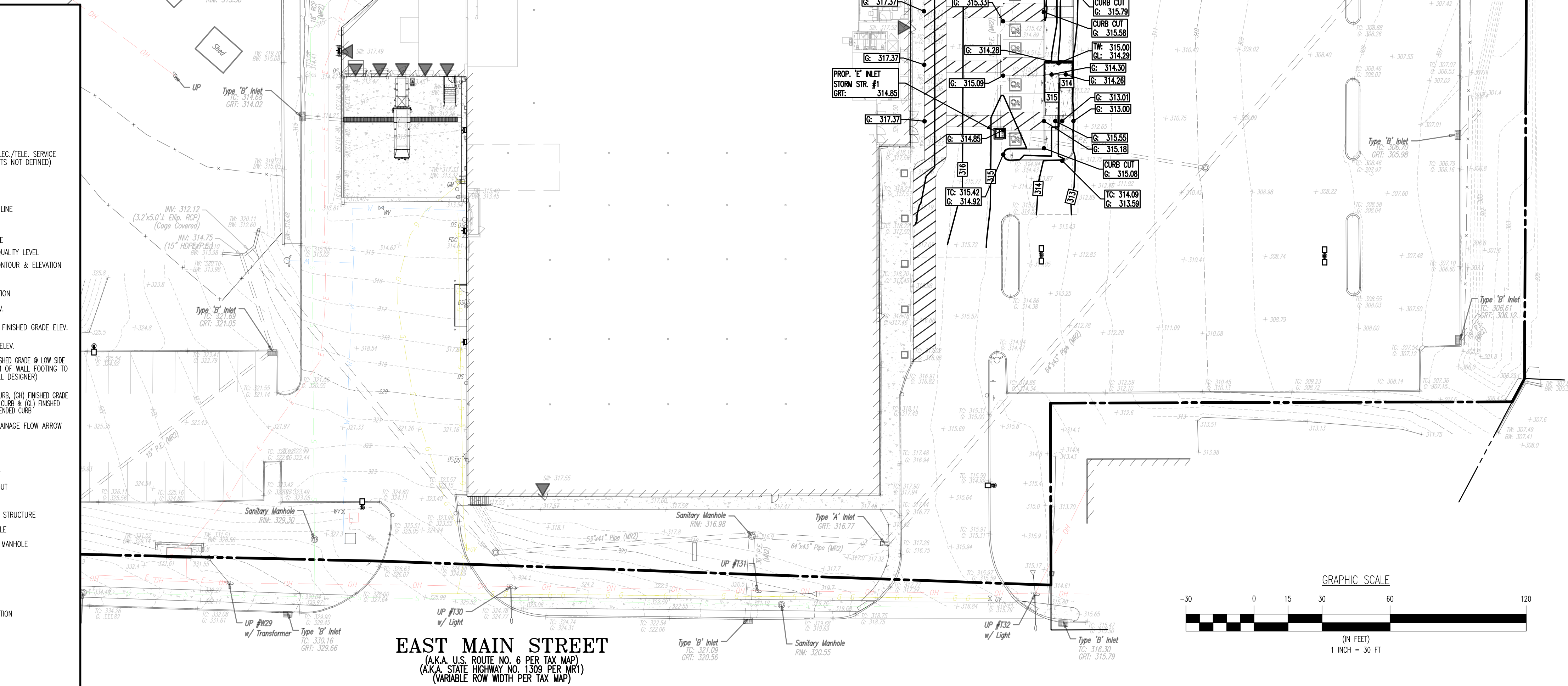
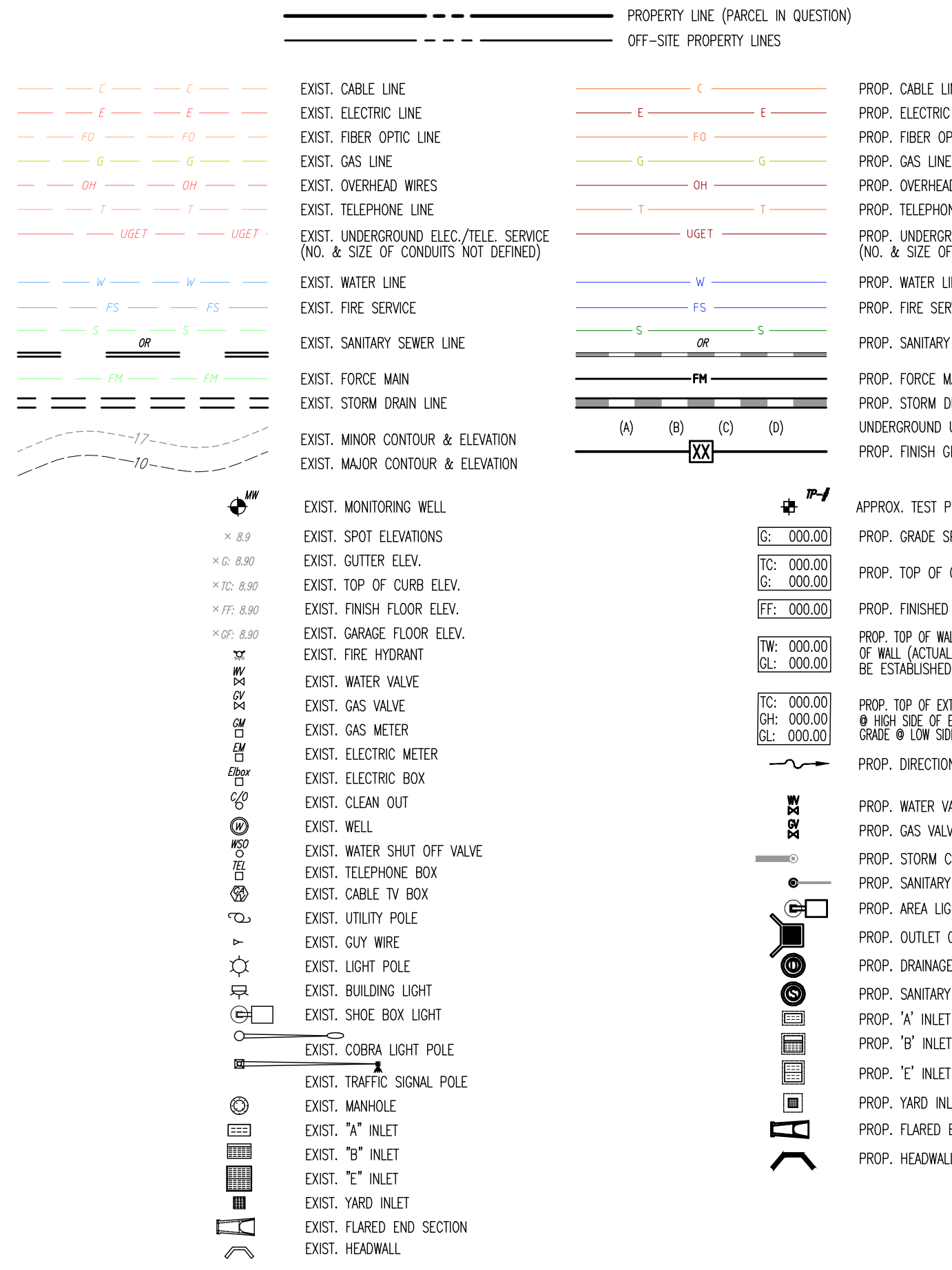
ADA NOTES

- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE LATEST ADA GUIDELINES AND BUILDING CODE REQUIREMENTS...

EXISTING UTILITY NOTES

- EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS...

GRADING/UTILITY GRAPHIC LEGEND



EAST MAIN STREET (A.K.A. U.S. ROUTE NO. 6 PER TAX MAP) (A.K.A. STATE HIGHWAY NO. 1309 PER MR1) (VARIABLE ROW WIDTH PER TAX MAP)

Project information block including: DYNAMIC ENGINEERING CONSULTANTS, INC. logo; project name 'PROPOSED FLOOR & DECOR'; address '50 PARK PLACE - 9TH FLOOR, SUITE 901, NEWARK, NJ 07102'; professional engineer 'JOSHUA M. SEWALD'; and sheet number '6 OF 14'.

Vertical text on the left margin: Plotted: 01/23/25 - 4:22 PM, By: oventurini, Product: Ver: 24.3e (LMS Tech) File: P:\BECPC PROJECTS\5079 Floor and Decor\5079-24-04330 Confdat\NY DWG\Site Plans\507924043305050.dwg, 06 GRADING DRAINAGE & UTILITY PLAN

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, ACCIDENTALS, AND CLEAN-UP.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADINGS AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY RELATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DISEASES AND INJURIES.

4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.

5. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROMOTION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING PLANTS GUARANTEED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.

6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANTED PLANTS FROM FREEZING AND/OR DAMAGE BY COVERING WITH MULCH FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.

7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) AMERICAN STANDARD FOR NURSERY AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ARCHITECTS ASSOCIATION, INC. (ANLA).

8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MAY BE STOPPED AT ANY TIME DUE TO UNFAVORABLE WEATHER CONDITIONS. LARGE PLANTING AREAS TO OCCUPANCY FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

9. PLANTS SHALL NOT BE GROUND WITH WIRE OR FOR ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.

10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILL-FRUIT" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.

11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

12. SET ALL PLANTS PLUMB AND STRAIGHT; SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED LOCUS PLANT IN THE CENTER OF THE PIT.

13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.

14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE GRP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

16. ALL PLANTING DEES SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.

17. NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED THROUGH THE PROPOSED PLANTS AND LAWN.

18. PRIOR TO INSTALLATION OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT, THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY A SUBSECTION OF SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH THESE TREES IN THIS SEASON:

ACER FRAXILLUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CORNUS VARIETIES	PRUNUS VARIETIES
CORNUS VARIETIES	QUERCUS VARIETIES
COLEURIJTERIA	QUERCUS VARIETIES
LINDABARK STRACIFOLIA	TRILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS KERRIOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE TOWN ENGINEER OR LANDSCAPE ARCHITECT. PRIOR TO PLANTING, FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING. IN QUESTION, THIS REQUIREMENT DOES NOT APPLY TO SECTIONS OR PORTIONS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOIL STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

A. THIS WORK SHALL CONSIST OF PERFORMING, CLEANING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPLIANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

2. MATERIALS

A. GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (DOT) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.

B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWING, WELL ROOTED, FREE FROM DISEASE AND INSECTS.

C. TOPSOIL - LOAMY SOIL, HAVING AN ORGANIC CONTENT NOT LESS THAN 2% OF RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

D. MULCH - FOUR INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.

E. FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS SHALL BE FERTILIZED WITH A MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID EQUAL TO "NUTROMAX".

F. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPRESS BACTERIAL CULTURES, CONTAINING NO POLYMER OR HUMAN WASTE. QUANTITATIVE ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACID.

3. GENERAL WORK PROCEDURES

A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE KEPT CLEAN AT THE END OF EACH DAY'S WORK.

B. WEEDING

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

C. TOPSOILING

A. CONTRACTOR TO UNIFORM A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.

4. SOIL CONDITIONING

A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6" - ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:

- 20 POUNDS "GRO-POWER"
- 100 POUNDS AGRICULTURAL GYPSUM
- 38 POUNDS NITROFORM (COARSE) 38-0-0 BLUE CHIP

5. SOIL MODIFICATIONS

A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NITROGEN. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.

B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RASSED MOUND, OR BEES, AND INCLUDING SUBSURFACE DRAINAGE LINES.

C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

6. PLANTING

A. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

B. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

- 1 PART PEAT MOSS BY VOLUME
- 1 PART LOAM MANURE BY VOLUME
- 2 PARTS TOPSOIL BY VOLUME

21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:

- 2 TABLETS PER 1 CAL. PLANT
- 5 TABLETS PER 5 CAL. PLANT
- 4 TABLETS PER 15 CAL. PLANT
- LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

C. PREPARED SOIL SHALL BE TAMPAED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.

D. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPORTED.

E. PREPARE BASED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES (S)					
TAB	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2 1/2"-3" CAL.	B+B
SEMI-DWARF SHRUBS (S)					
JSB	19	JUNIPERUS SABINA 'BROADWOOD'	BROADWOOD JUNIPER	24-30"	#5 CAN
DECIDUOUS SHRUBS (S)					
CASC	6	CLETHRA ALANTIFOLIA 'SUCARTINA' 'CRYSTALINA'	SUCARTINA CRYSTALINA SUMMERSWEET	24-30"	#3 CAN
HOM	3	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
GROUND COVER					
RAGL	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2 CAL.	CONTAINER
ORNAMENTAL GRASSES (S)					
PVCB	38	PANDIUM VIRGATUM 'CAPE BREEZE'	CAPE BREEZE SWITCH GRASS	2 CAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

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REV.	DATE	COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: LB CHECKED BY: ZAK

DRAWN BY: DRT CHECKED BY: LB ZAK

PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC.
PROPOSED FLOOR & DECOR
SECTION 24-1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
2094 EAST MAIN STREET (NY-6)
TOWN OF CORLANDU, WESTCHESTER COUNTY, NEW YORK

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TITLE: **LANDSCAPE PLAN**

SCALE: (H) 1" = 30'
(V) 1" = 30'

DATE: 01/23/2025

PROJECT No: 5079-24-04330

SHEET No: **7** Rev. #
OF 14 0

TOWN LANDSCAPING NOTES

1. BUFFER REQUIREMENTS

A. WHERE A LOT IS IN A NONRESIDENTIAL DISTRICT ADJACENT TO A LOT IN A RESIDENTIAL DISTRICT, A BUFFER STRIP IN THE LOT IN THE NONRESIDENTIAL DISTRICT SHALL BE REQUIRED ALONG THE BOUNDARY OF THE LOT IN THE RESIDENTIAL DISTRICT, EXCEPT THAT NO SUCH BUFFER STRIP SHALL BE REQUIRED ALONG ANY ZONING DISTRICT BOUNDARY LINE WHICH DIVIDES A LOT INTO A RESIDENTIAL AND NONRESIDENTIAL DISTRICT. (S 307-23.8.1) (COMPLEX)

B. A PORTION OF THE REQUIRED BUFFER STRIP MAY BE LOCATED IN A REQUIRED YARD. (S 307-23.8.1) (COMPLEX)

C. IN THE DESIGNATED COMMERCIAL ZONE, BUFFER STRIPS SHALL HAVE A WIDTH OF 50 FEET. SEE S 307-23.8.4 (S 307-23.8.2) (EXISTING NON-CONFORMITY)

D. THE PLANNING BOARD, AS PART OF SITE DEVELOPMENT PLAN APPROVAL, MAY MODIFY THE REQUIREMENTS OF SUBSECTION (B) AND (C) WHEN IT DETERMINES THAT THE SPECIFIC CIRCUMSTANCES OF THE PARTICULAR SITE WARRANT ADEQUATE BUFFERING MEANS WHICH ACHIEVE THE PURPOSES OF THIS SECTION. THE REASONS FOR ANY SUCH MODIFICATIONS MUST BE EXPRESSED AND PLACED INTO THE OFFICIAL RECORD OF THE PLANNING BOARD. (S 307-23.8.4)

E. A SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF AT LEAST SIX FEET, WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 10 FEET, SHALL BE PROVIDED WITHIN THE BUFFER STRIP. THE OPAQUE SCREEN SHALL BE DESIGNED TO EXCLUDE ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION. THE SCREEN MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BEAM, PLANTED VEGETATION OR EXISTING VEGETATION. THE REMAINING PORTION OF THE SCREEN MAY CONTAIN DECIDUOUS PLANTS. EXAMPLES OF SCREENS MEETING THIS STANDARD INCLUDE COMBINATIONS OF THE FOLLOWING: (S 307-23.8.3) (EXISTING TO REMAIN)

- i. SMALL TREES PLANTED 20 FEET ON CENTER.
- ii. LARGE TREES PLANTED 30 FEET ON CENTER AND SIX-FOOT-HIGH EVERGREEN SHRUBBERY PLANTED FOUR FEET ON CENTER.
- iii. TALL EVERGREEN TREES, STAGGER PLANTED, WITH BRANCHES TOUCHING THE GROUND.

F. ON LOTS WHERE BOTH BUFFER STRIPS AND LANDSCAPED COVERAGE ARE REQUIRED BY THIS CHAPTER, BOTH REQUIREMENTS MUST BE MET. A PORTION, NOT TO EXCEED 50% OF THE LANDSCAPED COVERAGE REQUIREMENT MAY BE SATISFIED BY AREAS WHICH ARE PROVIDED IN MEETING THE BUFFER REQUIREMENT. THE LOCATIONS OF SUCH STRIPS AND COVERAGE WILL BE APPROVED BY THE PLANNING BOARD AS PART OF SITE DEVELOPMENT PLAN APPROVAL. (S 307-23.8.4) (EXISTING TO REMAIN)

2. LANDSCAPED COVERAGE REQUIREMENTS (S 307-21)

A. IN ALL REQUIRED LANDSCAPED AREAS IN COMMERCIAL AND INDUSTRIAL DISTRICTS, THERE SHALL BE A MINIMUM OF TWO KINDS OF LANDSCAPE COVER, USING SOME COMBINATION OF TREES, SHRUBS AND GROUND COVER. (S 307-21.6.1)

B. A PORTION OF SUCH REQUIRED LANDSCAPING SHALL BE LOCATED IN SUCH MANNER AS TO SEPARATE BUILDINGS, PARKING AREAS AND DRIVEWAYS FROM ADJUTING STREETLINES IN HC, CD, W-1 AND MD DISTRICTS, SUCH SEPARATION SHALL BE PROVIDED IN LANDSCAPED STRIPS OF 25 FEET IN WIDTH WHICH SHALL BE CONTINUOUS EXCEPT ACCESS POINTS OF DRIVeways AND SIDEWALKS. (S 307-21.6.2)

C. WHERE LANDSCAPED STRIPS ARE REQUIRED PURSUANT TO THIS SUBSECTION, A SCREEN COMPOSED OF INTERMITTENT VISUAL OBSTRUCTIONS FROM THE GROUND TO A HEIGHT OF AT LEAST 20 FEET SHALL BE PROVIDED. THE INTERMITTENT SCREEN SHALL BE DESIGNED TO CREATE THE IMPRESSION OF A SEPARATION OF SPACES WITHOUT NECESSARILY ELIMINATING VISUAL CONTACT BETWEEN THE SPACES. IT MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BEAM, PLANTED VEGETATION OR EXISTING VEGETATION. TREES PROVIDED IN MEETING THIS REQUIREMENT SHOULD BE A MINIMUM OF 10 FEET IN HEIGHT AT THE PLANTING TIME. EXAMPLES OF SCREENS MEETING THIS STANDARD INCLUDE (S 307-21.6.3):

- i. SMALL TREES PLANTED 20 FEET ON CENTER, WITH SHRUBBERY OR LOW FENCING.
- ii. LARGE TREES PLANTED 30 FEET ON CENTER, WITH SHRUBBERY AND LOW FENCING.

D. A PORTION OF THE REQUIRED LANDSCAPING SHALL BE USED TO SCREEN TRASH COLLECTION AND OUTDOOR STORAGE AREAS. SUCH SCREENING SHALL INCLUDE (S 307-21.6.4):

- i. STRIPS OF LAND AT LEAST FOUR FEET WIDE, DENSELY PLANTED WITH SHRUBS AND/OR TREES AND/OR
- ii. WALLS AND FENCES, NOT OF A CHAIN LINK VARIETY, SUFFICIENT TO PROVIDE VISUAL SCREENING.

3. PARKING LOT LANDSCAPING REQUIREMENTS (S 307-22)

A. GENERAL. WHERE THE PROVISION FOR OFF-STREET PARKING OF 30 OR MORE CARS IS REQUIRED BY THIS CHAPTER, LANDSCAPED AREAS SHALL BE PROVIDED WITHIN THE PERIMETER OF SAID PARKING AREAS. THIS REQUIREMENT SHALL BE IN ADDITION TO THE REQUIREMENTS OF §§ 307-21 AND 307-23 OF THIS CHAPTER.

B. STANDARDS

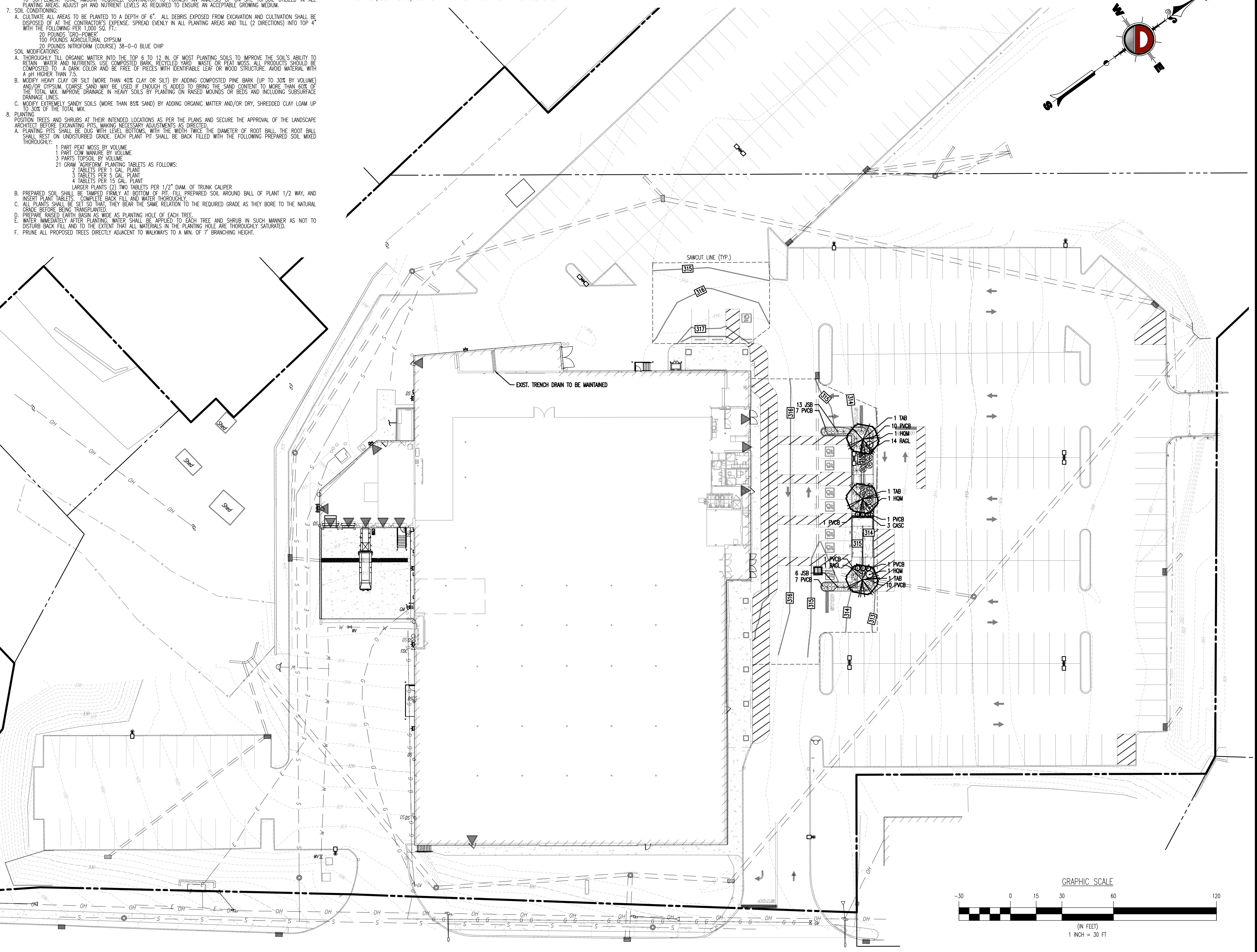
i. REQUIRED LANDSCAPED AREAS PURSUANT TO THIS SECTION SHALL COMPRISE A MINIMUM OF 5% OF THE TOTAL AREA WITHIN THE PERIMETER OF THE PARKING AREA. (S 307-22.6.1)

PARKING LOT AREA = 142,950 SF ÷ 5% = 7,148 SF

EXISTING PARKING LOT LANDSCAPED AREA: 1,644 SF

PROPOSED PARKING LOT LANDSCAPED AREA: 2,511 SF (R)

ii. REQUIRED LANDSCAPED AREAS SHALL BE PROVIDED TO ASSURE THE ESTABLISHMENT OF A SAFE, CONVENIENT AND ATTRACTIVE PARKING FACILITY MEETING A MINIMUM AMOUNT OF MAINTENANCE, INCLUDING PLANT CARE, SNOWPLANNING AND THE REMOVAL OF LEAVES AND OTHER DEBRIS. WHENEVER POSSIBLE, PLANTING ISLANDS AT LEAST FOUR FEET WIDE AND PROTECTED BY CURBS SHALL BE PROVIDED TO GUIDE VEHICLE MOVEMENT AND TO SEPARATE OPPOSING ROWS OF PARKING SPACES SO AS TO PROVIDE ADEQUATE SPACE FOR PLANT GROWTH, PEDESTRIAN CIRCULATION AND VEHICLE OVERLAP. SUCH PLANTING ISLANDS AND THE LANDSCAPING WITHIN THEM SHALL BE DESIGNED AND ARRANGED IN SUCH A MANNER AS TO PROVIDE VISUAL OBSTRUCTION TO MAJOR TRAFFIC CIRCULATION AISLES, ENTRANCES AND EXITS, TO CHANNEL INTERNAL TRAFFIC FLOW, PREVENT INORDINATE MOVEMENT OF VEHICLES AND TO PROVIDE RELIEF FROM THE VISUAL MONOTONY AND SHEERNESS OF LARGE PARKING AREAS. (S 307-22.6.2)



LIGHTING NOTES

- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 - ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
 - CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDED POSTS.
 - ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
 - REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
 - THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.
 - LIGHTING REQUIREMENTS
 - THE FOLLOWING OUTDOOR LIGHTING SHALL BE PROHIBITED: (§ 307-12.3.0):
 - UPLIGHTING IS PROHIBITED. EXTERNALLY LIT SIGNS, DISPLAYS, BUILDINGS, STRUCTURES, STREETS, PARKING AREAS, RECREATIONAL AREAS, LANDSCAPING, AND OTHER OBJECTS LIT FOR AESTHETIC OR OTHER PURPOSES SHALL BE ILLUMINATED ONLY WITH STEADY, STATIONARY, FULLY SHIELDED FIXTURES WITHOUT CAUSING GLARE OR LIGHT TRESPASS BEYOND THE PROPERTY LINE. (§ 307-12.3.0.1)
 - ROOF-MOUNTED AREA LIGHTING IS PROHIBITED. (§ 307-12.3.0.2)
 - THE USE OF SEARCH LIGHTS, STROBE LIGHTS, Klieg LIGHTS, LASER LIGHTING, OR ANY SIMILAR HIGH-INTENSITY LIGHT IS PROHIBITED. (§ 307-12.3.0.3)
 - THE USE OF MERCURY VAPOR AND METAL HALIDE LAMPS ARE PROHIBITED. (§ 307-12.3.0.4)
 - UNSHIELDED FIXTURES ARE PROHIBITED. (§ 307-12.3.0.5)
 - NEON/TUBE OR ROPE LIGHTING USED TO OUTLINE OR HIGHLIGHT A BUILDING OR A BUILDING'S FEATURES IS PROHIBITED. (§ 307-12.3.0.6)
 - ANY LIGHTING THAT FLASHES, BLINKS, SCINTILLATES, REVOLVES, ROTATES, FLICKERS, FADES, FLUCTUATES, MOVES, RUNS, OR THAT USES ELECTRICAL PULSATION, OR THAT DOES NOT MAINTAIN A STATIONARY AND CONSTANT INTENSITY, COLOR, OR DIRECTION AT ALL TIMES IS PROHIBITED, WITH THE EXCEPTION OF MOTION-ACTIVATED SECURITY LIGHTING. (§ 307-12.3.0.7)
 - PARKING LOTS, PEDESTRIAN WALKWAYS, MAIN BUILDING ENTRANCES, AND OTHER AREAS OF A SITE TO BE LIT SHALL HAVE A MAXIMUM AVERAGE LIGHTING LEVEL OF ONE FOOT-CANDLE. (§ 307-12.3.1.1) (COMPLIES)
 - THE UNIFORMITY RATIO (CALCULATED BY DIVIDING MINIMUM/AVERAGE) SHALL NOT BE LESS UNIFORM THAN 1:3 (0.33) FOR ALL PARKING AND TRAFFIC AREAS, OR 1:4 (0.25) FOR PEDESTRIAN AREAS. UNIFORMITY RATIOS CLOSER TO ONE ARE PREFERRED. (§ 307-12.3.1.1.0) (COMPLIES)
 - DESIGN SHOULD ESTABLISH A HIERARCHY OF LIGHTING TO ASSURE A SMOOTH TRANSITION FROM BRIGHT AREAS TO THOSE WITH SUBTLED LIGHTING. (§ 307-12.3.1.1.0) (COMPLIES)
- ALL OUTDOOR LIGHTING FIXTURES SHALL HAVE A MAXIMUM BUG (BACKLUG, UPLIGHT, GLARE) UPLIGHTING RATING OF ZERO (0) TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW. FIXTURES THAT DO NOT HAVE A BUG RATING SHALL BE CLASSIFIED BY THE IES AS FULLY SHIELDED FIXTURES OR SHALL HAVE THE "DARKSKY APPROVED" SEAL OF APPROVAL. (§ 307-12.3.2.1) (COMPLIES)
- ALL OUTDOOR LIGHTING FIXTURES INSTALLED UNDER CANOPIES, BUILDING OVERHANGS, ROOF EAVES, OR SIMILAR STRUCTURE, SHALL BE FULLY-RECESSED SO THAT THE BOTTOM OF THE FIXTURE IS FLUSH WITH THE PLANE OF THE CEILING. (§ 307-12.3.2.2) (COMPLIES)
- ALL OUTDOOR LIGHTING FIXTURES INSTALLED ADJACENT TO WOODED OR OTHER NATURAL HABITATS SHALL HAVE A MAXIMUM CCT OF 2200K AND A BUG BACKLIGHTING RATING OF ZERO (0) TO REDUCE POTENTIAL NEGATIVE IMPACTS OF ARTIFICIAL LIGHTING ON WILDLIFE. (§ 307-12.3.2.3) (COMPLIES)
- ALL LIGHTING FIXTURES SHALL BE INSTALLED AND MAINTAINED WITH FIXED ARMS. THE LIGHTING SHALL BE INSTALLED TO PREVENT DIRECT GLARE AND LIGHT TRESPASS AT THE PROPERTY LINE. (§ 307-12.3.2.4) (COMPLIES)
- FLOODLIGHTING IS DISCOURAGED BUT, IF USED: (§ 307-12.3.2.5) (N/A)
 - MUST BE SHIELDED TO PREVENT GLARE FOR DRIVERS AND PEDESTRIANS;
 - MUST NOT PERMIT LIGHT TRESPASS BEYOND THE PROPERTY LINE; AND
 - MUST NOT EMIT LIGHT ABOVE A 75° HORIZONTAL PLANE.
- ALL OUTDOOR LIGHTING SHALL BE DESIGNED, LOCATED, INSTALLED, FITTED, SHIELDED, AND DIRECTED SO AS NOT TO PRESENT A HAZARD TO DRIVERS OR PEDESTRIANS BY IMPAIRING THEIR ABILITY TO SAFELY TRAVERSE THE AREA, AND SO AS NOT TO CREATE A NUISANCE BY PROJECTING OR REFLECTING OBJECTIONABLE LIGHT ONTO AN ADJACENT USE OR PROPERTY. (§ 307-12.3.2.6) (COMPLIES)
- ALL LED LIGHT SOURCES SHALL HAVE A MAXIMUM CORRELATED COLOR TEMPERATURE OF 2700K. PRODUCTS WITH COLOR TUNING CAPABILITIES ABOVE 2700K ARE PROHIBITED. (§ 307-12.3.3) (COMPLIES)
- ALL LED LIGHT SOURCES SHALL HAVE A MINIMUM COLOR RENDERING INDEX (CRI) RATING OF 70. (§ 307-12.3.4) (COMPLIES)
- IN ALL RESIDENTIAL DISTRICTS, AND WHEREVER A NONRESIDENTIAL USE ABUTS A RESIDENTIAL USE, LIGHTING LEVELS AT THE PROPERTY LINE SHALL NOT EXCEED ZERO FOOT-CANDLE. IN ADDITION, NO DIRECT LIGHT SOURCE SHALL BE VISIBLE AT THE PROPERTY LINE AT GROUND LEVEL OR ABOVE. (§ 307-12.3.5.1) (N/A)
- FOR ALL OTHER NONRESIDENTIAL USES IN A NONRESIDENTIAL ZONING DISTRICT, LIGHTING LEVELS MAY BE ALLOWED UP TO 0.1 FOOT-CANDLE AT THE PROPERTY LINE WITH THE EXCEPTION OF PUBLIC HIGHWAYS AND RIGHTS-OF-WAY AS PER § 307-12.3.5.2, THOUGH NO LIGHT TRESPASS IS PREFERRED. (§ 307-12.3.5.2) (COMPLIES)
- LIGHT TRESPASS ONTO A PUBLIC HIGHWAY OR RIGHT-OF-WAY SHALL NOT EXCEED ZERO FOOT-CANDLE. (§ 307-12.3.5.3) (EXPECTED TO COMPLY)
- IN CD ZONE, THE MAXIMUM MOUNTING HEIGHT SHALL BE 18 FEET ABOVE THE AVERAGE FINISHED GRADE. (§ 307-12.3.6) (COMPLIES)
- Q. LIGHTING TO BE TURNED OFF NO LATER THAN ONE HOUR AFTER THE CLOSE OF BUSINESS AND SHALL REMAIN OFF UNTIL NO EARLIER THAN ONE HOUR BEFORE THE BUSINESS REOPENS. (§ 307-12.3.7) (COMPLIES)

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	3	A-1	18	SINGLE	1	LITHONIA LIGHTING	DSKO LED P3 27K 80CRI 14M	DSKO_LED_P3_27K_80CRI_14M
	7	A-2	18	BACK-BACK	1	LITHONIA LIGHTING	DSKO LED P3 27K 80CRI 14M	DSKO_LED_P3_27K_80CRI_14M
	2	A-3	18	SINGLE	1	LITHONIA LIGHTING	DSKO LED P3 27K 80CRI 14M	DSKO_LED_P3_27K_80CRI_14M
	8	W-1	12, 13, 13.5, 16, 18, 21.5	SINGLE	1	LITHONIA LIGHTING	WST LED P3 27K VF W0L2T	WST_LED_P3_27K_VF_W0L2T

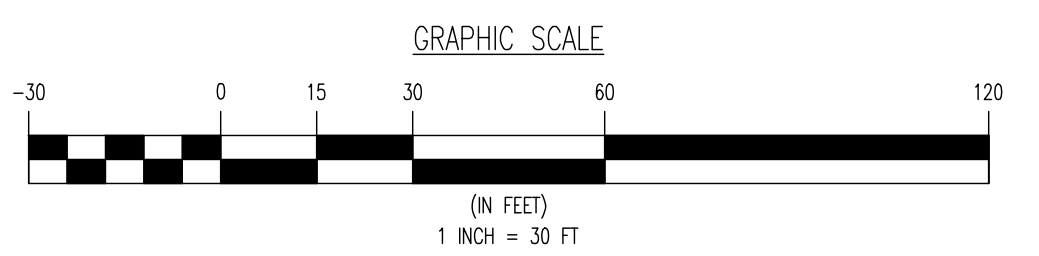
ISO CURVE LINES ARE MAINTAINED AND SHOWN AT 1.0, 0.5, AND 0.1 FC.
 (FM) = FLUSH MOUNT FOUNDATION (PED) = PEDESTAL FOUNDATION
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVEMENT	1.0	15.1	0	N/A	N/A
PROPERTY-LINE	0.02	0.1	0	N/A	N/A

MILLINGTON ROAD
 (VARIABLE ROW WIDTH PER TAX MAP)

EAST MAIN STREET
 (A.K.A. U.S. ROUTE NO. 6 PER TAX MAP)
 (A.K.A. STATE HIGHWAY NO. 1309 PER MTR)
 (VARIABLE ROW WIDTH PER TAX MAP)



SEE SHEET 08 OF 14 FOR LIGHTING PLAN DETAILS

Plotted: 01/23/25 - 4:22 PM, By: oventurini, Product: Ver: 24.3e (LMS Tech)
 File: P:\BECPC PROJECTS\5079 Floor and Decor\24-04330 Cortlandt NY.Dwg Site Plans\50792404330510.dwg, ---> 08 LIGHTING PLAN

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.	PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC. PROPOSED FLOOR & DECOR SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12 2094 EAST MAIN STREET (NY-6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK
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TITLE: LIGHTING PLAN	
SCALE: (H) 1" = 30' (V) 1" = 30'	DATE: 01/23/2025
PROJECT No: 5079-24-04330	SHEET No: 8

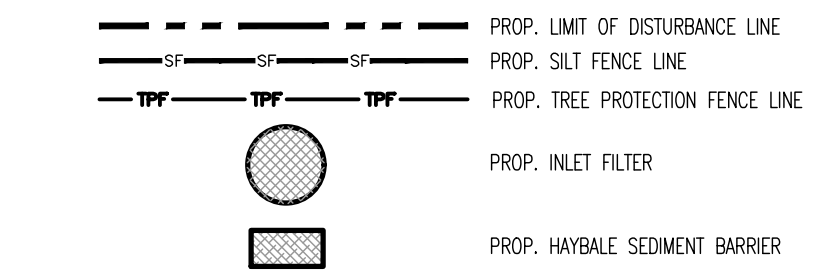
SOIL EROSION & SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING:
 - LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4" SEEDS;
 - COOL SEASON:
 - PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - WARM SEASON:
 - PEARL MILLET AT 20 LBS/AC, OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
 - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- TEMPORARY BERM ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
- A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1-1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SLOPE OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUT FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
- PERMANENT VEGETATION TO BE SEEDING OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
 - MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
 - SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
 - MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - (1) PEG AND TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS
- ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
- ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION.
- AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.)
- ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

SEQUENCE OF CONSTRUCTION:

- INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING.
- COMPLETE BUILDING RENOVATION.
- EXCAVATE AND INSTALL ON SITE IMPROVEMENTS INCLUDING CURBING AND SIDEWALK.
- FINAL GRADING ON SITE.
- INSTALL PAING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

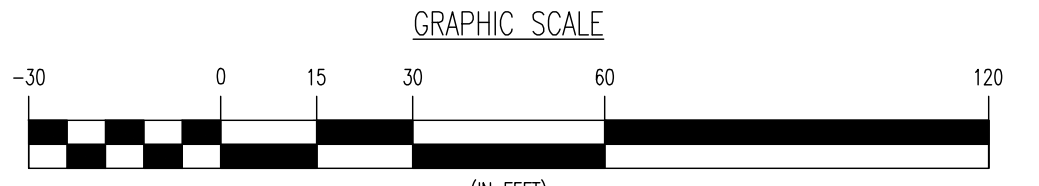
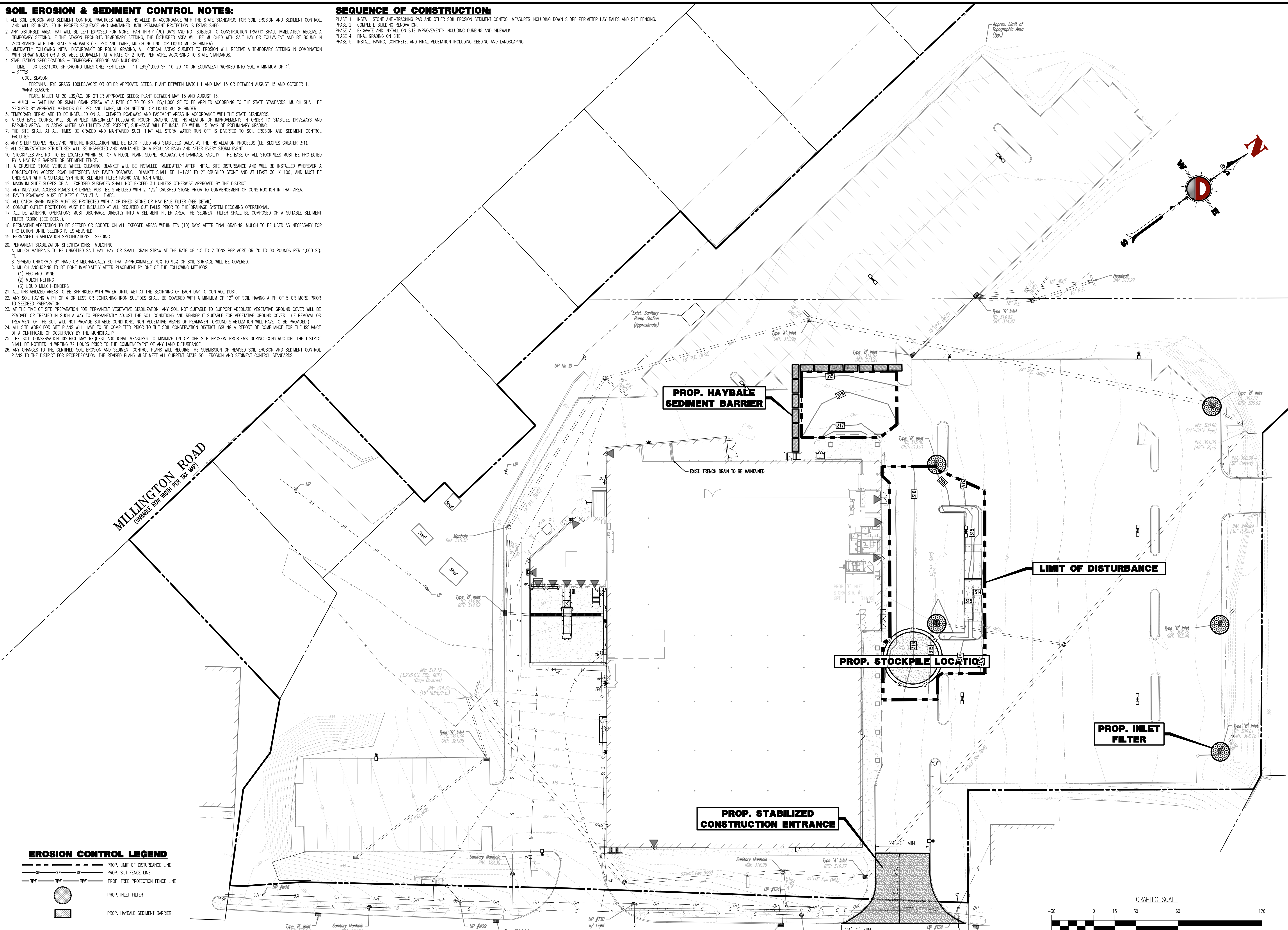
EROSION CONTROL LEGEND



LIMIT OF DISTURBANCE = 13,717.21 SF. (0.31 Ac.)

EAST MAIN STREET
(A.K.A. U.S. ROUTE NO. 6 PER TAX MAP)
(A.K.A. STATE HIGHWAY NO. 1309 PER MRP)
(VARIABLE ROW WIDTH PER TAX MAP)

SEE SHEET 10 OF 14 FOR SOIL EROSION NOTES & DETAILS



PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC. PROPOSED FLOOR & DECOR SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12 2084 EAST MAIN STREET (NY-6) TOWN OF CORTLAND, WESTCHESTER COUNTY, NEW YORK	DRAWN BY: DRT CHECKED BY: LB DESIGNED BY: ZAK CREDIT BY:
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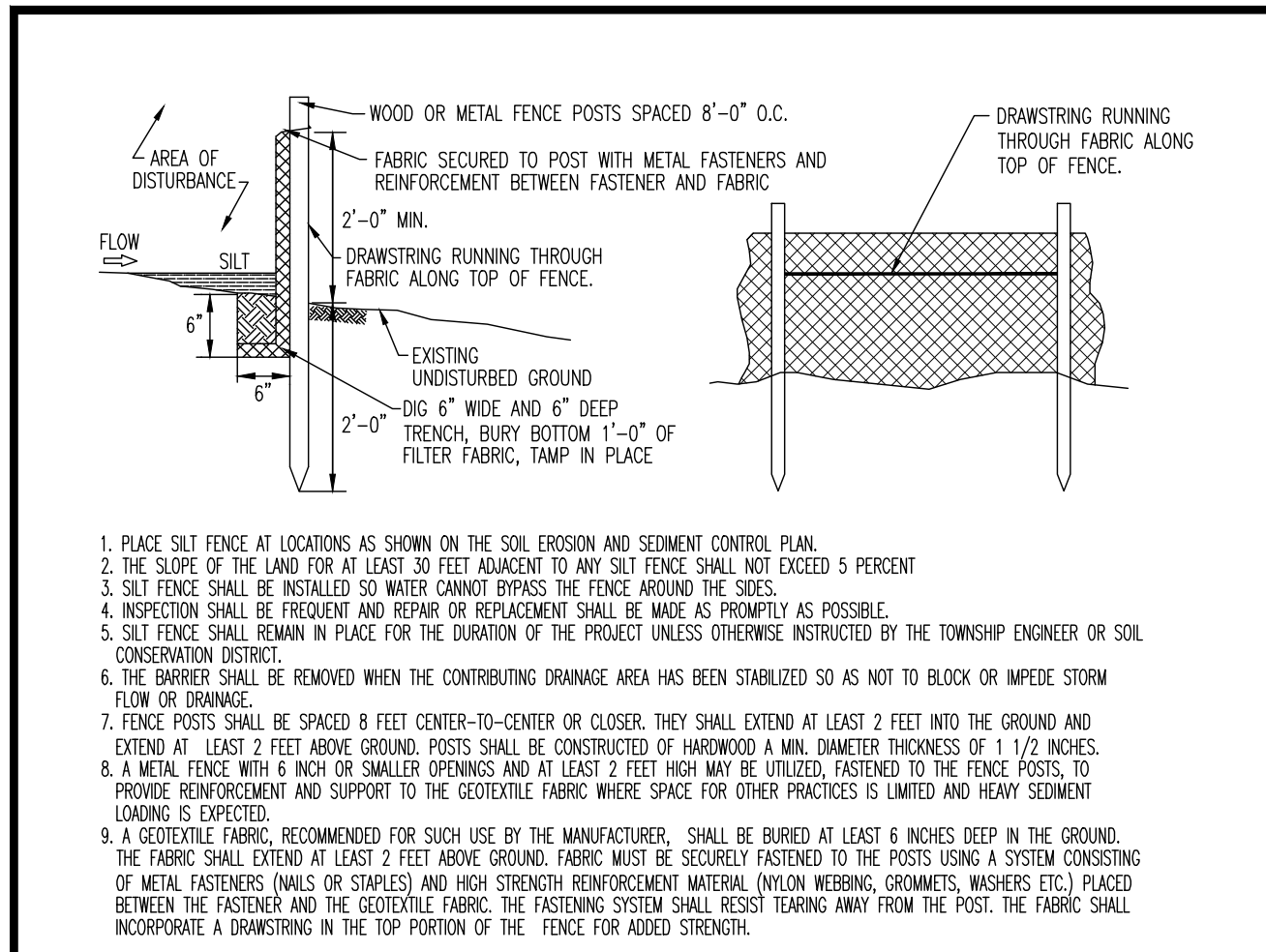
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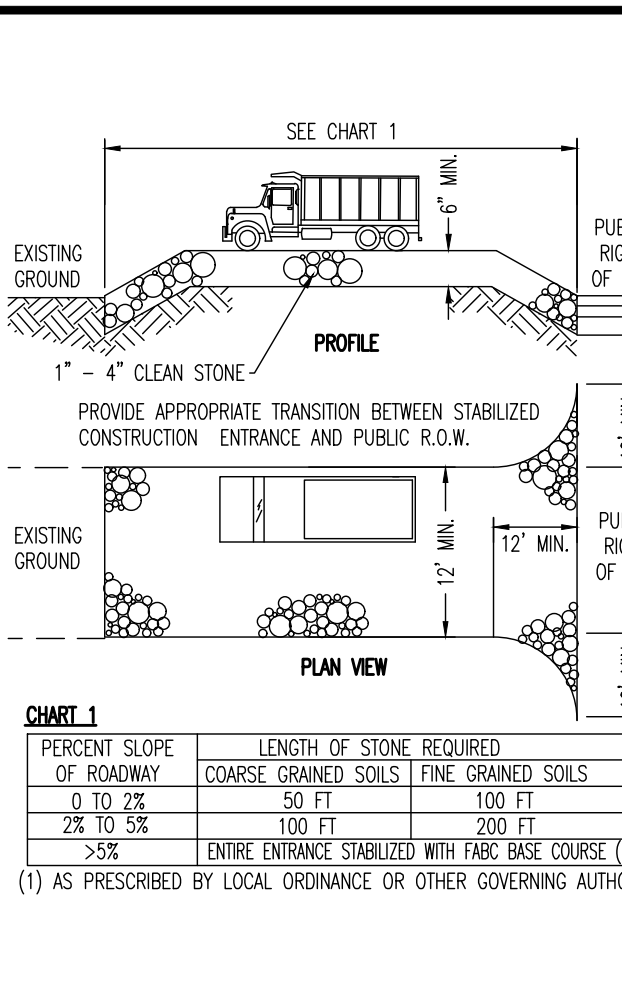
TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

SCALE: (H) 1" = 30' (V)	DATE: 01/23/2025
PROJECT No: 5079-24-04330	Rev. #: 9
SHEET No: 9	OF 14

Plotted: 01/23/25 - 4:22 PM, By: oventurini, Product Ver: 24.3e (LMS Tech)
 File: P:\BECPC PROJECTS\5079 Floor and Decor\24-04330 Cortland NY.Dwg Site Plans\50792404330500.dwg --> 09 SOIL EROSION & SEDIMENT CONTROL PLAN



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5 PERCENT.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE TOWNSHIP ENGINEER OR SOIL CONSERVATION DISTRICT.
6. THE BARRIER SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES.
8. A METAL FENCE WITH 5 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
9. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE GROUND. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (WIRE WEAVING, CROWNS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

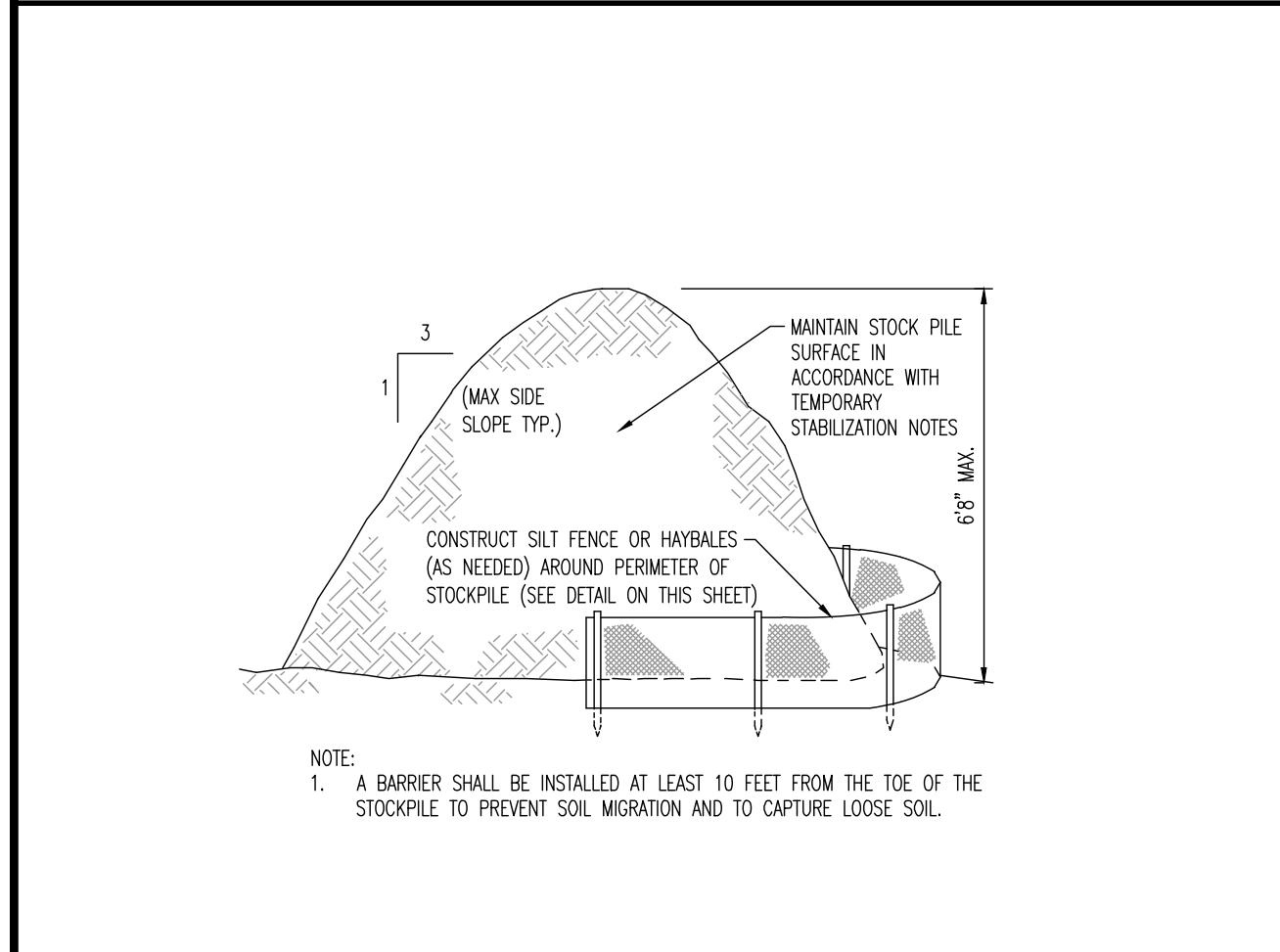


1. STONE SIZE - USE 1-4 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOD OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DISPOSED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

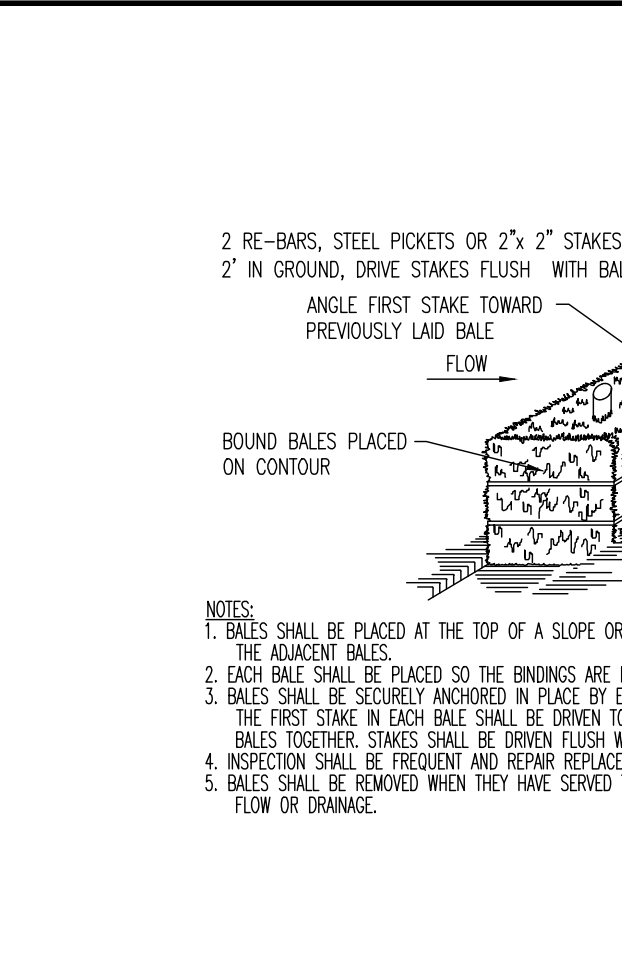
CHART 1

PERCENT SLOPE	LENGTH OF STONE REQUIRED
0 TO 2%	50 FT
2% TO 5%	100 FT
>5%	200 FT

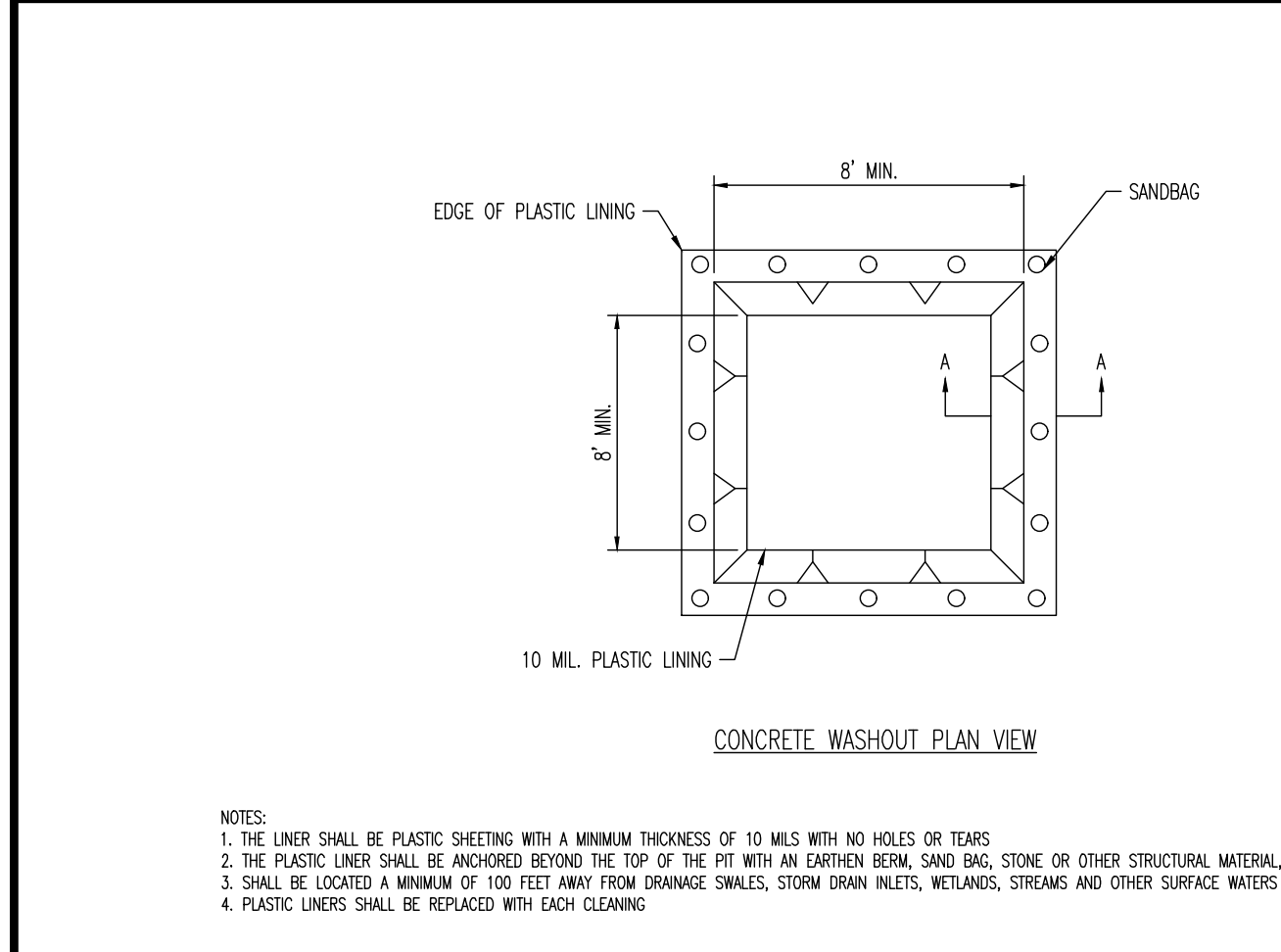
(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



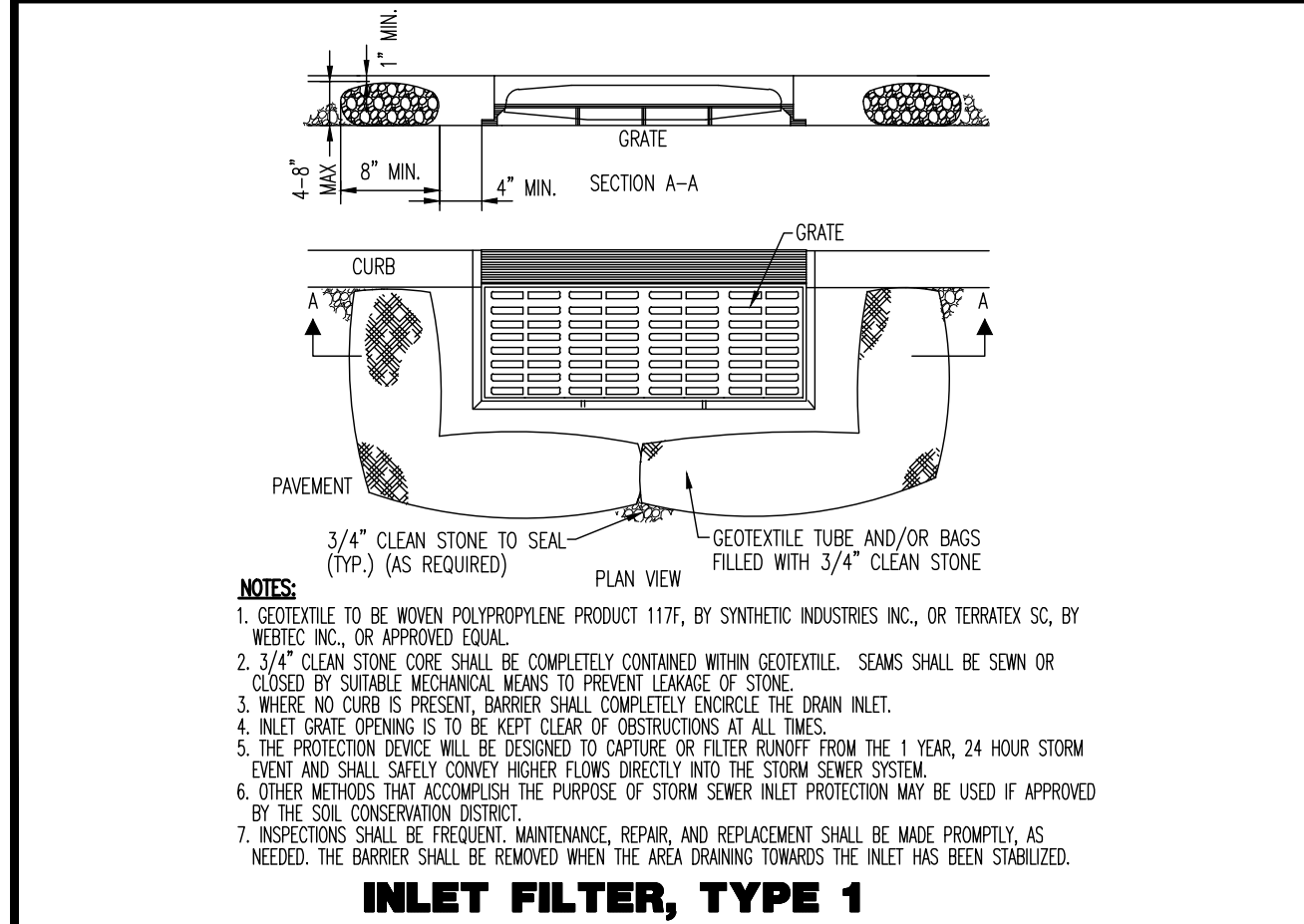
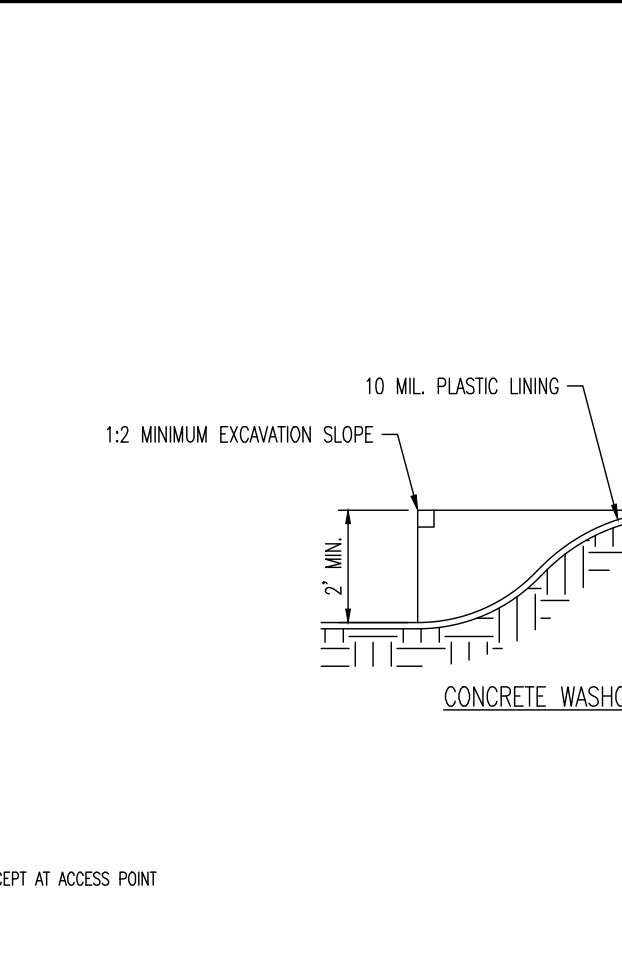
1. A BARRIER SHALL BE INSTALLED AT LEAST 10 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.



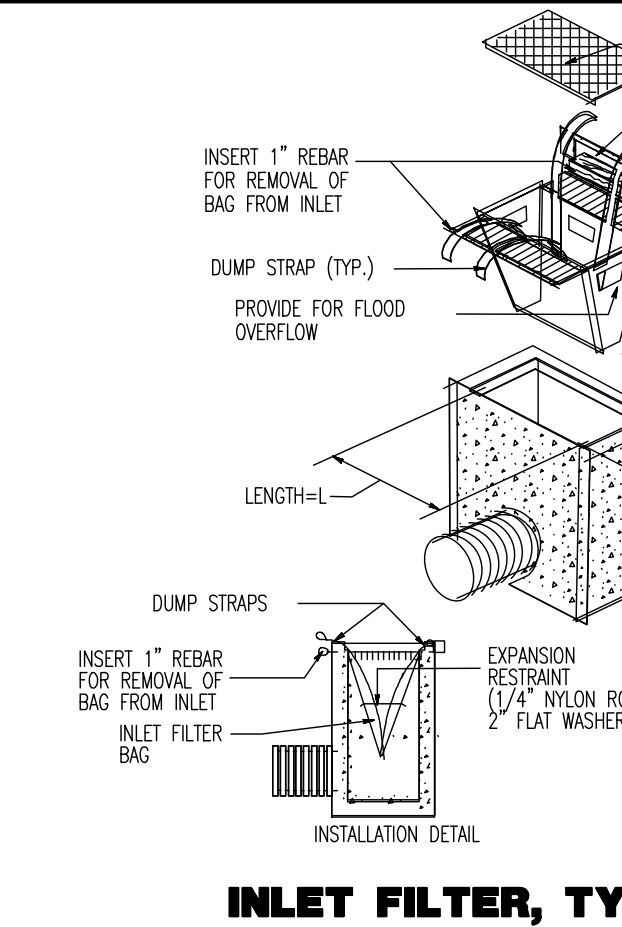
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE ENDGRAINS ARE VERTICAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALE TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.



1. THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS.
2. THE PLASTIC LINER SHALL BE ANCHORED BEHIND THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAG, STONE OR OTHER STRUCTURAL MATERIAL, EXCEPT AT ACCESS POINT.
3. SHALL BE LOCATED A MINIMUM OF 100 FEET AWAY FROM DRAINAGE CANALS, STORM DRAIN INLETS, NETWARS, STREAMS AND OTHER SURFACE WATERS.
4. PLASTIC LINERS SHALL BE REPLACED WITH EACH CLEANING.



1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117F, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WETFEIC INC. OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SCAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHEN NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCLOSE THE DRAIN INLET.
4. INLET CURB OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HARDS FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. INSPECTIONS SHALL BE FREQUENT, MAINTENANCE, REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.



STANDARD FOR PERMANENT STABILIZATION WITH SOD

METHODS AND MATERIALS

1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
2. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8" INCH, PLUS OR MINUS 1/4" INCH AT TIME OF CUTTING. (EXCLUDES TOP GROWTH)
4. SOD SHOULD BE MOOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
6. ONLY MOST FRESH, LIVEWEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

I. SITE PREPARATION

- A. GRADE IS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING, PAGE 4.1.1.
- B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS. SEE STANDARDS 4.2 THROUGH 4.16.

II. SOIL PREPARATION

- A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN AND INCORPORATED INTO THE SURFACE 4". IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	2	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	2	45

- B. PULVERIZED DOLOMITE LIMESTONE IS PREFERRED FOR MOST SLOPS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.
- C. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCOING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
- D. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LIMBS, OR OTHER UNSUITABLE MATERIAL.
- E. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT

- A. SOD SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B. PLACE SOD STRIPS WITH STAG, EVEN JOINTS THAT ARE STAGGED. OPEN SPACES INVITE EROSION.
- C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
- D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
- E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE. BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
- F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

IV. TOP-DRESSING

IF SLOW-RELEASE NITROGEN IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY, EXCEPT WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP.

TOP-DRESS WITH 10-0-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

STANDARD FOR DUST CONTROL

DEFINITION - THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE - TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-AND OFF- SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

WHERE APPLICABLE - THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MOCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT	7:1	COARSE SPRAY	1,200
EMULSION			
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

TILLAGE - TO ROUGHEN SURFACE AND BRING CLOUDS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING IN WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING - TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING

- LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS -
- COOL SEASON: PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
- WARM SEASON: PEARL MILLET AT 20 LBS/AC. OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH - SALT HAY OR SMALL GRASS STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

- STABILIZATION SPECIFICATIONS - PERMANENT SEEDING**
- PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 6 INCHES.
 2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- | | |
|-----------------------|-----------------------|
| PERENNIAL RYEGRASS | 1/2 LB/1,000 SQ FT |
| KENTUCKY BLUEGRASS | 1 LB/1,000 SQ FT |
| | 1 1/2 LBS/1,000 SQ FT |
| | 1 1/2 LBS/1,000 SQ FT |
| FERTILIZER (20-10-10) | 14 LBS/1,000 SQ FT |
| | LBS/1,000 SQ FT |
3. SEEDING DATES: APRIL 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 15TH.
 4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.
- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
- A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRASS STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ. FT.
 - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF SOIL SURFACE WILL BE COVERED.
 - C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING:
 - (1) PEG AND TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS

MULCH STABILIZATION

- A. UNROTTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 800 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
- C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEDERER.
- E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC MAY BE USED.
- F. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
 - (1) PEG MID TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS

MUNICIPAL, COUNTY, STATE AND INHA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

NO.	DATE	REVISIONS/COMMENTS

FLOOR & DECOR OUTLETS OF AMERICA, INC.

PROPOSED FLOOR & DECOR

SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
2084 EAST MAIN STREET (NY-6)
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

DESIGNED BY: LB ZAK

DRAWN BY: DRT

CHECKED BY: ZAK

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811

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No. 096771

JOSHUA M. SEWALD

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE: **SOIL EROSION & SEDIMENT CONTROL DETAILS**

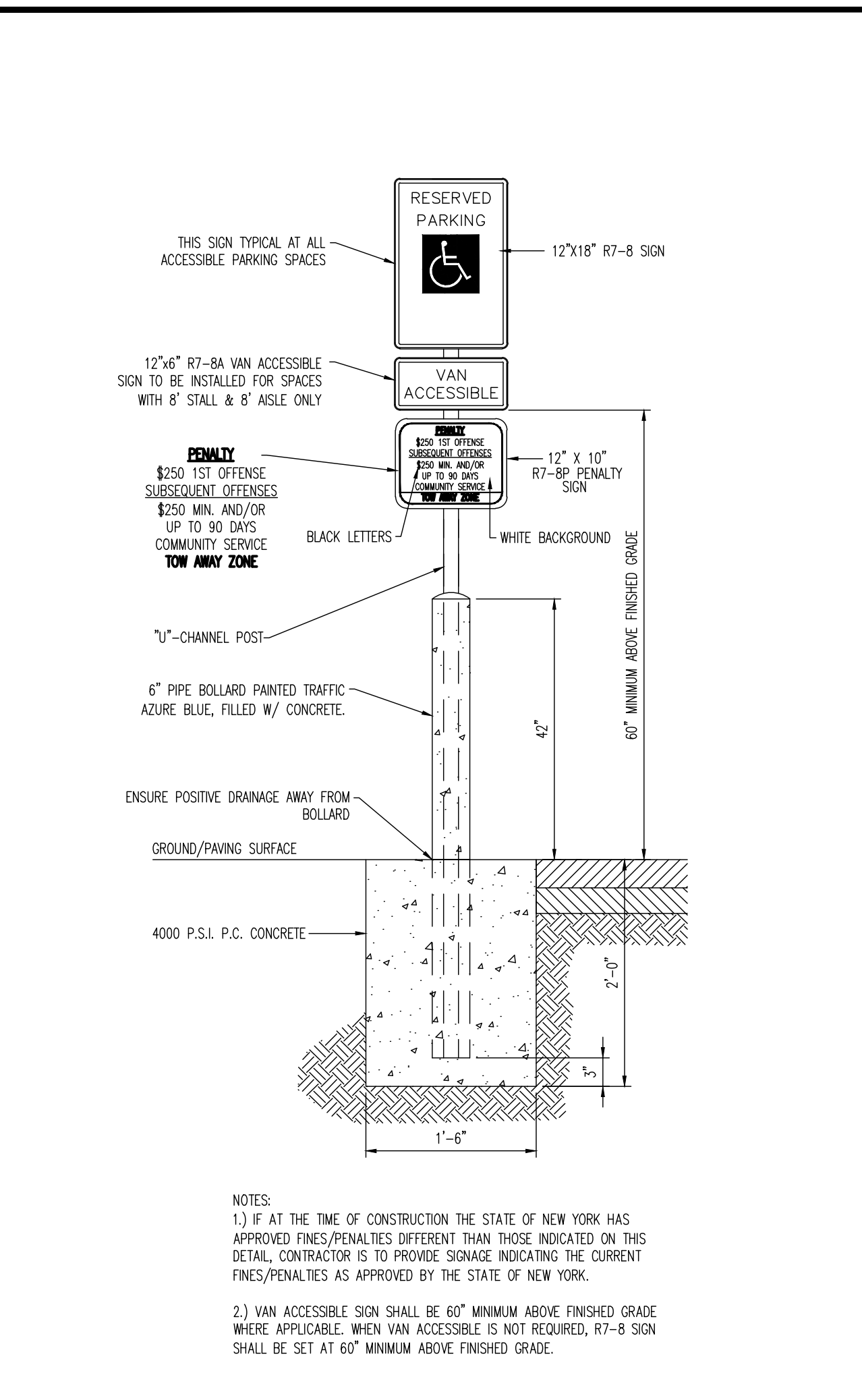
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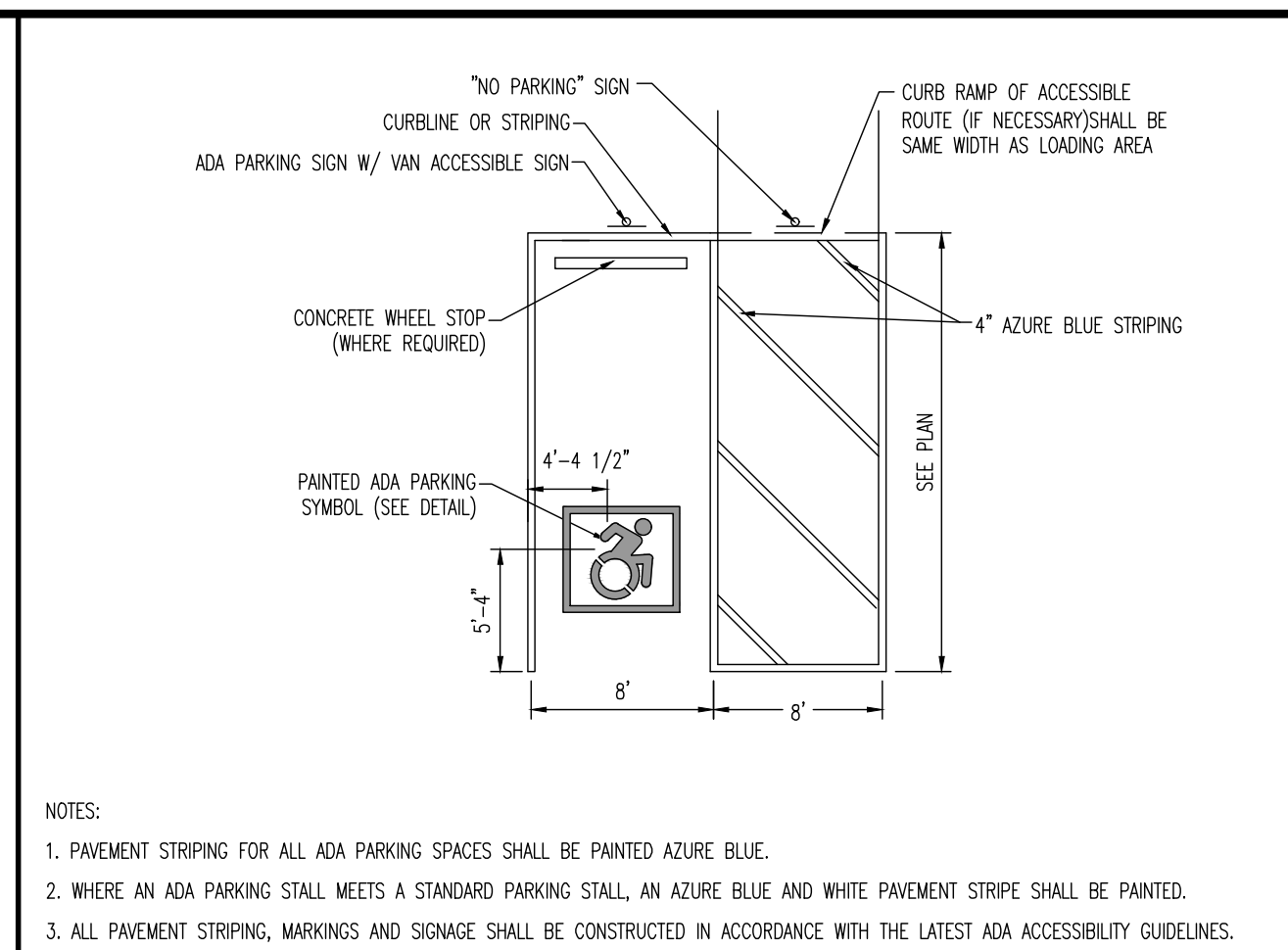
SHEET No: **10** OF 14

Rev. #:

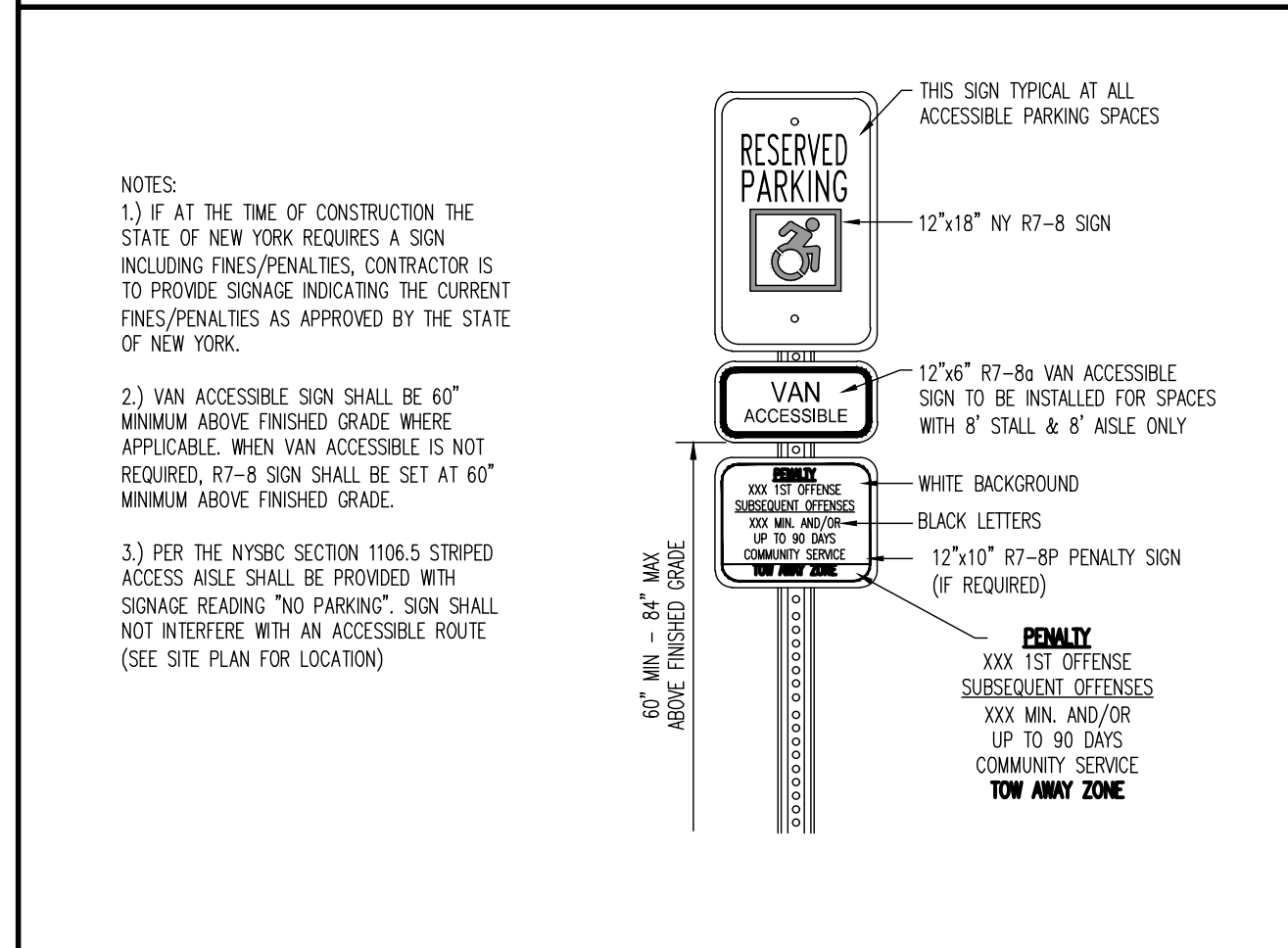
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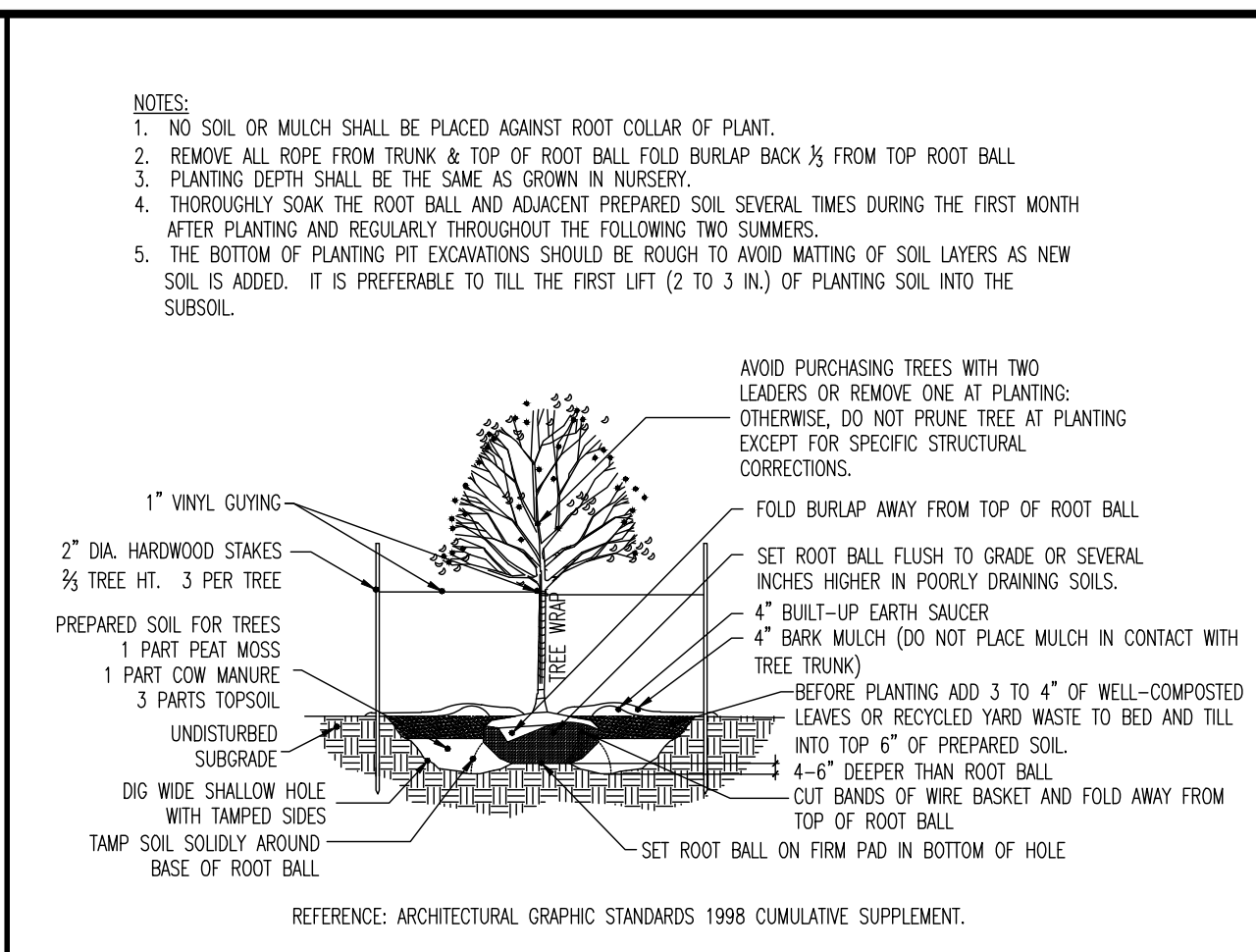
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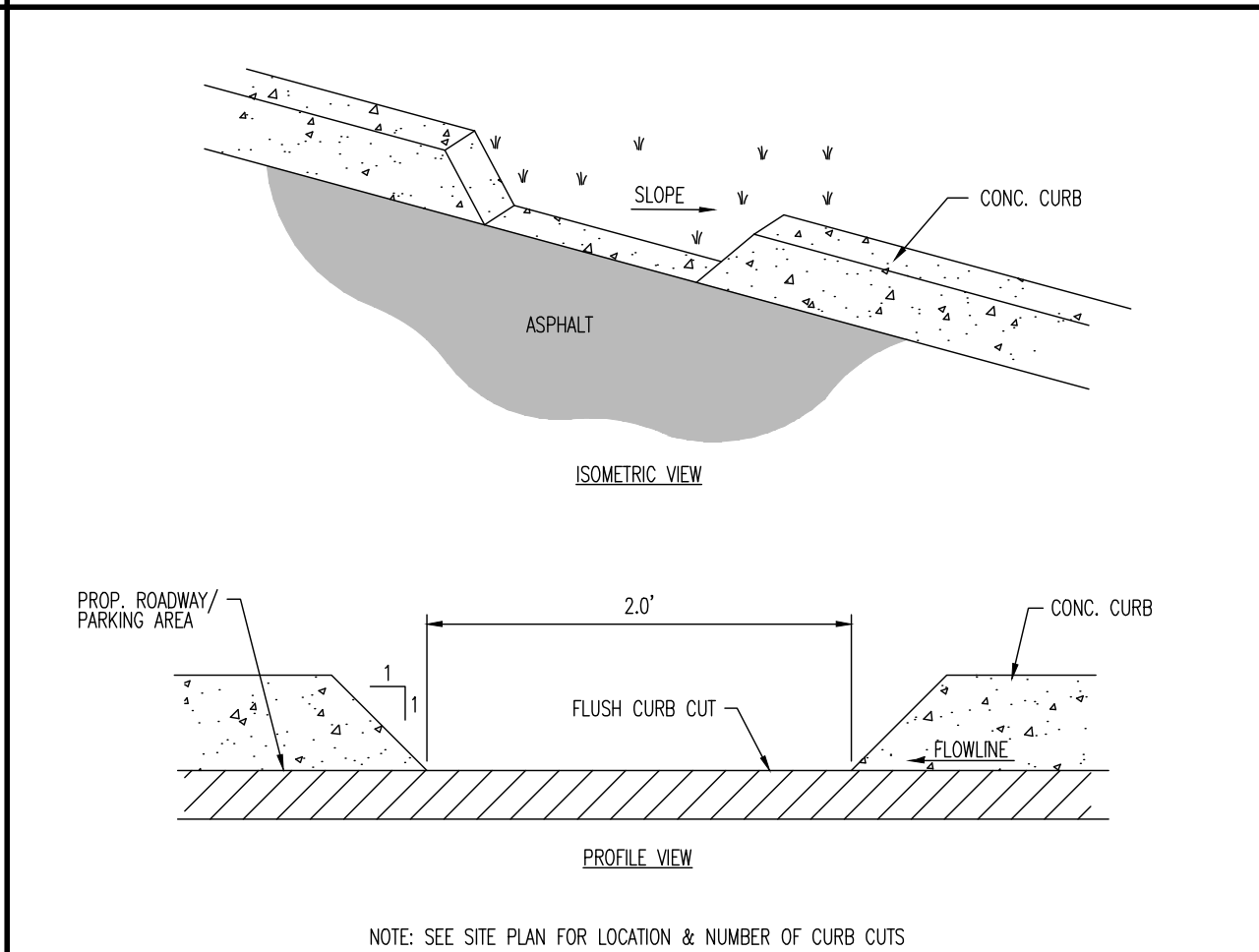
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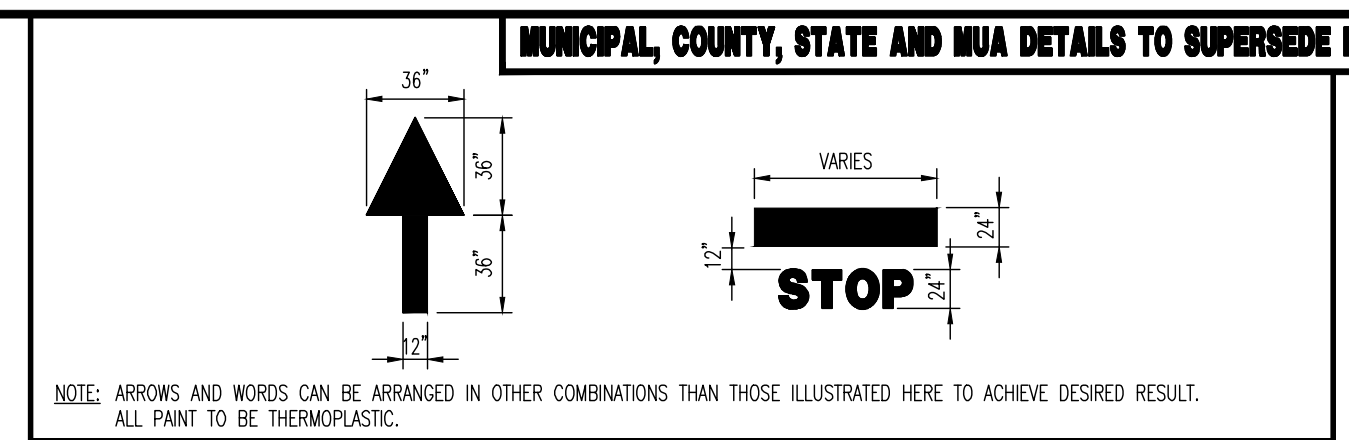
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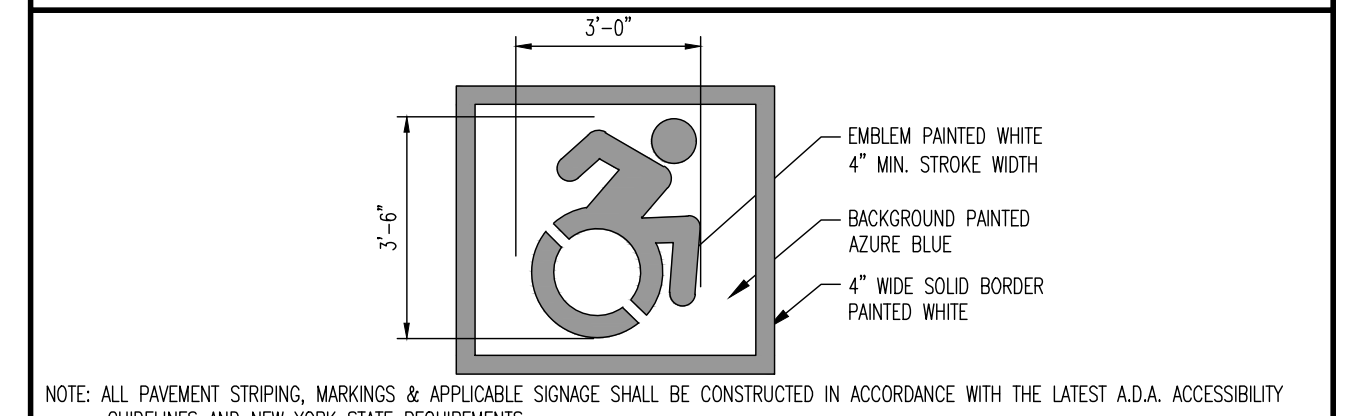
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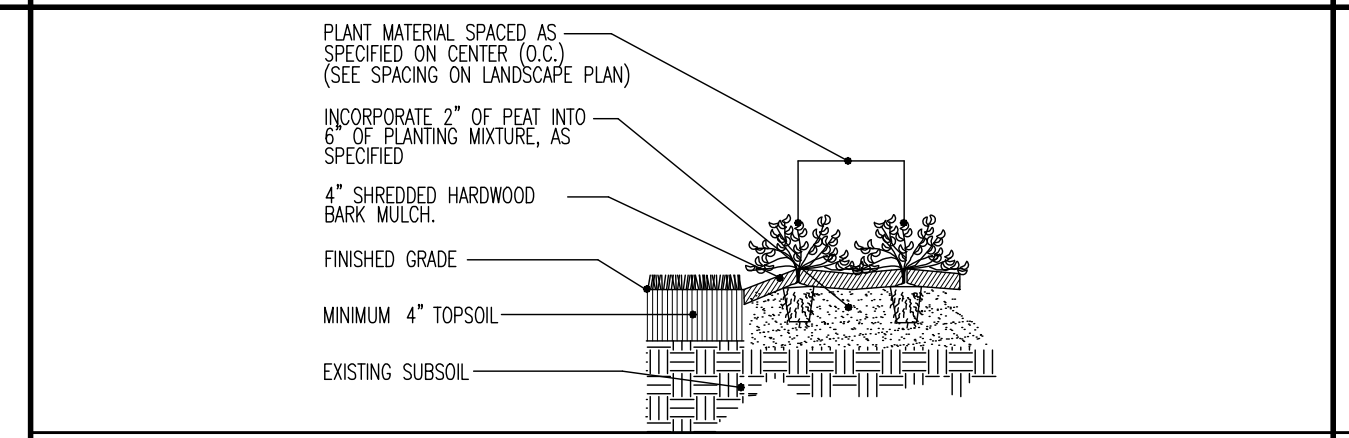
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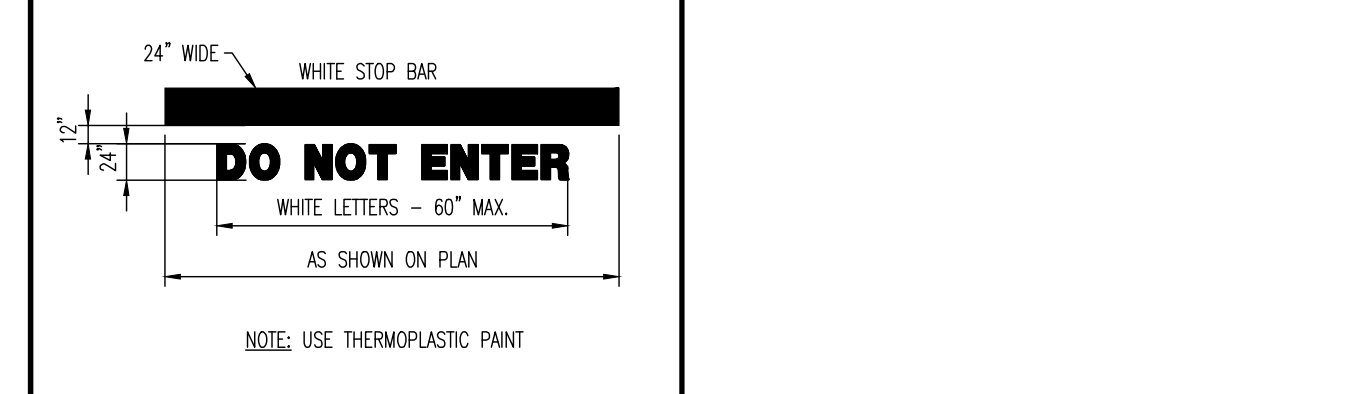
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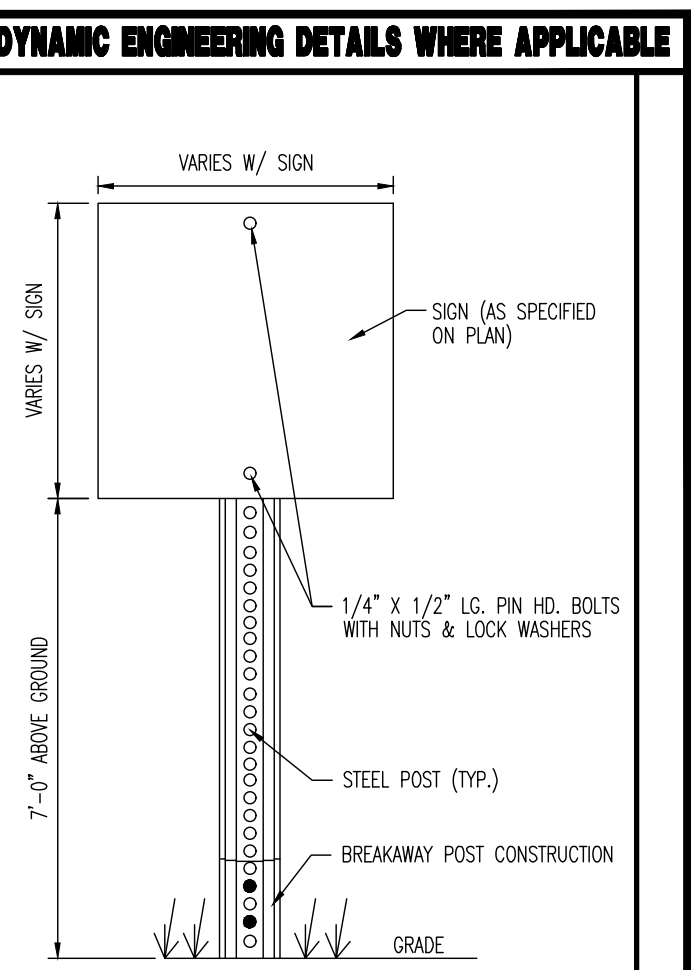
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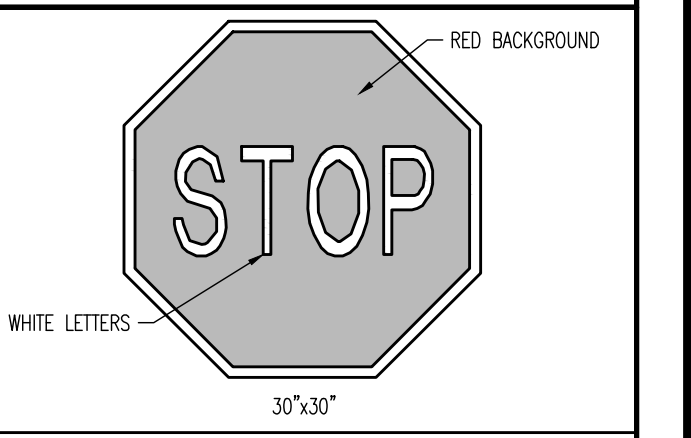
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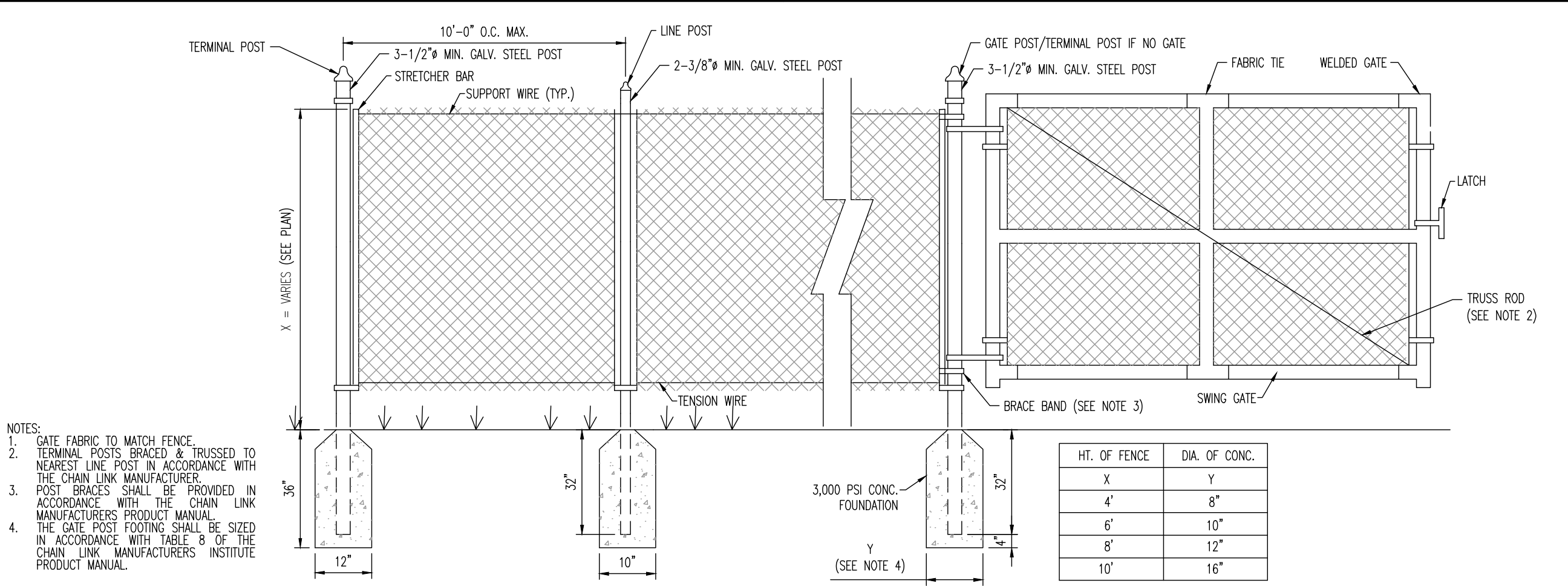
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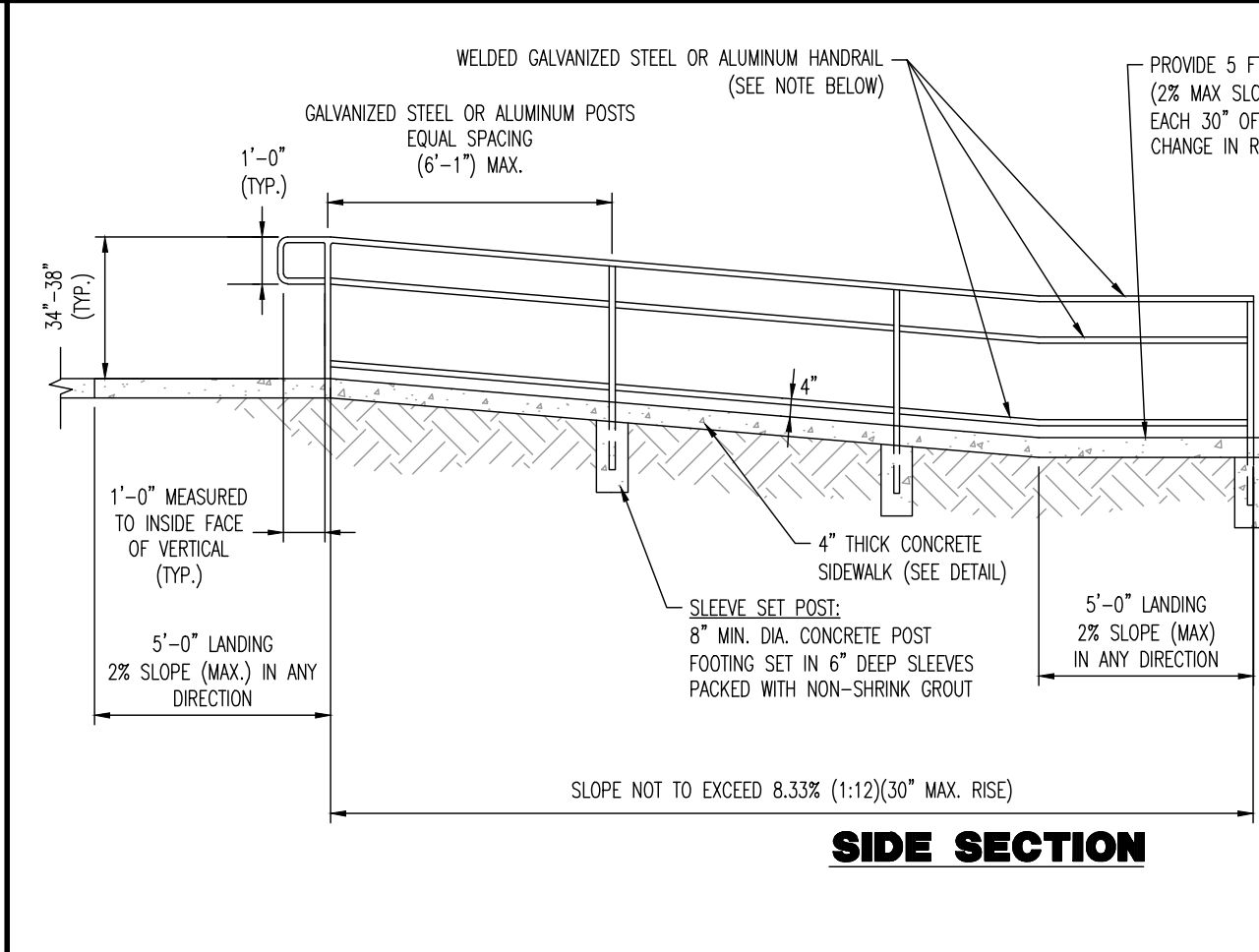
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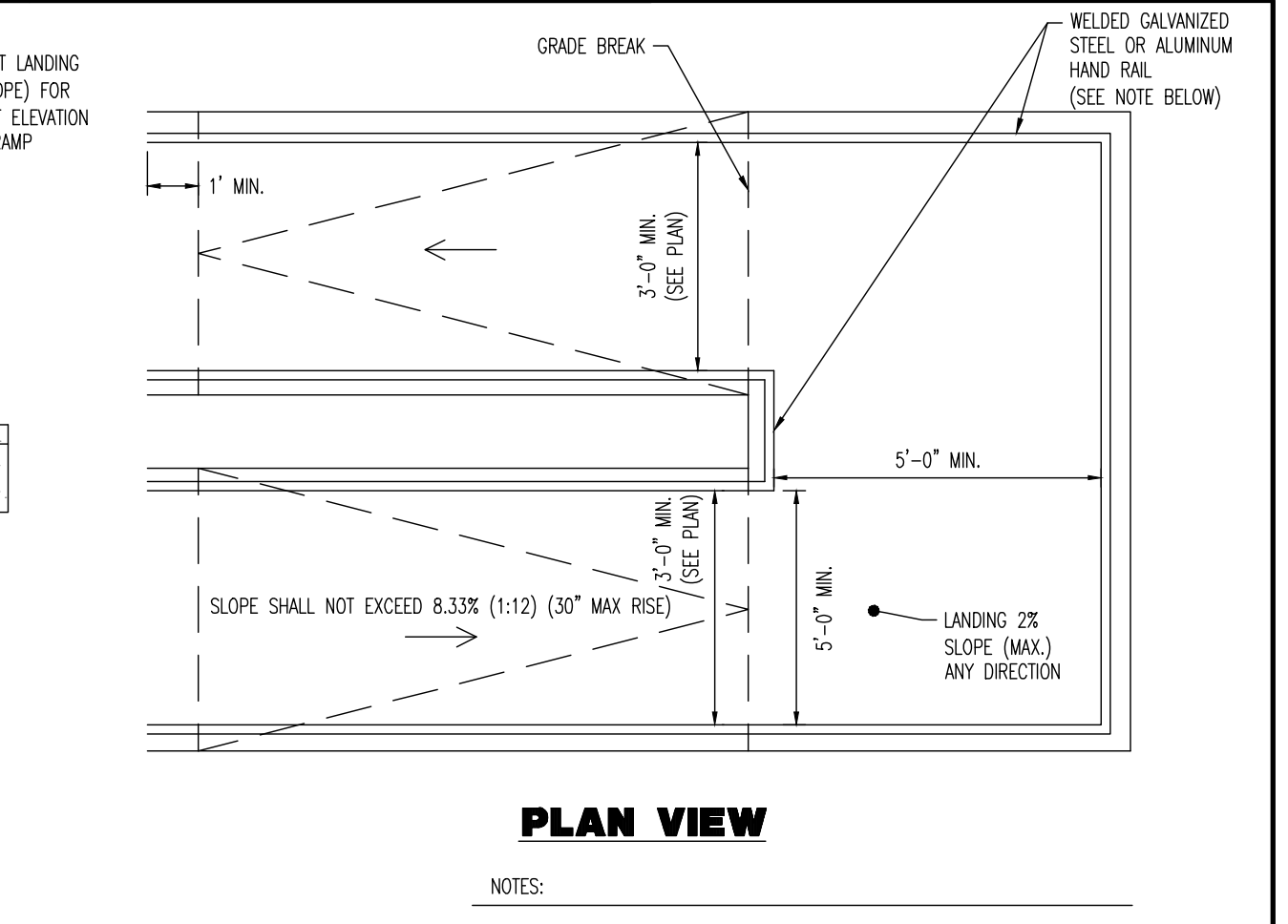
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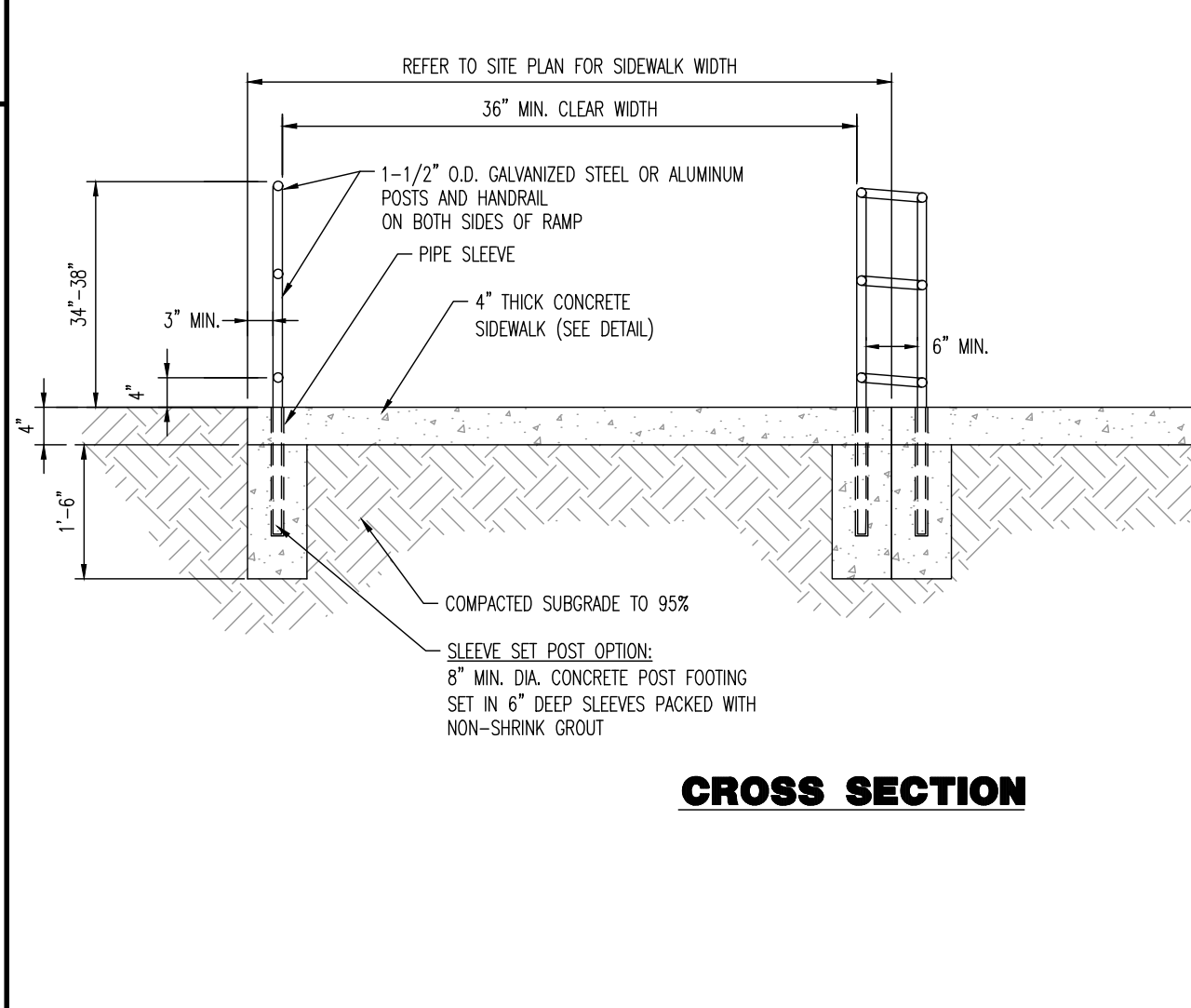
CHAIN LINK FENCE W/GATE DETAIL
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SIDE SECTION

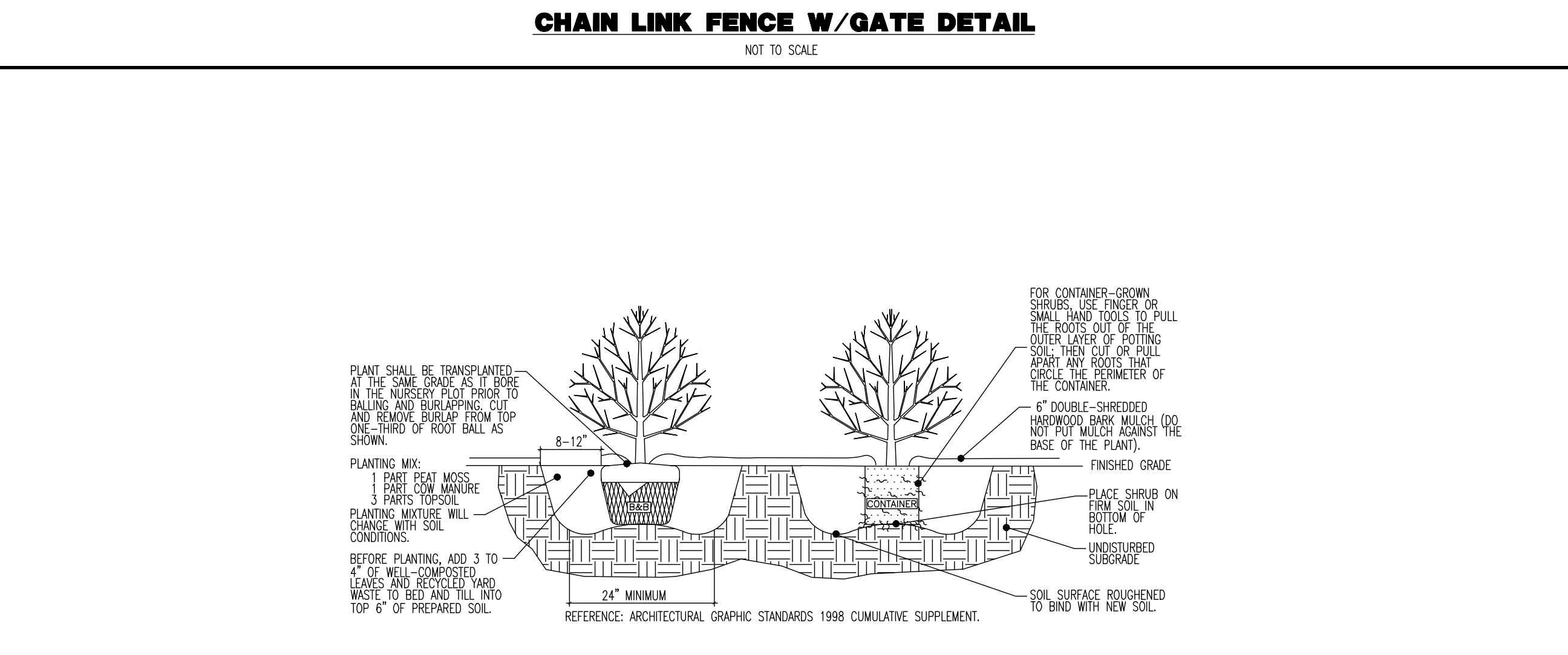


PLAN VIEW



CROSS SECTION

- NOTES:
- REFER TO PLAN FOR RAMP DIMENSIONS AND SLOPES.
 - UNLESS NOTED OTHERWISE, RAMP FINISH SHALL BE A NON-SLIP HORIZONTAL BROOM FINISH.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 36IN.
 - THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36IN.
 - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
 - THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
 - THE LANDING LENGTH SHALL BE A MINIMUM OF 36IN CLEAR.
 - HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS 3/4IN MINIMUM AND 38IN MAXIMUM VERTICALLY ABOVE RAMP SURFACE. HANDRAILS SHALL BE A CONSISTENT HEIGHT ABOVE RAMP SURFACE. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
 - IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12IN BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT IN THE SAME DIRECTION AS RAMP RUN AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE AND RETURN TO A WALL, GUARD OR THE LANDING SURFACE.
 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2IN.
 - HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOP OR SIDES. THE BOTTOM OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20% OF THEIR LENGTH, WHERE PROVIDED. HORIZONTAL PROJECTIONS SHALL OCCUR 1-1/2IN BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.
 - HANDRAILS, EDGE PROTECTION, VERTICAL POSTS AND OTHER ELEMENTS CANNOT OBSTRUCT OR OVERLAP THE MINIMUM 60" BY 60" CLEARANCE.
 - HANDRAIL GRIPPING SURFACES SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF BETWEEN 1-1/4IN MINIMUM AND 2IN MAXIMUM.
 - HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - UNLESS OTHERWISE SPECIFIED, ALL RAMP POSTS, HANDRAILS, RAILINGS AND RETURNS SHALL BE WELDED SCHEDULE 40 GALVANIZED STEEL OR ALUMINUM, PAINTED BLACK.
 - HANDRAILS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS. POSTS SHALL BE SET IN 8IN MINIMUM DIAMETER 18IN DEEP POST FOOTING WITH SLEEVE OR CORED AND SLEEVED; MINIMUM 6IN EMBEDMENT PACKED WITH NON-SHRINK GROUT, COLOR TO MATCH CONCRETE.
 - ALL RAMPS AND RAILINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA ACCESSIBILITY GUIDELINES AND BUILDING CODES.



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL SWITCHBACK ADA RAMP WITH HANDRAIL DETAIL
NOT TO SCALE

BY: _____
DATE: _____

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DRAWN BY: DRT CHECKED BY: LB ZAK
 DESIGNED BY: _____

PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC.
 PROPOSED FLOOR & DECOR
 SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
 2094 EAST MAIN STREET (NY-6)
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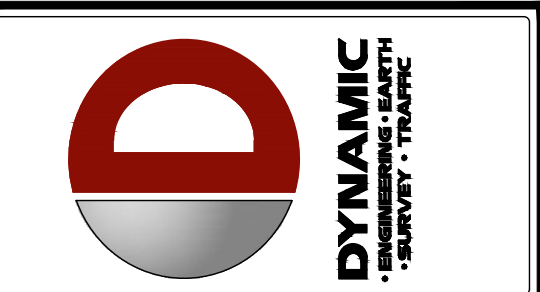
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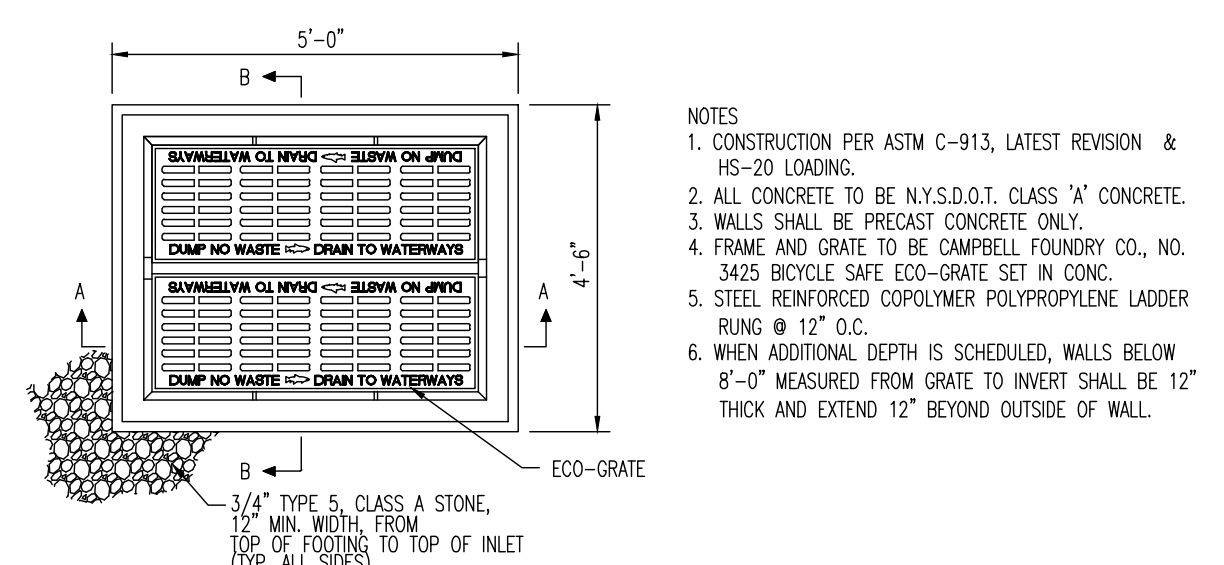
CONSTRUCTION DETAILS

SCALE: (H) AS SHOWN DATE: 01/23/2025
 PROJECT No: 5079-24-04330
 SHEET No: **11** OF 14 Rev. #: 0

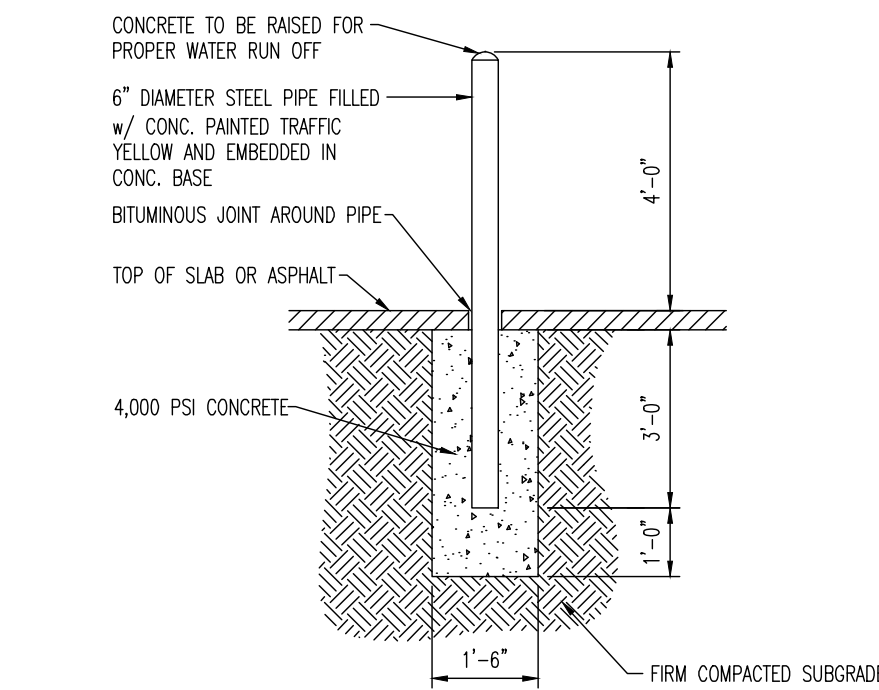
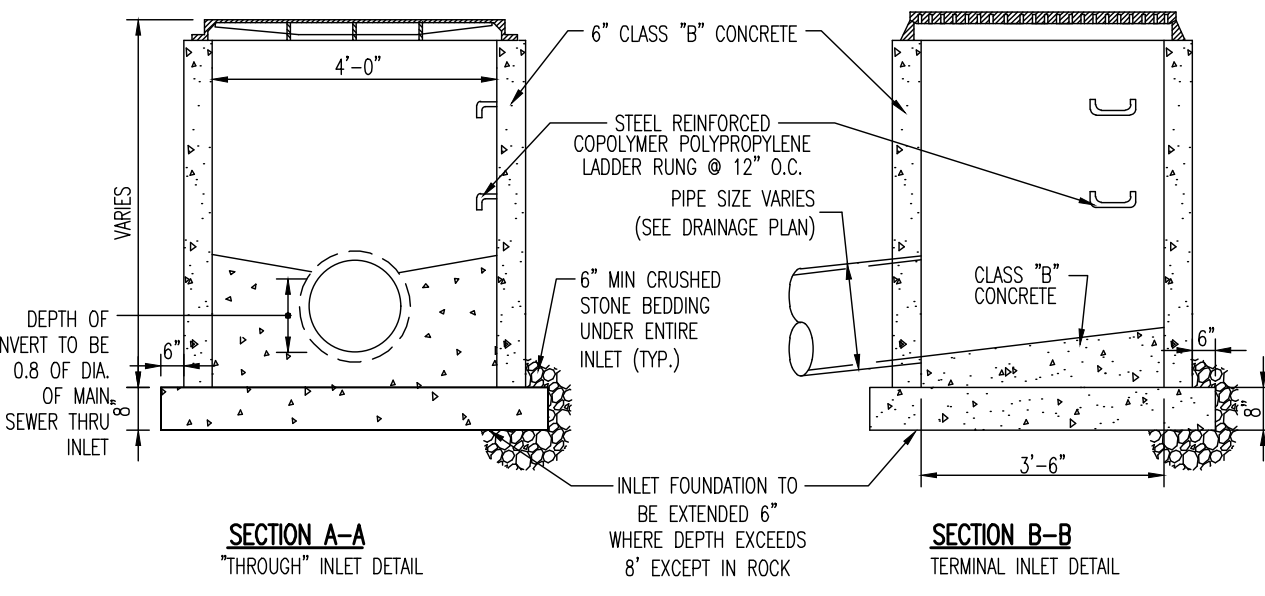
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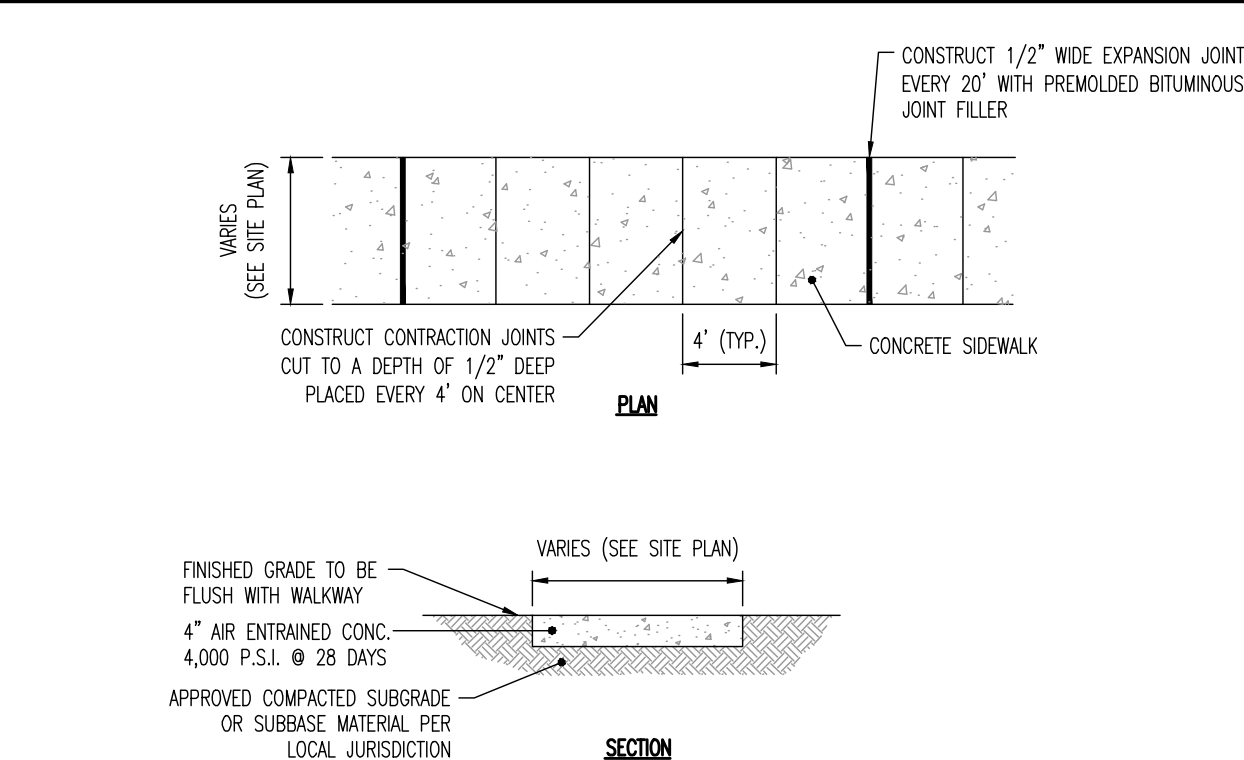
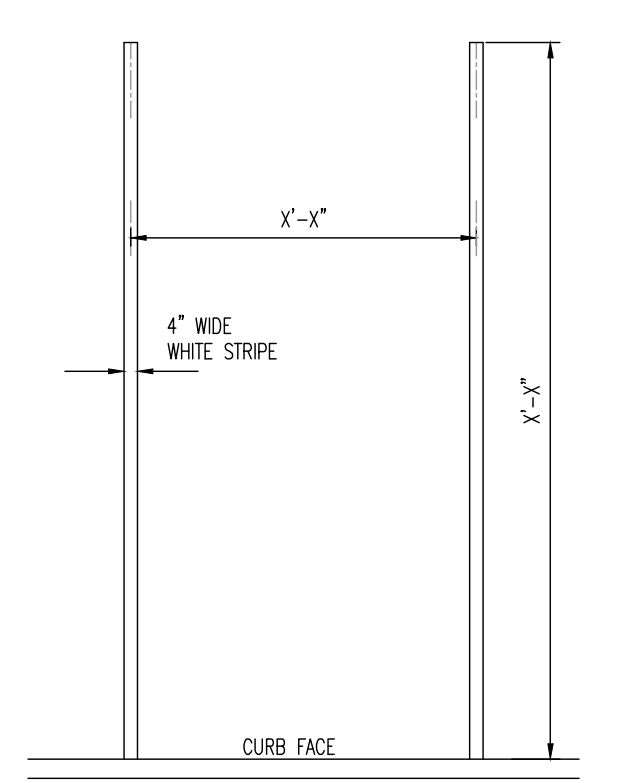
BY: _____
DATE: _____
REV: _____
COMMENTS:



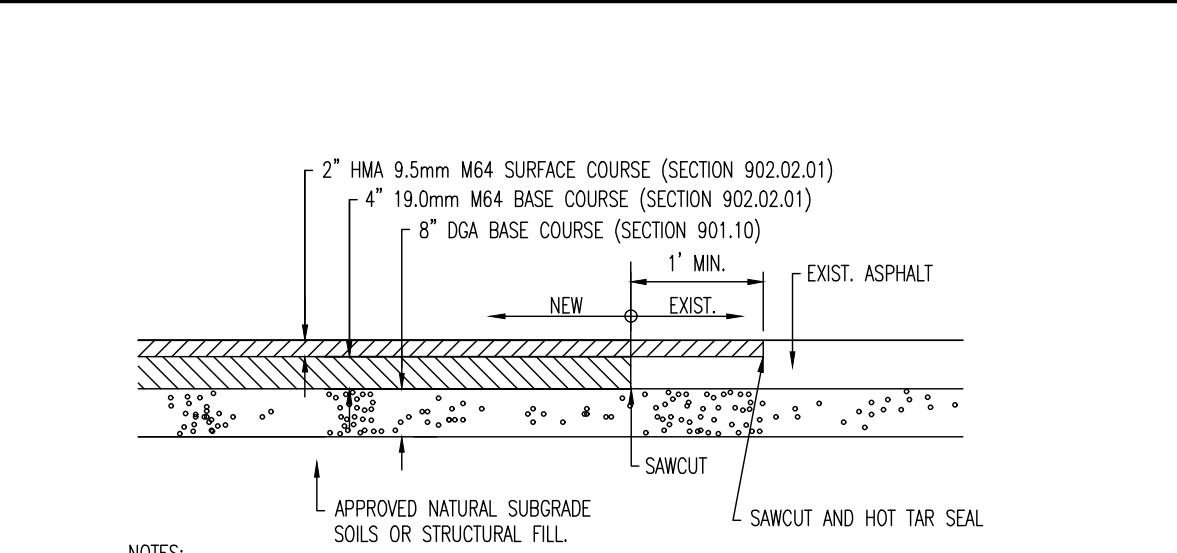
- NOTES:**
- CONSTRUCTION PER ASTM C-913, LATEST REVISION & HS-20 LOADING.
 - ALL CONCRETE TO BE N.Y.S.D.O.T. CLASS 'A' CONCRETE.
 - WALLS SHALL BE PRECAST CONCRETE ONLY.
 - FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 3425 BICYCLE SAFE ECO-GRADE SET IN CONC.
 - STEEL REINFORCED COPOLYMER POLYPROPYLENE LADDER RING @ 12" O.C.
 - WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.



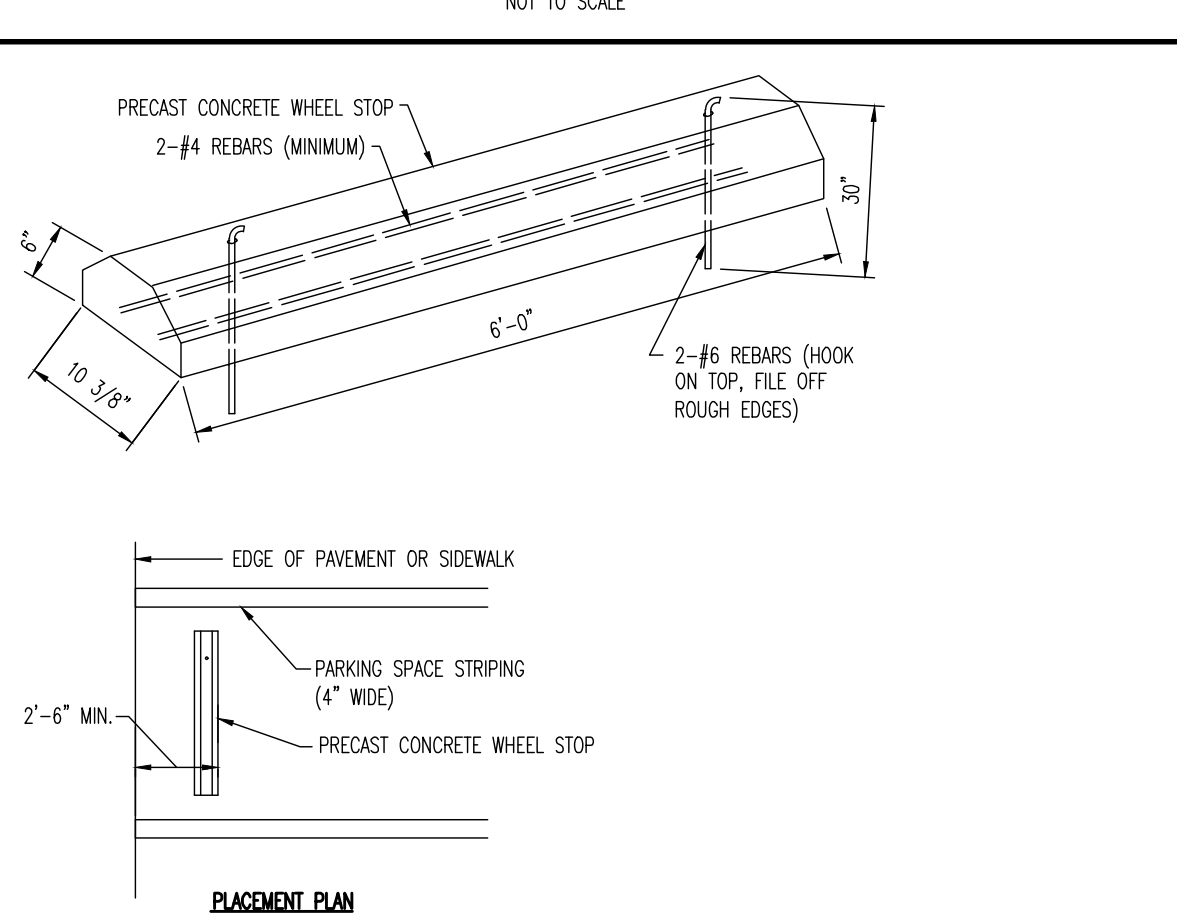
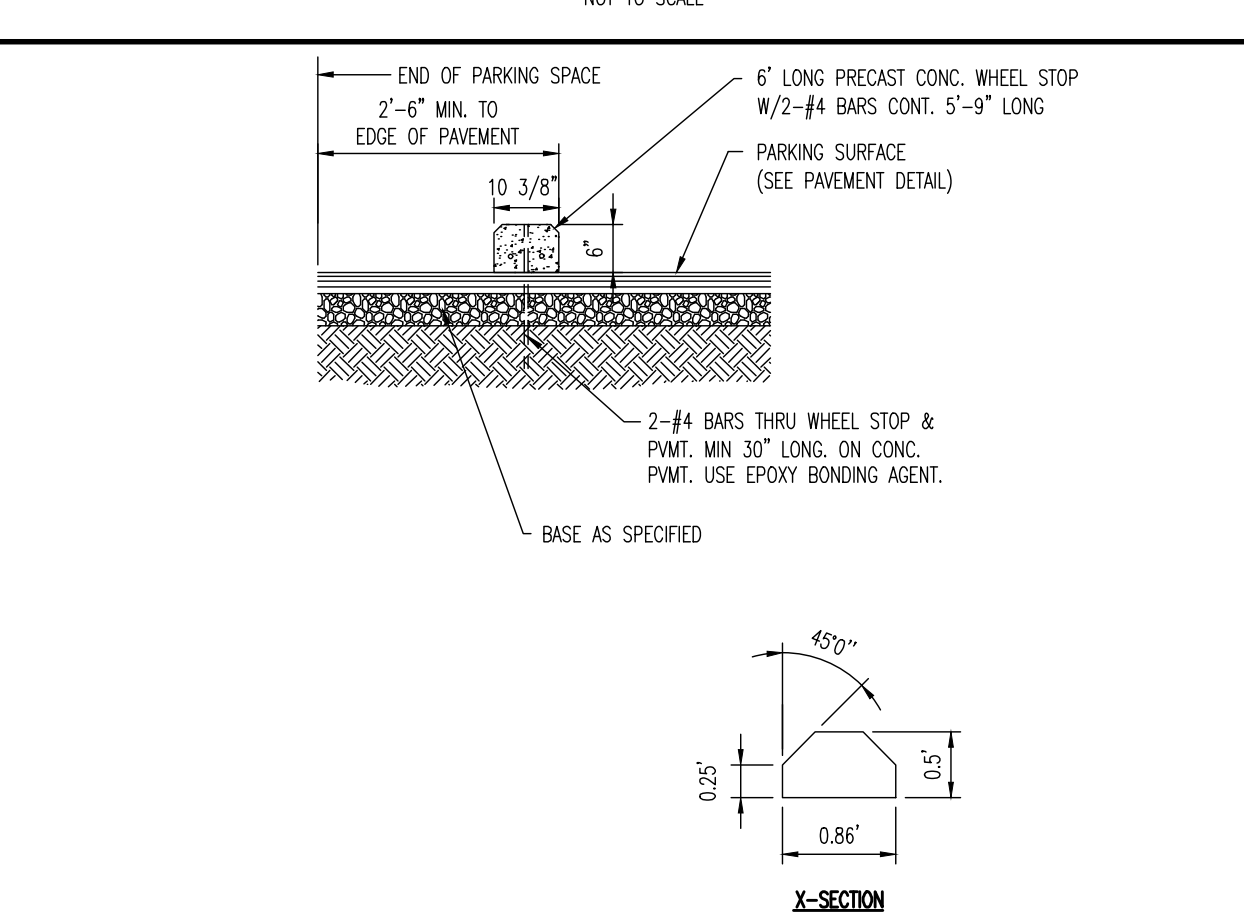
- NOTES:**
- ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWN ENGINEER PRIOR TO POURING.
 - TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF MSHTOM-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
 - DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 - WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
 - THESE SPECIFICATIONS ALSO MEET RISIS DESIGN STANDARDS.



- NOTE:**
- MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
 - PROVIDE 1/2" WIDE PREFORMED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
 - REFER TO SITE PLAN FOR SIDEWALK WIDTH.
 - PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.



- NOTES:**
- OWNER SHALL CONTACT AND ENGAGE DYNAMIC EARTH, LLC. TO INSPECT AND TEST SUBGRADE SOILS. CONTRACTOR SHALL CONTACT DYNAMIC EARTH, LLC. AT (908) 879-7095 (WWW.DYNAMIC-EARTH.COM) AT ONSET OF CONSTRUCTION TO CONFIRM REQUIREMENTS AND COORDINATE INSPECTIONS.
 - SUBGRADE SOILS SHALL BE APPROVED BY DYNAMIC EARTH, LLC. APPROVED NATURAL SOILS SHALL BE COMPACTED AND PROOFROLLED WITH A LOADED TANDEM AXLE TRUCK TO A FIRM AND UNYIELDING CONDITION. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR STABILIZED AS DIRECTED BY DYNAMIC EARTH, LLC. ANY STRUCTURAL FILL AT OR BELOW PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM-D1557.



(NOTE: WHEEL STOP TO BE USED ONLY WHERE SHOWN ON PLANS.)

Plotted: 01/23/25 - 4:23 PM, By: oventurini, Product: Ver: 24.3e (LMS Tech)
File: P:\BECPC PROJECTS\5079-Floor and Decor\44-04330-Corlandt-NY.Dwg | Site Plans\50792404330500.dwg

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: XXX	REVISION BY: LB	CHECKED BY: ZAK
DRAWN BY: XXX	SCALE: _____	DATE: _____

PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC.
PROPOSED FLOOR & DECOR
SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12
2094 EAST MAIN STREET (NY-6)
TOWN OF CORLANDT, WESTCHESTER COUNTY, NEW YORK

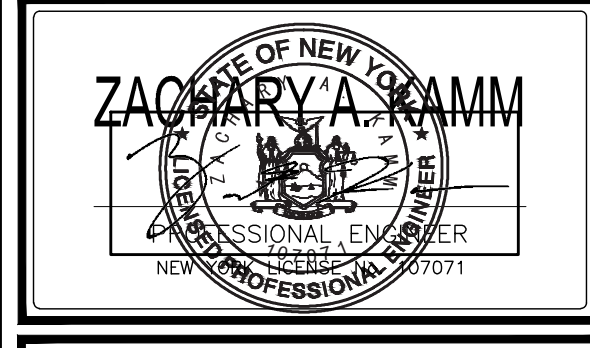
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JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) 1"=30'
(V) _____

DATE: 01/23/2025

PROJECT No: 5079-24-04330

SHEET No: **12** OF 14

Rev: # _____

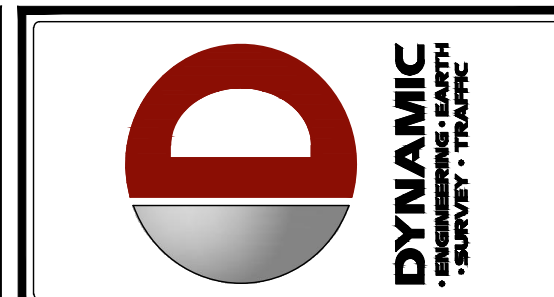


Table with columns: REV., DATE, COMMENTS. Contains revision history for the drawing.

Form for project information including 'PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC.', 'SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12', and contact details for Dynamic Engineering.

811 logo and text: 'PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREFERRING TO DESIGN THE SURFACE ANCHOR IN ANY STATE'.

DYNAMIC ENGINEERING logo and text: 'LAND DEVELOPMENT CONSULTING • PERMITTING GEOTECHNICAL • ENVIRONMENTAL TRAFFIC • SURVEY • PLANNING & ZONING'. Includes address: '50 Park Place - 9th Floor, Suite 9J, Newark, NJ 07102'.

Professional Engineer seal for ZACHARY A. KAMM, License No. 2407371.

Professional Engineer seal for JOSHUA M. SEWALD, License No. 097639.

Form with fields: TITLE: CONSTRUCTION DETAILS, SCALE: (N) AS SHOWN, DATE: 01/23/2025, PROJECT No: 5079-24-04330, SHEET No: 13 OF 14.

WST LED Architectural Wall Sconce. Includes product image, dimensions (Height: 8-1/2", Width: 17", Depth: 10-3/4", Weight: 20 lbs), and a small table for ordering information.

Accessories and Optional Back Box (PBBW) and (BBW) details. Includes dimensions for PBBW (Height: 8.49", Width: 17.01", Depth: 1.70") and BBW (Height: 4", Width: 5.12", Depth: 1-1/2").

Ordering Information table for WST LED. Columns: WST LED, Finish/Access Package, Color/Finish/Option, Mounting, Voltage, Shipping. Includes example: WST LED P1 150W Luminaire Package.

Emergency Battery Operation section. Includes diagrams showing battery backup configurations and text explaining the system's operation and safety features.

WST LED LIGHT DETAIL NOT TO SCALE

D-Series Size 0 LED Area Luminaire. Includes product image, dimensions (EPA: 0.44 ft, Length: 26.18", Width: 14.06", Height H1: 2.26", Height H2: 7.46", Weight: 23 lbs), and a small table for ordering information.

Accessories and Shield Accessories. Includes dimensions for External Glare Shield (EGSR) and House Side Shield (HS).

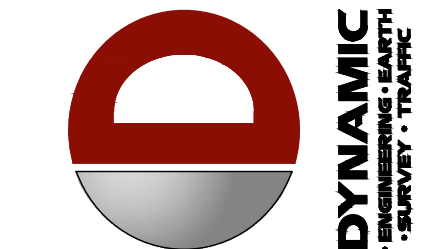
Ordering Information table for DSXO LED. Columns: DSXO LED, Finish/Access Package, Color/Finish/Option, Mounting, Voltage, Shipping. Includes example: DSXO LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBX2.

Drilling and Tenon Mounting Slipfitter details. Includes diagrams for Hand Hole Orientation and Tenon Mounting Slipfitter dimensions (e.g., 2.50" x 2.50" x 0.50").

DSXO-LED LIGHTING DETAIL NOT TO SCALE

Plotted: 01/23/25 - 4:23 PM, By: oventurini, Product: Ver: 24.3e (LMS Tech) File: P:\BECPC PROJECTS\5079 Floor and Decor\4-04330_Corridor_NY.Dwg Site Plans\5079-24-04330-04330-04330-04330.dwg, 13 CONSTRUCTION DETAILS

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



BY:

REV. DATE

COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: DRT REVISION BY: LB CHECKED BY: ZAK

PROJECT: FLOOR & DECOR OUTLETS OF AMERICA INC. PROPOSED FLOOR & DECOR SECTION 24.1.3, BLOCK 2, LOTS 4, 5, 6, 9, 11 & 12 2094 EAST MAIN STREET (NY-6) TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK



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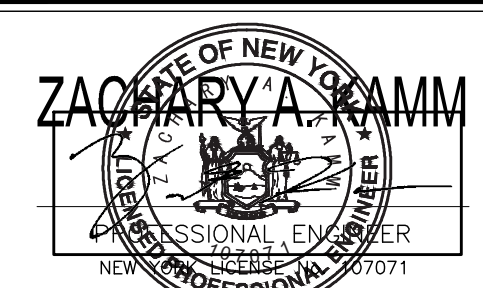
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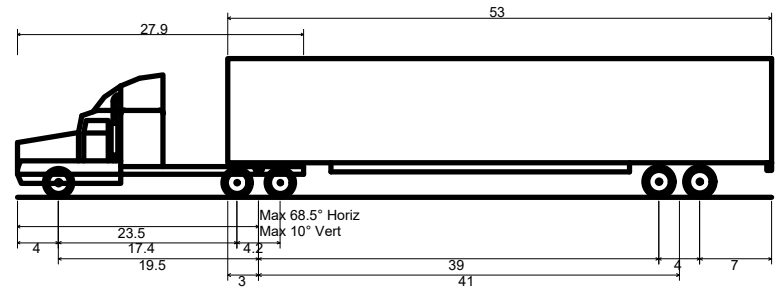
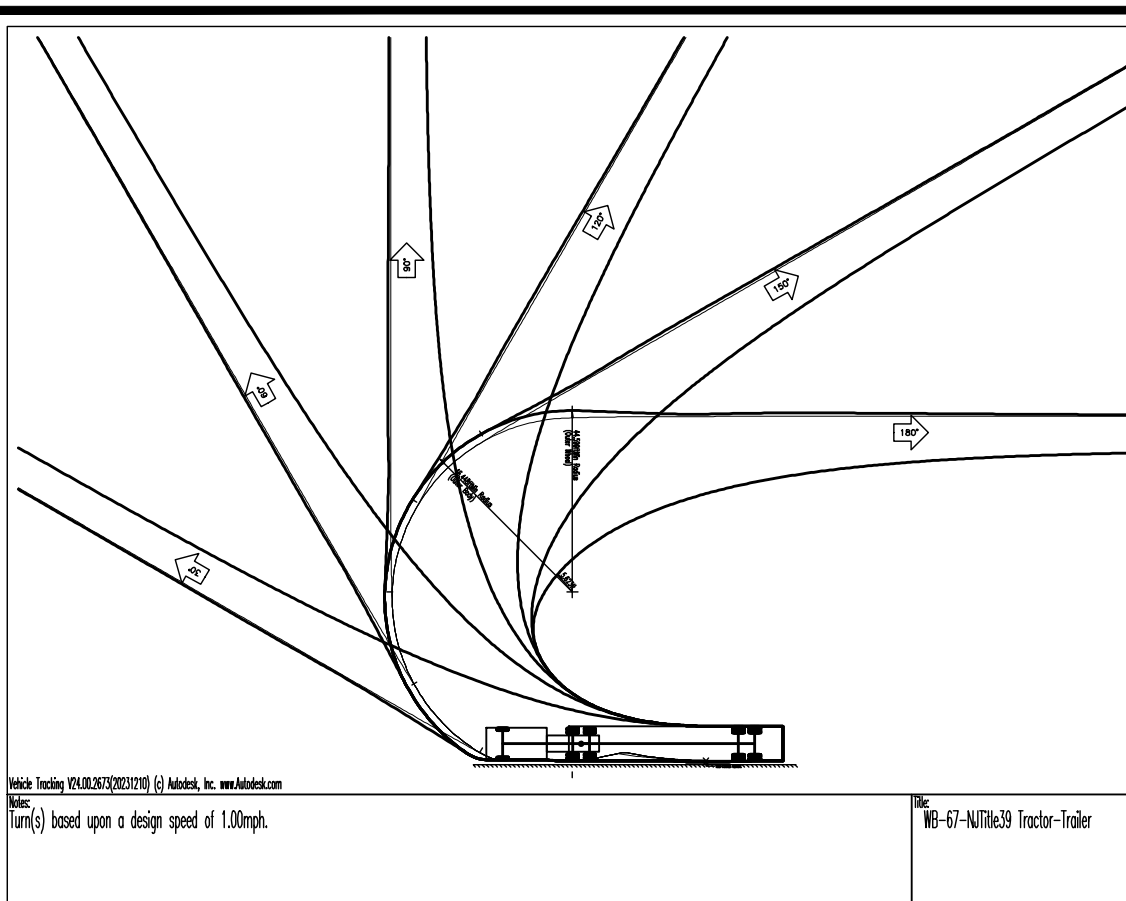
PROFESSIONAL ENGINEER NEW YORK LICENSE NO. 097639

TITLE: VEHICLE CIRCULATION PLAN

SCALE: (H) 1" = 30' (V) DATE: 01/23/2025

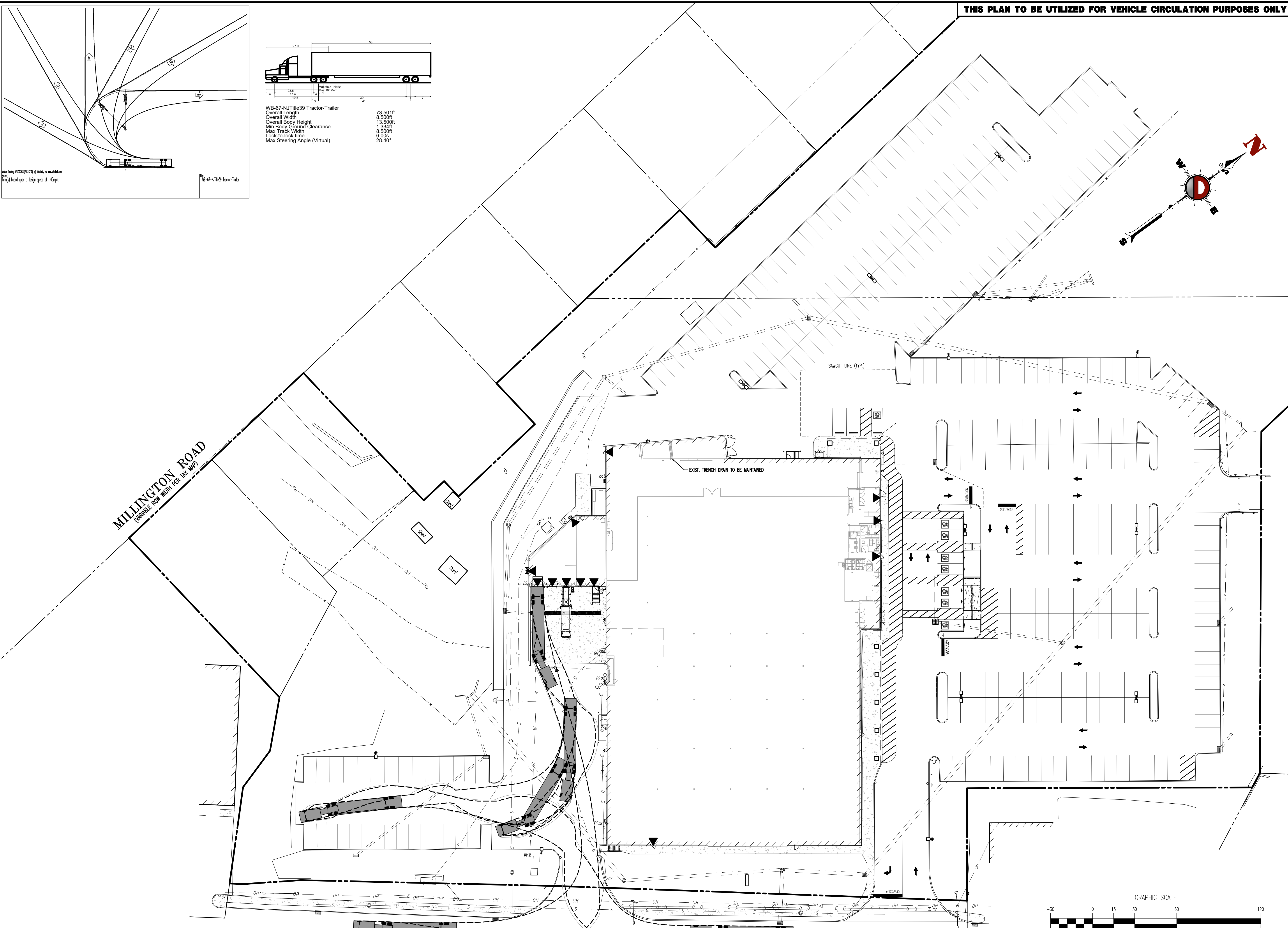
PROJECT No: 5079-24-04.330

SHEET No: 14 OF 14 Rev. #:

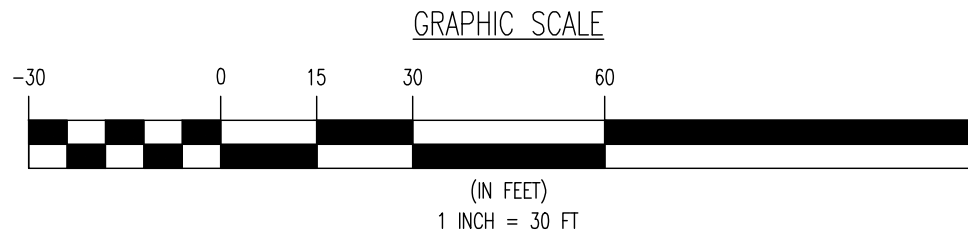


WB-67-NJT11e39 Tractor-Trailer Overall Length 73.501ft Overall Width 8.500ft Overall Body Height 13.500ft Min Body Ground Clearance 1.324ft Max Track Width 8.500ft Lock-to-lock time 6.00s Max Steering Angle (Virtual) 28.40°

16'-67"-NJT11e39 Tractor-Trailer (Scale) based upon a design speed of 1.00mph.



EAST MAIN STREET (A.K.A. U.S. ROUTE NO. 6 PER TAX MAP) (A.K.A. STATE HIGHWAY NO. 1309 PER M&P) (VARIABLE ROW WIDTH PER TAX MAP)



Plotted: 01/23/25 - 4:23 PM, By: oventurini, Product Ver: 24.3e (LMS Tech) File: P:\VEPCPC PROJECTS\5079 Floor and Decor\24-04.330 Cortlandt NY Dwg Site Plans\507924043305070.dwg. --- 14 VEHICLE CIRCULATION PLAN

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January 23, 2025

Via OpenGov

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: VS Construction Corp. – ALR Site Plan
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)**

Dear Chairman Kessler and Members of the Planning Board:

Our office is counsel to VS Construction Corp., owner of the above-referenced Property and Applicant in the enclosed application for Site Plan approval to permit the construction of a 98,000 square foot, 100-unit assisted living residence (ALR) on the Property. We ask that this Application be added to the Planning Board’s February 4, 2025 work session and meeting agendas for an initial presentation and to begin the SEQRA review process.

This Site Plan application is made in connection with previous approvals granted for development of this Property, as well as a previously completed SEQRA review. In 2023, the Town granted a zoning map amendment applying the Town’s Medical Oriented District overlay (“MOD”) to the Applicant’s Property and to adjacent lands owned by Gyrodyne. Subsequently, by Resolution adopted November 8, 2023, the Planning Board granted Applicant the following approvals: a two-lot Preliminary and Final Plat Approval, and, for only the proposed road, a Wetland Permit, Tree Removal Permit, and Steep Slope Permit (the “2023 Subdivision”).¹ The filing of the 2023 Subdivision map is pending but will be completed prior to approval of this Site Plan application.

In addition to this Site Plan application for the ALR, the Applicant will be filing, at a future date, applications for the remaining portions of the project, including (i) a Subdivision application for a 100-lot subdivision of Lot 2 of the 2023 Subdivision to create 99 townhome lots and 1 commercial lot, and (ii) a Site Plan application for the development of a commercial lot.

The proposed site plan for the ALR is consistent with the layout and site disturbance that was evaluated as part of the “Mitigation Design” described in the Town Board’s March 20, 2023

¹ Town of Cortlandt Planning Board Resolution No. 15-23 is attached as **Schedule "A"**. This Resolution was issued in Application No. PB2023-5 (OpenGov Application Portal Ref. No. PBCK-23-13).

Findings Statement for the MOD. The ALR is situated on an approximately 6-acre parcel (Lot 1 of the 2023 Subdivision) fronting on Crompond Road (Routes 35/202) immediately east of the proposed roadway. The ALR will contain 100 assisted living units with 69 at-grade parking spaces. The ALR will also feature support services, garden and patio areas, as well as other amenities for residents.

To initiate the Site Plan review process, please find enclosed the following:

- Short Environmental Assessment Form (SEAF), prepared by DTS Provident Design Engineering, LLP (“DTS”), dated Jan. 23, 2025
- Tree Removal, Wetland Disturbance and Steep Slope Disturbance Narrative (*for Lot 1 of the 2023 Subdivision*), prepared by DTS, dated Jan. 23, 2025
- Architectural drawings, prepared by Stein Troost Architecture LLC, dated Jan. 21, 2025
- Site Plan drawings prepared by DTS and TC Merritts Land Surveyors, dated Jan. 23, 2025
 - Cover Sheet
 - Sheet SP-0.1, Master Site Plan
 - Sheet SP-1.0, Site Layout Plan
 - Sheet SP-2.0, Site Grading and Drainage Plan
 - Sheet SP-3.0, Site Utility Plan
 - Sheet SP-4.1, Site Landscape Plan
 - Sheet SP-4.2, Plant List and Planting Details
 - Sheet SP-5.1, Site Lighting Plan
 - Sheet SP-5.2, Site Lighting Details
 - Sheet SP-6.1, Site and Utility Details
 - Sheet SP-7.1, Erosion and Sediment Control Plan
 - Sheet SP-7.2, Erosion and Sediment Control Details
 - Sheet SP-8.0, Driveway Profile
 - Sheet SP-9.0, Utility Profiles
 - Sheet SP-10.0, Tree Removals Plan
 - Sheet SP-11.0, Emergency Service Vehicle Maneuvering Plan
 - Survey
- SWPPP Supplement, prepared by DTS, dated Jan. 23, 2025

Should you have any questions, please contact the undersigned.

Respectfully,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

Encls.

Cc: Chris Kehoe, AICP
Thomas Wood, Esq.
Michael Cunningham, Esq.
VS Construction Corp.
DTS Provident Design Engineering LLP



PBCK-25-5

Planning Board

Application

Status: Active

Submitted On: 1/23/2025

Primary Location

2003 CROMPOND RD
CORTLANDT MANOR, NY
10567

Owner

V S CONSTRUCTION CORP
CROMPOND RD 2003
OSSINING, NY 10562

Applicant

Matthew Steinberg
 914-428-0010
 msteinberg@dtsprovident.com
 1 North Broadway
Suite 1407
White Plains, NY 10601

Project Information

Name of Project*

Evergreen Manor Assisted Living
Residence

Scope/Description of Project*

Proposed Assisted Living Residence (ALR) on an approximately 6-acre parcel (Lot 1) of the Evergreen Manor project fronting on Crompond Road (Routes 35/202). The ALR will contain 100 assisted living units and 69 at-grade parking spaces. The ALR will also feature support services, garden and patio areas, as well as other amenities for residents.

Approval Type

Subdivision

Site Development Plan

Site Plan Amendment

Cell Tower

Accessory Apartment

Special Permit

Engineer/Architect Information

Name

Gerhard M Schwalbe

Mailing Address

1 North Broadway

City

White Plains

State

NY

Zip

10601

Email

jschwalbe@dtsprovident.com

Telephone #

914-428-0010

Attorney for This Application

Name

David Steinmetz

Mailing Address

81 Main Street

City

White Plains

State

NY

Zip

10601

Email

david@zarin-steinmetz.com

Telephone #

914-682-7800

Project Information

Proposed New Floor Area (Sq Ft) 

97700

Number of New Parking Spaces 

69

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

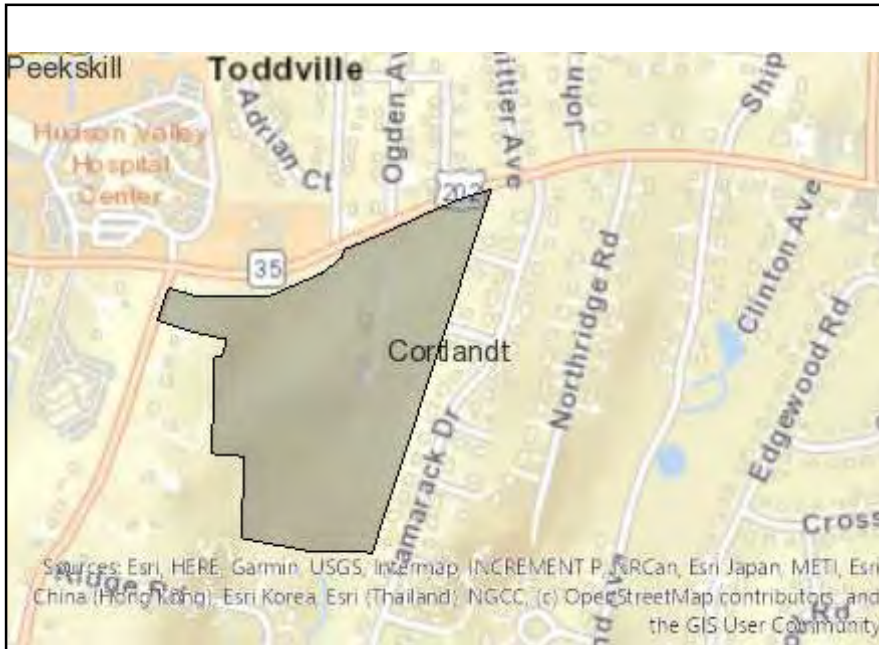
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Evergreen Manor - Lot 1			
Project Location (describe, and attach a location map): 2003 Crompond Road, Town of Cortlandt, Westchester County			
Brief Description of Proposed Action: Proposed Assisted Living Residence (ALR) on an approximately 6-acre parcel (Lot 1) of the Evergreen Manor project fronting on Crompond Road (Routes 35/202). The ALR will contain 100 assisted living units with a total of 118 beds and 69 at-grade parking spaces. The ALR will feature support services, garden and patio areas, as well as other amenities for residents.			
Name of Applicant or Sponsor: VS Construction Corp.		Telephone: 914-447-4587 E-Mail: mandysantucci@aol.com	
Address: 37 Croton Dam Road			
City/PO: Ossining		State: NY	Zip Code: 10562
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 PB: Site Plan Approval, Steep Slopes, Wetlands, Tree Removal; NYSDOT: Highway Work Permit; Westchester County: Realty Subdivision, Water and Sewer approvals; NYSDEC: SPDES Stormwater General Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 6.0 acres b. Total acreage to be physically disturbed? _____ 3.9 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 28.3 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): Institutional/Hospital <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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?	NO <input type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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: _____ _____	NO <input type="checkbox"/>	YES <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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? A Letter of Resolution (LOR) has been executed by VS Construction, OPRHP and the NYS Department of Environmental Conservation (DEC), which identified mitigation measures to mitigate the anticipated impact. 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ As part of proposed Evergreen Manor project, approximately 0.35 of existing wetlands will be disturbed. Mitigation proposed in the form of approximately 0.82 acres of wetland creation/expansion along with buffer enhancement and invasive species removal.	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater will be directed to practices such as bioretention basins and underground infiltration basins, which will be used to treat stormwater runoff from roads, walks, driveways and parking areas. Stormwater planters will be used to treat roof runoff.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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>VS Construction Corp.</u> Date: <u>01/17/2025</u> Signature:  Title: <u>Senior Associate</u> DTS Provident Design Engineering, LLP		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

Lot 1 – Assisted Living Residence

The proposed site plan for the assisted living residence (ALR) is consistent with the layout and site disturbance that was evaluated as part of the “garden design” described in the Town Board’s March 20, 2023 Findings Statement for the Medical Oriented District (MOD). The ALR is situated on an approximately 6-acre parcel (Lot 1) of the Evergreen Manor project fronting on Crompond Road (Routes 35/202) immediately east of the proposed Evergreen Manor roadway. The ALR will contain 100 assisted living units with a total of 118 beds and 69 at-grade parking spaces. The ALR will also feature support services, garden and open areas, as well as other amenities for residents.

Tree Removal

As required by the MOD zoning regulations (§307-96.2C(5)(a)[1]), a non-disturbance area is proposed along the eastern property boundary that would maintain an existing wooded area, providing screening and buffering between the adjacent residential property and the proposed ALR. In order to construct the proposed ALR and associated surface parking approximately 169,500 square feet (3.9 acres) of the 6-acre Lot 1 would be disturbed. In accordance with Chapter 283 of the Town Code, the proposed limit of disturbance area of 169,500 square feet would require the replacement of 170 trees based on one tree for each 1,000 square feet of disturbance. Additionally, based on Section 283-3C(3)(d)[3] on slopes of 25% or greater, two trees shall be planted for each tree which is to be removed. On slopes of 25% or greater, 31 trees would be removed, requiring 62 additional trees. The total tree replacement required would be 232 trees.

As shown on the Site Landscape Plan (SP-4.1) accompanying this site plan application, a total of 56 shade, ornamental and evergreen trees are proposed adjacent to the proposed building and parking areas. Based on past discussion with Town Staff, 10 shrubs (two-gallon or larger) may be planted as the equivalent of one tree. Additionally, approximately 2,500 shrubs would be installed as found on and accent plantings (equivalent of up to 250 trees). Together, the proposed trees and shrubs would be planted to provide the equivalent of 232 trees to comply with the tree replacement requirement.

Wetland Disturbances

There are no wetlands situated on Lot 1. Lot 1 contains approximately 2,100 square feet (0.05 acres) of the Town regulated wetland buffer associated with a wetland adjacent to Crompond Road. The wetland itself is located on the west side of the proposed Evergreen Manor roadway.¹

The enhancement and restoration of the remainder of the wetland will provide mitigation for the proposed impacts. The proposed bio-retention area associated with the proposed Evergreen Manor

¹ The existing approximately 1.7-acre on-site wetland is located adjacent to Crompond Road, west of the intersection of Crompond Road and Conklin Avenue. Wetland impacts and disturbances were reviewed by the Town Board as part of the State Environmental Quality Review Act (SEQR) process for the Medical Oriented District (MOD) and MOD Development Proposal for the Evergreen Manor project. The U.S. Army Corps of Engineers (ACOE) issued its permit (NAN-2018-00378-WPI) for wetland disturbances and grading for the Evergreen Manor project on June 12, 2019.

roadway (not located on Lot 1) will allow the conveyance of the stormwater conveyance and flood runoff on functions of the site wetlands. The proposed drainage patterns are not being significantly altered; therefore, the recharge/discharge capacity will not be altered.

Steep Slope Disturbances

The proposed limit of disturbance associated with the construction of Lot 1 is approximately 169,500 square feet (3.9 acres). Within the limit of disturbance, approximately 60,000 square feet (1.4 acres) of steep slopes (slopes with a gradient of 15% or greater) would be disturbed, including 1.3 acre with slopes of 15% to 30% gradient and 0.1 acres over 30% gradient. The total steep slope disturbance represents approximately 18% of the total steep slopes on the 28-acre Evergreen Manor site. Proposed steep slope disturbances are consistent with that evaluated as part of the SEQR review process for the Evergreen Manor project and would be conducted in accordance with Section 259, Steep Slope Law, of the Town Code.

Section 259-6 of the Town Code includes the standards that the approving authority shall consider for a Steep Slope Permit. The following narrative evaluates those standards in terms of the Evergreen Manor Lot 3 Project:

- A. Disturbance or alterations of trees and forests and topographical disturbances or alterations on steep slopes shall be in conformance with all provisions of this steep slopes ordinance as well as with all other applicable ordinances and regulations of the Town of Cortlandt, including, by way of example only, the requirements of Chapter 175 regarding flood damage control, Chapter 283 regarding trees, and Chapter 301 regarding diversion of watercourses.**

The Project has been designed to comply with other applicable ordinances and regulations of the Town of Cortlandt. The Project Site is not located within a flood plain, however, an Erosion Control Plan shall be prepared as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction.

- B. Activities within wetlands shall be in conformance with Chapter 179, Freshwater Wetlands, Water Bodies and Watercourses, and, whether within or outside of wetlands, will not adversely affect any wetlands, water bodies, or watercourses.**

Wetland impacts and disturbances were reviewed by the Town Board as part of the State Environmental Quality Review Act (SEQR) process for the Medical Oriented District (MOD) and MOD Development Proposal for the Evergreen Manor project. The U.S. Army Corps of Engineers (ACOE) issued its permit (NAN-2018-00378-WPI) for wetland disturbances for the Evergreen Manor project on June 12, 2019.

The Evergreen Manor project will result in temporary and permanent disturbances to portions of the Town and ACOE regulated wetland and Town regulated wetland buffer. As described in the DGEIS/DEIS and FGEIS/FEIS for the MOD and Evergreen Manor Project, this wetland shows signs of extensive site disturbance, and the wetland has become dominated by invasive plant species. As discussed in the Town Board's March 20, 2023 Findings Statement, all but a small portion of the northern wetland (approximately ¼ acre) would be preserved. The wetland mitigation/replacement approved by the ACOE will offset the wetland disturbance at a ratio of 2:1.

- C. The proposed activity will not result in creep, sudden slope failure, or additional erosion.**
An Erosion Control Plan shall be prepared as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction. Stabilization of the site shall also comply with the conditions or requirements of the Town, County and State.
- D. The proposed activity will not adversely affect existing or proposed wells or sewage disposal systems.**
Temporary and permanent soil stabilization measures will be implemented to protect the downstream work areas. There are no wells adjacent to the Project Site.
- E. The proposed activity will not adversely affect any endangered or threatened species of flora or fauna.**
No threatened or endangered species of plants or animals have been identified on the Project Site.
- F. The proposed activity is in accordance with the principles and recommendations of the most recent Master Plan of the Town.**
The Project has been designed to be consistent with the Town’s 2016 Sustainable Comprehensive Plan, Envision Cortlandt. One of the goals established in Envision Cortlandt, is to “create a wide range of housing choices throughout the Town that provide for the needs of an increasingly diverse population throughout all life stages.”² In a survey taken of Cortlandt residents prior to issuing the Comprehensive Plan, survey respondents stated that more senior housing “should be encouraged in the Town.”³ Moreover, one of the main policies established in Envision Cortlandt is to “[r]evis[e] zoning to allow a mix of uses including residential in commercial zoning districts.”⁴
- Envision Cortlandt further states that “Cortlandt’s housing policies seek to sustain a full range of socioeconomic diversity while addressing the issues of housing availability, and accessibility for all members of the community. Residential development trends and demographics point toward an increased need for a broad range of housing to serve a varied range of incomes, ages, and family types and meet the needs of residents of all abilities and in all life stages. While the town continues to be dominated by single-family homes, the demand for multi-generational and more reasonably priced housing options is increasing.”⁵ The proposed project would create housing options for older adults and seniors in the Town consistent with the goals of Envision Cortlandt.
- G. The proposed activity constitutes the minimum disturbance necessary to allow the property owner a reasonable use of the property.**
The proposed limit of disturbance has been designed to limit proposed construction activities to areas that have been previously disturbed and contain existing improvements. Activities impacting steep slopes have been limited to those required to construct the proposed development.

² Envision Cortlandt, p50.

³ Id., p48.

⁴ Id., p51.

⁵ Id. p46.

H. Disturbance or alteration of areas with steep slopes shall additionally be in conformance with the following provisions:

- 1. The planning, design and development of buildings shall provide the maximum in structural safety, slope stability and human enjoyment while adapting the affected site to, and taking advantage of, the best use of the natural terrain and aesthetic character.**

The Project has been designed to avoid or minimize disturbances to existing steep slopes and the creation of new steep slopes to the greatest extent practicable. The Project development has been located within areas of the Site that have previously been developed or disturbed. Any cut and fill slopes will be constructed in accordance with the recommendations of a geotechnical engineer and subject to the approval of the Town Engineer.

- 2. The terracing of building sites, including the mounding of septic tile fields, shall be kept to an absolute minimum.**

The floor level of the new structure proposed has been designed so that terracing is not required. The project would connect to an existing public sanitary sewer system.

- 3. Roads and driveways shall follow the natural topography to the greatest extent possible in order to minimize the potential for erosion and shall be consistent with all other applicable ordinances and regulations of the Town of Cortlandt and current engineering practices.**

Proposed driveways have been configured to align with existing infrastructure to the greatest extent possible. Slopes at intersections with public roadways have been designed to be in compliance with applicable Town and State regulations.

- 4. Replanting shall consist of indigenous vegetation and shall replicate the original vegetation on the site as much as possible.**

A landscape plan featuring native plantings has been submitted and will be revised as part of the site plan review process. A mix of shade trees, evergreen trees and ground covers have been proposed.

- 5. The natural elevations and vegetative cover of ridgelines shall be disturbed only if the crest of a ridge and the tree line at the ridge remain uninterrupted. This may be accomplished either by positioning buildings and areas of disturbance below a ridgeline or by positioning buildings and areas of disturbance at a ridgeline so that the elevation of the roofline of the building is no greater than the elevation of the natural tree line. However, under no circumstances shall more than 100 feet along the ridgeline, to a width of 100 feet generally centered on the ridgeline, be disturbed.**

There are no ridgelines that would be disturbed by the Project.

- 6. Any regrading shall blend in with the natural contours and undulations of the land.**

Areas of regrading have been designed to blend into the existing contours of the site, to maximum extent practicable.

- 7. Cuts and fills shall be rounded off to eliminate sharp angles at the top, bottom and sides of regraded slopes. Visible construction cuts and permanent scarring should be minimized.**

Regraded slopes would be rounded at the top, bottom and sides.

- 8. The angle of cut and fill slopes shall not exceed a slope of one vertical to two horizontal except where retaining walls, structural stabilization or other methods acceptable to the Director of Technical Services are used.**
- 9. Tops and bottoms of cut and fill slopes shall be set back from structures a distance that will ensure the safety of the structure in the event of the collapse of the cut or fill slopes. Generally, such distance shall be considered to be six feet plus 1/2 the height of the cut or fill. Nevertheless, a structure built on a slope or at the toe of a slope is permitted if it is properly designed to retain the slope and withstand the forces exerted on it by the retained slope.**

The cut and fill slopes will be constructed in accordance with the recommendations of a geotechnical engineer and subject to the approval of the Town Engineer.
- 10. Disturbance of rock outcrops shall be by means of explosive only if labor and machines are not effective and only if rock blasting is conducted in accordance with all applicable laws and regulations of the Town of Cortlandt, County of Westchester, and the State of New York.**

Rock blasting is not anticipated, but should any blasting be necessary, it would be conducted in accordance with applicable Town and State regulations.
- 11. Disturbance of steep slopes shall be undertaken in workable units in which the disturbance can be completed and stabilized in one construction season so that areas are not left bare and exposed during the winter and spring thaw periods (December 15 through April 15).**
- 12. Disturbance of existing vegetative ground cover shall not take place more than 15 days prior to grading and construction.**
- 13. Temporary soil stabilization, including, if appropriate, temporary stabilization measures such as netting or mulching to secure soil during the grow-in period, must be applied to an area of disturbance within two days of establishing the final grade, and permanent stabilization must be applied within 15 days of establishing the final grade.**
- 14. Soil stabilization must be applied within two days of disturbance if the final grade is not expected to be established within 60 days.**
- 15. Measures for the control of erosion and sedimentation shall be undertaken consistent with the Westchester County Soil and Water Conservation District's Best Management Practices Manual for Erosion and Sediment Control and New York State Guidelines for Urban Erosion and Sediment Control, as amended, or their equivalents satisfactory to the approval authority.**
- 16. All proposed disturbance of steep slopes shall be undertaken with consideration of the soils limitations characteristics contained in the Identification Legend, Westchester County Soils Survey, 1989, as prepared by the Westchester County Soil and Water Conservation District, in terms of recognition of limitation of soils on steep slopes for development and application of all mitigating measures and as deemed necessary by the approval authority.**

In compliance with requirements established for the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-20-001) a Stormwater Pollution Prevention Plan has been prepared for the Project and would be implemented. As a result, an Erosion Control Plan will be included as part of the contract documents and will require that the erosion and sedimentation controls set forth thereon be implemented before the start of construction and further such controls will be monitored and maintained during construction. Stabilization of the site shall also comply with the conditions or requirements of the Town, County and State.

- 17. Topsoil shall be stripped from all areas of disturbance, stockpiled and stabilized in a manner to minimize erosion and sedimentation and replaced elsewhere on the site at the time of final grading. Stockpiling shall not be permitted on slopes of greater than 10%.**

Topsoil stockpiles will not be located on slopes that are greater than 10%.

- 18. No organic material or rock with a size that will not allow appropriate compaction or cover by topsoil shall be used as fill material. Fill material shall be no less granular than the soil upon which it is placed and shall drain readily.**

The utilization of fill material would be conducted in accordance with the recommendations of a geotechnical engineer.

- 19. Compaction of fill materials in fill areas shall be such to ensure support of proposed structures and stabilization for intended uses.**

Fill materials used to support structures will be prepared and stabilized in accordance with the recommendations of a qualified geotechnical engineer.

I. Burden of proof.

- 1. The presumption in all cases shall be that no disturbance or alteration of any steep slope shall be approved by the approval authority. The applicant shall in all cases have the burden of proof of demonstrating, by clear and convincing evidence, that the proposed activity is fully consistent with each of the findings set forth in § 259-2 and that each of the standards for approval set forth in Subsections A through G above has been fully and completely met.**

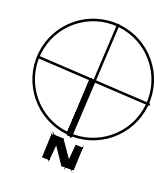
- 2. With respect to applications involving proposed disturbance or alteration of any steep slope with a grade of 30% or greater, the applicant shall have the additional burden of demonstrating, again by clear and convincing evidence, that the applicant's circumstances are compelling and exceptional, including, at a minimum, demonstrating by clear and convincing evidence that no reasonable use of the site, lot, or parcel is possible without disturbance to a steep slope area having a grade of 30% or greater.**

As discussed above, the proposed limit of disturbance has been designed as _____ as possible to limit proposed con_____ on _____ v_____ es only that which is necessary for the Project. Proposed steep slope disturbances are consistent with that evaluated as part of the SEQR review process for the Evergreen Manor project



FIRST FLOOR PLAN 24145 GSF

3/32"=1'-0"



PROGRAM SUMMARY
100 UNITS & 118 BEDS
97,700 GSF

LEGEND

- COMMON AREAS
- UNITS
- CORRIDORS
- ADMINISTRATION/BACK OF HOUSE

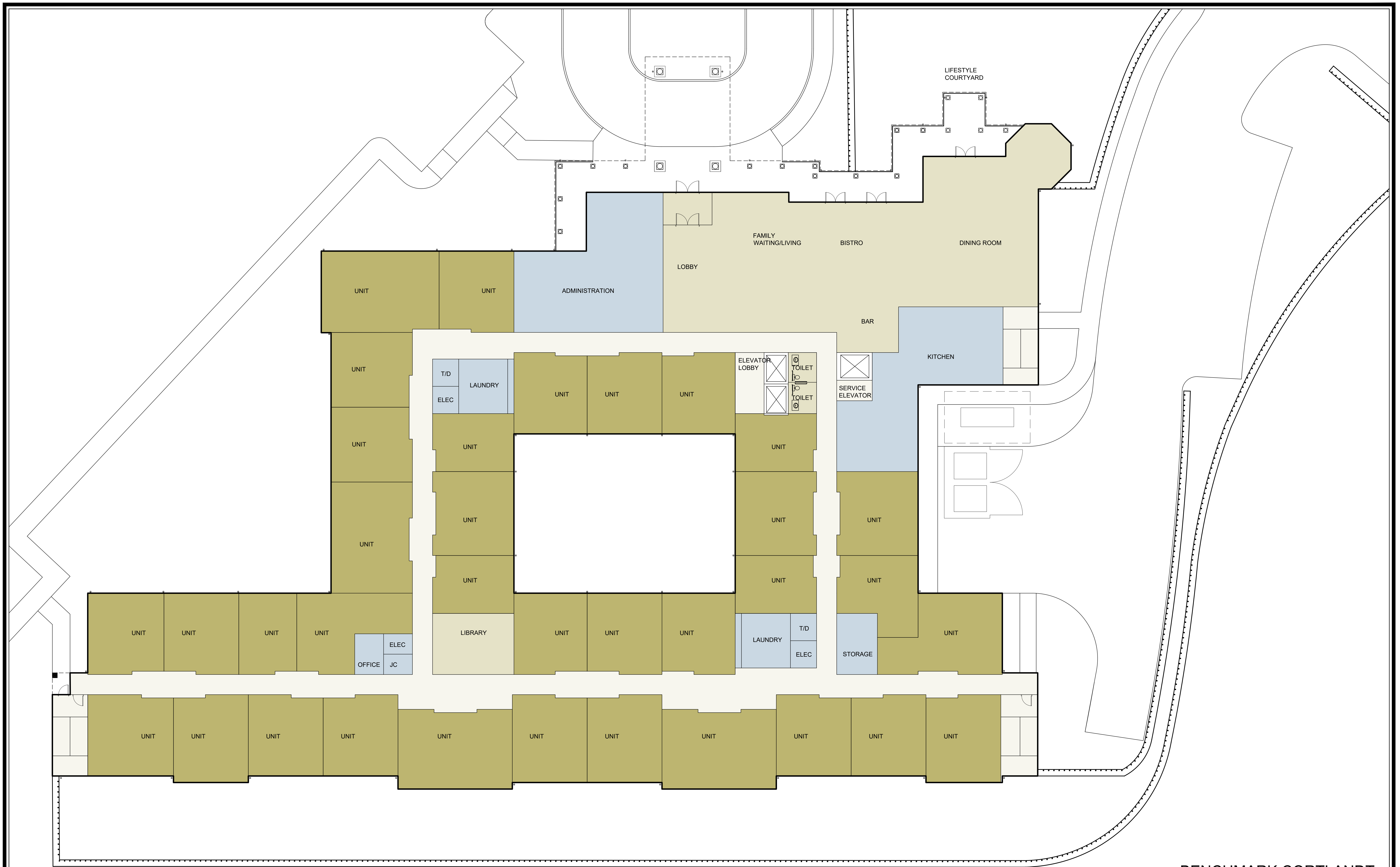
BENCHMARK CORTLANDT
CROMPOND RD
CORTLANDT, NY



STEIN TROOST LLC
architecture

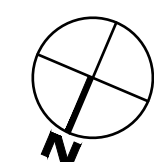
A1

1.21.25



SECOND FLOOR PLAN 36925 GSF

3/32"=1'-0"



LEGEND

- COMMON AREAS
- UNITS
- CORRIDORS
- ADMINISTRATION/BACK OF HOUSE

BENCHMARK CORTLANDT
CROMPOND RD
CORTLANDT, NY



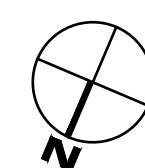
STEIN TROOST LLC
architecture

A2

1.21.25



THIRD FLOOR PLAN 36630 GSF
3/32"=1'-0"



- LEGEND
- COMMON AREAS
 - UNITS
 - CORRIDORS
 - ADMINISTRATION/BACK OF HOUSE

BENCHMARK CORTLANDT
 CROMPOND RD
 CORTLANDT, NY



STEIN | TROOST LLC
 architecture
 A3 1.21.25



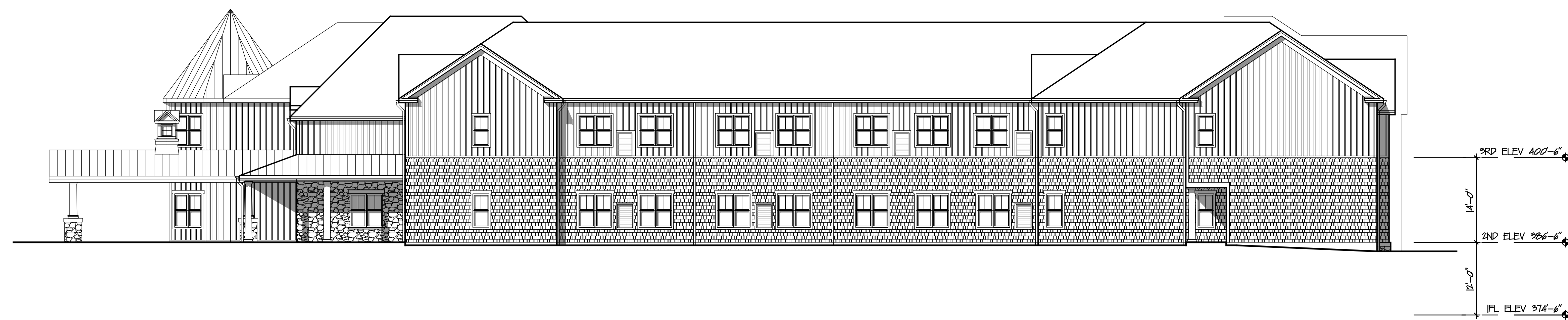
NORTH ELEVATION
3/32"=1'-0"



WEST ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"



EAST ELEVATION
3/32"=1'-0"

BENCHMARK CORTLANDT
CROMPOND RD
CORTLANDT, NY



STEIN TROOST LLC
architecture
A4 1.21.25

SWPPP Supplement Evergreen Manor – Parcel 1

A. Background

A Stormwater Pollution Prevention Plan dated January 2019 was prepared for the Master Plan of Evergreen Manor development. The master plan includes a new public right-of-way and multiple development parcels. This SWPPP Supplement has been prepared to address the first parcel to be developed under the Master Plan, henceforth known as Parcel 1 and the subject of this application.

B. Proposed Development

The development of Parcel 1 has been coordinated with the previously submitted main access road and site utilities including a storm drain, sanitary sewer, and water main network. The proposed improvements will include a two-story building with accommodating sidewalks, two-way drive aisle connecting into the main access road, an emergency access drive, water main, and sewer main. Stormwater management improvements shall consist of underground infiltration systems, bioretention and detention basins, and stormwater planters. Complementing the stormwater improvements is a developed Erosion and Sediment Control Plan. The existing roads and buildings on the site will be demolished and removed from the site. This SWPPP supplement will be made part of a Master SWPPP incorporating future development of the overall property.

C. Stormwater Management Plan

A stormwater management plan will be prepared to meet the requirements of the General Permit GP-0-20-001 and NYS Stormwater Management Design Manual. The existing conditions are portrayed in SW-1.0 Existing Drainage Area Map. The Overall Master Plan proposed conditions are demonstrated in SW-2.0 Developed Drainage Area Map. The proposed development is estimated to result in a net increase of 2.1 acres of impervious cover within Parcel 1. See Table No. 1: Existing Drainage Conditions and Table No. 2: Proposed Drainage Conditions for a summary of the subbasins.

Bioretention basins and underground infiltration systems are proposed to treat and detain stormwater runoff from portions of their nearby roadway and roof sections. A terrace is proposed within the building and stormwater planters will be incorporated alongside the building where suitable. The peak runoff rates at Design Point 1 will be reduced for the 1-, 2-, 10-, and 100-year storm. The existing and proposed stormwater conditions will be modeled using HydroCAD.

TABLE NO. 1

**EVERGREEN MANOR
CORTLANDT, NEW YORK**

EXISTING DRAINAGE CONDITIONS

WATERSHED/ SUBBASIN ID	AREA (ac) ⁽¹⁾			(2) I (%)	(3) CN	(4) Tc (HRs)	DESIGN POINT #
	IMPERV. TOTAL	PERVIOUS	TOTAL AREA				
EX 2/6/8	0.71	13.02	13.73	5.2	61	0.36	1
EX 3	1.93	10.03	11.96	16.1	76	0.15	1
TOTAL AREA	4.99	40.63	45.62	10.9	70		

1. Area based on watershed evaluation, including areas upstream of project site.
2. I=Percent Impervious, (Impervious Area/Total Area)*100%; $R_v = 0.05 + 0.009(I)$, Minimum $R_v = 0.2$
3. CN=Curve Number
4. Tc=Time of Concentration, Tt=Travel Time

TABLE NO. 2

**EVERGREEN MANOR
CORTLANDT, NEW YORK**

PROPOSED DRAINAGE CONDITIONS

Design Point	Drainage Area	Total Area	Impervious Area	Pervious Area	Percent Impervious	Curve Number
		(AC)	(AC)	(AC)		
1	1A	6.67	0.00	6.67	0%	60
	1B	1.27	0.33	0.94	26%	69
	1C	8.31	0.01	8.30	0%	79
	1D	0.26	0.13	0.13	50%	75
	1E	3.35	2.12	1.23	63%	89
	1F	0.89	0.53	0.36	59%	83
	1G	4.01	2.64	1.38	66%	85

1. Area based on watershed evaluation, including areas upstream of project site.
2. I=Percent Impervious, (Impervious Area/Total Area)*100%; $R_v = 0.05 + 0.009(I)$, Minimum $R_v = 0.2$
3. CN=Curve Number

D. Erosion Control

Erosion and sediment control measures will be installed, inspected, and maintained throughout construction. These measures include stabilized construction entrances, silt fence, inlet protection, and a sediment trap. The total disturbance area is approximately 3.9 acres. The site will be inspected by a minimum of once every seven (7) days. Items identified during the inspection will be addressed within three (3) days.

E. List of Drawings

	Cover Sheet
SP-0.1	Master Site Plan
SP-1.0	Site Layout Plan
SP-2.0	Site Grading and Drainage Plan
SP-3.0	Site Utility Plan
SP-4.1	Site Landscape Plan
SP-4.2	Plant List and Planting Details
SP-5.1	Site Lighting Plan
SP-5.2	Site Lighting Details
SP-6.1	Site and Utility Details
SP-7.1	Erosion and Sediment Control Plan
SP-7.2	Erosion and Sediment Control Details
SP-8.0	Driveway Profile
SP-9.0	Utility Profiles
SP-10.0	Tree Removals Plan
SP-11.0	Emergency Service Vehicle Maneuvering Plan Survey

F. List of Stormwater Drawings

SW-0.0	Site Location Map
SW-1.0	Existing Drainage Area Map
SW-2.0	Proposed Drainage Area Map



EVERGREEN MANOR
Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINGEN, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway White Plains, NY 10601
P: 914.428.0010 F: 914.428.0017

ARCHITECT - PARCEL 1

STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

ARCHITECT - PARCEL 2

(TO BE DETERMINED)

ARCHITECT - PARCEL 3

BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

LAND USE ATTORNEY

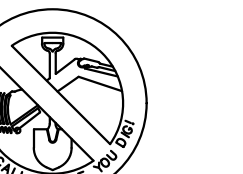
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

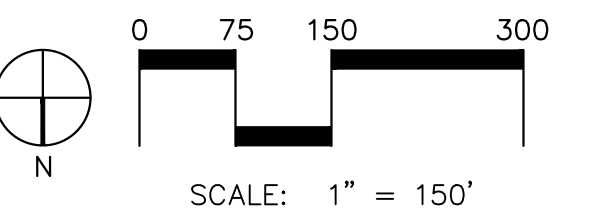
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE SURFACE ANYWHERE IN THE STATE.
§ 80-1.2(2) & (3)



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NO.	DATE	ISSUE

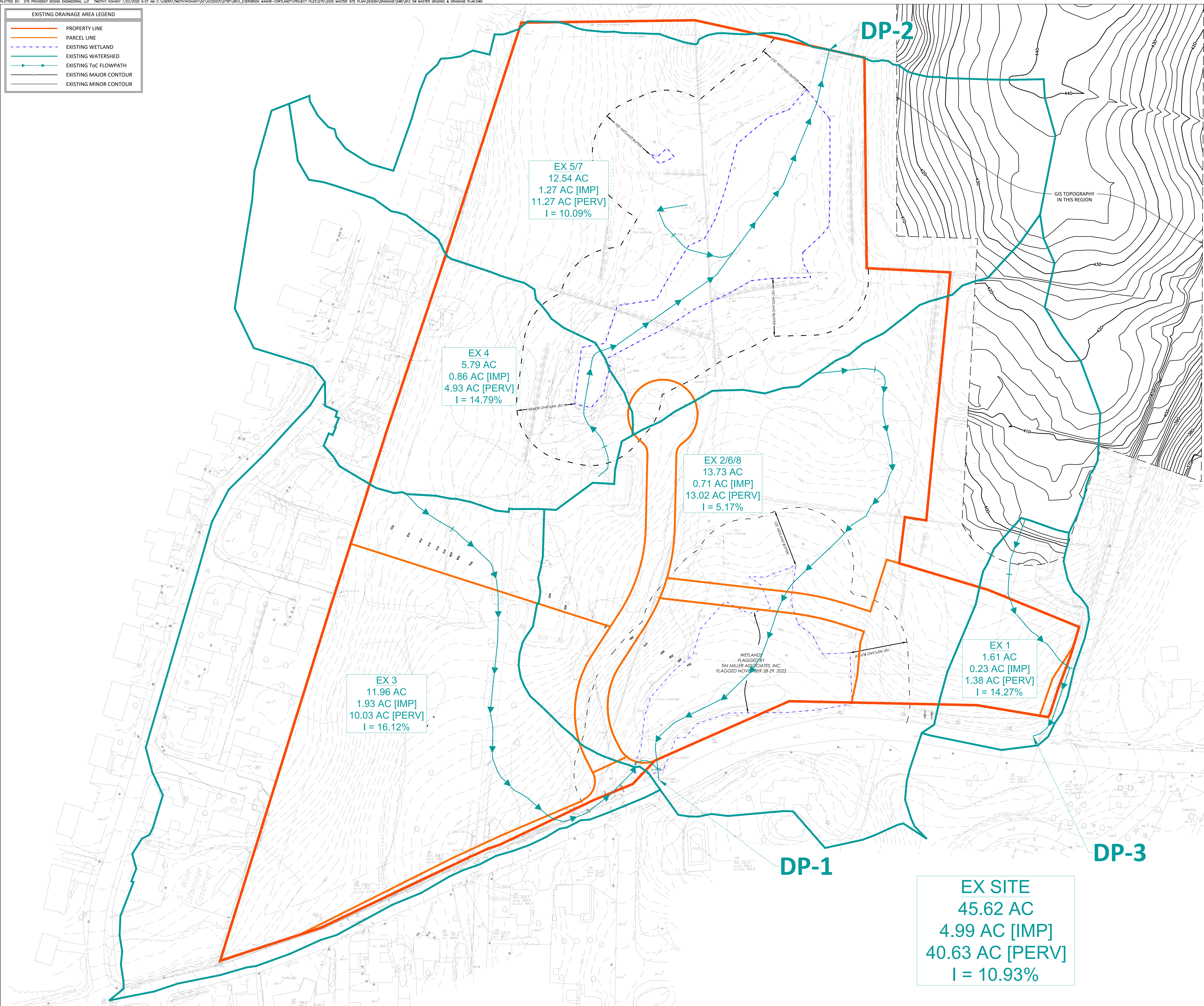
DRAWING TITLE
SITE LOCATION
MAP



DRAWN BY: BZ/RC/TK
PROJECT NO.: 812
CHECKED BY: GMS/MG
DATE: 01/23/25
DRAWING NO.:

SW-0.0
EXPIRES 1/31/27

EXISTING DRAINAGE AREA LEGEND	
	PROPERTY LINE
	PARCEL LINE
	EXISTING WETLAND
	EXISTING WATERSHED
	EXISTING TOC FLOWPATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR



EX 5/7
 12.54 AC
 1.27 AC [IMP]
 11.27 AC [PERV]
 I = 10.09%

EX 4
 5.79 AC
 0.86 AC [IMP]
 4.93 AC [PERV]
 I = 14.79%

EX 2/6/8
 13.73 AC
 0.71 AC [IMP]
 13.02 AC [PERV]
 I = 5.17%

EX 1
 1.61 AC
 0.23 AC [IMP]
 1.38 AC [PERV]
 I = 14.27%

EX 3
 11.96 AC
 1.93 AC [IMP]
 10.03 AC [PERV]
 I = 16.12%

EX SITE
 45.62 AC
 4.99 AC [IMP]
 40.63 AC [PERV]
 I = 10.93%

EVERGREEN MANOR
 Town of Cortlandt, New York

OWNER / APPLICANT
 V.S. CONSTRUCTION CORPORATION
 37 CROTON DAM ROAD
 OSSINING, NY 10562

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ARCHITECT - PARCEL 1
 STEIN TROOST ARCHITECTURE, LLC
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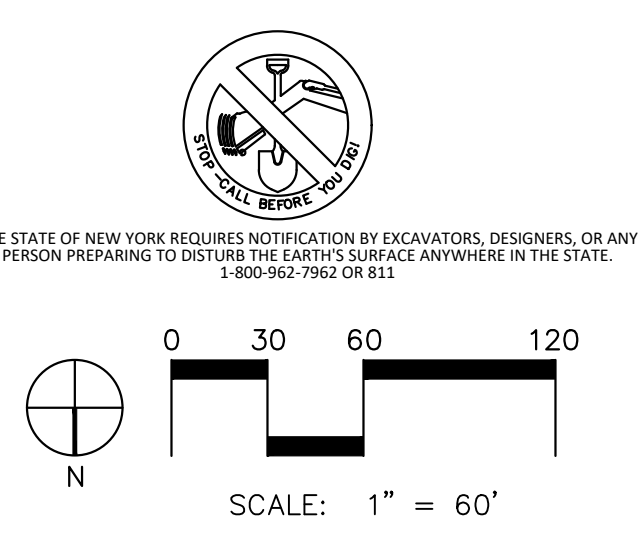
ARCHITECT - PARCEL 2
 (TO BE DETERMINED)

ARCHITECT - PARCEL 3
 BEATTY HARVEY COCO ARCHITECTS
 1300 WALT WHITMAN ROAD
 MELVILLE, NY 11747

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 81 MAIN STREET
 WHITE PLAINS, NY 10601

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 DANIEL T. MERRITTS, PLS
 394 BEDFORD ROAD
 PLEASANTVILLE, NY 10570

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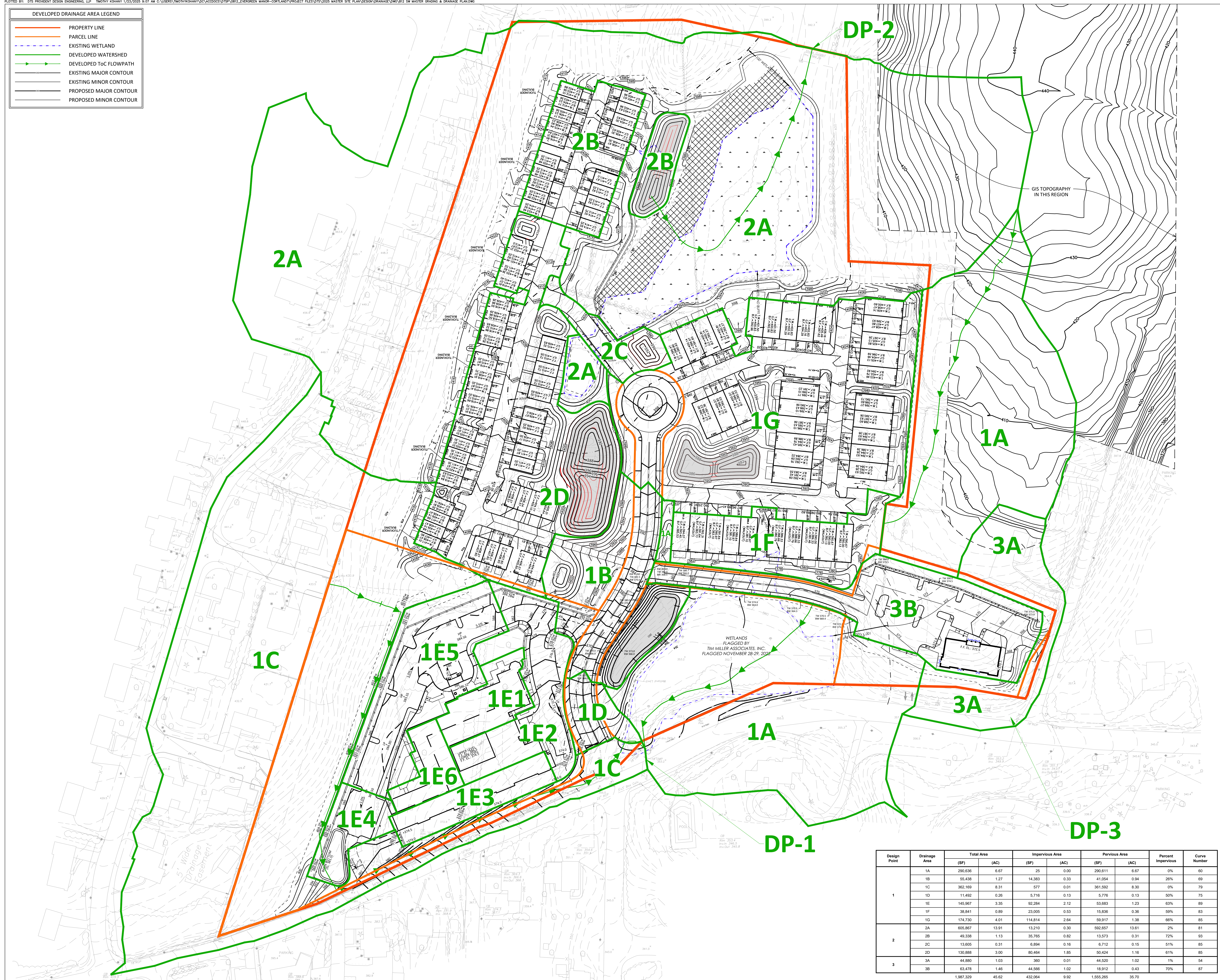
NOT FOR CONSTRUCTION

NO.	DATE	ISSUE

EXISTING DRAINAGE AREA MAP

DRAWN BY: BZ/RC/TK
 PROJECT NO.: 812
 CHECKED BY: GMS/MG
 DATE: 01/23/25
 DRAWING NO.: SW-1.0
 EXPIRES: 1/31/27

DEVELOPED DRAINAGE AREA LEGEND	
	PROPERTY LINE
	PARCEL LINE
	EXISTING WETLAND
	DEVELOPED WATERSHED
	DEVELOPED TOC FLOWPATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR



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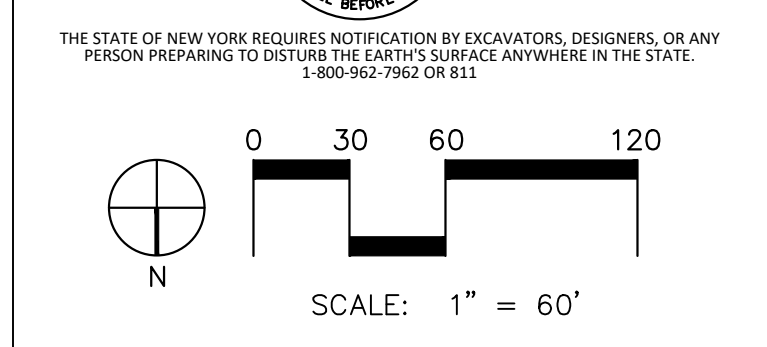
ARCHITECT - PARCEL 2
(TO BE DETERMINED)

ARCHITECT - PARCEL 3
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1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

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Design Point	Drainage Area	Total Area		Impervious Area		Pervious Area		Percent Impervious	Curve Number
		(SF)	(AC)	(SF)	(AC)	(SF)	(AC)		
1	1A	290,636	6.67	25	0.00	290,611	6.67	0%	60
	1B	55,436	1.27	14,363	0.33	41,074	0.94	26%	69
	1C	362,169	8.31	577	0.01	361,592	8.30	0%	79
	1D	11,492	0.26	5,716	0.13	5,776	0.13	50%	75
	1E	145,967	3.35	92,284	2.12	53,683	1.23	63%	89
	1F	38,841	0.89	23,005	0.53	15,836	0.36	59%	83
	1G	174,730	4.01	114,814	2.64	59,917	1.38	66%	85
2	2A	605,867	13.91	13,210	0.30	592,657	13.61	2%	81
	2B	49,338	1.13	35,765	0.82	13,573	0.31	72%	93
	2C	13,605	0.31	6,894	0.16	6,712	0.15	51%	85
	2D	130,888	3.00	80,464	1.85	50,424	1.16	61%	85
3	3A	44,880	1.03	360	0.01	44,520	1.02	1%	54
	3B	63,478	1.46	44,566	1.02	18,912	0.43	70%	87
	TOTAL	1,987,329	45.62	432,064	9.92	1,555,265	36.70		

PROPOSED DRAINAGE AREA MAP

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PROJECT NO.: 812 DATE: 01/23/25
DRAWING NO.: SW-2.0
EXPIRES 1/31/27

2003 Crompond Road

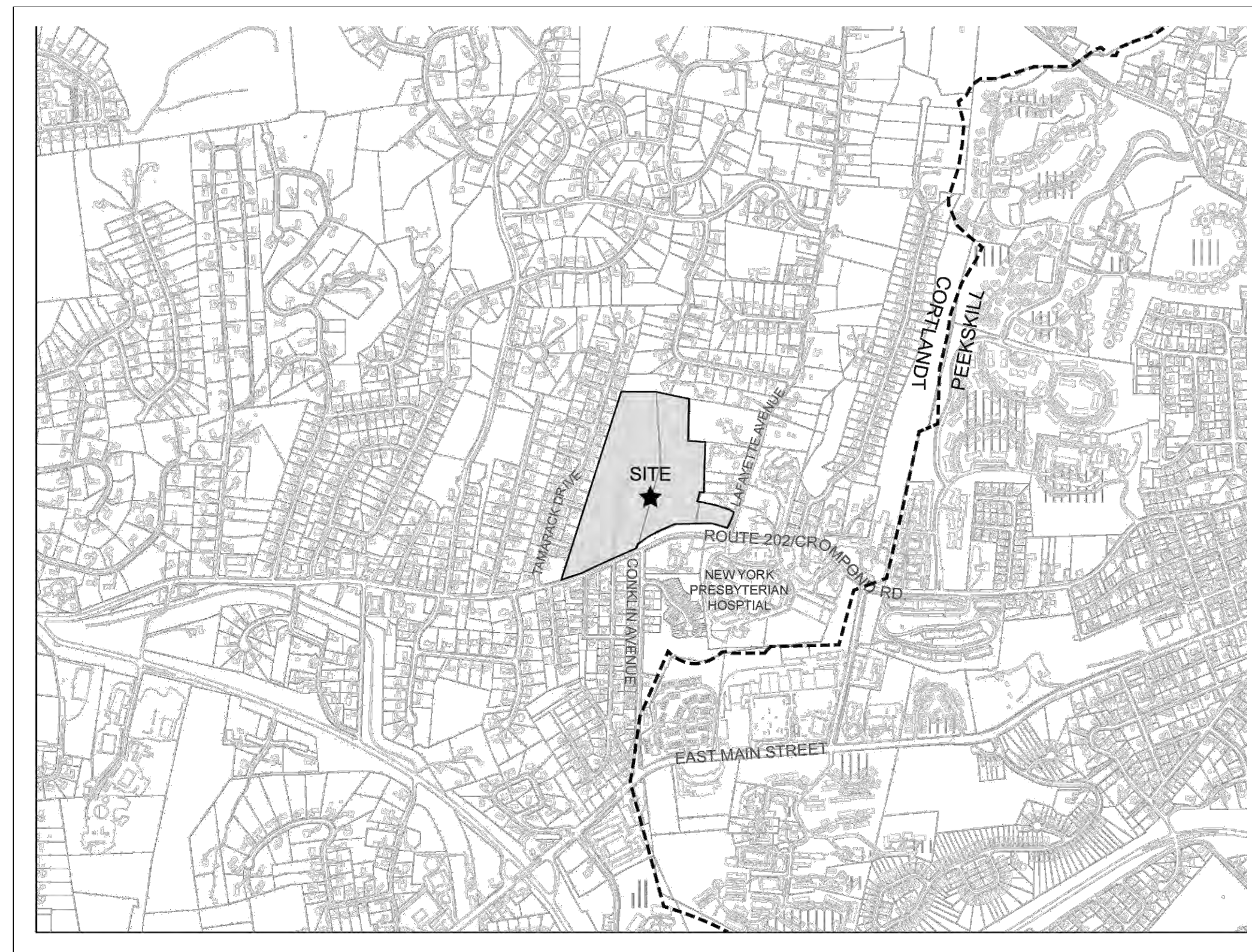
(TAX LOT: 33.12-2-8)

Town of Cortlandt, New York

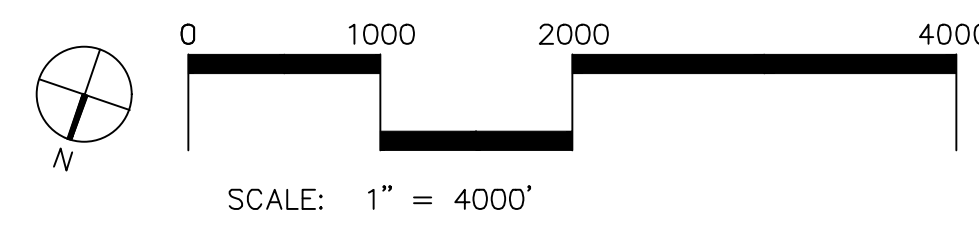
Site Plan Application - Parcel 1

January 23, 2025

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

Code Section	MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/ PERMITTED	PROPOSED	
			Lot 1	Evergreen Manor
307-96.2	Medical Oriented District (MOD)			
C(1)(a)	Dimensional Requirements			
	Minimum lot area (SF) ⁽¹⁾	100,000	--	1,235,294
	Minimum lot width (ft)	100	562	--
	Setbacks			
	Front (ft)			
	Crompond Road (Route 35/202)	30	30	--
	Evergreen Manor roadway	30	50	--
	Side (ft)	30	208	--
	Rear (ft)	30	130	--
	Maximum Lot Coverage (%) ⁽²⁾	60	--	36% ⁽³⁾
	Height (ft)	45	≤45	--
C(3)(b)	Parking Requirement			
	Assisted Living/independent senior living with services/skilled nursing - 0.5 spaces per bed	59	69	--
C(5)(a)	Minimum Area of Nondisturbance (ft)			
	Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	100	100
	Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	N/A	30

⁽¹⁾ Per § 307-96.2C(4)(a) The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use.

⁽²⁾ Per § 307-96.2C(4)(b) If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.

⁽³⁾ Lot coverage calculated based on Site Development Plan applications for Lot 1 (assisted living residence) and Lot 3 (commercial) and master plan for Lot 2 (townhouses)

LIST OF DRAWINGS

No.	Name	By	Scale	Date
	COVER SHEET	DTSP		01/23/25
SP-0.1	MASTER SITE PLAN	DTSP	1" = 60'	01/23/25
SP-1.0	SITE LAYOUT PLAN	DTSP	1" = 30'	01/23/25
SP-2.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	01/23/25
SP-3.0	SITE UTILITY PLAN	DTSP	1" = 30'	01/23/25
SP-4.1	SITE LANDSCAPE PLAN	DTSP	1" = 30'	01/23/25
SP-4.2	PLANT LIST AND PLANTING DETAILS	DTSP	NTS	01/23/25
SP-5.1	SITE LIGHTING PLAN	DTSP	1" = 30'	01/23/25
SP-5.2	SITE LIGHTING DETAILS	DTSP	NTS	01/23/25
SP-6.1	SITE AND UTILITY DETAILS	DTSP	NTS	01/23/25
SP-6.2	SITE AND UTILITY DETAILS	DTSP	NTS	01/23/25
SP-6.3	SITE AND UTILITY DETAILS	DTSP	NTS	01/23/25
SP-7.1	EROSION AND SEDIMENT CONTROL PLAN	DTSP	1" = 30'	01/23/25
SP-7.2	EROSION AND SEDIMENT CONTROL DETAILS	DTSP	NTS	01/23/25
SP-8.0	DRIVEWAY PROFILE	DTSP	AS NOTED	01/23/25
SP-9.0	UTILITY PROFILES	DTSP	AS NOTED	01/23/25
SP-10.0	TREE REMOVALS PLAN	DTSP	1" = 30'	01/23/25
SP-11.0	EMERGENCY SERVICE VEHICLE MANEUVERING PLAN	DTSP	1" = 30'	01/23/25
	SURVEY	TCM	1" = 20'	01/23/25

LEGEND

DTSP DTS PROVIDENT DESIGN ENGINEERING, LLP
TCM DANIEL T. MERRITTS, PLS

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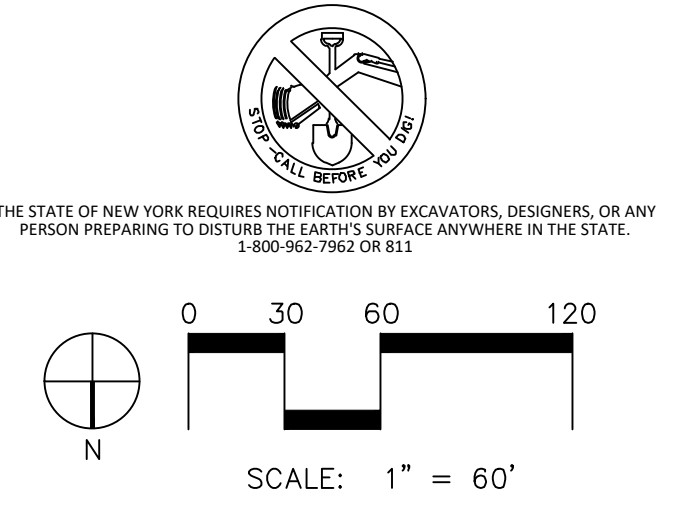
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PARCEL 1 - MASTER SITE PLAN

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PROJECT NO. 812	DATE: 01/23/25
DRAWING NO. SP-0.1	EXPIRES 1/31/27



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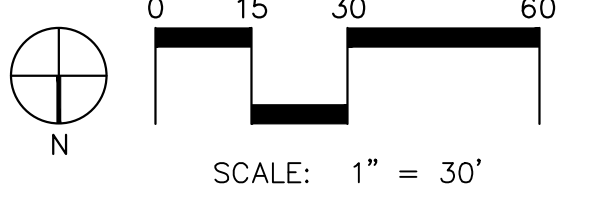
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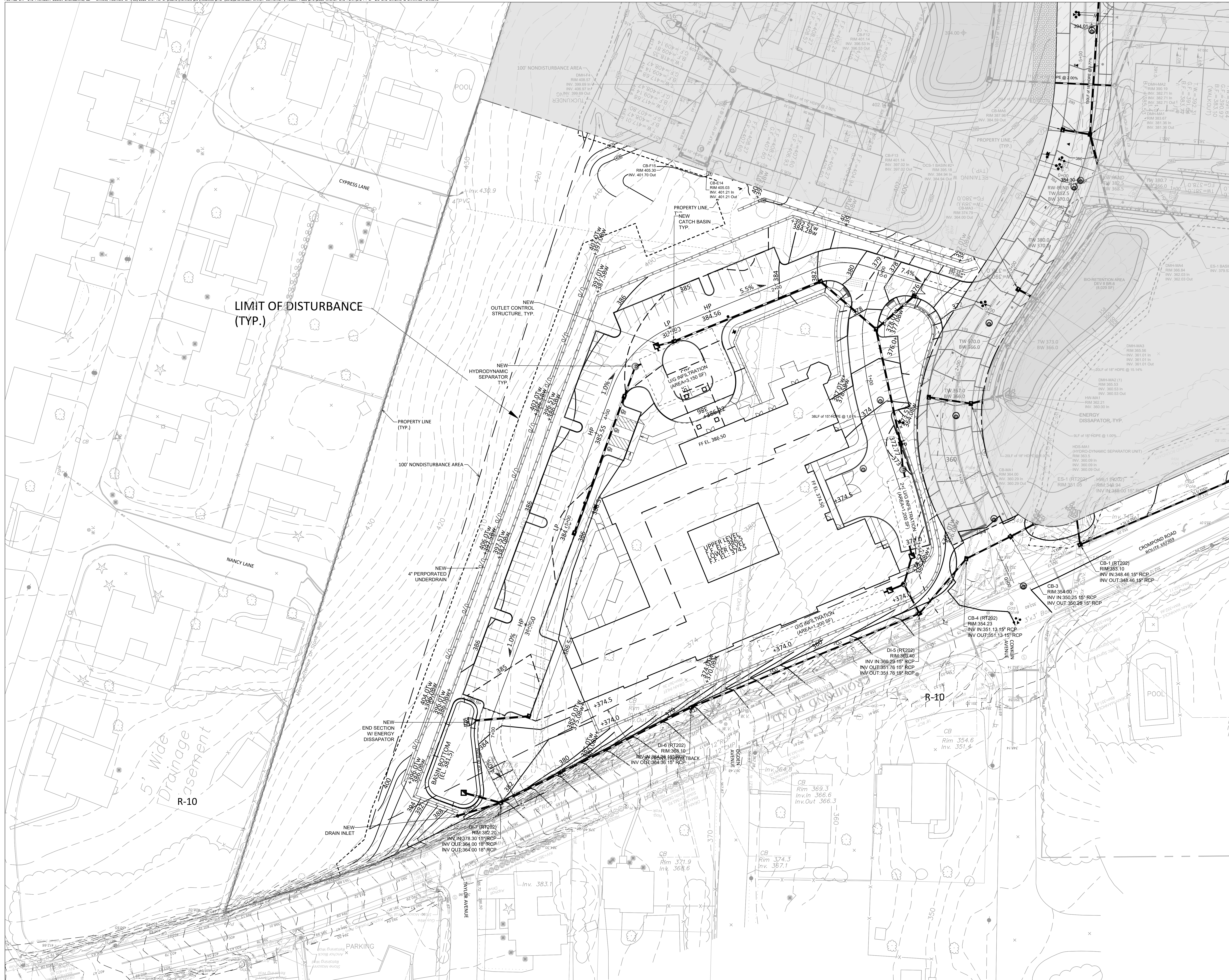
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**PARCEL 1 -
SITE LAYOUT PLAN**

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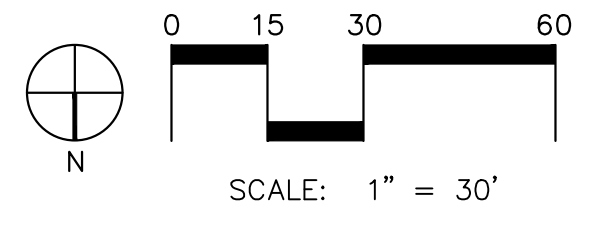
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**PARCEL 1 -
SITE GRADING AND
DRAINAGE PLAN**

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	DRAWING NO.:			
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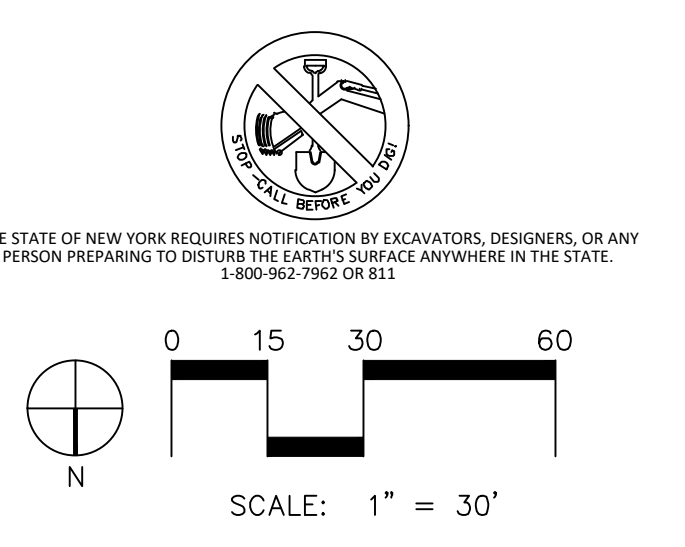
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CHECKED BY: GMS/MG
DATE: 01/23/25
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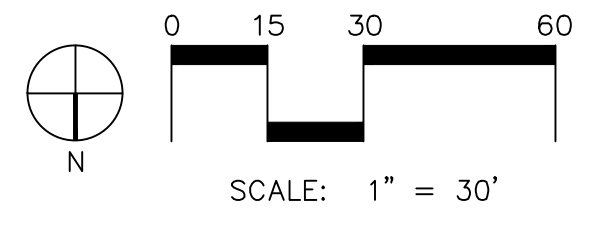
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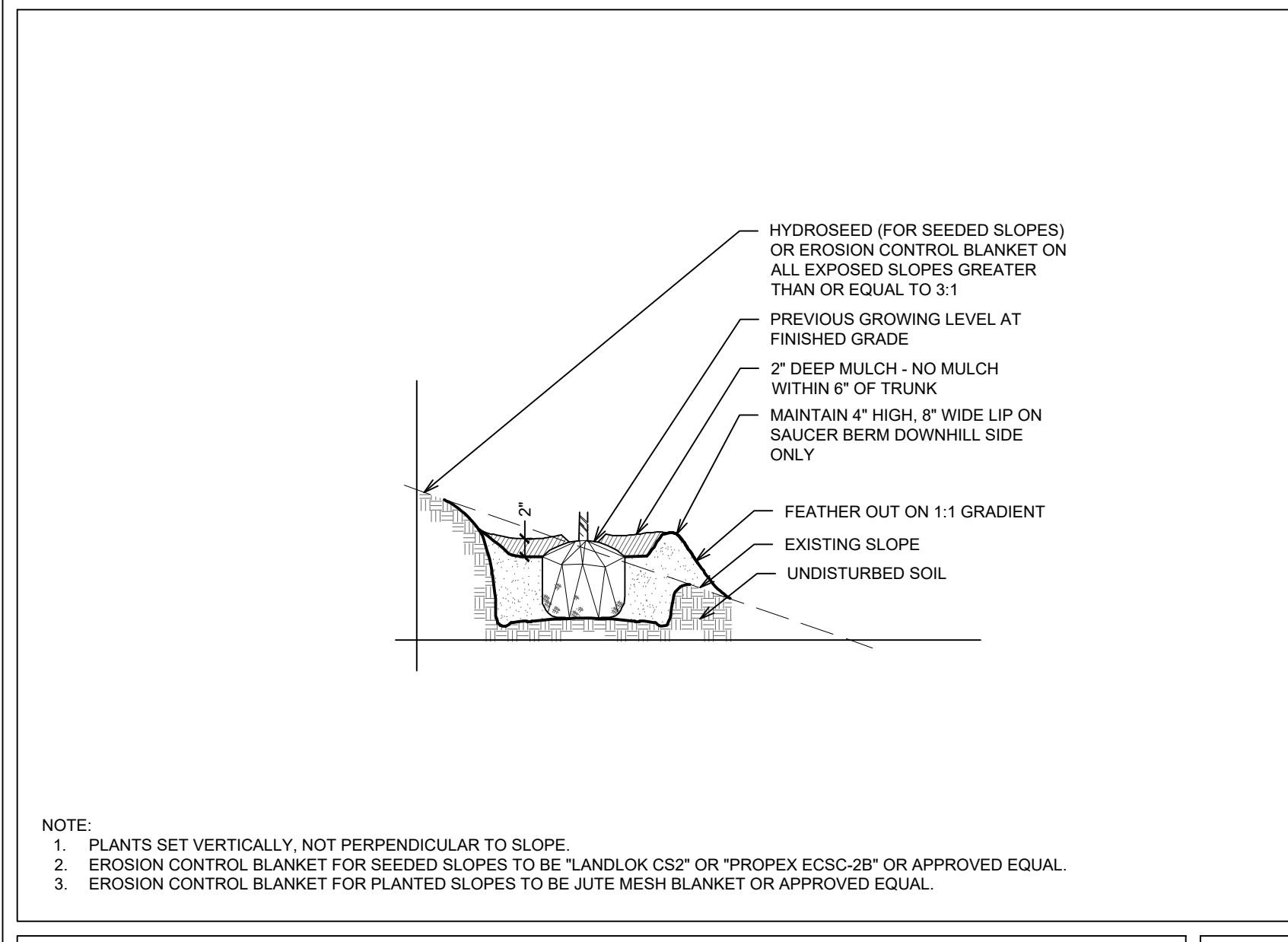
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REVISIONS/ISSUANCES	NO.	DATE	ISSUE

DRAWING TITLE:

**PARCEL 1 -
SITE LANDSCAPE PLAN**

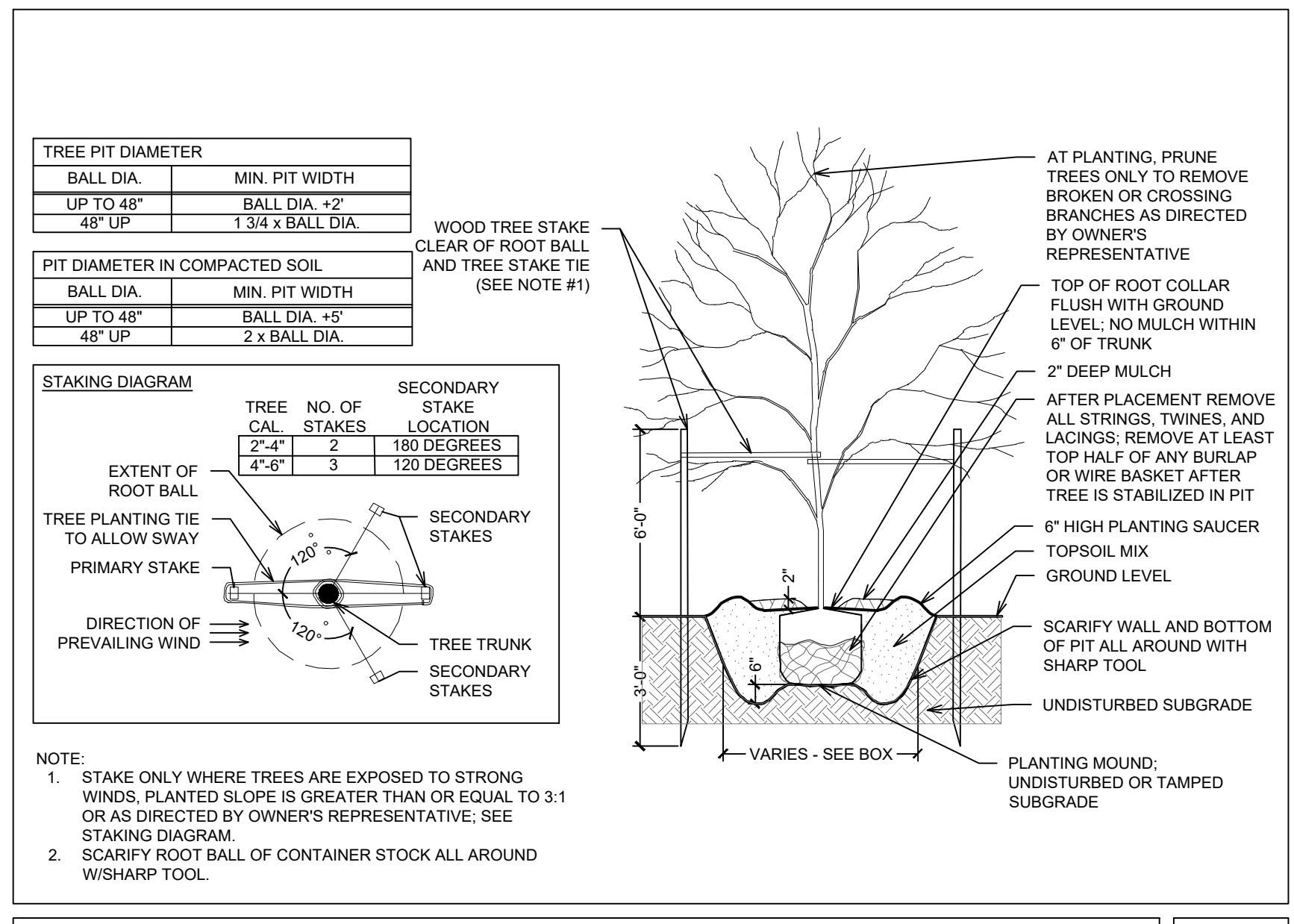
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	PROJECT NO.:	812	DATE:	01/23/25
	DRAWING NO.:	SP-4.1		
	EXPIRES: 1/31/27			



1. PLANTS SET VERTICALLY, NOT PERPENDICULAR TO SLOPE.
 2. EROSION CONTROL BLANKET FOR SEEDED SLOPES TO BE "LANDLOK CS2" OR "PROPEX ECSC-28" OR APPROVED EQUAL.
 3. EROSION CONTROL BLANKET FOR PLANTED SLOPES TO BE JUTE MESH BLANKET OR APPROVED EQUAL.

SLOPE PLANTING
SCALE: N.T.S.

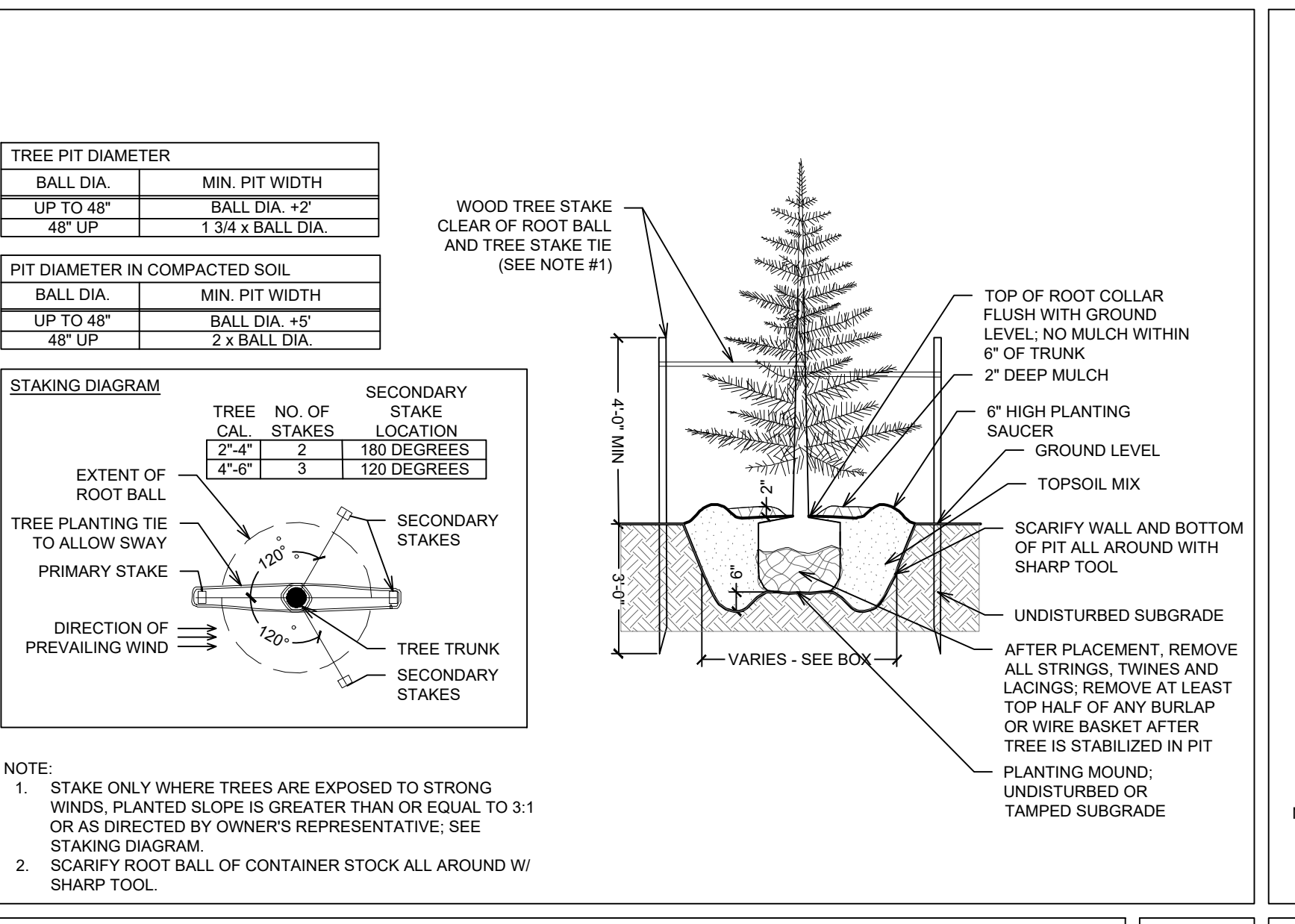
1



1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS. PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE. SEE STAKING DIAGRAM.
 2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ W/SHARP TOOL.

DECIDUOUS TREE PLANTING
SCALE: N.T.S.

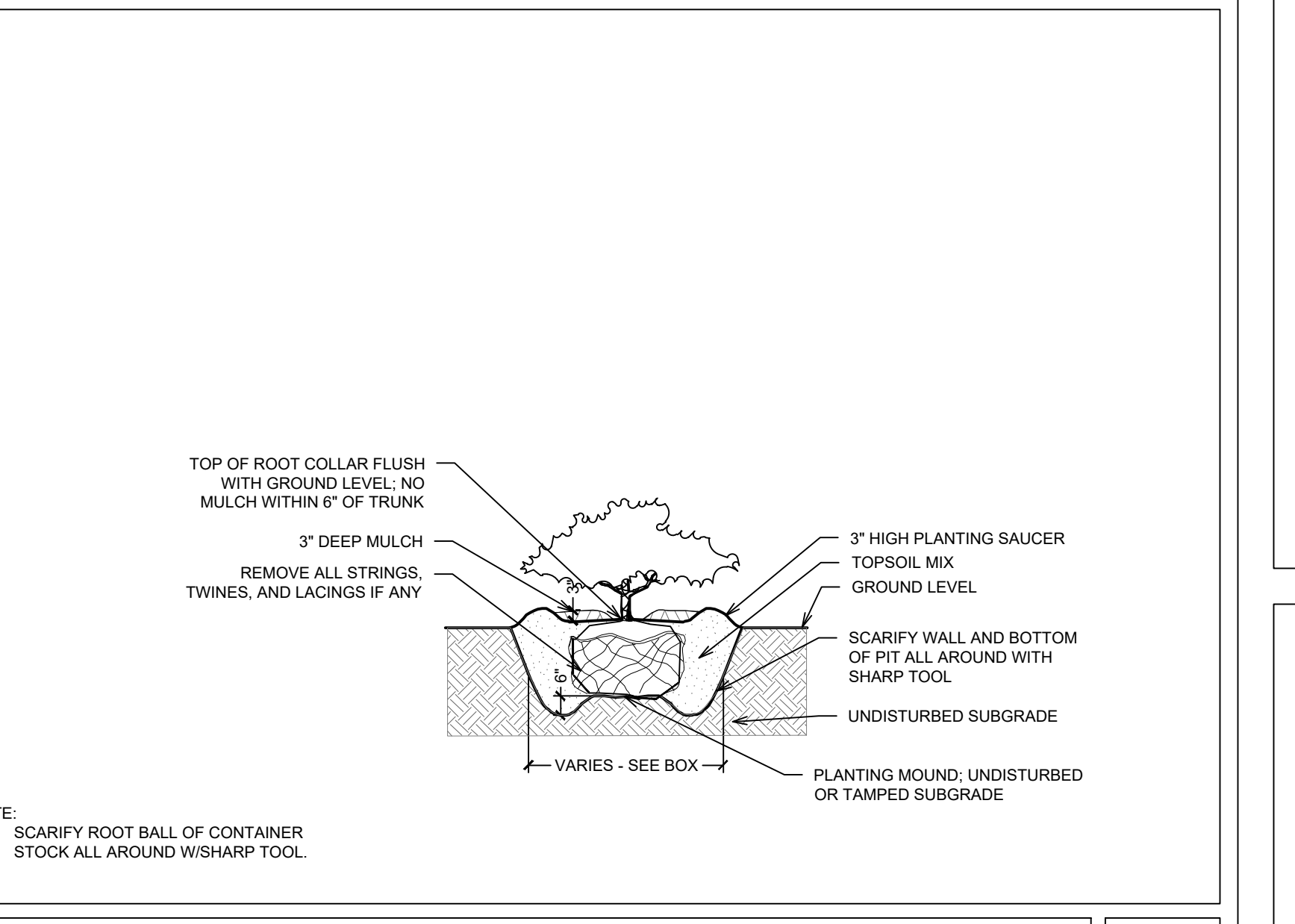
2



1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS. PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE. SEE STAKING DIAGRAM.
 2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

EVERGREEN TREE PLANTING
SCALE: N.T.S.

3



1. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

SHRUB PLANTING
SCALE: N.T.S.

4

CONCEPT PLANT SCHEDULE

	<p>SHADE TREES 3" - 3.5" CAL. 28</p> <p>ACER RUBRUM 'OCTOBER GLORY' - 'OCTOBER GLORY' RED MAPLE ACER SACCHARUM - SILVER MAPLE CLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE' - 'SKYCOLE' THORNLESS COMMON HONEYLOCUST LIQUIDAMBAR STYRACIFLUA - 'ROTUNDILOBA' - 'ROTUNDILOBA' SWEETGUM LIRIODENDRON TULIPIFERA - TULIP POPLAR QUERCUS PALUSTRIS - SWAMP SPANISH OAK QUERCUS SPP. - OAK SPECIES TILIA AMERICANA - BASSWOOD TILIA CORDATA - SMALL-LEAVED LINDEN ULMUS AMERICANA - AMERICAN ELM</p>
	<p>ORNAMENTAL TREES 6" - 8' HGT. 1</p> <p>AMELANCHIER X GRANDIFLORA - APPLE SERVICEBERRY BETULA NIGRA 'BNMITT' - 'DURA HEAT' RIVER BIRCH CARRINUS CAROLINIANA - AMERICAN HORNBEAM CERCIS CANADENSIS - EASTERN RED BUD CORNUS FLORIDA 'CHEROKEE BRAVE' - 'CHEROKEE BRAVE' DOGWOOD CRATAEGUS CRUS-GALLI VAR. 'INERMIS' - THORNLESS COCKSPUR HAWTHORN</p>
	<p>EVERGREEN TREES 6" - 8' HGT. 26</p> <p>ILEX OPACA - AMERICAN HOLLY JUNIPERUS VIRGINIANA - EASTERN RED CEDAR PICEA GLAUCA - WHITE SPRUCE PICEA PUNGENS - BLUE SPRUCE PINUS STROBUS - WHITE PINE THUJA X 'GREEN GIANT' - 'GREEN GIANT' ARBORVITAE</p>
	<p>FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36"</p> <p>CEANOTHUS AMERICANUS - NEW JERSEY TEA CLETHRA ALNIFOLIA - SUMMERSWEET CLETHRA ILEX CRENATA - JAPANESE HOLLY ILEX GLABRA - INKBERRY HOLLY ILEX VIRGINICA - VIRGINIA SWEETSPIRE JUNIPERUS SPP. - JUNIPER SPECIES PHYSOCARPUS OPULIFOLIUS - EASTERN NINEBARK POTENTILLA FRUTICOSA - BUSH CINQUEFOIL VIBURNUM DENTATUM - ARROWWOOD VIBURNUM</p>
	<p>SLOPE PLANTING SHRUBS 24" - 36", 4" O.C.</p> <p>ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' - BRILLIANT RED CHOKEBERRY CORNUS SPP. - DOGWOOD SPECIES COTONEASTER APICULATUS - GRANBERRY COTONEASTER ILEX GLABRA 'COMPACTA' - COMPACT INKBERRY ILEX GLABRA 'SHAMROCK' - SHAMROCK INKBERRY HOLLY MYRICA PENNSYLVANICA - NORTHERN BAYBERRY RHUS AROMATICA 'GRO-LOW' - 'GRO-LOW' FRAGRANT SUMAC VIBURNUM DENTATUM - ARROWWOOD VIBURNUM</p>

PLANT LIST AND LANDSCAPE NOTES
SCALE: N.T.S.

1

NOTES:

- UNLESS OTHERWISE NOTED, ALL PLANT BEDS SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH (NO DYE). NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE PLANTING DETAILS FOR PLANTING SAUCER DETAILS.
- QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.
- IF TREE STAKING IS INDICATED ON LANDSCAPE PLAN, TREES SHALL BE STAKED PER PLANTING DETAILS.
- INSTALL EROSION CONTROL BLANKET ON ALL SEEDED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
- INSTALL JUTE MESH BLANKET ON ALL PLANTED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
- IF NOT OTHERWISE PLANTED OR PAVED, ALL NEW OR DISTURBED LANDSCAPE AREAS TO BE RAKED, SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT
 V.S. CONSTRUCTION CORPORATION
 37 CROTON DAM ROAD
 OSSING, NY 10562

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 Intelligent Land Use

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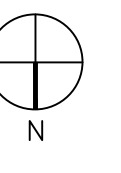
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 ZARIN & STEINMETZ
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SURVEYOR
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 TIM MILLER ASSOCIATES, INC.
 10 NORTH STREET
 COLD SPRING, NY 10516



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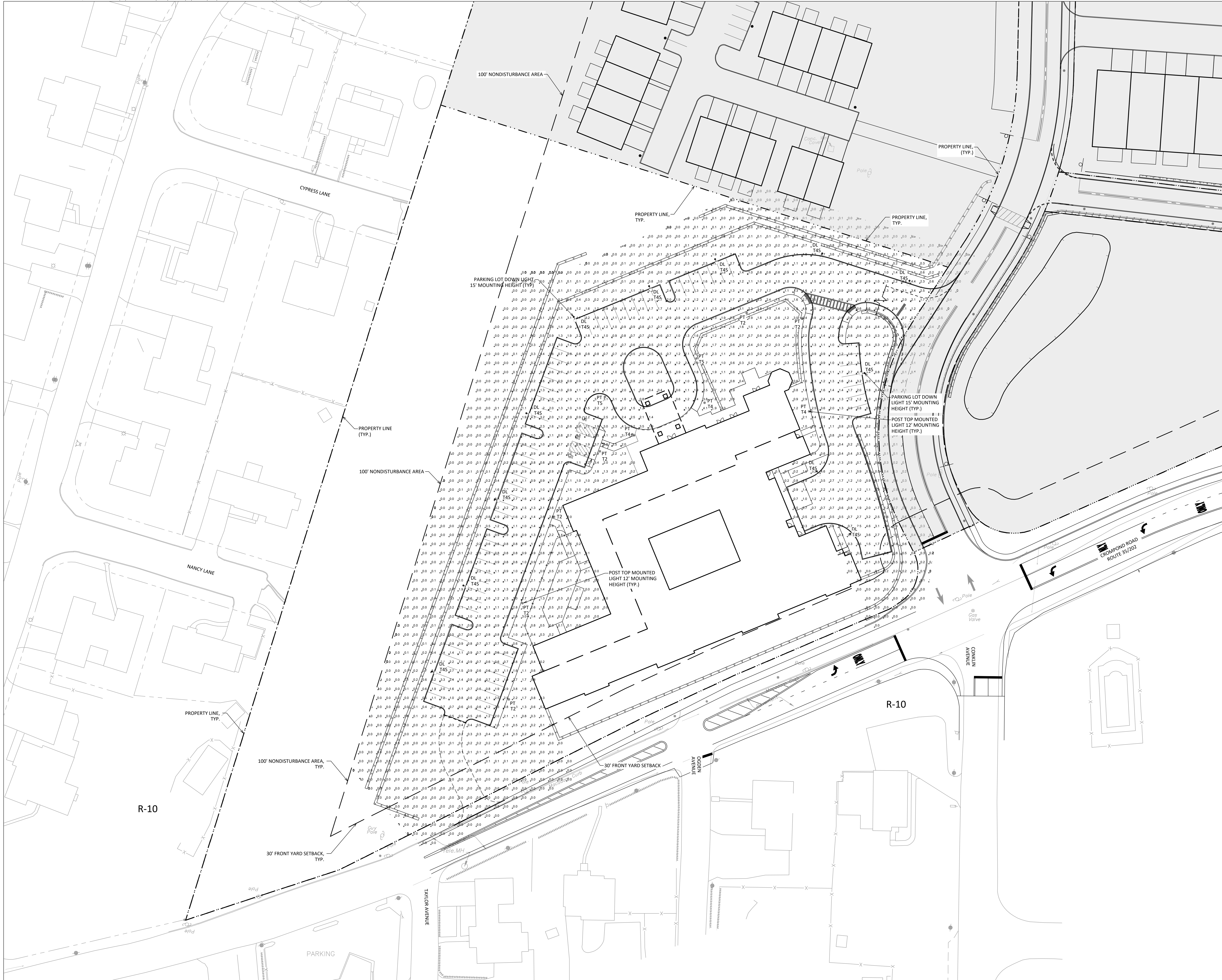
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NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 1 - PLANT LIST AND PLANTING DETAILS

	DRAWN BY: BZ/DMM PROJECT NO.: 812	CHECKED BY: GMS/MG DATE: 01/23/25
	DRAWING NO.: SP-4.2 EXPIRES: 1/31/27	



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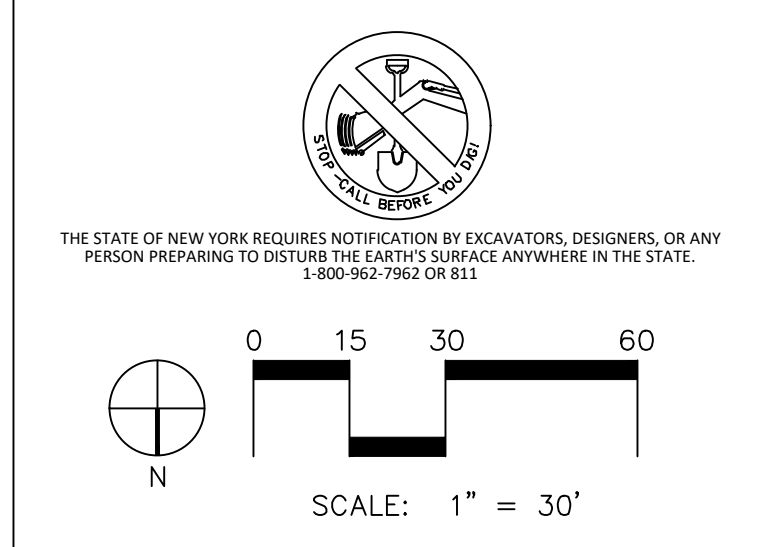
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REVISIONS/ISSUANCES	NO.	DATE	ISSUE

DRAWING TITLE:
**PARCEL 1 -
SITE LIGHTING PLAN**

DRAWN BY: BZ/DMM	CHECKED BY: GMS/MG
PROJECT NO: 812	DATE: 01/23/25
DRAWING NO. SP-5.1	EXPIRES 1/31/27

SCP-LED Central Park

Luminaires: Tulips - Hoops

Product Features

Construction
All components and decorative base shall be high-strength ASTM 305.1 cast aluminum. Luminaires shall be fully welded creating one integral housing. Injection-molded globe and large dome top shall create a weather tight chamber for the LED components, driver, and internal optics. Top shall be easily removable. LED components and driver are securely affixed to the mechanical structure. A thermal management system dissipates heat to ensure compliance with ratings of the LED components and driver.

Optical
Injection-molded UV stabilized polycarbonate or high impact acrylic globe. Standard globe finish (frosted/Scrubbed) creates a subtle light diffusing effect. Available in symmetric and asymmetric configurations to optimize performance, distribution, and visual comfort.

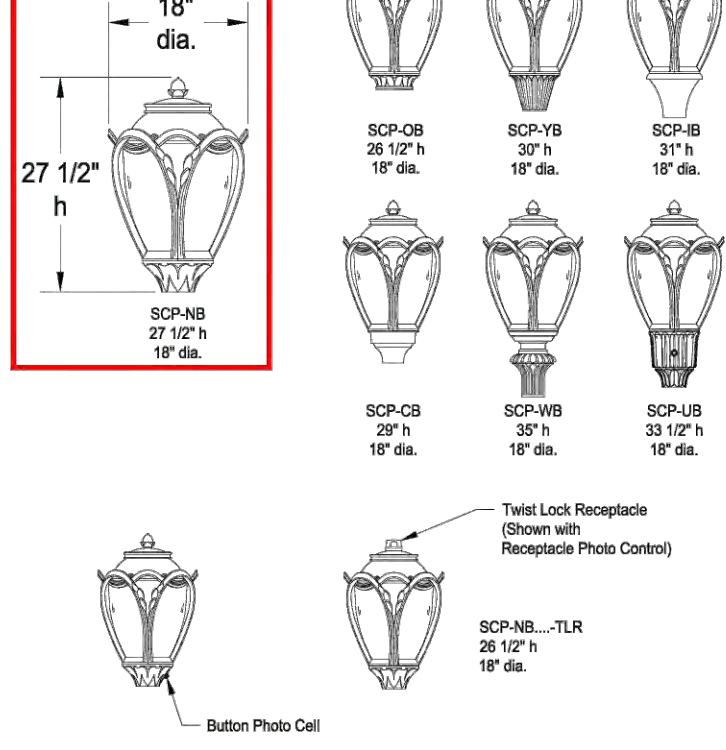
Electrical
Meets UL 1598 for Safety. Utilizes voltage sensing 120-277V rating. Rated life of 50,000 hours at 70% lumen maintenance at 25°C. Compatible with 0-10V lighting control systems. Surge protected line-neutral, line-ground, and neutral-ground in accordance with ANSI/IEEE 62.41, Category C3. Luminaires shall be pre-wired and factory sealed.

Ambient Temperature
-40° C minimum to 35° C maximum (Luminaire not to operate at maximum temperature for a period of time longer than 10% of total operating hours).

Finish
To insure product durability, all exposed metallic surfaces shall be finished with a high performance coating consisting of high gloss Super Durable polyester powder coat paint to be applied utilizing a multi-stage process that includes phosphate pretreatment, electrostatic powder application, and convection curing. Paint shall be weather, corrosion, abrasion, and UV resistant in compliance with specification AAMA 2605-CC. Color to be specified.

Mounting
Mounts to a 3/8" by 3" tall tenon. Three (3) 3/8"-16 UNC stainless steel allen head cap point set screws secure luminaire to post top tenon. All mounting hardware shall be stainless steel.

Model-Bases



Light Source	LEDV98-15A	LEDV98-A7A	LEDV98-A7A
Wattage	30W	30W	30W
Color Temp	3000K	3000K	3000K
Delivered Lumens	3000	3000	3000
Per Watt	100	100	100
Lumens Per Watt	100	100	100

Ordering Information

Choose the boldface catalog references that best suit your needs.

Example: **SCP - NB - LEDV29B-0.7A - 830 - DR - KHT2 - BPC - 120V - BK**

Model	Base	Light Source & Wattage	Globe Material	Distribution	Options	Finish
SCP-NB	LEDV29B-0.7A	30W	Polycarbonate	KHT5 Type V	BPC Button Photo Cell	BK Black
SCP-DR	LEDV29B-0.7A	30W	Polycarbonate	KHT5 Type V	TLR Twill Lock Receptacle	BR Bronze
SCP-BK	LEDV29B-0.7A	30W	Polycarbonate	KHT5 Type V	TLR Twill Lock Receptacle	BLU Blue

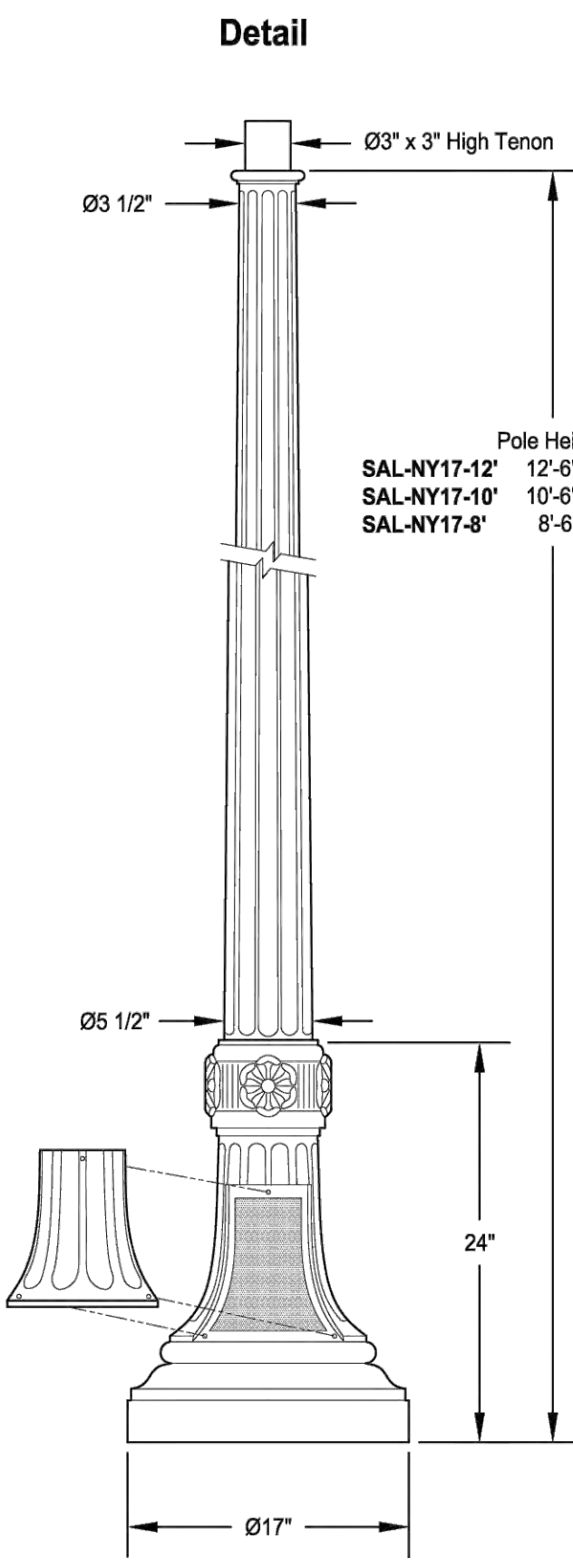
Sentry Electric LLC, 185 Buffalo Avenue, Freeport, New York, 11520
Telephone: 516.378.4660 Fax: 516.378.0624

www.sentrylighting.com
info@sentrylighting.com

L1-32
0320

SAL-NY17 Series

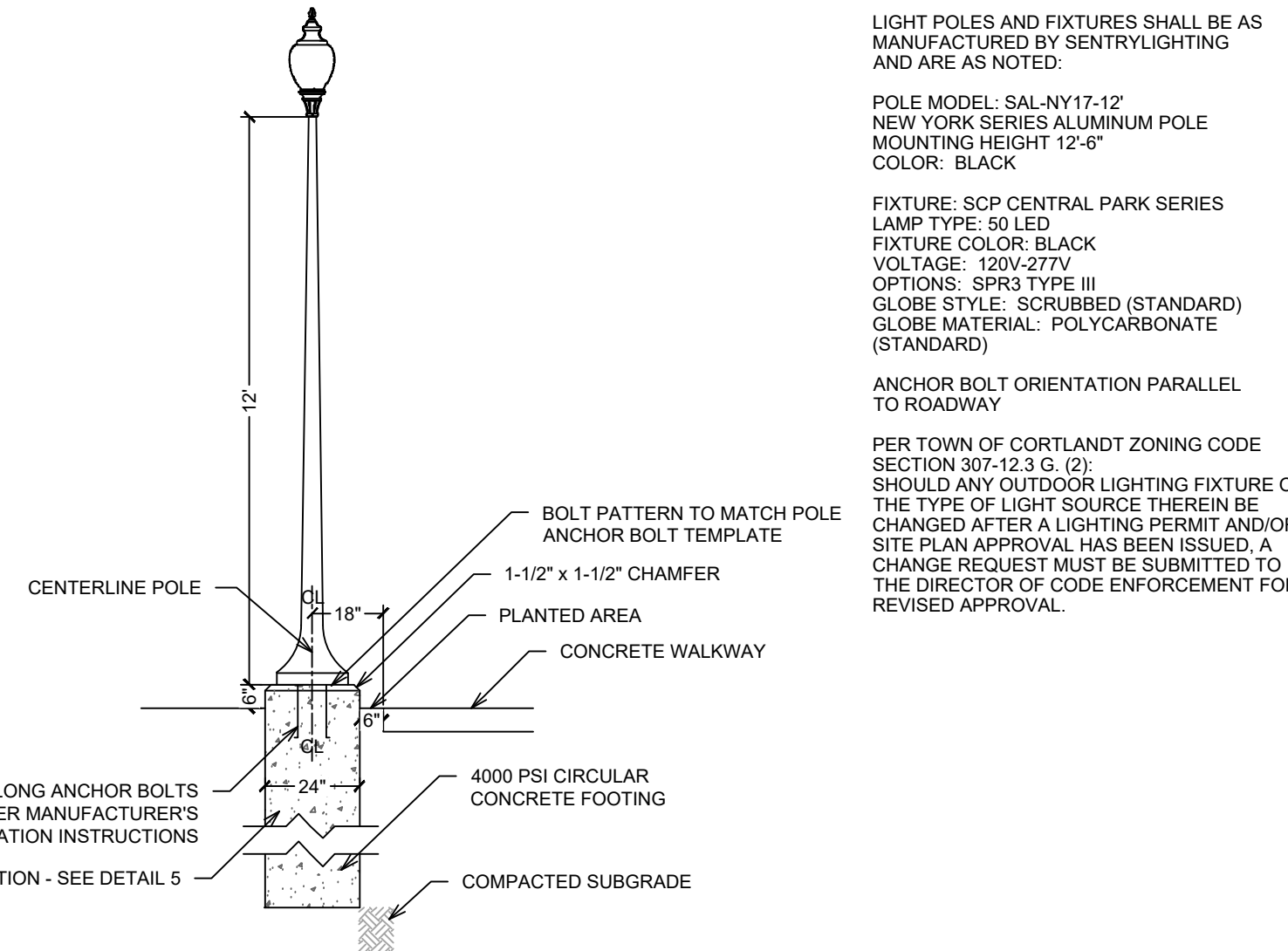
Cast Aluminum (SAL) Poles - Cast Shaft



Sentry Electric LLC, 185 Buffalo Avenue, Freeport, New York, 11520
Telephone: 516.378.4660 Fax: 516.378.0624

www.sentrylighting.com
info@sentrylighting.com

P10-32
0320



LIGHT POLES AND FIXTURES SHALL BE AS MANUFACTURED BY SENTRYLIGHTING AND ARE AS NOTED.

POLE MODEL: SAL-NY17-12\"/>

NEW YORK SERIES ALUMINUM POLE MOUNTING HEIGHT 12'-4\"/>

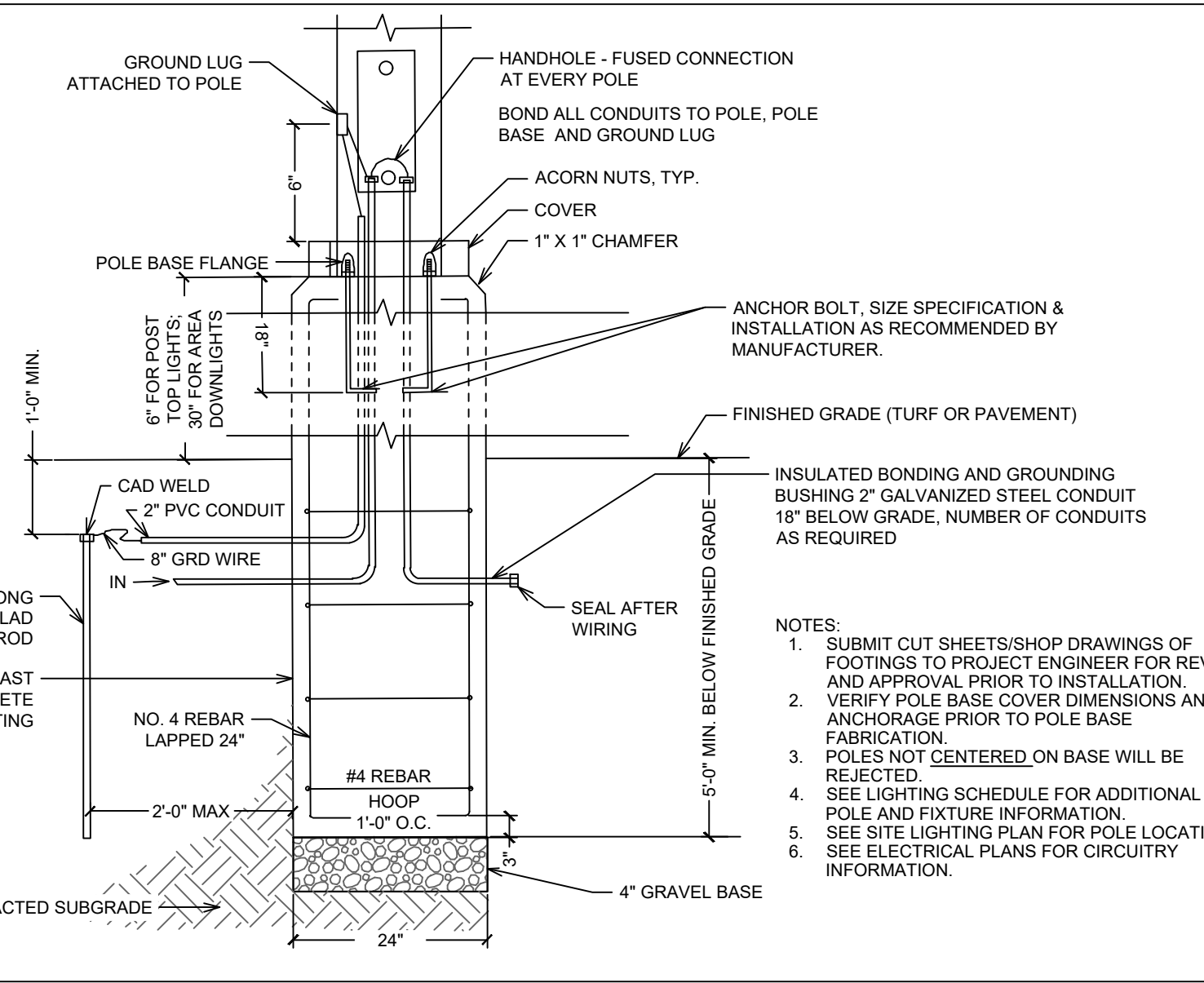
COLOR: BLACK

FIXTURE: SCP CENTRAL PARK SERIES LAMP TYPE: 50 LED FIXTURE COLOR: BLACK VOLTAGE: 120/277V OPTIONS: SPK3 TYPE III GLOBE STYLE: SCRUBBED (STANDARD) GLOBE MATERIAL: POLYCARBONATE (STANDARD)

ANCHOR BOLT ORIENTATION PARALLEL TO ROADWAY

PER TOWN OF CORTLANDT ZONING CODE SECTION 307-12.3 G. (2) SHOULD ANY OUTDOOR LIGHTING FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN BE CHANGED AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF CODE ENFORCEMENT FOR REVISED APPROVAL.

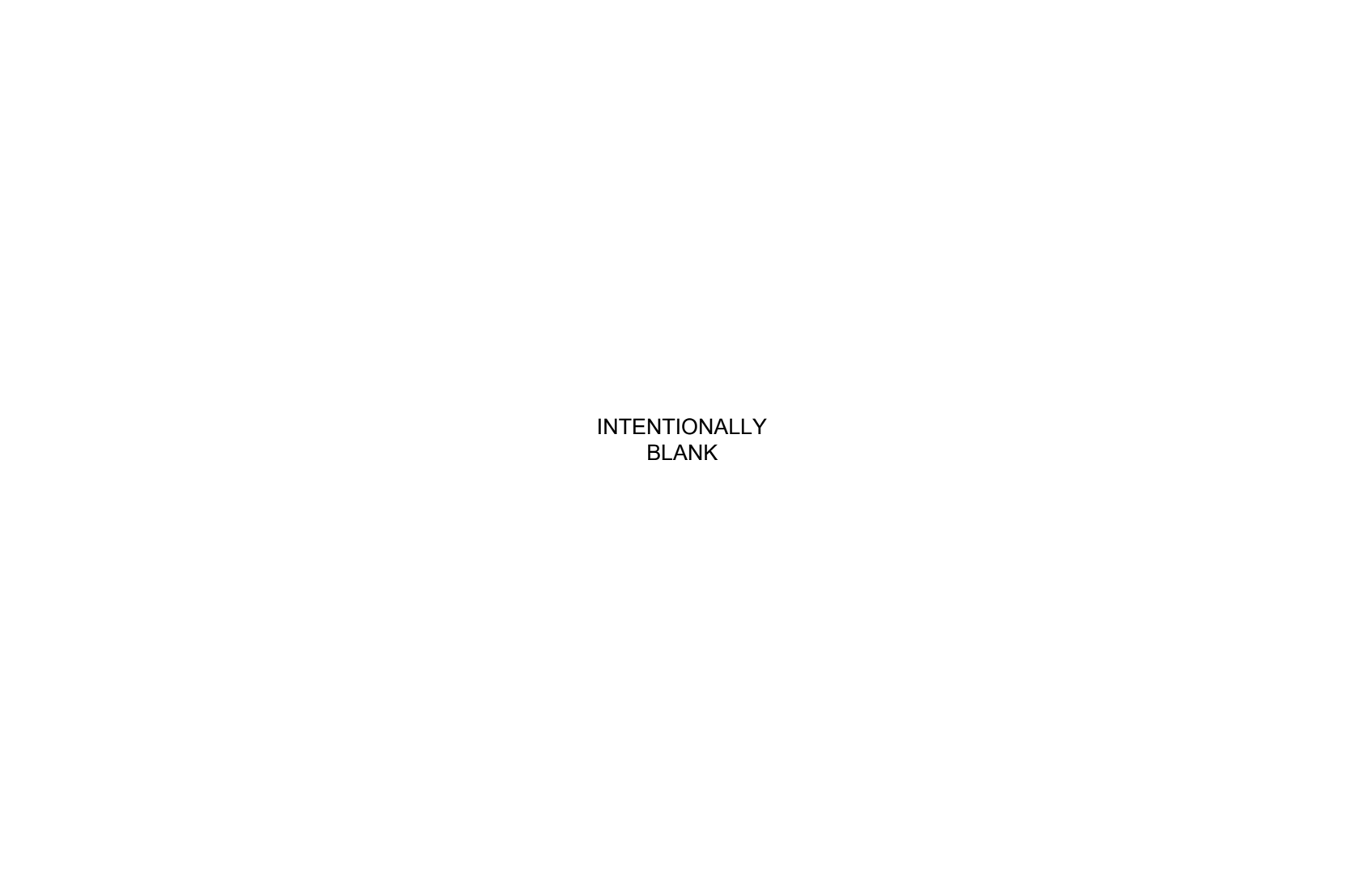
POST TOP LIGHT SCALE: N.T.S.



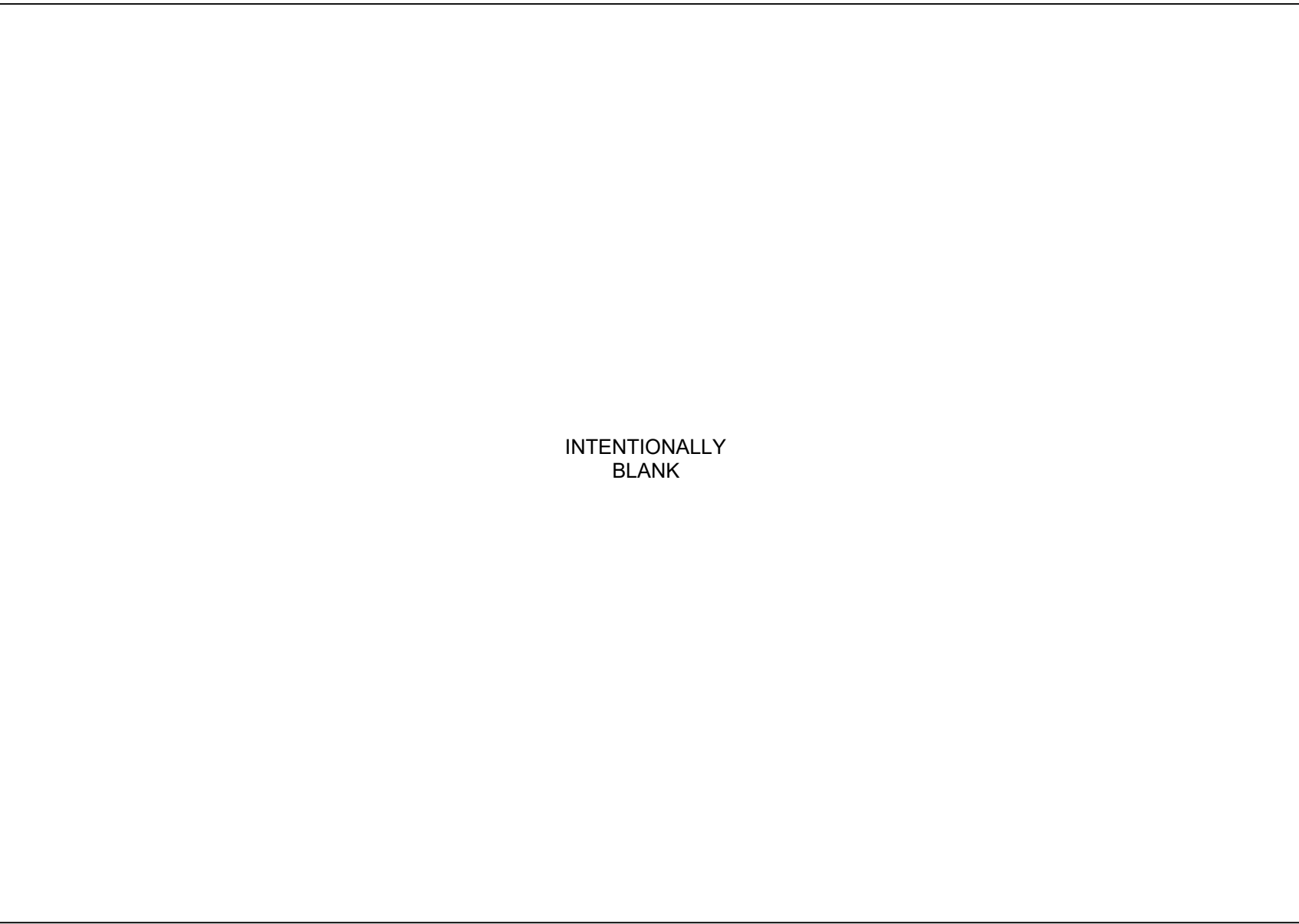
NOTES:

- SUBMIT CUT SHEETS/SHP DRAWINGS OF FOOTINGS TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- VERIFY POLE BASE COVER DIMENSIONS AND ANCHORAGE PRIOR TO POLE BASE FABRICATION.
- POLES NOT CENTERED ON BASE WILL BE REJECTED.
- SEE LIGHTING SCHEDULE FOR ADDITIONAL POLE AND FIXTURE INFORMATION.
- SEE SITE LIGHTING PLAN FOR POLE LOCATIONS. REFER ELECTRICAL PLANS FOR CIRCUITRY INFORMATION.

LIGHT POLE FOUNDATION SCALE: N.T.S.



TITLE SCALE: N.T.S.



TITLE SCALE: N.T.S.

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COLD SPRING, NY 10516

POST TOP LIGHT FIXTURE SCALE: N.T.S.

POST TOP LIGHT POLE SCALE: N.T.S.

LIGHT POLE FOUNDATION SCALE: N.T.S.

TITLE SCALE: N.T.S.

Model	Base	Light Source & Wattage	Globe Material	Distribution	Options	Finish
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	P	A06 2,000 Lumens	PC	T2M Type 2 Medium	AMP Arm mount	BL8D
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	P	A06 4,000 Lumens	PC	T2M Type 2 Medium	AMP Arm mount	BL8D
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	P	A06 6,000 Lumens	PC	T2M Type 2 Medium	AMP Arm mount	BL8D
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	P	A06 10,000 Lumens	PC	T2M Type 2 Medium	AMP Arm mount	BL8D
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	P	A06 15,000 Lumens	PC	T2M Type 2 Medium	AMP Arm mount	BL8D
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	P	A06 20,000 Lumens	PC	T2M Type 2 Medium	AMP Arm mount	BL8D

Color	System	Lumens	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	2,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	4,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	6,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	10,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	15,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	20,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M

Wattage and lumen values are not available for the 2700K color temperature but all fixtures have a BUG rating of UO.

Color	System	Lumens	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	2,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	4,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	6,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	10,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	15,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	20,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M

- Product ships standard with BKA.
- Extended lead times apply. Contact factory for details.
- Mounts to a 4" x 4" round pole with capacitor included for square poles.
- Not available with 20,000 and 40,000 lumens (pre-wired) versions.
- Not available with motion sensor.
- Must be specified with a motion sensor lens.
- Not available with photocontrols.
- Not available in 30" or 40"



P15 PureForm area small square precision 04/24 page 1 of 6

P15 PureForm LED small square

Color	System	Lumens	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	2,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	4,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	6,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	10,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	15,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	20,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M

Wattage and lumen values are not available for the 2700K color temperature but all fixtures have a BUG rating of UO.

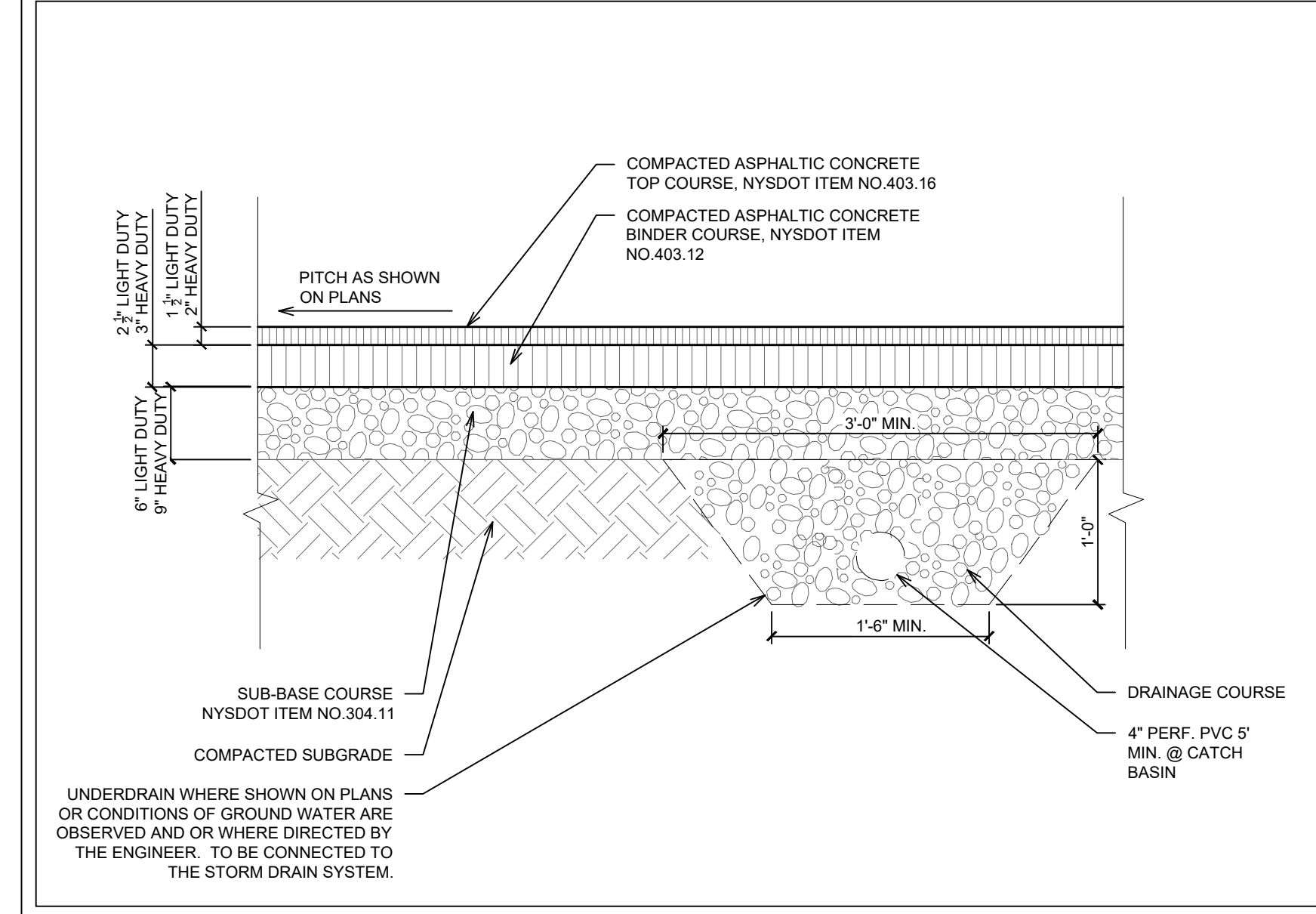
Color	System	Lumens	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	2,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	4,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	6,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	10,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	15,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	20,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M

- Must specify volt. voltage.
- 10' or 12' pole height requires we be connected to SR driver.
- Not available in 40". Or photocontrol separately with 10'.
- Not available with 20,000 and 40,000 lumens (pre-wired) versions.
- Not available with motion sensor.
- Must be specified with a motion sensor lens.
- Not available with photocontrols.
- Not available in 30" or 40"

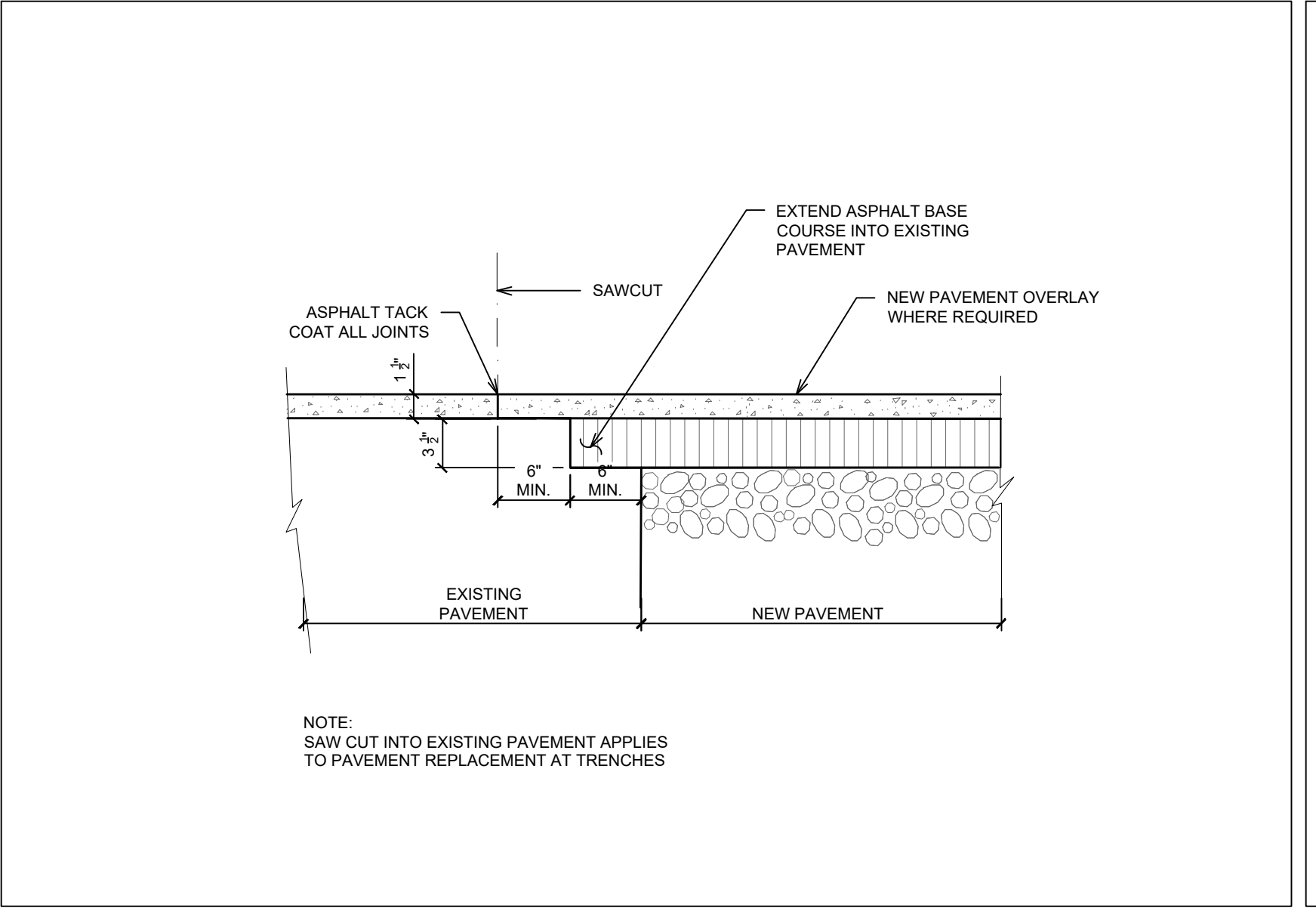
P15 PureForm area small square precision 04/24 page 2 of 6

AREA DOWNLIGHT SCALE: N.T.S.

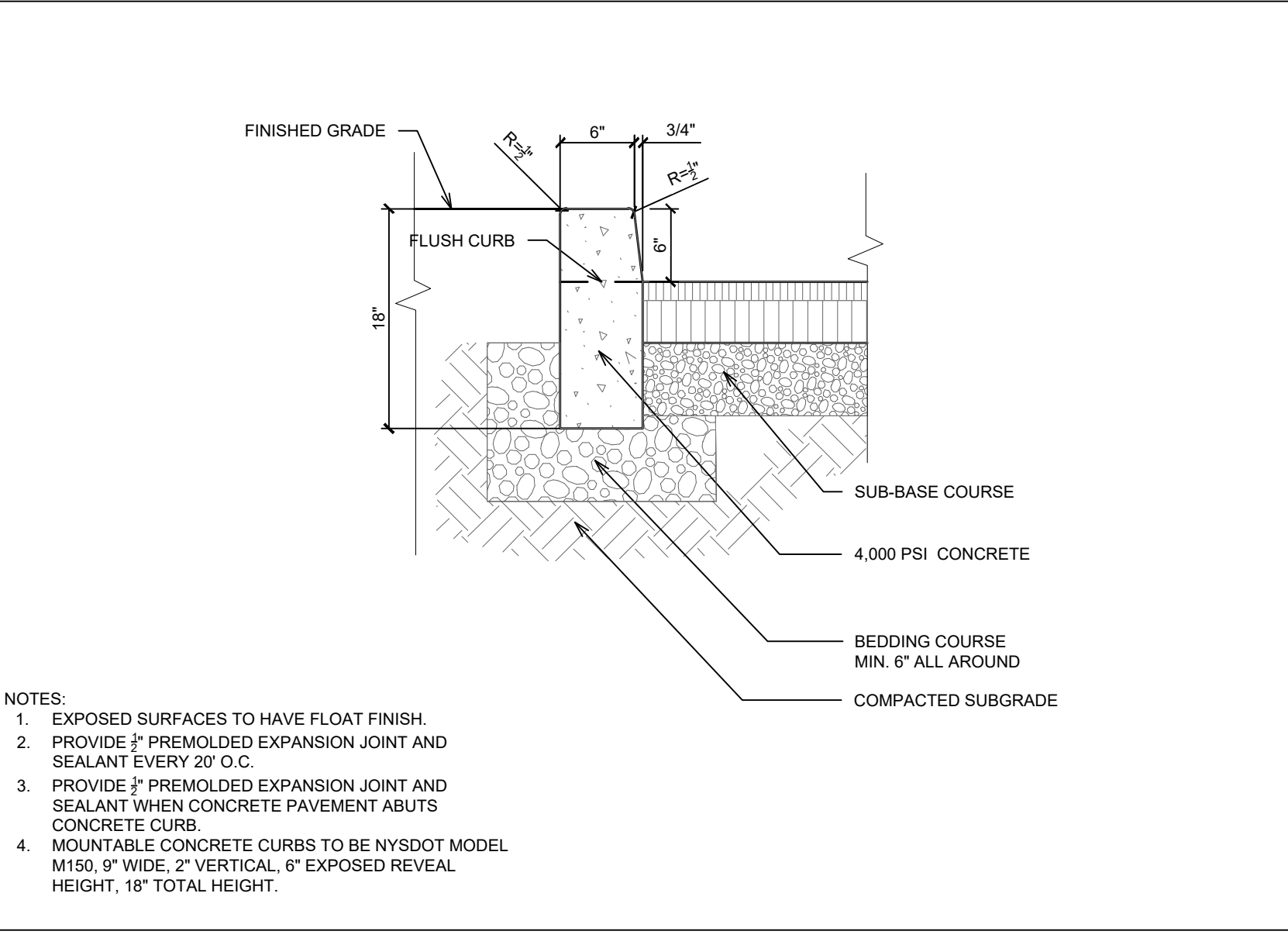
Color	System	Lumens	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM	BUS	Efficiency	TM
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	2,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	4,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	6,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M
P15-P-A06-740-TBS-ARI-UNV-BL8D-LB-3Z	A06	10,000	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T2M	3000K	128	T



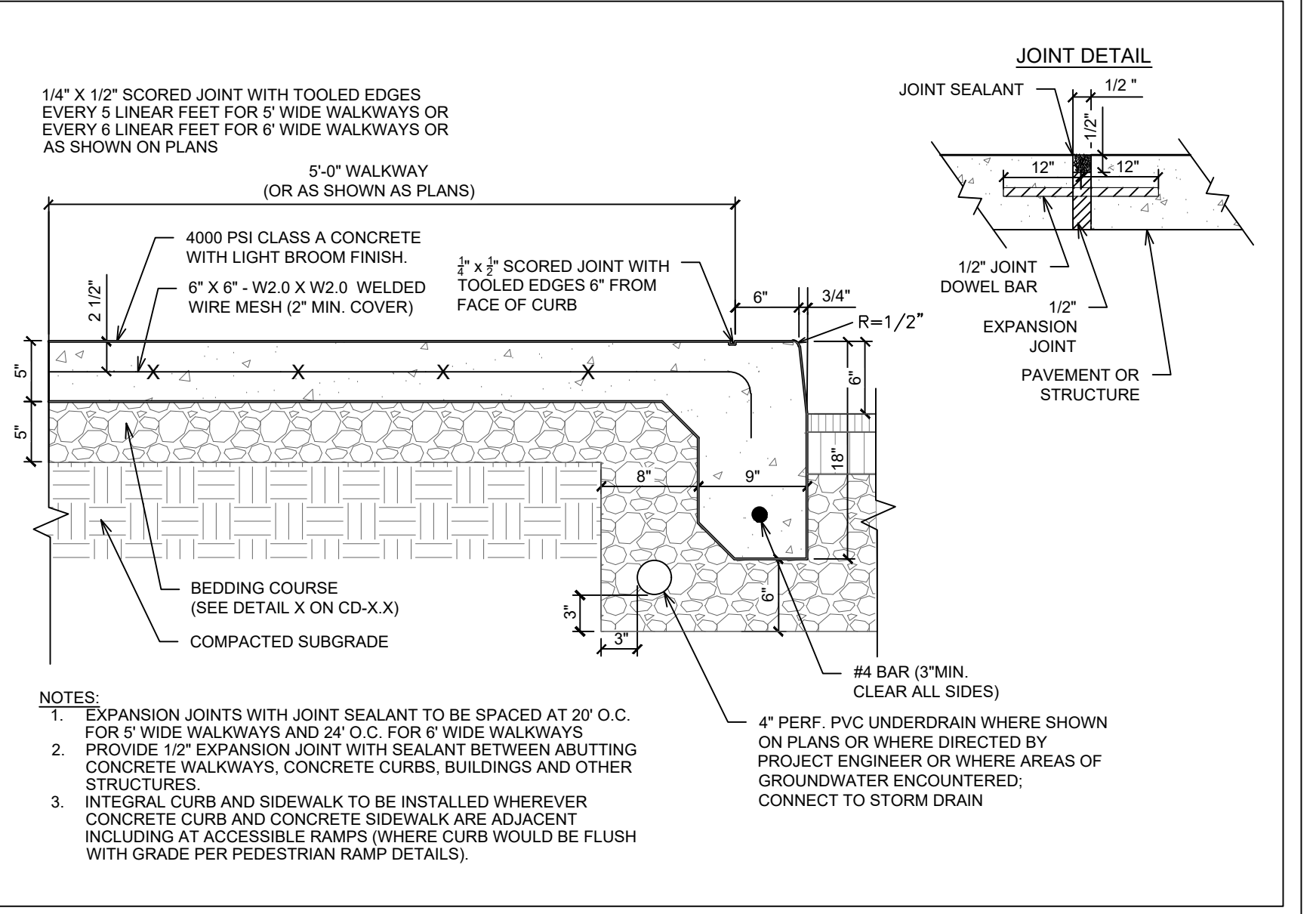
ASPHALT PAVEMENT - LIGHT/HEAVY DUTY SCALE: N.T.S. 1



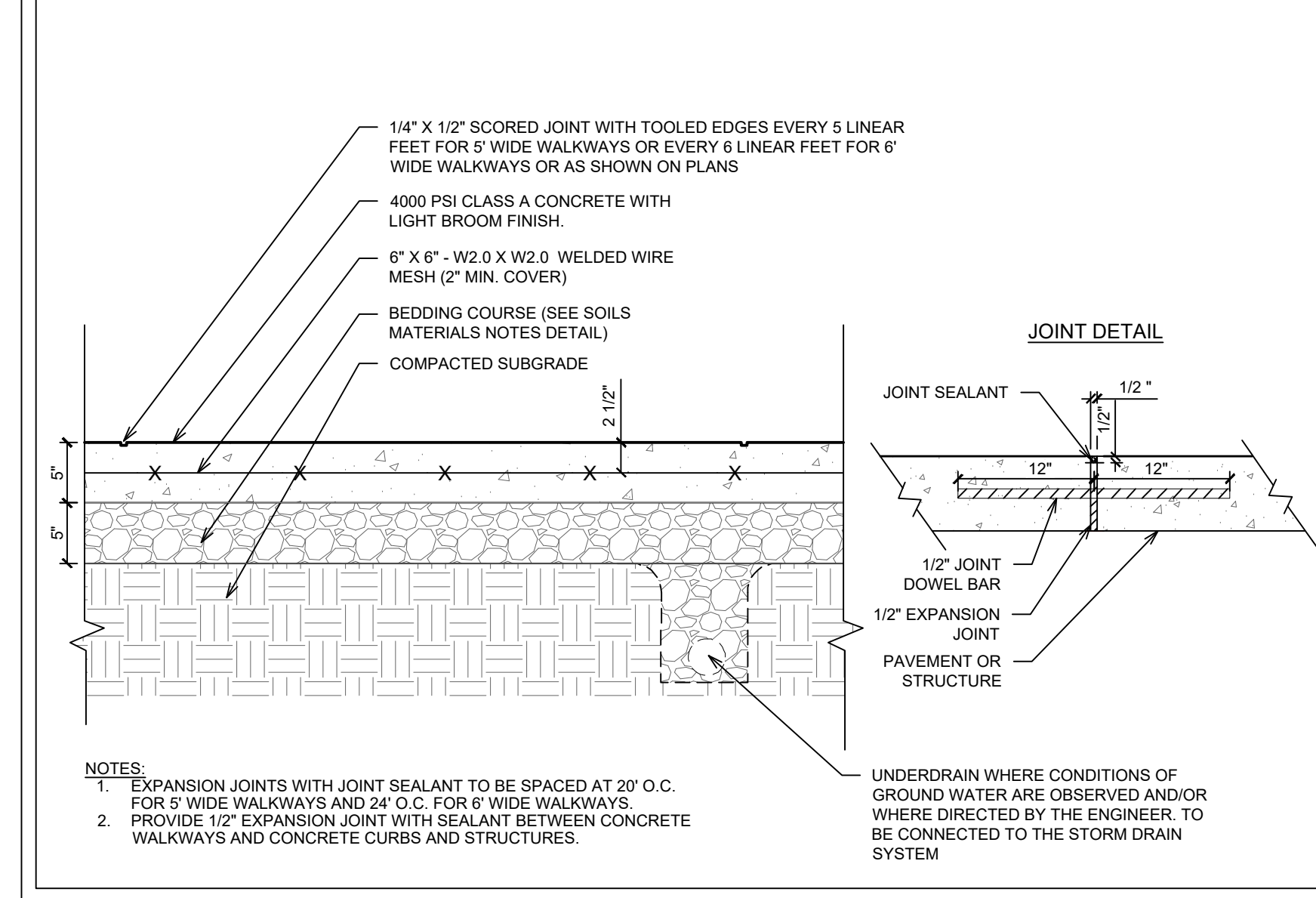
SAWCUT PAVEMENT KEY-IN SCALE: N.T.S. 2



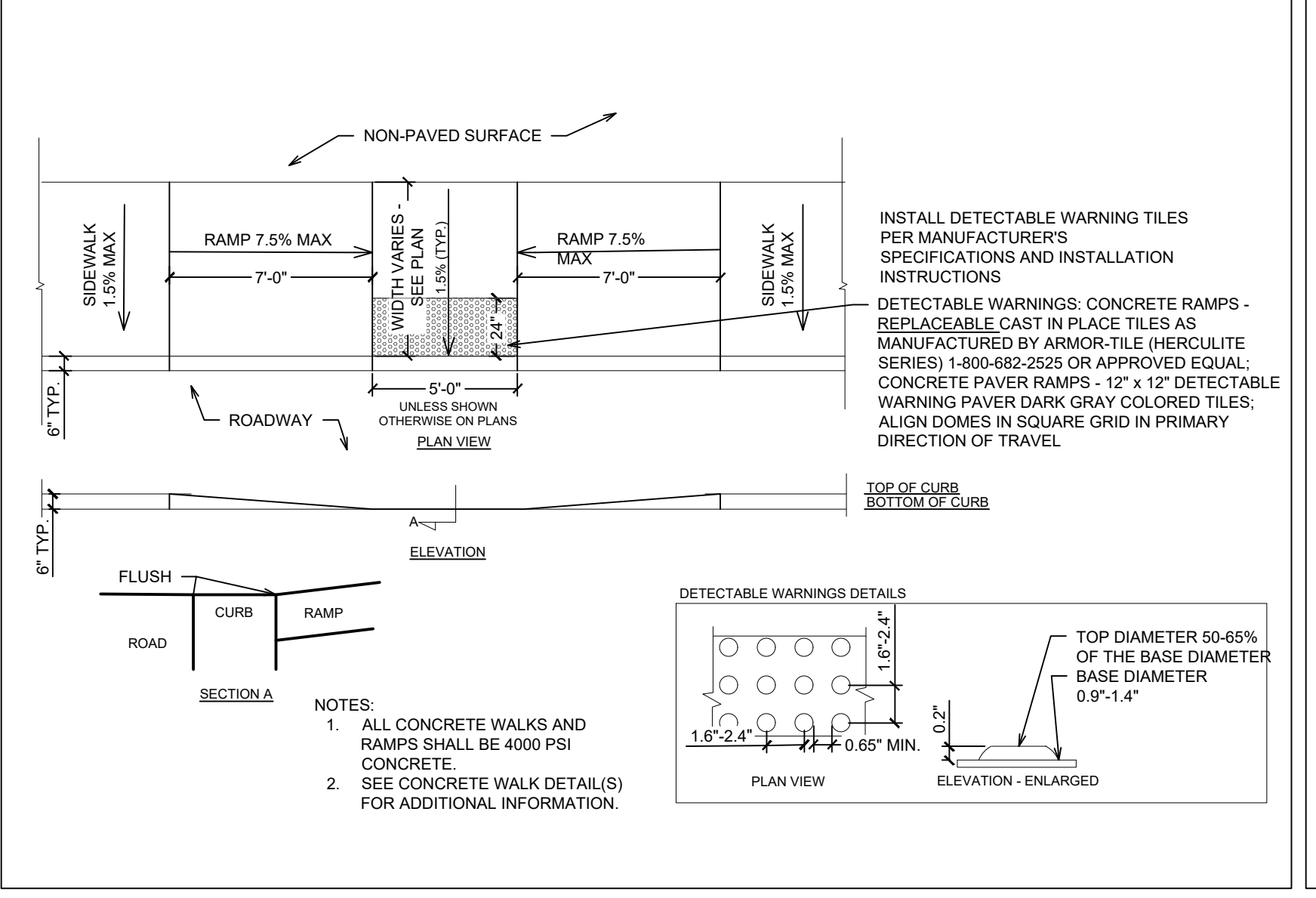
CONCRETE CURB SCALE: N.T.S. 3



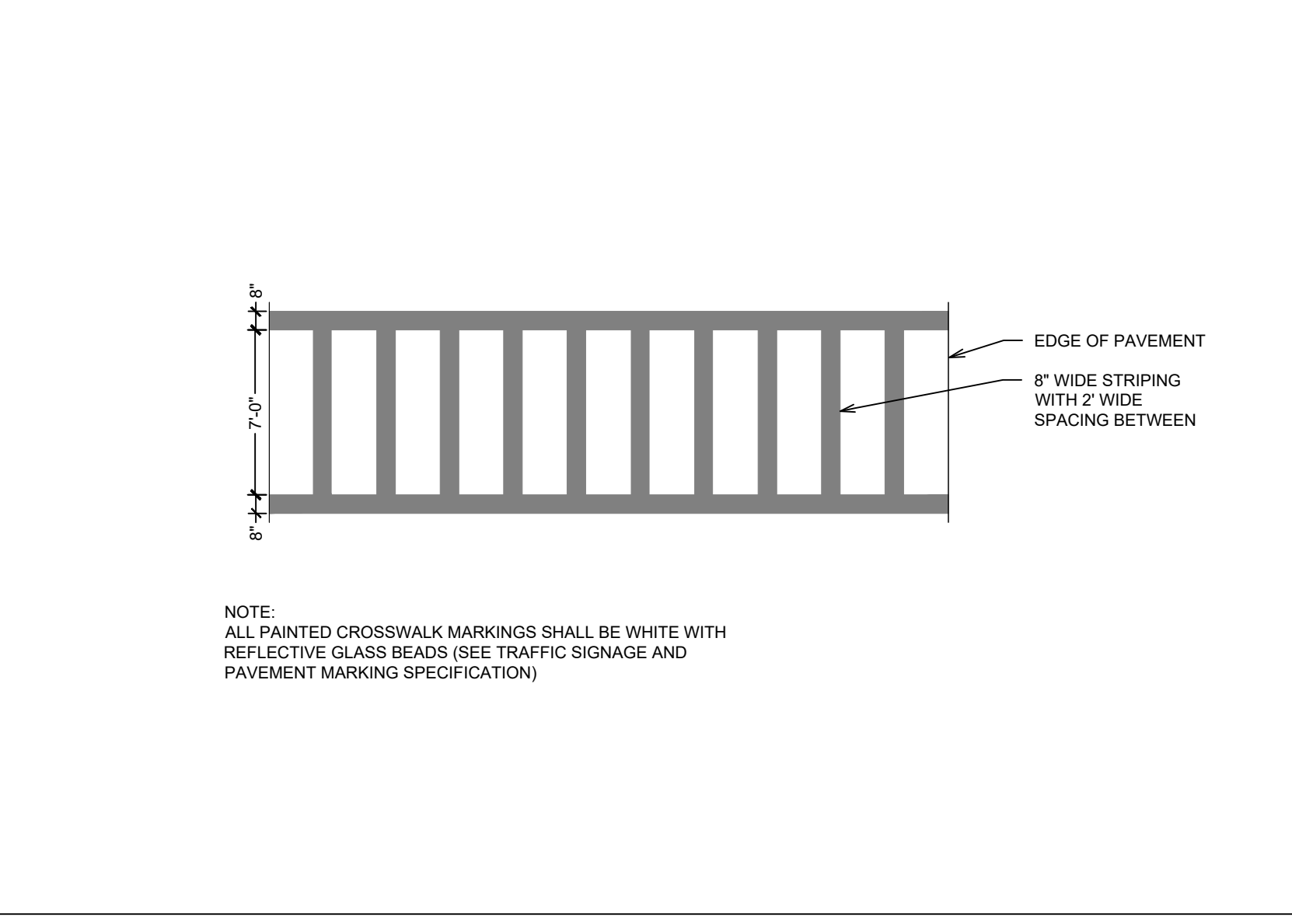
CONCRETE SIDEWALK WITH INTEGRAL CURB SCALE: N.T.S. 4



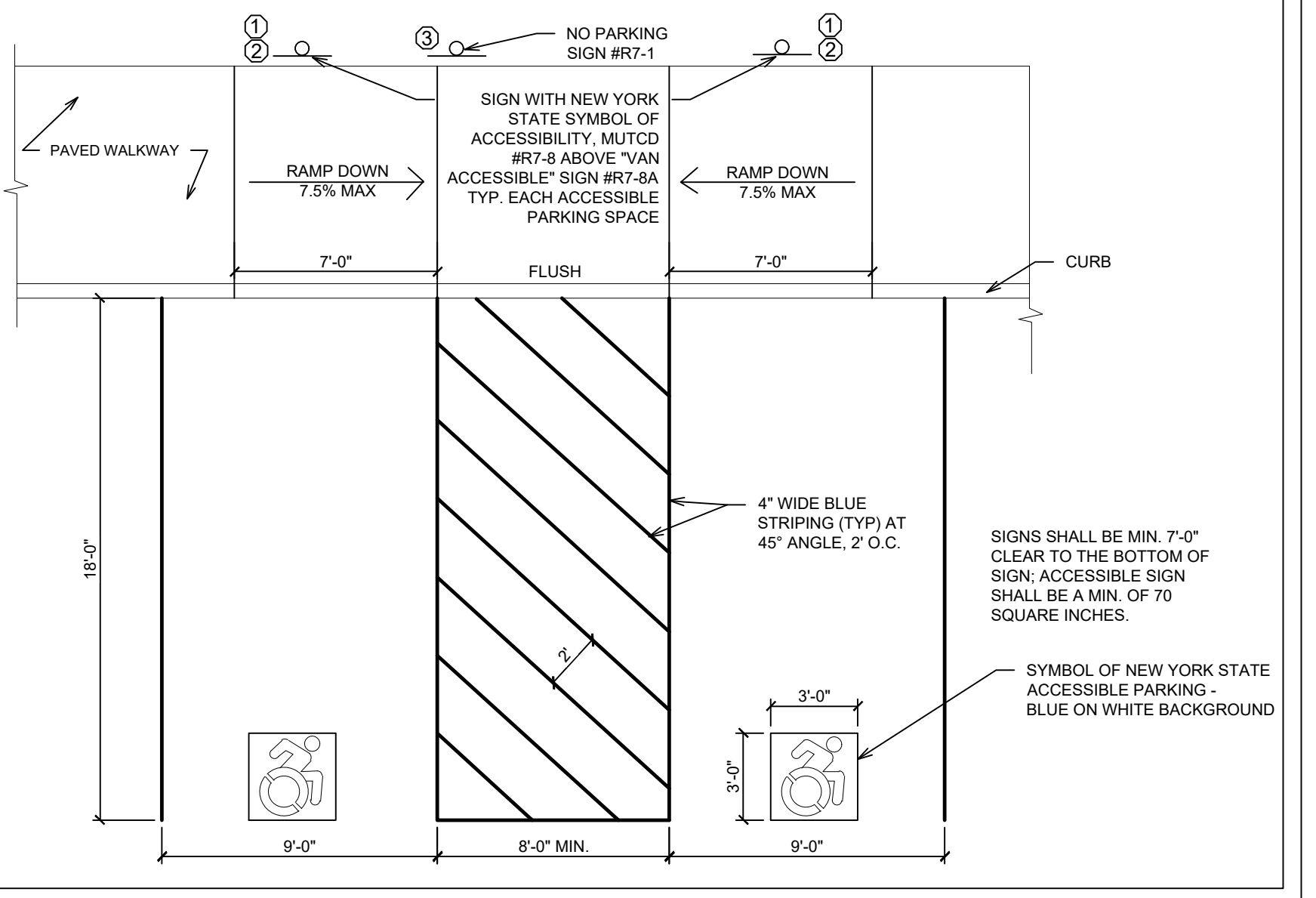
CONCRETE PAVEMENT (SIDEWALK) SCALE: N.T.S. 5



CURB RAMP SCALE: N.T.S. 6



PEDESTRIAN CROSSWALK SCALE: N.T.S. 7



ACCESSIBLE PARKING WITH CURB RAMP SCALE: N.T.S. 8

2.1 SOIL MATERIALS (SEE SPECIFICATION 31 20 00 FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL - PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487; OR A COMBINATION OF THESE GROUPS

1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.

D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING NYS DOT SPECIFICATION FOR NYS DOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ON-SITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

E. STRUCTURAL FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2\"/>

F. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

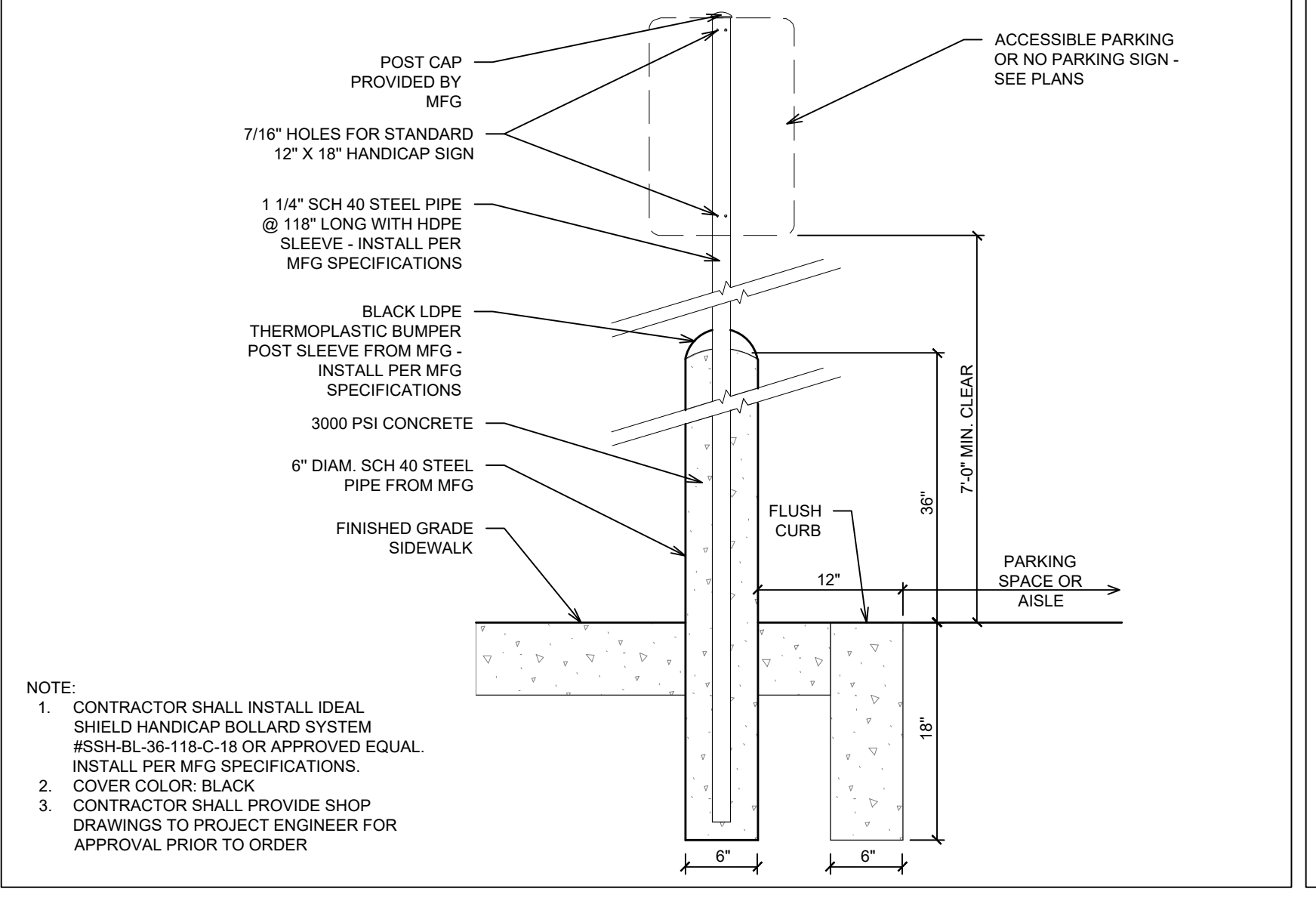
G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2\"/>

H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1\"/>

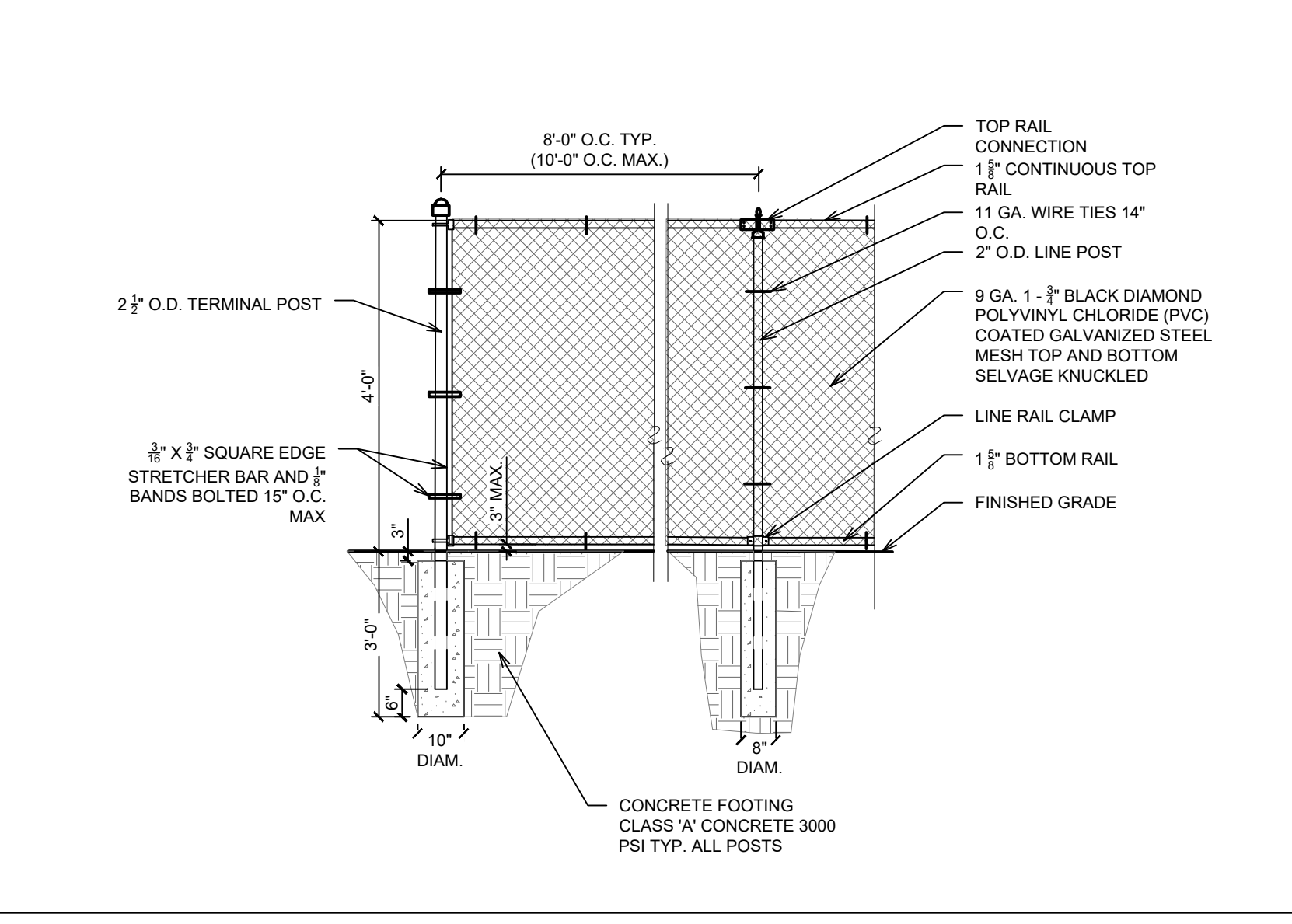
I. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; COARSE-AGGREGATE GRADING SIZE 1, WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-1/2\"/>

J. SAND: ASTM C 33; FINE AGGREGATE.

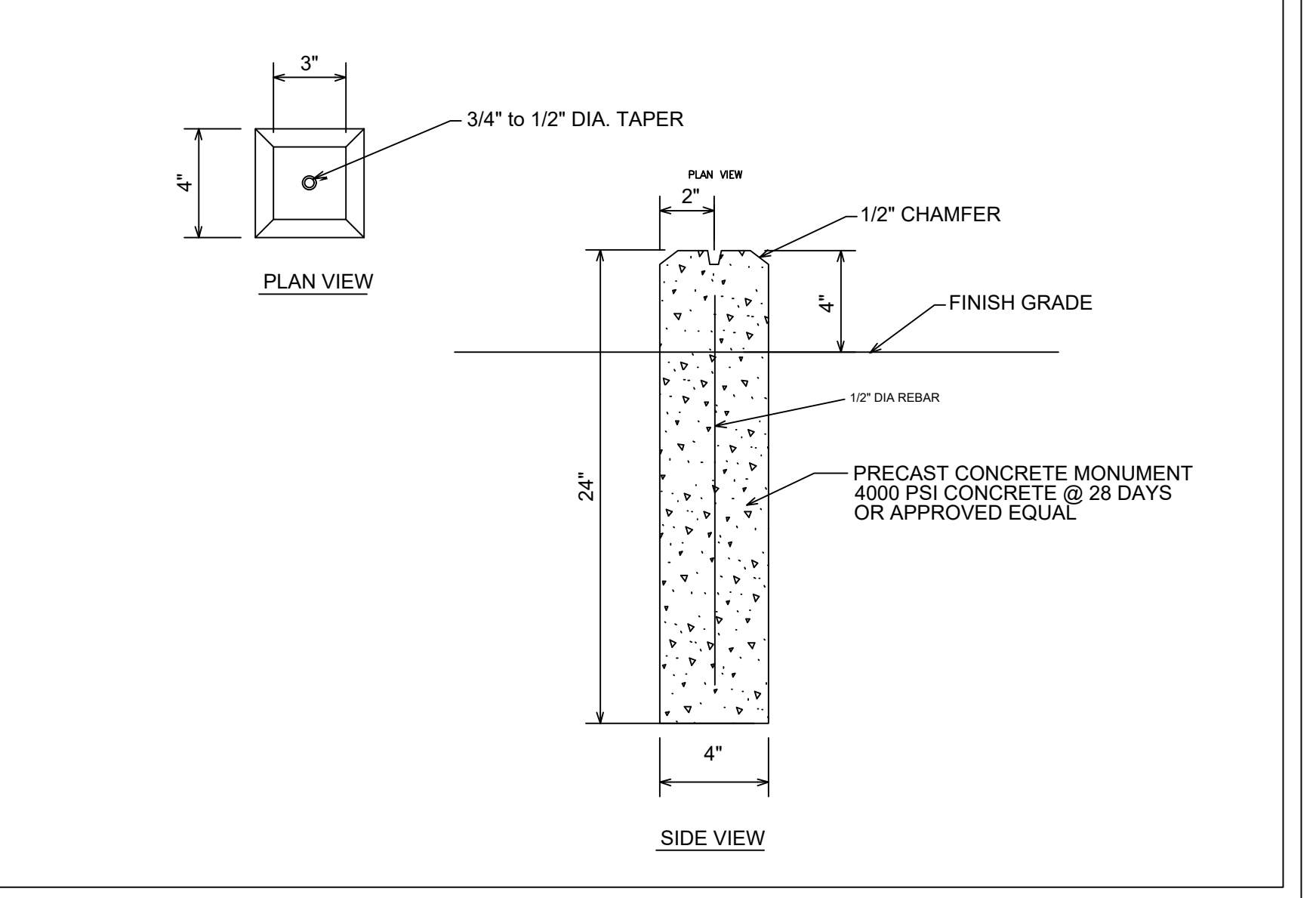
K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.



BOLLARD SIGN SYSTEM SCALE: N.T.S. 10



4' HIGH CHAIN LINK FENCE SCALE: N.T.S. 11

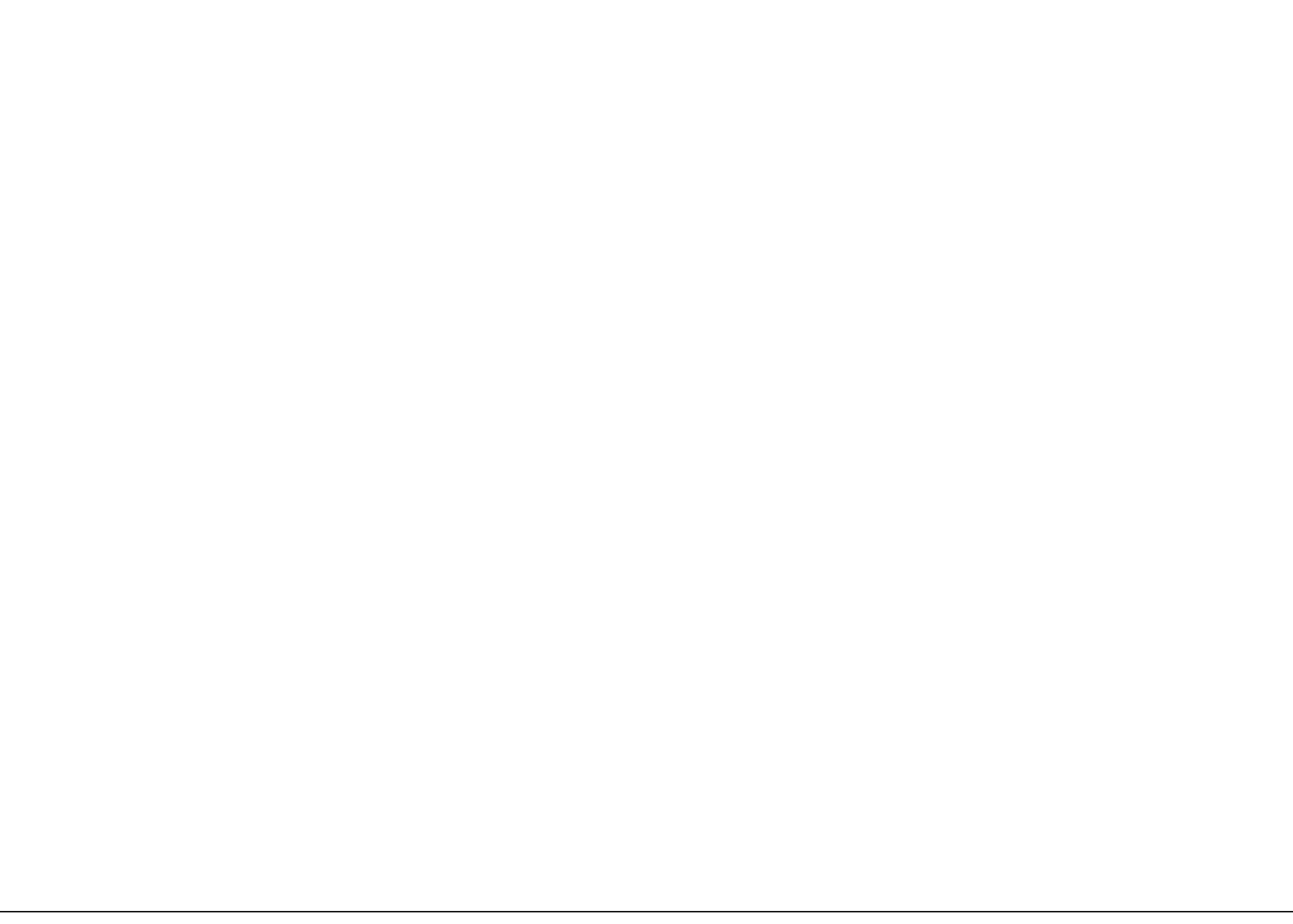


PRECAST CONCRETE MONUMENT SCALE: N.T.S. 12

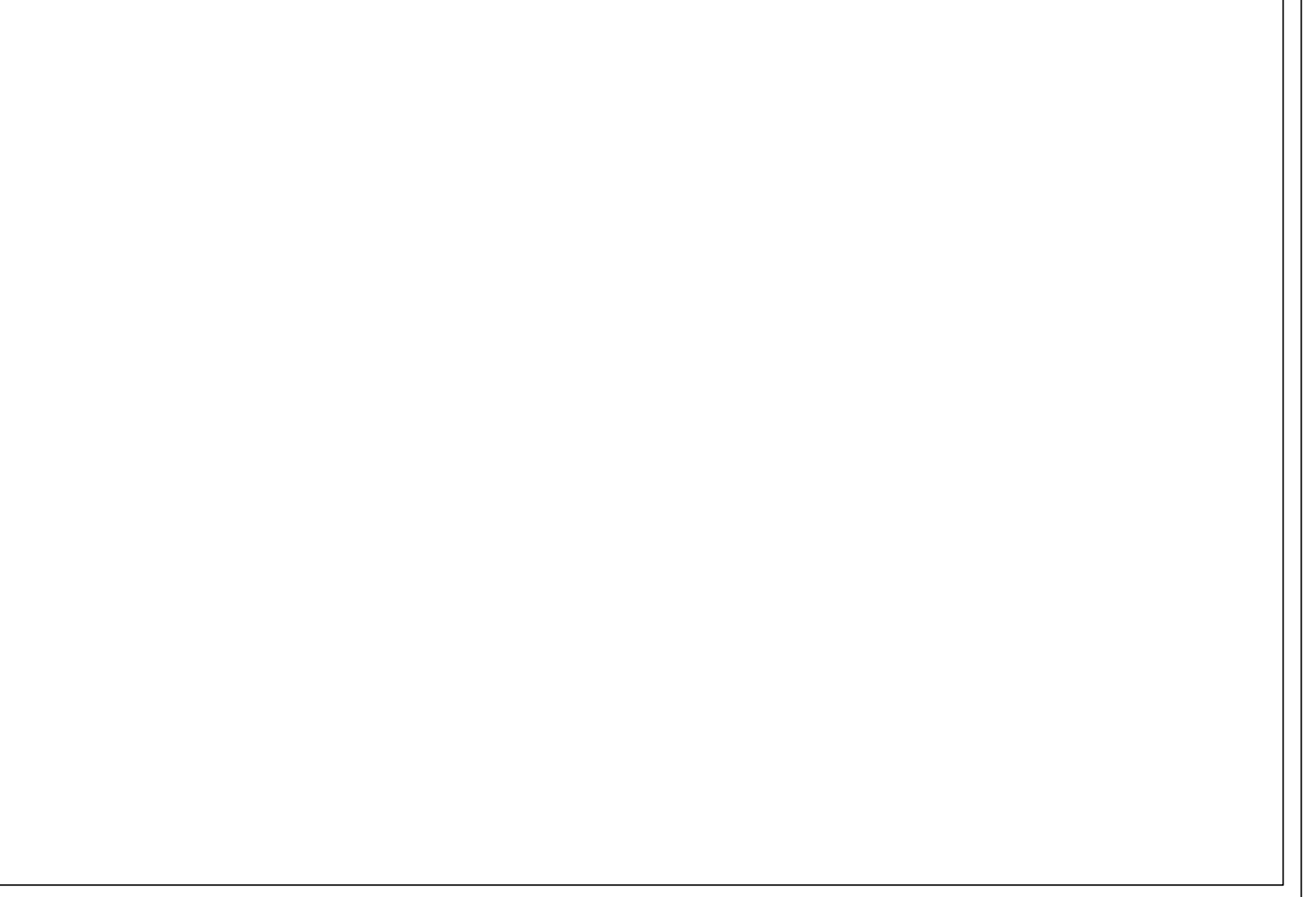
NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP		R1-C	30\"/>
2	PEDESTRIAN CROSSING		W11A-2	30\"/>
3	DOWNWARD DIAGONAL ARROW (PLAQUE)		W16-7P	24\"/>
4	RESERVED PARKING / VAN ACCESSIBLE		R7-B + R7-BP	12\"/>
5	NO PARKING ANY TIME		R7-1	12\"/>
6	DO NOT ENTER		RS-1	30\"/>
7	ELECTRIC VEHICLE PARKING		N/A	12\"/>
8	NO PARKING FIRE LANE		N/A	12\"/>

NOTES:
 CHANNEL SET REFLECTIVE TRAFFIC SAFETY PANELS IN ALL PEDESTRIAN CROSSING AND STOP SIGN POSTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFLECTIVE YELLOW PANEL FOR PEDESTRIAN CROSSING SIGNS. REFLECTIVE RED PANEL FOR STOP SIGNS. SIGNAGE KEYS TO NUMBERS SHOWN ON CD-1.0

SIGN SCHEDULE AND TRAFFIC SIGN POST SCALE: N.T.S. 13



TITLE SCALE: N.T.S. 14



TITLE SCALE: N.T.S. 15

EVERGREEN MANOR
Town of Cortlandt, New York

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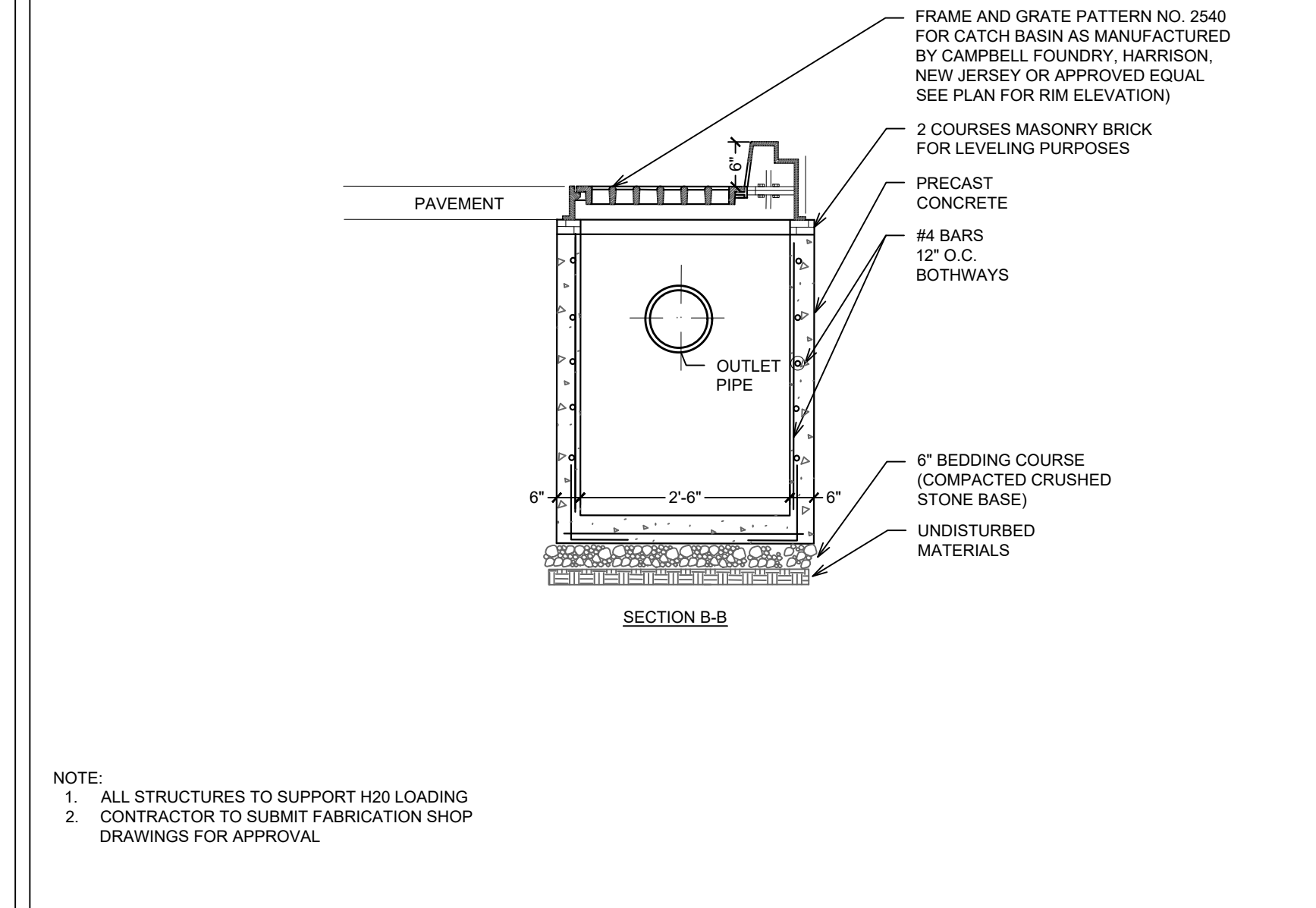
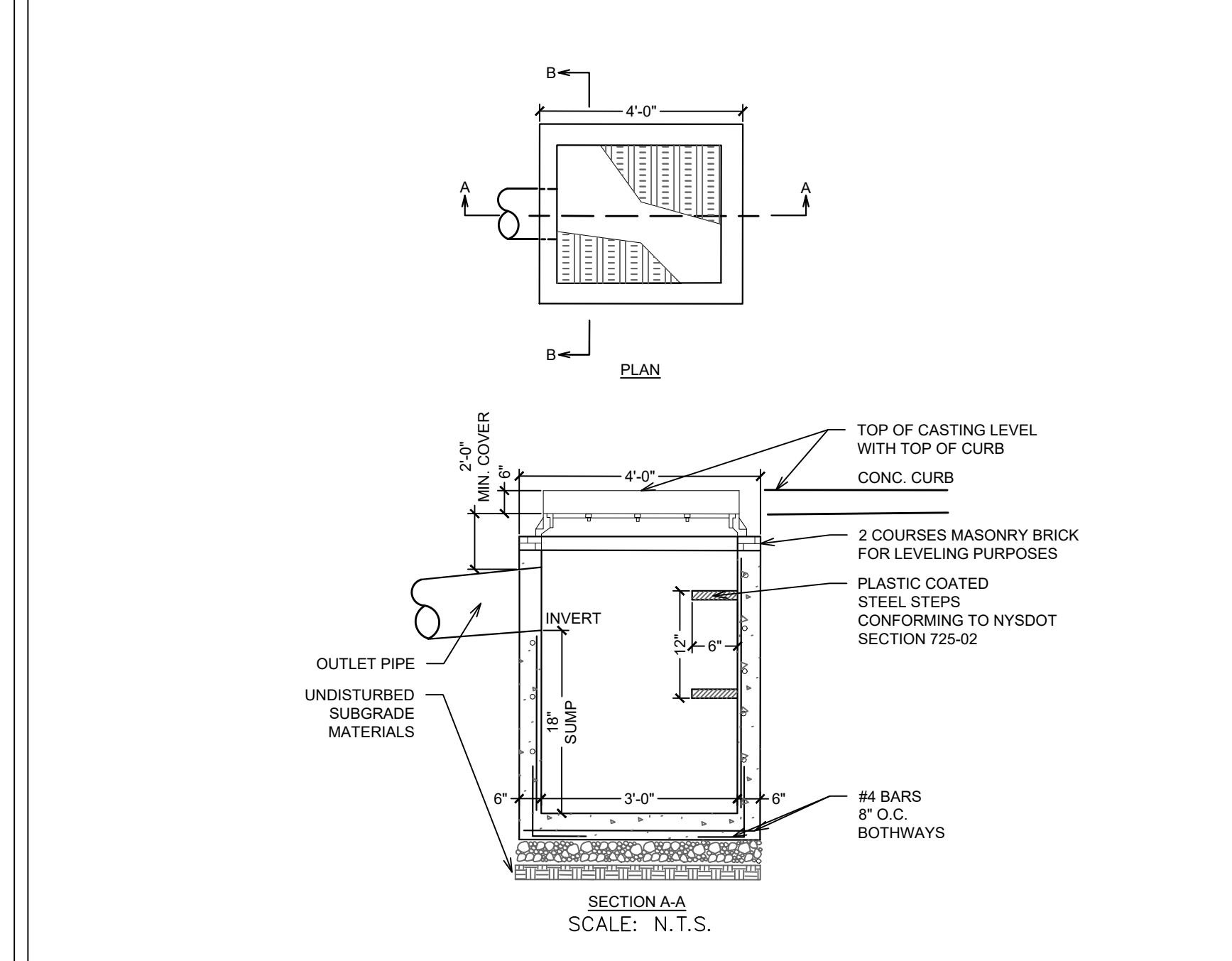
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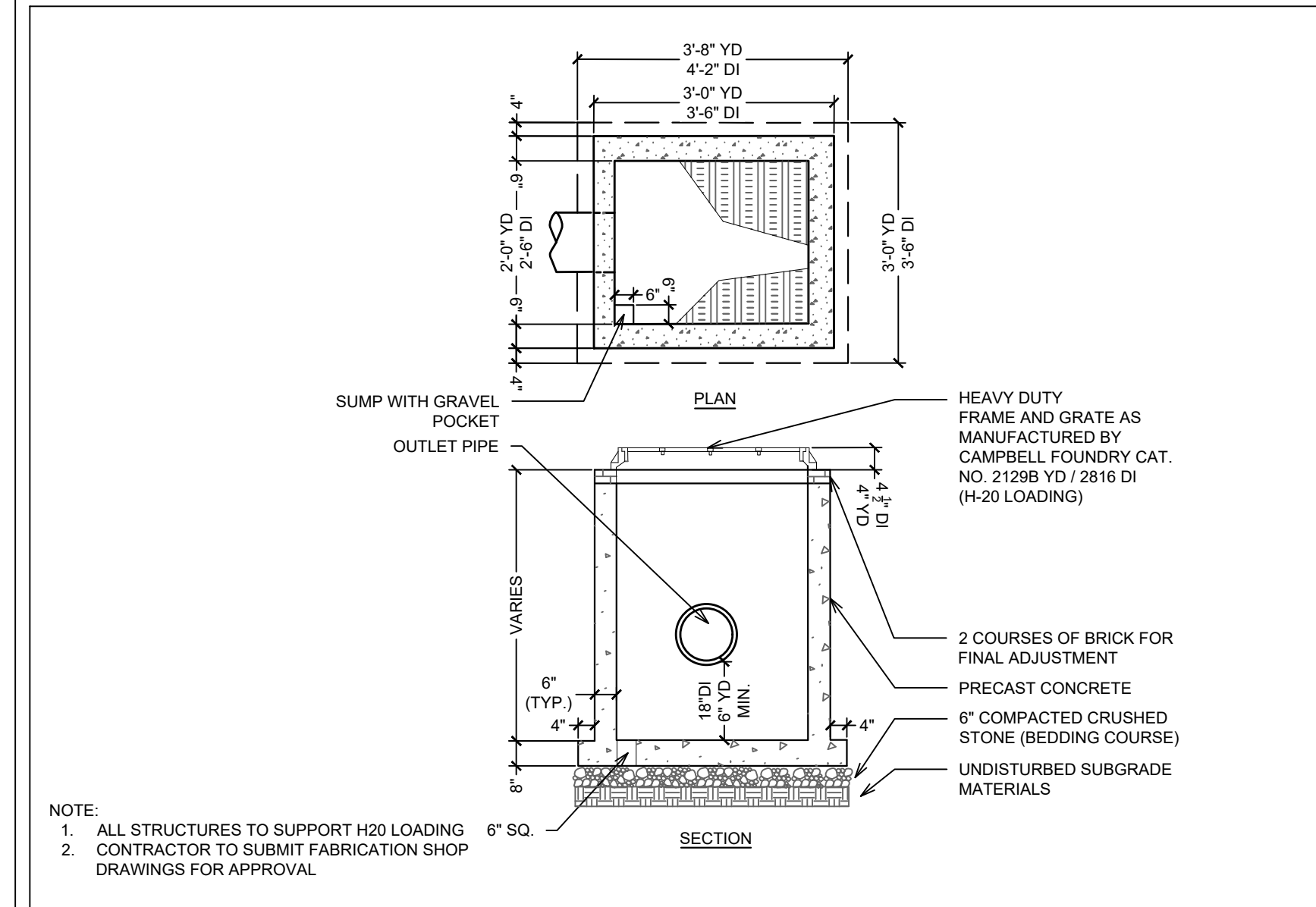
DRAWING TITLE: **PARCEL 1 - SITE AND UTILITY DETAILS**

DESIGNED BY: BZ/DMM
 CHECKED BY: GMS/MYG
 PROJECT NO.: 812
 DATE: 01/23/25
 DRAWING NO.: **SP-6.1**

EXPIRES 1/31/27



CATCH BASIN CURB TYPE (CB)
SCALE: N.T.S.



DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S.

2.1 SOIL MATERIALS (SEE SPECIFICATIONS FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)

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C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.

C.A. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

D. SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2" (37.5MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; NYSDOT ITEM 304.11; RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2" (37.5MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

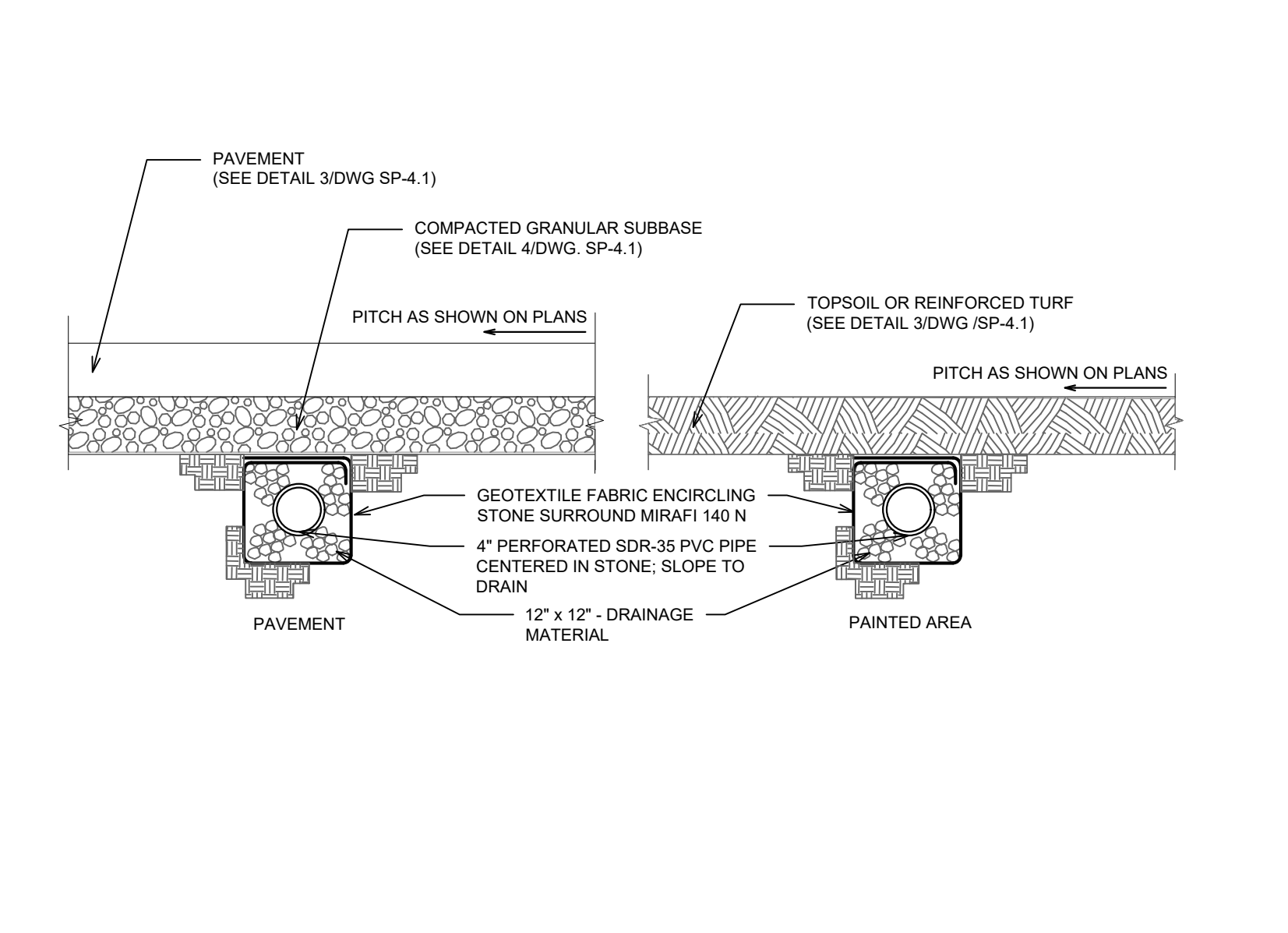
I. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.

J. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; COARSE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE.

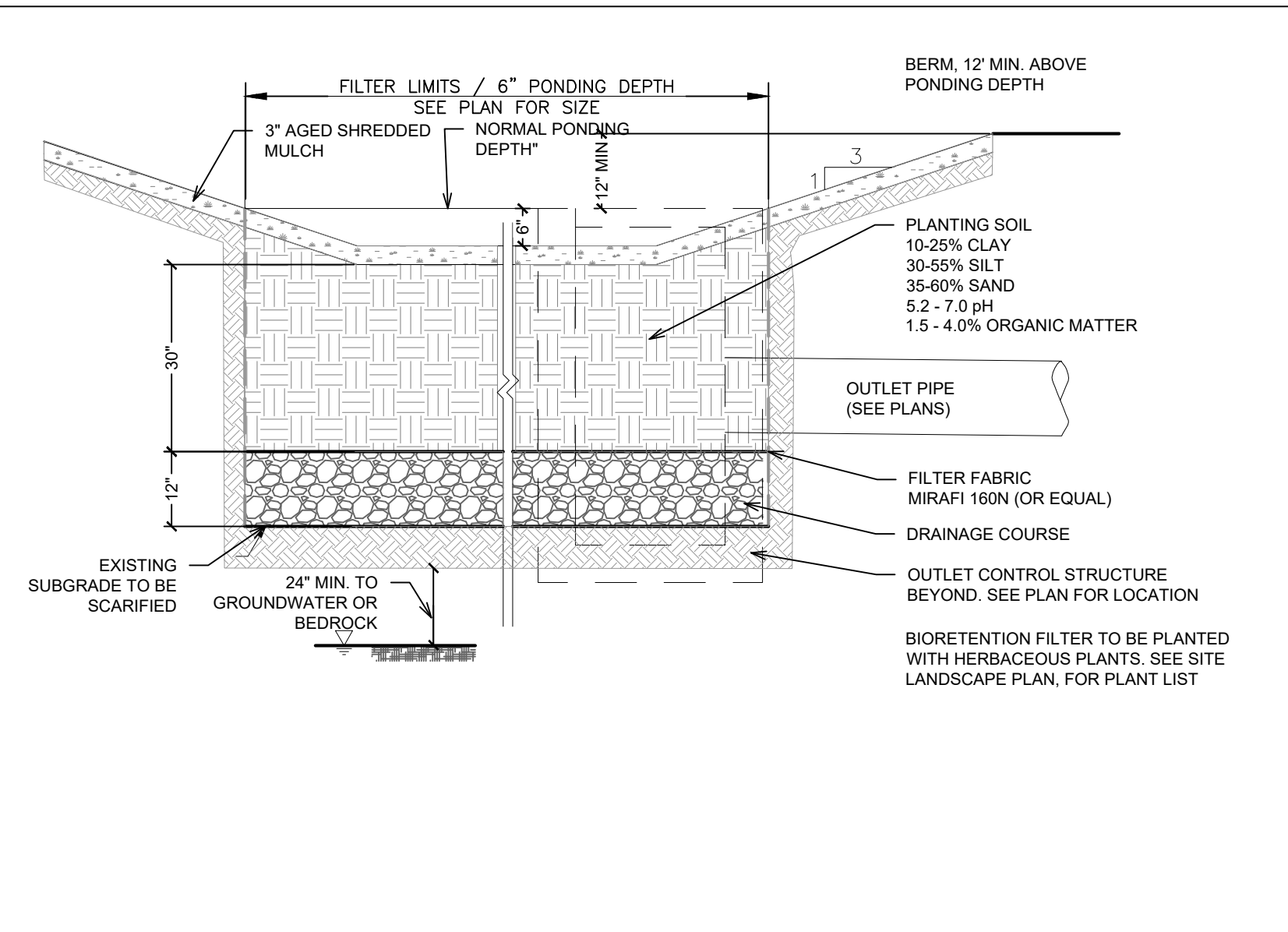
K. SAND: ASTM C 33; FINE AGGREGATE.

L. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

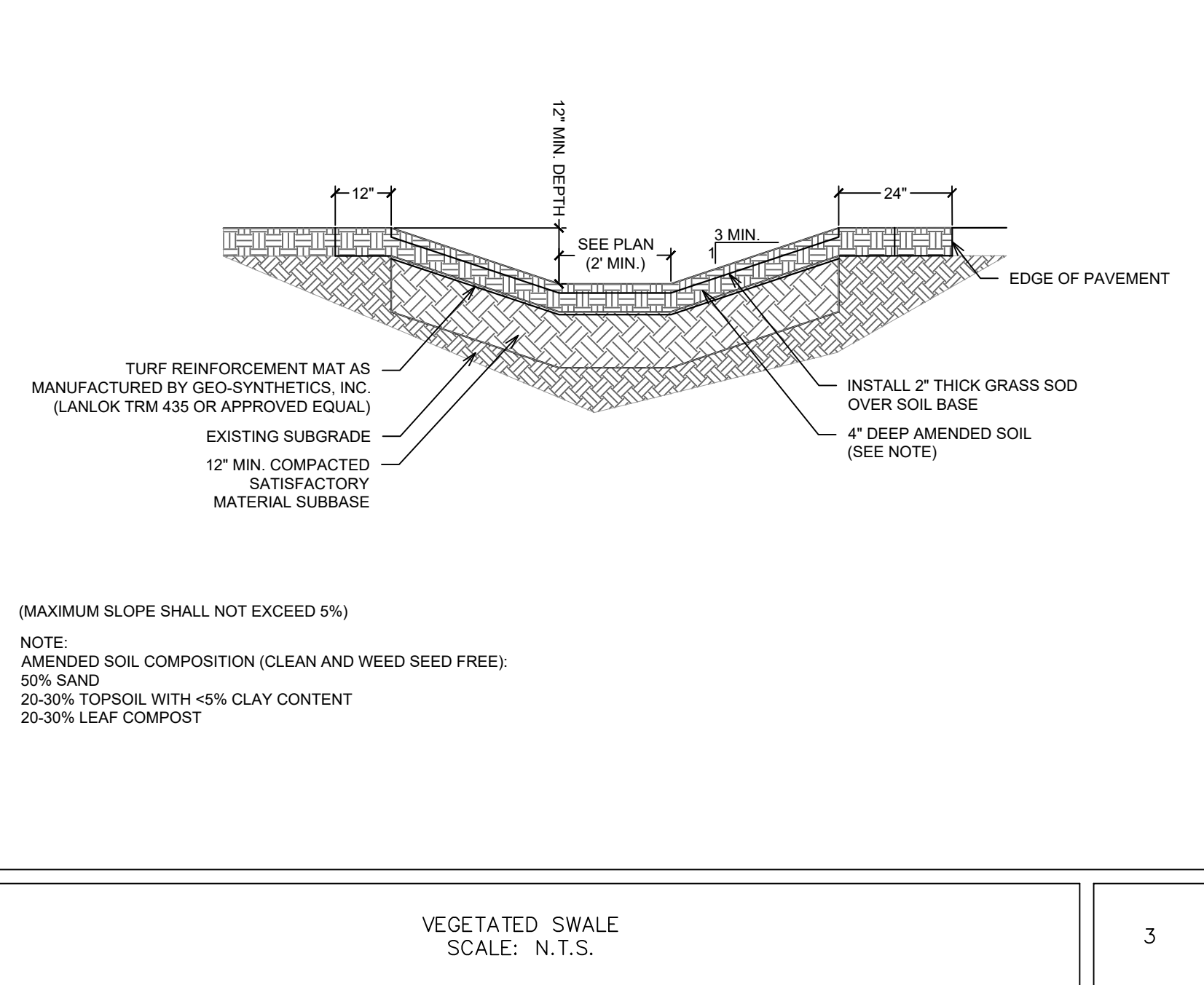
M. TOPSOIL: SEE SPECIFICATION.



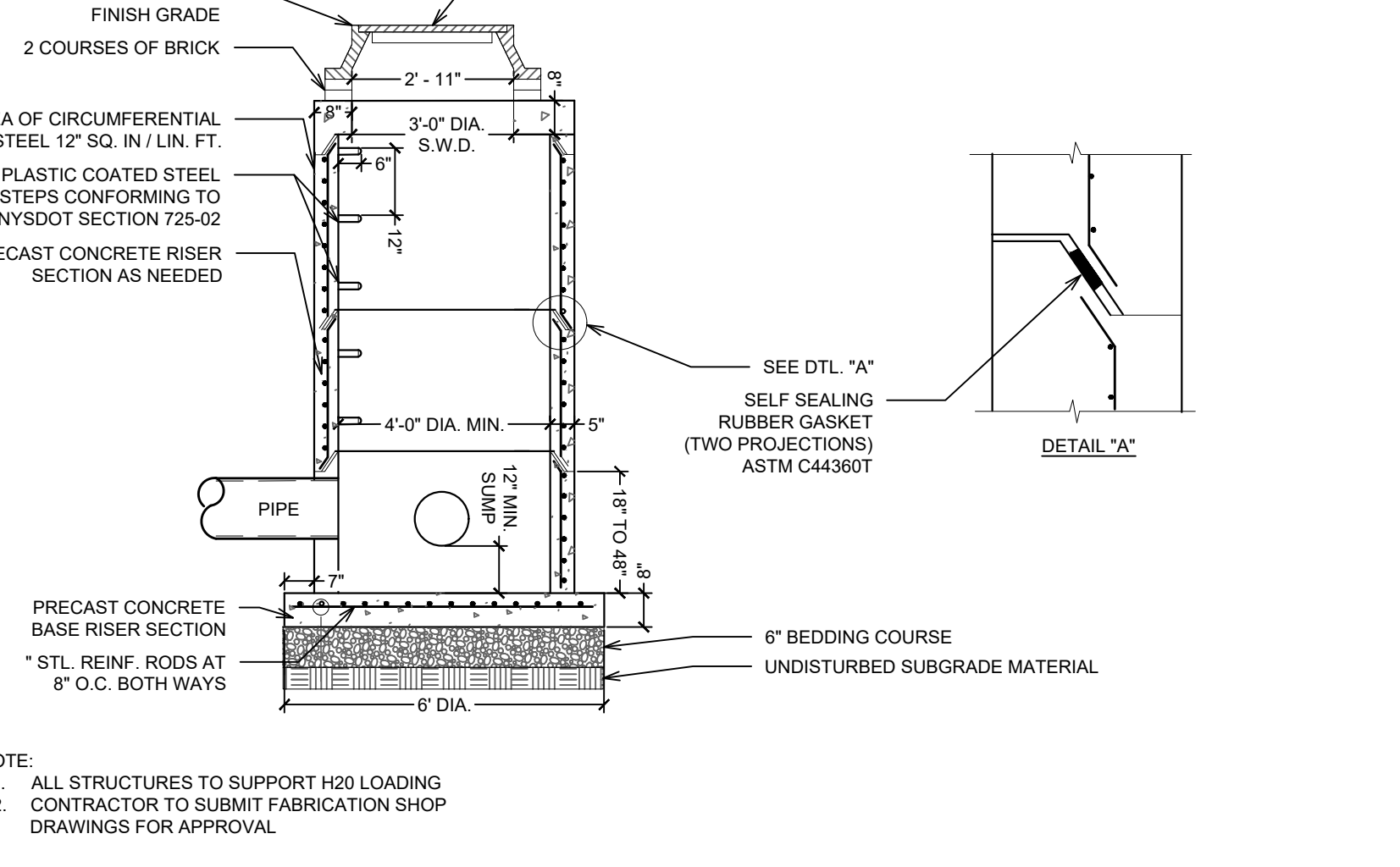
STORMWATER PRECAST MANHOLE
SCALE: N.T.S.



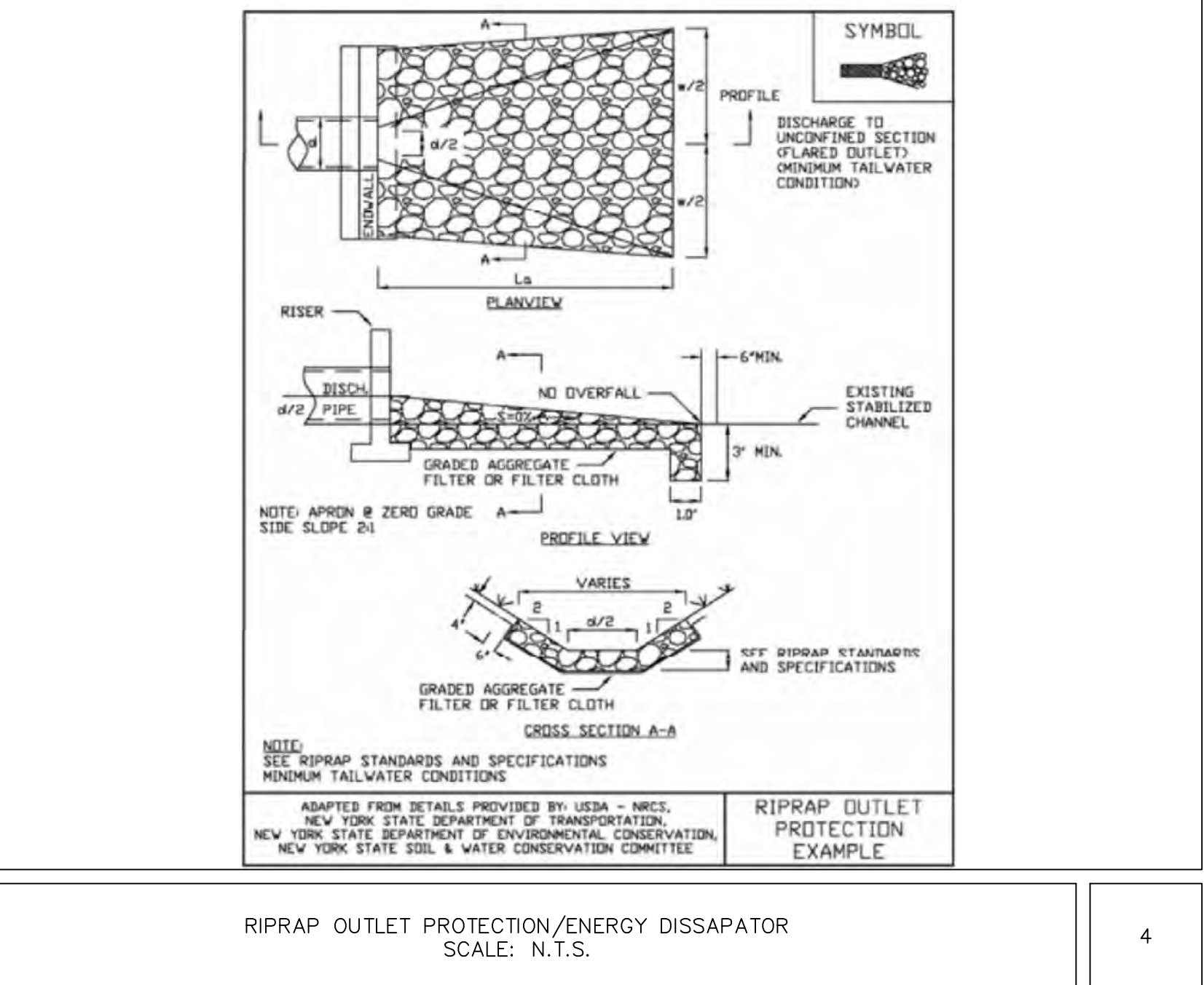
STORMWATER BIORETENTION FILTER
SCALE: N.T.S.



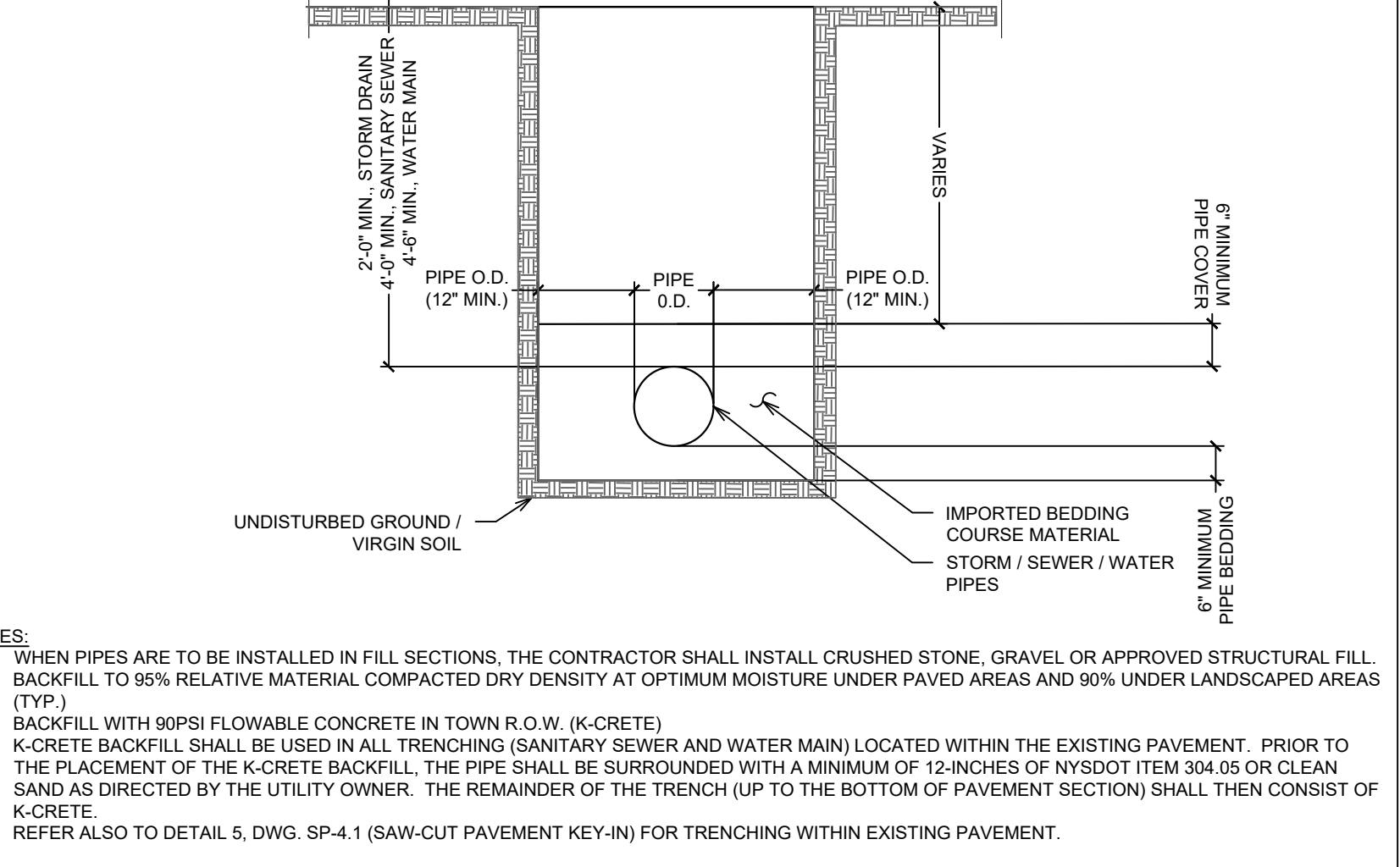
VEGETATED SWALE
SCALE: N.T.S.



TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S.



RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S.



FLOW-THROUGH STORMWATER PLANTER - BELOW GRADE
SCALE: N.T.S.

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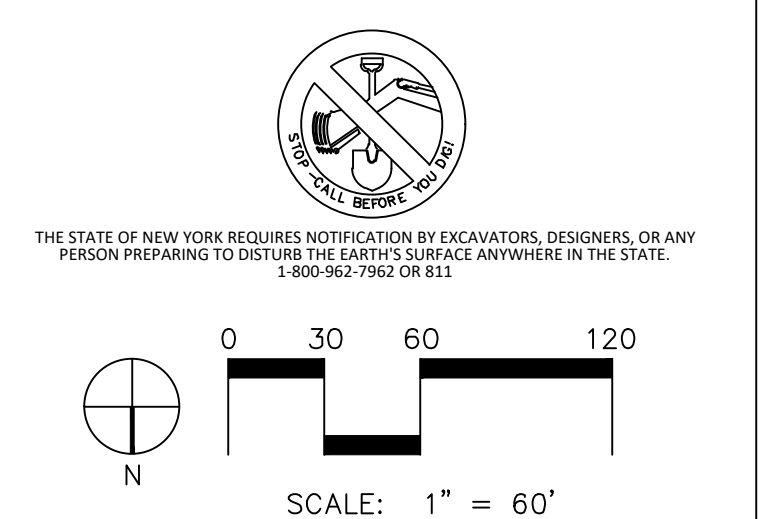
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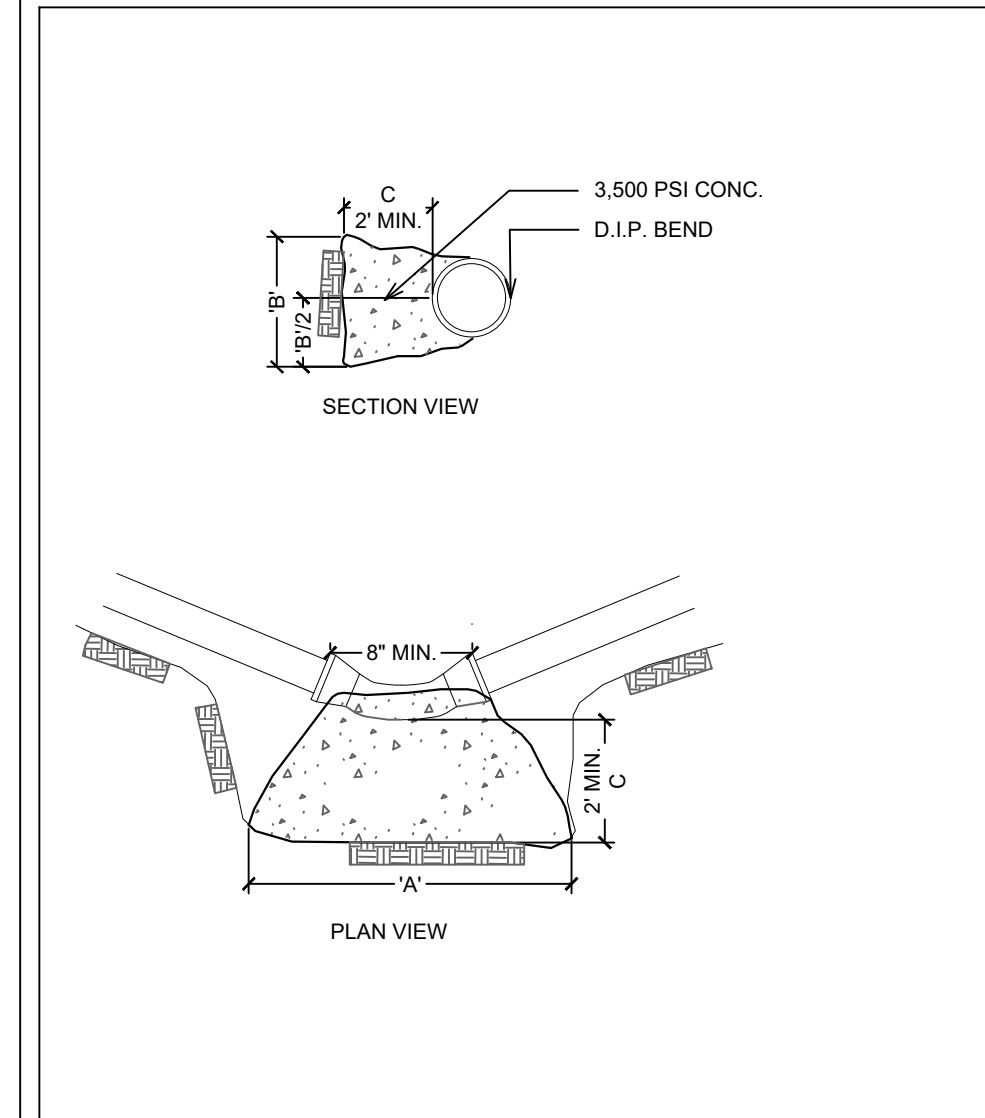
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PARCEL 1 - SITE AND UTILITY DETAILS

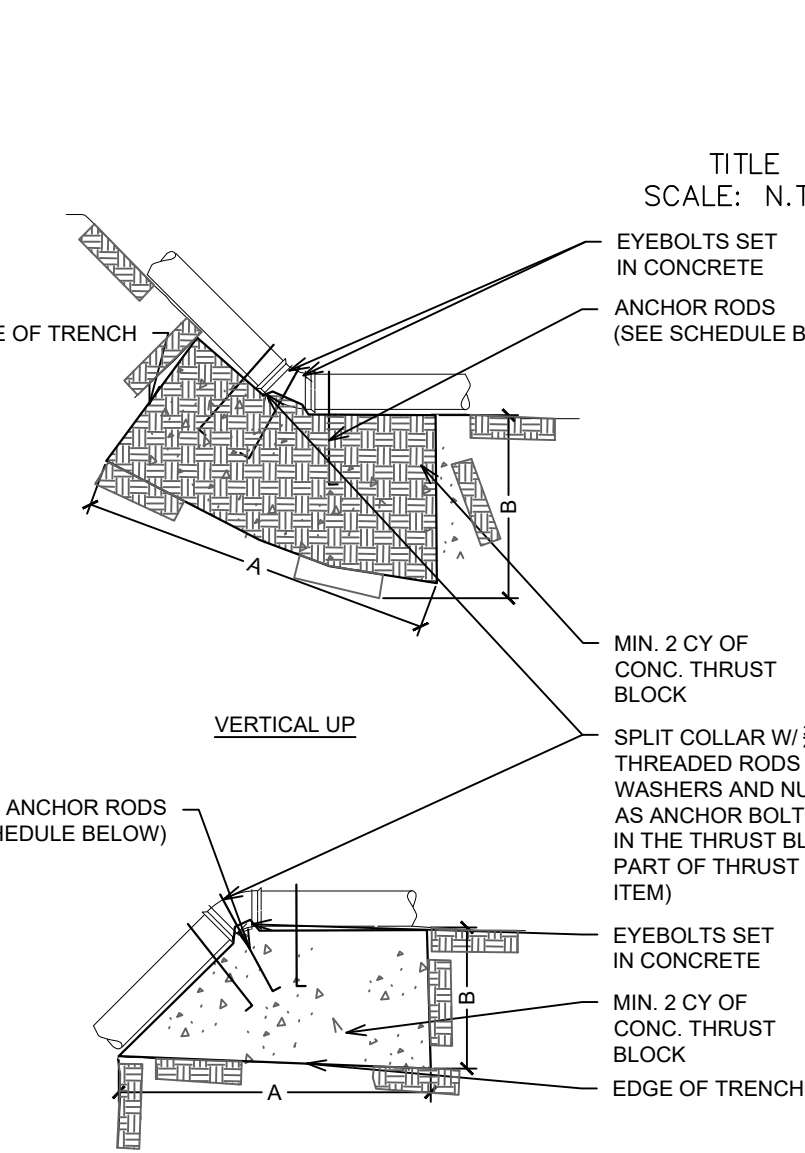
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DRAWING NO: 06449	

SP-6.2

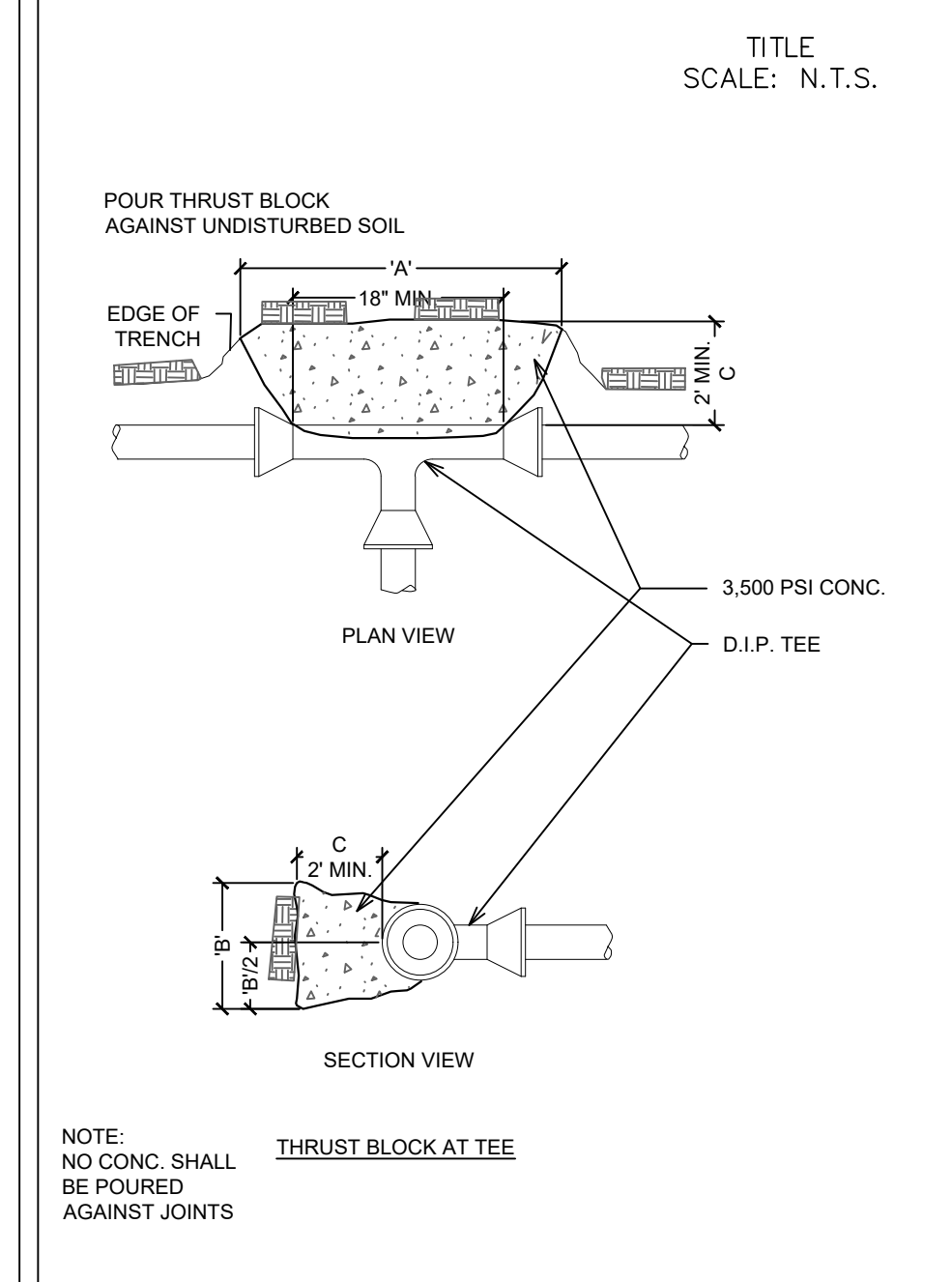
EXPIRES 1/31/27



PIPE DIA. (IN.)	BEND	BLOCK DIMENSIONS				CONC. (CY)	CONC. (CY)
		A (FT.)	B (FT.)	C (FT.)	C (FT.)		
16	90	10.9	6.0	2.0	130.8	4.5	
	45	7.9	4.5	2.0	71.1	2.7	
	22 1/2	6.0	3.0	2.0	36.0	1.3	
	11 1/2	3.6	2.5	2.0	18.0	0.7	
12	90	9.4	4.0	2.0	75.2	2.8	
	45	5.8	3.5	2.0	40.6	1.5	
	22 1/2	4.2	2.5	2.0	21.0	0.8	
	11 1/2	2.6	2.0	2.0	10.4	0.4	
10	90	6.7	4.0	2.0	53.6	2.0	
	45	5.8	2.5	2.0	29.0	1.1	
	22 1/2	3.7	2.0	2.0	14.8	0.5	
	11 1/2	2.5	1.5	2.0	7.5	0.3	
8	90	5.1	3.5	2.0	35.7	1.3	
	45	3.8	2.5	2.0	19.0	0.7	
	22 1/2	3.3	1.5	2.0	9.9	0.4	
	11 1/2	2.5	1.0	2.0	5.0	0.2	
6	90	4.1	2.5	2.0	20.5	0.8	
	45	2.8	2.0	2.0	11.2	0.4	
	22 1/2	2.8	1.0	2.0	5.6	0.2	
	11 1/2	1.4	1.0	2.0	2.8	0.1	



BRANCH SIZE (IN.)	BLOCK DIMENSIONS				CONC. (CY)	CONC. (CY)
	A (FT.)	B (FT.)	C (FT.)	C (FT.)		
6	3.7	2.0	2.0	14.8	0.5	
8	5.0	2.5	2.0	25.0	0.9	
10	6.3	3.0	2.0	37.8	1.4	
12	6.7	4.0	2.0	61.6	2.3	
16	10.3	4.5	2.0	92.7	3.4	

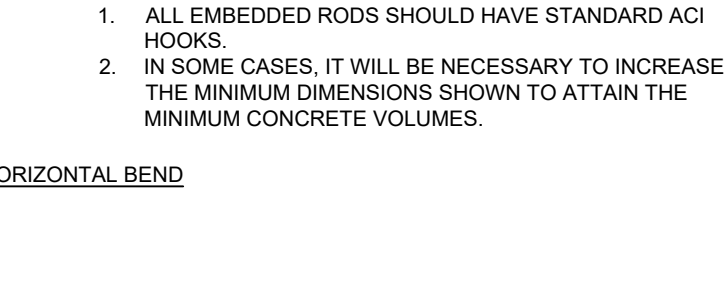


THRUST BLOCK SCALE: N.T.S.

THRUST BLOCK SCALE: N.T.S.

THRUST BLOCK AT HORIZONTAL BEND SCALE: N.T.S.

PIPE DIA. (IN.)	BEND	BLOCK DIMENSIONS				CONC. (CY)	CONC. (CY)
		A (FT.)	B (FT.)	C (FT.)	C (FT.)		
16	90	12.0	8.3	6.3	315.7	11.5	
	45	12.0	7.5	5.0	225.0	8.3	
	22 1/2	11.5	7.0	3.0	120.8	4.5	
	11 1/2	9.0	4.5	3.0	60.8	2.3	
12	90	10.0	6.5	5.5	178.8	6.6	
	45	9.5	6.5	4.3	122.8	4.9	
	22 1/2	9.0	5.0	3.0	87.5	2.5	
	11 1/2	8.0	4.5	3.0	54.0	2.0	
10	90	11.0	6.25	3.75	128.9	4.8	
	45	10.0	5.0	3.75	93.8	3.5	
	22 1/2	8.0	4.5	3.0	54.0	2.0	
	11 1/2	8.0	4.5	3.0	54.0	2.0	
8	90	9.5	4.5	4.0	85.5	3.2	
	45	9.5	4.0	3.3	62.7	2.3	
	22 1/2	8.0	4.5	3.0	54.0	2.0	
	11 1/2	8.0	4.5	3.0	54.0	2.0	
6	90	8.0	4.5	3.3	54.0	2.0	
	45	8.0	4.5	3.3	54.0	2.0	
	22 1/2	8.0	4.5	3.0	54.0	2.0	
	11 1/2	8.0	4.5	3.0	54.0	2.0	

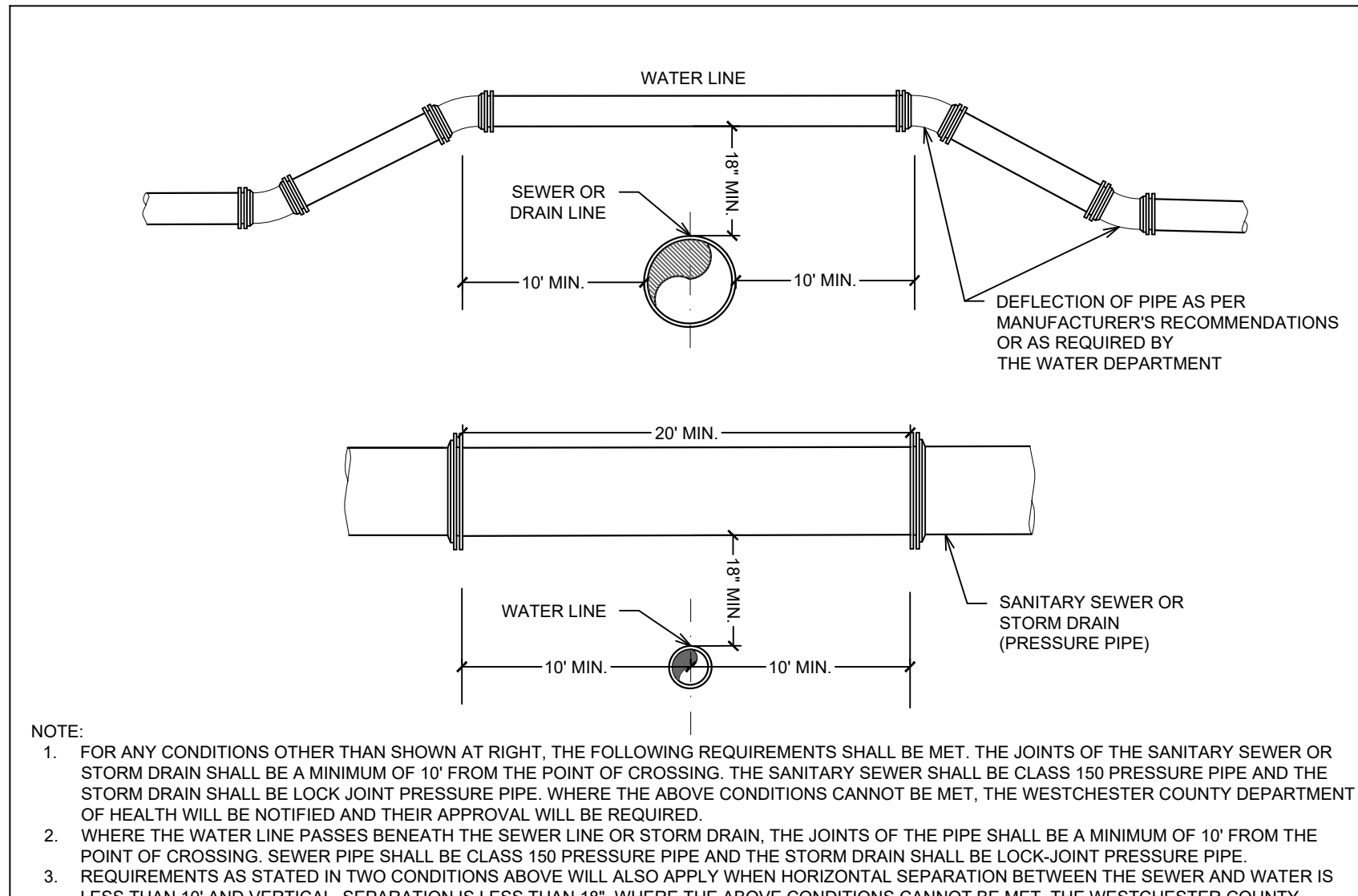


THRUST BLOCK SCALE: N.T.S.

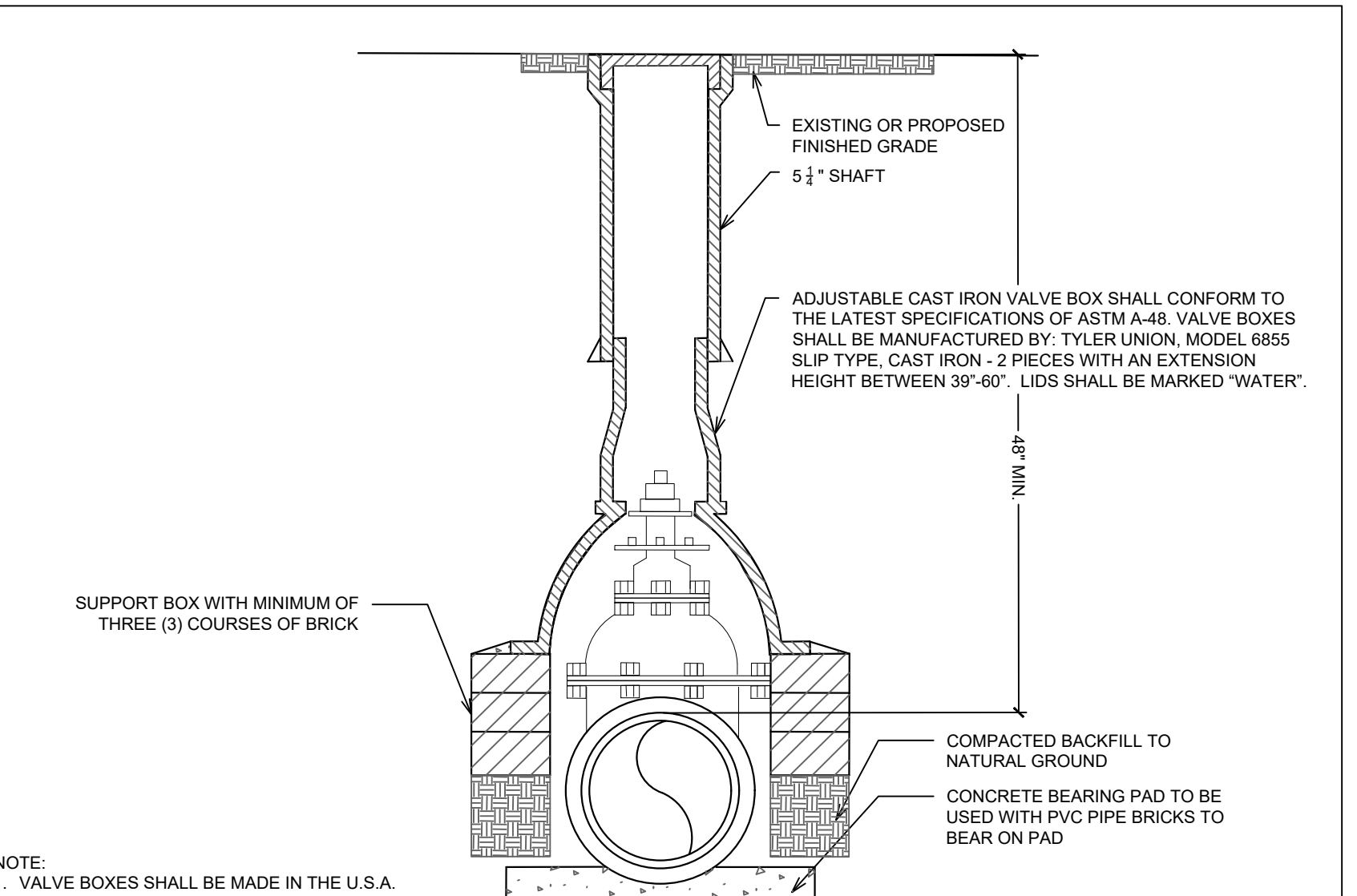
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THRUST BLOCK AT HORIZONTAL BEND SCALE: N.T.S.

THRUST BLOCK AT HORIZONTAL BEND SCALE: N.T.S.



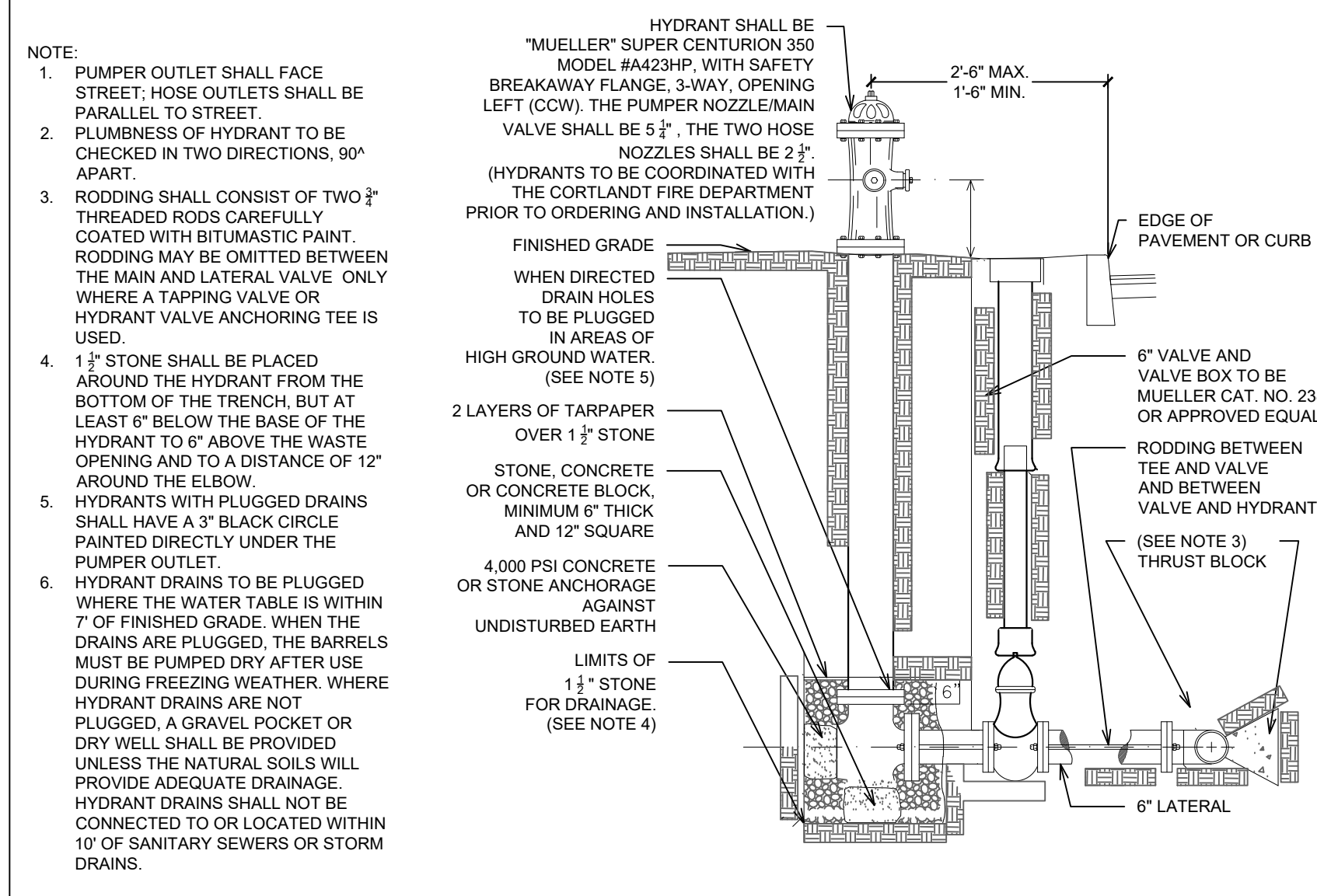
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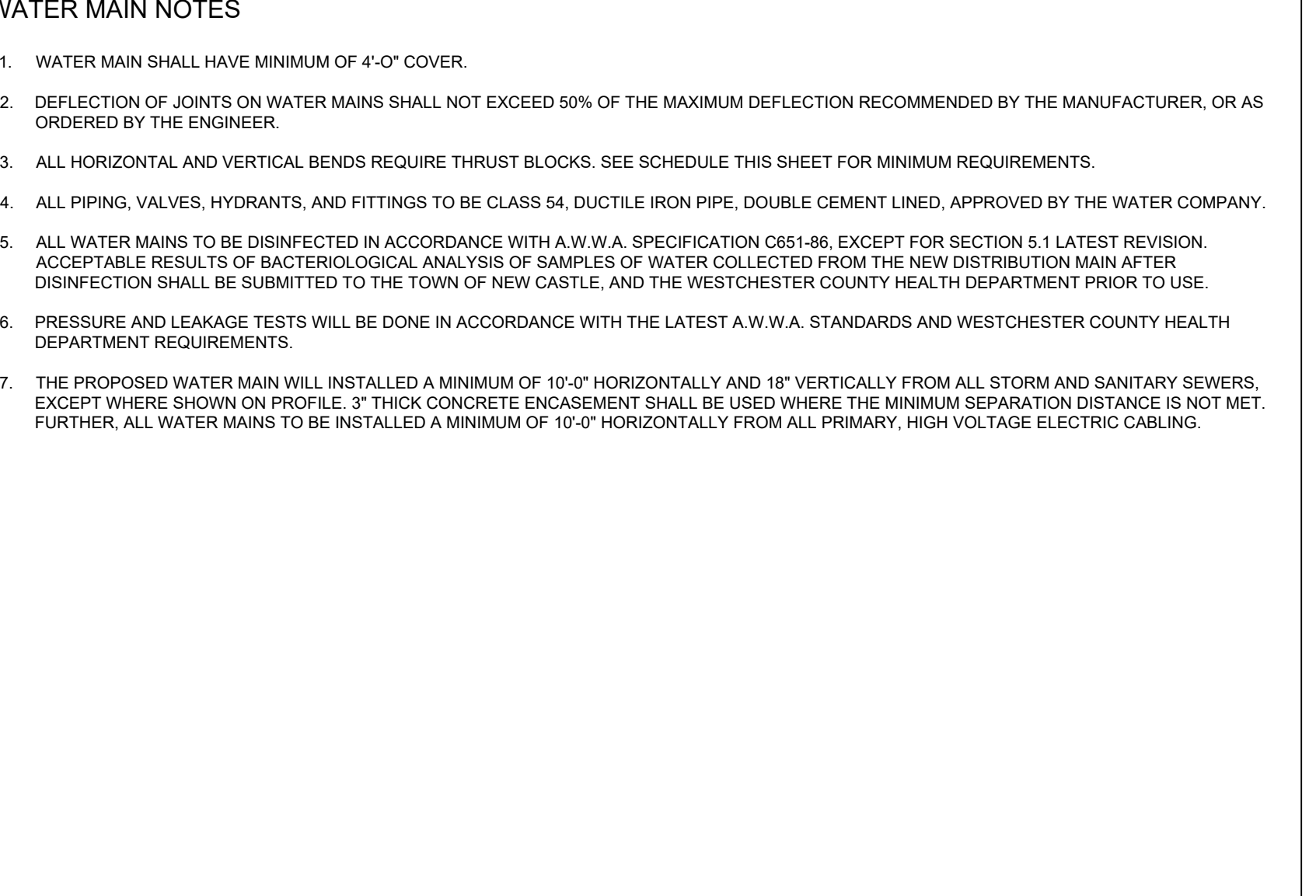
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CROSSING OF WATER LINE AND STORM / SANITARY SEWER SCALE: N.T.S.

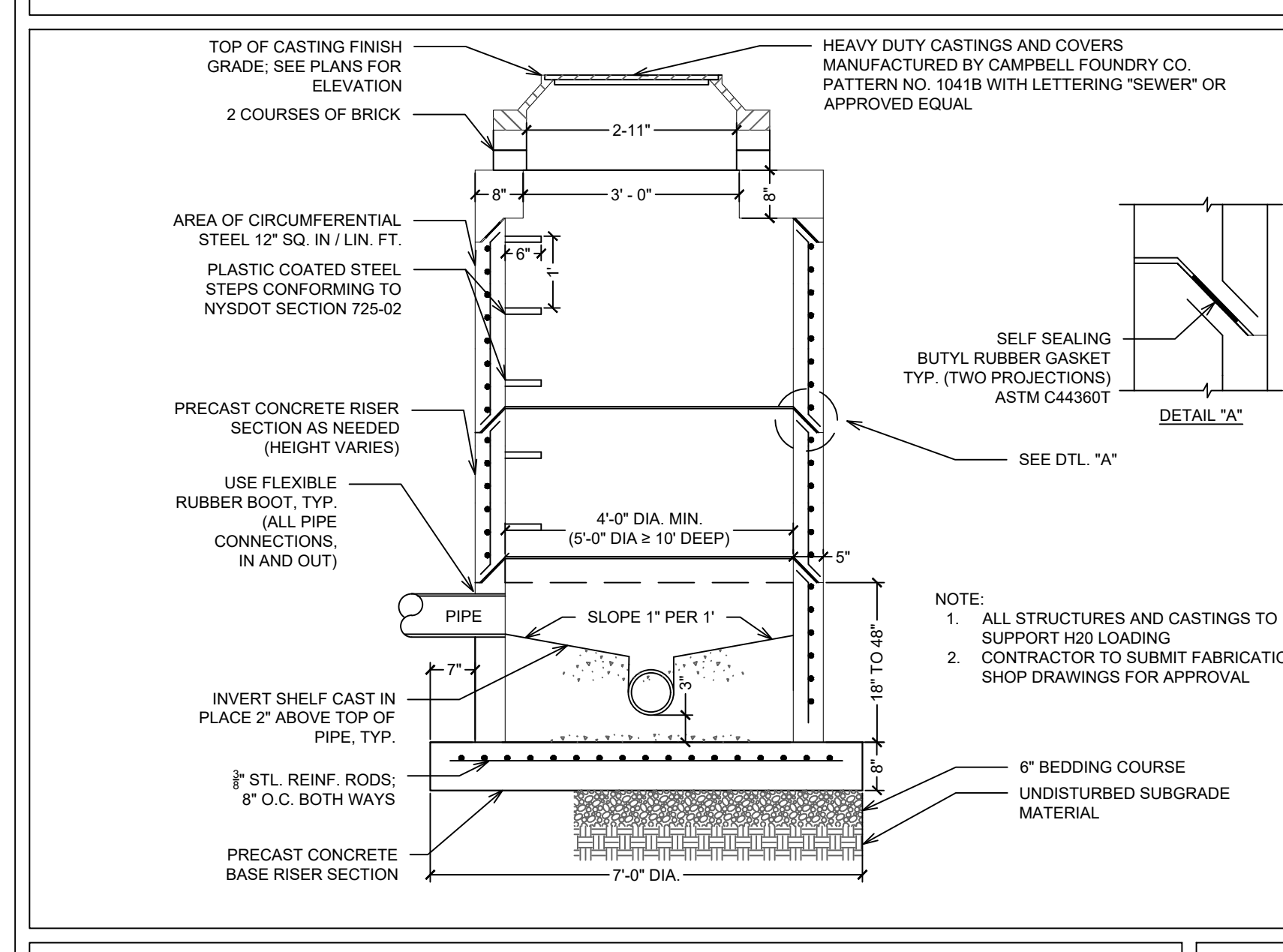
TYPICAL VALVE INSTALLATION BOX SCALE: N.T.S.



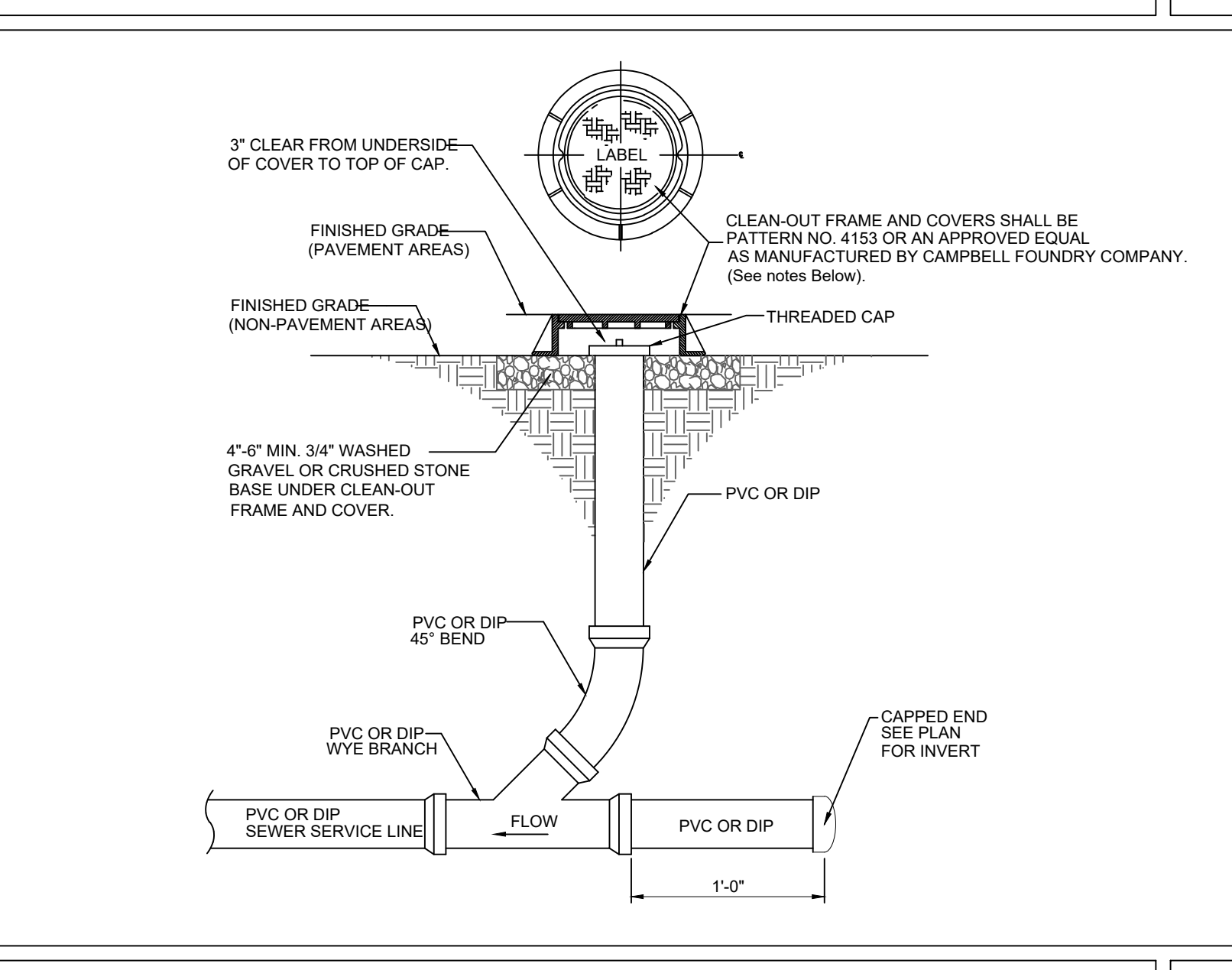
HYDRANT SETTING SCALE: N.T.S.



NOTES SCALE: N.T.S.



SANITARY SEWER MANHOLE SCALE: N.T.S.



CLEANOUT SCALE: N.T.S.

EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINGEN, NY, 10562

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NOTES SCALE: N.T.S.

ONLY ITEMS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY AND SANITARY SEWER IMPROVEMENTS SHOWN ON THE PLANS ARE APPLICABLE			
WATER NOTES:			
1.	ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY. NO IMPORTS.		
2.	PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600.		
3.	DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD C601-86, EXCEPT FOR SECTION 5.1.		
4.	THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.		
4.	THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10") FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10") FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.		
5.	THE WESTCHESTER COUNTY HEALTH DEPARTMENT, WESTCHESTER JOINT WATER WORKS, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.		
SEWER NOTES:			
1.	ALL SANITARY SEWER PIPES TO BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED, DOMESTIC MATERIALS ONLY. NO IMPORTS.		
2.	SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 934.		
3.	SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.		
4.	THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10") FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10") FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.		
5.	THE WESTCHESTER COUNTY HEALTH DEPARTMENT, ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.		
6.	THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.		

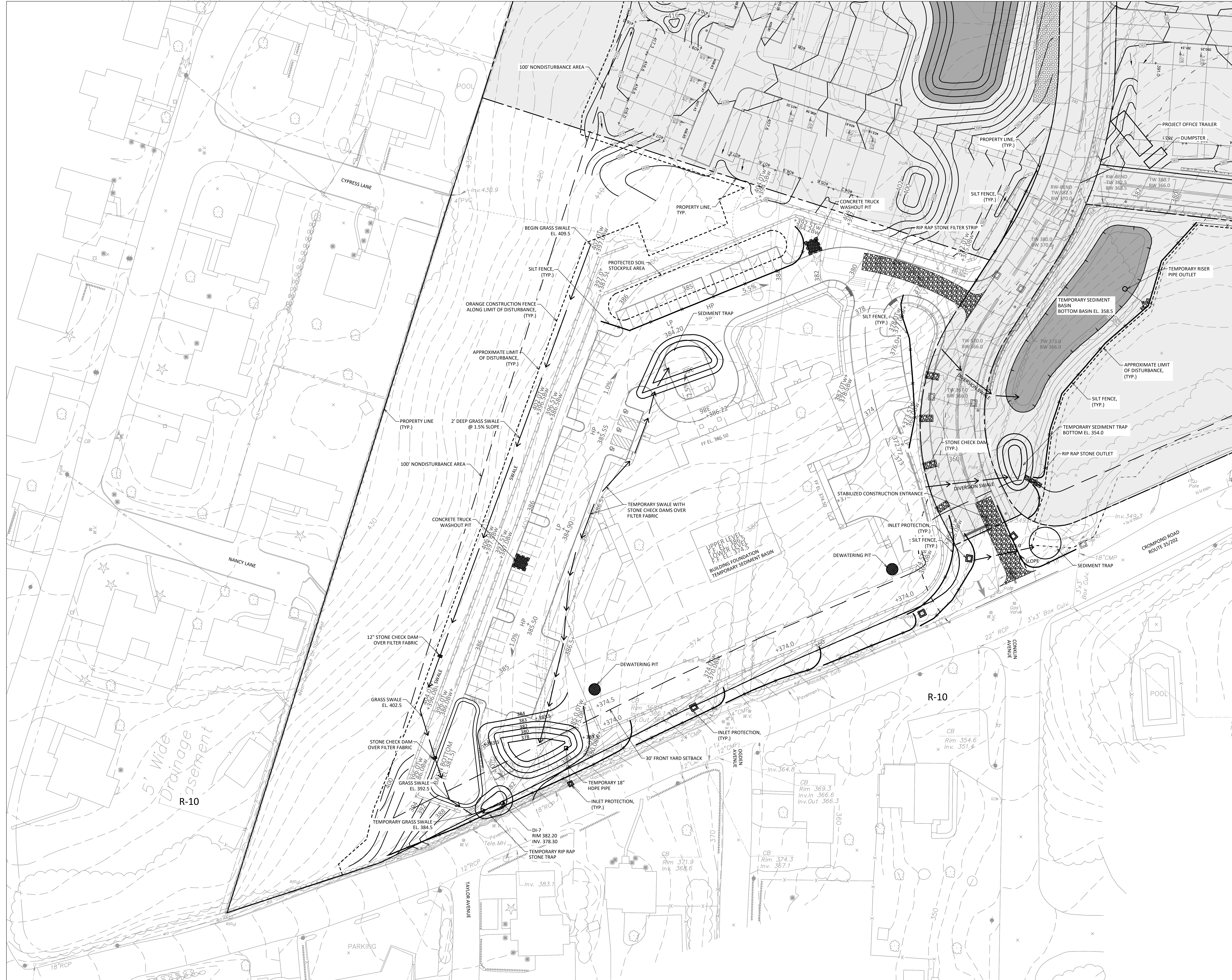
REVISIONS		
NO.	DATE	ISSUE
1	11/30/23	ISSUED FOR TOWN REVIEW
2	09/17/24	ISSUED PER TOWN REVIEW

DRAWING TITLE: **SITE DETAILS**

EXPIRES 1/31/27

STATE OF NEW YORK
SEWERAGE AND WATER DEPARTMENT
PROFESSIONAL ENGINEER

DRAWN BY: BZ/DMM
PROJECT NO.: 812
CHECKED BY: GMS/MG
DATE: 01/23/25
DRAWING NO.: **SP-6.3**



EVERGREEN MANOR
Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
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OSSING, NY 10562

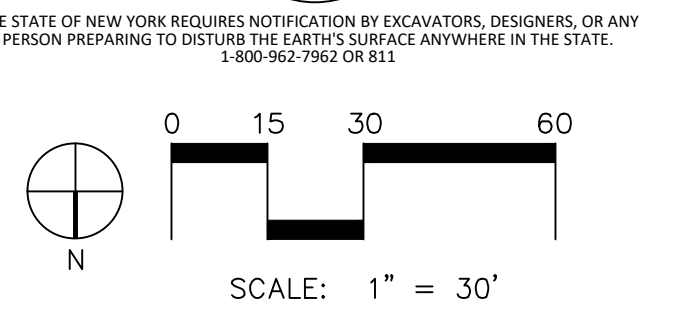
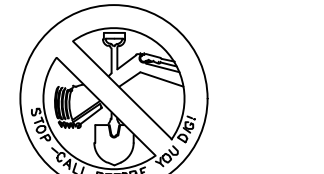
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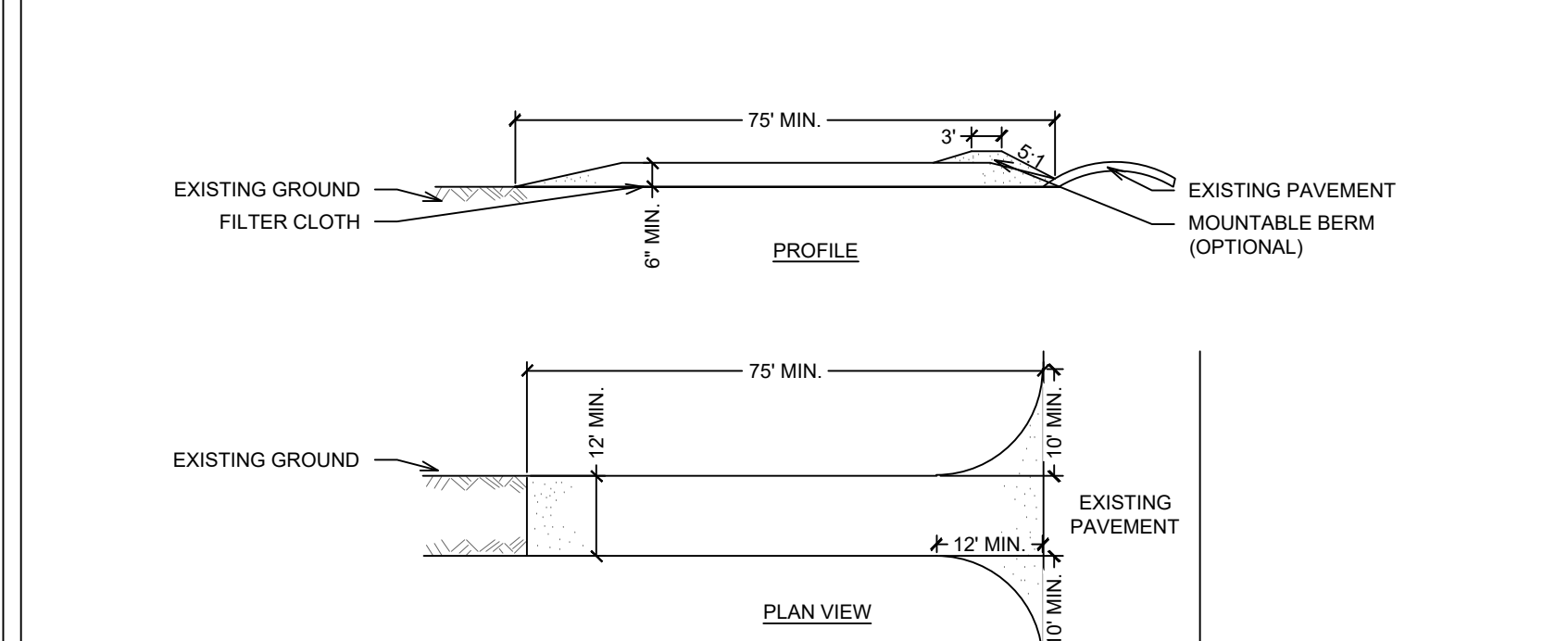
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**PARCEL 1 -
EROSION AND SEDIMENT
CONTROL PLAN**

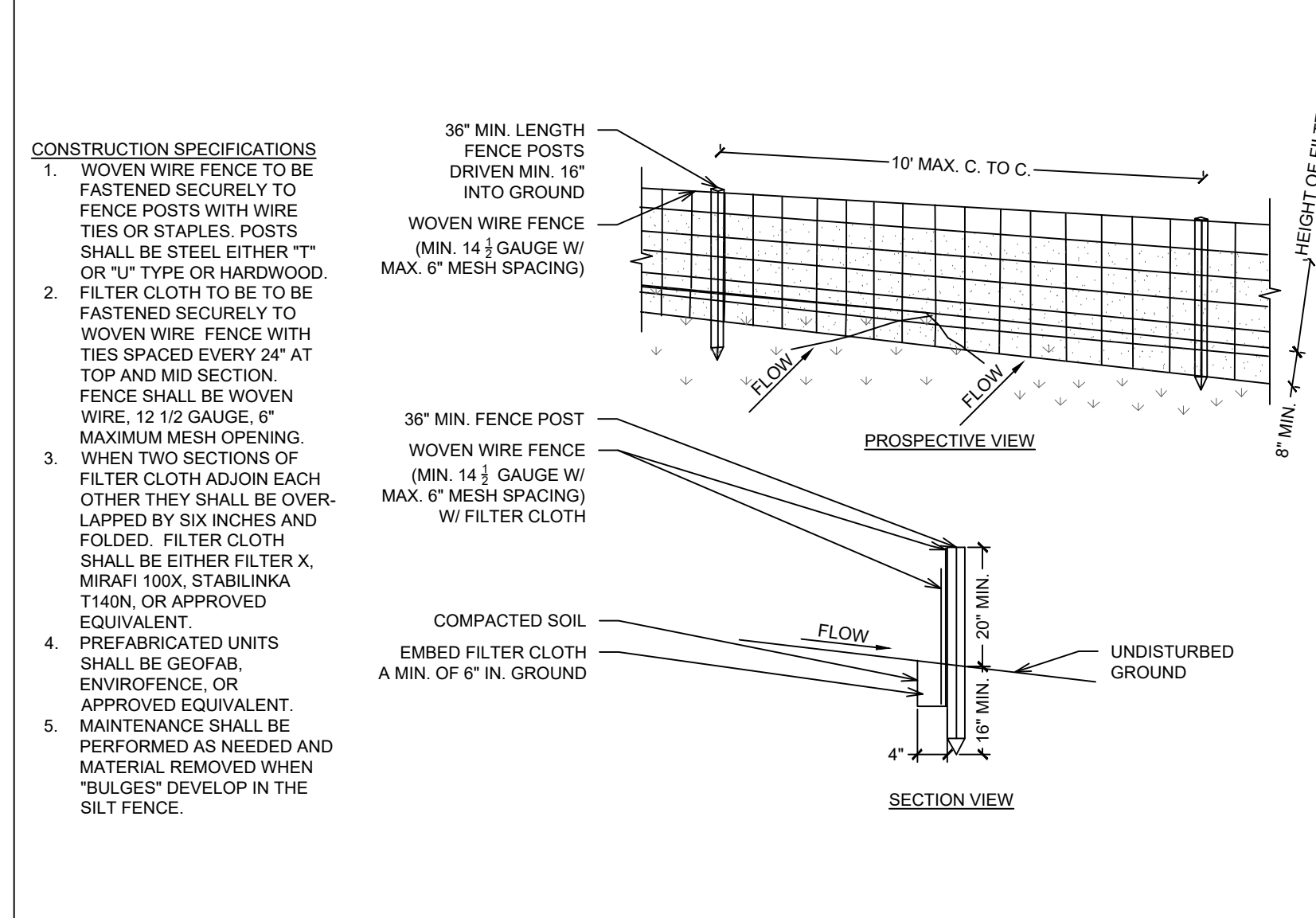
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EXPRESSES 1/31/27

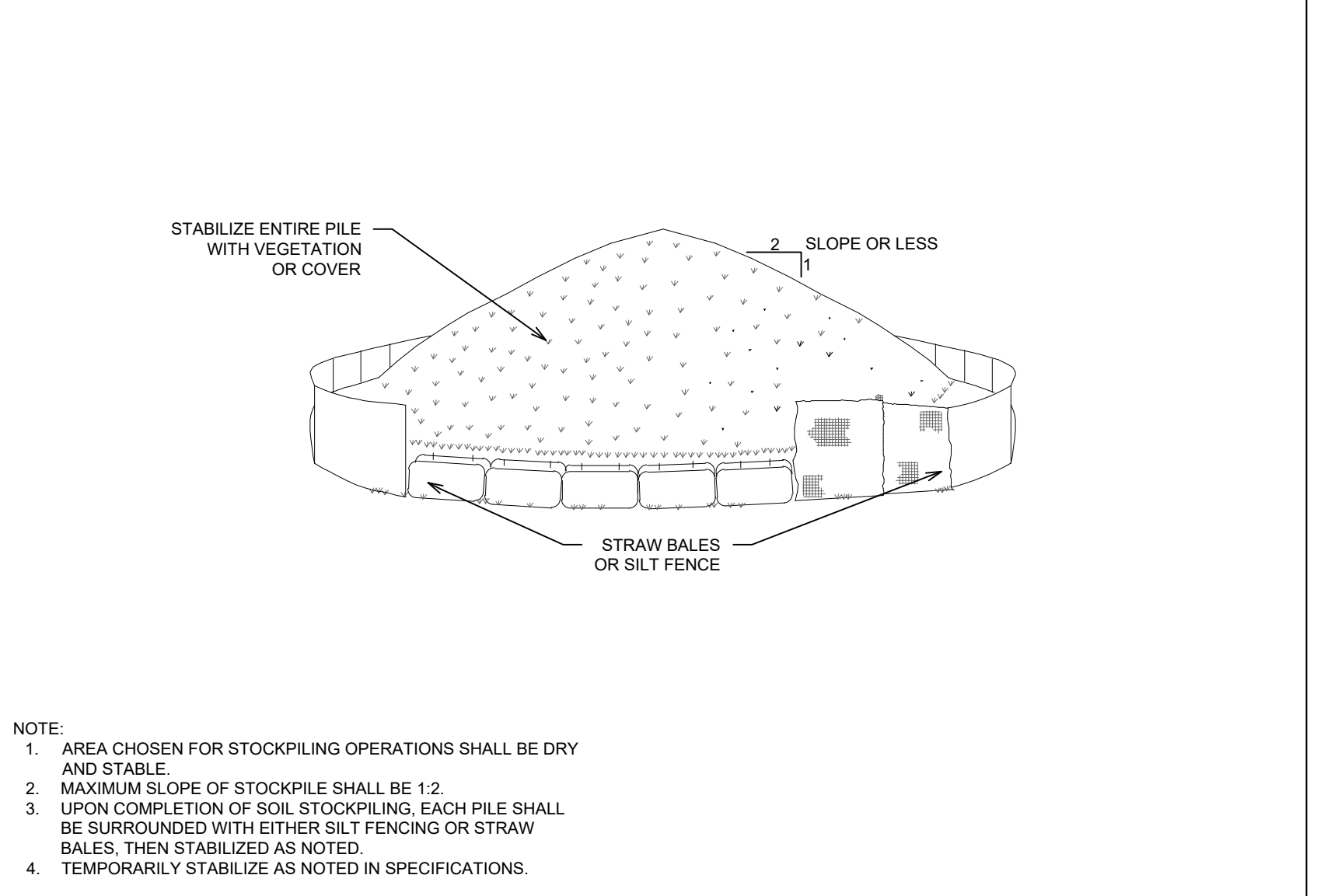
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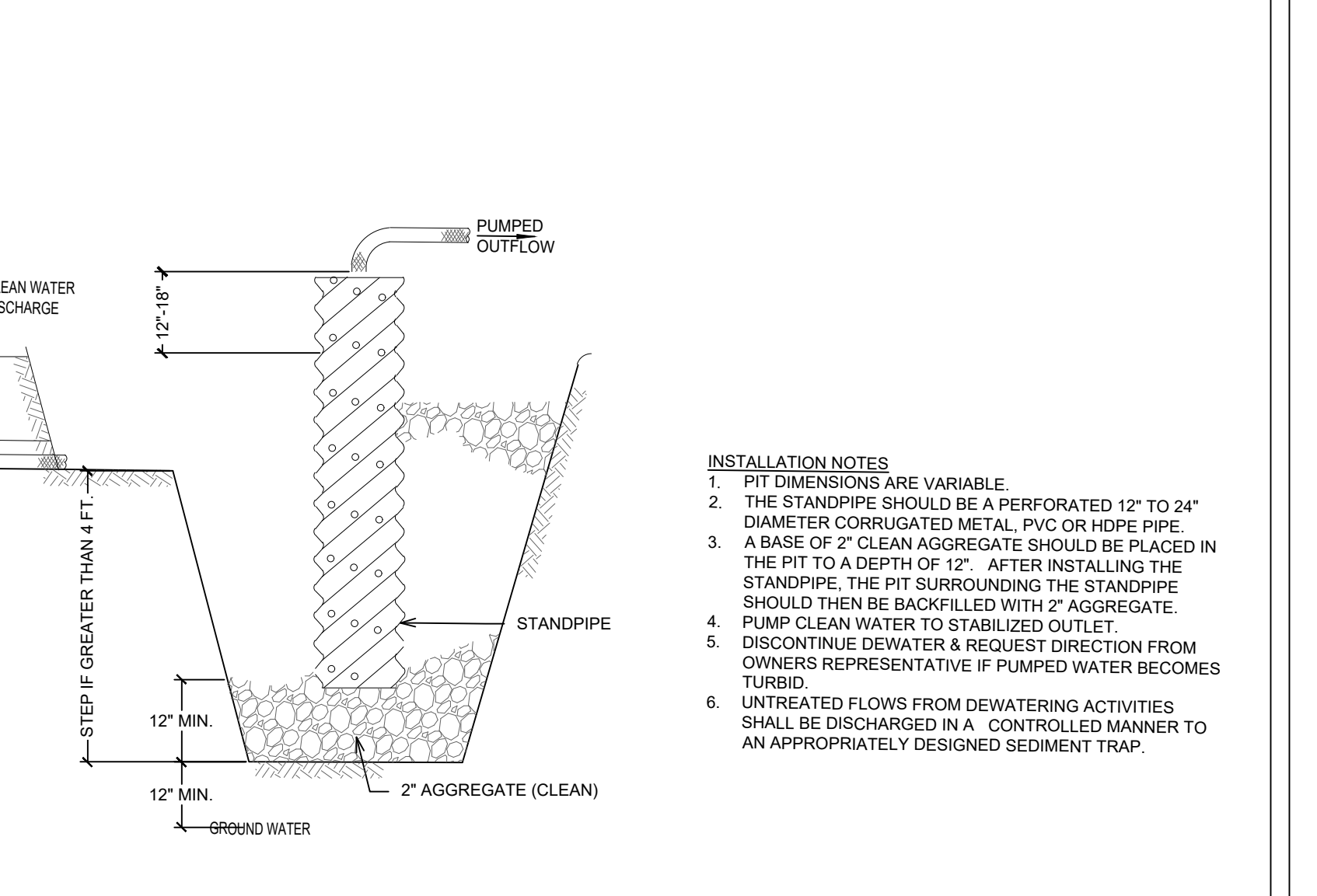
CONSTRUCTION SPECIFICATIONS
 1. STONE SIZE - USE #16 MIN STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 75 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPLICED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



CONSTRUCTION SPECIFICATIONS
 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAF-100X, STABILINKA T-100N, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOFAB, EROVORFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEESD AND MATERIAL REMOVED WHEN SUBLOGS DEVELOP IN THE SILT FENCE.



NOTE:
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES. THEN STABILIZED AS NOTED.
 4. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS.



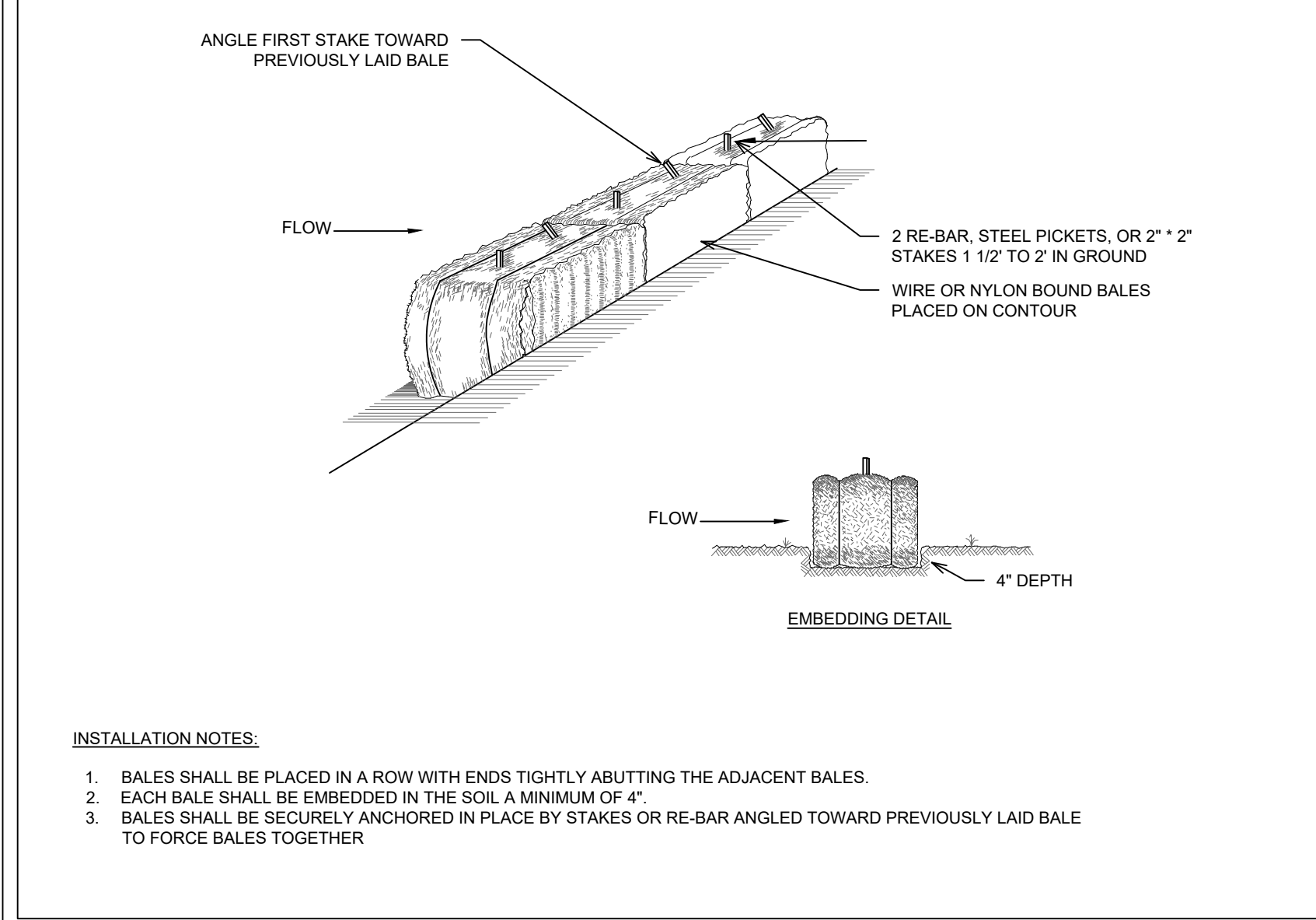
INSTALLATION NOTES
 1. PIT DIMENSIONS ARE VARIABLE.
 2. THE STANDPIPE SHOULD BE A PERFORATED 12" TO 24" DIAMETER CORRUGATED METAL, PVC OR HDPE PIPE.
 3. A BASE OF 2" CLEAN AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
 4. PUMP CLEAN WATER TO STABILIZED OUTLET.
 5. DISCONTINUE DEWATERING & REQUEST DIRECTION FROM OWNER'S REPRESENTATIVE IF PUMPED WATER BECOMES TURBID.
 6. UNTRAPPED FLOWS FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED IN A CONTROLLED MANNER TO AN APPROPRIATELY DESIGNED SEDIMENT TRAP.

TITLE
 STABILIZED CONSTRUCTION ENTRANCE
 SCALE: N.T.S.
 1

TITLE
 SILT FENCE
 SCALE: N.T.S.
 2

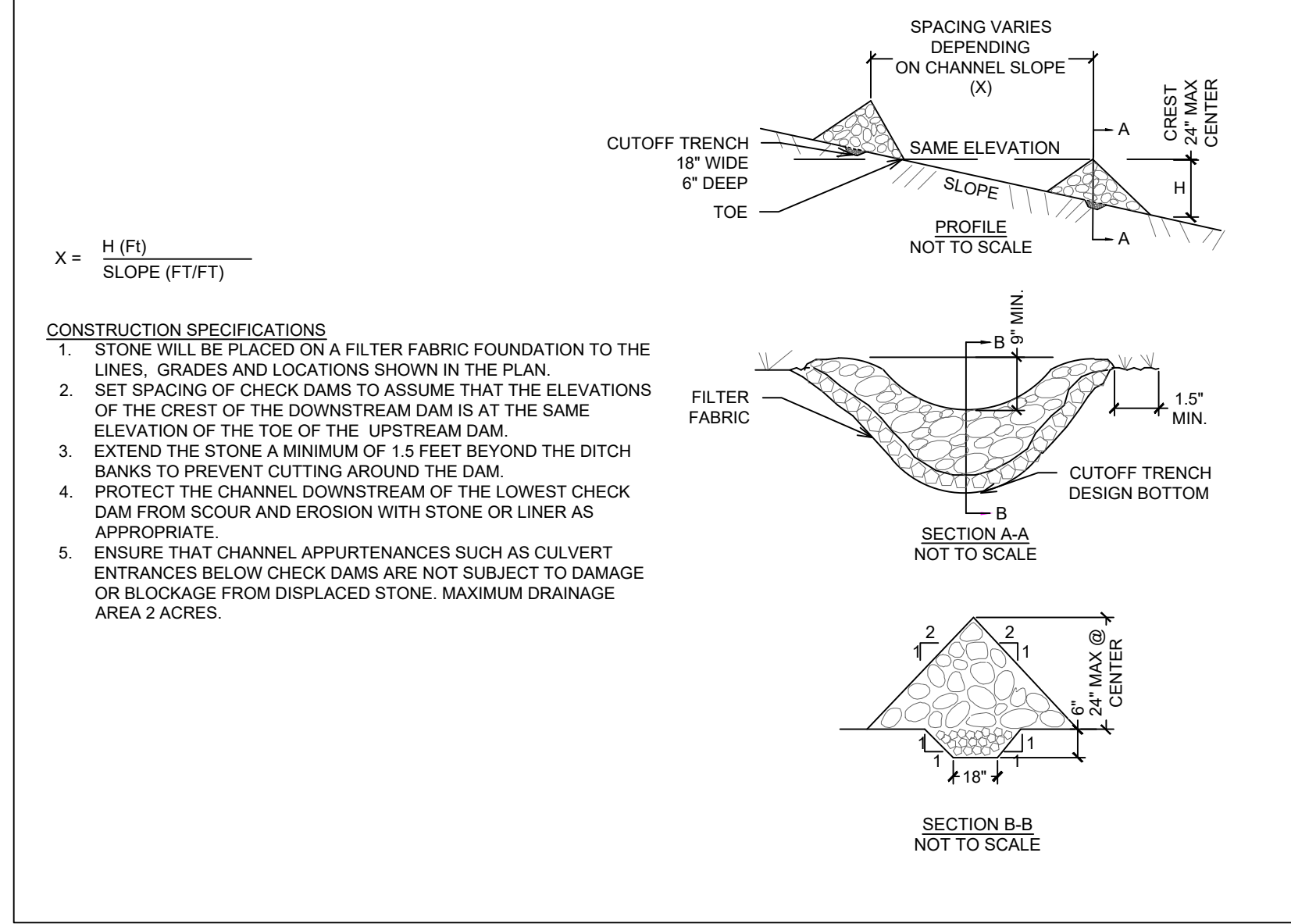
TITLE
 SOIL STOCKPILE
 SCALE: N.T.S.
 3

TITLE
 DEWATERING PIT
 SCALE: N.T.S.
 4



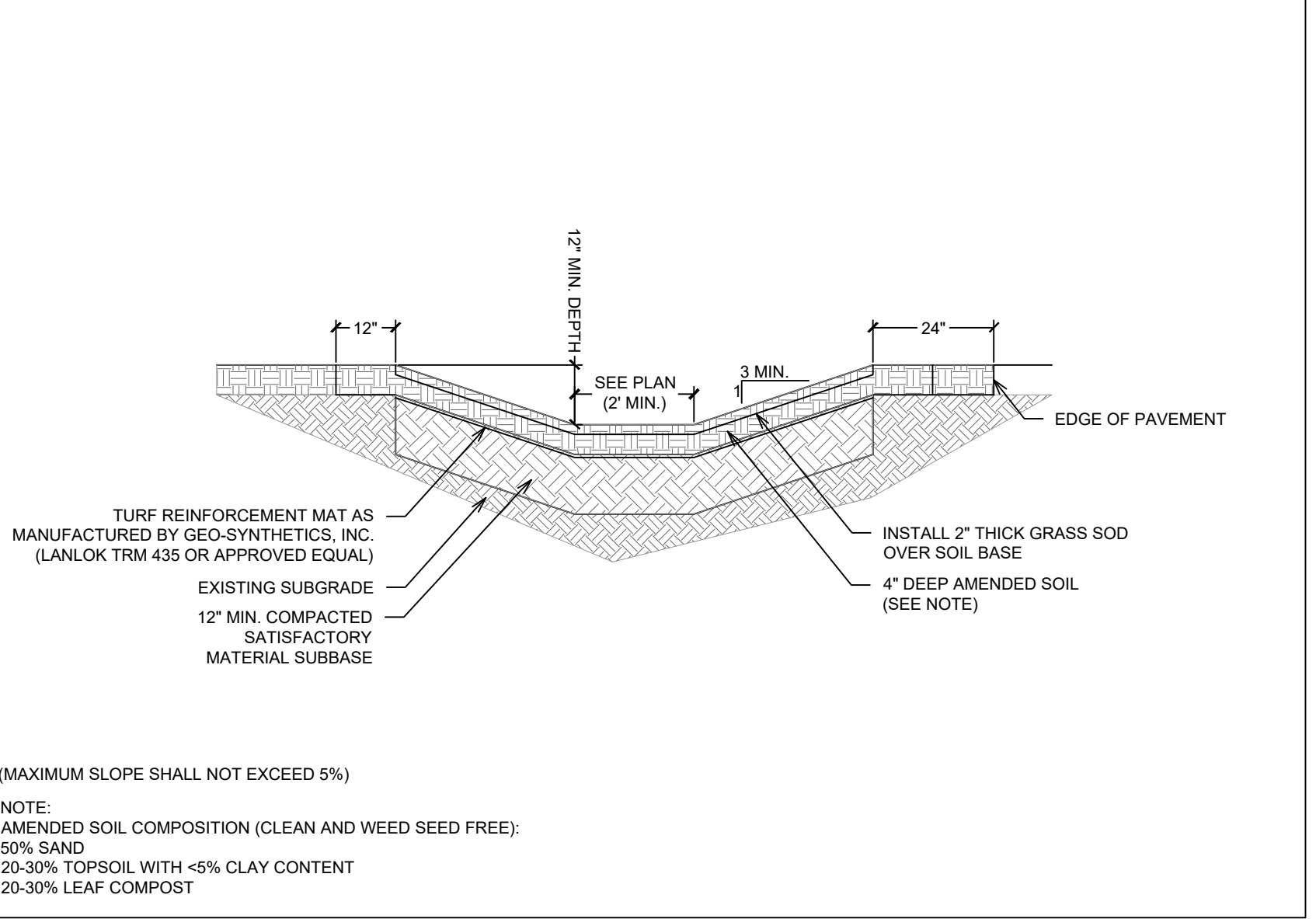
INSTALLATION NOTES
 1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.

TITLE
 HAY BALES
 SCALE: N.T.S.
 5



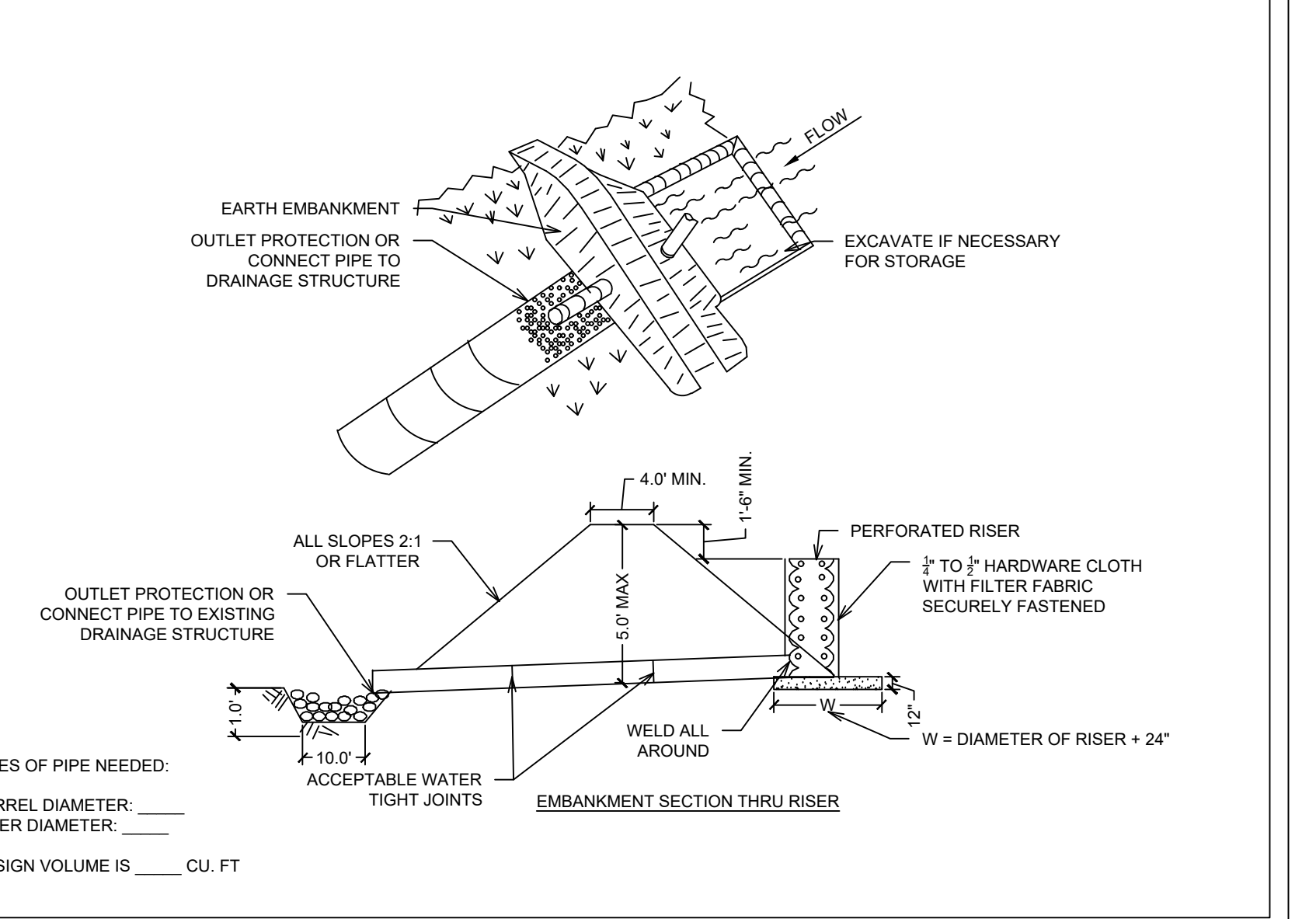
CONSTRUCTION SPECIFICATIONS
 1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADIES AND LOCATIONS SHOWN IN THE PLAN.
 2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINES AS APPROPRIATE.
 5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

TITLE
 STONE CHECK DAM
 SCALE: N.T.S.
 6



NOTE:
 AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
 85% SAND
 20-30% TOPSOIL WITH <5% CLAY CONTENT
 20-30% LEAF COMPOST

TITLE
 GRASS SWALE
 SCALE: N.T.S.
 7

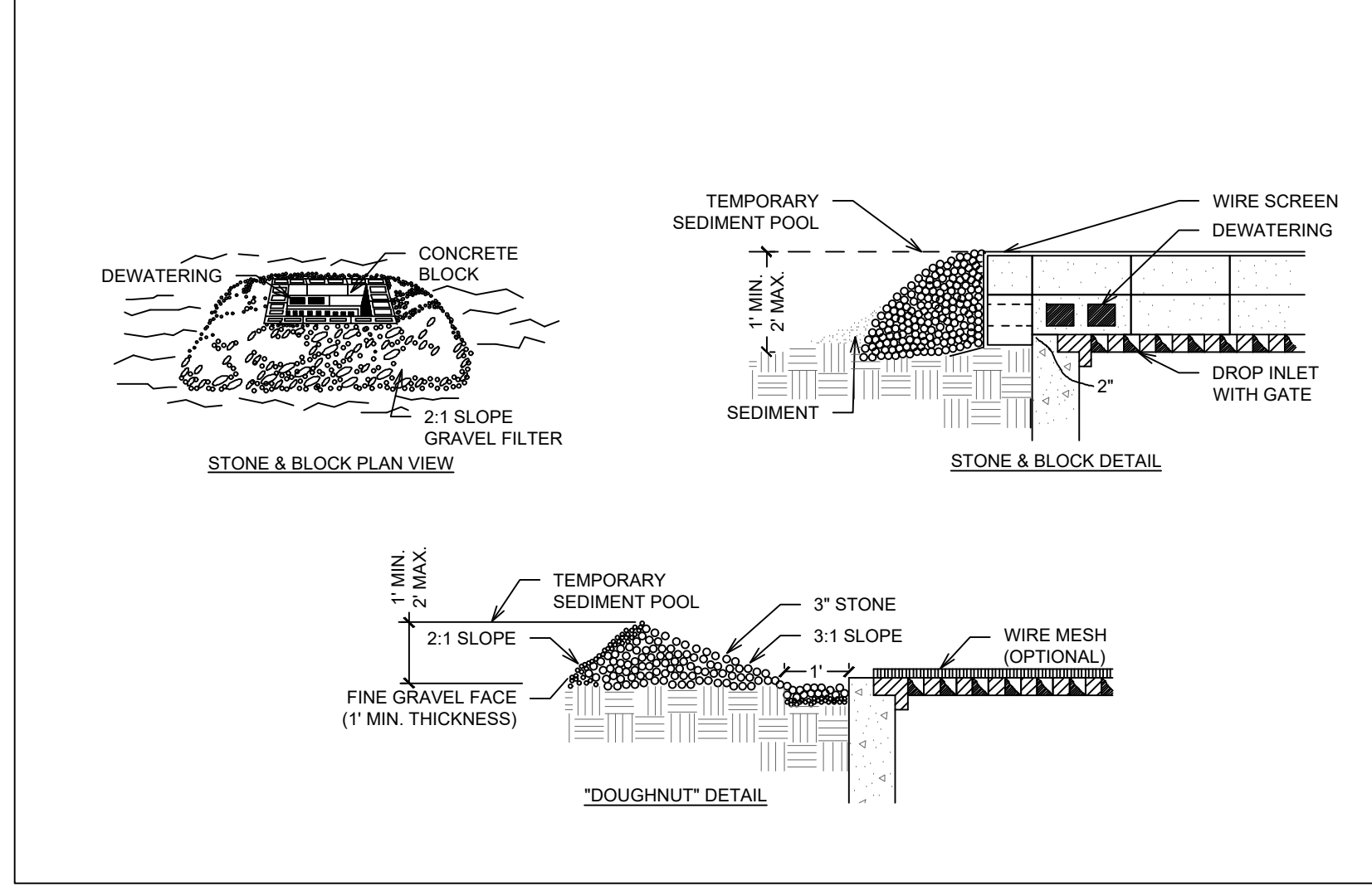


NOTES:
 1. CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME.
 2. BUFFER AREAS OF VEGETATION SHOULD LEFT WHERE PRACTICAL.
 3. TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL BE INSTALLED.

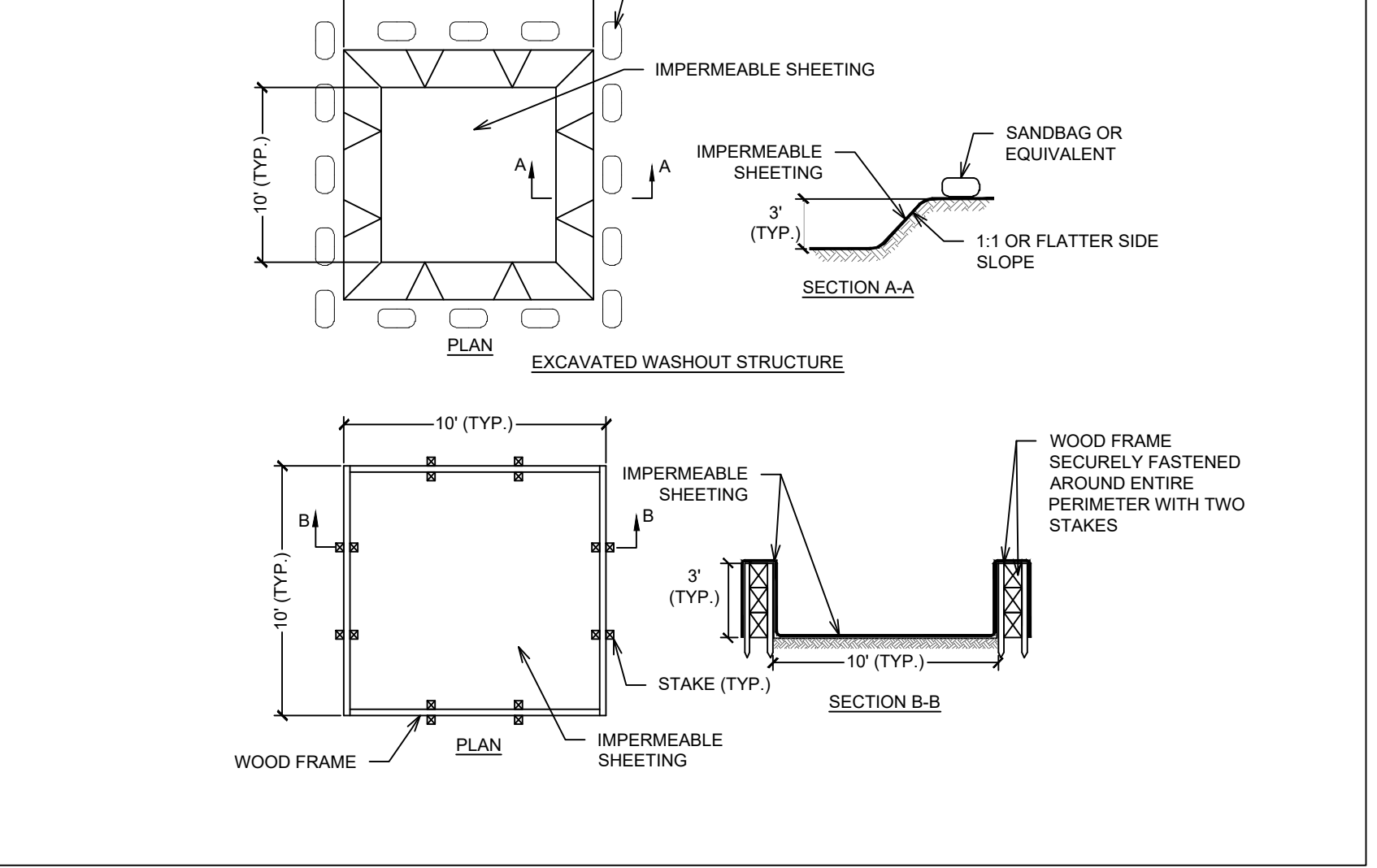
TITLE
 SEDIMENT TRAP
 SCALE: N.T.S.
 8

- 1. DESCRIPTION OF WORK**
 PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.
- 2. QUALITY ASSURANCE**
 2.1. GENERAL
 2.1.1. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL - NOVEMBER 2010 OR LATEST REVISION THERE TO.
 2.1.2. GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
 2.1.3. NO CHANGES TO THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. NO MORE THAN ONE ACRE OF SOIL CAN BE DISTURBED AT ANYTIME. ALL DISTURBED AREAS SHALL BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
 2.1.4. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION.
 2.2. PRODUCT DATA: SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, SEDIMENT TRAP RISER AND BARREL PIPES, AND DEWATERING DEVICES.
- 3. WORK SCHEDULE**
 3.1. PRE-CONSTRUCTION PHASE
 3.1.1. INSTALL STABILIZED CONSTRUCTION ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES MEETINGS A PAVED SURFACE.
 3.1.2. PRIOR TO EARTHWORK OPERATIONS, INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
 3.1.3. PROTECT EXISTING UNDERGROUND UTILITIES AND STORM PIPE TO REMAIN IN PLACE MAINTAINING ELEVATIONS.
 3.1.4. GRADE OUT TO LOW POINTS AND INSTALL AND MAINTAIN TEMPORARY DEWATERING SYSTEMS IF REQUIRED.
 3.1.5. COVER EXISTING OPEN GRATES ON STORM DRAIN STRUCTURES SHOWN TO REMAIN WITHIN THE STOCKPILE AREA TO PREVENT SOIL INTRUSION.
 3.2. CONSTRUCTION PHASE
 3.2.1. PROVIDE NECESSARY MEANS TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL AND UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES DAILY AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE SHOULD COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 6 CALENDAR DAYS OF DETERMINING ITS NEED.
 3.2.2. PROVIDE NECESSARY DUST CONTROL WITH WATER AND/OR WIND BARRIERS TO MINIMIZE FUGITIVE DUST.
 3.2.3. KEEP PAVED SURFACES SWEEP CLEAN AT ALL TIMES.
 3.2.4. TEMPORARILY STABILIZE AS SPECIFIED AND AS REQUIRED ALL INACTIVE AREAS TO REDUCE DISTURBED AREAS.
 3.2.5. FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
 3.2.6. POST CONSTRUCTION PHASE:
 3.2.6.1. STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE.
 3.2.6.2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE PENDING START OF PERMANENT CONSTRUCTION ON-SITE OR AS OTHERWISE DIRECTED BY EITHER THE OWNER'S REPRESENTATIVE AND VILLAGE ENGINEER.
- 4. PRODUCTS AND EXECUTION**
 4.1. NO PUMPING OR DEWATERING INTO THE EXISTING STORM SEWER MAIN WITHOUT PRE-FILTERING.
 4.2. SILT FENCE: SILT FENCE FABRIC SHALL BE MIRAF-100X OR EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINER FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14 GAUGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM OF 12 INCHES INTO THE GROUND.
 4.3. STABILIZED CONSTRUCTION ENTRANCE: THE FILTER FABRIC SHALL BE MIRAF-600X OR EQUAL. THE CONTRACTOR SHALL BE KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
 4.4. TEMPORARY STABILIZATION:
 4.4.1. ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITHIN 24 HOURS. AMEND SOIL: LIME SOIL TO PH OF 6.0 AND FERTILIZE AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS AS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER/ NOVEMBER SEED SHALL BE CERTIFIED ARKOSTOCK WINTER RYE @ 100 LBS. PER ACRE. OTHERWISE SEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE.
 4.4.2. TREAT ALL DISTURBED AREAS WITHIN 500 FEET OF AN REHABITED BUILDING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACTIVITIES.
 4.4.3. INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 14 DAYS.
 4.4.4. CONSTRUCTION VEHICLES: WASH DOWN ALL CONSTRUCTION VEHICLES AND COVER WITH TARPULINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE.
 4.4.5. PROVIDE MEASURES FOR TRUCK AND TOOL WASH WATER TO BE TREATED PRIOR TO DISCHARGE TO NATURAL AREAS.
 4.4.6. NO UNFILTERED DISCHARGE FROM ANY STABILIZED AREA SHALL BE ALLOWED TO ENTER ANY PERMANENT DRAINAGE OR FILTRATION FACILITIES.

TITLE
 INLET PROTECTION
 SCALE: N.T.S.
 9



TITLE
 INLET PROTECTION
 SCALE: N.T.S.
 10



TITLE
 DEWATERING/WASHOUT PIT
 SCALE: N.T.S.
 11

- A. NON-DRIVING AREAS**
 THESE AREAS USE PRODUCTS AND MATERIALS APPLIED OR PLACED ON SOIL SURFACES TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES.
 A.A. VEGETATIVE COVER FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC. VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.
 A.B. MULCH (INCLUDING GRAVEL, MULCH) OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.
B. DRIVING AREAS
 THESE AREAS UTILIZE WATER AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACES INTO THE AIR.
 B.A. SPRINKLING: THE SITE MAY BE SPRAYED WITH WATER UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.
 B.B. BARRIERS: WOVEN GEOTEXTILES CAN BE PLACED ON THE DRYING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.
 B.C. WINDBREAK: A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENT AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.
 MAINTENANCE: MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

TITLE
 DUST CONTROL NOTES
 SCALE: N.T.S.
 12

TITLE
 SCALE: N.T.S.
 9

TITLE
 SCALE: N.T.S.
 13

TITLE
 SCALE: N.T.S.
 14

TITLE
 SCALE: N.T.S.
 15

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 Town of Cortlandt, New York

OWNER / APPLICANT
 V.S. CONSTRUCTION CORPORATION
 37 CROTON DAM ROAD
 OSSING, NY 10562

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 DTS Provident Design Engineering, LLP CA #: 0017846
 One North Broadway
 White Plains, NY 10601
 P: 914.428.0010
 F: 914.428.0017

ARCHITECT - PARCEL 1
 STEIN TROOST ARCHITECTURE, LLC
 ONE MORGAN AVENUE
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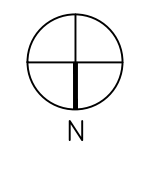
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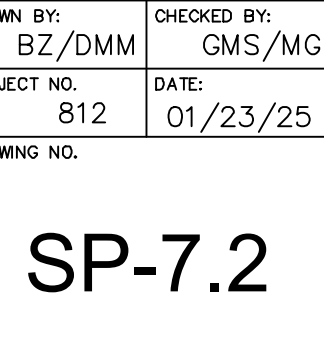
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REVISIONS/ISSUANCES	NO.	DATE	ISSUE

DRAWING TITLE:

**PARCEL 1 -
 EROSION AND SEDIMENT
 CONTROL DETAILS**

DRAWN BY: BZ/DMM CHECKED BY: GMS/MGM
 PROJECT NO.: 812 DATE: 01/23/25
 DRAWING NO.

SP-7.2

EXPIRES 1/31/27

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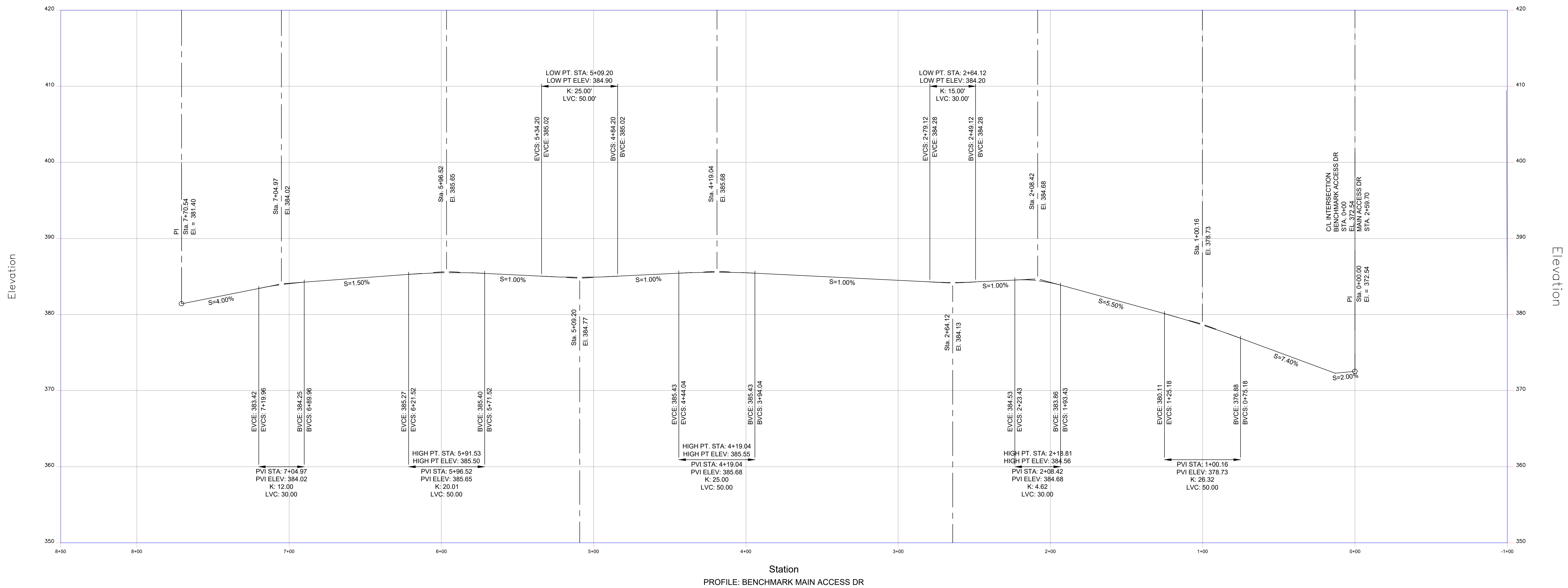
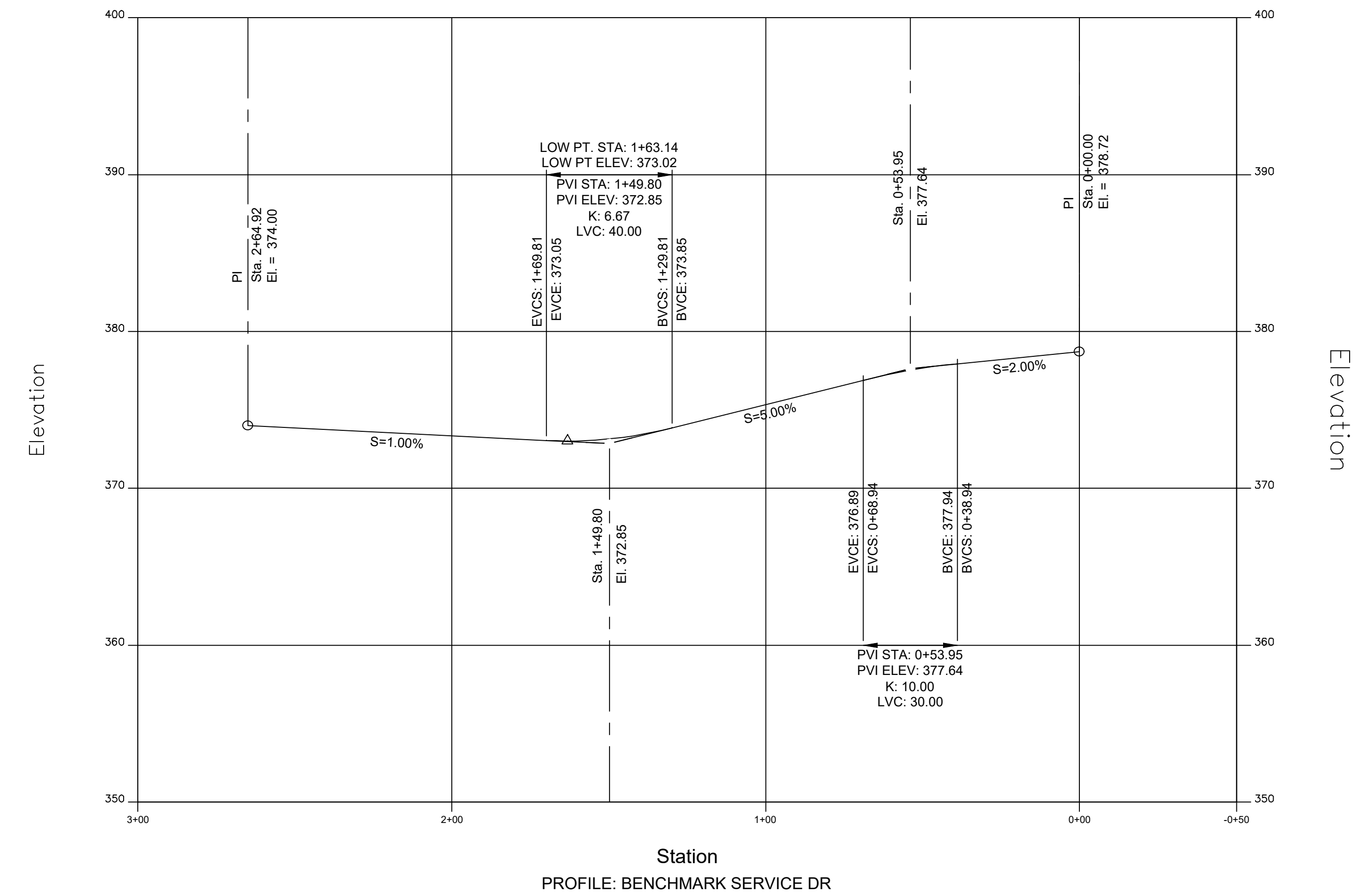
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§ 800-962-7502 OR 811

SCALE: 1" = 30'h, 6"v

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NO.	DATE	ISSUE

DRAWING TITLE:

ROAD PROFILES

DRAWN BY: RCC	CHECKED BY: MSG
PROJECT NO.: 812	DATE: 01/23/25
DRAWING NO.: SP-8.0	EXPIRES: 1/31/27

- ONLY ITEMS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY AND SANITARY SEWER IMPROVEMENTS SHOWN ON THE PLANS ARE APPLICABLE.
- WATER NOTES:**
- ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE, DOMESTIC MATERIAL ONLY, NO IMPORTS.
 - PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 900.
 - DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD C651-02, EXCEPT FOR SECTION 5.1.
 - THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
 - THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
 - THE WESTCHESTER COUNTY HEALTH DEPARTMENT, WESTCHESTER JOINT WATER WORKS, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.
- SEWER NOTES:**
- ALL SANITARY SEWER PIPES TO BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED, DOMESTIC MATERIALS ONLY, NO IMPORTS.
 - SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 924.
 - SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.
 - THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
 - THE WESTCHESTER COUNTY HEALTH DEPARTMENT, ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.
 - THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.

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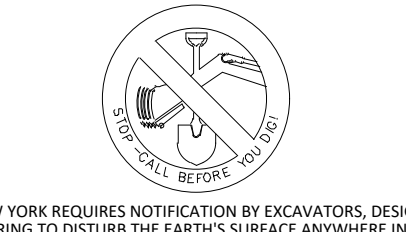
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ARCHITECT - PARCEL 3
BEATTY HARVEY COCO ARCHITECTS
1300 WALT WHITMAN ROAD
MELVILLE, NY 11747

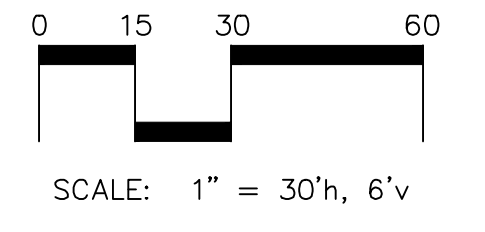
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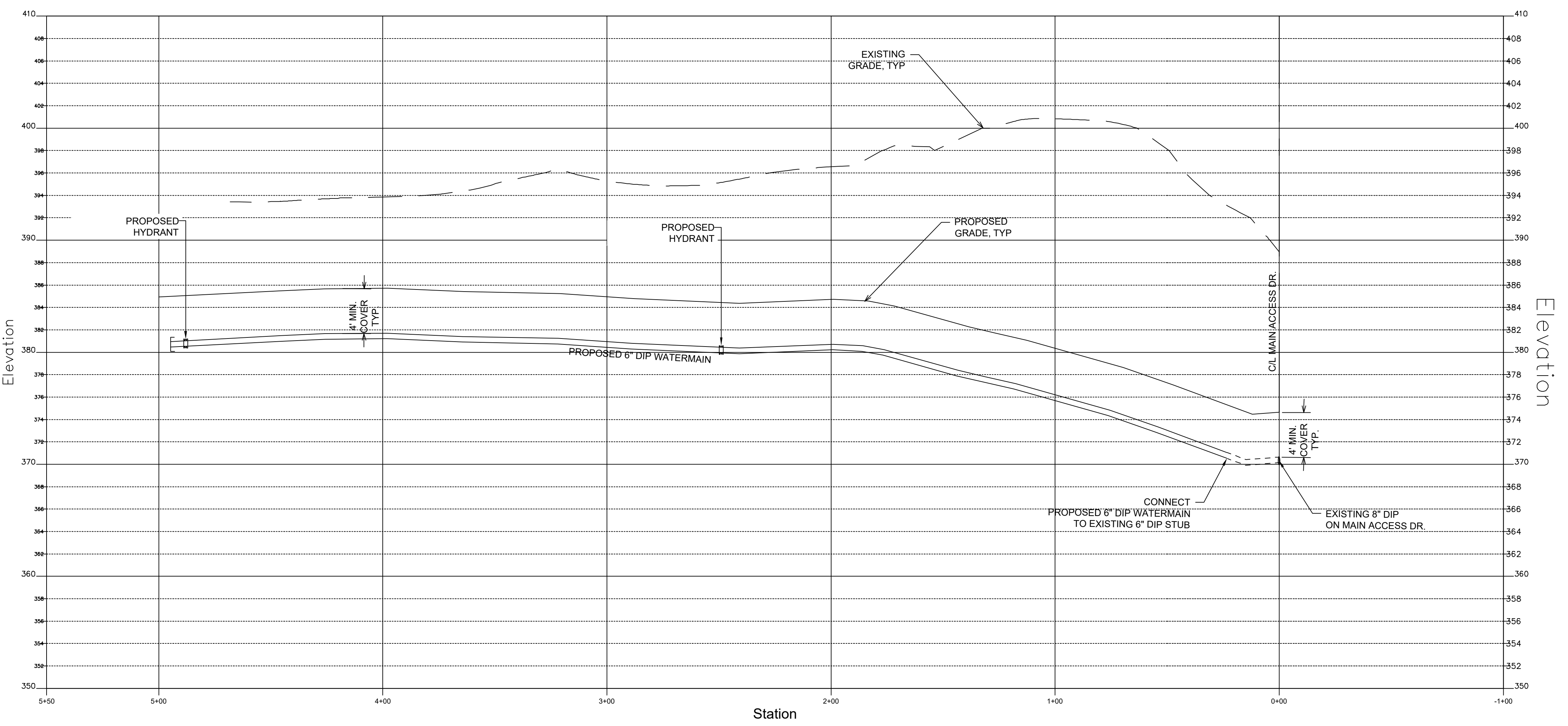
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WATER PROFILE: ALONG BENCHMARK MAIN ACCESS DR

DRAWING TITLE

PARCEL 1 - WATER PROFILES

DRAWN BY: RC	CHECKED BY: GMS/MG
PROJECT NO.: 812	DATE: 01/23/25
DRAWING NO.:	SP-9.0

EXPIRES 1/31/27



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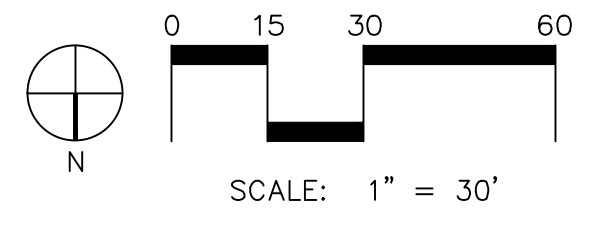
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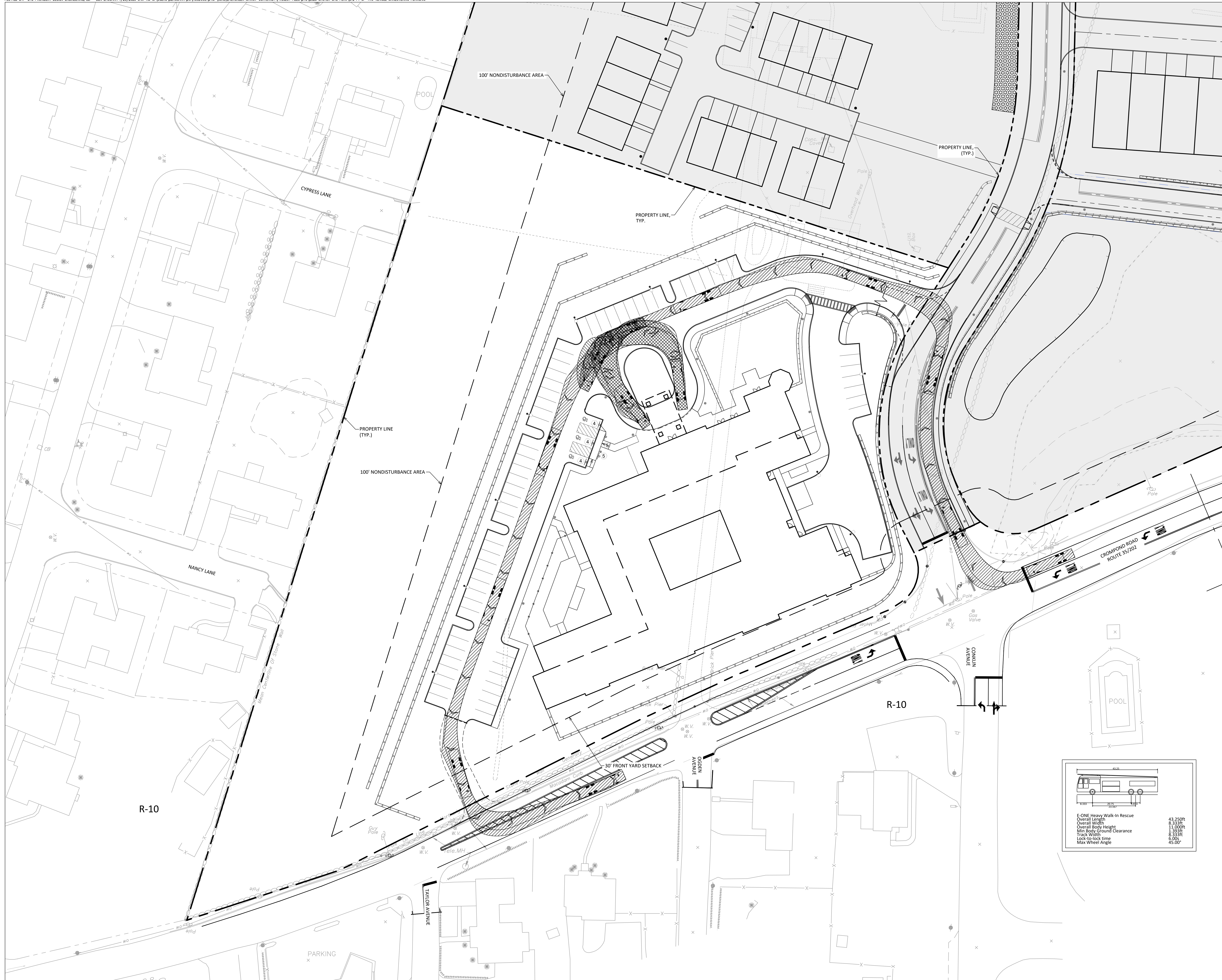
REVISIONS/ISSUANCES	NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 1 TREE REMOVALS PLAN

	DRAWN BY:	BZ	CHECKED BY:	GMS/MG
	PROJECT NO.:	812	DATE:	01/23/25
	DRAWING NO.:			
	SP-10.0			

EXPIRES 1/31/27



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NORWALK, CONNECTICUT 06851

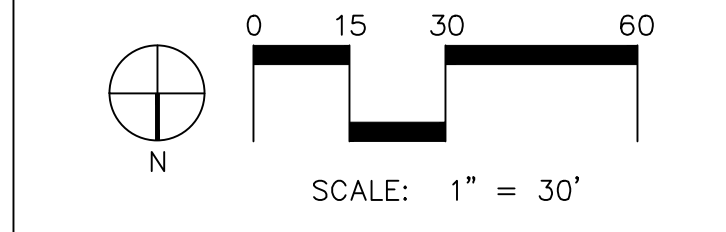
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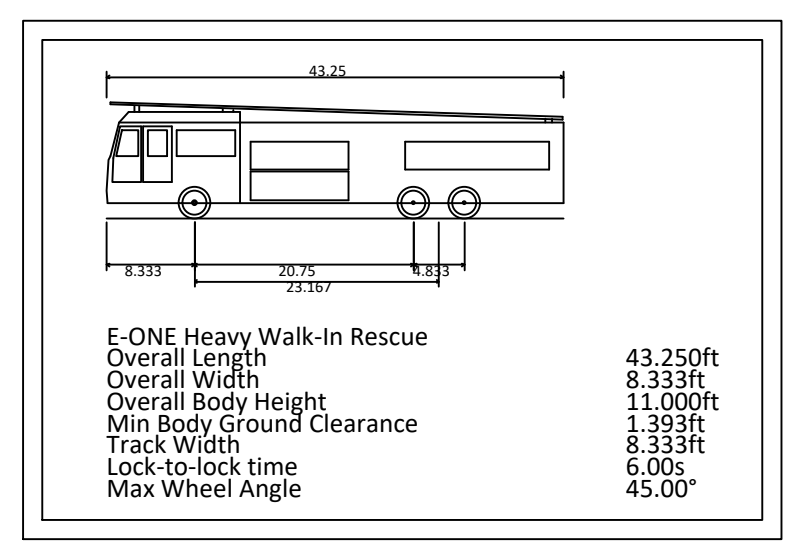
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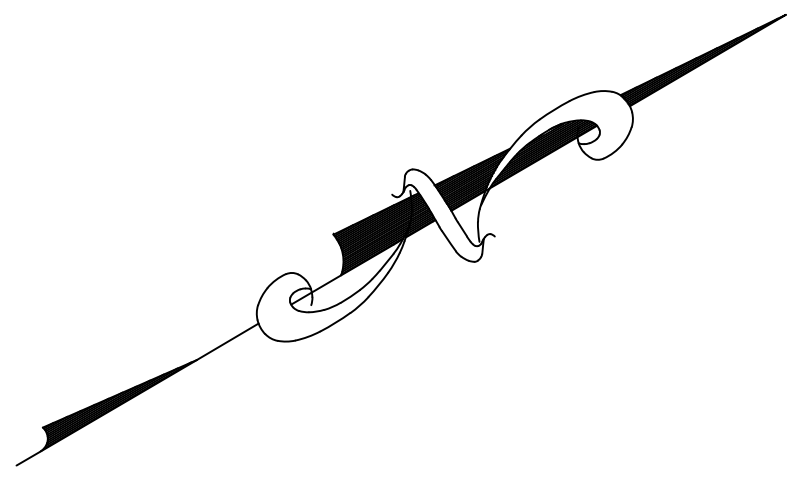
NO.	DATE	ISSUE



PARCEL 1 - EMERGENCY SERVICE VEHICLE MANEUVERING PLAN

DRAWING NO. **SP-11.0**
EXPIRES 1/31/27

DRAWN BY: BZ/RC/TK	CHECKED BY: GMS/MG
PROJECT NO. 812	DATE: 01/23/25
DRAWING NO.	



LEGEND	
⊙ ⊙ ⊙ ⊙ ⊙	MANHOLES
□ ○	DRAIN INLETS/CATCH BASINS
⊕	GAS VALVE
⊖	WATER VALVE
⊗	HYDRANT
⊕	WATER SHUT OFF VALVE
⊙	UTILITY POLE
⊙	LIGHT POST

LEGEND	
— W — W — W —	WATER MAIN
— D — D — D —	DRAINAGE PIPE
— G — G — G —	GAS MAIN
— S — S — S —	SANITARY SEWER MAIN

Below ground utilities shown hereon as per delineation by others. Paint marks set in street by others. Additional utilities may exist, not shown. Water, Gas and Electric subsurface utilities shown as per drawings by others.

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

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

Possession only where indicated.

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

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

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

TAX LOTS 1 AND 7 Surveyed in accordance with Deed Control Number 423100332.

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

Property Address: No Designated Property Address

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

Note: The bearings show hereon for Tax Lot 8 have been rotated +12°09'00" from the deed meridian of Tax Lot 8 (deed control number 443151370) into the deed meridian of Tax Lots 1 and 7 (deed control number 423100332).

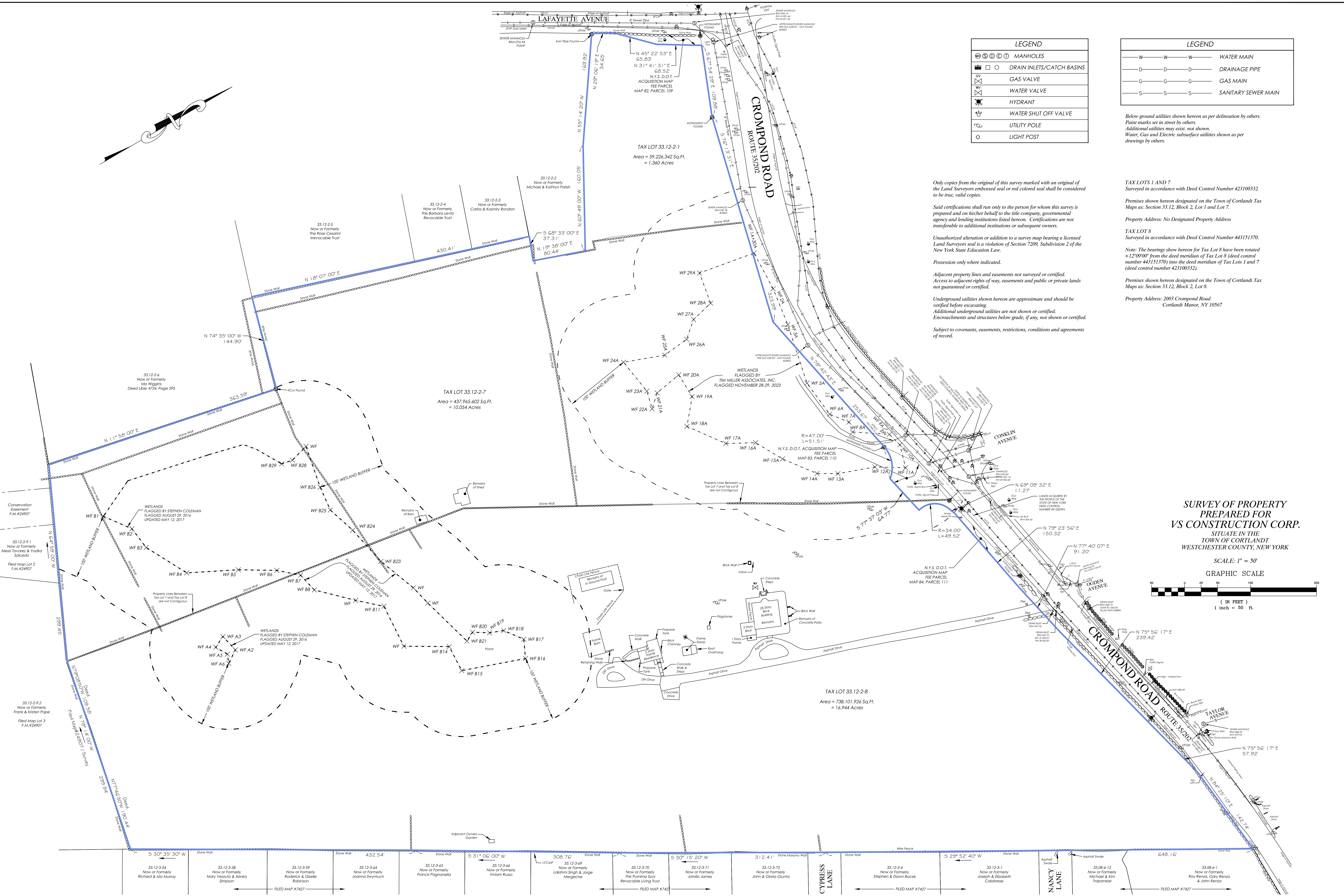
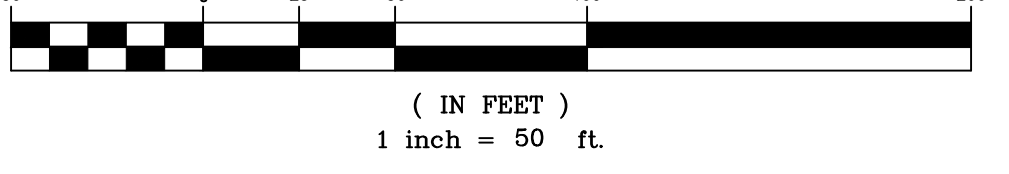
Premises shown hereon designated on the Town of Cortlandt Tax Maps as: Section 33.12, Block 2, Lot 8.

Property Address: 2003 Crompond Road Cortlandt Manor, NY 10507

SURVEY OF PROPERTY PREPARED FOR VS CONSTRUCTION CORP.
SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 50'

GRAPHIC SCALE



TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmeritts.com

Surveyed: May 1, 2017
Map Prepared: May 8, 2017
Map Revised: May 15, 2017
Map Revised: January 4, 2024 to show new wetland flags only

By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No. 050604

NOTE: SURVEY UPDATED IN 2024 TO SHOW NEW WETLAND FLAGS ONLY. ADDITIONAL CHANGES MAY EXIST.

Project: Ref. 16-284 95-077	Field Survey By: BC/CR
Drawn By: D1	Checked By: DM