

September 22, 2021

Hon. Loretta Taylor  
Chairperson of the Town of Cortlandt Planning Board  
and Members of the Planning Board  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: Overlook Terrace Site Plan and Special Permit Application  
119 Oregon Road, SBL 23.11-1-12 ("Property")

Dear Chairperson Taylor and Members of the Planning Board:

On behalf of NRP Group (the "Applicant"), contract-vendee of the above-referenced Property we are pleased to submit these materials in support of the proposed Site Plan, Special Permit, Tree Removal permit and Steep Slope permit, as discussed in the Applicant's August 19, 2021 submission.

The enclosed full-size site plan drawing set (10 copies at 11"x17" and 2 copies at 30"x42") has been revised to reflect the following changes:

- A Conceptual Landscape Plan (SP-4.1) and Tree Removal and Preservation Plan (SP-7.2) showing the proposed preservation of the existing 70-inch DBH Silver Maple located to the west of the main entry drive. Additionally, the proposed landscape plan includes a mixture of shade tree sizes with 4 1/2"-5" caliper trees along the entry drive, 3"-3 1/2" caliper trees in the landscaped and east/west buffer areas, and 2 1/2" – 3" caliper trees to fill in the south wooded area. The plant list includes ornamental, understory and evergreen trees in the 6' to 8' height range.
- The Site Grading and Drainage (SP-2) and Site Utility Plan (SP-3) have also been revised to reflect the redesign to preserve the Silver Maple tree
- A Site Lighting Plan (SP-5.1) and Site Lighting Details (SP-5.2) showing proposed traditional-style light fixtures for the parking lot, wall mounts and courtyard bollards. A

Hon. Loretta Taylor and Members of the Planning Board  
Re: Overlook Terrace – 119 Oregon Road Supplemental Submission

September 22, 2021  
Page 2

photometric plan based on the proposed lights is being prepared to demonstrate that there will be no light spillage off-site.

- Modification of the proposed driveway at Eton Downs to permit full ingress and egress vehicular movements (see SP-1.0, Site Layout Plan)
- Addition of a Site Section (SP-4.3) and a retaining wall section and details (SP-6.3)
- Addition of notes, details, profiles, and tables to the site plan drawing set in response to Town staff comments

In addition to the revised plans, the following materials (12 copies of each with 11”x17” figures) are enclosed for your consideration:

Tab

1. Revised Building Renderings illustrating the proposed porte cochere and solar panels prepared by StudioSchafter (Figures A-1 to A-2), and Architectural Perspectives, Floor/Roof Plans, and Building Elevations prepared by GF55 Partners, LLP (Figures A-001 to A-205”)
2. Revised steep slope narrative based on Town Code Chapter 259-6 and slope analysis figures based on the property boundary and limit of disturbance (Figures S-1 to S-4)
3. Swept path analysis figures illustrating the turning movements of the requested Mohegan Volunteer Fire Association fire apparatus (Figures E-1 to E-3)

The Applicant proposes to continue discussions with the Director of Technical Services and HVEA regarding the proposed stormwater pollution prevention plan (SWPPP), utilities, and construction phasing details as the site layout and grading is further refined based on the above-described plan updates.

We look forward to completing and closing the public hearing at the October meeting.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Matthew N. Steinberg, AICP  
Associate



STUDIOSCHAFFER  
DESIGN | INNOVATION | VISUALIZATION

BUILDING RENDERING - MAIN ENTRY  
OVERLOOK TERRACE

FIGURE A-1



STUDIO SCHAFER  
DESIGN + ARCHITECTURE

BUILDING RENDERING - PERSPECTIVE VIEW  
OVERLOOK TERRACE

FIGURE A-2

50 ft



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :  
PERSPECTIVE

SCALE :  
N.T.S.

DATE :  
09/17/2021

DRAWING NO. :

A-001



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :  
PERSPECTIVE  
SCALE :  
N.T.S.  
DATE :  
09/17/2021

DRAWING NO. :  
A-002



**GF55**

225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

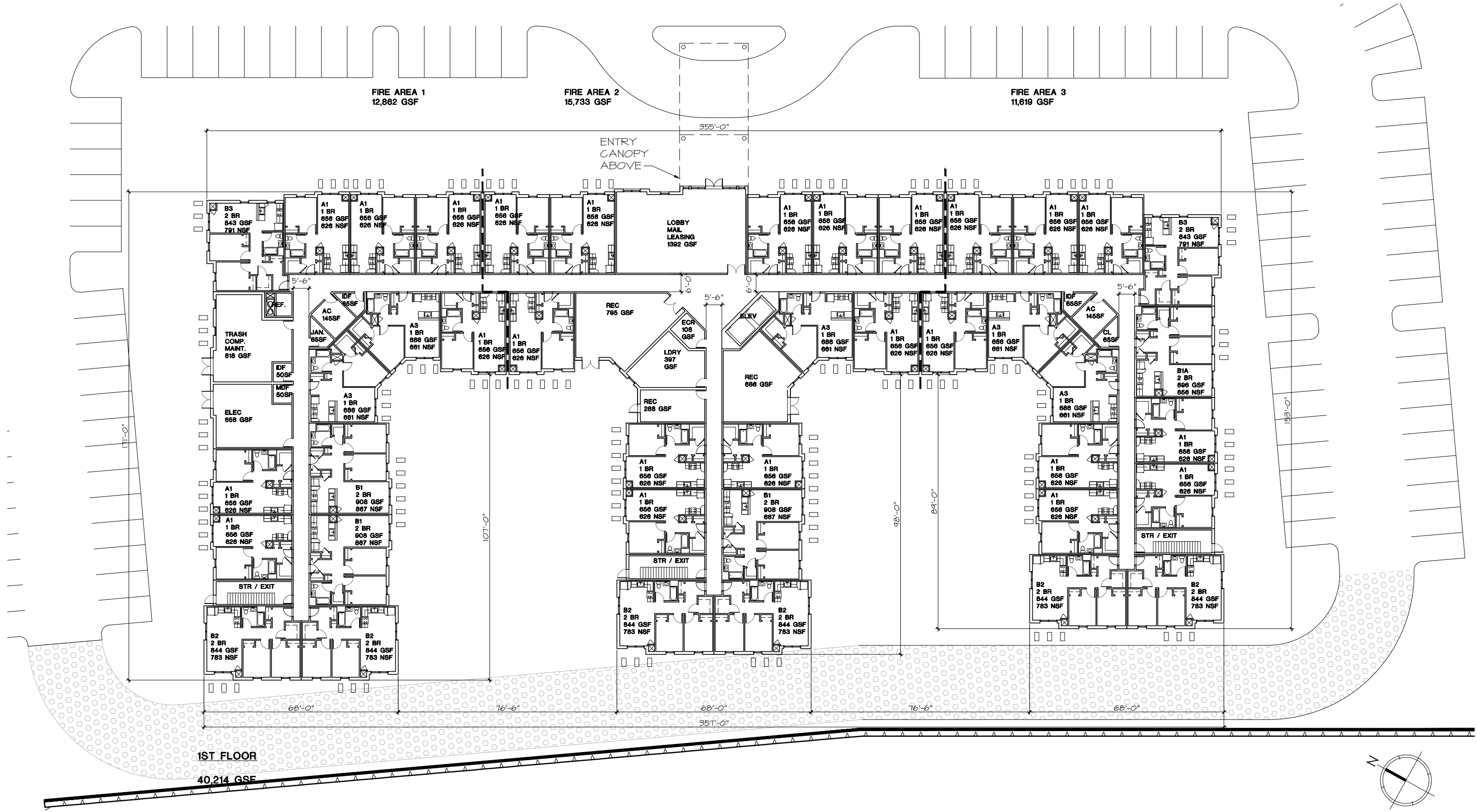
**119 OREGON RD**  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :  
**PERSPECTIVE**

SCALE :  
N.T.S.

DATE :  
09/17/2021

DRAWING NO. :  
**A-003**



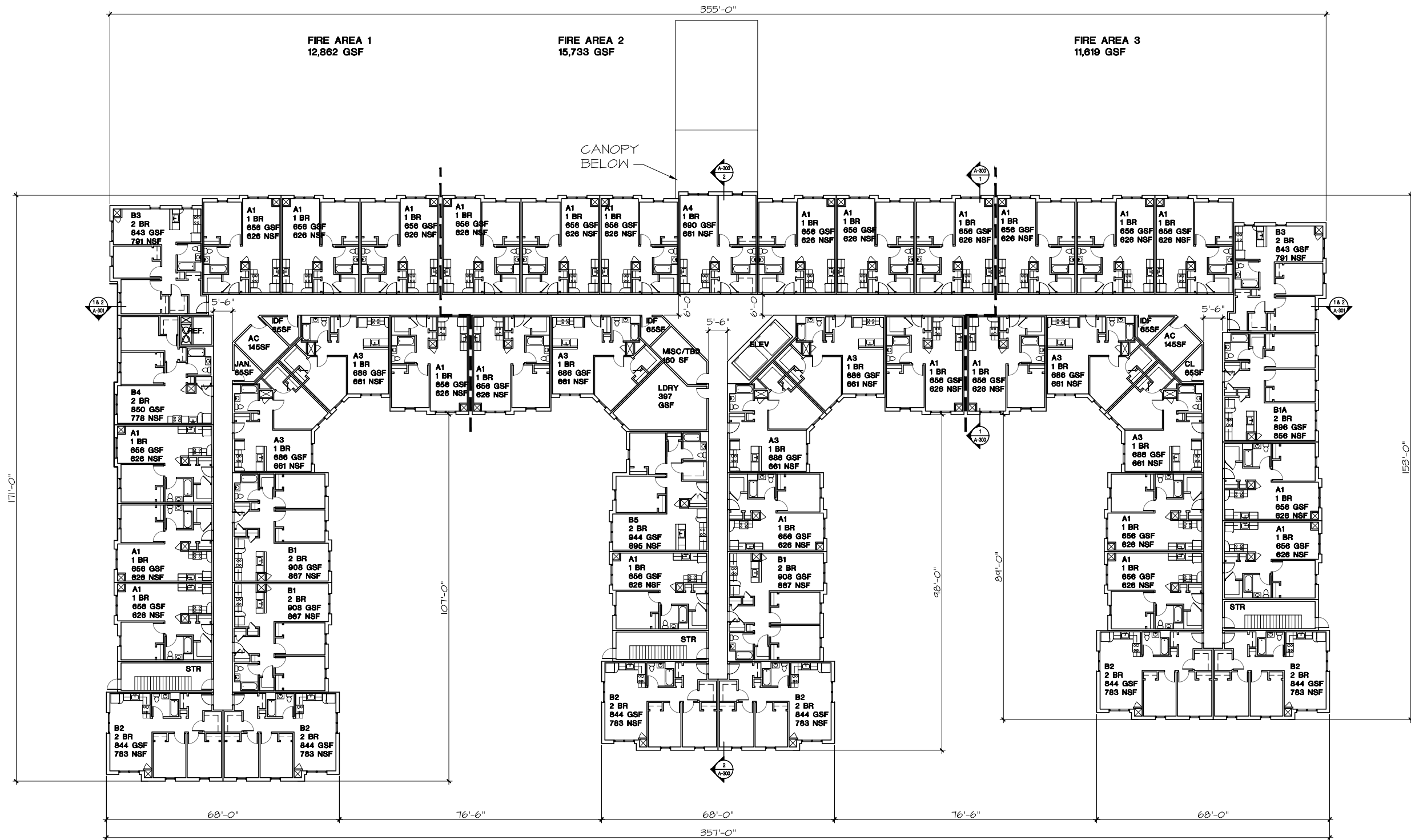
ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :  
1ST FLOOR PLAN  
SCALE :  
1/32" = 1' - 0"  
DATE :  
09/17/2021

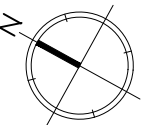
DRAWING NO. :  
A-101





2ND FLOOR

40,214 GSF



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD

CORTLANDT, NY 10567

PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :

2ND FLOOR PLAN

SCALE :

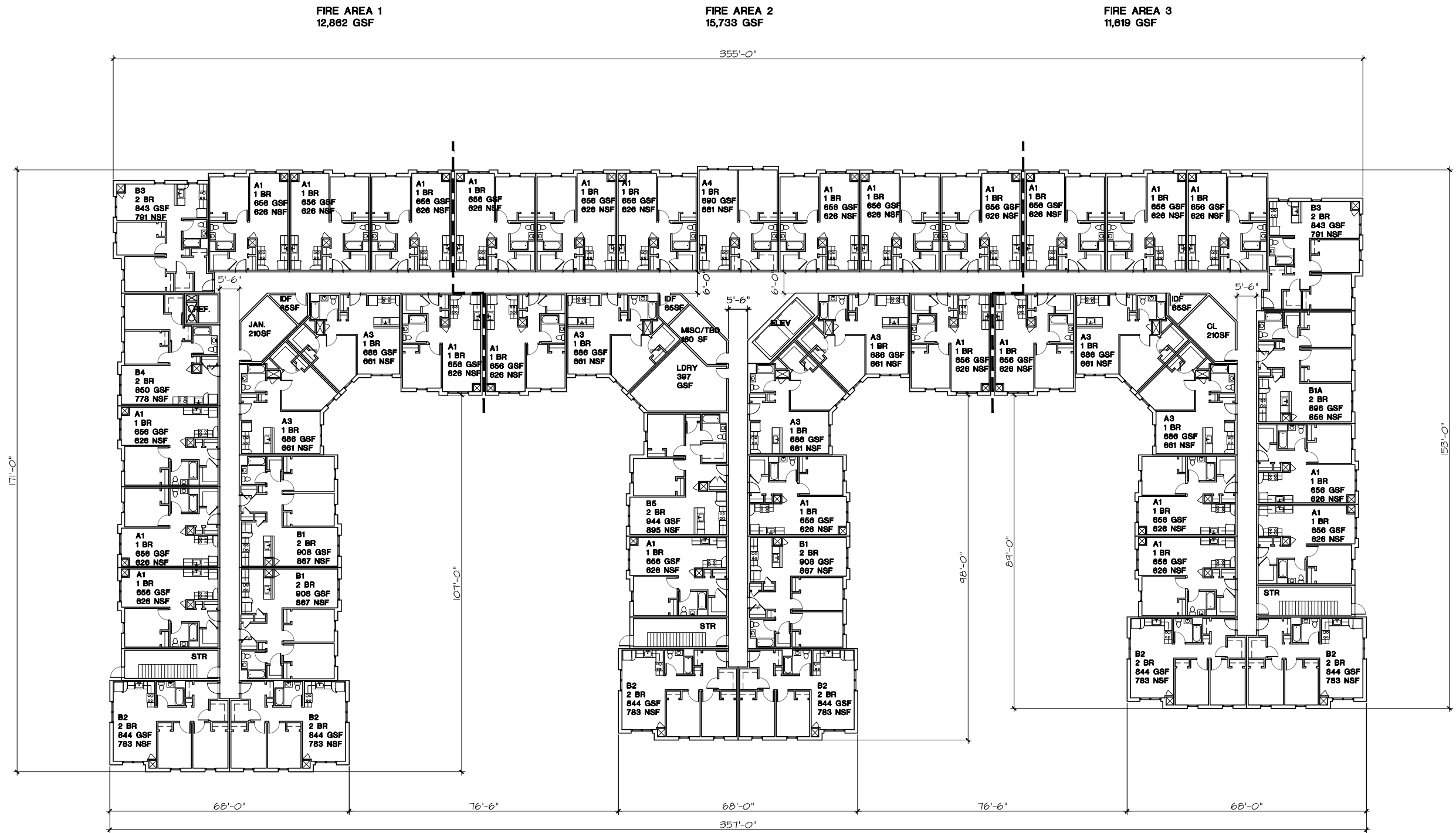
1/32" = 1' - 0"

DATE :

09/17/2021

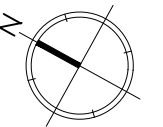
DRAWING NO. :

A-102



3RD FLOOR

40,214 GSF



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD

CORTLANDT, NY 10567

PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :

3RD FLOOR PLAN

SCALE :

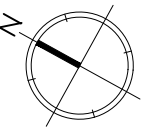
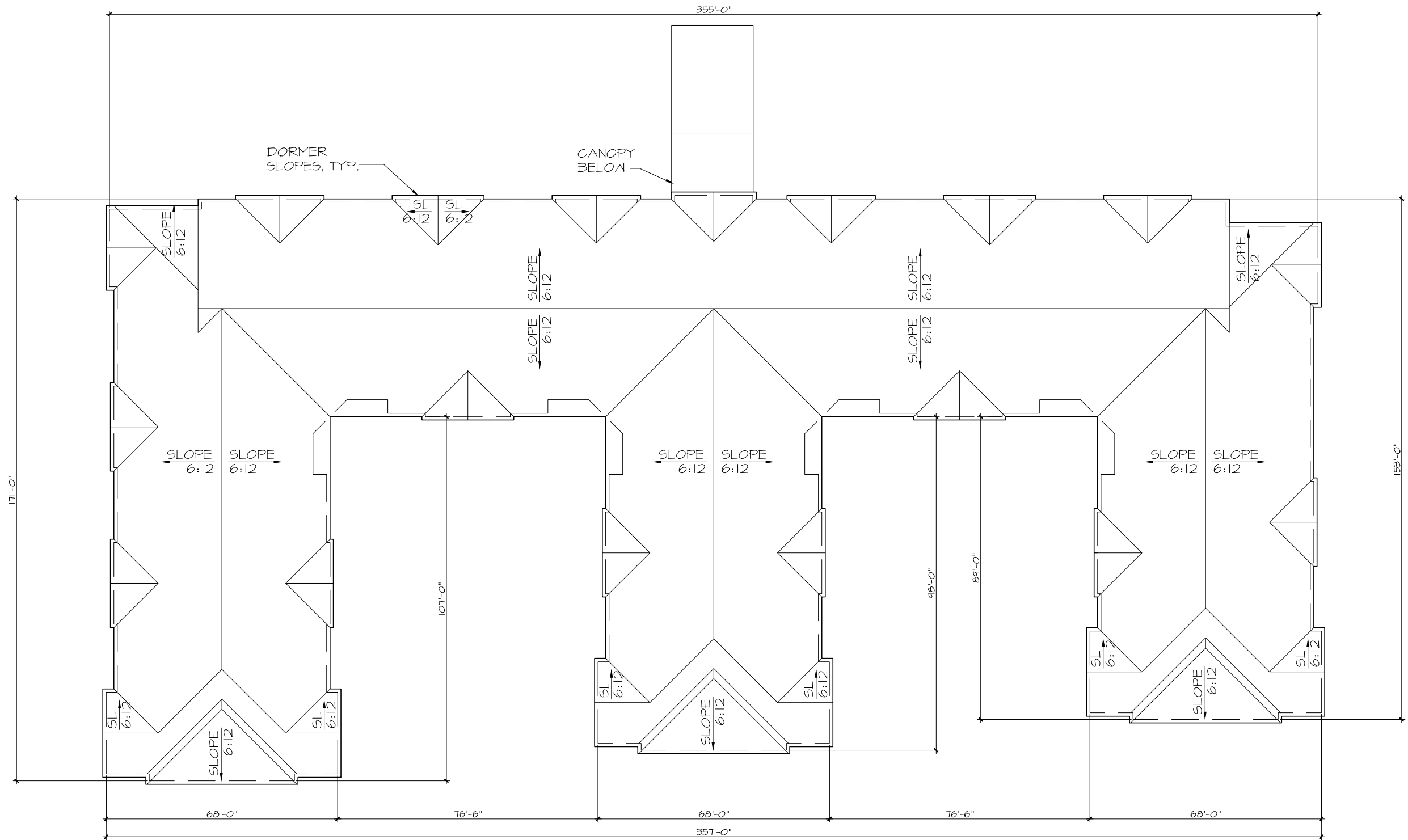
1/32" = 1' - 0"

DATE :

09/17/2021

DRAWING NO. :

A-103



225 WEST 39TH STREET  
 NEW YORK, NY 10018  
 212 352 3099  
 © GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
 GF55 PARTNERS, LLP  
 225 West 39th Street  
 New York, NY 10018  
 212 352 3099

**119 OREGON RD**

CORTLANDT, NY 10567

PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :

ROOF PLAN

SCALE :

1/32" = 1' - 0"

DATE :

09/17/2021

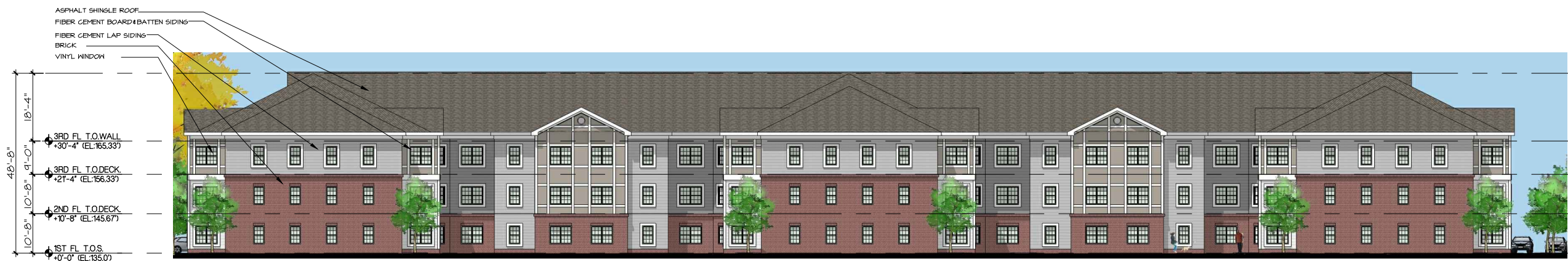
DRAWING NO. :

**A-104**



# 1 NORTH (FRONT) ELEVATION

1/32"=1'-0"



# 2 SOUTH (REAR) ELEVATION

1/32"=1'-0"



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

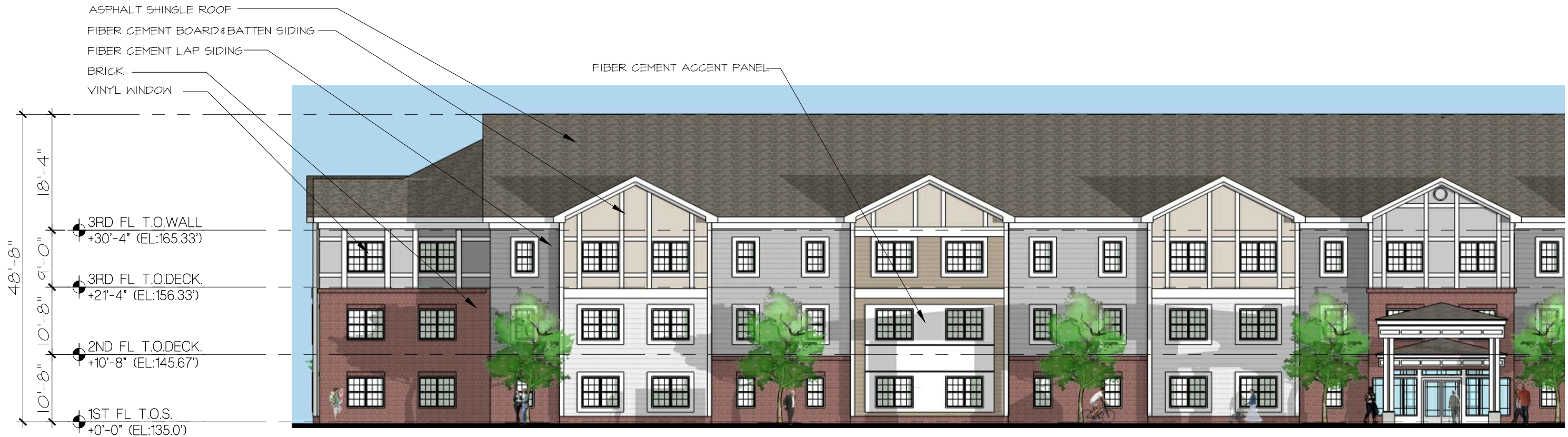
SHEET NAME :  
BUILDING ELEVATIONS

SCALE :  
AS NOTED

DATE :  
09/17/2021

DRAWING NO. :

A-200



**1 NORTH (FRONT) PART ELEVATION**

1/16" = 1'-0"



**2 NORTH (FRONT) PART ELEVATION**

1/16" = 1'-0"



ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

**119 OREGON RD**  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :	BUILDING ELEVATIONS
SCALE :	AS NOTED
DATE :	09/17/2021

DRAWING NO. :  
**A-201**



**1 SOUTH (REAR) PART ELEVATION**

1/16"=1'-0"



**2 SOUTH (REAR) PART ELEVATION**

1/16"=1'-0"



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

**119 OREGON RD**  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :	BUILDING ELEVATIONS
SCALE :	AS NOTED
DATE :	09/17/2021

DRAWING NO. :  
**A-202**



# 1 EAST ELEVATION



# 2 WEST ELEVATION

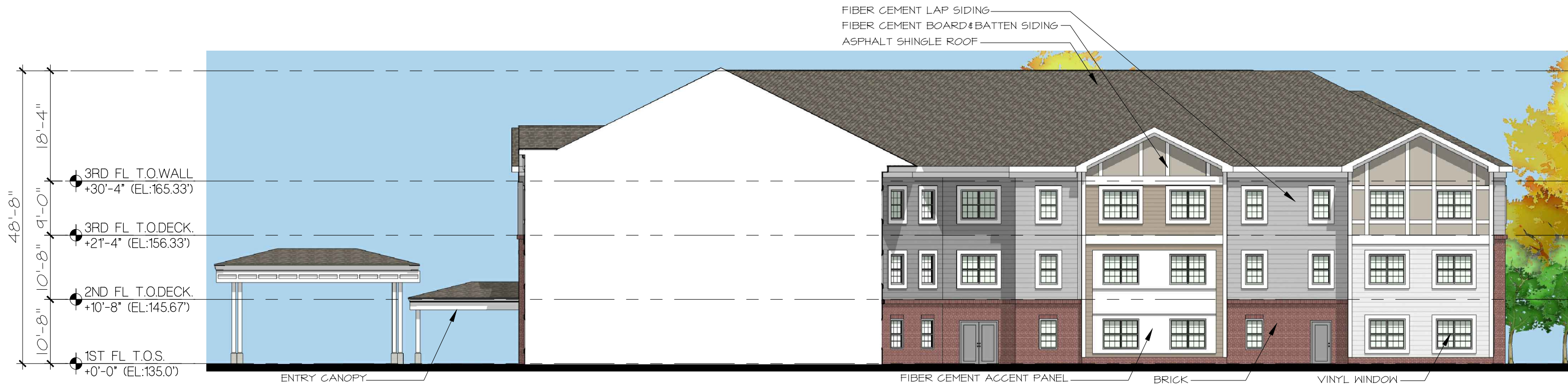


ARCHITECT :  
**GF55 PARTNERS, LLP**  
 225 West 39th Street  
 New York, NY 10018  
 212 352 3099

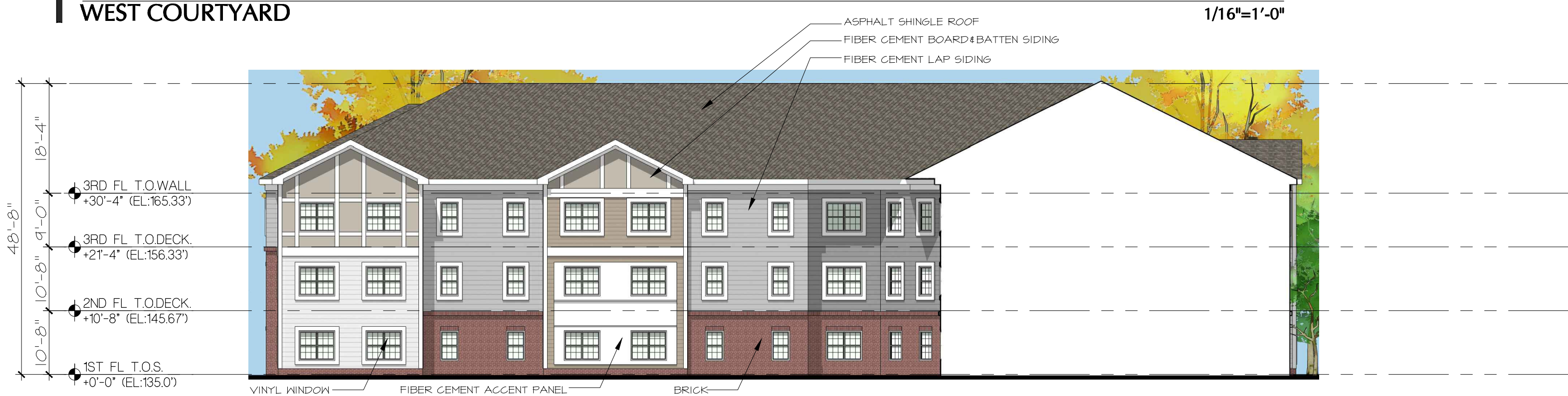
**119 OREGON RD**  
 CORTLANDT, NY 10567  
 PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :	BUILDING ELEVATIONS
SCALE :	AS NOTED
DATE :	09/17/2021

DRAWING NO. :  
**A-203**



# 1 WEST ELEVATION WEST COURTYARD



# 2 EAST ELEVATION WEST COURTYARD



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :  
BUILDING ELEVATIONS

SCALE :  
AS NOTED

DATE :  
09/17/2021

DRAWING NO. :

A-204





# 1 EAST ELEVATION EAST COURTYARD



# 2 WEST ELEVATION EAST COURTYARD

1/16"=1'-0"

ASPHALT SHINGLE ROOF

FIBER CEMENT LAP SIDING

FIBER CEMENT BOARD & BATTEN SIDING

VINYL WINDOW

FIBER CEMENT ACCENT PANEL

BRICK

1/16"=1'-0"



225 WEST 39TH STREET  
NEW YORK, NY 10018  
212 352 3099  
© GF55 ARCHITECTS, LLP 2021

ARCHITECT :  
GF55 PARTNERS, LLP  
225 West 39th Street  
New York, NY 10018  
212 352 3099

119 OREGON RD  
CORTLANDT, NY 10567  
PARCEL ID: SECTION 23.11, BLOCK 1, LOT 12

SHEET NAME :  
BUILDING ELEVATIONS

SCALE :  
AS NOTED

DATE :  
09/17/2021

DRAWING NO. :

A-205

**STEEP SLOPE DISTURBANCE PERMIT  
OVERLOOK TERRACE, 119 OREGON ROAD**

Based on Town Code Chapter 259-6, the slope analysis has been updated to reflect 15-25%, 25-30% and over 30%. As shown on the attached Figures No. S-1 through No. S-4, the existing and proposed slope conditions are as follows:

**TABLE 1: STEEP SLOPES**

<b>Slope Categories</b>	<b>Existing Slopes within Property Line<sup>1</sup> (Figure S-1)</b>	<b>Proposed Slopes within Property Line<sup>1</sup> (Figure S-2)</b>	<b>Existing Slopes within LOD<sup>2</sup> (Figure S-3)</b>	<b>Proposed Slopes within LOD<sup>2</sup> (Figure S-4)</b>
>30%	0.3	1.0	0.3	1.1
25-30%	0.2	0.3	0.2	0.3
15-25%	1.2	1.3	0.9	1.0
<b>Total Steep Slopes</b>	<b>1.7</b>	<b>2.6</b>	<b>1.4</b>	<b>2.4</b>

<sup>1</sup> Includes approximately 0.3 acres of 15-25% slopes outside of Limit of Disturbance (LOD) between the existing structure and rear property boundary. These slopes are excluded from the LOD and would not be impacted.

<sup>2</sup> LOD includes approximately 0.45 acres outside of property line for utility connections, site frontage/Donnelly Place improvements and removal of the existing southern access drive.

Per Chapter 259, *Steep Slopes* steep slopes are ground areas with slopes greater than 15%. As shown on **Figures S-1 and S-3** within the 119 Oregon Road Property Line (the “site”) and the proposed limit of disturbance (LOD) there are approximately 1.7 acres and 1.4 acres of steep slopes, respectively. Areas of regrading have been designed to blend into the existing contours of the site, to maximum extent practicable (see **Figure S-2 and S-4**). A stormwater pollution prevention plan (SWPPP) has been prepared for the project and describes the proposed erosion and sediment control measures that would be utilized during construction and after completion of the Project

As shown on **Table 1: Steep Slopes**, approximately one acre of slopes exceeding 30% would be created within the site/LOD. These slopes are primarily limited to the following locations:

- *South of proposed structure/emergency access drive* – To create a relatively level area for the proposed senior living facility and adjacent parking and emergency access drive, an eight- to ten-foot-high retaining wall is proposed south of the emergency access drive. The design balances the maximum height of the wall with the extent of proposed slopes exceeding 30%. The slope will be landscaped and maintained with slope plantings featuring a variety of shrubs and ground covers with root systems of varying depths to help stabilize the area of the slope soil. See SP-4.1, *Conceptual Landscape Plan* and SP-4.3, *Site Section* in the accompanying full site plan application drawing set.

- *North of the proposed parking areas* – To construct the proposed parking areas, water quality basin and pedestrian walkway, and stormwater basin certain areas of the site will result in slopes exceeding 30%. The Applicant has proposed creating these slopes in an effort to preclude installing additional retaining walls in the front of the facility where they may be more visible to residents and guests. These areas will be with vegetated with lawn, shade trees and ornamental trees.

Section 259-6 of the Town Code includes the standards that the approving authority shall consider for a Steep Slope Permit. As requested by the Director of Technical Services, the following revised narrative evaluates those standards in terms of the 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 property was previously disturbed and developed with an existing catering facility that contains structures, parking lots and landscaped areas. The Project would be 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.**

There are no freshwater wetlands, water bodies or watercourse within the Project Site or limit of disturbance.

- 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. Slopes greater than 3:1 will include an erosion control matting.

**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."<sup>1</sup> 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."<sup>2</sup> 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."<sup>3</sup>

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."<sup>4</sup> The proposed project would create housing options for older adults and seniors in the Town consistent with the goals of Envision Cortlandt.

---

<sup>1</sup> Envision Cortlandt, p50.

<sup>2</sup> Id., p48.

<sup>3</sup> Id., p51.

<sup>4</sup> Id. p46.

**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.

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

As indicated by the Director of Technical Services in a July 23, 2021 review memo, Section 259-6 (H) is mostly advisory, and bullet points 11-15 will be added as notes to the site plan drawing set.

**(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 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 the 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.**

The majority of the Project is concentrated to previously disturbed portions of the Site. 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-*

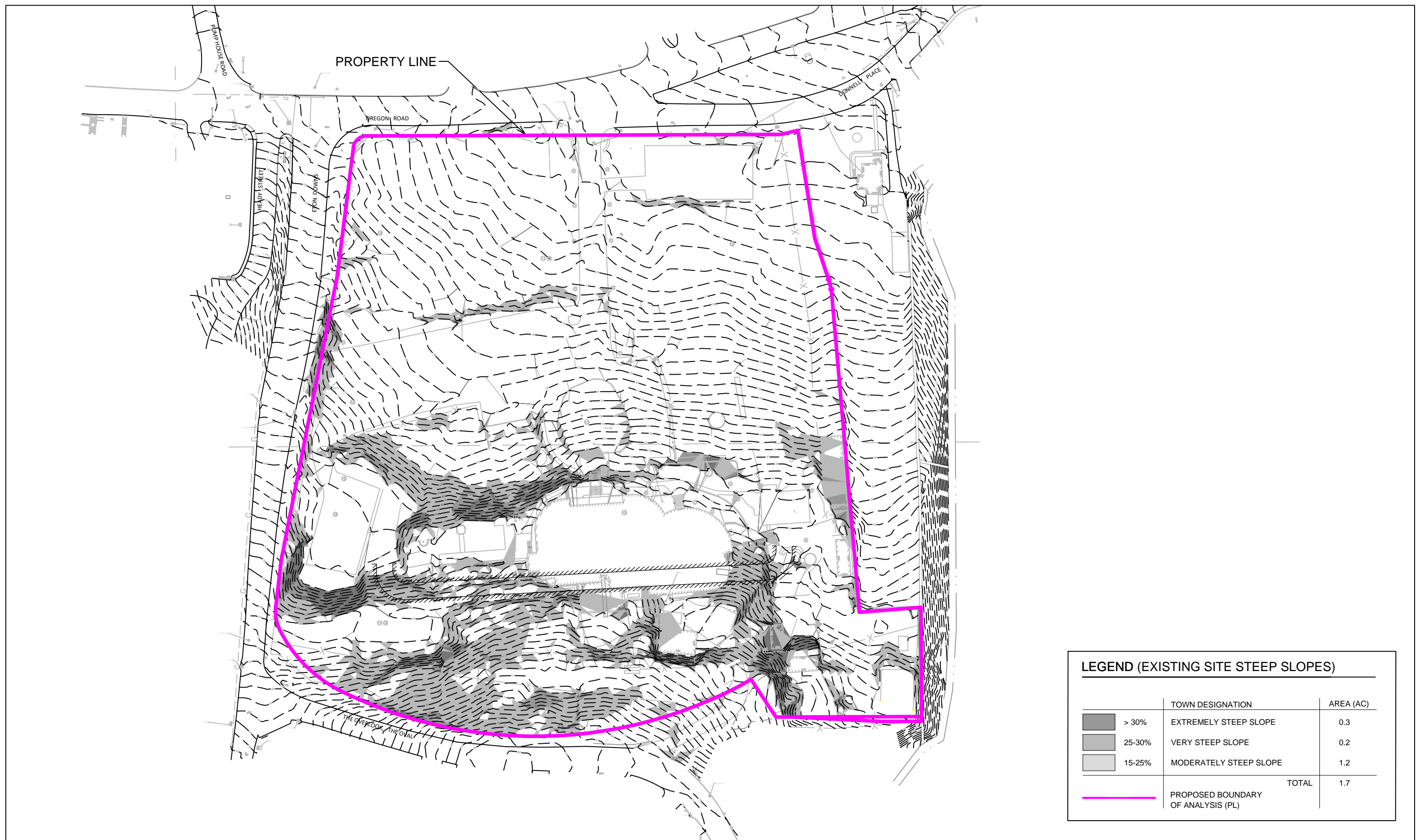


*2 and that each of the standards for approval set forth in Subsections A through G above has been fully and completely met.*

- (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 efficiently as possible to limit proposed construction activities only that which is necessary for the Project. The proposed improvements have been located within previously disturbed areas of the site to the maximum extent practicable.

As the revised steep slope analysis maps show the existing site contains approximately 0.3 acres of slopes that exceed 30%. These slopes are in existing disturbed areas of the site and are the result of past site grading located adjacent to the existing site improvements such as the main catering facility building, parking areas and accessory structures. In order to remove the existing site improvements and locate the proposed building, parking and drives within areas of previous site disturbance, disturbance of the existing slopes that exceed 30% cannot be avoided.



**EXISTING STEEP SLOPES ANALYSIS  
PROPERTY LINE(PL)**

OVERLOOK TERRACE  
CORTLANDT, NEW YORK

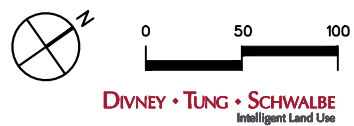
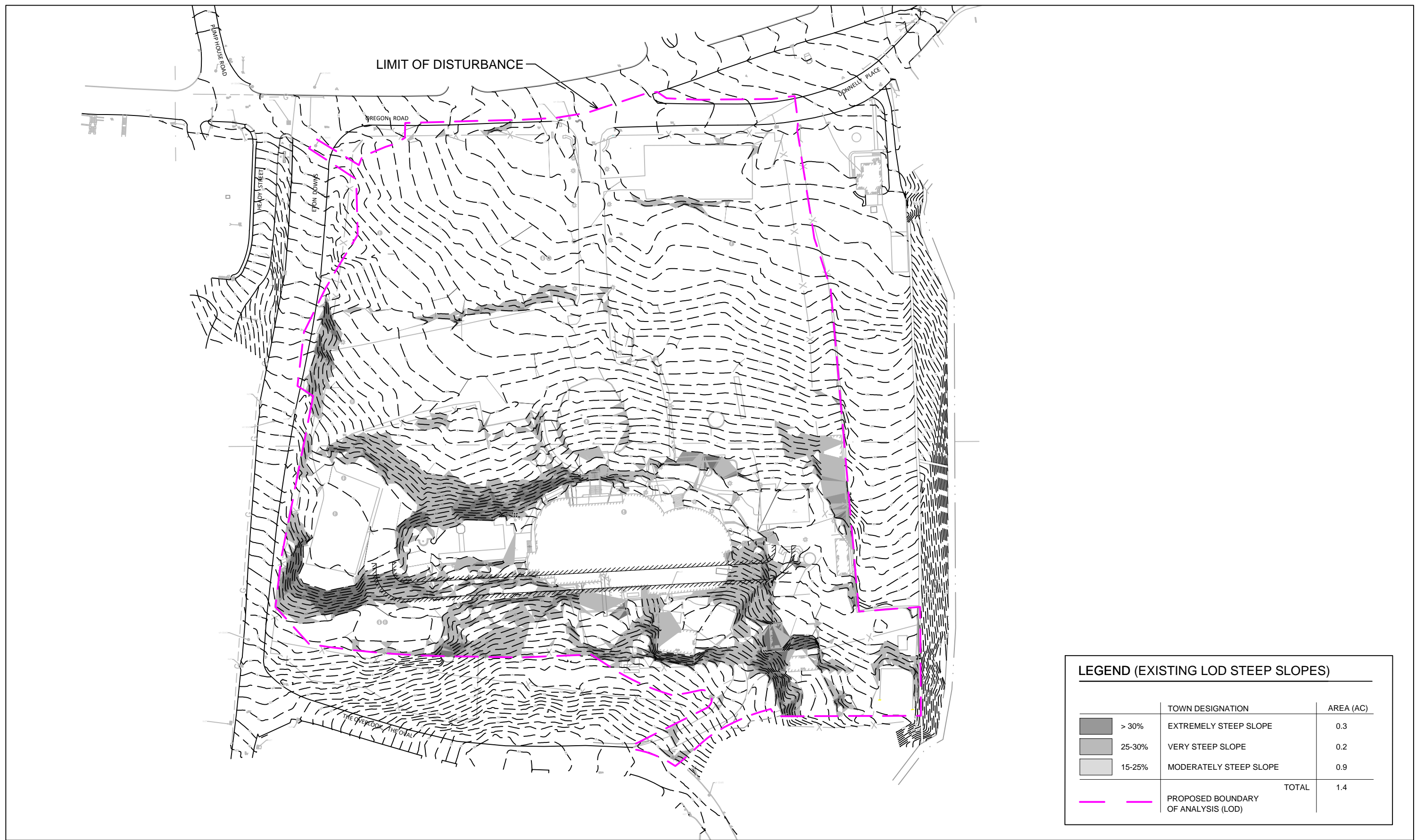
FIGURE NO. S-1



**PROPOSED STEEP SLOPES ANALYSIS  
PROPERTY LINE(PL)**

OVERLOOK TERRACE  
CORTLANDT, NEW YORK

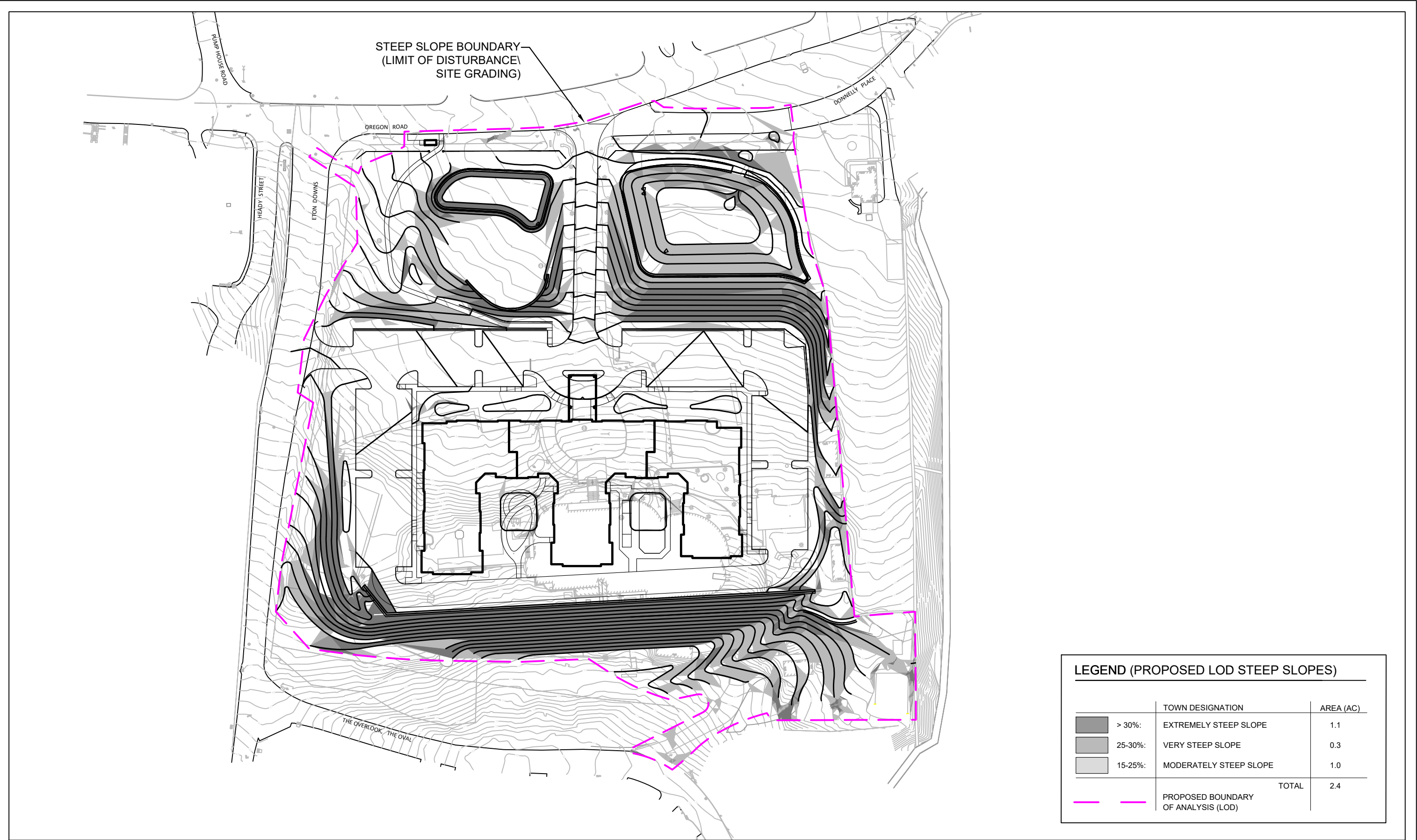
FIGURE NO. S-2



**EXISTING STEEP SLOPES ANALYSIS  
LIMIT OF DISTURBANCE (LOD)**

OVERLOOK TERRACE  
CORTLANDT, NEW YORK

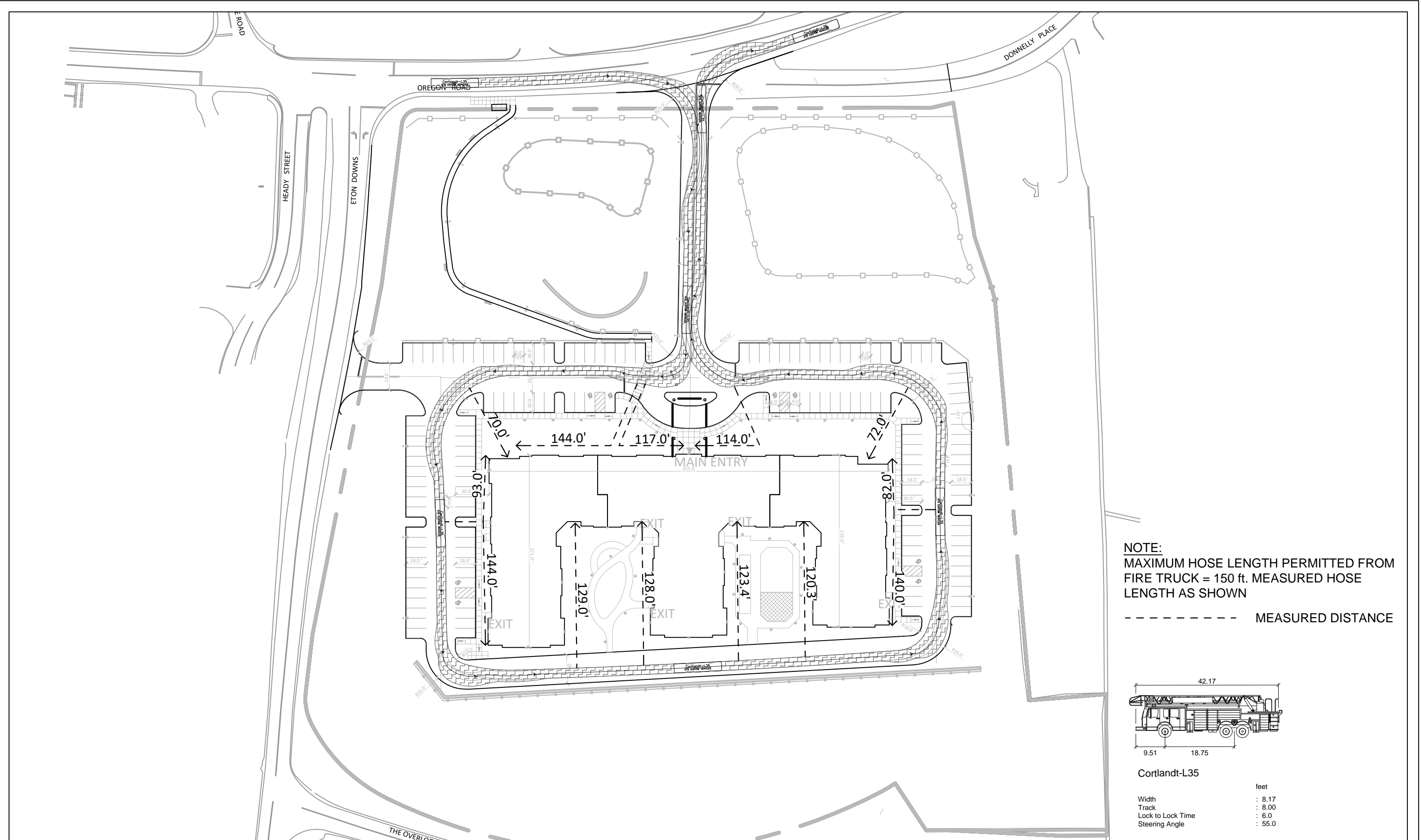
FIGURE NO. S-3



**PROPOSED STEEP SLOPES ANALYSIS  
LIMIT OF DISTURBANCE(LOD)**

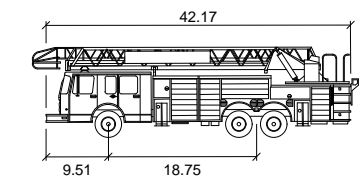
OVERLOOK TERRACE  
CORTLANDT, NEW YORK

FIGURE NO. S-4



**NOTE:**  
 MAXIMUM HOSE LENGTH PERMITTED FROM  
 FIRE TRUCK = 150 ft. MEASURED HOSE  
 LENGTH AS SHOWN

----- MEASURED DISTANCE



**Cortlandt-L35**

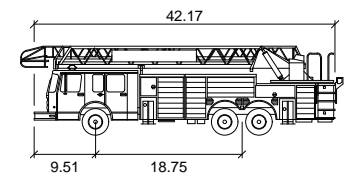
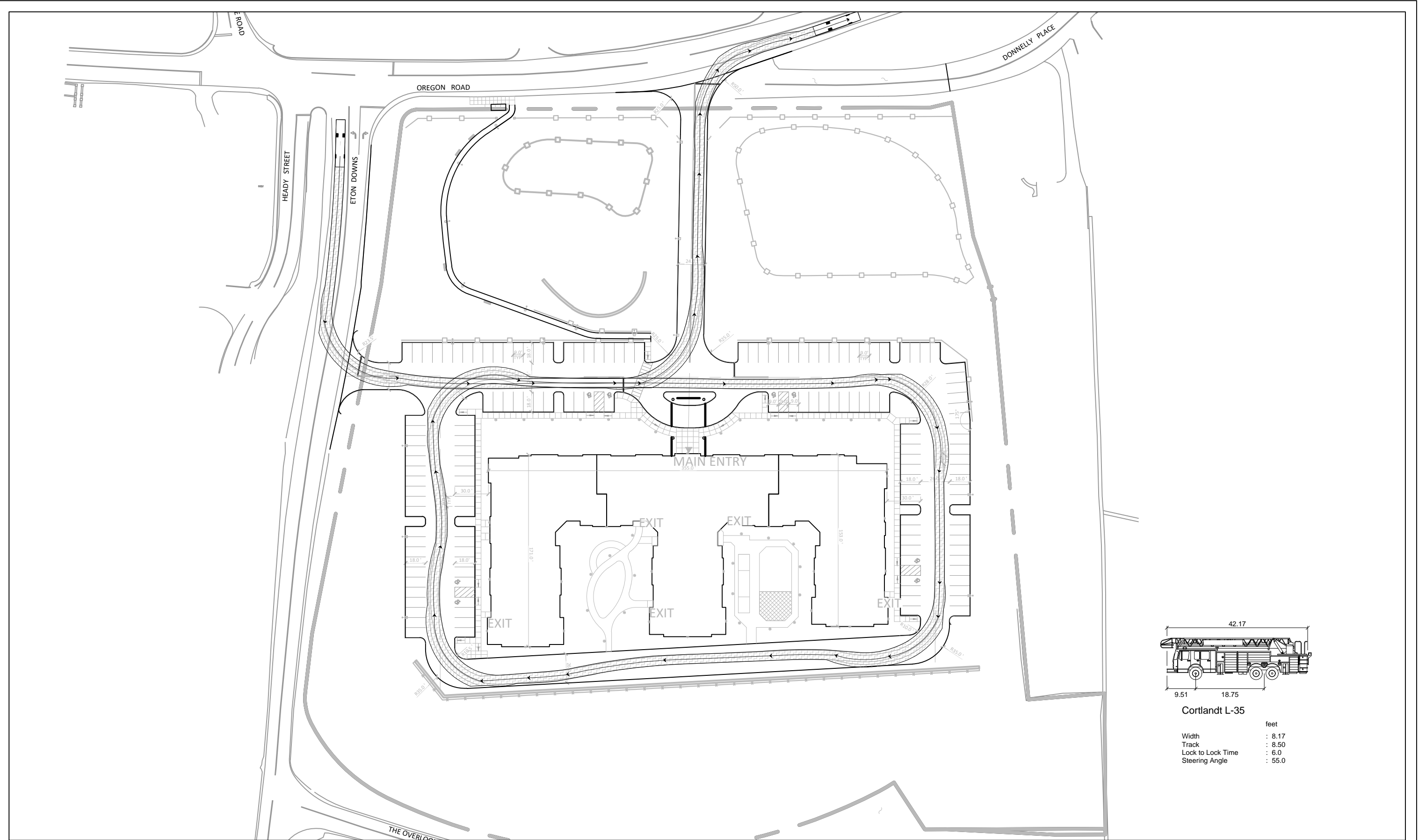
	feet
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 55.0



0 40 80 160

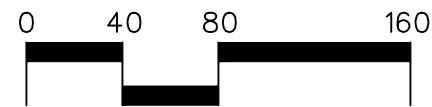


SCALE: 1" = 80'



Cortlandt L-35

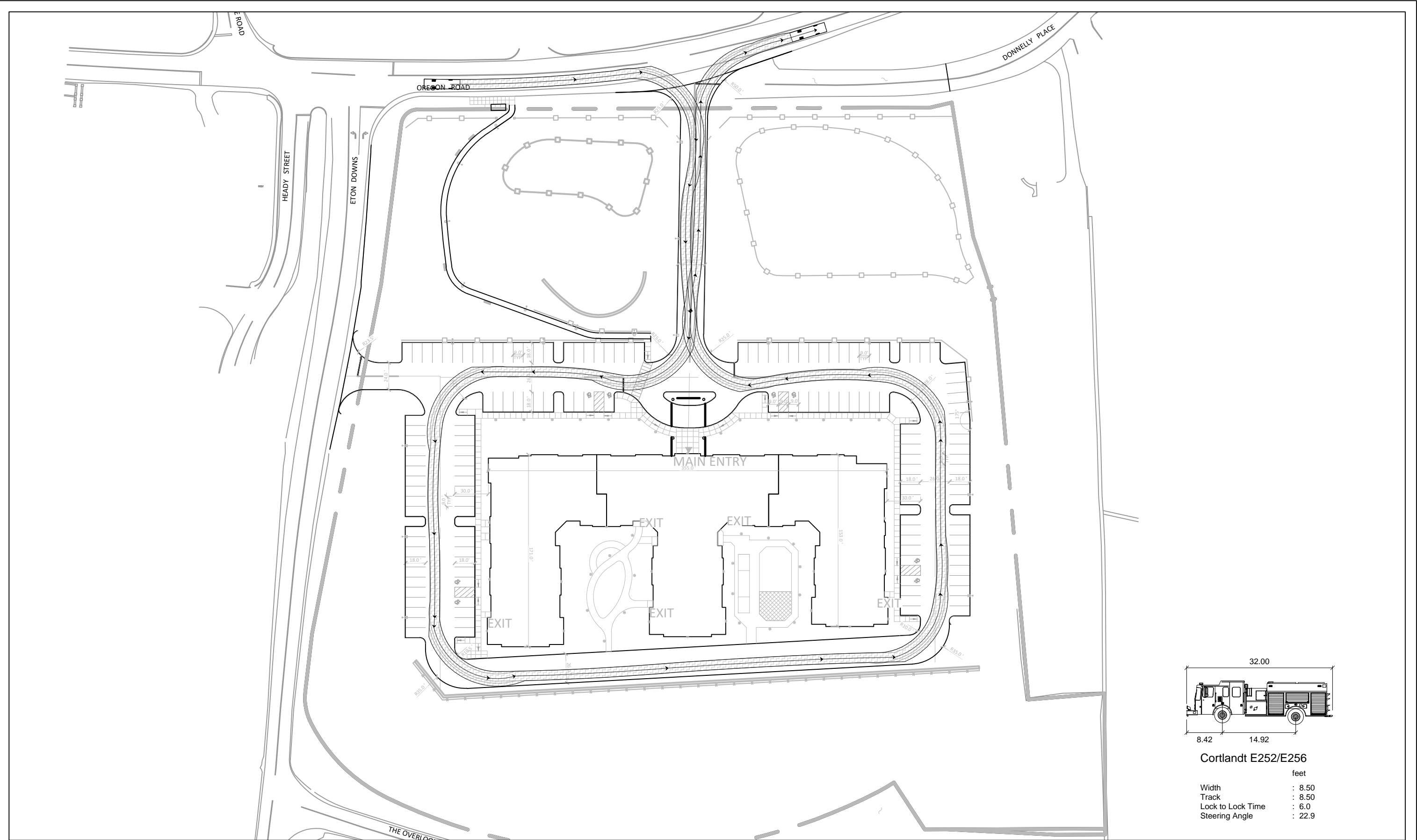
	feet
Width	: 8.17
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 55.0



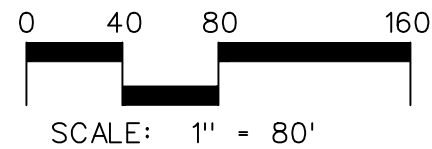
SCALE: 1" = 80'

DIVNEY • TUNG • SCHWALBE  
Intelligent Land Use

**VEHICLE TURNING MOVEMENT**  
**ETON DOWNS ENTRY - MVFA L35**  
 OVERLOOK TERRACE  
 CORTLANDT, NEW YORK



DIVNEY • TUNG • SCHWALBE  
Intelligent Land Use



**VEHICLE TURNING MOVEMENT**  
**OREGON ROAD ENTRY - MVFA E252/256**  
OVERLOOK TERRACE  
CORTLANDT, NEW YORK