



TOWN OF CORTLANDT PLANNING BOARD

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Thomas A. Bianchi
Vice-Chairperson

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Nora Hildinger
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TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/83695998119?pwd=R1FLUGRiSzZyRWU4MXQrbzE4N1dRQT09>

WORK SESSION..... SEPTEMBER 10, 2024 6:00 PM

1. Discuss September 10, 2024 Regular Planning Board Meeting Agenda.

MEETING AGENDA.....PLANNING BOARD TOWN OF CORTLANDT 6:30 TUESDAY EVENING* SEPTEMBER 10, 2024

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETING OF JULY 9, 2024
5. CORRESPONDENCE

- PB 16-99** a. Letter dated September 3, 2024 from John Bevegna, P.G. regarding modifications to the Hollowbrook Golf Club Annual Monitoring.
- PB 1-16** b. Letter dated July 27, 2024 from James Annicchiarico requesting the 2nd, six-month time extension of Preliminary Plat approval for the Pomona Development, LLC (Boga) subdivision located on the south side of Revolutionary Rd., south of Eton Lane.
- PB 2022-10** c. Letter dated August 20, 2024 from David Steinmetz, Esq. requesting the 1st, one-year time extension of Conditional Site Development Plan approval for Bilal Ahmad for a proposed hotel located at 2054 East Main St.

- PB 2024-1** d. Letter dated August 22, 2024 from Robert Davis, Esq. regarding the proposed Zoning Amendment for self-storage located in the CC, Community Commercial Zoning District on Crompond Road, Route 202.
- PB 18-98** e. Letter dated August 29, 2024 from Michael Gray, President of the Dickerson Pond Association requesting modification of Condition #11 of the approving resolution, PB 27-07 for the Valeria Development.
- f. Receive and file the Lighting Ordinance

6. PUBLIC HEARING (NEW)

- PB 2024-1** a. Public Hearing: Application of KPB Properties LLC for Site Development Plan approval and a referral from the Town Board of a Petition for a Zoning Text Amendment for a proposed 4-story, 75,000 sq. ft. self-storage facility located at 3 Locust Avenue. Drawings latest revised August 22, 2024.

7. NEW BUSINESS

- PB 2024-3** a. 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)
- PB 2024-4** b. Application of Qiang Su, R.A., for the property of J Glamour Nails & Spa, Inc., for Site Development Plan approval for the conversion of the former La Viletta Restaurant into a Nail Salon for property located at 3172 East Main St. (Cortlandt Boulevard). Drawings dated June 20, 2024.
- PB 2024-5** c. Application of Elrac LLC, dba Enterprise Rent-a-Car, for Amended Site Plan Approval for the removal of an existing carport and the construction of an 875 sq. ft. enclosed wash bay at the Enterprise Rental Car Center located at 2077 East Main St. (Cortlandt Boulevard). Drawings dated September 3, 2024. (see prior PB 15-95)
- PB 2024-6** d. Application of Richard Williams, P.E., on behalf of JAM Storage, LLC, for the property of Francisco Portillo, for Site Plan Approval and a Wetland Permit for the construction of an approximately 68,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd. Drawings dated September 4, 2024.

8. ADJOURNMENT

Next Regular Meeting; TUESDAY, OCTOBER 1, 2024 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com

** Regular meeting will begin at the conclusion of the work session*

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

July 9, 2024

6:45 p.m. - 7:13 p.m.

July 9, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

Nora Hildinger, Member

Kevin Kobasa, Member

MEMBERS ABSENT:

David Douglas, Member

Jeffrey Rothfeder, Member

Peter McKinley, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

Chris Lapine, P.E., Engineer

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2 (The board meeting commenced at 6:45 p.m.)

3 MR. STEVEN KESSLER: Please rise for the
4 pledge.

5 MULTIPLE: I pledge allegiance to the
6 flag of the United States of America and to the
7 Republic for which it stands, one nation under
8 God, indivisible, with liberty and justice for
9 all.

10 MR. KESSLER: Thank you. Chris, roll
11 please.

12 MR. CHRIS KEHOE: Mr. Kobasa?

13 MR. KEVIN KOBASA: Here.

14 MR. KEHOE: Ms. Hildinger?

15 MS. NORA HILDINGER: Here.

16 MR. KEHOE: Mr. Kessler?

17 MR. KESSLER: Here.

18 MR. KEHOE: Mr. Bianchi?

19 MR. THOMAS BIANCHI: Here.

20 MR. KEHOE: Mr. Douglas, Mr. Rothfeder
21 and --

22 MR. KESSLER: McKinley?

23 MR. KEHOE: -- sorry, Mr. McKinley noted
24 as absent.

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2 MR. KESSLER: Thank you. We have one
3 change to the agenda tonight. We are going to be
4 removing the first item regarding the Holbrook
5 Golf Club annual monitoring report and bring that
6 back to our September meeting. There are -- the
7 hold up here is awaiting comments from the city
8 of Peekskill regard regarding the water
9 monitoring program. So can I please have a motion
10 to remove that from the agenda?

11 MR. KOBASA: So moved.

12 MR. KESSLER: Second, please.

13 MS. HILDINGER: Second.

14 MR. KESSLER: And on the question, all
15 in favor?

16 MULTIPLE: Aye.

17 MR. KESSLER: Opposed? Okay, thank you.
18 Our next item on the agenda is the letter dated
19 June 18, 2024 from Judson Siebert requesting the
20 second one year time extension of conditional
21 site plan approval for the Courtland CSG LLC
22 application for a solar energy system located on
23 Lexington Avenue. Mr. Kobasa?

24 MR. KOBASA: I'd like to make a motion

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2 to adopt Resolution 6-24 for the second year time
3 extension of the conditional site plan approval.

4 MR. KESSLER: Thank you. Second?

5 MR. BIANCHI: Second.

6 MR. KESSLER: And on the question, all
7 in favor?

8 MULTIPLE: Aye.

9 MR. KESSLER: Opposed? Next item is a
10 letter dated June 26, 2024 from David Steinmetz
11 requesting the second 90-day time extension of
12 final plat approval for the Evergreen Subdivision
13 located at 2003 Crompond Road. Mr. Steinmetz,
14 good evening.

15 MR. DAVID STEINMETZ: Good evening, Mr.
16 Chairman and members of the board. We are still
17 working on finalizing some of the engineering
18 issues that have been going back and forth
19 between our team and our engineer, PTS, as well
20 as the town engineer, Mike Preziosi and possibly
21 Mr. Lapine as well. So we're making good
22 progress, Mr. Chairman, but we're not done yet so
23 we do need an extension.

24 MR. KESSLER: Alright, also working with

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2 the county according to your letter?

3 MR. STEINMETZ: We need to finish the
4 town to get to county.

5 MR. KESSLER: I See.

6 MR. STEINMETZ: So we are quite anxious
7 to get to the county.

8 MR. KESSLER: Okay. Thank you for the
9 update. Nora?

10 MS. HILDINGER: I'd like to make a
11 motion for planning board 2023-5 to grant the
12 second 90-day time extension.

13 MR. KESSLER: Thank you. So it's
14 resolution 7-24. Can I please have a second?

15 MR. KOBASA: Second.

16 MR. KESSLER: And on the motion? All in
17 favor?

18 MULTIPLE: Aye.

19 MR. STEINMETZ: Thank you.

20 MR. KESSLER: Any opposed? Next item is
21 a letter received by the planning department on
22 June 28, 2024 from Eva Giorgi of Teatown,
23 transmitting the Cliffdale Meadow Revegetation
24 Report as required by the planning board

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2 resolution 4-21. Mr. Bianchi?

3 MR. BIANCHI: Mr. Chairman, this will --
4 this report has been required every three years,
5 I believe by, by our ruling. And the report that
6 we received has been reviewed and we have agreed
7 that this will be the last report and no further
8 reports will be needed by Teatown to be
9 submitted. So I guess we're just file, refer and
10 file.

11 MR. KESSLER: Receive and file, yeah.
12 Yeah, I, yeah, I think that we, as we said at the
13 work session, Chris, the resolution said they had
14 to report for three years?

15 MR. KEHOE: Yes. As I said, it's, it's
16 wrapped into the special permit that Cliffdale
17 Farm has to operate all of their programs out
18 there, so they'll be back in 2025, but this
19 report can be completed at this time.

20 MR. KESSLER: Okay. So alright, so on
21 the question, all in favor?

22 MULTIPLE: Aye.

23 MR. KESSLER: Opposed? Thank you.

24 Alright, our next item under correspondence is a

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2 referral from the town board on the draft
3 lighting ordinance. So we had a long discussion
4 at the work session on this. There were a number
5 of comments from the board. And I think Chris,
6 you've got most of them, hopefully, and you can
7 communicate those to the town board. I think more
8 significantly was Mr. Bianchi's recommendation
9 that we have an outside expert look at the
10 ordinance as well for their final sign off before
11 we -- before the town board does.

12 MR. KEHOE: Right. And just for the
13 record, I believe there, and maybe Tom would say
14 this as well, but a lot of concerns about the
15 implication on residential properties.

16 MR. BIANCHI: Right.

17 MR. KEHOE: Okay.

18 MR. KESSLER: Residential versus
19 commercial, yes.

20 MR. KEHOE: Yes.

21 MR. BIANCHI: Versus commercial. Yeah.

22 MR. KESSLER: Yeah, that has to be more
23 clearly defined I think within the ordinance. So
24 with that Mr. Kobasa?

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2 MR. KOBASA: I'd like to make a motion
3 to have staff make suggested modifications to
4 share with the town board and employ a lighting
5 expert to review proposed language.

6 MR. KESSLER: Thank you. Second, please.

7 MR. BIANCHI: Second.

8 MR. KESSLER: And on the question, all
9 in favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed? Okay. Next and
12 final item under correspondence is another
13 referral from the town board of the proposed
14 battery energy storage system ordinance. We
15 didn't really get a chance to discuss this at the
16 work session. We decided though at the work
17 session that since this is moving at a slower
18 rate with the town board than the than the
19 outdoor lighting ordinance that, we'd bring this
20 back to the September meeting and have the full
21 board here, hopefully to discuss it and make
22 recommendations, if any, to the town board.

23 MR. MICHAEL CUNNINGHAM: Yes. And
24 there'll be an updated ordinance by then too.

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2 MR. KESSLER: So with that, Nora?

3 MS. HILDINGER: I'd like to make a
4 motion to receive and file.

5 MR. KESSLER: Second please.

6 MR. KOBASA: Second.

7 MR. KESSLER: And on the question, all
8 in favor?

9 MULTIPLE: Aye.

10 MR. KESSLER: Opposed? Thank you.

11 Alright, onto old business, the application of
12 KBP Properties for site development plan approval
13 and a referral from the town board of a petition
14 for a zoning text amendment for a proposed four-
15 story 75,000 square foot self-storage facility
16 located at 3 Locust Avenue drawings, latest
17 drawings revised on June 20, 2024. Mr. Steinmetz,
18 hello again.

19 MR. STEINMETZ: Hello again, Mr.
20 Chairman, members of the board, David Steinmetz
21 from the law firm of Zarin and Steinmetz here,
22 pleased to be representing 3 Locust Avenue, LLC
23 and KPB properties. I'm glad I was here for your
24 work session because at least it, it allowed me

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2 to understand where you all think we are and some
3 of your concerns. Let's take a step back. We
4 have, as you heard from staff, we have a petition
5 for a zoning modification for the CC zone in
6 front of the town board. This time, despite some
7 of the other rezonings that we've all been
8 through together, you were the lead agency. You
9 are the lead agency. So answering one of the
10 questions, Mr. Chairman, that you raised during
11 the work session, it is critical that we advance
12 with your board in order to get back to the town
13 board and get the zoning text adopted.

14 I will tell you that my opinion, based
15 upon several staff level discussions, as well as
16 meeting with the town board and work session, the
17 town board seems amenable to allowing the
18 Toddville School to ultimately be repurposed,
19 renovated, rebuilt and repurpose the site with a
20 self-storage. There are some details that still
21 need to be resolved and you all, at your prior
22 meetings, have put your finger on some of those
23 issues.

24 The most significant of those issues is

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2 height. And I, I should say we have our entire
3 team here tonight. I'm joined tonight by my
4 client, Sean Barton, Michael Humphrey, one of his
5 development partners, Marc Pilotta from Key Civil
6 Engineering and Joe Neitzel from JMN
7 Architecture.

8 We brought the whole team because we
9 want to make as much progress with you tonight as
10 we can because as you heard from staff, despite
11 this guy David, who was referred to as might of
12 wanting simply a receive and file this David
13 would like you to schedule a public hearing.

14 So let's talk about why. You all were
15 very clear with my team. I was not at the last
16 meeting, that you were extremely concerned about
17 the height. This building is 38 feet in height
18 presently. It has been, as it was designed and
19 constructed, and it's been there, as you all
20 know, literally for decades. We came in. Sean's
21 concept was for a larger building to be developed
22 there. We really thought it would, it made a lot
23 of sense. You had some concerns about that. And
24 these folks went back to the drawing board and

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2 literally trimmed several feet off of this
3 building to still make it attractive, because one
4 of the things we heard from the supervisor on the
5 town board, we needed to design this building and
6 make it look as close as possible to the
7 Toddville School and that architectural
8 vernacular. Check, that has been done.

9 The next thing we needed to do was to
10 make sure that the site would be functional for a
11 self-storage facility. We have trimmed the
12 building to just below the currently existing
13 height that we have all lived with for decades
14 upon decades. It is now 37.99 feet tall. So we do
15 think that to the extent that you pushed hard,
16 you did not want to see this building in excess
17 of 40 feet. And at one point, I think it was as
18 tall as originally designed at 47 feet. There has
19 been a substantial concession by Mr. Barton and
20 his development team.

21 In addition, we have been mindful of
22 other comments that your board and staff have
23 made about trying to incorporate some green
24 technology. We are now proposing electric VRF

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2 heat and AC, so there would be no fossil fuel
3 associated with this facility. There would be low
4 flow plumbing fixtures implemented, energy
5 efficient lighting, tonight, one of your topics.
6 You spent more time in your work session on
7 lighting than I've probably heard Steve, with all
8 due respect, in 30 years in front of the board.
9 But the good news is you can end up with a great
10 lighting code and this project will comply with
11 that lighting code. The lights will turn off when
12 there's no occupancy, one of those hallway lights
13 that will click off when no one's there. And in
14 terms of heating, we, we would have a central
15 heating and cooling monitoring system to ensure
16 that there was no excessive use of HVAC inside
17 the building.

18 All of which is to say that we have a
19 project in front of the town, meaning the town
20 board and your board, which will preserve and
21 protect the ball field that has been here for
22 decades, much of which is on my client's property
23 and he's willing to allow it to continue to be on
24 that property. In fact, he's proposing some

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2 improvements. There would be parking, parking on
3 his property that accommodates the residents, the
4 families that come and enjoy the ball field.

5 So from, from our perspective, as a
6 development team, we think we're coming in with a
7 wonderful quiet use for this site in an
8 architectural vernacular that's consistent with
9 what you've lived with for decades at a height
10 that is below what you have lived with for
11 decades. It will not generate traffic of any
12 meaningful amount, far less than the traffic
13 that's generated for a typical little league ball
14 game. The little league ball games will continue
15 on this site with our permission. We've already
16 spoken with the town attorney's office about
17 entering into appropriate lease documents.

18 And as far as the comment that was
19 raised about the DEP, I have to agree with Mr.
20 Cunningham. It's a detail that I think Cynthia
21 Garcia and the DEP need to understand. We're not
22 proposing to change anything. The DEP has allowed
23 a ball field on their property for quite some
24 time, and it was simply because of this

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2 application that they seem to have woken up and
3 said, well, are you allowed to continue having
4 little league here?

5 So we are asking, Mr. Chairman and
6 members of the board, that you schedule us for a
7 public hearing. There are some changes that have
8 to be addressed and you heard about that in the
9 work session. My understanding, and I'll let Mr.
10 Lapine and, and our engineer Mr. Pilotta speak to
11 it. We are being asked to submit a fairly
12 standard SEQR, SWPPP, storm water pollution
13 prevention plan that we do on every project. That
14 will be forthcoming shortly. There are some
15 technical comments that we got with regard to
16 design that Marc Pilotta believes we can address
17 summarily. So I'm confident that we will have the
18 material into you. The, the good news for me is
19 that there's no meeting in August. So we're
20 talking about September. So we will get the
21 submission done in the next couple of weeks. Your
22 board, your board will have sufficient time to
23 review those materials. And if for some reason
24 you're not confident that you all and the public

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2 have had a full and fair opportunity, then don't
3 close the public hearing when I ask you to close
4 the public hearing in September, because you know
5 I'm going to ask you to close the public hearing
6 in September.

7 I have a feeling you're not going to get
8 a lot of voices at that public hearing because
9 this is in a very kind of quiet spot where we
10 don't really think we're adversely impacting
11 anything. We actually think we're improving the
12 area.

13 I want you all to know that the building
14 itself, and we spent quite a bit of time doing
15 research, historical research on the building,
16 while it was probably really cool when it was
17 built a century ago or 80 years ago, it is now
18 inside really kind of a disaster. It is unsafe.
19 It's unsightly, it is not a building that the
20 town of Cortland should have as its shining eye
21 on Route 202 and Crompond Road. It, it needs
22 attention. And in this instance, we think we can
23 actually bring it down and put, put that property
24 to far better use.

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2 So we're confident that we'll, we'll be
3 able to deal with the EP. We're confident that
4 we're going to be able to deal with SHPO and we
5 would very much like to advance before your
6 board, because as you all ultimately concluded,
7 I'm asking for a use that isn't permitted in this
8 zone. The only way I can do this is if I go back
9 to the town board and get a rezoning. I can't get
10 the rezoning until I pass go with your board. I
11 can't pass go with your board until you conduct a
12 public hearing.

13 So with all due respect in full and open
14 fashion, I'm asking you to schedule a public
15 hearing for September. Let the public have its
16 say, give us a chance to do a further
17 presentation at that meeting and hopefully, as
18 you heard from the, from the town attorney, we
19 are tracking towards a SEQR determination that
20 will allow me to get back to the town board and
21 find out legislatively whether they're willing to
22 change the zone to accommodate the use.

23 We're confident that they are, my client
24 has spent a lot of time and a lot of money

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2 getting to this point. He's ready to spend the
3 next piece to get to the next point. Please don't
4 hold us up if you -- unless there's some really
5 good reason and I don't think you're going to
6 hear from the town engineer, the town planner or
7 the town attorney that there's any good reason to
8 not schedule the public hearing for the September
9 meeting. Happy to answer questions.

10 MR. KESSLER: The only thing I -- if I
11 may correct you on something, you said the DEP
12 had no issues with the ball field. My impression
13 was they're unaware of the use of the ball field
14 on their property, which is slightly different.

15 MR. STEINMETZ: Okay. Well put it this
16 way --

17 MR. KESSLER: According to what their
18 correspondence.

19 MR. STEINMETZ: So all I can tell you is
20 I'm not going to ask Sean how old he is, but
21 Sean, my client, played little league on that
22 property. So if the DEP is not aware that it's
23 been used for a couple of years. Sean, I'm not
24 asking.

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2 MR. SEAN BARTON: Forty.

3 MR. KESSLER: I'm, I'm just going by
4 what they said.

5 MR. STEINMETZ: All I could say is if,
6 if the New York City DEP has its head in the sand
7 to that extent, we're all in much worse shape
8 than we are on this application.

9 MR. KESSLER: So any, any thoughts,
10 comments from the board?

11 MR. BIANCHI: I guess I don't understand
12 the sequence of events that has to take place.
13 You mentioned that there's --

14 MR. KESSLER: Speak into the mic.

15 MR. BIANCHI: Oh, sorry. You mentioned
16 that we need to have a public hearing first and
17 then you would pursue the rezoning.

18 MR. STEINMETZ: Correct.

19 MR. CUNNINGHAM: So, and I think right
20 now that they're actually pursuing the rezoning
21 now as well. It's just we're at the stage where
22 really the next step would be a public hearing
23 procedurally. And the public hearing would take
24 place before the planning board because you're

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2 the lead agency. It was a coordinated review
3 under SEQR.

4 MR. BIANCHI: Okay. So I guess my
5 question is if we have the public hearing and the
6 rezoning for whatever reason, is not approved.
7 What happens?

8 MR. KEHOE: Well you, you would hold the
9 public hearing but they, they wouldn't close it.
10 Well, well maybe you would have to do SEQR, but
11 you wouldn't approve the site plan until they
12 went back to the town board and got the zoning
13 change, right?

14 MR. CUNNINGHAM: I think to the vice
15 chairman's point, they're taking a risk anyway
16 just right now going forward with the application
17 --

18 MR. STEINMETZ: Exactly.

19 MR. CUNNINGHAM: -- considering the use
20 at -- the use itself at the site is not approved.

21 MR. STEINMETZ: Let, let me try, let me
22 respond to Tom this way. SEQR does not require
23 that you conduct a public hearing and I want to
24 make sure that Michael hears this. So I'm going

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2 to wait. So I, I really want to make sure you
3 hear this. SEQR does not require that you conduct
4 a public hearing before issuing a neg dec. Your
5 board has historically done that. Many, most
6 boards do. You're not required to do that. But
7 because I expect that you want to solicit public
8 comment before a SEQR determination, I'm asking
9 for the public hearing to be conducted because
10 I've got to get you to a SEQR determination. I'm
11 going to take a step to the side. I've been in
12 front of this board too many times where I've
13 listened to my friend, the chairman, complain
14 that you were not the lead agency on rezonings.
15 It's easier for me when you're not the lead
16 agency because I can go to the legislative board
17 and deal with it, it's one stop shopping. I can
18 do SEQR and I can get my zone change in front of
19 one board.

20 But you all, for lots of good reason
21 have said, and you've made it clear to the
22 development community and to your town board,
23 that you want to be the lead agency on rezonings.
24 Tom, this is what happens. It's a little bit of

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2 ping pong because I've got to go there for
3 legislation. I've got to come here for SEQR. I
4 can't get the legislation adopted until you
5 finish SEQR. You finish SEQR, I can go back and
6 then I've still got to come back to you for site
7 plan. I play the game in too many communities,
8 too many nights a week. So there's a lot of ping
9 pong in many communities. That's what happens.
10 And, and let your town attorney either agree or
11 disagree with me. I'm just following process.

12 So I'm asking you for a public hearing
13 simply because I've got to get to the secret
14 determination to get back to find out whether
15 Sean Barton is wasting time, money, and effort
16 trying to do a self-storage facility. It's as
17 simple as that.

18 The good news for me, I spent months in
19 front of the town board before I came here and I
20 got a pretty good feel. I've done this once or
21 twice. I got a pretty good feel that they think
22 that the zoning makes sense, but they've got to
23 let you play out SEQR.

24 MR. BIANCHI: Right. Okay.

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2 MR. CUNNINGHAM: And, and I guess it's
3 somewhat analogous to the process that the
4 board's undertaken in the past with the solar
5 applications, where in that case it was more this
6 board would get to a certain point, hold the
7 public hearing, issue determinate significance
8 under SEQR and then the town board would take it
9 up under a special permit, then it issued a
10 special permit twice, then it came back to this
11 board for final site plan approval. So it would
12 be --

13 MR. KESSLER: Are you saying that the
14 town board will not make a decision until we make
15 a determination of the SEQR neg dec?

16 MR. STEINMETZ: The answer to that --

17 MR. CUNNINGHAM: They can't legally do
18 it. They can't, they can't legally --

19 MR. STEINMETZ: They can't.

20 MR. CUNNINGHAM: They, it, it, it's a
21 legal impossibility.

22 MR. STEINMETZ: Steve, even I won't ask
23 them to do it.

24 MR. KEHOE: One other issue, which you

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2 talk about in your letter, is one of the things
3 that you're supposed to be looking at is their
4 proposed recreational improvements associated
5 with the ball field, concession stand, whatever
6 they're going to do over there. And they stated
7 that they need to talk to the PRC advisory board
8 about that, or our parks department. I did check
9 with them today. I don't think they meet in the
10 summer. So you can probably start with their
11 staff like you know, the planners and then
12 eventually you'll get before them, because I'm
13 guessing you may not have a real strong opinion
14 about what recreational amenities go there, but
15 if, if they want a basketball court or if they
16 want something different there, that has site
17 plan implications. So I think you would need to
18 know that at some point.

19 MR. STEINMETZ: Yeah.

20 MR. BIANCHI: I'm still a little
21 confused.

22 MR. STEINMETZ: Okay.

23 MR. BIANCHI: The town board is doing
24 nothing more than make making a determination on

1 July 9, 2024

2 his zoning amendment.

3 MR. STEINMETZ: Nothing more. They're
4 changing the law, but go ahead.

5 MR. BIANCHI: But nothing more. It has
6 nothing to do with this application. They're just
7 making a zoning change as what is allowed or not
8 allowed in a, in a, in a certain area.

9 MR. STEINMETZ: Use and bulk, right.
10 Both the use --

11 MR. BIANCHI: Okay.

12 MR. STEINMETZ: -- and the dimensional
13 bulk, yes.

14 MR. BIANCHI: Okay. But it has nothing
15 to do with this application.

16 MR. STEINMETZ: Well it has --

17 MR. BIANCHI: Well it -- they're making
18 the change because of the application, but
19 they're making it in a sense in a vacuum also,
20 aren't they?

21 MR. KEHOE: Well, it deals with more
22 than one piece of property.

23 MR. BIANCHI: Yeah, correct.

24 MR. STEINMETZ: It deals with more than

1 July 9, 2024

2 one piece of property.

3 MR. BIANCHI: [unintelligible]

4 [00:21:32] your application.

5 MR. STEINMETZ: Correct.

6 MR. BIANCHI: So why can't they go ahead
7 and make that determination prior to us doing
8 anything here?

9 MR. STEINMETZ: Because you're lead
10 agency.

11 MR. BIANCHI: For your application?

12 MR. STEINMETZ: No.

13 MR. CUNNINGHAM: No.

14 MR. STEINMETZ: Coordinated review.

15 MR. BIANCHI: For the zoning amendment
16 also?

17 MR. STEINMETZ: Yeah.

18 MR. CUNNINGHAM: It's for the entire
19 action. It's a coordinated review for the entire
20 action.

21 MR. STEINMETZ: Coordinated review.

22 MR. CUNNINGHAM: We can't segment it.
23 Otherwise, it'd be impermissible segmentation
24 under SEQR.

1 July 9, 2024

2 MR. BIANCHI: Okay. That's the issue.

3 Okay. That answers my question.

4 MR. KESSLER: Alright, so I --

5 MR. BIANCHI: The only impediment that
6 would preclude us from having a public hearing in
7 September is there's a lot of work that has to be
8 done. You mentioned how we have the summer to do
9 it. Staff, you, I know you're confident.

10 MR. STEINMETZ: My -- Tom, I'm happy to
11 let my engineer and Chris have a dialogue in
12 front of you. My understanding is there's not
13 that much work that has to be done.

14 MR. BIANCHI: And as long as it's done
15 before the date of submission, so that the public
16 has access to it and we have time to review it.

17 MR. STEINMETZ: And if we don't, if we
18 don't hit that, then we've either wasted money on
19 our notices if we've already noticed, or we're
20 going to write Chris a letter and say, wow, the
21 team did not pull the oars correctly, we're not
22 ready, don't put us on the agenda for the public
23 hearing.

24 MR. BIANCHI: When do we have, when do

1 July 9, 2024

2 we have to notify the public of the public
3 hearing?

4 MR. STEINMETZ: Fourteen days before.

5 MR. BIANCHI: And you'll put up signs
6 where, on Locust Avenue there?

7 MR. STEINMETZ: Yeah. Yeah.

8 MR. KEHOE: So it would be August 20th,
9 something like that, August 25th is -- because I
10 would want to be able to, September 10th is the -
11 -

12 MR. BIANCHI: Right.

13 MR. KEHOE: -- meeting. You know,
14 because I would be advertising in the, I want to
15 advertise in the newspaper the correct drawing
16 reference.

17 MR. BIANCHI: Right.

18 MR. KEHOE: But, you know, two weeks
19 before September 10th is sometime towards the end
20 of August.

21 MR. BIANCHI: So that's 40 days. So it's
22 almost, almost six weeks.

23 MR. CUNNINGHAM: So I, I guess you could
24 also set the public hearing subject to the

1 July 9, 2024

2 applicant meeting the notice date. We get the
3 exact notice date when we look back at the code
4 and calculate it. And if they don't meet it, then
5 we just won't advertise for it and then just
6 won't be on the agenda.

7 MR. STEINMETZ: It's a wonderful
8 compromise.

9 MR. BIANCHI: Okay. Good. Okay.

10 MR. KESSLER: Okay.

11 MR. BIANCHI: Alright. So we have
12 several things we have to do here. First I guess
13 is on this application to declare the planning
14 board as lead agency.

15 MR. KESSLER: No, we did last meeting.

16 MR. BIANCHI: Oh, we did that?

17 MR. KEHOE: Yes.

18 MR. STEINMETZ: Yes.

19 MR. KEHOE: You're all set.

20 MR. BIANCHI: Alright. That's done. So,
21 then we'll, provided that all the information is
22 ready and all of the reviews have taken place, et
23 cetera, we will schedule a public hearing at our
24 next meeting on September 10th.

1 July 9, 2024

2 MR. KESSLER: Okay. Second.

3 MS. PICCOLO HILL: I second.

4 MR. KOBASA: Second.

5 MR. KESSLER: Okay. So on the question,
6 so we we're setting a date for everything to be
7 in by when, the --

8 MR. CUNNINGHAM: We'll have the public
9 hearing, whatever the public hearing notice date
10 is, we'll take a look at the code and we'll
11 calculate it. And if they don't -- and we'll
12 communicate that with the applicant, if they
13 don't have everything in by that date --

14 MR. KESSLER: Okay.

15 MR. CUNNINGHAM: -- then they won't be
16 on for a public hearing.

17 MRKY Yeah, I think it, it's actually a
18 range of dates, 14 is in the middle of it. But,
19 you know, towards the end of August, August 28th,
20 something in that timeframe would be plenty of
21 time to advertise.

22 MR. BIANCHI: To advertise?

23 MR. KEHOE: Yeah. But be you, you know,
24 August 21st still gives them six weeks. You know,

1 July 9, 2024

2 I think we'll be able to --

3 MR. BIANCHI: Okay.

4 MR. KEHOE: -- meet and make those
5 corrections.

6 MR. KESSLER: Okay. So we're on the
7 question. Uh, did I have a second?

8 MS. PICCOLO HILL: Second.

9 MR. KESSLER: Second, thank you. So on
10 the question, all in favor?

11 MULTIPLE: Aye.

12 MR. KESSLER: Opposed? Okay.

13 MR. STEINMETZ: Thank you. We'll see you
14 hopefully in September.

15 MR. KESSLER: Hopefully in September.

16 MR. STEINMETZ: What was that?

17 MR. KESSLER: Is that a song, we'll see
18 in September?

19 MR. STEINMETZ: No singing.

20 MR. KESSLER: Okay, well, don't intend
21 to. Alright, our final item this evening is a new
22 business. It's the application of George McCombe
23 for preliminary and final approval for a two lot
24 minor subdivision of a two-acre parcel of

1 July 9, 2024

2 property located at 107 Mountain View Road

3 Drawings dated June 10, 2024. Good evening. And

4 you are?

5 MR. KEN WHITMAN: Good evening. Ken

6 Whitman with Corona Engineering. So the project

7 is, as you said, minor two-lot subdivision. It's

8 in the R 40 zoning district, client wants to

9 subdivide a two-acre lot into two one-acre lots.

10 There's an existing house on one of the lots

11 which will remain. It's on -- the property is on

12 public water, private sewer septic systems. It is

13 in the watershed, no wetlands, no steep slopes. I

14 think that about covers it.

15 MR. KESSLER: So in the watershed. So,

16 we're going to have to get involved with --

17 MR. KEHOE: Yeah, the, the application

18 we referred to New York City DEP for their

19 comments.

20 MR. KESSLER: And have you, I guess, is

21 it too early? Have you done any testing for

22 septic systems or anything?

23 MR. WHITMAN: We have not yet.

24 MR. KESSLER: Okay.

1 July 9, 2024

2 MR. KEHOE: And, and just for the record
3 you know, this is the initial application to the
4 planning board tonight. They'll refer it back for
5 additional review. They may choose to do a site
6 inspection and at some future point, there'll be
7 a duly advertised public hearing for people to
8 comment.

9 MR. KESSLER: Any, any, again, it's very
10 early --

11 MR. KOBASA: Too early.

12 MR. KESSLER: -- in the process. Any
13 comments? Alright, so we'll wait for a review
14 memorandum and as, as Chris said, you know,
15 there'll probably be a site visit at some point
16 when it gets a little cooler. So hearing no other
17 comments, Mr. Kobasa?

18 MR. KOBASA: I'd like to make a motion
19 to declare intent to be the lead agency and refer
20 back to staff for review.

21 MR. KESSLER: Second, please.

22 MR. BIANCHI: Second.

23 MS. PICCOLO HILL: Second.

24 MR. KESSLER: And all the question, all

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July 9, 2024

in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? Mr. Kobasa?

MR. KOBASA: The time is 7:13. The meeting's adjourned.

MR. KESSLER: Thank you.

MR. WHITMAN: Thank you.

(The public board meeting concluded at 7:13 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on July 9, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: July 26, 2024

GENEVAWORLDWIDE, INC
228 Park Ave S - PMB 27669
New York, NY 10003

September 3, 2024

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

RE: Monitoring Plan
Modification
Hollow Brook Golf Club
Cortlandt, New York

Dear Mr. Kessler:

At the April 2, 2024 Town Planning Board meeting, Eugene Peterson, on behalf of the Hollow Brook Golf Club, addressed the Board requesting a modification to the groundwater and surface-water monitoring program. The golf course is seeking to reduce the cost burden of the program by eliminating a sampling point. Based on previous discussions between the Town, WSP and the course, it was suggested during the Planning Board meeting that the annual stormwater sampling event be eliminated. On April 11, 2024, WSP submitted a letter to the Town stating that we agreed with elimination of the storm event sample beginning with the 2024 monitoring season. This was based on the water-quality history at the course over the last 20 years, including the lack of any toxicologically significant detections in the Hollow Brook and, that it would be the least impactful relative to the other sampling points. It should be noted that sampling of the Hollow Brook twice a year under non-storm conditions would still be part of the monitoring program.

On May 3, 2024, the City of Peekskill submitted a letter to the Town stating their objection to elimination of the annual storm event sampling from the monitoring program. As you know the Hollow Brook is used as a public water-supply source for the city. Peekskill's objection is based on a lack of recent storm sampling data and detections from previous stormwater sampling events including one where detections exceeded what is considered the toxicologically significant level. The following provides some detail and clarification to the information noted in Peekskill's letter.

- The letter indicates that stormwater samples were collected annually from 2007 – 2010. Storm samples were also collected in 2011 and 2013.
- As noted in Peekskill's letter, pesticides were detected during each storm event. Most of those detections occurred in samples collected from the three onsite surface-water sampling locations. These locations are tributaries that run through the course and feed into the Hollow Brook. Detections in the Hollow Brook Down Stream sample location (DS-1) occurred twice, once in 2009 and once in 2010. On both of those occasions the detected concentrations were below the human health based, toxicologically significant level for long-term exposure scenarios. In both cases re-sampling after the storm event found the pesticide in question was no longer detectable in the Hollow Brook.

WSP USA
500 Summit Park Drive, Suite 450
Valhalla, NY 10509

Tel.: +1 914-461-2961
wsp.com



- A stormwater sample collected in December 2009 from one of the onsite tributary locations (SW-6) did contain a pesticide at a level that was above the human health based, toxicologically significant level. The same compound was also detected in the Hollow Brook sample from that date, but at a concentration that was below the toxicologically significant level. Re-sampling after the storm event showed the concentration in SW-6 decreased to below the toxicologically significant level and in the Hollow Brook the compound was no longer detectable. A follow-up investigation found that these detections were the result of a storm event that occurred within 24 hours after the detected pesticide had been applied to the course. This was a late season application for the prevention of snow mold.
- In 2020, temporary modifications were made to the monitoring program at the request of the golf course in response to the Covid-19 pandemic. One of the modifications was elimination of the storm event sampling. All of the Covid-19 modifications were intended to be temporary.
- In 2022 Hollow Brook asked to make the Covid-19 modifications permanent. After discussions between the Town and its consultants an agreement was reached that reinstated some of the Covid-19 modifications including the annual storm-water sampling. However, due to conflicting information in the monitoring protocol that has never been resolved, there is disagreement on what constituted a triggering storm event. This disagreement and the Covid-19 reductions are part of the reason why there has not been a storm sampling event since 2013.

In response to Peekskill's May letter, the Town and WSP met with representatives of the City of Peekskill water department and Hollow Brook Golf Course on June 27, 2024 to discuss the monitoring program. After this meeting, Peekskill submitted a follow up letter dated July 9, 2024 stating that while they were comfortable with the current configuration of the monitoring program, they continue to disagree with elimination of the annual storm event sampling. They also recommend that a storm-water study be undertaken to resolve the disagreement over what triggers a storm event. This was previously recommended by the Town but was never completed by Hollow Brook.

After discussion with Town staff, and in consideration of the concerns noted by the City of Peekskill including the lack of a storm water sampling event since 2013, I recommend the annual storm sampling continue so that a current baseline can be established. This data can then be evaluated after several years to determine if the storm sampling is providing meaningful data and should continue. To address the triggering issue we recommend that a triggering event be considered that which is forecast to produce 2.8 inches or more of precipitation within a 24-hour period. This is considered a once a year storm event for Cortlandt Manor in accordance with the National Oceanic and Atmospheric Administration, Point Precipitation Frequency Estimates. It should be noted that a triggering event may not occur in a given year or may not occur during daylight hours when sampling can be safely completed. We also encourage Hollow Brook to complete a new storm-water study for the course and present those results in consideration of any future request to modify or eliminate the storm sampling portion of the monitoring program.



If you have any questions or need any additional information, please do not hesitate to contact me.

Kind regards,

WSP USA

A handwritten signature in black ink, appearing to read 'John Benvegna'.

John Benvegna, PG
Vice President

JB:cmm

cc: C. Kehoe, T/Cortlandt

N:\REPORTS\Town Of Cortlandt\Hollowbrook_Board Mtg\Hollow Brook GC 2024 Peekskill Ltr Response.docx

July 22, 2024

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

**Re: *Time Extension Request for
Subdivision Plan Approval PB #1-16
Pomona Development, LLC
Revolutionary Road
Tax Map Designation: 23.15-1-43***

Dear Chairman Kessler and Members of the Planning Board:

The above referenced project received conditional preliminary subdivision Plat approval from the Planning Board via Resolution No. 9-23 on September 5, 2023, valid for a period of six (6) months. This approval was extended via Resolution No. 3-24 for an additional six (6) months on March 5, 2024.

The Applicant continues to work on the conditions of the approval. However, more time is needed to finalize all of the conditions and therefore the Applicant respectfully requests the second six (6) month time extension of the approval.

We would like to have this request placed on the September 10, 2024 Planning Board agenda for discussion and approval. 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

cc: Cafo Boga, Pomona Development, LLC, Property Owner/Applicant
File: *Boga-Revolutionary Rd-Cortlandt-3 Lot Subdivision-Letter-Time Extension-20240722.doc*

August 20, 2024

Via FedEx and OpenGov (under ID# PBCK-22-2)

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

***Re: Site Development Plan Approval Extension Request (PB 2022-10)
Bilal Ahmad/2054 E Main St (SBL: 23.20-1-2 & 3)***

Dear Chairperson Kessler and Members of the Planning Board:

Our firm represents Bilal Ahmad, Applicant in the above-referenced request for an extension of the site development plan approval, and contract vendee of the property located at 2054 East Main Street, as identified on the Tax Map as Section 23.20 Block 1 and Lots 2 and 3 (the “Property”). The Applicant respectfully requests placement on the Planning Board’s September 10th meeting agenda, or at the next available meeting agenda thereafter, to request his first 1-year extension of the site development plan approval to September 5, 2025.

On September 5, 2024, the Planning Board approved by resolution the application for Site Development Plan pursuant to Chapter 307 of the Town of Cortlandt Code (“Code”), Tree Removal Permit pursuant to Code Chapter 283, Steep Slope Permit pursuant to Code Chapter 259, and a Wetland Permit pursuant to Code Chapter 179, to permit the development of a 93 room, 5-story hotel on the Property (the “Resolution”).¹ Pursuant to the Resolution, the site development plan approval is set to expire September 5, 2024.

The Code states that “any request by an applicant for an extension of an approval previously granted must be received prior to the expiration of the existing approval,” and that “site plans may be approved for one year and may be extended for up to two additional years, provided that the applicant provides an update with pertinent information and explains extenuating circumstances, documented to the satisfaction of the Planning Board.” See Code §77-23(A) and (B). The Applicant has diligently pursued completion of each of the conditions of approval, as set forth in the Resolution. However, certain conditions of the approval remain outstanding, including the extension of the Jacobs Hill Sewer District. The Applicant and his consultants have been and are continuing to work diligently with the Town Engineer, Michael Preziosi, PE, to complete the sewer district extension request. Accordingly, the Applicant requests, in advance of the site development plan approval’s expiration, a 1-year extension, pursuant to Code Section 77-23, to September 5, 2025.

¹ Planning Board Resolution No. 10-23, adopted September 5, 2023 and filed with the Office of the Town Clerk and Planning Board on September 6, 2023, is attached as **Schedule "A"**.

Enclosed, for payment of the requisite application fee, please find a check for \$250 made payable to the Town of Cortlandt.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____
David S. Steinmetz
Brian T. Sinsabaugh

Cc: *(via email)*
Chris Kehoe, AICP
Michael Cunningham, Esq.
DTS Provident Design Engineering, LLP
Keplinger Freeman Associates, LLC
GTS Consulting
Bilal Ahmad
Phil Hersh, Esq.

Schedule "A"

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2022-10**

RESOLUTION NO. 10-23

WHEREAS, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code was submitted by Bilal Ahmad for the property of Ace Sport Realty, for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled “Cortlandt Manor Hotel” prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, “A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group” prepared by the RAV Group dated latest revision dated August 18, 2023, and

WHEREAS, the subject property of approximately 2.4 acres is located at 2054 East Main St., is zoned CD, Designed Commercial, and is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lots 2 & 3.

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant, Bilal Ahmad, completed and submitted Part 1 of the Full Environmental Assessment Form latest revision dated October 18, 2022, and

WHEREAS, the Planning Board Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on June 6, 2023 adjourned to July 25, 2023, and

WHEREAS, the Public Hearing Notice was published in the “Croton Gazette” and a “Notice of Public Hearing” sign was posted in front of the subject property and the Public Hearing Notice

was given by the applicant to adjoining property owners and property owners directly across the street from the subject property, and

WHEREAS, the applicant is seeking Site Development plan approval from the Planning Board for an approximately 62,000 sq. ft. 5-story, 93 room-hotel to be located on Route 6 with access to the site from Jacobs Hill Road across from the entrance to Pike Plaza with associated parking and landscaping, and

WHEREAS, the subject property is located on State Route 6, also known as Cortlandt Boulevard, a 4-lane road, with center-turn lane that serves as the Town's principal commercial corridor housing the Cortlandt Crossing and Cortlandt Town Center Shopping centers and a variety of other commercial uses serving the entire Town and surrounding areas, and

WHEREAS, the Town's 2016 Comprehensive Master Plan "Envision Cortlandt" analyzed four key strategies for the future development of the Town and specifically called for the strengthening of the Cortlandt Boulevard area *"as a downtown center by permitting as-of-right mixed-use compact development along the corridor and encouraging streetscape improvements, infrastructure improvements, walkability and Complete Street principles. This approach to downtown planning is critical to help strengthen the commercial center and to create a sense of place within the Town for residents and visitors"*, and

WHEREAS, the proposed hotel is an as-of-right use that will provide additional sidewalk connections, an adaptive traffic signal, enhanced landscaping and the improvement of a vacant parcel of property consistent with the current character of the surrounding land uses that is consistent with the goals and objectives of the 2016 Comprehensive Plan, and

WHEREAS, as required by Chapter 283 (Trees) of the Town of Cortlandt Code the trees on the

subject property were inventoried by the Town Consulting Arborist, Sav A Tree Consulting Group and a report and inventory dated December 7, 2022 was submitted, and

WHEREAS, the report found that the site was made up of a fairly typical northern forest with a mixture of sugar maples, Canadian hemlock, black locust, black walnut with several trees dead, declining or non-native, and

WHEREAS, based on a site visit the Planning Board requested that Sav-A-Tree perform a second investigation to analyze trees located along the Bear Mountain Parkway off-ramp to see what trees could be preserved and what trees need to be removed based on anticipated construction impacts and a Supplemental Report dated July 7, 2023 was submitted, and

WHEREAS, based on the proposed site disturbance and trees to be removed on areas of steep slope the Town Code requires 148 trees to be planted on site, and

WHEREAS, the applicant is proposing a complete landscape plan showing the planting of 70 trees, 225 shrubs and 387 plants and grasses, and

WHEREAS, based on past practice the Planning Board has given partial credit for the planting of shrubs, plants and grasses and in this case the planting of the grasses and shrubs shall be calculated at 1/10 of a tree for a total credit of 60 trees leaving a shortfall of 18 trees requiring a contribution to the Town's Environmental Restoration Fund to make up the shortfall, and

WHEREAS, the subject drawing shows approximately 1.2 acres of regulated steep slope to be impacted within the proposed 2.2-acre Limit of Disturbance (LOD) including approximately 6,800 sq. ft. of disturbance to areas over 30%, and

WHEREAS, the subject site plan shows the proposed hotel and other site improvements located as close to Route 6 (to the south) as feasible so as to be located as far from the significant areas of steep slope as possible, a tiered system of retaining walls with planting in between, as well as

the preservation of existing vegetation, at the rear of the property where the most significant amount of steep slope disturbance is proposed, and

WHEREAS, the applicant submitted Geotechnical Investigation Report dated December 30, 2021 prepared by Kevin L. Patton, P.E. and

WHEREAS, seven borings were drilled on the subject property evaluating the soil and subsurface conditions of the subject property determining that substantial rock excavation may be required to develop the site, and

WHEREAS, the applicant has submitted the required analysis of the impacts to steep slope, as per Section 259-6 of the Steep Slope Law, “Standards for Approval”, and

WHEREAS, the applicant’s traffic engineer, GTS Engineering, developed a scope for a traffic study to study the potential traffic impacts associated with the proposed hotel, and

WHEREAS, the Town’s Consulting Traffic Engineer, Hudson Valley Engineering Associates (HVEA) reviewed and concurred with the proposed scope in a memo dated November 28, 2022, and

WHEREAS, GTS Consulting completed the required Traffic Study entitled “*Traffic Impact Assessment – Proposed Cortlandt Manor Hotel*” dated January 19, 2023, and

WHEREAS, the subject traffic study determined, in part, “The additional traffic generated by the proposed Cortlandt Manor Hotel development will have no notable or significant impact on traffic operations on US Route 6 or Jacobs Hill Road. The development will only average 1 vehicle entering and exiting the site every 1½ minutes or longer during the peak hours, which equates to approximately 1 additional vehicle entering and exiting the study during each cycle of the traffic signals along US Route 6. This minimal increase in traffic will not be noticeable to

existing motorists in the area” and that no mitigation measures were required associated with the construction of the proposed hotel, and

WHEREAS, by a memo received by the Planning Department on April 4, 2023 the Town’s traffic consultant concurred with the findings of the applicant’s consultant and found, in part, “We agree that any necessary assumptions regarding traffic assignment are reasonable and serve to best represent existing and future traffic conditions. We concur that the development as presented shall have no significant impact on traffic conditions in the immediate area...”, and

WHEREAS, the Town’s traffic consultant noted that as required by the approvals for nearby projects the Town and the NYSDOT required signal modifications and the installation of adaptive traffic signals at the subject Jacobs Hill Dr./Route 6 intersection and the Bear Mountain Parkway EB and WB off-ramp intersections with Route 6 that will provide for coordinated, adaptive “smart” traffic signals that will improve the traffic flow on Route 6, and

WHEREAS, as per e-mailed correspondence from the NYSDOT the Department of Transportation may identify additional mitigation measures be included as a condition of their highway work permit to possibly include an upgrade of the Jacobs Hill Dr./Route 6 intersection signal to adaptive technology should the nearby previously approved projects not be progressed, and

WHEREAS, the subject site plan shows a sidewalk connection from the proposed site access on Jacobs Hill Rd. down to the existing sidewalk on Route 6, and

WHEREAS, wetlands on the subject property were delineated by Town Wetland Consultant Paul Jaehnig in a report entitled “Wetlands-N/F the Hersh Site” dated December 19, 2022, and

WHEREAS, two areas of wetland were found on the subject property and delineated as Wetland A & B, located at the southern edge of the site near Route 6 and the report stated that Wetland A

functioned as “....a local storm-water detention basin because of its concave profile and restricted drainage outlet. The vegetative cover may provide minor wildlife habitat opportunities including small frogs and song birds” and Wetland B functioned as “...mainly as a surface water discharge point, conveying drainage from one point to another within a small watershed. The small area and limited vegetative cover significantly limit the potential of this area for wildlife habitat opportunities”, and

WHEREAS, the subject application proposes to disturb approximately 1,385 sq.ft. of regulated wetland and 24,231 sq. ft. of the 100 ft. regulated buffer requiring mitigation and the issuance of a wetland permit, and

WHEREAS, the applicant submitted a report entitled “Wetland Functional Analysis” prepared by B. Laing Associates dated August 2023, and

WHEREAS, the report analyzed the on-site wetland functions and conditions based on the Level 2 Rapid Assessment Method (NYRAM Version 4.2) and determined that Wetland A, as delineated by Town Consultant Paul Jaehnig, was a low-quality wetland with little natural function and operated as a “steep sided stormwater pond”, and

WHEREAS, the applicant is proposing a wetland mitigation plan providing mitigation at a 2:1 ratio, an additional 880 sq. ft., of higher quality wetland creation on-site, immediately adjacent to the existing Wetland A., and

WHEREAS, the applicant submitted the required wetland evaluation as per Town Code Section 179-6, "Criteria for approval, disapproval or approving with modifications" of the Town of Cortlandt Code for the Planning Board to determine that the proposed impacts to the regulated wetland and wetland buffer are sufficiently mitigated as per the proposed on-site wetland mitigation, and

WHEREAS, the proposed site plan requires several variances including height variance, side yard variance, parking space variance and parking lot landscaping variance, and

WHEREAS, the applicant applied to the Zoning Board of Appeals for approval of the requested variance and the Zoning Board held a public hearing and considered the variances and indicated their support for granting the variances but cannot vote on the requests until the Planning Board, acting as Lead Agent on the subject application, approves the project, and

WHEREAS, the applicant provided a video depicting views to a rendering of the proposed hotel as well as several street view renderings and bird's eye views of the proposed hotel as well as building cross sections to show the minimal visual impact the proposed hotel will have on adjacent properties, and

WHEREAS, the applicant is proposing 6 electric charging stations in the parking lot as well as proposing solar panels on the roof and other sustainability measures as required by the Marriot Corporation, and

WHEREAS, the subject application was referred to all interested and involved agencies including the Town Engineering Division, the Town Code Enforcement Division, the Town Conservation Advisory Council (CAC), the Town's Architectural Advisory Council, the City of Peekskill, the Mohegan Fire District, the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), the New York State Department of Environmental Conservation (NYSDEC), the New York State Department of Transportation (NYSDOT), the Westchester County Department of Planning, the Westchester County Health Department and the Westchester County Department of Environmental Facilities, and

WHEREAS, the Planning Board completed a site inspection of the subject premises during which balloons were floated in order to give the Board a clearer understanding of the proposed

height of the building and retaining walls, and

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

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

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

neighborhood character.

6. The proposed action will not significantly impact the use of either the quantity or type of energy.

7. The proposed action will not create a hazard to human health.

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

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

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

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

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

FURTHER BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part 1 of the Full Environmental Assessment Form (EAF) prepared by the applicant dated October 18, 2022 and Parts II & III of the Full EAF prepared by the Planning Division

dated September 5, 2023 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II & III of the Full EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

NOW THEREFORE BE IT FURTHER RESOLVED that the application Bilal Ahmad for the property of Ace Sport Realty, for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled “Cortlandt Manor Hotel” prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, “A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group” prepared by the RAV Group latest revision dated August 18, 2023 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional

period of one (1) year, upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension, and

FURTHER BE IT RESOLVED that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing.

If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.

CONDITIONS AND MODIFICATIONS:

1. Add the current signature block to the cover page of the drawing set and (a) Obtain the required signature from the Planning Director, the Planning Board Engineer, the Director of Environmental Services and the Planning Board Chairperson on the subject drawing(s) and (b) following the receipt of the required signatures submit four paper copies of said signed drawing set to the Planning Office (c) following all of the signatures e-mail a .pdf scan of the drawing set to the Planning office (d) submit an as-built survey in AutoCAD file in digital format at the completion of the project.

2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.

3. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required permits obtained prior to beginning any related work on the subject property.

4. Prior to the Chairman signing the site plan improvement drawings the applicant shall post a Performance Security based upon the cost of construction such as approved by the

Director of Technical Services and the Planning Board Engineer guaranteeing the completion of the required site work, landscaping, drainage structures, water and sewer system improvements. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code. In addition, the applicant shall fund a Construction and Inspection Fee in the amount of 5% of the Performance Bond amount.

5. Prior to the Chairperson signing the site plan drawing, a security or bond equal to 2 times the cost of all plantings and soil amendments shall be provided pursuant to Chapter 283.10 of the Town Code. The security or bond shall be kept in place for a period of 24 months from the date of issuance of a certificate of occupancy. This security shall also include the cost of all soil and erosion sedimentation control measures and be considered the security as required by Town Code Chapter 307-73.1.

a. Provide a watering plan for the proposed landscaping and submit a monitoring protocol with goals and deadlines for planting. Reports shall be submitted by a licensed landscape architect, arborist or individual deemed acceptable by the Director of Planning every six (6) months through the 2-year monitoring period.

6. Prior to the Chairperson signing the site plan submit a Final Storm Water Pollution Prevention Plan designed in compliance with Chapter 262 of the Town of Cortlandt Town Code and the NYSDEC Storm Water Design Manual for approval by the Director of the Department of Technical Services.

- Post Construction controls for water quality and quantity shall be provided.**
- Submit draft maintenance agreements and easements in accordance with Chapter 262-9 of the Town of Cortlandt Town Code.**

- **Coverage under the current NYSDEC SPDES General Permit for Construction Activities shall be obtained.**

7. Prior to the issuance of any certificate of occupancy, the required stormwater management facilities maintenance agreement and easements in accordance with Chapter 262-9 of the Town of Cortlandt Town Code.

- **All stormwater management best practices shall be inspected and certified by the design professional of record. Maintenance activities shall be performed prior to inspection and each practice shall be fully functional prior to the release of a certificate of occupancy. The design professional of record shall certify and provide computations that all practices as installed meet or exceed the design capacity as provided in the SWPPP.**
- **Maintenance agreements and easements shall be filed with the Westchester County Clerk – Division of Land Records and run concurrently with the deed.**

8. The Applicant is advised that no fill shall be imported to the site without prior authorization by the Town. All imported fill must be tested in accordance with Town's Soil Policy and meet the NYSDEC's requirements for unrestricted use. Any material that has received a beneficial use determination from NYSDEC proposed to be imported to the site shall also be tested and certified by the engineer of record that material is clean and is suitable for its intended use.

9. An as-built survey prepared by NYS Licensed Professional Land Surveyor shall be submitted prior to the release of any maintenance securities and certificate of occupancy. All utilities, site features, easements, etc..., shall be captured and shown.

10. Prior to the Chairperson signing the Improvement Drawings the applicant shall receive and respond to comments, if any, from the Architectural Advisory Council, on the proposed building renderings, elevations and floor plans prepared by the RAV Group dated August, 2023

11. Prior to the Chairman signing the subject Site Development Plan drawings a Photometric Plan showing no light spillage off of the subject property shall be submitted.

12. Prior to the Chair signing the subject site plan the applicant shall receive all required variances from the Zoning Board of Appeals.

13. The applicant shall merge Lots 2 & 3 to the satisfaction of the Town Assessor and the Town Legal Department.

14. The applicant shall contribute \$2,500 dollars to the Town's Environmental Restoration Fund as a result of the tree re-planting deficiency on the subject site. In addition, the applicant shall work with Town staff and the Town Consulting Arborist to develop a detailed tree preservation plan to be implemented during construction.

15. Prior to the Chairman signing the subject Site Development Plan, the applicant shall submit a Wetland Monitoring Agreement to the satisfaction of the Director of Planning and the Legal Department with a payment of a \$5,000 site monitoring fee (in addition to the usual construction inspection fee equal to 5% of the cost of the site improvements) which provides for the payment to the Town of a wetland monitor, selected by the Town, for the review of the proposed wetland plantings including the monitoring, maintenance and replacement of wetland disturbance after construction (for a period of 5 years minimum).

16. The applicant shall fund a \$1,500 escrow account for the Town to use to retain a noise consultant to complete a noise study during peak summer time air conditioner usage, if

determined to be necessary, within 1-year of the issuance of a Certificate of Occupancy and to determine if any sound deadening features are required to be installed.

17. The applicant shall work with the Town, and as applicable the New York State Department of Transportation, to make safety improvements to the existing planted landscape island at the intersection of Route 6 and Jacobs Hill Rd. to include, but be not limited to, modifications to the existing landscaping, additional signage, lane markings, etc.

18. The subject landscape plan shall be modified to add additional buffer screening to the Bear Mountain Parkway off-ramp. If sufficient area for the buffering is not available on the subject property, the applicant, with the cooperation of the Town, will work with the New York State Department of Transportation to enter into a lease and maintenance agreement to permit landscaping within the New York State right-of-way of the Bear Mountain Parkway.

19. The applicant shall receive the required permits from the Town Departments of Environmental Services and Technical Services and re-pave the portion of Jacobs Hill Rd. from the proposed new site access to Route 6 as a mitigation measure due to the impact of the construction and utility connections on Jacobs Hill Rd. Additional traffic signage shall also be installed, to the satisfaction of the Director of Environmental Services, prohibiting right turns out of the subject property on to Jacobs Hill Road.

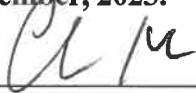
20. The applicant is advised that permits shall be required for all building and monument signage. In addition, the proposed signage shall be referred to the Architectural Review Council for their review and comment.

21. Any blasting that may be required for the construction of any proposed site improvements shall be in conformity *with Chapter 161, Explosives and Blasting* of the Town of Cortlandt Code.
22. The hotel shall comply with all relevant provisions of Chapter 281, *Transient and Non-Transient Lodging*.
23. The applicant shall submit construction improvement drawings including water and sanitary sewer infrastructure extensions as may be required, designed in accordance with the 10 State Standards, NYS Sanitary Code and Town of Cortlandt standards to the satisfaction of the Directors of Technical and Environmental Services. All approvals by agencies having approval jurisdiction shall be provided prior to the release of a building permit.
24. Prior to issuance of a building permit the Applicant shall submit an Engineering Map, Plan and Report and Engineering Study to extend the Jacobs Hill Sewer District to the satisfaction of Town Legal and the Directors of Technical and Environmental Services. Said report shall be filed with the Town Clerk, approved by the Town Board and New York State as required. The Applicant is advised that an inflow and infiltration study will be required with elimination standards set by the Town and Westchester County Department of Environmental Facilities.
25. The subject site plan shall be revised to show a crosswalk from the hotel, across Jacobs Hill Road, to connect to the Pikes Plaza shopping center, subject to the review and approval of the Town Department of Environmental Services and the Department of Technical Services.

26. The construction of the proposed hotel will be in conformance with the requirements of Chapter 197-16, Noise, of the Town of Cortlandt Code and all other applicable code sections.

**Adopted: September 5, 2023
Cortlandt Manor, New York**

**Filed in the Office of the Town Clerk
and Planning Board this 6th day
of September, 2023.**



**Chris Kehoe
Clerk to the Planning Board**



SINGLETON, DAVIS & SINGLETON PLLC

ATTORNEYS AT LAW

THOMAS J. SINGLETON, 1930-2015
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WHITNEY W. SINGLETON*
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August 22, 2024

Hon. Richard H. Becker, Supervisor
and Members of the Town Board
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

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

*Re: Petition of 3 Locust LLC – Self-Storage Proposal – Zoning Amendment for CC Zone
Planning Board Public Hearing – September 10, 2024*

Dear Supervisor Becker, Chairman Kessler
and Members of the Town and Planning Boards:

Our Firm represents GM Personal LLC, the owner of property on Route 202/Crompond Road, located near the Toddville School site at 3 Locust Avenue. 3 Locust Avenue LLC has petitioned for an amendment to the permitted uses in the CC Zoning District in order to construct a self-storage building on the Toddville site. Our client supports the proposed amendment, subject to one requested revision to the dimensional requirements for the self-storage special permit use in proposed Section 307-65.11(B)(4)(a) of the Code, to reduce the required minimum lot area from 40,000 square feet in that Section to a slightly lesser minimum area of not greater than 35,000 square feet.

Our client's parcel is separated from the Toddville School site by Locust Avenue, the parcel at 2120 Crompond Road on which the Pick-A-Chick Farm Store is located, and Old Locust Avenue on its westerly side, with the New York City Aqueduct property running along its rear boundary to the north, and the property with D. Newman and Sons Service Center adjoining it to the east. The property is 38,238 square feet, or .88 acres, in size and has 244 feet of frontage on Route 35/Crompond Road. The tax map designation for the property is 552289.34-5-2-4. An annotated location map is enclosed.

Our client's principals are real estate developers, most of whose projects have been in southern Westchester to date. Upon purchasing the Crompond Road parcel, their project engineer's analysis revealed that the sub-surface composition of the property is such as to make it more difficult to install a septic system, in the absence of public sewer, to serve the most desirable uses permitted in the Zone. Accordingly, prior to even learning of the proposed self-storage amendment for the CC Zone, our client and its engineer determined that a self-storage use, with its very limited septic demand, would be the most viable use of the property. As pointed out in 3 Locust LLC's presentations to the Boards, self-storage generally entails very

Hon. Richard H. Becker, Supervisor
and Members of the Town Board
August 22, 2024
Page 2

Hon. Steven Kessler, Chairman and
Members of the Planning Boards

little environmental impact, including with respect to noise and traffic. In the case of our client's parcel, such use would be adjoining and across Crompond Road from existing commercial uses and would otherwise be buffered from any impacts on residential properties by the New York City Aqueduct property along its rear boundary.

According to Town meeting minutes on the proposed amendment to permit self-storage use in the CC Zone, the amendment, including the 40,000 minimum lot area requirement, has been tailored by the Petitioner's attorneys so that only the Toddville property would qualify for self-storage under the proposed special permit requirements. Based on our client's initial analysis, our client's property and one other property having approximately 32,000 square feet in area nearer to the Peekskill border, comprise the only undeveloped parcels in the CC Zone along Crompond Road. These three properties are shown as "CC Parcels" 1, 2, and 3, respectively on the enclosed location map.

Other than for the 40,000 square foot minimum lot area requirement, our client's parcel would comply with all of the proposed bulk requirements for the special permit use of self-storage proposed for the CC zoned parcels along Crompond Road. A revision of the amendment to require a bit less minimum lot area would ensure that our client would be afforded the beneficial use of its property, with a low impact use and more tax dollars benefitting the community, while ensuring as well that the proposed amendment may not be perceived as intended to benefit only one property owner.

Accordingly, we respectfully request that the Boards consider the downward revision of the proposed minimum lot area requirement to at least 35,000 square feet and otherwise take favorable action for the enactment of the proposed amendment to allow self-storage use by special permit in the subject Route 202/Crompond Road area of the CC Zone.

Thank you for your kind consideration.

Respectfully submitted,

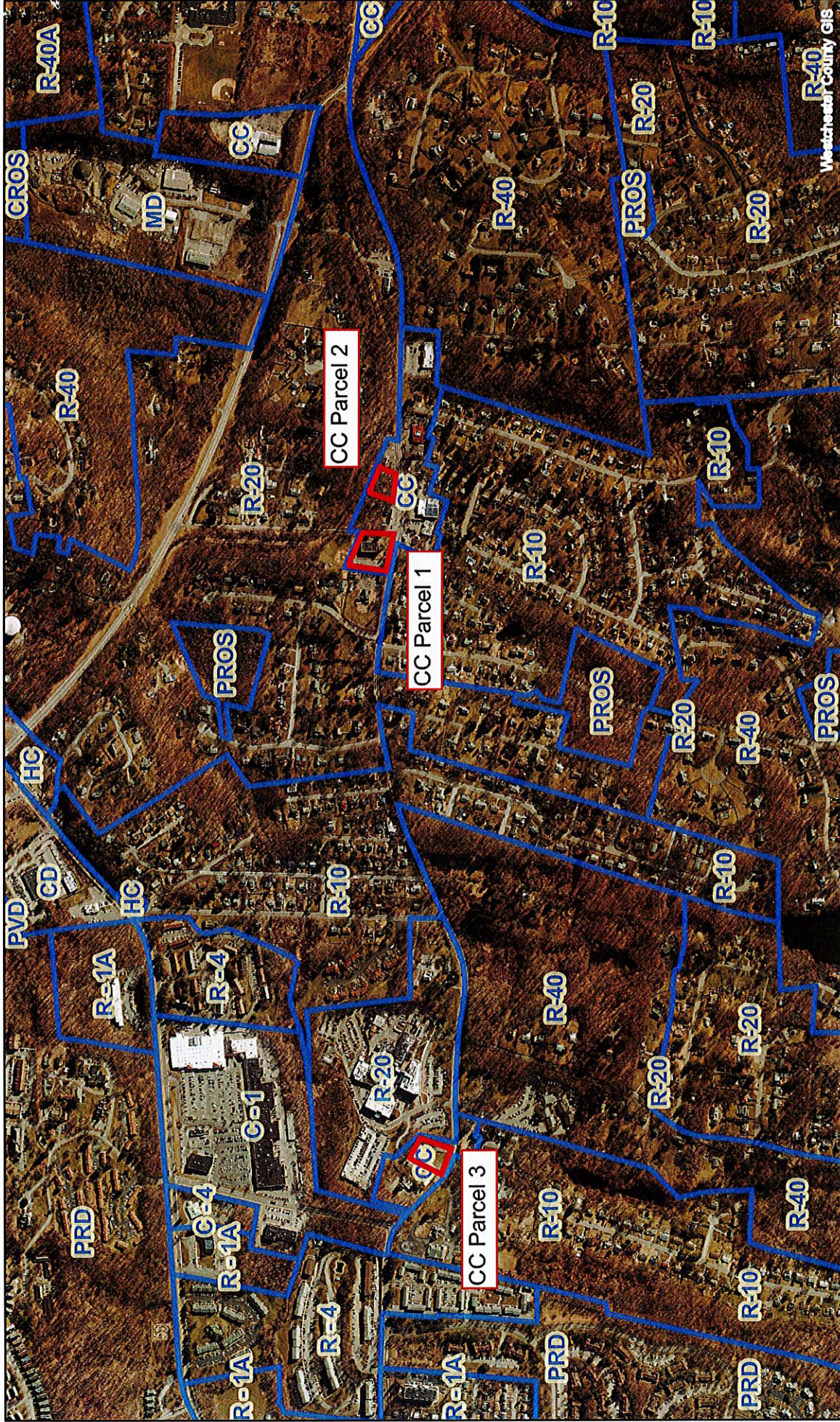


Robert F. Davis

RFD:dds
Enclosure

C: Thomas F. Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
Chris Kehoe, AICP, Director, Department of Planning & Community Development
Mr. Pietro Poccia
Ralph Mastromonaco, P.E.

Westchester County Municipal Tax Parcel Map (Cortlandt)



August 21, 2024

1:10,000



Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS

<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Dickerson Pond Association, Inc.
341 Furnace Dock Road
Cortlandt Manor, NY 10507

August 29, 2024

Cortlandt Manor Planning Board
Attn: Steven Kessler, Chair
1 Heady Street
Cortlandt Manor, NY 10567

Re: Removing a Portion of Condition 11 from Final Plat Approval in PB 18-98, Resolution 27-07

Dear Chairman Kessler:

On May 1, 2007 the Planning Board approved Resolution 27-07 which, in relevant part, provided in Condition 11, that RPA Associates, the developer of Valeria at that time, pay \$50,000 to the Dickerson Pond Homeowners Association (now Dickerson Pond Association, Inc.) "for the purchase of a shuttle van of its choice".

The money was paid over sixteen years ago. However, there has never been a need for a shuttle van from Valeria to the rail station. There has not been a heavy rush hour traffic from Valeria to or from the station. So DPA never purchased a shuttle van, and does not plan on buying a van.

We would appreciate it if our Planning Board would pass a Resolution removing the words "for the purchase of a shuttle van of its choice" from Resolution, 27-07, Condition 11, on page 8.

Thank you for your consideration.

Very Truly Yours,



Michael Gray
President
Dickerson Pond Association, Inc.
914-645-7826
Mgray1825@gmail.com

RESOLUTION

NUMBER 263-24

(RE: ADOPT LOCAL LAW FOR UPDATED LIGHTING STANDARDS)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby adopt Local

Law No. 8 of 2024.

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

**Adopted on August 13, 2024
At a Regular Meeting
Held at Town Hall**

Local Law No. 8 of 2024

**(A LOCAL LAW REGULATING THE INSTALLATION OF OUTDOOR LIGHTING
WITHIN THE TOWN OF CORTLANDT)**

Section 1. Legislative Intent

The Supervisor and Town Board have noted the receipt of complaints regarding some Outdoor Lighting installations in the Town of Cortlandt, and in understanding recent changes in technology that have led to an almost complete adoption of LED lighting technologies for both residential and non-residential lighting installations, along with the pros and cons of LED lighting, the Town seeks to adopt these Outdoor Lighting Standards to protect and promote the public health, safety and welfare of the residents of Cortlandt, as well as preserve the quality of life, retain community character and afford the public the ability to view the night sky. This Local Law is enacted for the purpose of creating regulations for the installation and use of Outdoor Lighting within the Town of Cortlandt.

Section 2. Amendments to Chapter 307-4 Definitions of the Town Code

Chapter 307-4 of the Town of Cortlandt Town Code, entitled “ZONING” shall be amended to include the following Definitions:

§307-4 Definitions.

BUG RATING

A luminaire classification system that classifies backlight (B), uplight (U) and glare (G) ratings for an LED lighting fixture. See Figure IV-1.

COLOR RENDERING INDEX (CRI)

A number ranging from 0-100 that rates a light source for how closely it renders the color of objects as “natural,” with a higher number corresponding to a color rendering that is closer to the natural color.

CORRELATED COLOR TEMPERATURE (CCT)

A rating of the warmth or coolness of light output as expressed in degrees Kelvin (K).

DARKSKY

Formerly known as the International Dark-Sky Association (IDA), DarkSky International (DarkSky) is a US-based non-profit organization that provides leadership, tools, and resources for individuals, policymakers, and industry, in order to reduce light pollution and promote responsible outdoor lighting that is beautiful, healthy, and functional.

DARKSKY APPROVED

A program by DarkSky that provides objective, third-party certification for lighting products, lighting designs, and installed lighting projects that minimize glare, reduce light trespass, and reduce light pollution.

FIXTURE, FULLY-RECESSED CANOPY

An outdoor lighting fixture recessed into a ceiling so that the bottom of the fixture is flush with the ceiling, eliminating any potential for side glare.

FIXTURE, FULLY-SHIELDED

An outdoor lighting fixture that, by design of the housing, does not allow any light to be emitted above a ninety-degree, horizontal plane from the base of the fixture. Fully shielded fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated, and direct glare will result. A fully-shielded fixture has a maximum BUG uplight rating of U0 (uplight zero). See Figure IV-2.

FIXTURE, LIGHTING

A complete lighting unit, consisting of one or more lamps (light sources), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply, but not including the support assembly (pole, mounting bracket, etc.). Also referred to as a “luminaire”. See Figure IV-3.

FIXTURE, WALLPACK

A lighting fixture designed for direct mounting on building walls whose primary function is to light the area adjacent to a structure.

FOOTCANDLE (FC)

The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot. One footcandle is equal to one lumen per square foot, or 10.76 lux.

GLARE

The eye's line-of-sight contact with a direct light source that causes annoyance, discomfort, or loss in visual performance and ability. Note: As used in this section, this term is not synonymous with the term “glare” as used in the BUG rating defined above.

HEIGHT, MOUNTING

The vertical distance from the ground directly below the center line of the luminaire to the lowest direct-light-emitting part of the luminaire.

ILLUMINANCE

The amount of light falling on a surface area, measured in either footcandles (lumens per square foot) or lux (lumens per square meter). One footcandle equals 10.76 lux though, for convenience, 10 lux is commonly used as an equivalent.

ILLUMINATING ENGINEERING SOCIETY (IES)

The Illuminating Engineering Society (formerly the Illuminating Engineering Society of North America) is a nonprofit membership organization that provides professional development, publications, networking, and educational opportunities to their membership, which includes engineers, designers, educators, manufacturers, distributors, scientists, and industry personnel.

Through their American National Standards Institute (ANSI), they develop and publish technical standards regarding lighting.

KELVIN (K)

The measured correlated color temperature of light. In lighting applications, degrees Kelvin is used to specify the color appearance of the light source. The higher the Kelvin (K) rating, the more bluish-whiter light there is.

LIGHT TRESPASS

Light emitted by a lighting installation that falls outside the boundary of the property on which the installation is sited (also called spill light). See Figure IV-4.

LUMEN

A unit of measurement for quantifying the amount of light energy emitted by a light source (as distinct from “watt,” a measure of input power demand).

LUMINAIRE

See “FIXTURE, LIGHTING”.

LUX

One lumen per square meter; unit of illuminance. One lux equals approximately 0.092903 footcandle.

OUTDOOR LIGHTING

The illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

SECURITY LIGHTING

The minimum amount of outdoor lighting necessary to illuminate points of entry into or exit from a structure, exterior walkways, or outdoor storage areas for purposes of nighttime safety. Security lighting shall not include any lighting that is primarily for aesthetic or advertising purposes and does not directly contribute to the safety or security of the premises, such as sign, parking lot, display, landscaping, or architectural lighting.

UNIFORMITY RATIO

A calculation used to assess whether the Outdoor Lighting levels provide uniform illumination distribution for a given area, calculated as the ratio of the minimum lighting level to the average lighting level (min/avg), as expressed in decimal form. A value of one (1) represents a completely uniform distribution.

UPLIGHTING

Any light source that distributes illumination above a ninety-degree horizontal plane. Uplight is quantified using the IES U-rating system, U0-U5.

Section 3. Addition of Section 307-12.3 of the Town Code

The following Section with a title of “Outdoor Lighting Standards” shall be added to the Town Code:

§307-12.3 Outdoor Lighting Standards.

A. Purpose. The general purpose of this Section is to protect and promote the public health, safety and welfare of the residents of Cortlandt, as well as preserve the quality of life, retain community character and afford the public the ability to view the night sky, by establishing regulations and a process for review of Outdoor Lighting. This Section establishes standards for Outdoor Lighting in order to accomplish the following:

1. To protect against light pollution, glare, light trespass, and dramatic contrasts between lit and unlit areas while ensuring that sufficient lighting can be provided where needed to promote safety and security;
2. To ensure that vehicle and pedestrian circulation areas, parking lots, public gathering spaces, approaches to buildings, and other areas have adequate, but not excessive, outdoor illumination to promote safety and utility at night;
3. To promote the conservation of energy and the reduction of greenhouse gas emissions from outdoor lighting, in accordance with the Town’s pledge to be a New York State Climate Smart Community;
4. To protect and reclaim the ability to view the night sky;
5. To reduce the impact of artificial lighting on human health, flora, fauna, and the environment.

B. Applicability.

1. Single-Family and Two-Family Dwellings.

- a. Existing Installations. All existing Outdoor Lighting on a structure and /or property devoted exclusively to single- or two-family residential use, installed prior to the effective date of this ordinance, shall be exempt from the provisions of this ordinance provided the existing lighting does not result in any Light Trespass and/or Glare to neighboring properties. Any lighting resulting in such must be shielded or replaced to prevent Light Trespass and/or Glare, or mitigated with landscaping and/or fencing or other visual buffering.
- b. Installation, Replacement, Modification, or Refurbishment of Existing Installations. All new and existing Outdoor Lighting on a structure and/or property devoted exclusively to single- or two-family residential use which is installed, replaced, modified, refurbished, and/or retrofitted after the effective date of this ordinance, shall be the minimum necessary, in both number of Luminaires and intensity of light, to achieve the intended purpose of the lighting, shall not result in Light Trespass and/or

Glare onto neighboring properties, and should meet the standards as provided in Section 307-12.3-F to the greatest extent practicable.

2. All Uses Other than Single-Family and Two-Family Dwellings.

- a. Addition, Replacement, Modification, Alteration, and Refurbishment of Existing Installations, Including Bulb Replacement or Improvements. All existing and proposed Outdoor Lighting for uses other than single and two-family residential uses and/or property, which is replaced, modified, refurbished, retrofitted, installed, added, improved, and/or altered after the effective date of this Section, shall meet the standards as provided in this Section.
- b. Properties Undergoing Substantial Improvement. Any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started, shall comply with this §307-12.3 Outdoor Lighting Standards. The does not, however, apply to either of the following:
 - (i) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that is the minimum necessary to ensure safe conditions.
 - (ii) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.
- c. Municipal Lighting.
 - (i) LED lighting must be installed for all Outdoor Lighting purposes in connection with every municipal major renovation or new construction project that involves the expenditure of municipal capital dollars except as follows:
 - I. Where LED lighting is not technically feasible in connection with a specific lighting situation, as determined by the project architect or other associated design professional;
 - II. Where the use of LED lighting in a specific situation presents an undue cost burden, as determined by the Department of Environmental Services, Department of Technical Services, or other Town staff or consultants; or
 - III. Where the Town or its consultants determines that an alternative lighting proposal is more energy efficient.
 - (ii) This requirement shall apply to all projects funded by the Town's annual capital budget ordinance, unless in any particular fiscal year the ordinance contains specific contrary language, and shall apply in addition to any other restrictions placed on the expenditure of capital dollars contained in such an ordinance.

C. Exempt outdoor lighting.

- 1. Lighting that is required by federal or state laws or regulations;

2. Emergency lighting, as needed by police, fire, medical, utility or other emergency service;
3. Temporary lighting for construction sites, provided that such lighting is discontinued immediately upon completion of the construction work necessitating said lighting, and provided that such lighting is the minimum lighting needed, does not create Glare or extend beyond the property line;
4. Lighting of a single-family or two-family dwelling lot that is not part of a site plan or outdoor lighting plan for any other common or public area, provided that such lighting is directed downward, and does not create Light Trespass and Glare on adjacent properties;
5. Low voltage seasonal holiday lighting and decorations that are displayed for not more than 60 consecutive days nor more than 60 total days in any one year, provided the lighting does not result in negative health or safety impacts.
6. Low voltage decorative string/rope lights on a building as long as such lights are not prohibited in subsections 307-12.3-D.6 or 307-12.3-D.7 herein.
7. Solar-powered lights of five watts or less per fixture used in residential landscaping applications and to illuminate walkways;
8. Temporary lighting for theatrical or performance areas;
9. Underwater lighting in swimming pools and other water features;
10. Lighting of public art, monuments, and statuary that has been permitted or otherwise approved by the Town, provided lighting is properly aimed and shielded to minimize upright and contain light to the art feature and not create Glare onto any public right-of-way or adjacent or nearby properties;
11. Other Town, county, or state lighting installed for the benefit of public health, safety, and welfare;

D. Prohibited outdoor lighting.

1. 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.
2. Roof-mounted area lighting is prohibited.
3. The use of search lights, strobe lights, klieg lights, laser lighting, or any similar high-intensity light is prohibited, except for use in emergencies by police, fire, or medical personnel or at their direction.
4. The use of mercury vapor and metal halide lamps are prohibited.
5. Unshielded fixtures are prohibited.
6. Neon/LED tube or rope lighting used to outline or highlight a building or a building's features is prohibited.

7. 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.

E. Permit Requirements. A permit is required for Outdoor Lighting associated with any project other than Single- or Two-Family Dwellings. The following information is required to be submitted as part of the permit application:

1. A Luminaire schedule indicating the number, location, Mounting Height, arm or tenon structure information, orientation, type of illuminating device, and lighting levels of all proposed and existing outdoor Lighting Fixtures;
2. A photometric lighting plan, such as that furnished by manufacturers, showing lighting levels in Footcandles at ground level;
3. Manufacturer's cut sheets of all proposed Lighting Fixtures clearly indicating the selected BUG Rating (or cut-off classification if no BUG Rating is available), Correlated Color Temperature (CCT) in Kelvin (K), Color Rendering Index (CRI), Glare reduction/control devices, selected mounting structure, and motion-activated control devices for each fixture type;
4. For the areas of the site that will be illuminated, as determined by the Director of Code Enforcement and/or Planning Board, a calculation of average, maximum, and minimum lighting levels, and the Uniformity Ratio. Unlit areas beyond the boundaries of the lighting installation shall not be included in the calculations for average, maximum, and minimum lighting levels.
5. Location and use of adjacent properties;
6. Additional information that the Planning Board or Director of Code Enforcement determines is necessary, including but not limited to a statement of the proposed hours and days of the week when the Lighting Fixture(s) will be on and when they will be extinguished;

F. General Outdoor Lighting Requirements.

1. **Illuminance and Uniformity.** Outdoor Lighting levels shall comply with the following:
 - a. Unless otherwise stated in this section, 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 (1.0) Footcandle.
 - b. Areas beneath gasoline station canopies shall have a maximum average lighting level of five (5.0) Footcandles.
 - c. 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 (1.0) are preferred.
 - d. Design should establish a hierarchy of lighting to assure a smooth transition from bright areas to those with subdued lighting.

- e. An exception to the maximum permitted lighting levels shall be made for ATM machines. Lighting levels for ATM machines shall be in accordance with the New York State ATM Safety Act, and shall not exceed the standards set forth therein.

2. Fixture Design and Shielding.

- a. All outdoor Lighting Fixtures shall have a maximum BUG uplighting rating of zero (U0) 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.



Figure IV-1: (Image credit: City of Fort Collins, CO)

- b. All outdoor Lighting Fixtures installed under canopies, building overhangs, roof eaves, or similar structure, including those beneath gasoline service station canopies, shall be fully-recessed so that the bottom of the fixture is flush with the plane of the ceiling.
- c. 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 (B0) to reduce potential negative impacts of artificial lighting on wildlife.
- d. 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.

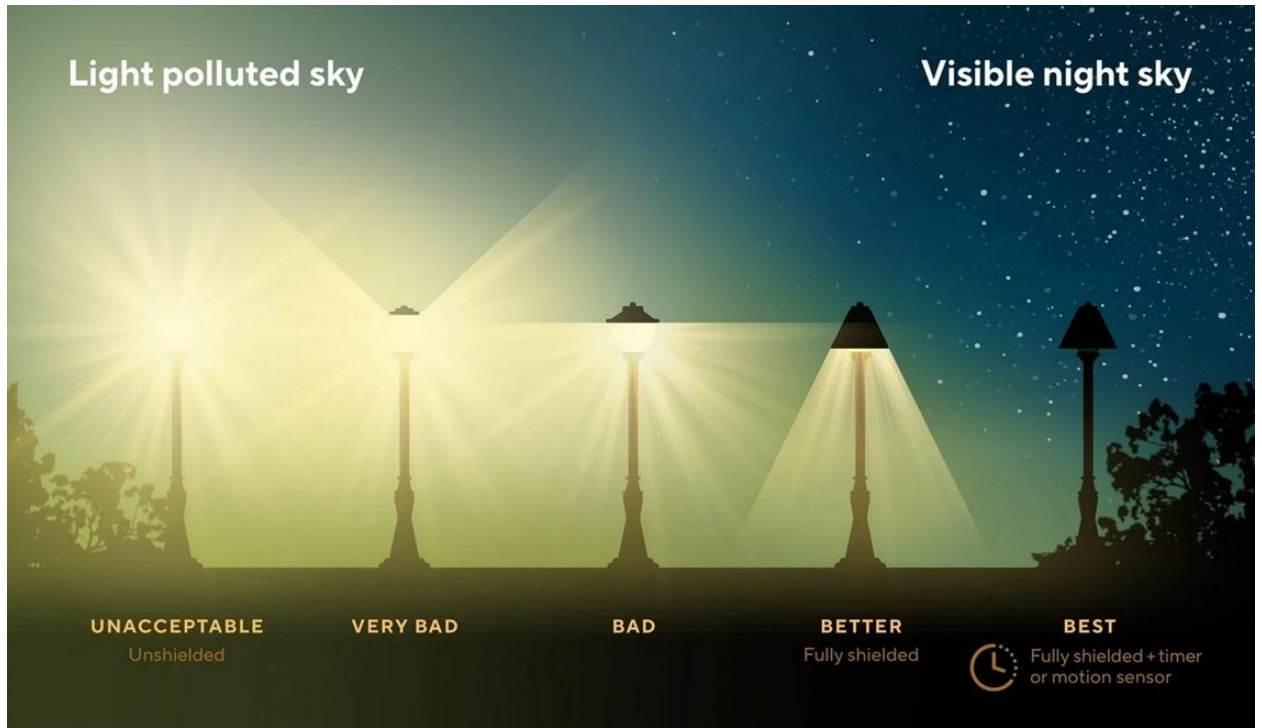


Figure IV-2. (Image credit: DarkSky)

- e. Floodlighting is discouraged but, if used, must be (1) shielded to prevent Glare for drivers and pedestrians; (2) must not permit Light Trespass beyond the property line, and (3) must not emit light above a seventy-five-degree (75°) horizontal plane.
- f. 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.

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Rendered for the Town of East Hampton, NY by Bob Crelin ©2008

Figure IV-3. (Image credit: Dark Sky Society, illustrations by Bob Crelin)

3. **Correlated Color Temperature (CCT).** All LED light sources shall have a maximum Correlated Color Temperature of 2,700K. Products with color tuning capabilities above 2700 K are prohibited.

4. **Color Rendering Index (CRI).** All LED light sources shall have a minimum Color Rendering Index (CRI) rating of 70.
5. **Light Trespass.** All outdoor lights and externally illuminated signs shall be designed, located, installed, and directed in such manner as to prevent Light Trespass at and across the property lines, to prevent direct Glare at any location off the property, and to be shielded to confine the light within the property, as follows:
 - a. In all residential districts, and wherever a nonresidential use abuts a residential use, lighting levels at the property line shall not exceed zero (0.0) Footcandle. In addition, no direct light source shall be visible at the property line at ground level or above.



Figure IV-4. (Image credit: City of Fort Collins, CO)

- b. For all other nonresidential uses in a nonresidential zoning district, lighting levels may be allowed up to 0.1 Footcandle at the property line with the exception of public highways and rights-of-way as per 307-12.3(F)(5)(c), though no Light Trespass is preferred.
 - c. Light Trespass onto a public highway or right-of-way shall not exceed zero (0.0) Footcandle.
6. **Mounting Height.** Unless specified elsewhere herein and except for public/commercial recreational facilities, such as baseball and other field sports, the maximum allowable Mounting Height of a freestanding or wall-mounted Luminaire shall be 15 feet above the average finished grade:
 - a. In the CC, CD, HC, and HC-9A zones, the maximum Mounting Height shall be 18 feet above the average finished grade;
 - b. In the Conditional M-1, M-1A, and MD zones, the maximum Mounting Height shall be 20 feet above the average finished grade.

7. **Lighting Controls.** For all nonresidential uses, all Outdoor Lighting except Security Lighting shall comply with the following:
 - a. Be turned off no later than one (1) hour after the close of business and shall remain off until no earlier than one (1) hour before the business reopens;
 - b. Security Lighting that meets the lighting standards outlined in this Section shall be controlled by motion-sensors, dimmers, photocells, or other technology to allow reduction of lighting levels during off hours as deemed appropriate;
 - c. Outdoor Lighting associated with all uses other than Single- and Two-Family Dwellings shall include dimmer or other technologies that allows for the lighting to be reduced it, upon installation, it is determined to be brighter than permitted.
8. **Recreational Facilities, Public or Private.** Lighting Fixtures for outdoor recreational facilities shall be Fully-Shielded Fixtures and DarkSky Approved, as defined in this Section. Certification of sports field lighting by the DarkSky Approved Outdoor Sports Lighting program is preferred but not required.

G. Construction and Maintenance. Outdoor Lighting Fixtures shall be installed and maintained so as to always meet the requirements of this section, in addition to the following:

1. **Verification of Installation.** Prior to issuance of a certificate of occupancy, the developer or property owner must be able to verify to the Director of Code Enforcement, in writing, that all outdoor Lighting Fixtures were installed as described on the approved plans. The Town retains the right to field-inspect the installation to confirm accuracy via a light meter.
2. **Lamp or Fixture Substitution.** 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. The Director of Code Enforcement, in consultation with the Planning Department and the Engineer for the Town, shall review the change request to assure compliance with this Section. If the change request is not substantial, the Director of Code Enforcement may approve it. If the change request is substantial, the Director of Code Enforcement shall forward such request to the Planning Board for an amended lighting permit and/or site plan approval, as applicable, which must be received prior to substitution.
3. **Approved Materials and Methods of Construction or Installation/Operation.** The provisions of this Section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this Section, provided any such alternate has been approved by the Director of Code Enforcement upon confirmation that it:
 - a. Provides at least approximate equivalence to the applicable specific requirement of this Section, and
 - b. Is otherwise satisfactory and complies with the purpose of this Section.

Section 4. Amendments to Section 307-71(C)(15) of the Town Code

The existing language in Section **307-71(C)(15)** shall be removed and replaced with the following:

All site development plans that involve Outdoor Lighting shall submit the materials required as per §307-12.3(E) Permit Requirements.

Section 5. Severability

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

Section 6. Effective Date

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

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

**Adopted August 13, 2024
At a Regular Meeting
Held at Town Hall**

August 23, 2024

OpenGov Portal & FedEx

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

Re: 3 Locust Avenue LLC (PB 2024-1)
3 Locust Avenue, Cortlandt Manor, NY (SBL 34.5-2-6)

Chairman Kessler and Members of the Planning Board:

Our firm represents 3 Locust Avenue LLC (the “Applicant”) in connection with its application for site development plan and special permit approvals pursuant to Town Code Chapter 307 Articles X and XII, to permit the construction of a four-story 75,000 square foot self-storage facility and associated site improvements on the Property.

On July 29, 2024, the client and their consultants met with Town staff, including Planning Staff, Code Enforcement Officer Martin Rogers, and Village Engineer Chris Lapine, to review the plans submitted July 2, 2024. The Applicant has since modified its plans per the comments of the Town at that meeting, and at have continued to work with Town Staff to ensure that their comments and concerns have been addressed. Among the revisions made to the Site Plan set are: (i) the addition of a Fire Code Exhibit plan (*see* Dwg. No. C-10); (ii) the removal of the permeable pavers in the area west of the little league field (to remain as existing gravel) (*see* Dwg. No. C-1); (iii) the lighting plan has been modified to prevent spillage onto adjacent roadways and properties (*see* Dwg No. C-6), and (iv) the Landscape Plan has been modified to utilize plantings shown on the Town’s most up-to-date planting schedule (*see* Dwg. No. C-5).

In addition, the Applicant has worked diligently to address the comments and concerns of both the New York State Office of Parks, Recreation and Historic Preservation (SHPO) and the New York City Department of Environmental Protection (NYCDEP). SHPO has confirmed that the vacant school building is *not* eligible for listing on the New York State and National Registers of Historic Places (*see* enclosed Aug. 12, 2024 SHPO Letter, “Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.”). In addition, at the request of the NYCDEP, the Applicant has filed an application for a Revocable Land Use Permit (RUP) to permit the continued use of the little league baseball field, as it extends onto New York City-owned property.

In advance of the public hearing before your Board, please find enclosed for your review the following:

1. Civil Site Plan set, prepared by Key Civil Engineering, P.C. and last revised August 22, 2024
2. Architectural Drawing set, prepared by JMN Architecture, P.C. and last revised August 16, 2024
3. Engineer's Report of Storm Water Quality and Quantity, prepared by Key Civil Engineering and dated August 2024
4. New York State Office of Parks, Recreation and Historic Preservation letter, dated August 12, 2024

The Application record, including the enclosed documents, provides substantial evidence that the project will not result in a significant adverse environmental impact, and therefore, supports the issuance of a negative declaration under SEQRA at your September 10th meeting.

Conclusion

We look forward to appearing before your Board at the September 10th Planning Board meeting for the public hearing on the Application. In the meantime, if you have any questions or require any further information, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ LLP

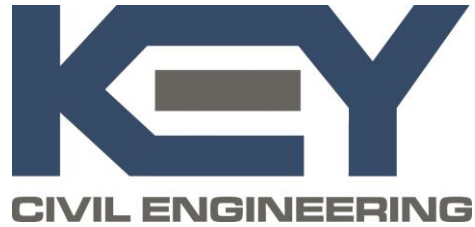
By: 

Brian T. Sinsabaugh

Encls.

Copied (*via email*):

Chris Kehoe, AICP
Heather LaVarnway, CNU-A
Thomas Wood, Esq.
Michael Cunningham, Esq.
3 Locust Avenue LLC
KPB Properties LLC
JMN Architecture P.C.
Key Civil Engineering P.C.



664 Blue Point Road, Unit B Holtsville, NY 11742
P: (631) 961 - 0506 F: (631) 619 - 0367
www.keycivilenengineering.com

July 2, 2024
File Number: 24001

TOWN OF CORTLANDT PLANNING BOARD
1 Heady Street
Cortlandt Manor, NY 10567

ATTENTION: Mr. Chris Kehoe, AICP, Director – Department of Planning & Community Development

REGARDING: PROPOSED SELF-STORAGE FACILITY
3 Locust Avenue
Cortlandt Manor, NY 10567
Section 34.5, Block 2, Lot 6
PB 2024-1

Dear Mr. Kehoe:

We have reviewed the comments provided by LaBella dated 06/06/20204 and have addressed them as follows:

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, WCDEF, NYSDEC, NYSDOT, etc.).*

Response: Duly noted.

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.*

Response: Duly noted.

3. *All proposed import fill must be tested and certified as unrestricted, suitable for residential use in accordance with Town Policy. Certification must be provided by a licensed professional. All certifications shall be addressed “Joseph M. Fusillo, PE, ENV SP”. All soil analytics and reports will be forwarded to the Town’s Planning Board Engineer for review and approval.*

Response: Duly noted, a note has been added to Sheet C-1 indicating same.

4. *Potable water:*
- Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district. Potable water service connection must be type k-copper or CL 54 DIP.*
 - Applicant must provide a separate fire service using CL Class 54 DIP. A service saddle, with a pressure rating of 200 psi and tested at 150% of water line pressure, shall be required.*
 - Applicant shall receive approval from the Westchester County Department of Health (WCDOH) prior to the installation of any potable water or fire service.*
 - Applicant shall receive approval and permit from the New York State Department of Transportation (NYSDOT) prior to the installation of any potable water or fire service within the rights-of-way of the NYSDOT.*

Response: Duly noted, the applicant will obtain the required approvals from the Cortlandt Consolidated Water District.

5. *Any proposed retaining walls will need to have complete design and be submitted to Town's Planning Board Engineer for review prior to construction.*

Response: There is a proposed segmental block retaining wall at the front of the building. A detail for the construction of the wall has been provided on Sheet C-9.

6. *Prior to the issuance of the Certificate of Occupancy (C.O.), the Town will require a certification from a NYS Engineer that the completed site work and drainage improvements will not cause an adverse impact to adjoining or downstream properties.*

Response: Duly noted.

7. *Applicant shall verify plantings with Town's arborist prior to final selection and installation*

Response: Duly noted, a note has been added to sheet C-5 indicating same.

SWPPP

8. *A comprehensive storm water pollution prevention plan (SWPPP) must be prepared for the entire site. The 100-year storm event along with a water quality plan (pre-treatment) must be designed for all disturbed areas.*

Response: A SWPPP is currently being prepared and will be submitted to the Town for review in the near future.

9. *Soil testing for the proposed stormwater management practices should be provided. There will need to be a minimum of one (1) deep test and two (2) infiltration tests per practice. All stormwater testing should be in conformance with Appendix D of the NYS DEC SWDM and witnessed by a representative of the Town of Cortlandt.*

Response: Duly noted, please provide the contact information for the Town representative the applicant should coordinate the observation of the infiltration tests with.

Plans

10. *Sheet C-1 – Provide names of all adjacent property owners to include lot, block and section number.*

Response: The plans have been revised to include the adjacent property owner names.

11. *Sheet C-2 – indicate location of existing waterline.*

Response: The existing water line has been added to the plan.

12. *Sheet C-2 – indicate location of either sanitary sewer lateral or septic tank/leaching fi.*

Response: The existing septic system has been added to the plan.

13. *Sheet C-2 – Site Removal Notes, Note 2 – Add the word “Legally” in front of removed from subject premises.*

Response: The requested revision has been made.

14. *Sheet C-2 – Site Removal Notes, Note 14 – Add the word “Legally” in front of disposed of in accordance.*

Response: The requested revision has been made.

15. *Sheet C-3 – Grading & Drainage Notes, Note 14 – Remove Note in entirety, this drawing is titled as a Grading Plan and thus must bear the correct grading contours for construction.*

Response: The requested revision has been made.

16. *Sheet C-3 – Provide pretreatment for the proposed dry well.*

Response: Our office requires further clarification on this comment. Please contact our office to discuss further what types of pretreatments are acceptable to the Town.

17. *Sheet C-3 – The effective depth of the proposed dry well should be taken from the invert of the outlet pipe. Revise the design as necessary.*

Response: Duly noted.

18. *Sheet C-3 – Confirm with the manufacturer that the porous pavers can be installed at the proposed slopes shown.*

Response: The proposed pervious pavers are depicted with a maximum 4% slope. After speaking with the paver manufacturer this will not be an issue to construct.

19. *Sheet C-3 – Revise the plans to ensure all impervious areas are indicated.*

Response: Sheet C-3 has been revised to label all the impervious and pervious areas.

20. *Sheet C-5 – Please be advised that the following listing of plantings shown on the drawing are not native to the northeastern US region:*
- a. *Ilex x ‘Nellie Stevens’*
 - b. *Juniperus x media ‘Hetzii’*
 - c. *Taxus x media ‘Hicksii’*
 - d. *Viburnum rhytidophyllum*
 - e. *Calamagrostis x acutiflora ‘Karl Foerster’*

Response: The Town’s Tree Planting list (283 Attachment 2, Appendix B) includes many non-native species on it. Please clarify the comment, do you only want native plantings?

21. *Sheet C-6 – illumination is shown as spillage on adjacent roadways and properties, is this due to existing street lighting?*

Response: The existing street lighting was not factored in the lighting analysis depicted on Sheet C-6. Note that the illumination levels that “spill” onto the adjacent roadways are only near the sites entrance and are all under 0.7-foot candles.

22. *Sheet C-7 – Provide measures to protect the drywell and porous pavers to ensure the underlying soils are not compacted during construction.*

Response: The pervious pavers will be installed at the end of construction to not impact them. Inlet protection for the drainage system is provided in a table located on Sheet C-8.

23. *Sheet C-7 – Provide a legend on this sheet.*

Response: A legend has been added to the plan, as requested.

24. *Sheet C-9 – ensure typical details conform to Town standards and are in accordance with the standards set forth by D.O.T.S.*

Response: Duly noted.

25. *Sheet C-9 – Include inlet and outlet, and bottom elevations on the drywell detail.*

Response: The inlet, outlet, and bottom of elevations are provided on Sheet C-3 on the drainage structure schedule.



26. *Sheet C-9 – Revise the porous paver and drywell detail to indicate the required 3-foot separation to groundwater.*

Response: The requested revision has been made.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Sincerely,
KEY CIVIL ENGINEERING, P.C.

A handwritten signature in black ink that reads "Marc Pilotta". The signature is written in a cursive, flowing style.

Marc Pilotta, P.E.
Principal

MP/km

CC: Mike Humphrey, Sean Barton – 3 Locust Avenue LLC (w/ enclosures via email)
Brian T. Sinsabaugh, Esq. – Zarin & Steinmetz (w/ enclosures via email)



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

August 12, 2024

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

Re: DEC
Demolition and Construction of a 4-story Self-Storage Facility
3 Locust Ave, Town of Cortlandt, Westchester County, NY
24PR03148
PB 2024-1

Dear Chris Kehoe:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Chelsea Towers at the following email address:

Chelsea.Towers@parks.ny.gov

Sincerely,

A handwritten signature in black ink, appearing to read "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.

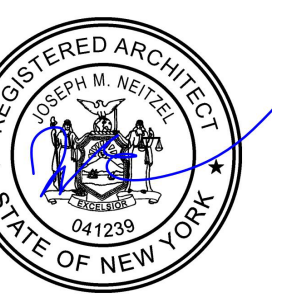
THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED.

ISSUE DATE	COMMENT
02/02/24	TOWN BOARD SUBMISSION
03/27/24	PLANNING BOARD
07/02/24	ELEVATION REVISIONS
08/16/24	PLANNING REVISIONS

CLIENT:
KPB PROPERTIES LLC

PROJECT:
**CORTLANDT SELF STORAGE
 3 LOCUST AVENUE
 CORTLANDT, NY**

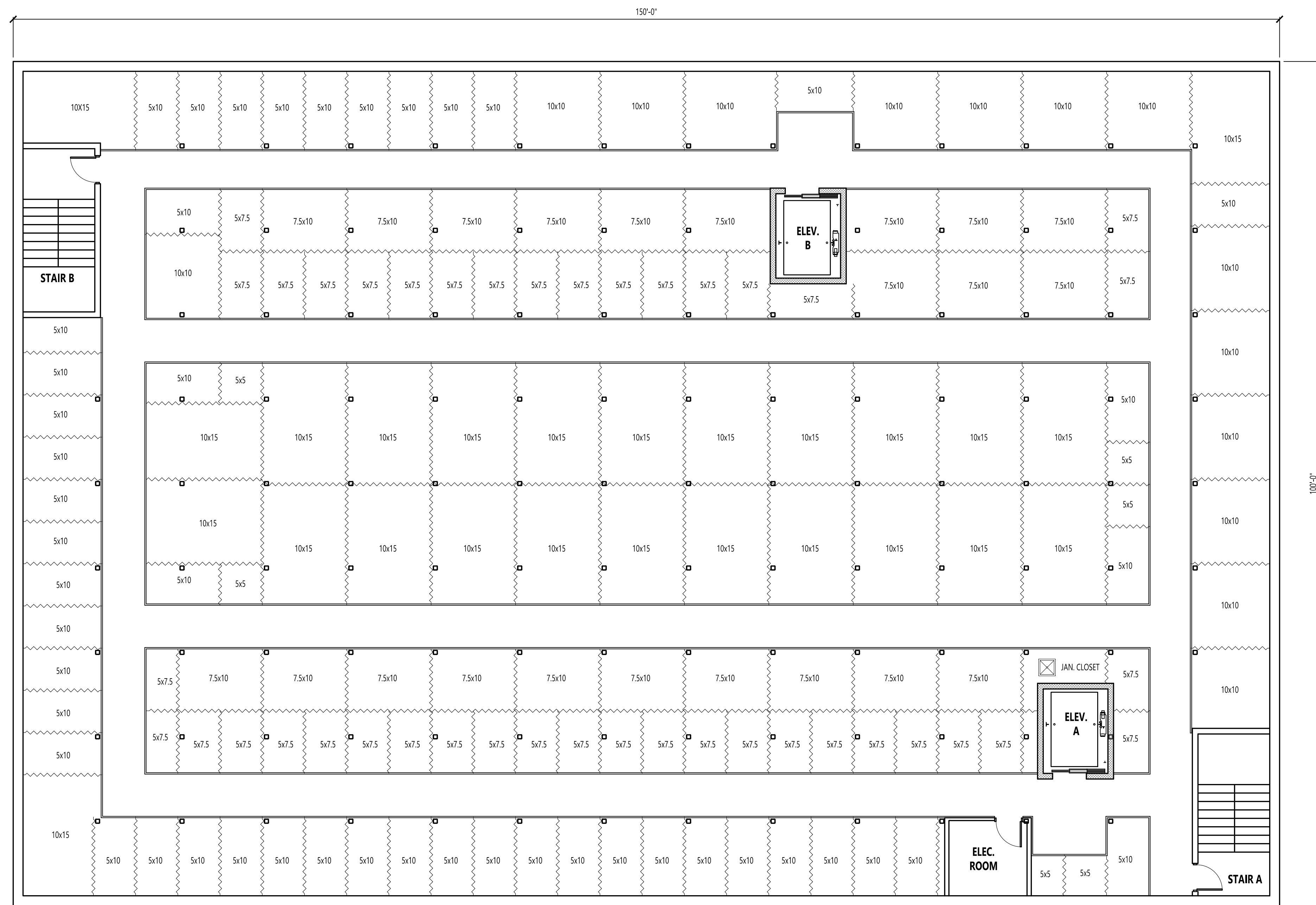
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REGISTRATION EXPIRES: 10/31/2026

DATE:	05/8/23
PROJECT No.	23032C
DRAWING BY:	D.R.
CHK BY:	J.N.
SHEET NUMBER:	

TITLE DRAWING:
**BASEMENT
 CONSTRUCTION
 PLAN**
A-100



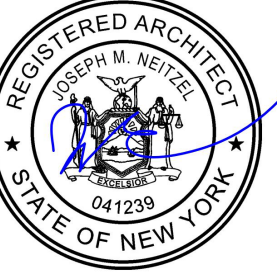
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ISSUE DATE	COMMENT
02/02/24	TOWN BOARD SUBMISSION
03/27/24	PLANNING BOARD
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08/16/24	PLANNING REVISIONS

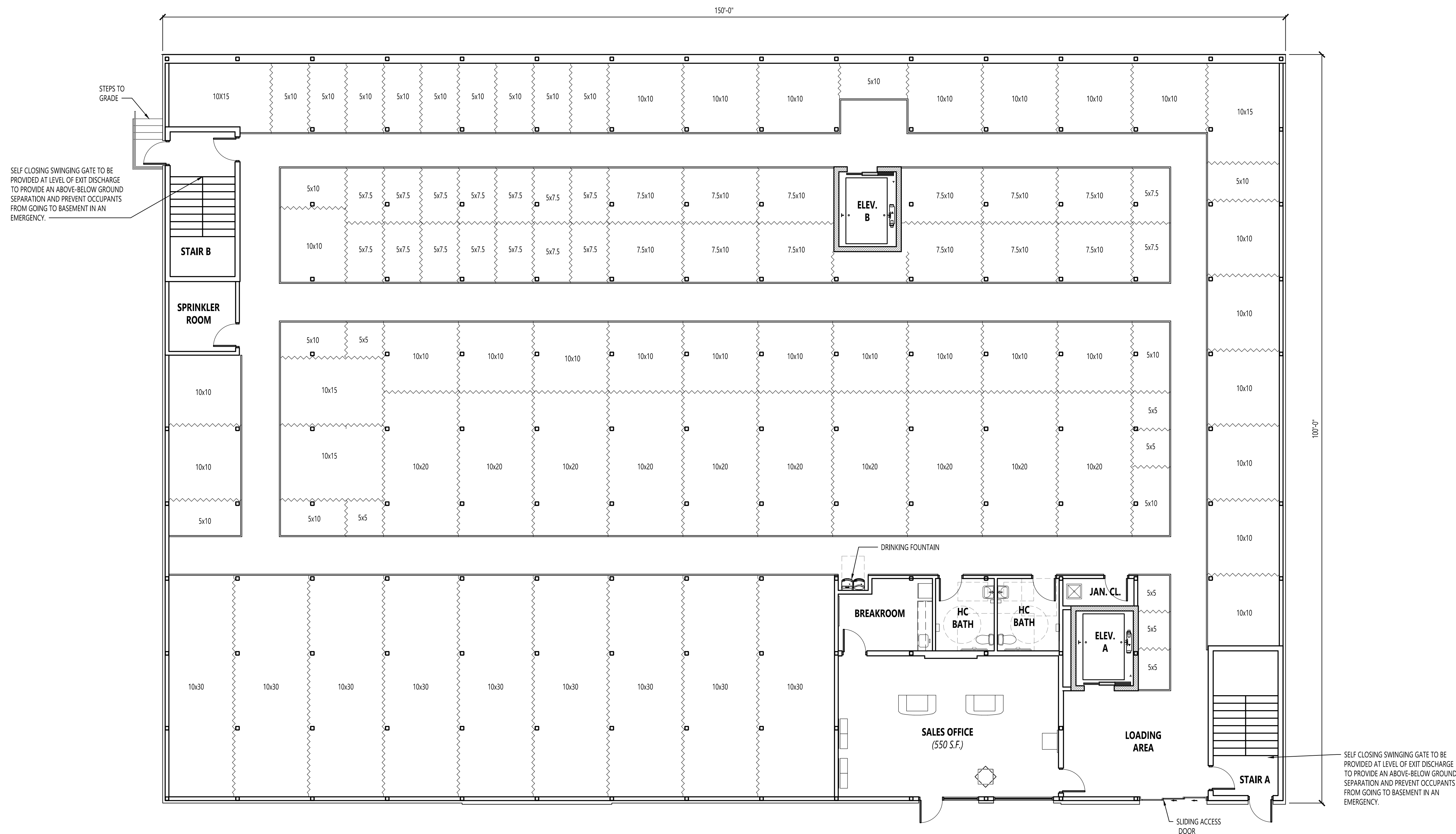
CLIENT:
KPB PROPERTIES LLC

PROJECT:
**CORTLANDT SELF STORAGE
 3 LOCUST AVENUE
 CORTLANDT, NY**

SEAL & SIGNATURE


REGISTRATION EXPIRES: 10/31/2026
 DATE: 05/8/23
 PROJECT No. 23032C
 DRAWING BY: D.R.
 CHK BY: J.N.
 SHEET NUMBER:

TITLE DRAWING:
**FIRST FLOOR
 CONSTRUCTION
 PLAN**
A-101



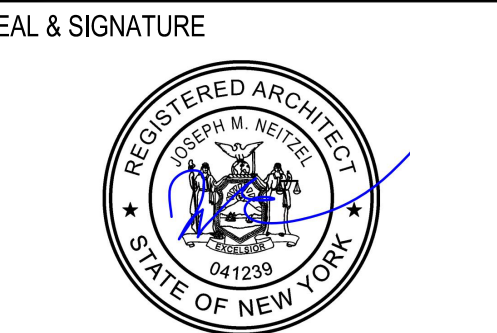
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ISSUE DATE	COMMENT
02/02/24	TOWN BOARD SUBMISSION
03/27/24	PLANNING BOARD
07/02/24	ELEVATION REVISIONS
08/16/24	PLANNING REVISIONS

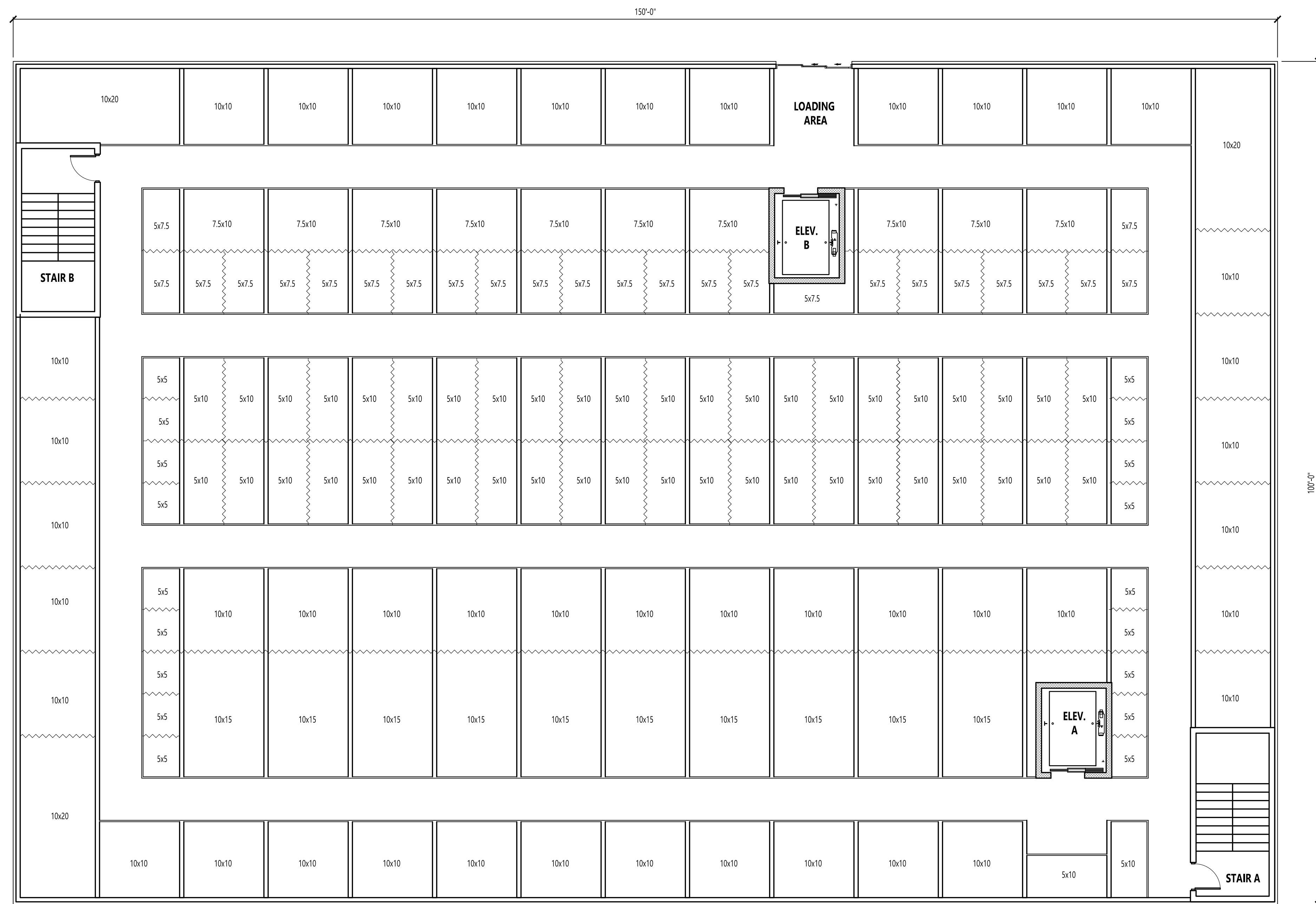
CLIENT:
KPB PROPERTIES LLC

PROJECT:
**CORTLANDT SELF STORAGE
 3 LOCUST AVENUE
 CORTLANDT, NY**



DATE:	05/8/23
PROJECT No.	23032C
DRAWING BY:	D.R.
CHK BY:	J.N.
SHEET NUMBER:	

TITLE DRAWING:
**SECOND FLOOR
 CONSTRUCTION
 PLAN**
A-102



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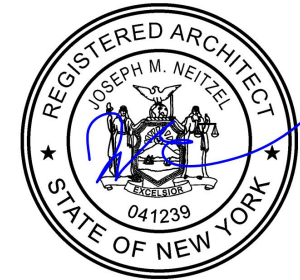
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ISSUE DATE	COMMENT
02/02/24	TOWN BOARD SUBMISSION
03/27/24	PLANNING BOARD
07/02/24	ELEVATION REVISIONS
08/16/24	PLANNING REVISIONS

CLIENT:
KPB PROPERTIES LLC

PROJECT:
**CORTLANDT SELF STORAGE
 3 LOCUST AVENUE
 CORTLANDT, NY**

SEAL & SIGNATURE

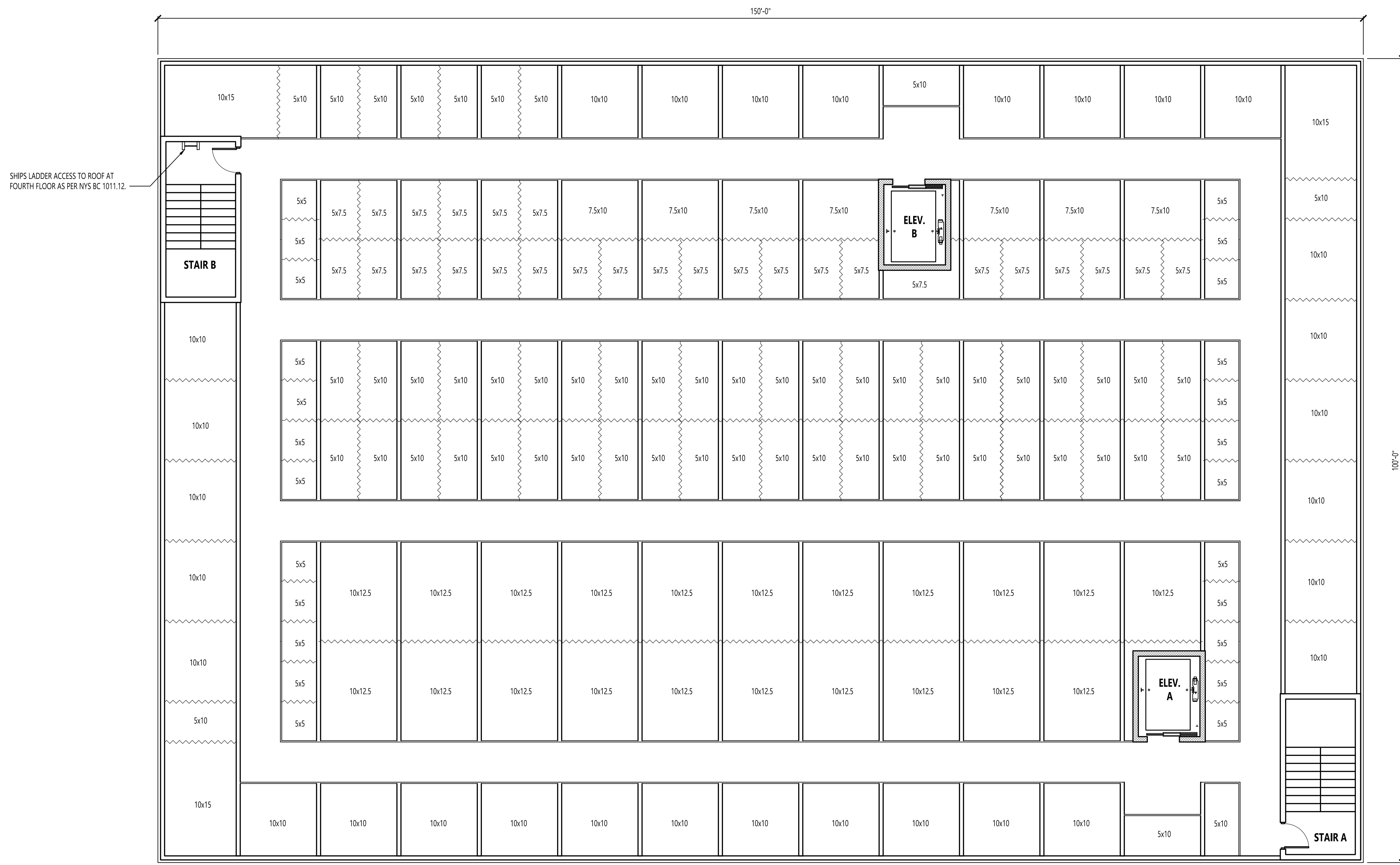


REGISTRATION EXPIRES: 10/31/2026

DATE:	05/8/23
PROJECT No.	23032C
DRAWING BY:	D.R.
CHK BY:	J.N.
SHEET NUMBER:	

TITLE DRAWING:
**THIRD & FOURTH
 FLOOR CONSTRUCT.
 PLAN**

A-103





Architecture P.C.

Architecture Planning Design
406 North Country Road
Saint James, NY 11780
(631) 862-8095
JMN-Architecture.com

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02/02/24	TOWN BOARD SUBMISSION
03/27/24	PLANNING BOARD
07/02/24	ELEVATION REVISIONS
08/16/24	PLANNING REVISIONS

CLIENT:
KPB PROPERTIES LLC

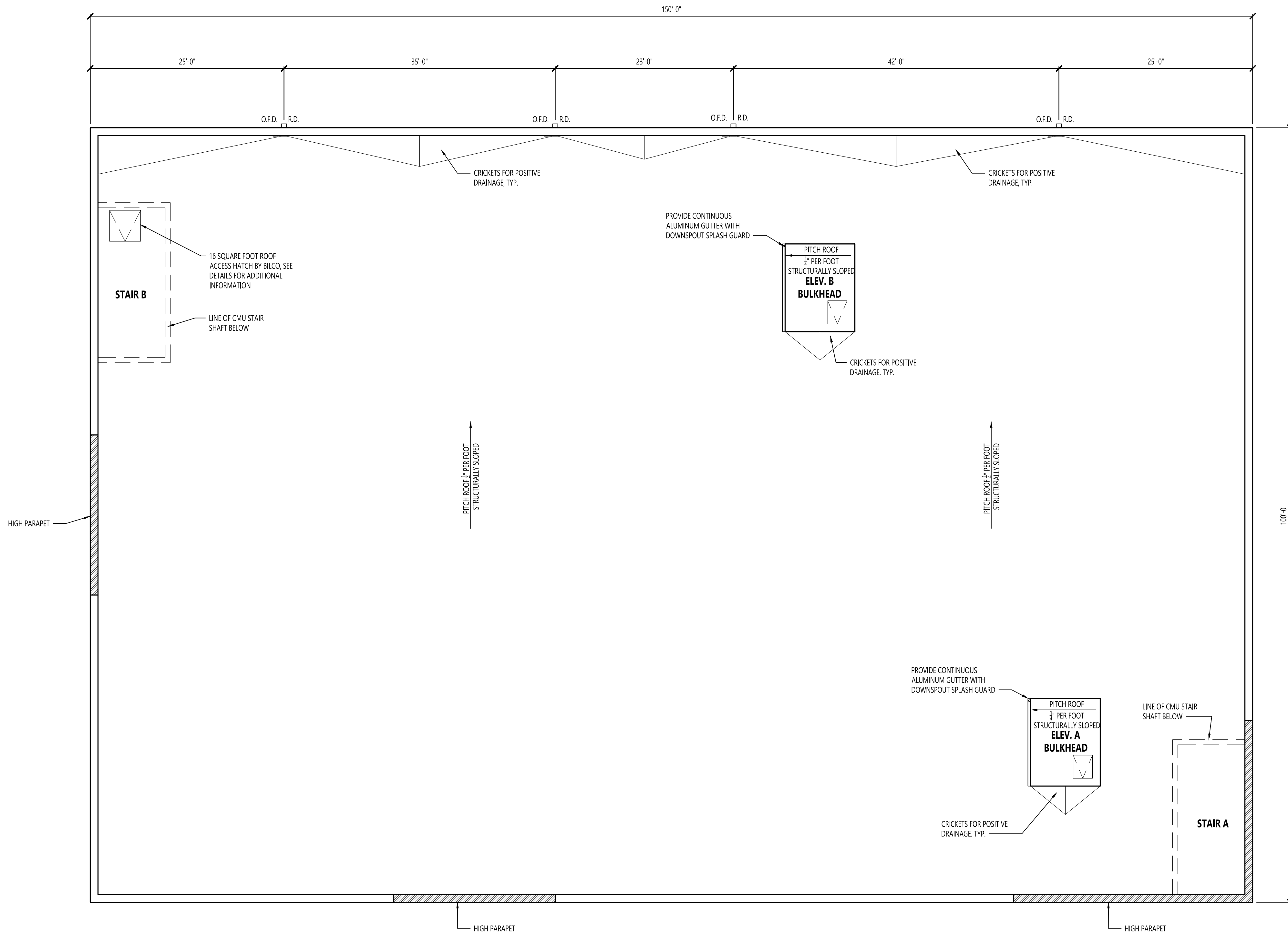
PROJECT:
**CORTLANDT SELF STORAGE
3 LOCUST AVENUE
CORTLANDT, NY**



REGISTRATION EXPIRES: 10/31/2026

DATE:	05/8/23
PROJECT No.	23032C
DRAWING BY:	D.R.
CHK BY:	J.N.
SHEET NUMBER:	

TITLE DRAWING:
**ROOF
CONSTRUCTION
PLAN
A-104**



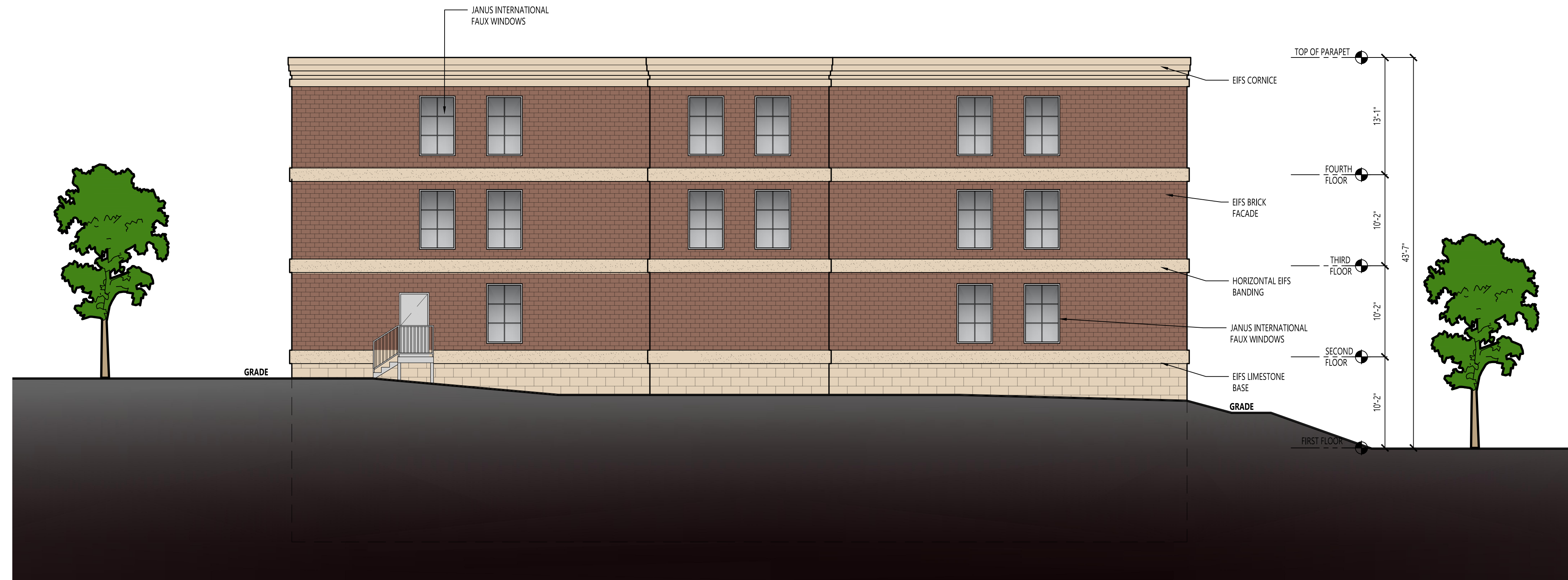
CODE NOTE:
NO ELEVATOR EQUIPMENT IS LOCATED ON ROOF OR IN A PENTHOUSE. EQUIPMENT IS LOCATED IN THE SHAFT AND NOT ACCESSIBLE FROM THE ROOF.

ROOF IS NOT AN OCCUPIED ROOF, THEREFORE ROOF ACCESS IS PERMITTED FROM THE TOP STORY BY AN ALTERNATIVE TREAD DEVICE, SHIPS LADDER OR PERMANENT LADDER.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.

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08/16/24	PLANNING REVISIONS



1 PROPOSED SOUTH EXTERIOR ELEVATION (ROUTE 202)
SCALE: 1/8" = 1'-0"

NOTES



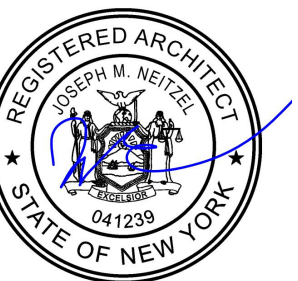
2 PROPOSED EAST EXTERIOR ELEVATION (LOCUST AVENUE)
SCALE: 1/8" = 1'-0"

NOTES

CLIENT:
KPB PROPERTIES LLC

PROJECT:
**CORTLANDT SELF STORAGE
3 LOCUST AVENUE
CORTLANDT, NY**

SEAL & SIGNATURE

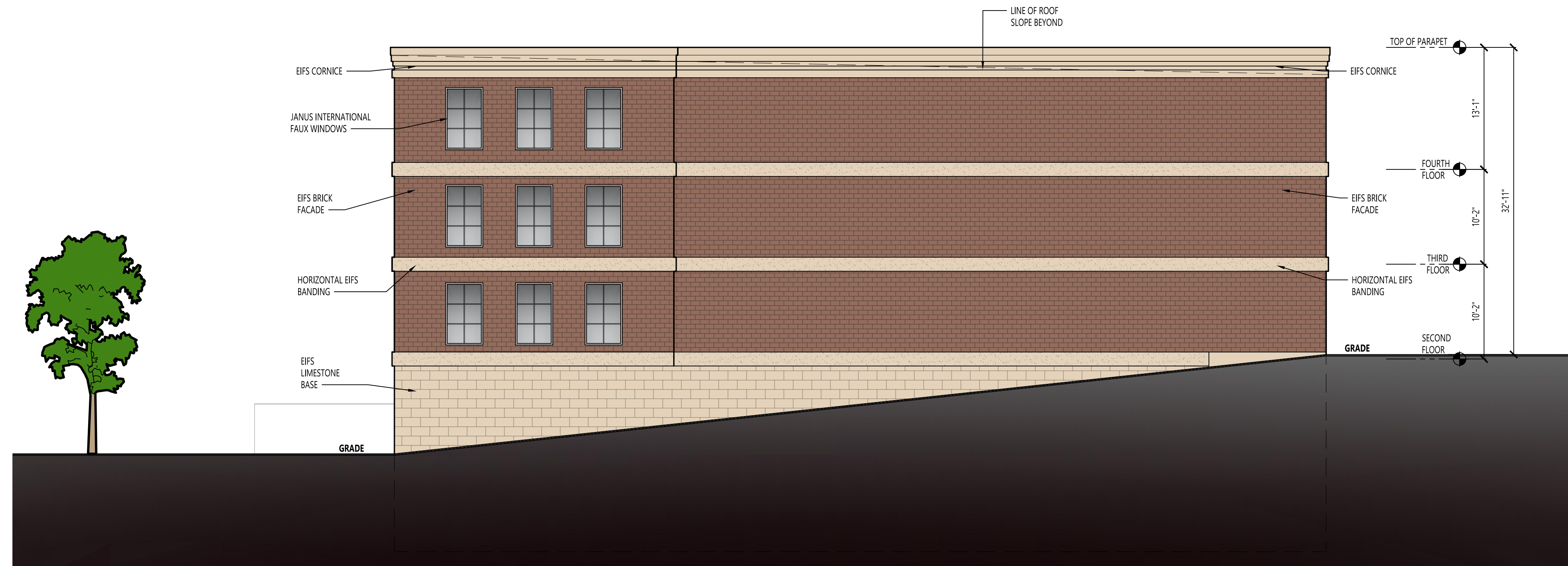


REGISTRATION EXPIRES: 10/31/2026

DATE:	05/8/23
PROJECT No.	23032C
DRAWING BY:	D.R.
CHK BY:	J.N.
SHEET NUMBER:	
TITLE DRAWING:	

**EXTERIOR
ELEVATIONS**

A-200



1 PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

NOTES



2 PROPOSED WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

NOTES

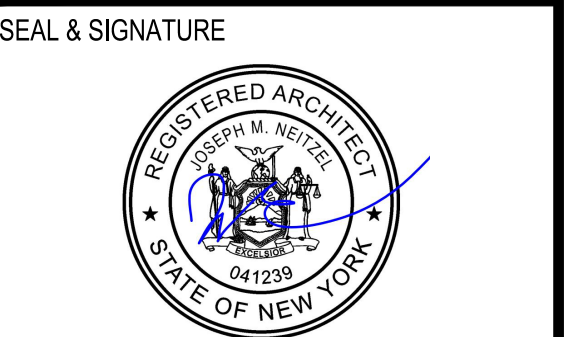
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03/27/24	PLANNING BOARD
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08/16/24	PLANNING REVISIONS

CLIENT:
KPB PROPERTIES LLC

PROJECT:
**CORTLANDT SELF STORAGE
3 LOCUST AVENUE
CORTLANDT, NY**



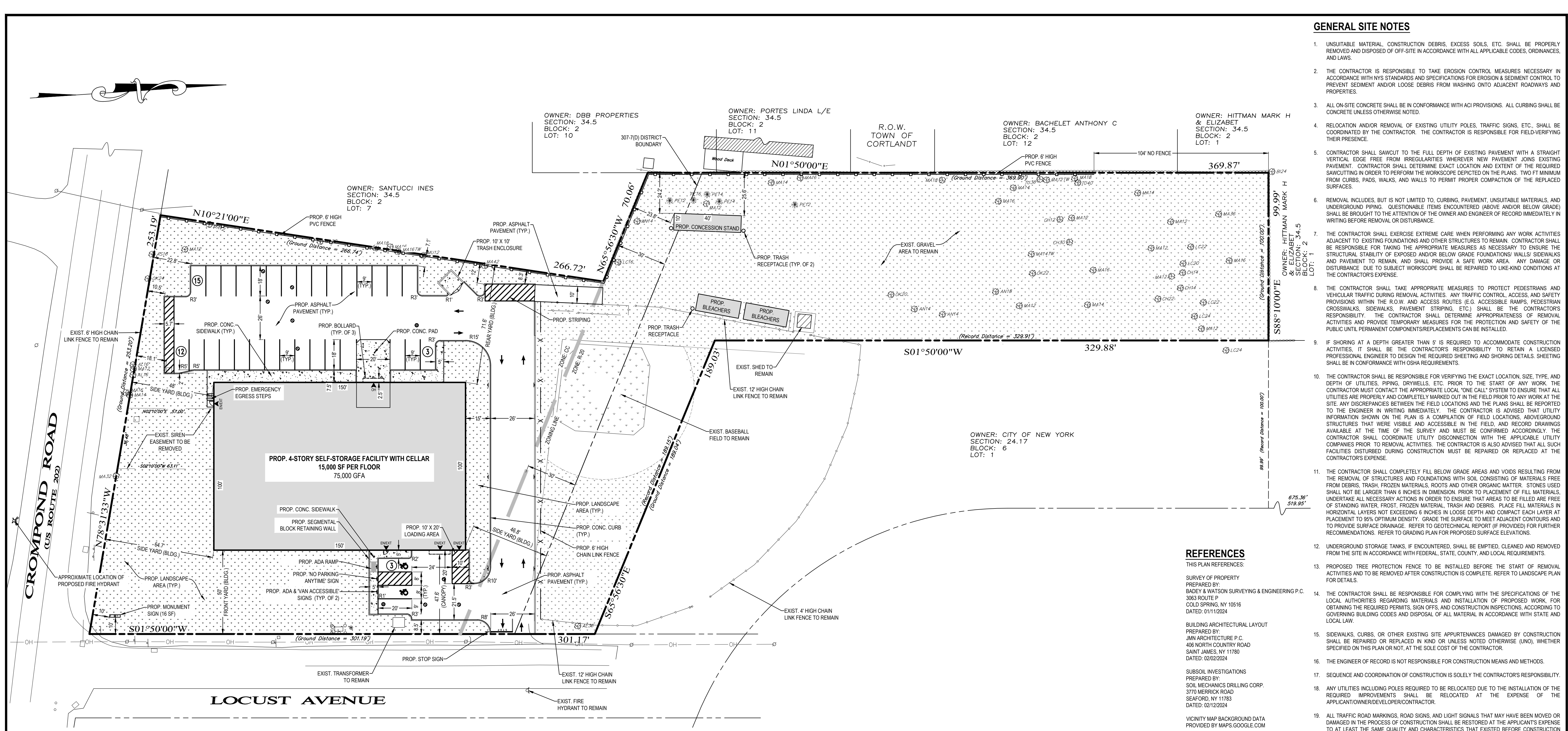
REGISTRATION EXPIRES: 10/31/2026

DATE:	05/8/23
PROJECT No.	23032C
DRAWING BY:	D.R.
CHK BY:	J.N.
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TITLE DRAWING:

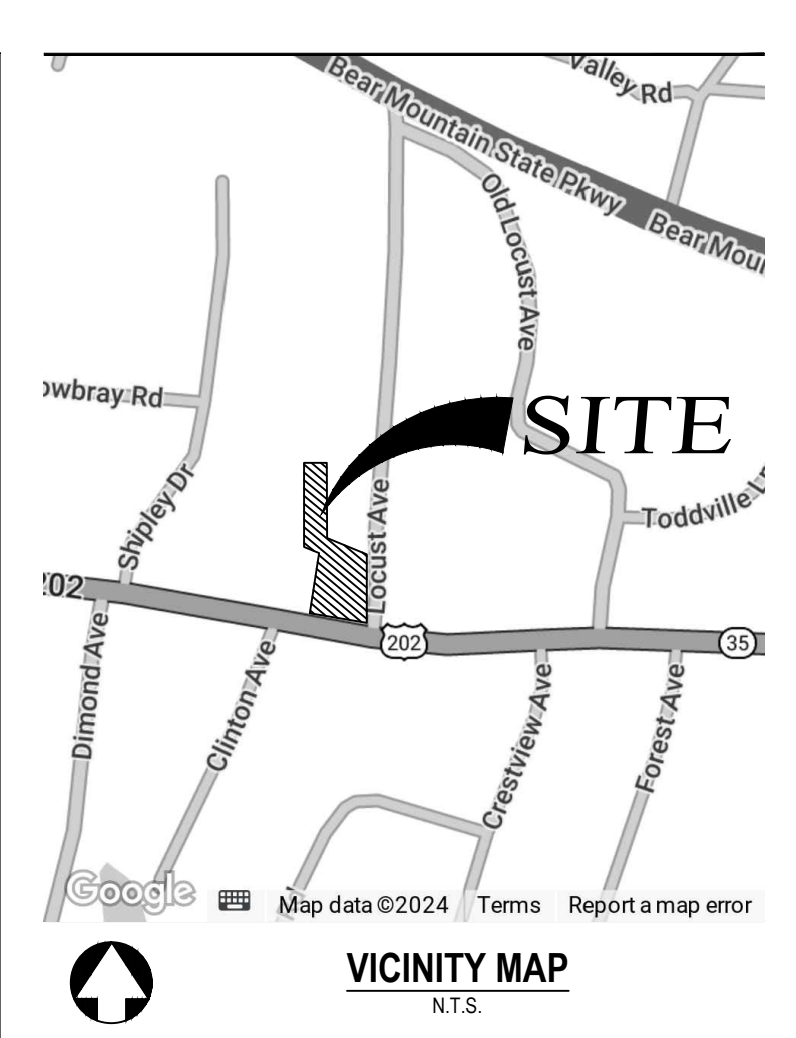
**EXTERIOR
ELEVATIONS**

A-201



GENERAL SITE NOTES

- UNDESIRABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
- ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
- CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
- REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/WALLS/SIDEWALKS/CROSSWALKS/SIDEWALKS/PAVEMENT/STRIPS, ETC. ANY DAMAGE OR DISTURBANCE TO EXISTING STRUCTURES DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPS, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
- IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HIRE A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES (PIPING, DRIVEN WELLS, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDING TO THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH CONCRETE OR MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND 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. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
- UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
- PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
- SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
- SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR.
- ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF CORTLANDT DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND ICCANSI A117.1 - 2009.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
- THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
- ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
- DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
- SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.
- ALL PROPOSED IMPORT FILL MUST BE TESTED AND CERTIFIED AS UNRESTRICTED, SUITABLE FOR RESIDENTIAL USE IN ACCORDANCE WITH TOWN POLICY. CERTIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL. ALL CERTIFICATIONS SHALL BE ADDRESSED TO JOSEPH M. PILOTTA, P.E., ENR. ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD ENGINEER FOR REVIEW AND APPROVAL.



PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
 42 ADDUCT ROAD
 GARRISON, NY 10524

TAX MAP NUMBER: Sect. 34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
 DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)

CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
 ENTRY LEVEL: 15,000 SF
 SECOND LEVEL: 15,000 SF
 THIRD LEVEL: 15,000 SF
 FOURTH LEVEL: 15,000 SF
 TOTAL: 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
 664 BLUE POINT ROAD, UNIT B
 HOLTSVILLE, NEW YORK 11742
 (831) 961-0006
 www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED SELF-STORAGE FACILITY

3 LOCUST AVENUE
 CORTLANDT MANOR, NY 10567
 COUNTY OF WESTCHESTER
 SECTION: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

SITE PLAN

DATE: 03/22/2024
 SCALE: 1" = 30'
 PROJECT NUMBER: 24001
 DRAWING BY: JR
 CHECKED BY: JF
 APPROVED BY: MP

SEAL & SIGNATURE:

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 DRAWING NO: C-1
 PAGE No: 1 OF 11

BULK ZONING TABLE
 ZONING DISTRICT: CC
 SPECIAL PERMIT FOR SELF-STORAGE FACILITY IN THE CC ZONING DISTRICT

ITEM	SECTION	CURRENT PERMITTED/REQUIRED	PROPOSED PERMITTED/REQUIRED	EXISTING BUILDING	PROPOSED BUILDING
MINIMUM LOT AREA	307 ATTACHMENT 5	15,000 SF	40,000 SF	110,078.59 SF (2.527 ACRES)	DISTRICT BOUNDARY AREA 65,899.39 SF (1.513 ACRES)
MINIMUM LOT WIDTH	307 ATTACHMENT 5	100'	200'	464.2'	277.9'
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	2-1/2 STORIES/35'	4 STORIES/44'	2 STORIES/38.52'	4 STORIES/39.99'
MINIMUM FRONT YARD	307 ATTACHMENT 5	30'	30'	56.6' (LOCUST AVENUE)	50.0' BUILDING (LOCUST AVENUE) 47.6' CANOPY (LOCUST AVENUE)
MINIMUM SIDE YARD	307 ATTACHMENT 5	10'	20'	76.6'	48.0'
MINIMUM REAR YARD	307 ATTACHMENT 5	10'	20'	111.1'	71.6'
MAXIMUM BUILDING COVERAGE	307 ATTACHMENT 5	25%	25%	22.8% (15,000 SF) WITHIN DISTRICT BOUNDARY (EXCLUDING PROPOSED CONCESSION STAND) 13.6% (15,000 SF) WITHIN OVERALL AREA (EXCLUDING PROPOSED CONCESSION STAND)	WITHIN OVERALL AREA 45.5% (29,965 SF) 29,965 SF/65,899.39 = 45.5% 69,624 SF/110,078.59 = 63.3% INFIELD DIRT AREA OF BASEBALL FIELD NOT INCLUDED
MINIMUM LANDSCAPE AREA	307 ATTACHMENT 5	30%	35%	WITHIN DISTRICT BOUNDARY 45.5% (29,965 SF) 29,965 SF/65,899.39 = 45.5% 69,624 SF/110,078.59 = 63.3% INFIELD DIRT AREA OF BASEBALL FIELD NOT INCLUDED	WITHIN OVERALL AREA 63.3% (69,624 SF) 69,624 SF/110,078.59 = 63.3% INFIELD DIRT AREA OF BASEBALL FIELD NOT INCLUDED
MAXIMUM BUILDING FLOOR AREA	307 ATTACHMENT 5	12,000 SF NO SINGLE USE OTHER THAN A FOOD STORE SHALL OCCUPY MORE THAN 4,000 SF	75,000 SF FOR SELF-STORAGE FACILITY	11,572 SF	75,000 SF

PARKING CALCULATIONS

ITEM	SECTION	CURRENT PERMITTED/REQUIRED	PROPOSED PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	307-33	9' x 18'	9' x 18'	9' x 18' 9' x 20'
MINIMUM AISLE WIDTH	307-33	25'	25'	26'-0"
MINIMUM NUMBER OF STALLS	307-29	SELF-STORAGE FACILITY NA	SELF-STORAGE FACILITY 1 STALL PER EMPLOYEE + 1 STALL PER 10,000 SF OF GFA 2 EMPLOYEES = 2 STALLS 75,000 SF/10,000 SF = 7.5 STALLS 10 STALLS REQUIRED	33 STALLS (INCLUDING 2 ADA STALLS)

PROPOSED ON-SITE SIGNAGE COMPLIANCE CHART

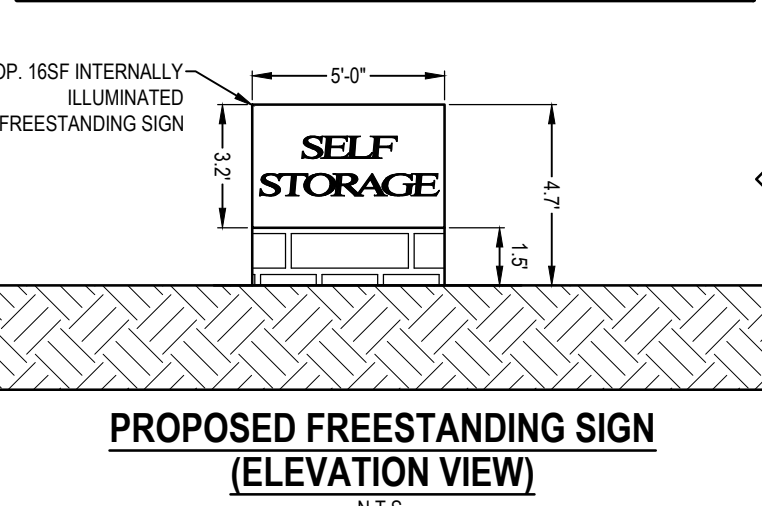
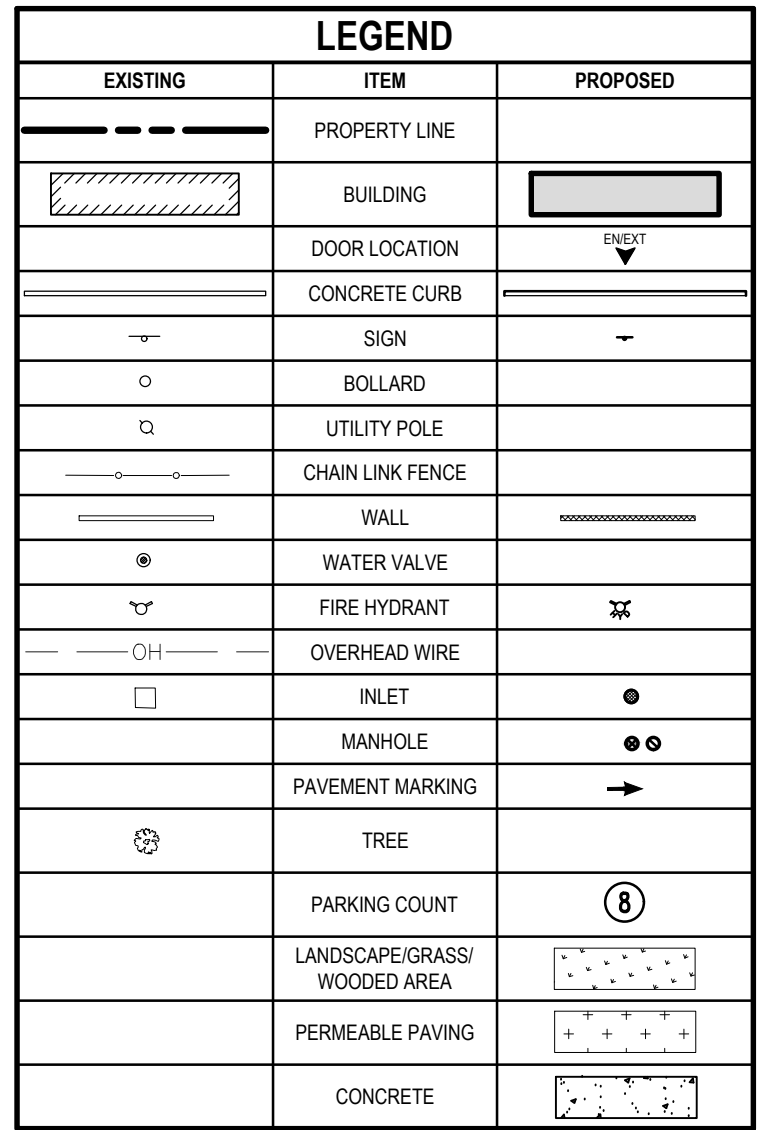
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MAXIMUM FREESTANDING SIZE	245 ATTACHMENT 1	MAXIMUM SIZE = 16 SF	16 SF
MAXIMUM FREESTANDING HEIGHT	245 ATTACHMENT 1	MAXIMUM HEIGHT = 10'	4.7'
WALL SIGN SIZE	245 ATTACHMENT 1	1 SF PER 2 LF OF BUILDING FRONTAGE MINUS THE SF OF FREESTANDING OR PROJECTION SIGNS 1 SF PER 2'150SF = 73 SF - 16 SF = 59 SF PERMITTED	NO WALL SIGNS PROPOSED
WALL SIGN HEIGHT	245 ATTACHMENT 1	10 FEET, BUT NOT ABOVE EAVE LINE	NO WALL SIGNS PROPOSED

PROPOSED BUILDING HEIGHT CALCULATIONS

ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION 20' FROM BUILDING	PROPOSED TOP OF ROOF ELEVATION	PROPOSED BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION = 390.40 EAST ELEVATION = 383.73 SOUTH ELEVATION = 399.17 WEST ELEVATION = 393.03	NORTH ELEVATION = 427.58 EAST ELEVATION = 427.58 SOUTH ELEVATION = 427.58 WEST ELEVATION = 427.58	NORTH = 37.18' EAST = 43.85' SOUTH = 28.41' WEST = 34.55' AVERAGE = 37.99'

EXISTING BUILDING HEIGHT CALCULATIONS

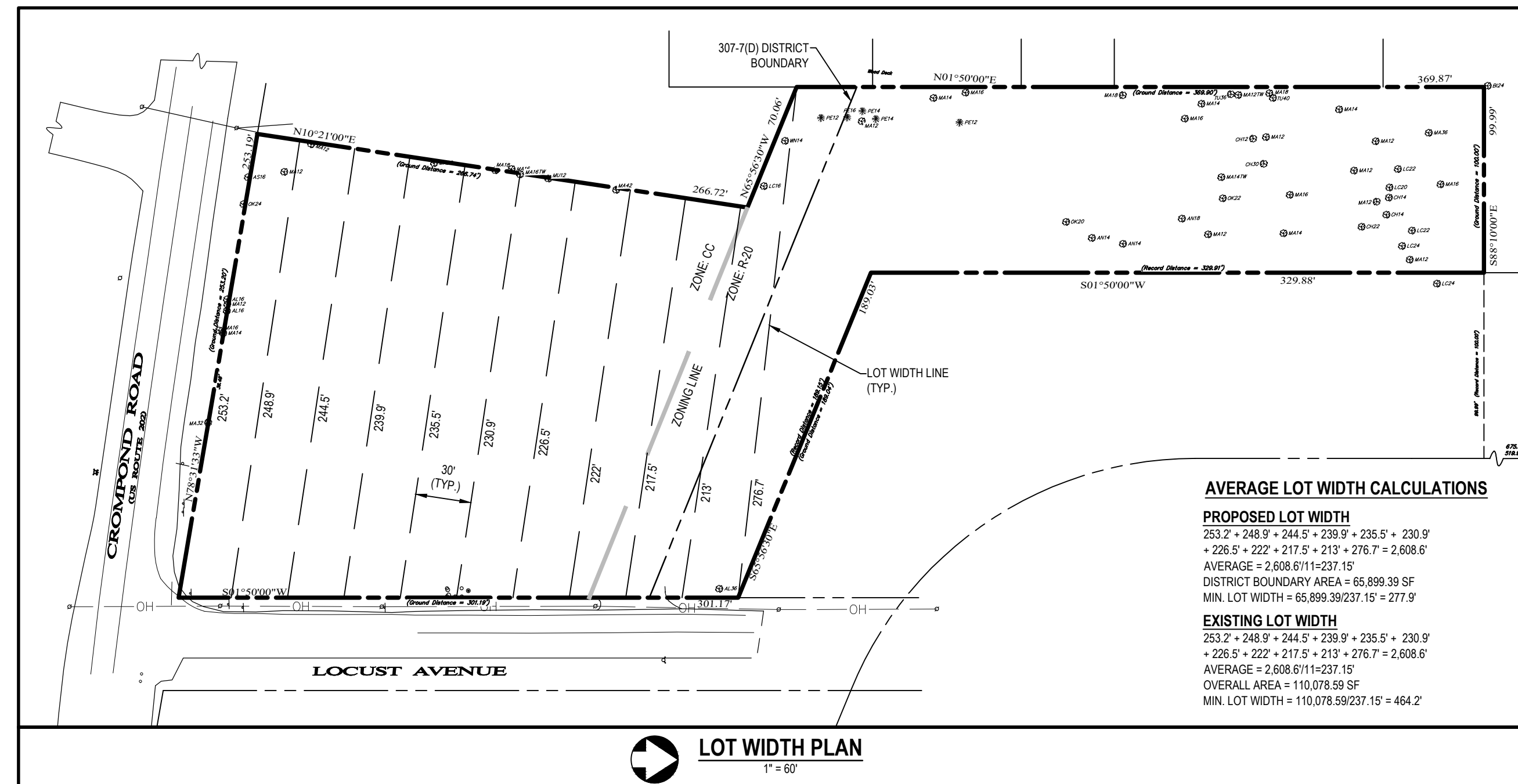
ITEM	SECTION	EXISTING AVERAGE GRADE ELEVATION 20' FROM BUILDING	EXISTING TOP OF ROOF ELEVATION	EXISTING BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION = 384.95 EAST ELEVATION = 384.33 SOUTH ELEVATION = 384.10 WEST ELEVATION = 385.00	NORTH ELEVATION = 423.0' EAST ELEVATION = 423.44' SOUTH ELEVATION = 423.0' WEST ELEVATION = 423.0'	NORTH = 38.05' EAST = 39.11' SOUTH = 38.9' WEST = 38.9' AVERAGE = 38.52'



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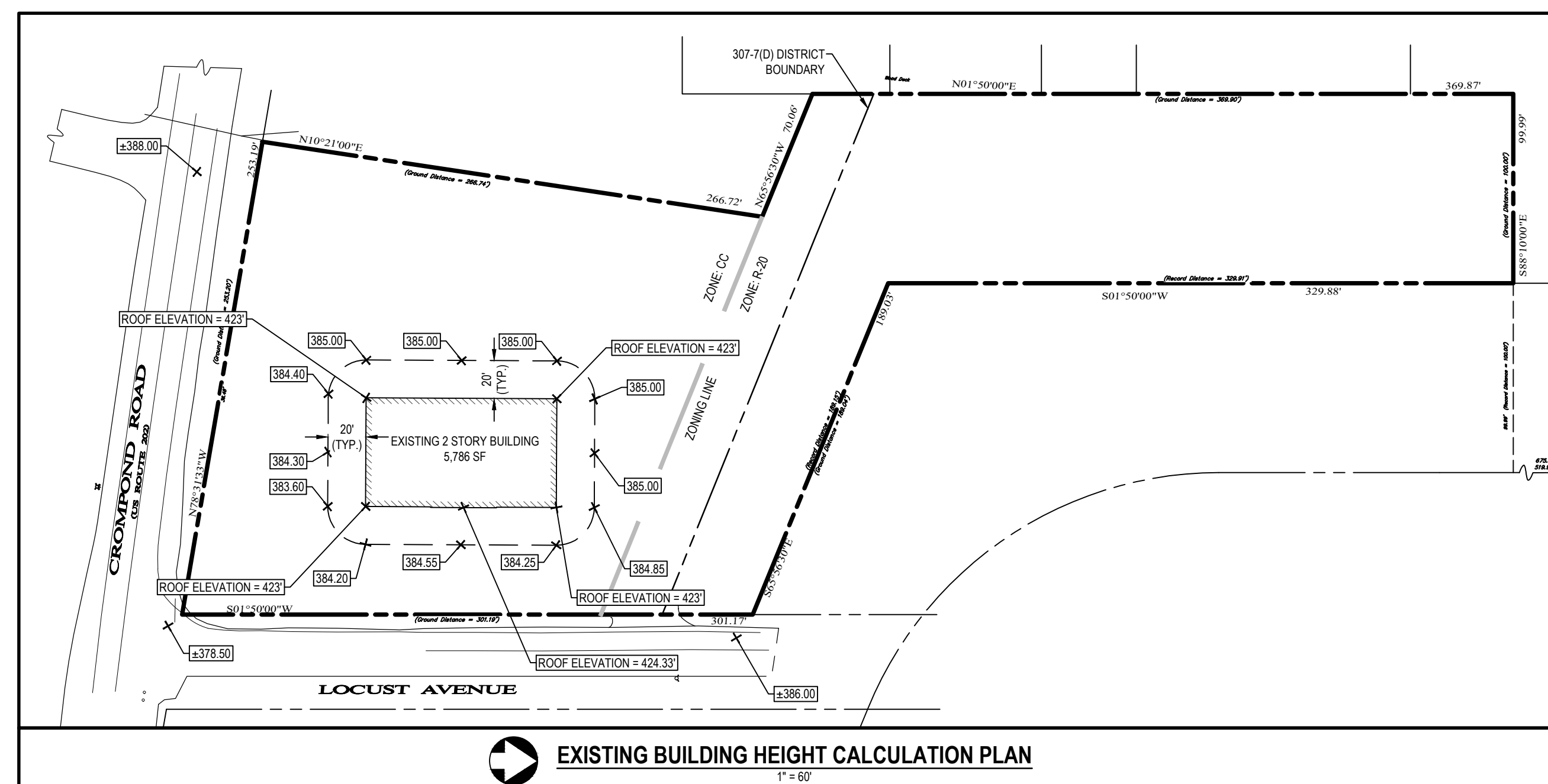
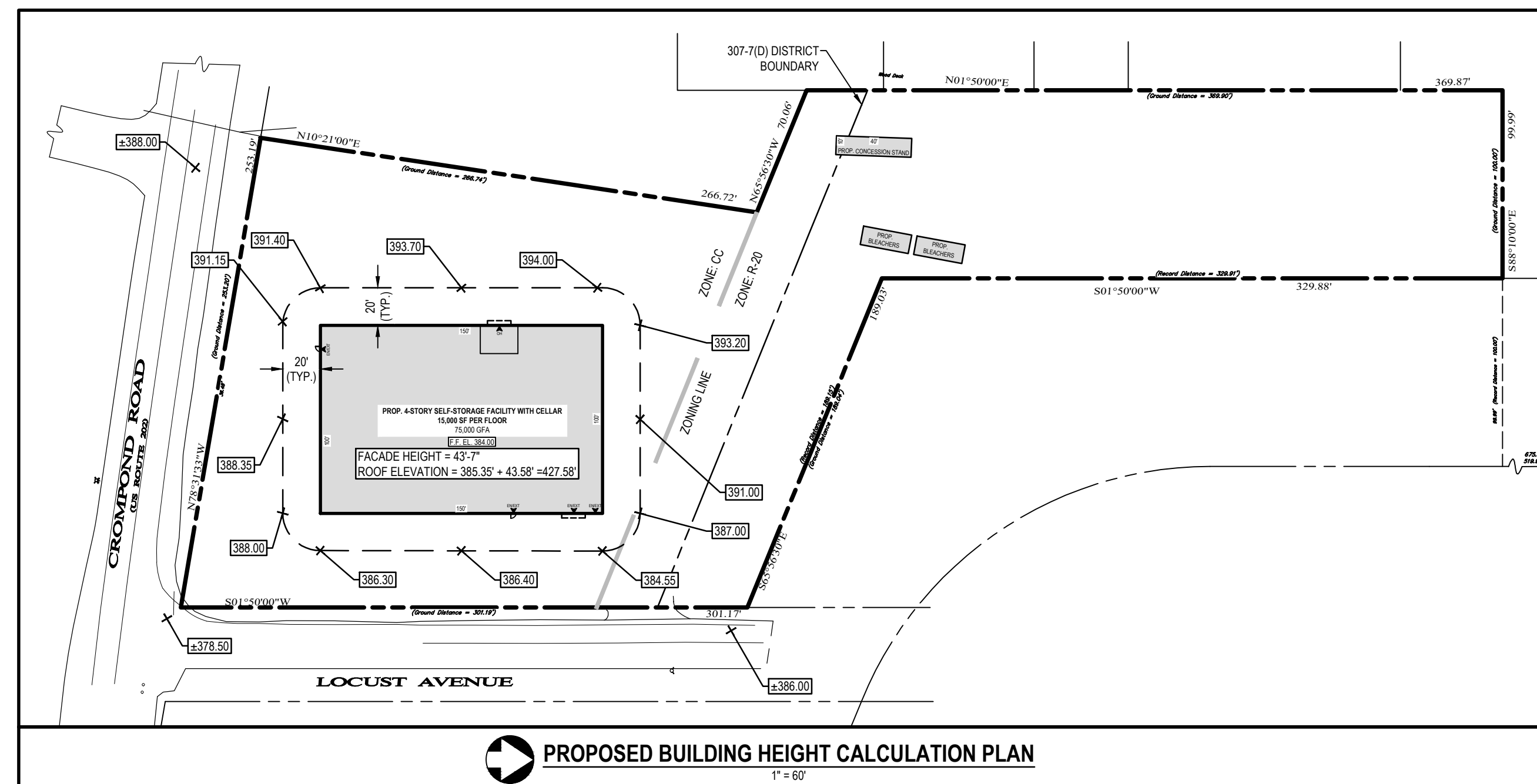
GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.



AVERAGE LOT WIDTH CALCULATIONS

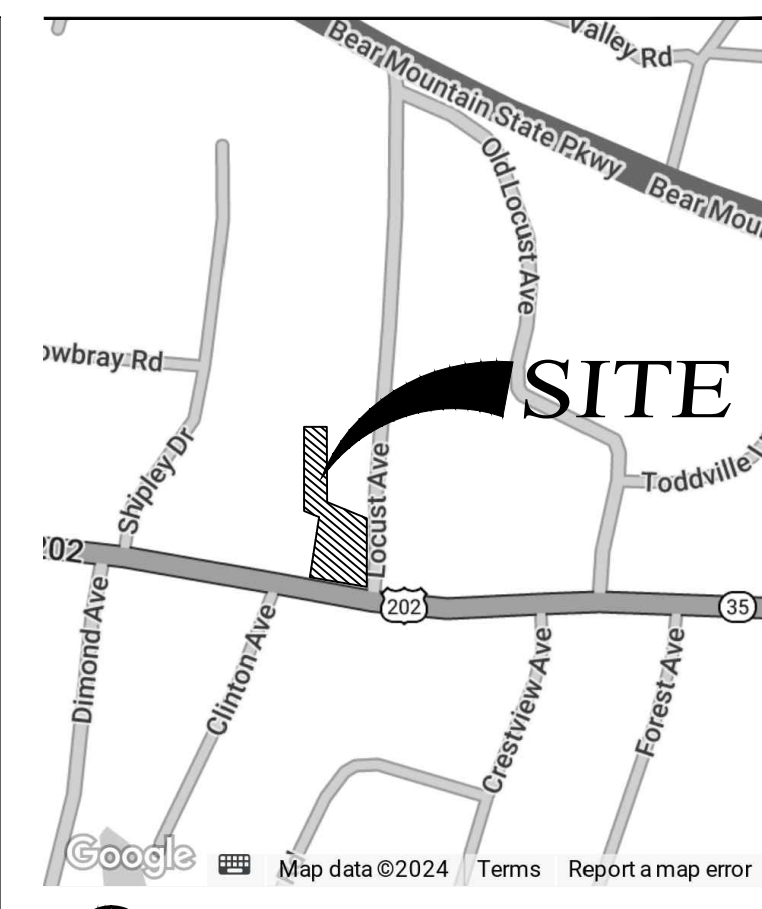
PROPOSED LOT WIDTH
 $253.2' + 248.9' + 244.5' + 239.9' + 235.5' + 230.9'$
 $+ 226.5' + 222' + 217.5' + 213' + 208.7' = 2,606.6'$
 AVERAGE = $2,606.6' / 11 = 237.15'$
 DISTRICT BOUNDARY AREA = 65,899.39 SF
 MIN. LOT WIDTH = $65,899.39 / 237.15' = 277.9'$

EXISTING LOT WIDTH
 $253.2' + 248.9' + 244.5' + 239.9' + 235.5' + 230.9'$
 $+ 226.5' + 222' + 217.5' + 213' + 208.7' = 2,606.6'$
 AVERAGE = $2,606.6' / 11 = 237.15'$
 OVERALL AREA = 110,078.59 SF
 MIN. LOT WIDTH = $110,078.59 / 237.15' = 464.2'$



PROPOSED BUILDING HEIGHT CALCULATIONS				
ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION 20' FROM BUILDING	PROPOSED TOP OF ROOF ELEVATION	PROPOSED BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION = 390.40 EAST ELEVATION = 383.75 SOUTH ELEVATION = 388.17 WEST ELEVATION = 393.63	NORTH ELEVATION = 427.58 EAST ELEVATION = 427.58 SOUTH ELEVATION = 427.58 WEST ELEVATION = 427.58	NORTH = 37.18' EAST = 43.83' SOUTH = 38.41' WEST = 34.55' AVERAGE = 37.99'

EXISTING BUILDING HEIGHT CALCULATIONS				
ITEM	SECTION	EXISTING AVERAGE GRADE ELEVATION 20' FROM BUILDING	EXISTING TOP OF ROOF ELEVATION	EXISTING BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION = 384.95 EAST ELEVATION = 384.33 SOUTH ELEVATION = 384.10 WEST ELEVATION = 385.00	NORTH ELEVATION = 423.0' EAST ELEVATION = 423.0' SOUTH ELEVATION = 423.0' WEST ELEVATION = 423.0'	NORTH = 38.05' EAST = 38.67' SOUTH = 38.91' WEST = 38.0' AVERAGE = 38.52'



PROJECT DATA

APPLICANT/TOWNER: 3 LOCUST AVENUE LLC
 42 AQUeduct ROAD
 GARRISON, NY 10524

TAX MAP NUMBER: Sect. 34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
 DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)

CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
 ENTRY LEVEL: 15,000 SF
 SECOND LEVEL: 15,000 SF
 THIRD LEVEL: 15,000 SF
 FOURTH LEVEL: 15,000 SF
 TOTAL: 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
 664 BLUE POINT ROAD, UNIT B
 HOLTSTVILLE, NEW YORK 11742
 (631) 961-0506
 www.KeyCivilEngineering.com

PROJECT NAME: **PROPOSED SELF-STORAGE FACILITY**
 3 LOCUST AVENUE
 CORTLANDT MANOR, NY 10567
 COUNTY OF WESTCHESTER
 SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE
 HEIGHT & LOT WIDTH CALCULATION PLAN

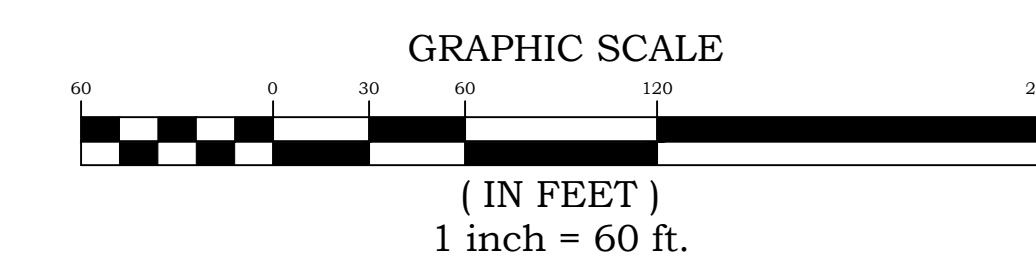
DATE: 03/22/2024
 SCALE: 1" = 60'
 PROJECT NUMBER: 24001
 DRAWING BY: JR
 CHECKED BY: JF
 APPROVED BY: MP

SEAL & SIGNATURE:

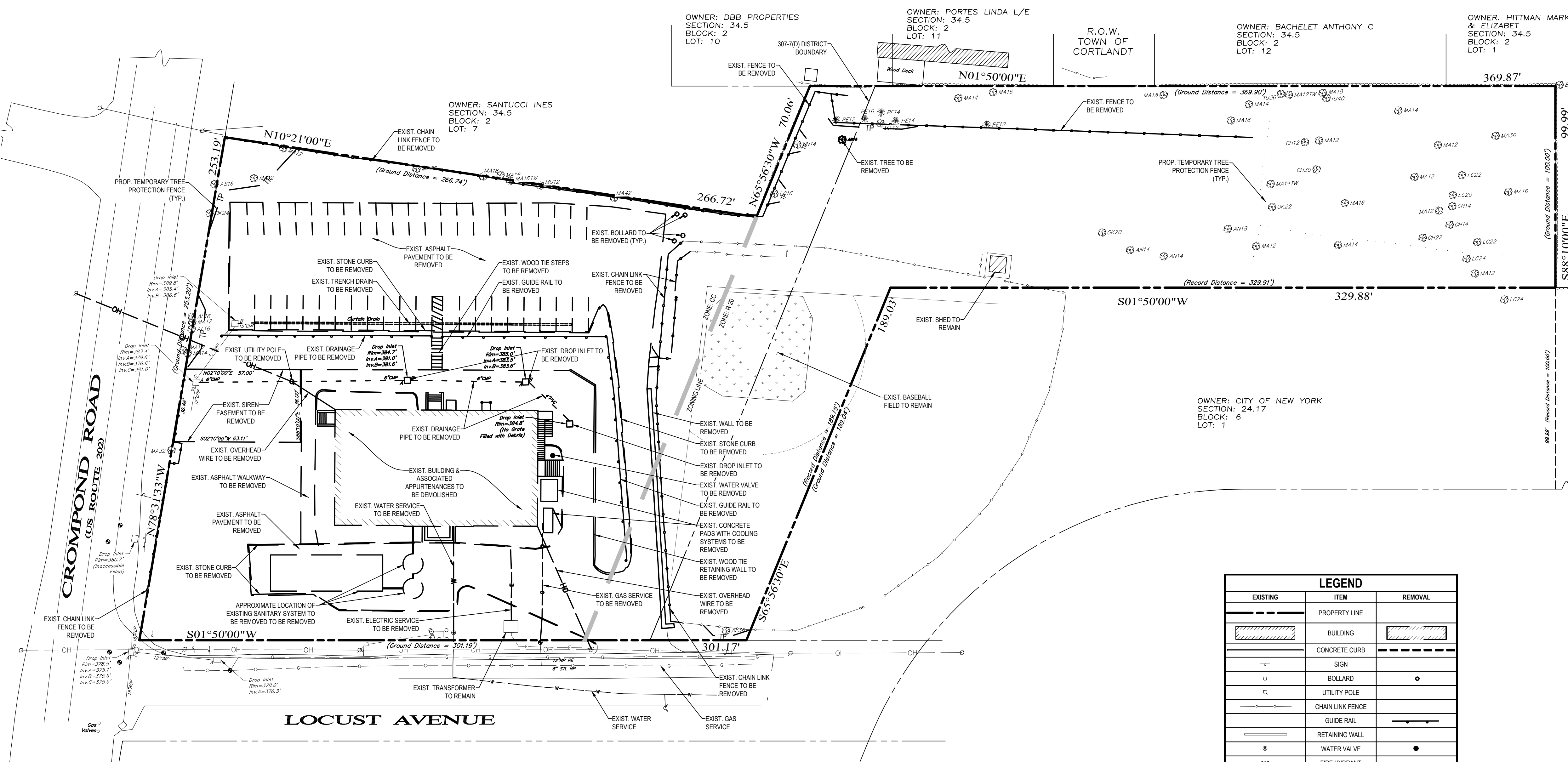
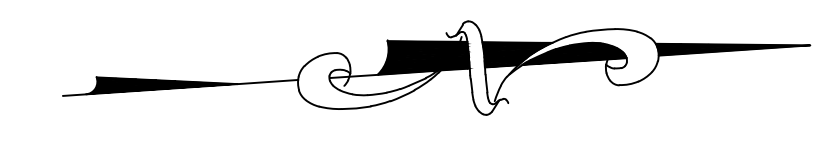
MARC PILOTTA, P.E.
 NEW YORK STATE PROFESSIONAL ENGINEER #081596

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DRAWING No: **C-1A**

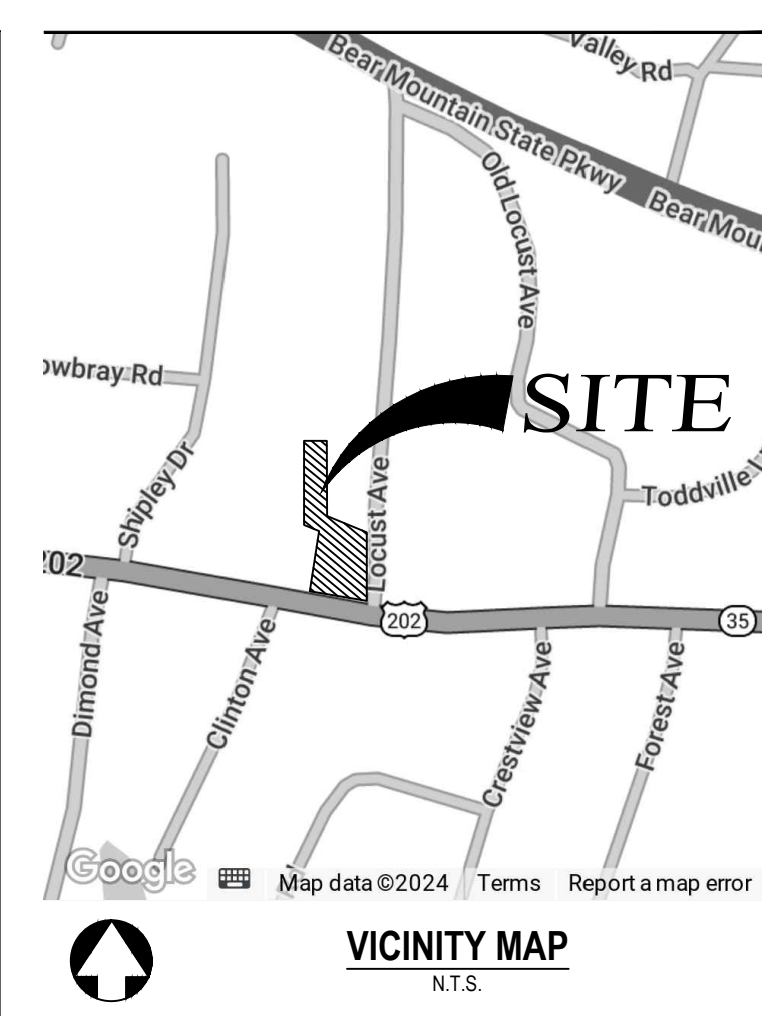


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SITE REMOVAL NOTES

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- THE CONTRACTOR SHALL ENSURE ANY EXISTING ASBESTOS CONTAINING MATERIALS ARE LEGALLY REMOVED FROM SUBJECT PREMISES PRIOR TO REMOVAL ACTIVITIES AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED.
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN, SUITABLE MATERIAL. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT OR CONSULT WITH THE GEOTECHNICAL ENGINEER FOR INSPECTION AND CERTIFICATION.
- THE CONTRACTOR SHALL INSTALL A TEMPORARY PROTECTIVE FENCE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS AT LOCATIONS WHERE HAZARDOUS CONDITIONS EXIST AS A RESULT OF REMOVAL ACTIVITIES.
- THE UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY. THE FEASIBILITY OF ALL UTILITIES (DRAINAGE, SEWER, WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR UNDERGROUND STRUCTURES TO BE REMOVED OR RELOCATED HAS NOT BEEN CONFIRMED WITH THE GOVERNING AGENCIES AND MUST BE REVIEWED FURTHER PRIOR TO PREPARATION OF CONSTRUCTION DOCUMENTS.
- PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - ENSURE COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOLS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE ENVIRONMENTAL CONSULTANT.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY THE STRUCTURAL OR GEO-TECHNICAL ENGINEER.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND/OR OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES OR CALL DAMAGE PROTECTION SYSTEMS FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN DEMOLITION PERMIT AND NECESSARY UTILITY DISCONNECTS.



PROJECT DATA

APPLICANT/OWNER	3 LOCUST AVENUE LLC 42 ADJUNCT ROAD GARRISON, NY 10524
TAX MAP NUMBER	Sec 34.5, Block 2, Lot 6
SITE AREA	OVERALL AREA = 110,078.59 SF (2.527 Acres) DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)
CURRENT USE	CON ED TRAINING CENTER
PROPOSED USE	SELF-STORAGE FACILITY
EXISTING FOOTPRINT	5,786 SF
PROPOSED FOOTPRINT	15,000 SF
GROSS FLOOR AREA	CELLAR 15,000 SF ENTRY LEVEL 15,000 SF SECOND LEVEL 15,000 SF THIRD LEVEL 15,000 SF FOURTH LEVEL 15,000 SF TOTAL 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

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PROJECT NAME
PROPOSED SELF-STORAGE FACILITY
3 LOCUST AVENUE
CORTLANDT MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE
SITE REMOVALS PLAN

DATE:	03/22/2024
SCALE:	1" = 30'
PROJECT NUMBER:	24001
DRAWING BY:	JR
CHECKED BY:	JF
APPROVED BY:	MP

SEAL & SIGNATURE:

MARC PILOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081598

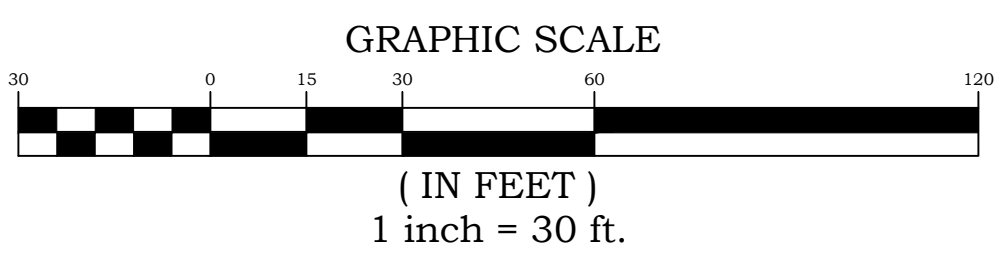
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DRAWING No: **C-2**

PAGE No: 3 OF 11

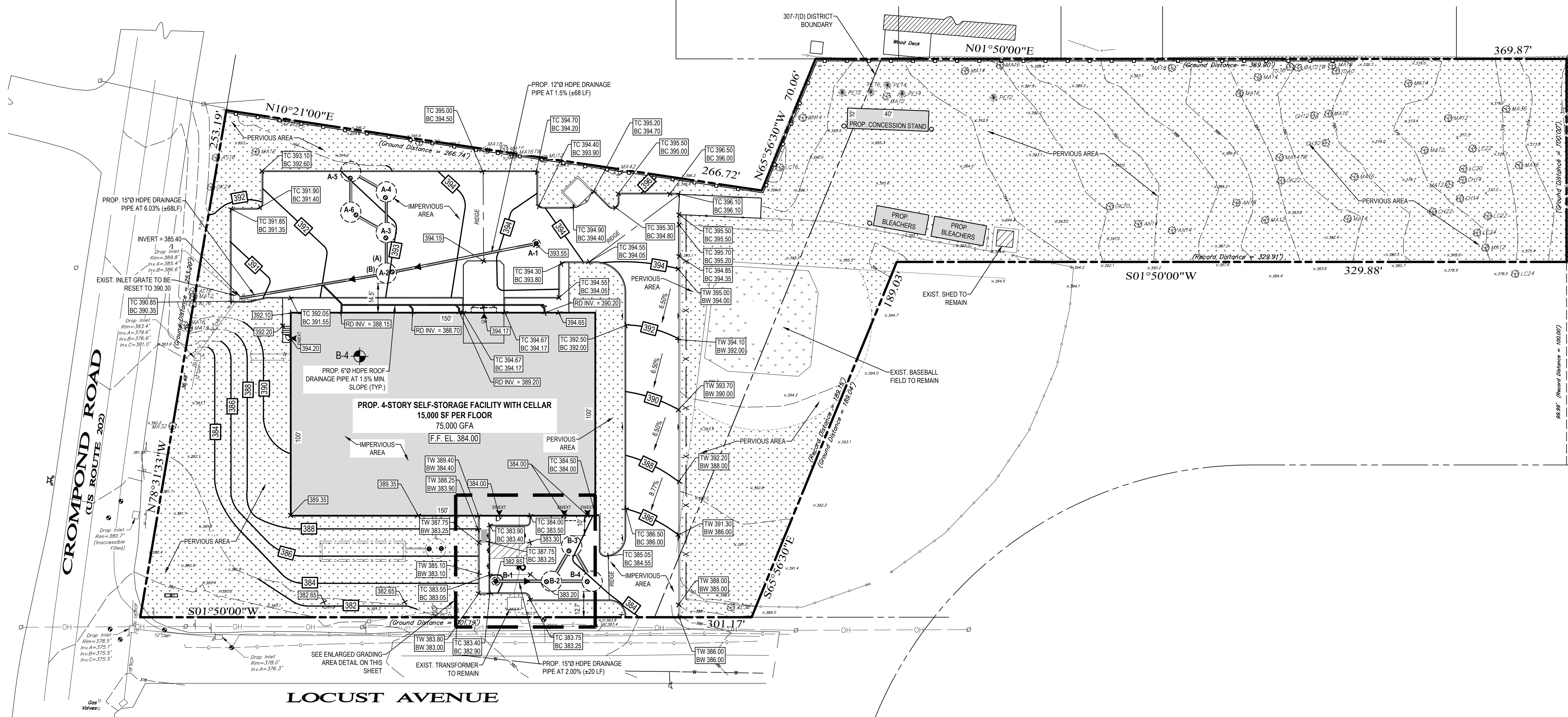
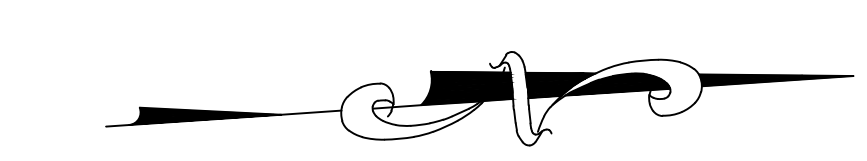
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- Confirm Utility Response
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LEGEND

EXISTING	ITEM	REMOVAL
---	PROPERTY LINE	---
▨	BUILDING	▨
---	CONCRETE CURB	---
---	SIGN	---
○	BOLLARD	○
□	UTILITY POLE	□
---	CHAIN LINK FENCE	---
---	GUIDE RAIL	---
---	RETAINING WALL	---
●	WATER VALVE	●
▽	FIRE HYDRANT	▽
OH	OVERHEAD WIRE	OH
□	INLET	□
E	ELECTRIC SERVICE	E
G	GAS SERVICE	G
W	WATER SERVICE	W
---	DRAINAGE PIPE	---
⊙	TREE	⊙

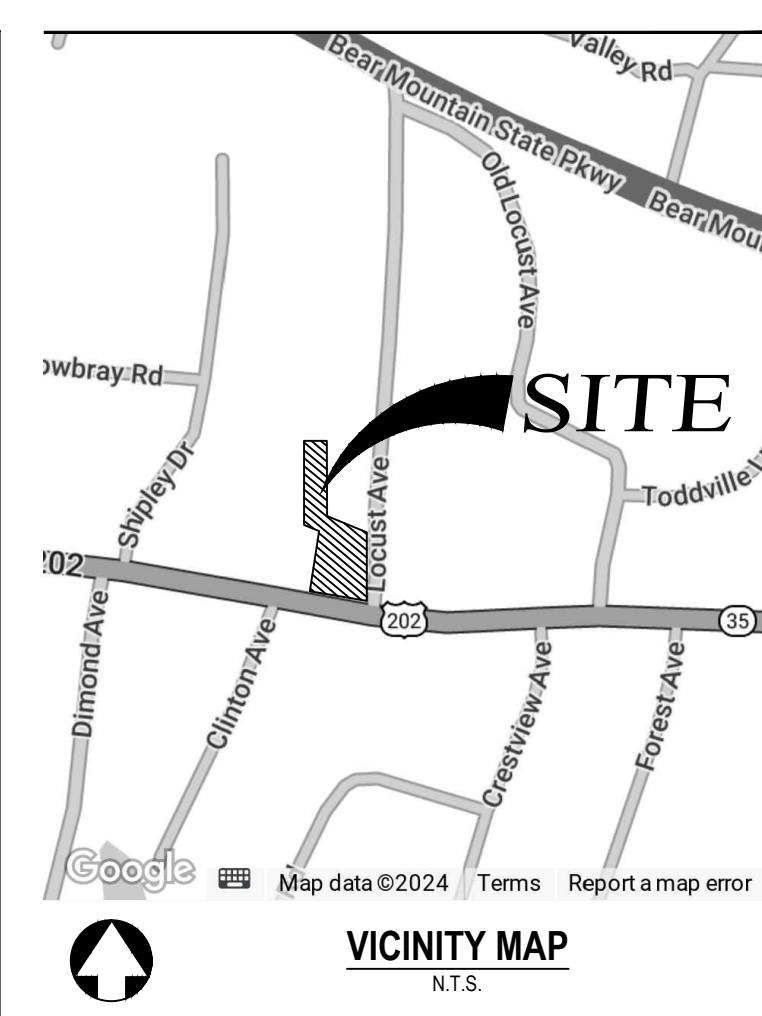


GRADING & DRAINAGE NOTES

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- STORMWATER RUNOFF COEFFICIENTS PER TOWN OF CORTLANDT:
 - ROOF = 1.00
 - PAVEMENT/IMPERVIOUS = 1.00
 - LANDSCAPE/PERVIOUS = 0.30
- PROVIDE STORMWATER RUNOFF STORAGE FOR 5" RAINFALL PER TOWN OF CORTLANDT REQUIREMENTS
- DRYWELL DESIGN CAPACITY:
 - 8" DIAMETER = 42.24 CFV/F
 - 10" DIAMETER = 68.42 CFV/F
 - 12" DIAMETER = 100.88 CFV/F
- ALL PROPOSED DRAINAGE INTERCONNECTING PIPING SHALL BE SMOOTH WALL HDPE WITH A MINIMUM DIAMETER OF 12 INCHES.
- TOP OF EFFECTIVE DEPTH IN LEACHING STRUCTURES SHALL BE NO HIGHER THAN THE GRATE ELEVATION OF THE LOWEST INLET IN THE IMMEDIATE SYSTEM.
- ALL LANDINGS AND WALKWAYS SHALL HAVE A MINIMUM OF 1.0% CROSS SLOPE AWAY FROM THE BUILDING OR SLOPE TOWARDS AN INLET / LOW SPOT.
- CONTRACTOR SHALL CLEAN ALL EXISTING/PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES AT THE END OF CONSTRUCTION.
- ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY AND ICCANSI A117.1 - 2009. ACCESSIBLE STALLS SHALL HAVE NO SLOPE GREATER THAN 2.0% IN ANY DIRECTION AND THE PROPOSED SIDEWALK SHALL NOT EXCEED A 5% RUNNING SLOPE AND 2.0% CROSS SLOPE.
- LOCATION OF EXISTING UTILITY SERVICES ARE UNKNOWN AND SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES AND/OR PRIVATE MARK OUT COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL ELEVATIONS DENOTED ON THIS PLAN REFER TO NAVD88 DATUM.
- IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.

STORMWATER DESIGN NOTES FOR SWPPP

- SYSTEM A DRYWELLS DESIGNED TO HANDLE WQV REQUIREMENTS. 969 CUBIC FEET STORAGE REQUIRED @ 1.028 CF OF PROVIDED.
- CHANNEL PROTECTION VOLUME PROVIDED AS RUNOFF IN 1 YEAR STORM FROM SUBJECT SITE IS 0 CFS.
- PROPOSED 10 YEAR AND 100 YEAR PEAK RUNOFF FROM SUBJECT SITE IS LESS THAN EXISTING CONDITIONS.



PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
42 AQUeduct ROAD, GARRISON, NY 10524

TAX MAP NUMBER: Sect.34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)

CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
ENTRY LEVEL: 15,000 SF
SECOND LEVEL: 15,000 SF
THIRD LEVEL: 15,000 SF
FOURTH LEVEL: 15,000 SF
TOTAL: 75,000 SF

NO.	DATE	BY	DESCRIPTION
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5	08/06/24	JR	REV. PER TOWN COMMENTS
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1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

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HOLTSVILLE, NEW YORK 11742
(831) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME: **PROPOSED SELF-STORAGE FACILITY**
3 LOCUST AVENUE
CORTLANDT MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

GRADING & DRAINAGE PLAN

DATE: 03/22/2024
SCALE: 1" = 30'
PROJECT NUMBER: 24001
DRAWING BY: JR
CHECKED BY: JF
APPROVED BY: MP

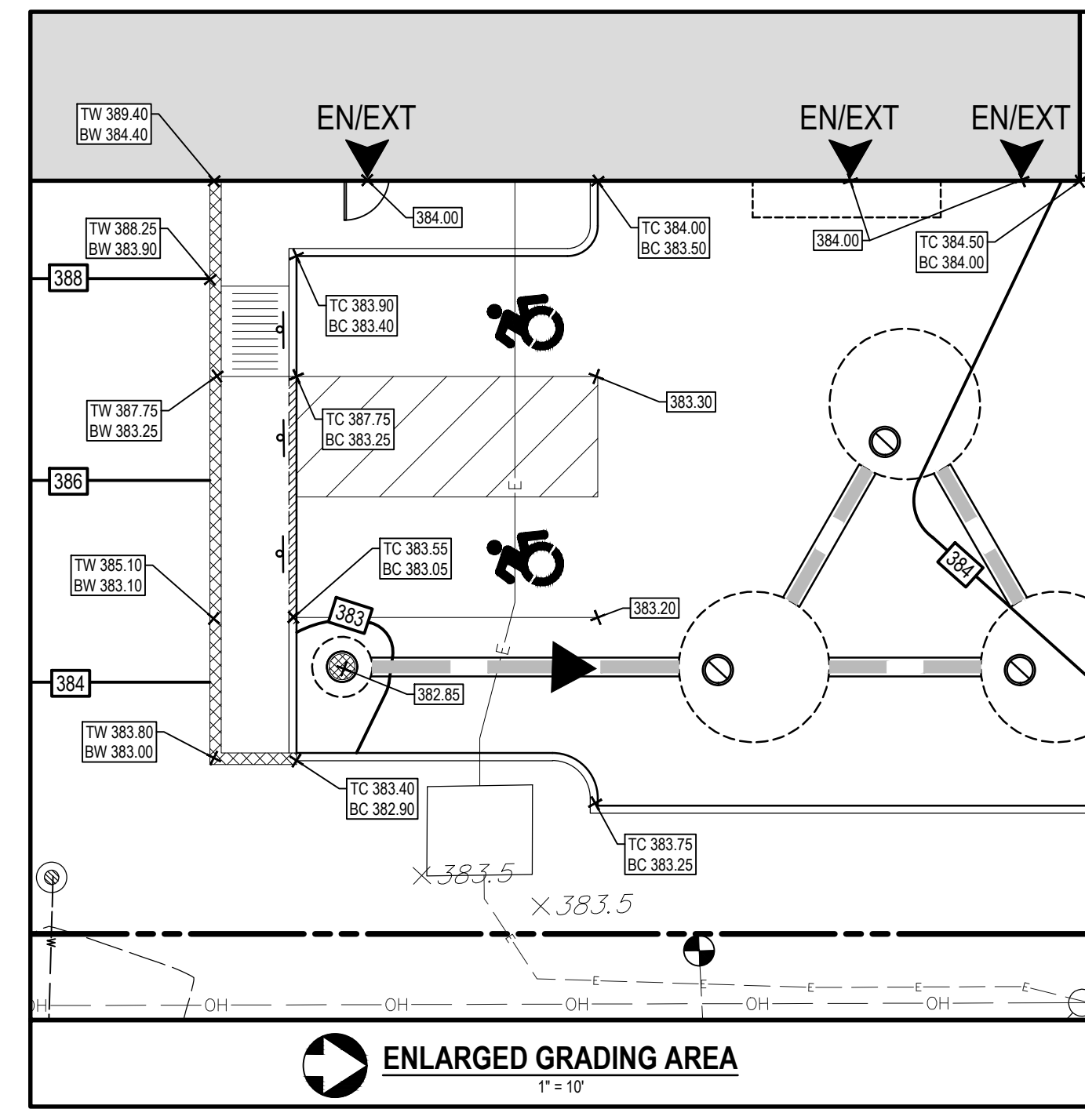
SEAL & SIGNATURE:

MARC PILOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081538

DRAWING No: **C-3**

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS	BOTTOM OF RINGS	INVERT IN	INVERT OUT
A-1	PROPOSED 4'0" PRECAST CATCH BASIN WITH FRAME AND GRATE	—	393.55	—	—	—	388.80
A-2	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	3'	393.00	391.50	386.50	387.75	A 387.75 B 389.50
A-3	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	3'	392.95	390.50	386.50	387.75	387.75
A-4	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	3'	393.10	391.50	386.50	387.75	387.75
A-5	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	3'	393.00	390.50	386.50	387.75	387.75
A-6	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	3'	392.70	390.50	386.50	387.75	387.75
B-1	PROPOSED 4'0" PRECAST CATCH BASIN WITH FRAME AND GRATE	—	382.85	—	—	—	378.10
B-2	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	6'	383.40	381.70	371.70	377.70	377.70
B-3	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	6'	383.90	381.70	371.70	377.70	377.70
B-4	PROPOSED 10"0" PRECAST DRYWELL WITH SOLID COVER	6'	383.90	381.70	371.70	377.70	377.70



LEGEND

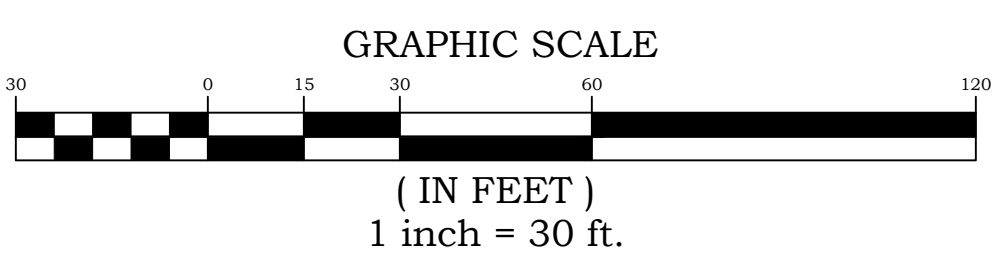
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
[Hatched]	BUILDING	[Hatched]
---	DOOR LOCATION	▼
---	CONCRETE CURB	---
---	SIGN	---
○	BOLLARD	---
○	UTILITY POLE	---
---	CHAIN LINK FENCE	---
---	WALL	---
○	WATER VALVE	---
○	FIRE HYDRANT	---
---	OVERHEAD WIRE	---
□	INLET	●
---	MANHOLE	●
W	WATER SERVICE	W
E	ELECTRIC SERVICE	E
G	GAS SERVICE	G
---	DRAINAGE PIPE	---
---	SANITARY PIPE	---
---	CONTOUR	---
○	10"0" DRYWELL	○
---	TOP & BOTTOM OF CURB ELEVATION	TC 384.85 BC 384.35
---	TOP & BOTTOM OF WALL ELEVATION	TW 388.25 BW 385.35
---	GRADE ELEVATION	---
○	TREE	---
---	LANDSCAPE/GRASS/ WOODED AREA	---
---	PERMEABLE PAVING	---

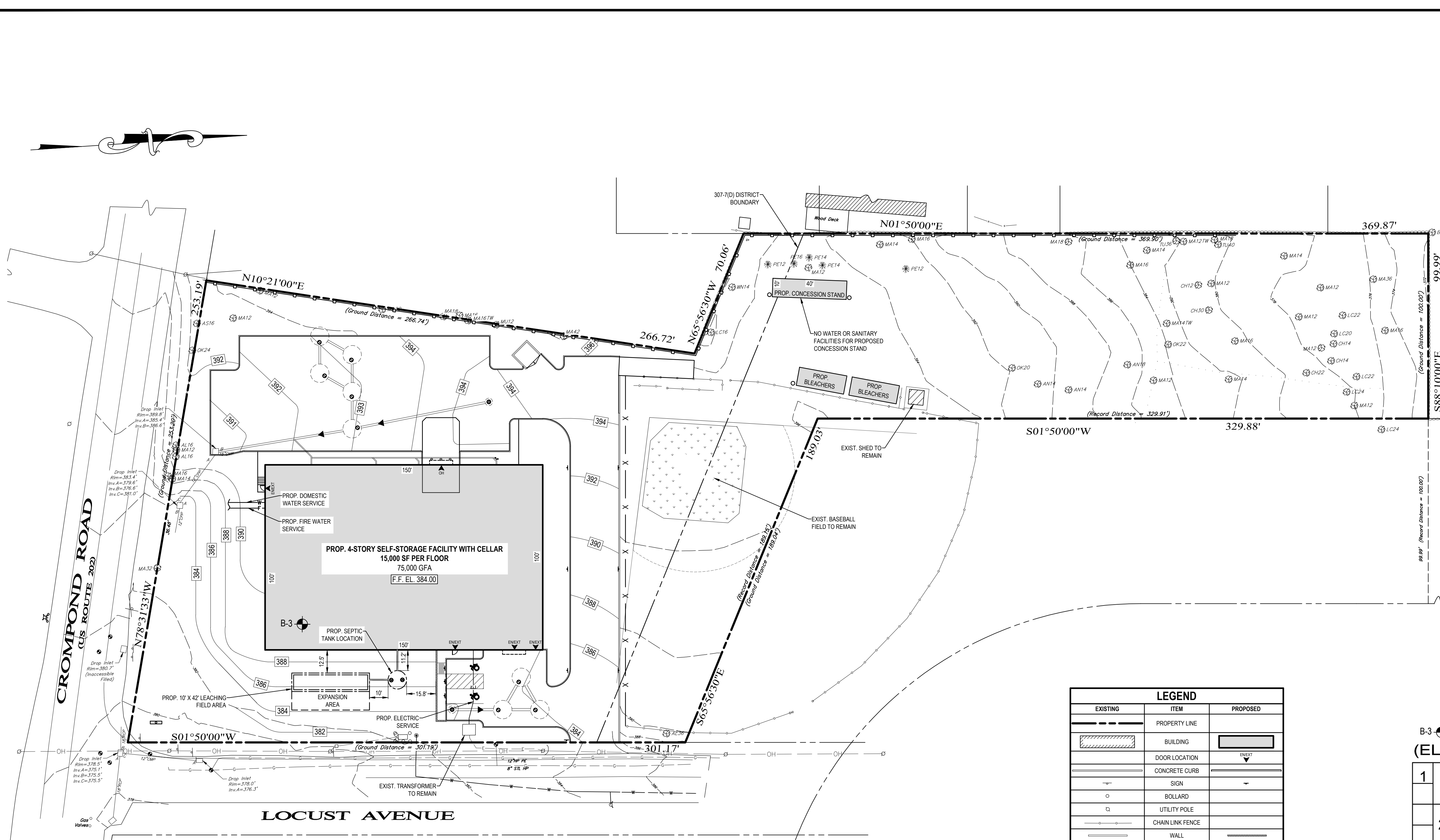
(EL. 101.5') GROUND SURFACE

FEET	NO	SB	R	CLASSIFICATION
1	1	1/4	2	8" BRN. SANDY CLAYEY SILT, TR. GRAVEL, THIN ROOTS (ML)(FILL)
2	5	5	18"	18" BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(FILL?)
3	11	16	20"	20" BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(4)
4	20	25	18"	18" BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(4)
5	27	32	20"	20" BRN. SILTY SAND, TR. GRAVEL, CLAY W/ SANDY CLAYEY SILT, TR. GRAVEL (SM-ML)(4,5)
6	10	17	18"	18" BRN. SILTY SAND, TR. GRAVEL, CLAY W/ SANDY CLAYEY SILT, TR. GRAVEL (SM-ML)(4,5)
15	7	72	12"	12" DK. GRAY BRN / GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG. (SM)(4)
20	8	200	1"	1" ROCK FRAG. (2)
AUGER REFUSAL @ 23' - 6"				

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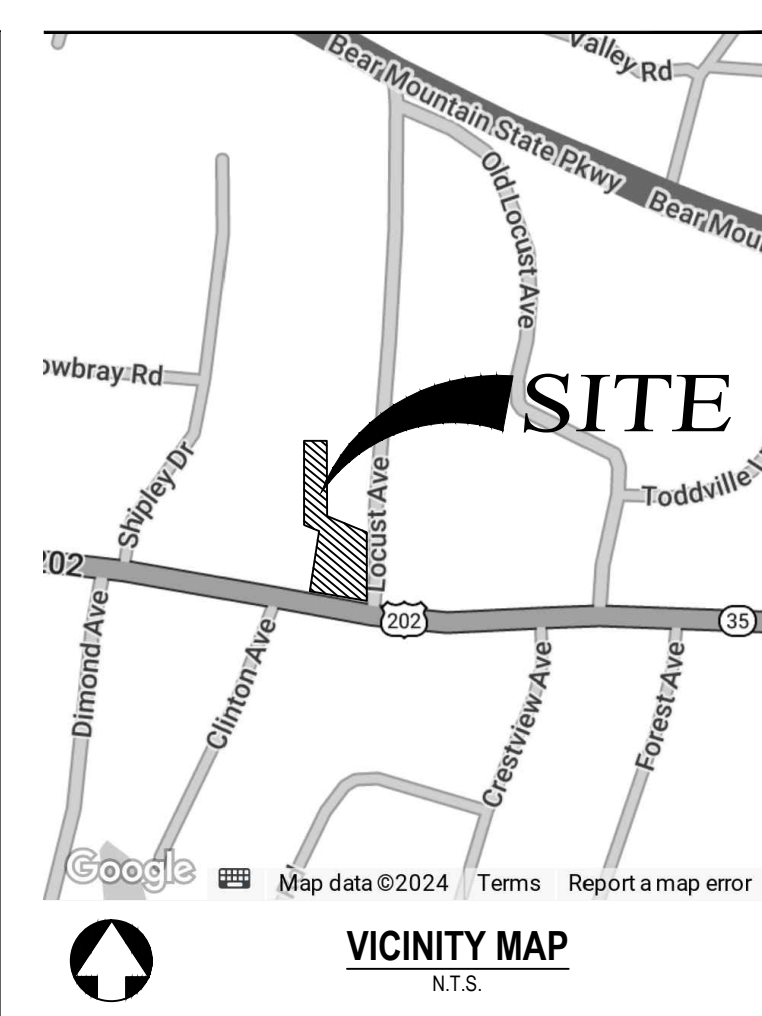
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care





GENERAL NOTES

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- THERE ARE NO KNOWN EXISTING WELLS PRESENT WITHIN 150' OF THE SUBJECT PROPERTY.
- THERE ARE NO MAPPED DEC WETLANDS/SURFACE WATERS WITHIN 300' OF PROPERTY BOUNDARY.
- THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEERING DIVISION AND WESTCHESTER COUNTY OF HEALTH DEPT. 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON-SITE DRAINAGE, SANITARY, CURB, OR PAVING WORK.
- UPON OFFICE OF POLLUTION CONTROL APPROVAL, THE REMOVAL OR ABANDONMENT OF EXISTING SEPTIC TANKS, AND LEACHING POOLS SHALL BE PERFORMED IN ACCORDANCE WITH SCDSHS REQUIREMENTS AS FOLLOWS:
 - PUMP OUT ALL SANITARY STRUCTURES
 - REMOVE ALL STRUCTURES IN ITS ENTIRETY AND DISPOSE OF ACCORDINGLY
 - REMOVE ALL SLUDGE FROM THE STRUCTURES UNTIL STRUCTURE IS COMPLETELY EMPTY.
 - FILL HOLES WITH CLEAN FILL COMPACTED TO 95% PROCTOR DENSITY IN MAX ONE FOOT LIFTS TO THE ELEVATION REQUIRED.
- IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.



PROJECT DATA

APPLICANT/TOWNER: 3 LOCUST AVENUE LLC
 42 AQUeduct ROAD
 GARRISON, NY 10524

TAX MAP NUMBER: Sed.34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
 DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)

CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
 ENTRY LEVEL: 15,000 SF
 SECOND LEVEL: 15,000 SF
 THIRD LEVEL: 15,000 SF
 FOURTH LEVEL: 15,000 SF
 TOTAL: 75,000 SF

UNDERGROUND UTILITY INSTALLATION MARKING TAPE

- A. SCOPE**
 THE CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND MARKING TAPE ALONG ALL SEWER, WATER, GAS, AND ELECTRIC MAINS & CONNECTIONS.
- B. MATERIALS**
 THE MATERIAL SHALL BE SOLID PLASTIC TAPE WITH A MINIMUM THICKNESS OF 4.5 MIL. THE TAPE SHALL BE RESISTANT TO ALKALIS, ACIDS AND OTHER DESTRUCTIVE ELEMENTS. THE TAPE SHALL BE GREEN FOR SEWER, BLUE FOR WATER, YELLOW FOR GAS, AND RED FOR ELECTRIC. 3" MIN. WIDTH, MARKED WITH THE WORDS: "CAUTION - SANITARY SEWER", "CAUTION - WATER", "CAUTION - GAS", AND "CAUTION - ELECTRIC". THE WARNING SHALL BE REPEATED EVERY 16" - 36".
- C. INSTALLATION**
 AFTER PARTIALLY BACKFILLING AND LEVELING THE TRENCHES TO A HEIGHT OF 18" - 24" ABOVE THE CROWN OF PIPE/CONDUIT, THE ROLL TAPE SHALL BE MOUNTED ON A WHEEL AND SPREAD ABOVE THE PREPARED SURFACE AS STRAIGHT AS POSSIBLE. THE TAPE SHALL BE HELD IN POSITION BY ADDING BACKFILL AND HAND SHOVELS BEFORE USING MECHANICAL EQUIPMENT TO FINISH THE BACKFILL.

SANITARY SYSTEM SIZING CALCULATIONS

OFFICE AREA = 700 SF
 BATHROOM (2) = 250 SF
 TOTAL BUILDING AREA = 43,440 SF (EXCLUDING HALLWAYS, STAIRWELLS AND ELEVATOR PIT)

CALCULATIONS
 SANITARY FLOW
 SIMILAR USAGE - SELF-STORAGE FACILITY = 100.0 GPD
 TOTAL SANITARY FLOW = 100.0 GPD

SEPTIC TANK
 MINIMUM REQUIRED CAPACITY = 2 DAYS TOTAL FLOW = 100.0 GPD x 2 DAYS = 200.0 GALLONS
 PER NYSDEC MINIMUM SEPTIC TANK CAPACITY = 1,000 GPD

USE ONE (1) 80" SEPTIC TANK WITH 4.0' LIQUID DEPTH
 CAPACITY = 1 x 4.0' x 300 GAL/1' = 1,200 GALLONS
 EXCEEDS REQUIRED CAPACITY OF 200 GALLONS)

LEACHING FIELD
 NYSDEC TABLE 4A
 SEPTIC TRENCH LENGTH (TABLE 4-A)
 PERC. RATE: 1-5 MININ = 200 GPD = 80 LF OF DRAIN PIPE
 PROVIDED (2) TRENCH @ 40' EACH (2) (MIN. 4" COVER) = 80 LF

LEGEND

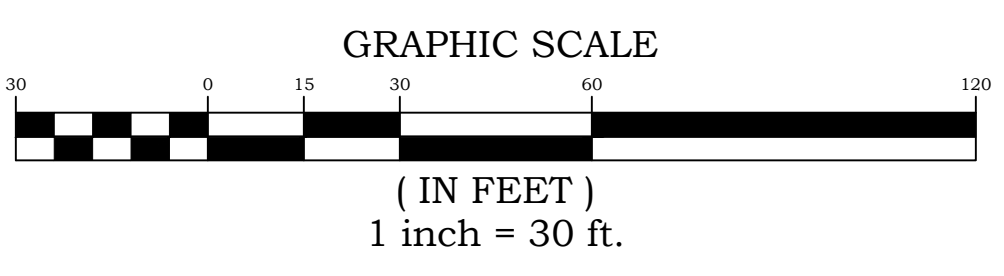
EXISTING	ITEM	PROPOSED
[Symbol]	PROPERTY LINE	[Symbol]
[Symbol]	BUILDING	[Symbol]
[Symbol]	DOOR LOCATION	[Symbol]
[Symbol]	CONCRETE CURB	[Symbol]
[Symbol]	SIGN	[Symbol]
[Symbol]	BOLLARD	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	CHAIN LINK FENCE	[Symbol]
[Symbol]	WALL	[Symbol]
[Symbol]	WATER VALVE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	OVERHEAD WIRE	[Symbol]
[Symbol]	INLET	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	WATER SERVICE	[Symbol]
[Symbol]	ELECTRIC SERVICE	[Symbol]
[Symbol]	GAS SERVICE	[Symbol]
[Symbol]	DRAINAGE PIPE	[Symbol]
[Symbol]	SANITARY PIPE	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	100' DRYWELL	[Symbol]
[Symbol]	TREE	[Symbol]

B-3 (EL. 100.9') GROUND SURFACE

DEPT	NO	SB	R	CLASSIFICATION	
1	1	3	4	18"	DK. BRN. ORG. LOAM (OL)
		5	4		
2	1	1	16"	16"	BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG., THIN FINE ROOTS (SM)(FILL)
		2	12		
5	3	11	18"	18"	BRN./LT. GRAY BRN. SANDY SILT, TR. GRAVEL, THIN ROOTS (ML)(FILL)
		20	15		
4	4	12	14"	14"	BRN. SAND, TR. GRAVEL, ROCK FRAG., SILT (SP)(FILL)
		25	21		
10	5	2	16"	16"	BRN. TR. DK. BRN. SAND, TR. GRAVEL, ROCK FRAG., TR. TO LITTLE SILT (SP-SM)(FILL)
		5	7		
15	6	24	18"	18"	BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(FILL?)
		108	110		
20	7	66	12"	12"	GRAY/ GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG. (SM)(4)
		93	100/2		
AUGER REFUSAL @ 21' - 8"					

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REVISIONS

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

PROPOSED SELF-STORAGE FACILITY

3 LOCUST AVENUE
 CORTLANDT MANOR, NY 10567
 COUNTY OF WESTCHESTER
 SECT.: 34.5, BLOCK: 2, LOT: 6

UTILITY PLAN

DATE: 03/22/2024
 SCALE: 1" = 30'
 PROJECT NUMBER: 24001
 DRAWING BY: JR
 CHECKED BY: JF
 APPROVED BY: MP

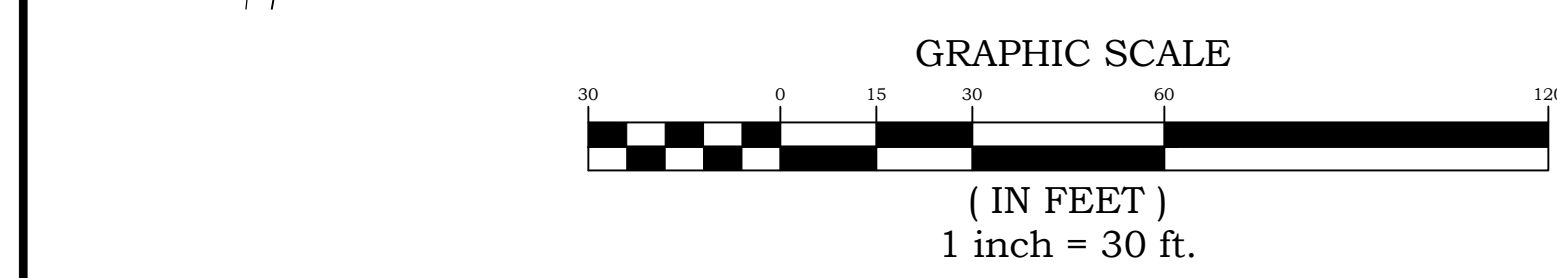
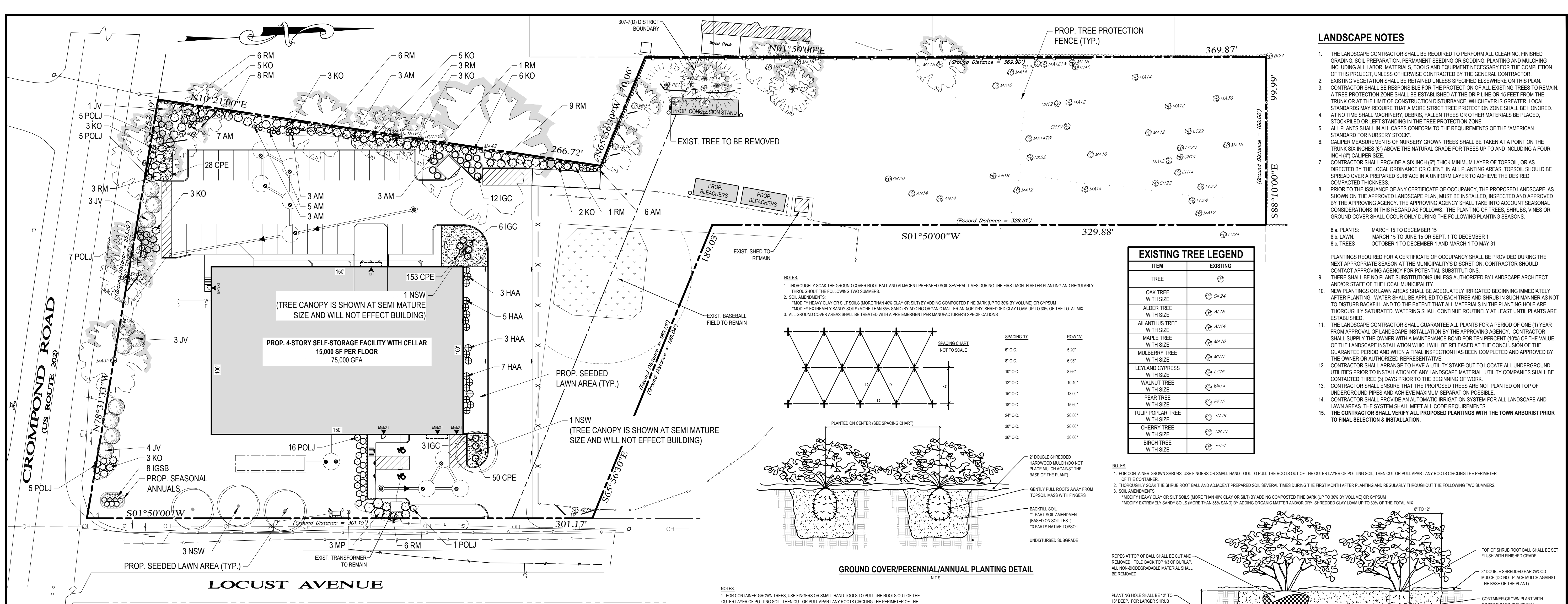
SEAL & SIGNATURE:

 MARC PILOTTA, P.E.
 NEW YORK STATE PROFESSIONAL ENGINEER #081538

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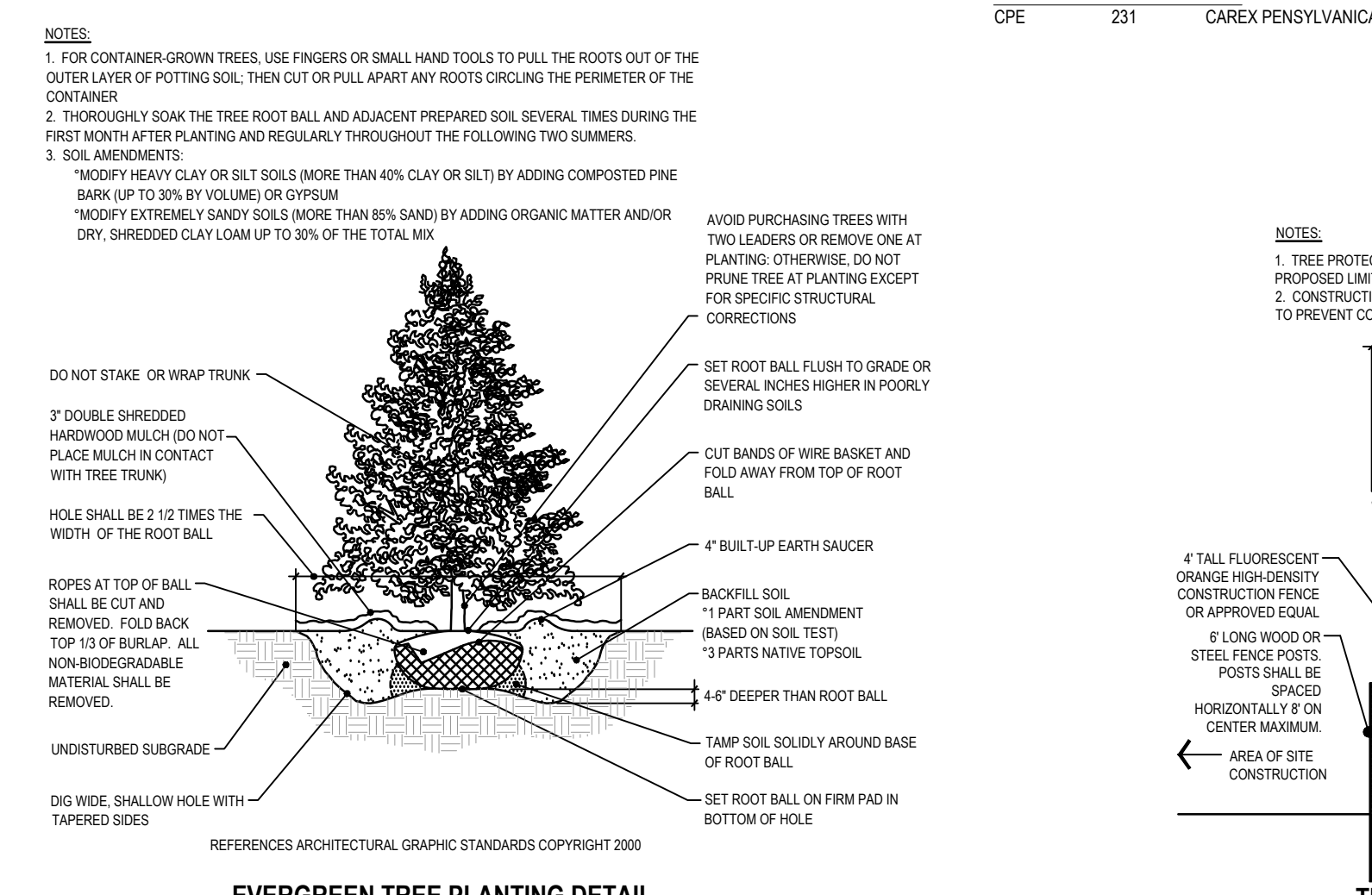
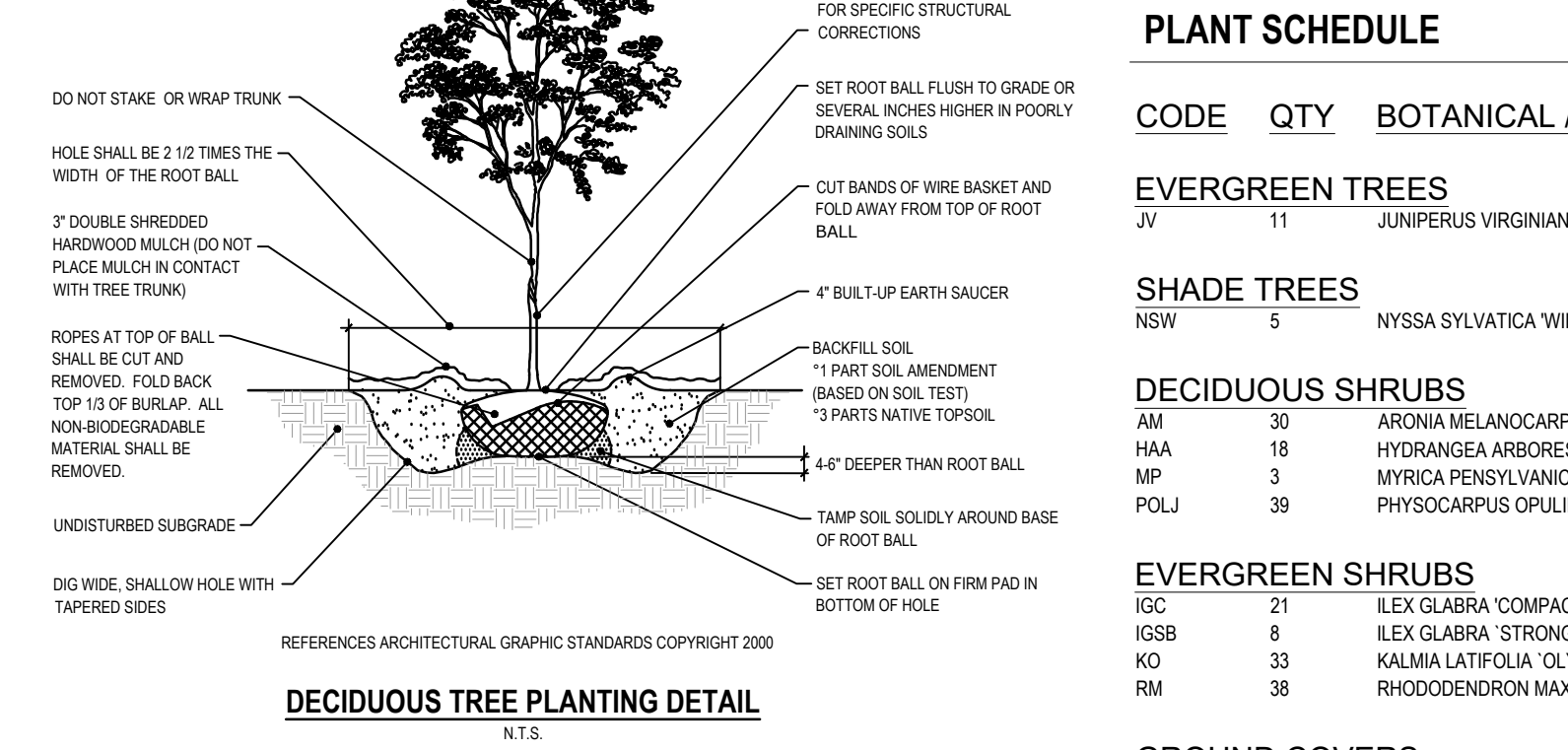
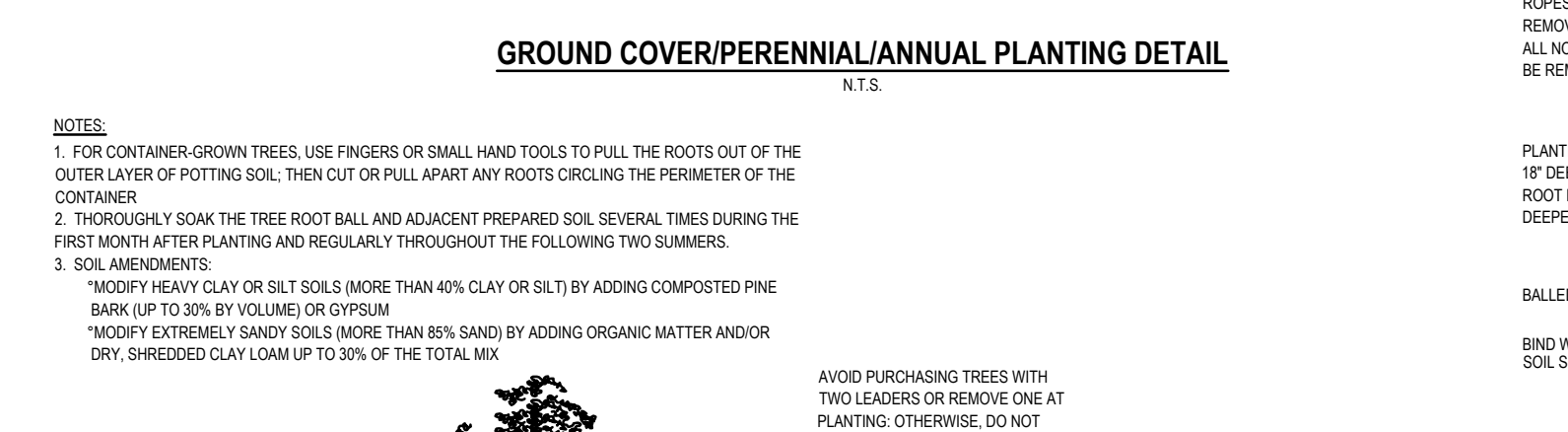
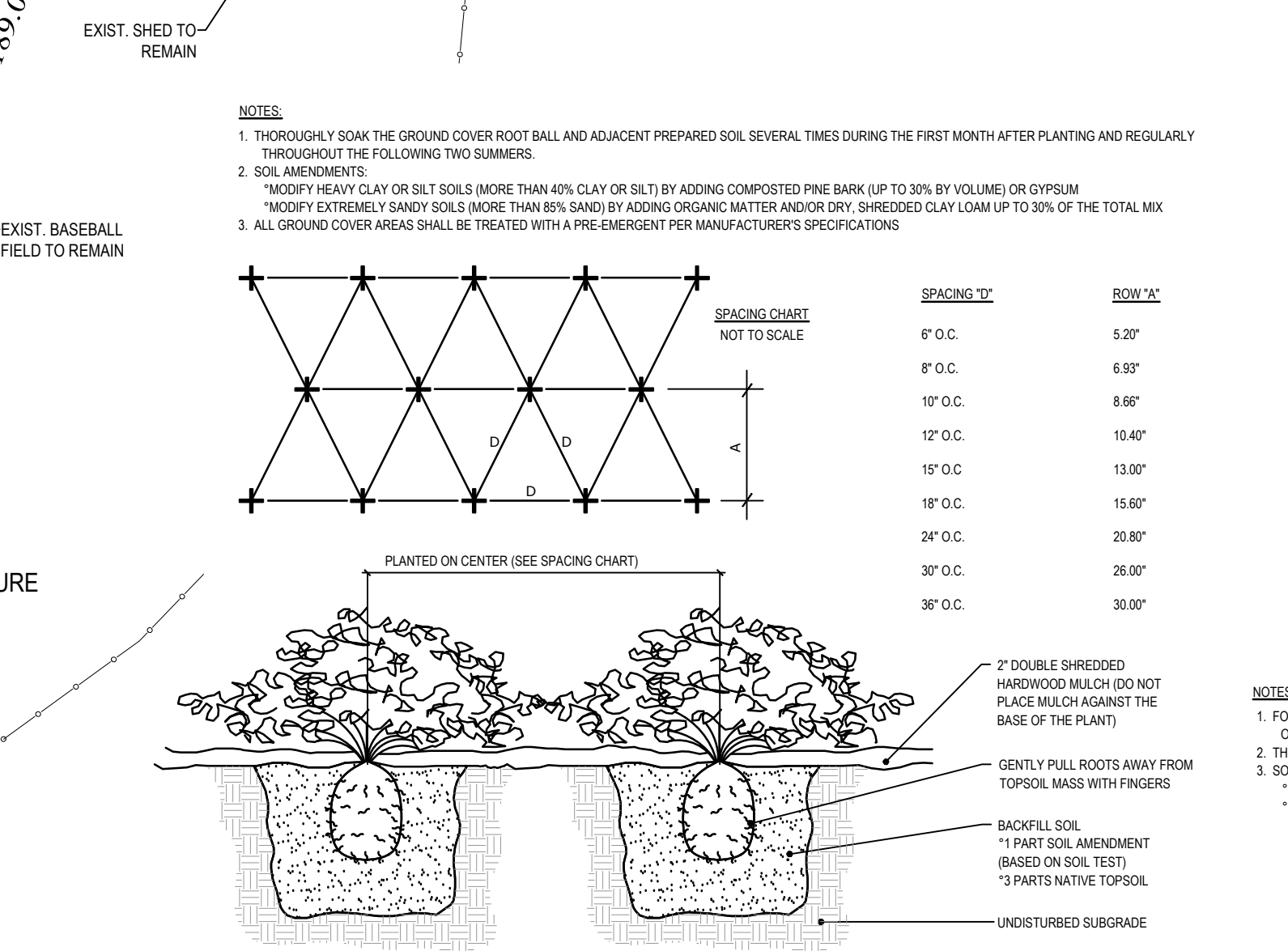
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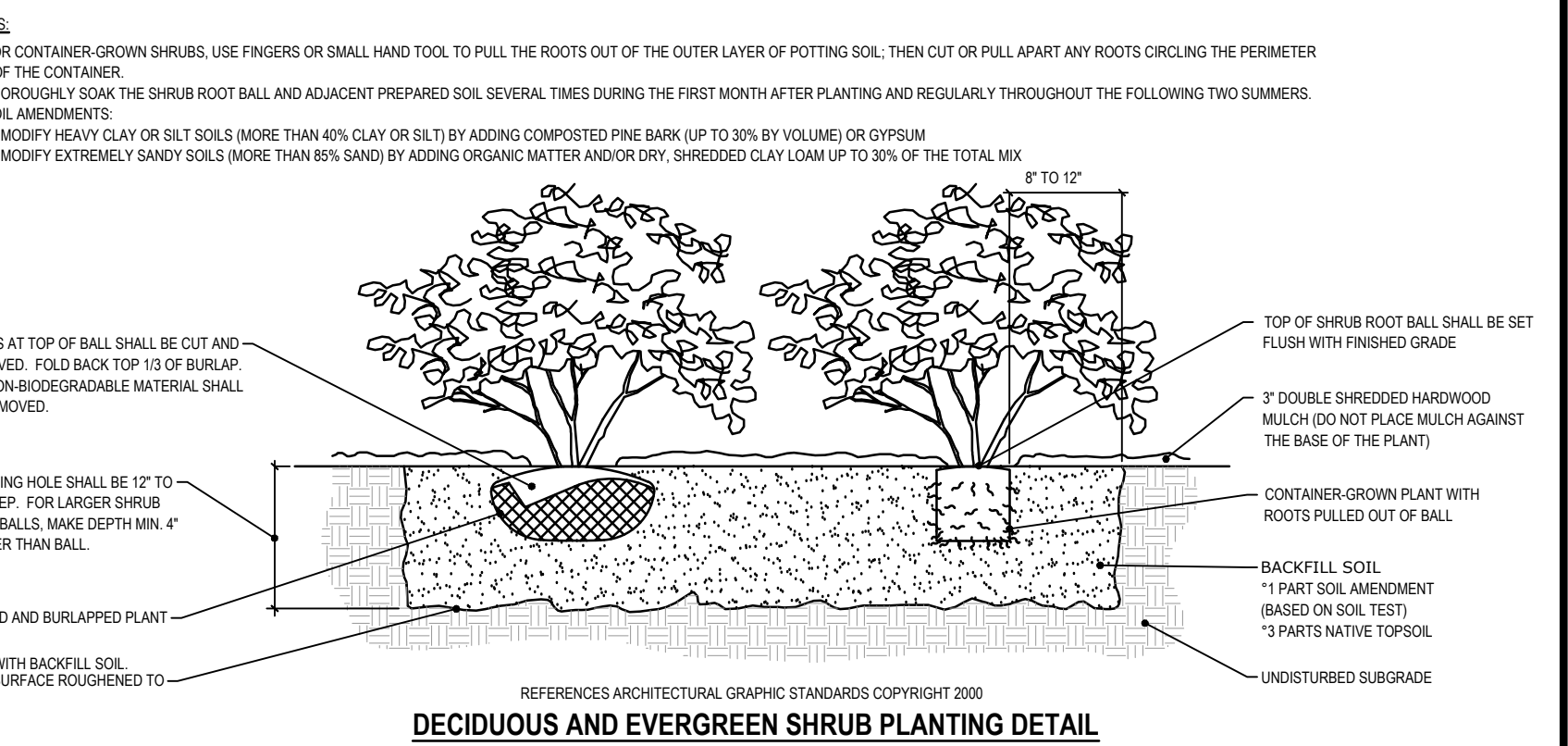


COMPLIANCE CHART			
ZONING DISTRICT: CC			
SPECIAL PERMIT FOR SELF STORAGE IN THE CC ZONING DISTRICT			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
307-21: LANDSCAPE COVERAGE REQUIREMENTS	B.(1) IN ALL REQUIRED LANDSCAPED AREAS IN COMMERCIAL AND INDUSTRIAL DISTRICTS, THERE SHALL BE A MINIMUM OF TWO KINDS OF LANDSCAPE COVER, USING SOME COMBINATION OF TREES, SHRUBS AND GROUND COVER. B.(2) A PORTION OF SUCH REQUIRED LANDSCAPING SHALL BE LOCATED IN SUCH MANNER AS TO SEPARATE BUILDINGS, PARKING AREAS AND DRIVEWAYS FROM ADJACENT STREET LINES. B.(4) A PORTION OF THE REQUIRED LANDSCAPING SHALL BE USED TO SCREEN TRASH COLLECTION AND OUTDOOR STORAGE AREAS. SUCH SCREENING SHALL INCLUDE: (A) STRIPS OF LAND AT LEAST FOUR FEET WIDE, DENSELY PLANTED WITH SHRUBS AND/OR TREES; AND/OR (B) WALLS AND FENCES, NOT OF A CHAIN LINK VARIETY, SUFFICIENT TO PROVIDE VISUAL SCREENING.	AT LEAST TWO KINDS OF LANDSCAPE COVER PROPOSED, SEE PLANT SCHEDULE A PORTION OF THE LANDSCAPING HELPS TO SEPARATE BUILDINGS, PARKING AREAS, AND DRIVEWAYS FROM ADJACENT STREET LINES. TRASH COLLECTION AREA SURROUNDED BY MASONRY ENCLOSURE AND SCREENED BY EVERGREEN TREES IN A MINIMUM 4' WIDE PLANTED BED	COMPLIES COMPLIES
307-22: PARKING LOT LANDSCAPING REQUIREMENTS	A. WHERE THE PROVISION OF 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. B.(1) REQUIRED LANDSCAPED AREAS PURSUANT TO THIS SECTION SHALL COMPRISE A MINIMUM OF 5% OF THE TOTAL AREA WITHIN THE PERIMETER OF THE PARKING AREA.	MORE THAN 30 PARKING SPACES	N/A
307-23: BUFFERING REQUIREMENTS	A. WHERE A LOT IN A NONRESIDENTIAL DISTRICT ADJUTS 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. B.(2) BUFFER STRIPS OF THE FOLLOWING WIDTHS SHALL BE REQUIRED: (C) ZONE 2S) (3) 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 BERM, 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: (A) SMALL TREES PLANTED 20 FEET ON CENTER. (B) LARGE TREES PLANTED 30 FEET ON CENTER AND SIX-FOOT-HIGH EVERGREEN SHRUBBERY PLANTED FOUR FEET ON CENTER. (C) TALL EVERGREEN TREES, STAGGER PLANTED, WITH BRANCHES TOUCHING THE GROUND.	RESIDENTIAL DISTRICTS LIE TO THE WEST AND SOUTH WEST: 5' SOUTH: 10'8" WEST: EXISTING DECIDUOUS TREES SUPPLEMENTED WITH UNDERSTORY PLANTING OF 6' TALL EVERGREEN SHRUBS SOUTH: EXISTING DECIDUOUS TREES SUPPLEMENTED WITH 7' TALL EVERGREEN TREES AND UNDERSTORY PLANTING OF 6' TALL EVERGREEN SHRUBS	VARIANCE COMPLIES
MAXIMUM BUILDING COVERAGE	(A) SMALL TREES PLANTED 20 FEET ON CENTER. (B) LARGE TREES PLANTED 30 FEET ON CENTER AND SIX-FOOT-HIGH EVERGREEN SHRUBBERY PLANTED FOUR FEET ON CENTER. (C) TALL EVERGREEN TREES, STAGGER PLANTED, WITH BRANCHES TOUCHING THE GROUND.		

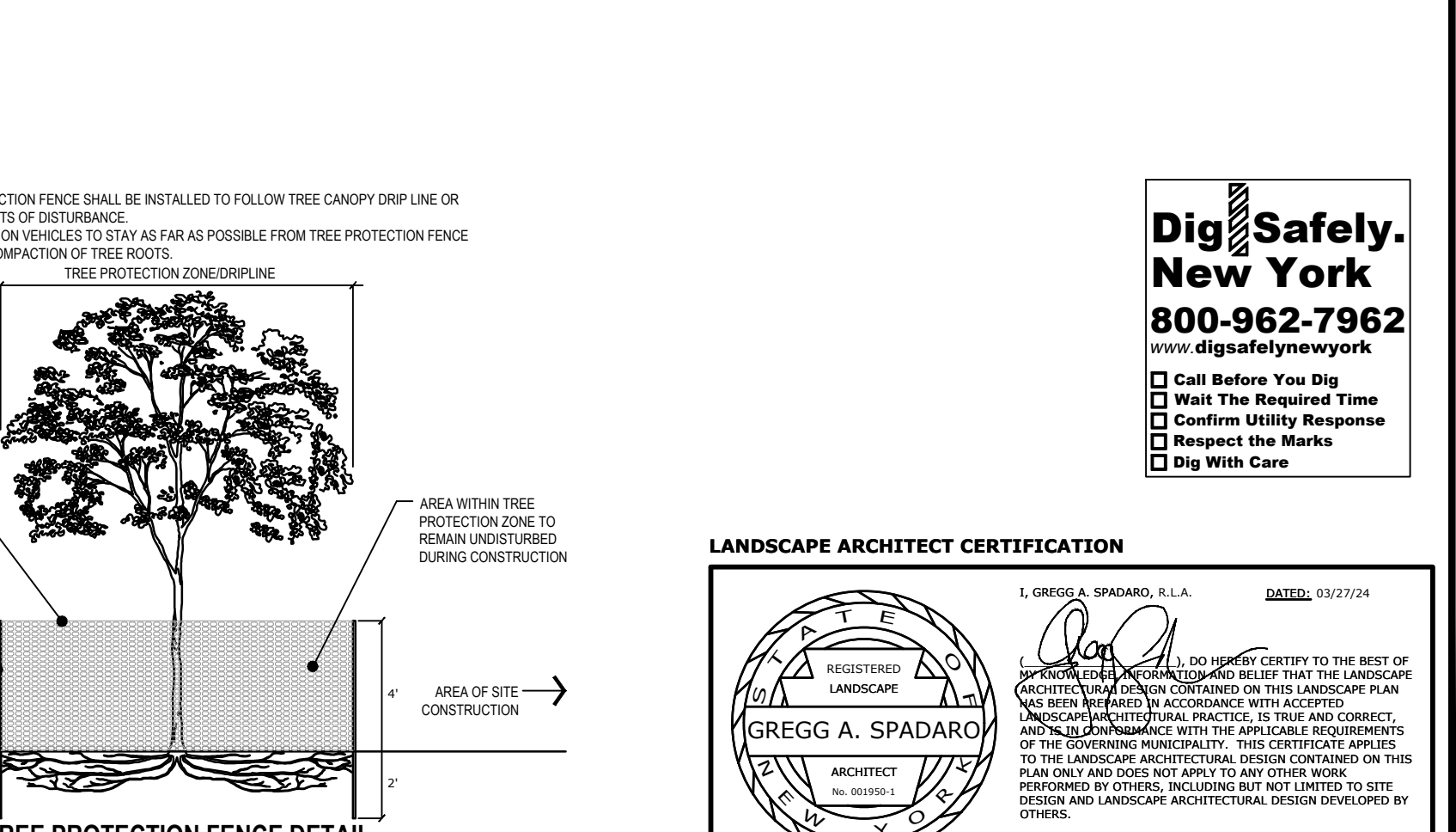
SEEDING SPECIFICATIONS		
1. PRIOR TO SEEDING, MIX TOP 5" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. 10-10-10 FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 1 POUNDS PER 1,000 S.F. LIME SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING CHART:		
SOIL TEXTURE	TONS/ACRE	LBS/1,000 S.F.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45
ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.		
2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN.		
3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.		
4. GENERAL LOW MAINTENANCE SEED MIX		
SEED MIXTURE	LBS/ACRE	LBS/1,000 S.F.
FINE FESCUE (BLENDED)	130	3.0
HARD FESCUE		
CHEWING FESCUE		
STERN CRACKING RED FESCUE	45	1.0
KENTUCKY BLUEGRASS	20	0.5
PERENNIAL RYEGRASS		
WHITE CLOVER	5	0.1
(WHITE CLOVER CAN BE REMOVED WHEN USED TO ESTABLISH LAWNS)		
OPTIMAL PLANTING DATES ZONE 5B & 6A: 3/15-5/31 AND 8/1-10/1 ZONE 6B: 3/1-4/30 AND 8/15-10/15 ZONE 7A & 7B: 2/1-4/30 AND 8/15-10/30		
MAINTENANCE LEVEL (B) FREQUENT MOWING (4-7 DAYS), OCCASIONAL FERTILIZATION, LIME AND WEED CONTROL. (C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME (D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT		
5. SEED SHALL BE APPLIED IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. ONCE APPLIED, FIRM THE SOIL WITH A CORRUGATED LAWN ROLLER TO PROMOTE SEED-TO-SOIL CONTACT.		
6. APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1/2 - 2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, CRIMPER, OR LIQUID MULCH-BINDER.		
7. IRRIGATE NEWLY SEEDED AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.		



EXISTING TREE LEGEND	
ITEM	EXISTING
OAK TREE WITH SIZE	OK24
ALDER TREE WITH SIZE	AL16
AMALANTHUS TREE WITH SIZE	AN14
MAPLE TREE WITH SIZE	MA18
MULBERRY TREE WITH SIZE	MU12
LEYLAND CYPRESS WITH SIZE	LC16
WALNUT TREE WITH SIZE	WN14
PEAR TREE WITH SIZE	PE12
TULIP POPLAR TREE WITH SIZE	TL16
CHERRY TREE WITH SIZE	CH10
BIRCH TREE WITH SIZE	BI24



PLANT SCHEDULE							
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	NATIVE
EVERGREEN TREES							
JV	11	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	6-7	B-B	30-65	8-25	YES
SHADE TREES							
NSW	5	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	2 1/2-3" CAL.	B-B	30-50	20-30	YES
DECIDUOUS SHRUBS							
AM	30	ARONIA MELANOCARPA / LOW SCAPE MOUND ARONIA	15-18"	1 GAL	1-2'	2-3'	YES
HAA	18	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	24-30"	3 GAL	3-5'	4-6'	YES
MP	3	MYRTICA PENNSYLVANICA / NORTHERN BAYBERRY	30-36"	B-B	5-10'	5-10'	YES
POLJ	39	PHYSCARPUS OPULENTIFOLIUS 'LITTLE JOEKER' / LITTLE JOEKER NINEBARK	18-24"	3 GAL	3-4'	4-5'	YES
EVERGREEN SHRUBS							
IGC	21	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	24-30"	B-B	4-6'	4-6'	YES
IGSB	8	ILEX GLABRA 'STRONG BOX' / STRONGBOX INKBERRY HOLLY	18-24"	3 GAL	2-3'	2-3'	YES
KO	33	KALMIA LATIFOLIA 'OLYMPIC FIRE' / MOUNTAIN LAUREL	6-7"	B-B	4-6'	4-6'	YES
RM	38	RHOODODENDRON MAXIMUM / ROSE BAY	6-7"	B-B	5-10'	5-10'	YES
GROUND COVERS							
CPE	231	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	6-12"	1 GAL	5-1'	5-1'	YES



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE SPECIFIED BY THE GENERAL CONTRACTOR.
- EXISTING VEGETATION SHALL BE RETAINED UNLESS SPECIFIED OTHERWISE ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS MAY REQUIRE THAT A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
- ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
8.a. PLANTS: MARCH 15 TO DECEMBER 15
8.b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
8.c. TREES: OCTOBER 1 TO DECEMBER 1 AND MARCH 1 TO MAY 31
- PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT AND/OR STAFF OF THE LOCAL MUNICIPALITY.
- NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE ROUTINELY AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- CONTRACTOR SHALL ENSURE THAT THE PROPOSED TREES ARE NOT PLANTED ON TOP OF UNDERGROUND PIPES AND ACHIEVE MAXIMUM SEPARATION POSSIBLE.
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL LANDSCAPE AND LAWN AREAS. THE SYSTEM SHALL MEET ALL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL PROPOSED PLANTINGS WITH THE TOWN ARBORIST PRIOR TO FINAL SELECTION & INSTALLATION.



PROJECT DATA

APPLICANT/TOWNER: 3 LOCUST AVENUE LLC
42 ADEQUACY ROAD
GARRISON, NY 10524

TAX MAP NUMBER: Sect.34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)

CURRENT USE: CON TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
ENTRY LEVEL: 15,000 SF
SECOND LEVEL: 15,000 SF
THIRD LEVEL: 15,000 SF
FOURTH LEVEL: 15,000 SF
TOTAL: 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

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PROPOSED SELF-STORAGE FACILITY
3 LOCUST AVENUE
CORTLAND MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

LANDSCAPE PLAN

DATE: 03/22/2024
SCALE: 1" = 30'
PROJECT NUMBER: 24001
DRAWING BY: JR
CHECKED BY: JF
APPROVED BY: MP

SEAL & SIGNATURE:

DRAWING NO.: C-5

PAGE No: 6 OF 11

SITE LIGHTING NOTES

1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
2. NO REVISIONS, ALTERNATES, OR SUBSTITUTIONS TO THE CONTRACT DOCUMENTS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
3. ILLUMINATION LEVELS SHOWN IN FOOT-CANDELS.
4. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED SITE AREA LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
5. LIGHT CIRCUITRY PLAN PREPARED BY OTHERS.
6. EXISTING AREA LIGHT SPECIFICATIONS WERE OBTAINED FROM PHASE 1 - SITE PLAN REVIEW. LIGHTING PLAN PREPARED BY SIDNEY B. BOWNE & SONS, LLP, DATED DECEMBER 1, 2010 (REVISION 11).
7. ILLUMINATION LEVELS SHOWN ON THIS PLAN WERE CALCULATED USING AGI32 PHOTOMETRIC SOFTWARE.



VICINITY MAP
NTS

PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
42 AQUEDUCT ROAD
GARRISON, NY 10524

TAX MAP NUMBER: Sect. 34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)

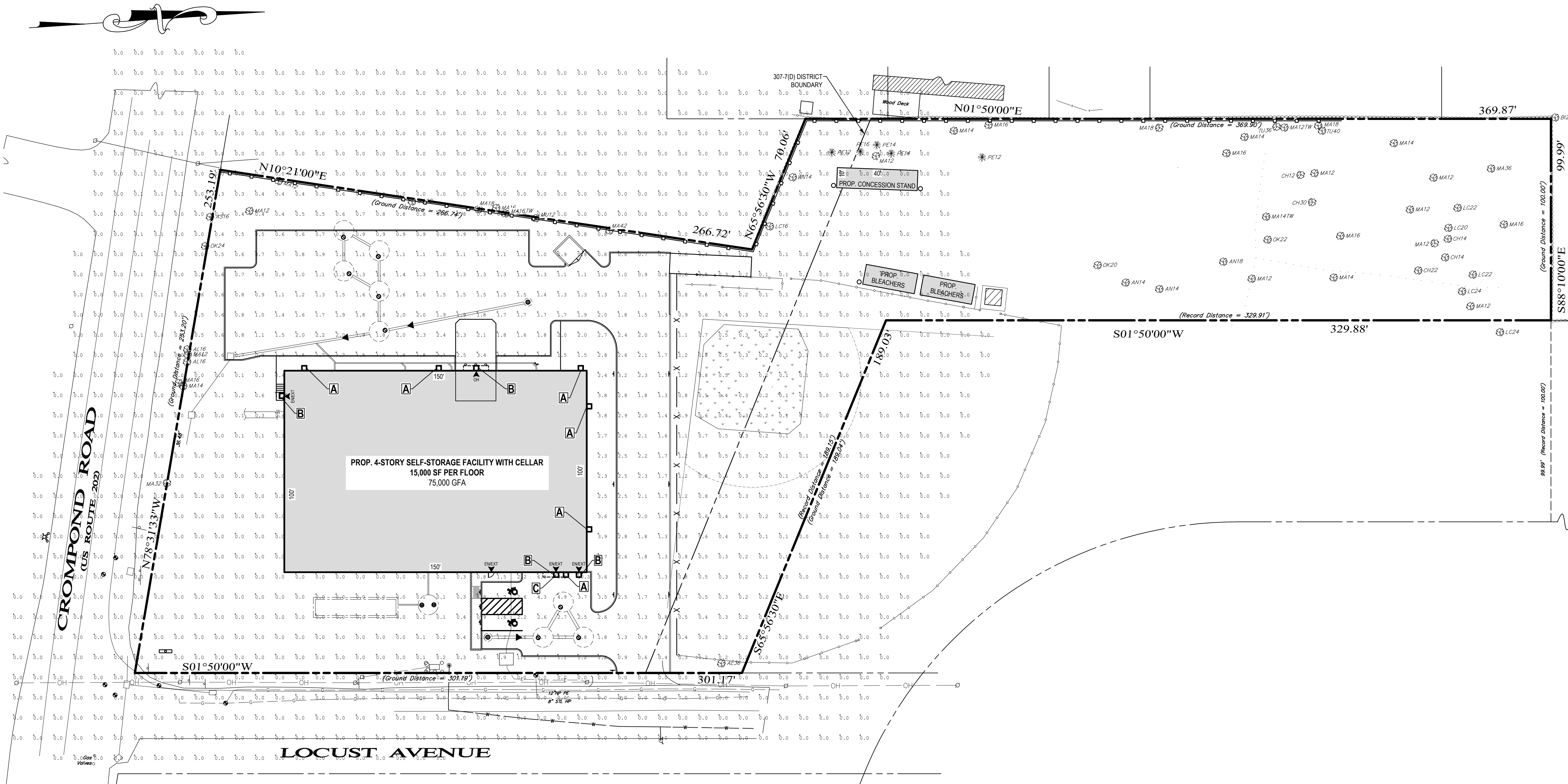
CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
ENTRY LEVEL: 15,000 SF
SECOND LEVEL: 15,000 SF
THIRD LEVEL: 15,000 SF
FOURTH LEVEL: 15,000 SF
TOTAL: 75,000 SF



NON ESSENTIAL EXTERIOR LIGHTING SHALL BE TURNED OFF NO LATER THAN 10:00 P.M. FOR BUSINESSES CLOSED BEFORE 9:00 P.M.

LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	FIXTURE ARRANGEMENT	FIXTURE COUNT	MANUFACTURER / FIXTURE DESCRIPTION / MOUNTING TYPE	MOUNTING HEIGHT	LLF	COLOR TEMPERATURE	ARRANGEMENT WATTS	TOTAL WATTS
□	6	A	SINGLE	1	PROPOSED / LITHONIA / DSXW2-LED-30C-1000-30K-TFTMMVOLT / BUILDING	18'-0"	0.900	3000 K	109	654.0
□	4	B	SINGLE	1	PROPOSED / PLT SOLUTIONS / PLT-12578-LED-5000 / BUILDING	8'-0"	0.900	5000 K	15	60.0
□	1	C	SINGLE	1	MAXILUME / HH4-LED-WDM-30K-18K-900L-WD-HH4-4501-CL-WH-HESNA2002 / CANOPY	10'-0"	0.900	3000 K	12	12.0

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
PARKING LOT	ILLUMINANCE	Fc	1.67	6.20	0.50	3.34	12.40



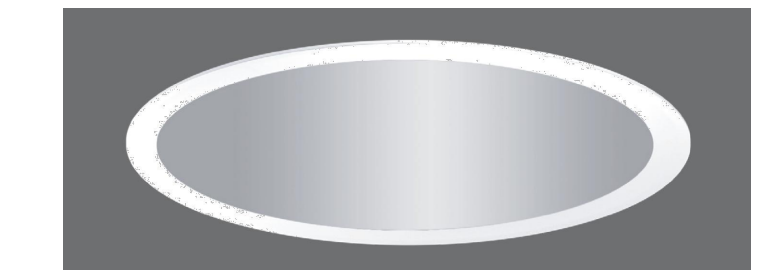
BUILDING MOUNTED LUMINAIRE

MANUFACTURER: LITHONIA
MODEL: DSXW2
LABEL: A
COLOR: TBD BY OWNER



BUILDING MOUNTED LUMINAIRE (EMERGENCY LIGHT)

MANUFACTURER: PLT SOLUTIONS
MODEL: PLT-12578
LABEL: B
COLOR: TBD BY OWNER

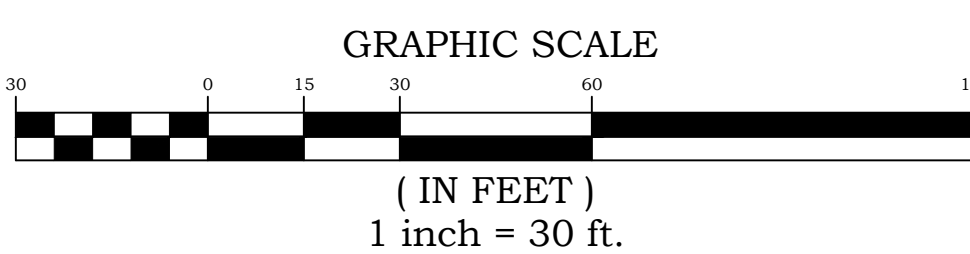


CANOPY/SOFFT LUMINAIRE

MANUFACTURER: MAXILUME
MODEL: HH4-LED
LABEL: C
COLOR: BRONZE

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NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	09/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

KEY CIVIL ENGINEERING

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HOLTSVILLE, NEW YORK 11742
(831) 961-0506
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PROJECT NAME
PROPOSED SELF-STORAGE FACILITY

3 LOCUST AVENUE
CORTLANDT MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

SITE LIGHTING PLAN

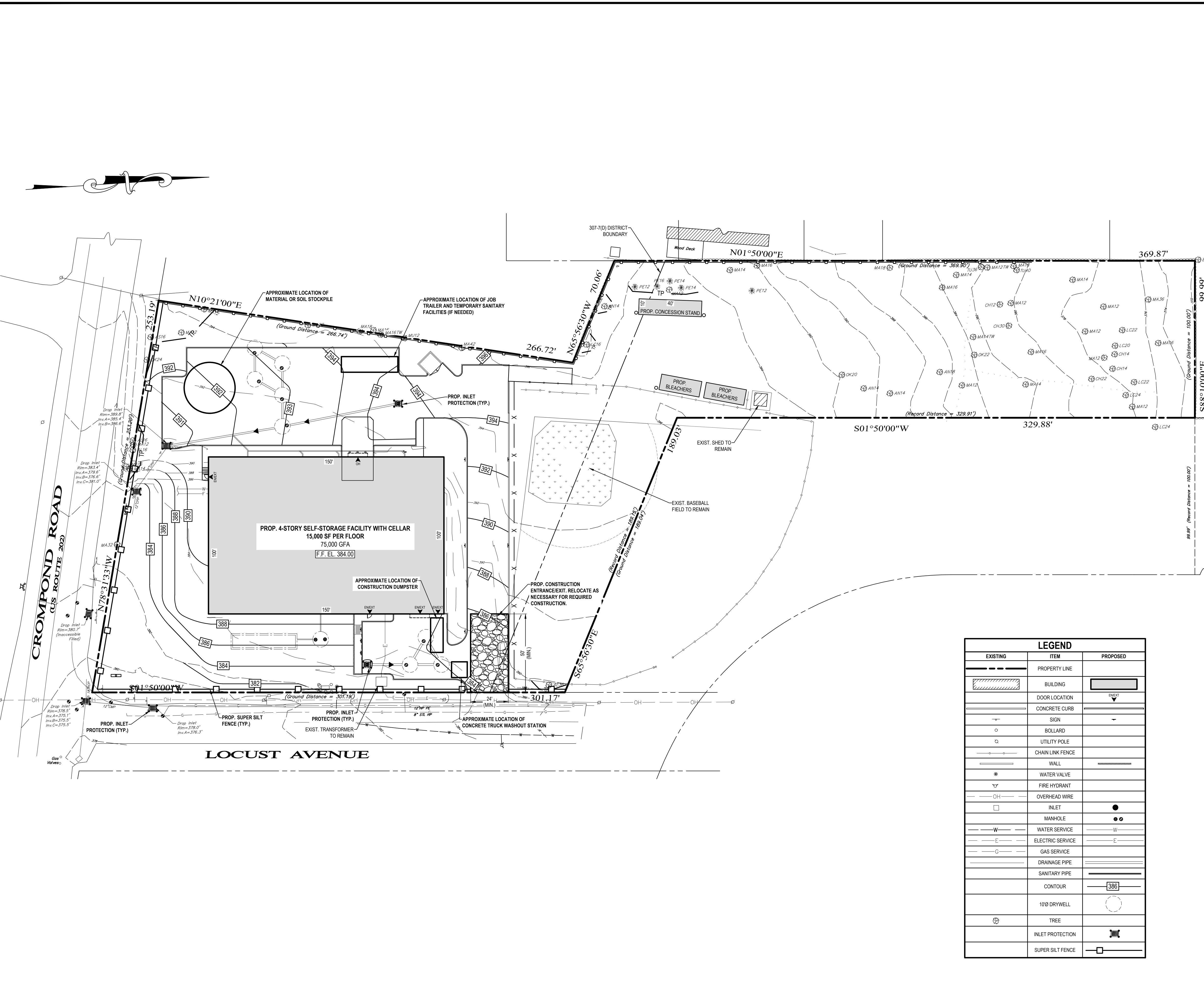
DATE: 03/22/2024
SCALE: 1" = 30'
PROJECT NUMBER: 24001
DRAWING BY: JR
CHECKED BY: JF
APPROVED BY: MP

SEAL & SIGNATURE:

MARC PIOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081598

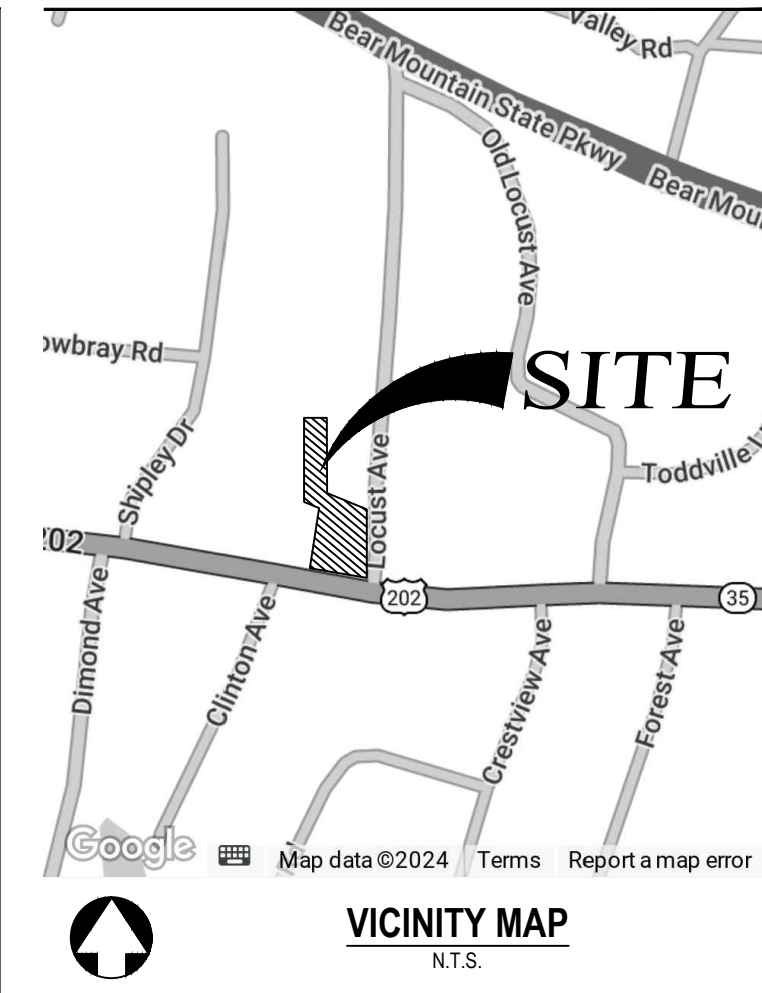
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DRAWING No: **C-6**



SOIL EROSION & SEDIMENT CONTROL NOTES:

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- THE STORMWATER POLLUTION PREVENTION PRACTICES PROPOSED HEREON HAVE BEEN IDENTIFIED AS THE MINIMUM RECOMMENDED PRACTICES. ADDITIONAL STORMWATER MANAGEMENT FACILITIES OR PRACTICES SHALL BE INSTALLED TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. CONTRACTOR TO NOTIFY IN WRITING AND CONSULT WITH THE ENGINEER OF RECORD IF ADDITIONAL MEASURES ARE REQUIRED OR IF THERE IS EVIDENCE INDICATING POTENTIAL OR REALIZED IMPACTS ON WATER QUALITY DUE TO ANY STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- NOTHING IN THIS STORMWATER POLLUTION PREVENTION PLANS DRAWINGS OR ANY ASSOCIATED REPORTS RELIEVES THE CONTRACTOR OR OWNER/OPERATOR FROM OBTAINING ANY OTHER PERMITS REQUIRED BY LAW OR COMPLIANCE WITH TAKING ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF NYS DEC OR WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.
- CONTRACTOR SHALL BE FAMILIAR WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("BLUE BOOK") DATED NOVEMBER 2016. ANY REPORTS PREPARED SPECIFICALLY FOR THIS PROJECT, AND THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR STORMWATER DISCHARGE.
- EROSION CONTROL MEASURES TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE SHALL AT A MINIMUM, CONFORM TO THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, UNLESS ADDITIONAL MEASURES ARE NOTED OR REQUIRED BY THE ENGINEER OF RECORD.
- IT SHALL NOT BE A DEFENSE FOR A CONTRACTOR OR AN OWNER/OPERATOR IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE THE CONSTRUCTION ACTIVITY IN ORDER TO MAINTAIN COMPLIANCE WITH THE NYS DEC STORMWATER DISCHARGE REQUIREMENTS OR IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES. SOIL EROSION CONTROL MEASURES SHALL BE ADJUSTED/RELOCATED BY CONTRACTOR AS IDENTIFIED DURING SITE INSPECTIONS IN ORDER TO MAINTAIN EFFECTIVENESS OF CONTROL MEASURES.
- THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES SHALL BE DEEMED INCLUDED IN THE PRICE BID FOR THE SITE WORK.
- INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK SHALL BE DONE AS INDICATED IN THE CONSTRUCTION SEQUENCE.
- INSTALLATION OF EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED AFTER EACH RAINFALL EVENT AND DAILY WITHIN THE ACTIVE WORK AREA TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. INSPECTION OF ALL IMPLEMENTED PRACTICES SHALL OCCUR WEEKLY AT A MINIMUM. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
- CONTRACTOR SHALL REMOVE ANY SILT FROM SOIL EROSION AND SEDIMENT CONTROL MEASURES WHEN IT REACHES (1/2) ONE-HALF CAPACITY UNLESS OTHERWISE NOTED OR AS DIRECTED BY THE ENGINEER. THE MATERIAL SHOULD BE INCORPORATED INTO THE SITE IN A STABILIZED MANNER.
- TEMPORARY SEED AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 15 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THEY SHALL BE STABILIZED WITH GEOTEXTILE FABRIC AND MAINTAINED ACCORDING TO BEST PRACTICES.
- CONTINUE INSPECTION AND REPAIR OF STORMWATER POLLUTION PREVENTION MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND PERMANENT STABILIZATION IS ACHIEVED.
- REMOVE EROSION CONTROL MEASURES, SILT, AND DEBRIS UPON ESTABLISHMENT OF PERMANENT STABILIZED COVER OF ALL UPSTREAM / TRIBUTARY AREAS.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
- REFER TO GRADING AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL CLEAN ALL ON-SITE EXISTING & PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPE AT END OF PROJECT AS WELL AS ANY OFF-SITE DRAINAGE STRUCTURES THAT MAY HAVE RECEIVED RUNOFF FROM THE SITE.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION BEYOND THE LIMITS OF DISTURBED AREA AS NECESSARY TO PREVENT SILT AND DEBRIS FROM CONSTRUCTION ACTIVITIES GETTING INTO ANY DRAINAGE SYSTEM FOR WHICH THE PROJECT IMPACTS.
- CONTRACTOR SHALL LOCATE CONCRETE WASHOUT AREA, STOCKPILE AREA, AND CONSTRUCTION WASTE MATERIAL STORAGE AREAS SO AS TO MINIMIZE EXPOSURE TO STORMWATER. CONSTRUCTION WASTE SHALL BE IMMEDIATELY PLACED IN ON-SITE STORAGE CONTAINERS UNTIL READY FOR OFF-SITE DISPOSAL. CONTRACTOR SHALL MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE AVAILABLE ON-SITE FOR USE BY CONTRACTOR'S EMPLOYEES TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.
- CONTRACTOR SHALL IDENTIFY LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED ON THE PLAN.
- DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE DRIVEWAY ON FLANDERS ROAD. THIS AREA SHALL BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - INLET PROTECTION - IMMEDIATELY INSTALL FOR EACH INLET AS DRAINAGE STRUCTURES ARE INSTALLED.
 - DUST CONTROL - STOCKPILES OF SOIL SHOULD BE LIMITED TO 15' MAXIMUM HEIGHT AND REMOVED OR UTILIZED FOR SITE CONSTRUCTION AS SOON AS PRACTICABLE. SHOULD EXCESSIVE DUST BE GENERATED, THE CONTRACTOR SHALL APPLY WATER TO BARE SOIL SURFACES TO MINIMIZE BLOWING DUST.
- THE RIGHT-OF-WAY IS NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE RIGHT-OF-WAY DURING CONSTRUCTION AND SHOULD INSTALL FENCING ALONG THE PROPERTY'S FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED POINTS OF INGRESS/EGRESS.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS PERMANENTLY OR TEMPORARILY (EXISTING DISTURBED AREA WILL NOT BE DISTURBED AGAIN WITHIN 14 CALENDAR DAYS OF THE PREVIOUS SOIL DISTURBANCE) CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.



PROJECT DATA

APPLICANT/OWNER	3 LOCUST AVENUE LLC 42 AQUeduct ROAD GARRISON, NY 10524
TAX MAP NUMBER	Sec.34.5, Block 2, Lot 6
SITE AREA	OVERALL AREA = 110,078.59 SF (2.527 Acres) DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)
CURRENT USE	CON ED TRAINING CENTER
PROPOSED USE	SELF-STORAGE FACILITY
EXISTING FOOTPRINT	5,786 SF
PROPOSED FOOTPRINT	15,000 SF
GROSS FLOOR AREA (WITH AREA BREAKDOWN)	CELLAR 15,000 SF ENTRY LEVEL 15,000 SF SECOND LEVEL 15,000 SF THIRD LEVEL 15,000 SF FOURTH LEVEL 15,000 SF TOTAL 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME
PROPOSED SELF-STORAGE FACILITY
3 LOCUST AVENUE
CORTLANDT MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE
SOIL EROSION & SEDIMENT CONTROL PLAN

DATE: 03/22/2024
SCALE: 1" = 30'
PROJECT NUMBER: 24001
DRAWING BY: JR
CHECKED BY: JF
APPROVED BY: MP

SEAL & SIGNATURE:

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 DRAWING No.: **C-7**
 PAGE No.: 8 OF 11

LEGEND

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
▭	BUILDING	▭
▭	DOOR LOCATION	▭
▭	CONCRETE CURB	▭
▭	SIGN	▭
○	BOLLARD	○
○	UTILITY POLE	○
---	CHAIN LINK FENCE	---
---	WALL	---
⊙	WATER VALVE	⊙
⊙	FIRE HYDRANT	⊙
OH	OVERHEAD WIRE	OH
□	INLET	●
○	MANHOLE	●
W	WATER SERVICE	W
E	ELECTRIC SERVICE	E
G	GAS SERVICE	G
---	DRAINAGE PIPE	---
---	SANITARY PIPE	---
---	CONTOUR	386
○	100 DRYWELL	○
⊙	TREE	⊙
▭	INLET PROTECTION	▭
▭	SUPER SILT FENCE	▭

AREA DATA

PROPERTY AREA	110,078.59 SF (2.527 Acres)
EXISTING IMPERVIOUS AREA	33,711.59 SF (0.774 Acres)
PERVIOUS AREA	76,367 SF (1.753 Acres)
PROPOSED IMPERVIOUS AREA	35,470.59 SF (0.814 Acres)
PERVIOUS AREA	74,628 SF (1.713 Acres)

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GRAPHIC SCALE
 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE

SEQUENCE DESCRIPTION	BMP ACTIVITIES	MAINTENANCE FREQUENCY
PRE-CONSTRUCTION	INSTALL INLET PROTECTION ON EXISTING INLETS INSTALL PERIMETER SEDIMENT CONTROL / SILT FENCE INSTALL STABILIZED CONSTRUCTION ACCESS INSTALL WORK TRAILER OR MAILBOX FOR CONSTRUCTION PERMIT PAPERWORK STORAGE IDENTIFY THE SOIL STOCKPILE STORAGE AND CONSTRUCTION STAGING AREAS	WEEKLY OR AS REQUIRED
EARTHWORK	APPLY DUST CONTROL INSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL SWEEP THE SOIL ON ROADWAYS	DAILY
BUILDING CONSTRUCTION	MATERIAL STOCKPILE PERIMETER CONTROL & STABILIZATION	AS REQUIRED
RUN-OFF AND DRAINAGE CONTROL	INSTALL NEW DRAINAGE SYSTEM INSTALL INLET PROTECTION FOR NEW SYSTEM	WEEKLY OR AS REQUIRED
GRADING, DRAINAGE, & UTILITY INSTALLATION AND STABILIZATION	GRADE SITE AREAS STABILIZE EXPOSED AREAS INSTALL EROSION CONTROL MEASURES	AS REQUIRED
FINALIZE GRADING	REMOVE TEMPORARY ESC MEASURES	MONTHLY OR AS REQUIRED
POST CONSTRUCTION STORMWATER MANAGEMENT AND INTERCONNECTING PIPE	CLEAN ALL DRAINAGE STRUCTURES AND PIPE THAT MAY HAVE RECEIVED RUNOFF	ANNUALLY OR AS REQUIRED
INSPECTION REQUIRED		
PRE-CONSTRUCTION	INSPECT SEDIMENT BASINS, PERIMETER SEDIMENT CONTROLS, STABILIZED CONSTRUCTION ACCESS, INLET PROTECTION, AND OTHER BMPs	UPDATE SWPPP AS REQUIRED
TRAINED CONTRACTOR: DAILY		
QUALIFIED INSPECTOR: 1WK		
POST FINAL STABILIZATION		

NOTES:
1. BMP ACTIVITIES IDENTIFIED FOR EACH PHASE DESCRIPTION SHALL BE IMPLEMENTED AT THE START OF EACH SEQUENCE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.
2. IMPLEMENTATION OF BMP ACTIVITIES SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES AND TIME FRAMES.

SOIL RESTORATION REQUIREMENTS DURING CONSTRUCTION ACTIVITY

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HYDROLOGIC SOIL GROUP A & B APPLY 6 INCHES OF TOPSOIL HYDROLOGIC SOIL GROUP C & D AERATE* AND APPLY 6 INCHES OF TOPSOIL	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	HYDROLOGIC SOIL GROUP A & B AERATE* AND APPLY 6 INCHES OF TOPSOIL	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5) FEET AROUND BUILDINGS (NOT WITHIN 4 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS TO PROTECT NEWLY INSTALLED BMP FROM ANY ONGOING CONSTRUCTION ACTIVITIES. CONSTRUCT A FENCE AROUND BMP.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	

* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPACTERS WITH COLLARS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPARKS MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.
** PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008"

SOIL RESTORATION NOTES:
1. SOIL RESTORATION IS TO BE APPLIED TO PROPOSED VEGETATED AREAS WHERE ANY HEAVY CONSTRUCTION VEHICLE HAS BEEN OR OVER COMPACTION HAS OCCURRED AND FINAL STABILIZATION IS TO BEGIN. THIS IS GENERALLY APPLIED IN THE CLEANUP, SITE RESTORATION, AND LANDSCAPING PHASE OF CONSTRUCTION FOLLOWED BY THE PERMANENT ESTABLISHMENT OF AN APPROPRIATE GROUND COVER TO MAINTAIN THE SOIL STRUCTURE. SOIL RESTORATION MEASURES SHOULD BE APPLIED OVER AND ADJACENT TO ANY RUNOFF REDUCTION PRACTICES TO ACHIEVE DESIGN PERFORMANCE.

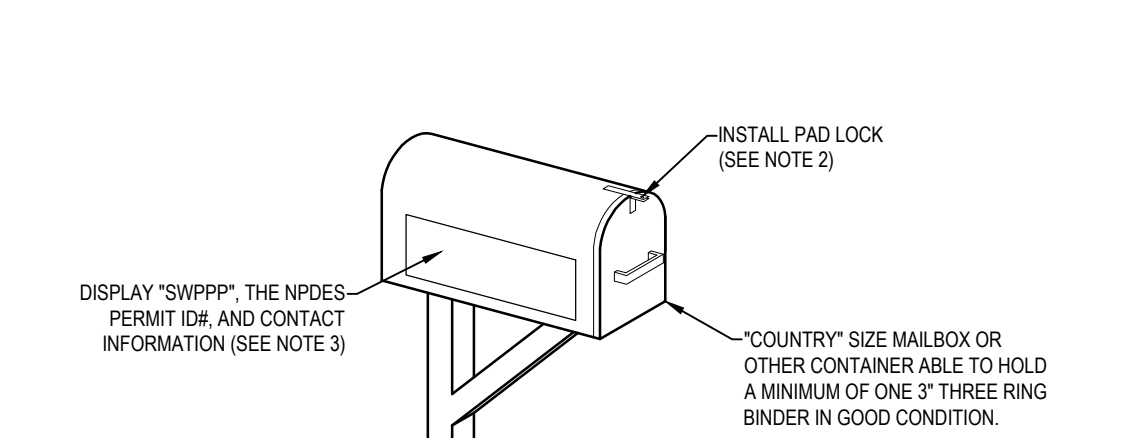
2. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.

3. TO MAINTAIN SOIL RESTORATION, KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS.

SOIL RESTORATION PROCEDURE:
DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1% BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 52 - COMPOST STANDARDS TABLE OF THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, EXCEPT FOR "PARTICLE SIZE" 100% WILL PASS THE 1/2" SIEVE.

1. NOTE: ALL BIOSOLIDS COMPOST PRODUCED IN NEW YORK STATE (OR APPROVED FOR IMPORTATION) MUST MEET NYS DEC'S 6 NYCRR PART 360 (SOLID WASTE MANAGEMENT FACILITIES) REQUIREMENTS. THE PART 360 REQUIREMENTS ARE EQUAL TO OR MORE STRINGENT THAN 40 CFR PART 503 WHICH ENSURE SAFE STANDARDS FOR PATHOGEN REDUCTION AND HEAVY METALS CONTENT.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OF A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST.

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODOORS, AND CONTAIN LESS THAN 1% BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 52 - COMPOST STANDARDS TABLE OF THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, EXCEPT FOR "PARTICLE SIZE" 100% WILL PASS THE 1/2" SIEVE.
1. NOTE: ALL BIOSOLIDS COMPOST PRODUCED IN NEW YORK STATE (OR APPROVED FOR IMPORTATION) MUST MEET NYS DEC'S 6 NYCRR PART 360 (SOLID WASTE MANAGEMENT FACILITIES) REQUIREMENTS. THE PART 360 REQUIREMENTS ARE EQUAL TO OR MORE STRINGENT THAN 40 CFR PART 503 WHICH ENSURE SAFE STANDARDS FOR PATHOGEN REDUCTION AND HEAVY METALS CONTENT.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OF A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST.



CONSTRUCTION PERMIT PAPERWORK STORAGE NOTES:
1. CONTRACTOR MUST MAINTAIN THE SWPPP BINDER IN A SECURE LOCATION, SUCH AS A JOB TRAILER, ON-SITE CONSTRUCTION OFFICE, OR MAILBOX WITH LOCK. THE SECURE LOCATION MUST BE ACCESSIBLE DURING NORMAL BUSINESS HOURS TO AN INDIVIDUAL PERFORMING COMPLIANCE INSPECTION.
2. PROVIDE A DIGIT OR CHARACTER PAD LOCK (MINIMUM FOUR DIGITS OR CHARACTERS) AND PROVIDE COMBINATION TO TRAINED CONTRACTOR AND QUALIFIED INSPECTOR. A KEY SHALL NOT BE REQUIRED.
3. CONTACT INFORMATION SHALL INCLUDE THE NAME AND PHONE NUMBER OF EACH OF THE TRAINED CONTRACTOR, QUALIFIED INSPECTOR, AND OWNER / OPERATOR.
4. PAPERWORK SHALL NOT BE TAKEN OFF SITE (SUCH AS STORED IN A WORK VEHICLE).

CONSTRUCTION PERMIT PAPERWORK INCLUDES:
A. SWPPP (STORMWATER POLLUTION PREVENTION PLAN).
B. NOI (NOTICE OF INTENT) ACKNOWLEDGEMENT LETTER FROM DEC.
C. NOI SIGNED BY OWNER AND SWPPP PREPARER.
D. MS4 SWPPP ACCEPTANCE FORM.
E. NYS DEC GENERAL PERMIT No. GP-0-15-002.
F. SITE LOG BOOK INCLUDING CERTIFICATIONS, SITE INSPECTION REPORTS, AND SWPPP UPDATES.

CONSTRUCTION PERMIT PAPERWORK STORAGE
N.T.S.

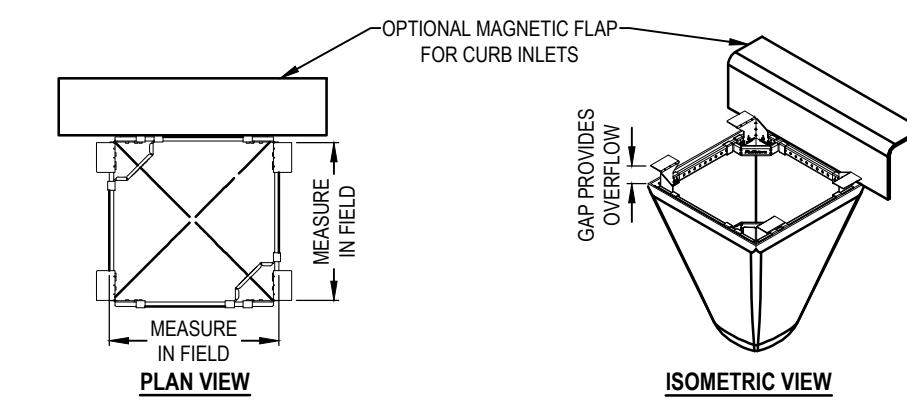
GEOTEXTILE, FILTER FABRIC, OR SILT FENCE FABRIC PLACED UNDER INLET GRATE IS NOT AN ACCEPTABLE STORMWATER MANAGEMENT PRACTICE

NYS STANDARD INLET PROTECTION TYPES AND USES

TYPE	EXAMPLE	USAGE	NOTES
0	FABRIC PLACED UNDER INLET GRATE	NOT PERMITTED	THIS METHOD OF INLET PROTECTION IS NOT ACCEPTABLE.
I	EXCAVATED DROP INLET PROTECTION	DURING INITIAL OVERLOTT GRADING AFTER THE STORM DRAIN TRUNK IS INSTALLED	MAXIMUM SIDE SLOPES OF 2:1. MINIMUM DEPTH 1 FOOT. MAXIMUM DEPTH 2 FEET. CONTAIN 900 CF PER TRIBUTARY ACRE.
II	FABRIC DROP INLET PROTECTION	DURING FINAL ELEVATION GRADING PHASES AFTER THE STORM DRAIN SYSTEM IS COMPLETED	MAX SLOPE OF 1% OF SURROUNDING AREA. 1.5" MAX UN-REINFORCED HEIGHT OF FABRIC. MAINTAIN OVERFLOW TO DROP INTO THE DROP INLET.
III	STONE & BLOCK DROP INLET PROTECTION	DURING THE INITIAL AND INTERMEDIATE OVERLOTT GRADING OF A CONSTRUCTION SITE	MINIMUM STONE DRAINER HEIGHT OF 1'. MAXIMUM STONE BARRIER HEIGHT OF 2'. DO NOT USE MORTAR. LIMIT HEIGHT TO PREVENT PONDING OR BYPASS FLOW.
IV	PAVED SURFACE INLET PROTECTION	USED AFTER PAVEMENT CONSTRUCTION HAS BEEN DONE WHILE FINAL GRADING AND SOIL STABILIZATION IS OCCURRING	USE WITH UPSTREAM BUFFER STRIPS AND WITH TEMPORARY SURFACE STABILIZATION. PLACE AT INLET PERIMETER OR BEYOND. INTEGRATE TRAFFIC SAFETY. DO NOT CAUSE FLOODING OR BYPASS FLOW.
V	MANUFACTURED INSERT INLET PROTECTION	INSTALLED AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND DESIGN DETAILS	FABRIC WILL EQUAL OR EXCEED THE PERFORMANCE STANDARD FOR THE SILT FENCE FABRIC. THE INSERTS WILL BE INSTALLED TO PRESERVE A MINIMUM OF 50% OF THE OPEN UNOBSTRUCTED DESIGN FLOW AREA OF THE STORM DRAIN INLET OPENING.

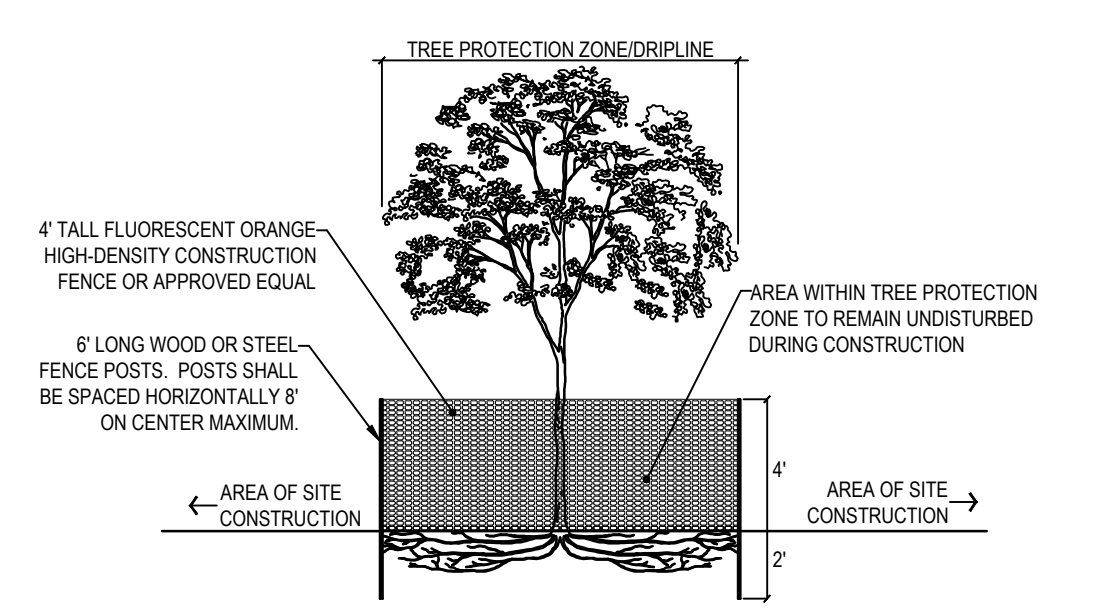
- INLET PROTECTION NOTES:**
1. CONTRACTOR MAY USE THE TYPE SUITABLE FOR THE SITUATION AND THEIR MEANS AND METHODS UNLESS NOTED OTHERWISE ON PLAN. CONTRACTOR MUST SUBMIT SPECIFICATION OF ANY TYPE I TO ENGINEER BEFORE USE.
2. THE DRAINAGE AREA FOR A STORM DRAIN INLET WITH INLET PROTECTION SHALL NOT EXCEED 1 ACRE.
3. IMMEDIATELY INSTALL INLET PROTECTION WHEN A STORM DRAIN INLET IS CONSTRUCTED.
4. EROSION CONTROL/TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED ON THE DISTURBED DRAINAGE AREA TRIBUTARY TO THE INLET.
5. TYPE IV INLET PROTECTION PRACTICES INCLUDE COMPOST FILTER SOCKS, GEO-TUBES FILLED WITH BALLAST, AND OTHER APPROVED EQUAL, MANUFACTURED SURFACE BARRIERS.
6. TYPE V INLET PROTECTION PRACTICES INCLUDE DANDY SACK, FLEXSTORM CATCH-IT, ULTRATECH ULTRA-DRAIN GUARD, AND OTHER APPROVED EQUAL, MANUFACTURED INLET INSERT.

INLET PROTECTION
N.T.S.



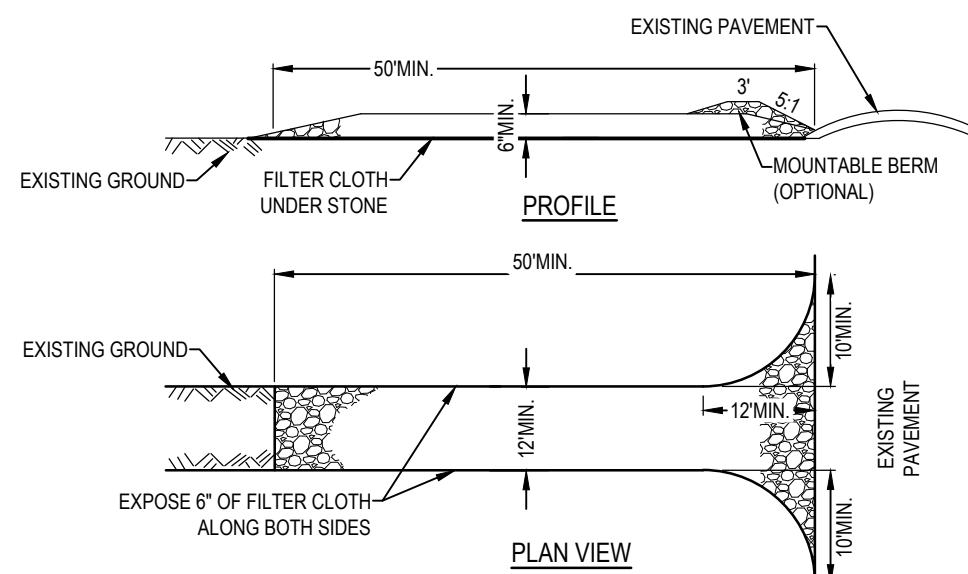
- NOTES:**
1. CONTRACTOR TO PROVIDE IN-FIELD MEASUREMENTS TO MANUFACTURER AS REQUIRED TO MANUFACTURE.
2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW BY MANUFACTURER:
- GRATES WITH EXTENDED BOTTOMS
- ANY OBSTRUCTED INLET OPENINGS
3. OR EQUAL AS APPROVED BY ENGINEER OF RECORD. AVAILABLE FOR CIRCULAR, RECTANGULAR, AND WITH OR WITHOUT MAGNETIC FLAP FOR CURB OPENING.

TYPE V EXAMPLE - SACK INLET PROTECTION
N.T.S.



- TREE PROTECTION FENCE NOTES:**
1. TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW TREE CANOPY DRIP LINE OR PROPOSED LIMITS OF DISTURBANCE.
2. CONSTRUCTION VEHICLES TO STAY AS FAR AS POSSIBLE FROM TREE PROTECTION FENCE TO PREVENT COMPACTION OF TREE ROOTS.

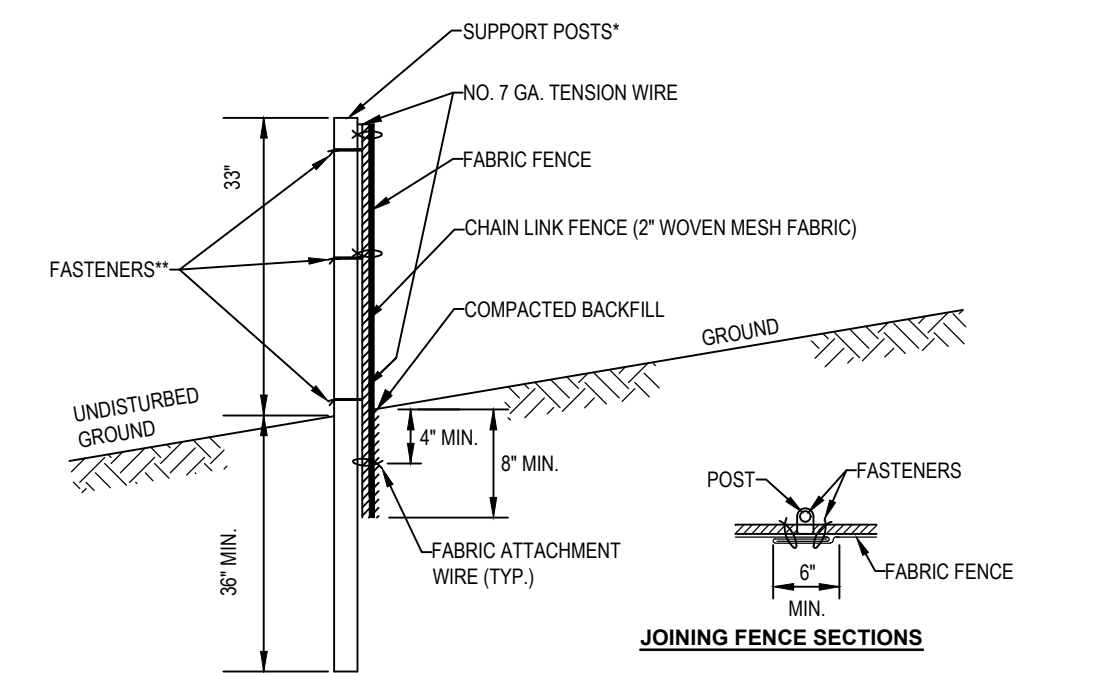
TREE PROTECTION FENCE
N.T.S.



- STABILIZED CONSTRUCTION ACCESS NOTES:**
1. STONE SIZE - USE 1 1/2" INCH STONE.
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 THROUGH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. THIS AREA SHALL BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
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 SPILLED, DROPPED, 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.
10. CONTRACTOR TO ENSURE THAT THE TRACKING PREVENTION REMAINS EFFECTIVE DURING ALL CONSTRUCTION PHASES.
11. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
12. CONTRACTOR TO RELOCATE TRACKING PADS AS NECESSARY.
13. EXPOSE 6" END OF FLETY CLOTH ON BOTH OF THE LONGER SIDES FOR THE ENTIRE LENGTH.

STABILIZED CONSTRUCTION ACCESS
N.T.S.

CONCRETE TRUCK/MIXER WASHOUT AND GROUT WASTE
ITEM 209-05
N.T.S.



- * POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.
** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED @ 24" MAX. C TO C.

SUPER SILT FENCE NOTES:
1. NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN LINK FENCE.
2. FENCE MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
3. FABRIC ATTACHMENT WIRES SHALL BE PLACED ABOVE 1" ABOVE GRADE AND BELOW 4" BELOW GRADE.

SUPER SILT FENCE (33" HIGH)
N.T.S.

- NOTES FOR ALL TYPES OF SILT FENCE:**
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON PLANS AS WELL AS DETAILS.
2. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE ENDS.
3. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE GOVERNING AGENCY.
4. DO NOT PLACE MATERIAL AGAINST SILT FENCE.
5. INSPECT SILT FENCE IMMEDIATELY AFTER PLACING ANY MATERIAL NEARBY.
6. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.



VICINITY MAP
N.T.S.

PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
42 AQUEDUCT ROAD
CORTLAND MANOR, NY 10524

TAX MAP NUMBER: Sect. 34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA - 110,078.59 SF (2.527 Acres)
DISTRICT BOUNDARY AREA + 65,899.39 SF (1.513 Acres)

CURRENT USE: CON E TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR 15,000 SF
ENTRY LEVEL 15,000 SF
SECOND LEVEL 15,000 SF
THIRD LEVEL 15,000 SF
FOURTH LEVEL 15,000 SF
TOTAL 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(831) 961-0506
www.KeyCivilEngineering.com

PROPOSED SELF-STORAGE FACILITY
3 LOCUST AVENUE
CORTLAND MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

SOIL EROSION & SEDIMENT CONTROL DETAILS

DATE: 03/22/2024

SCALE: N.T.S.

PROJECT NUMBER: 24001

DRAWING BY: JR

CHECKED BY: JF

APPROVED BY: MP

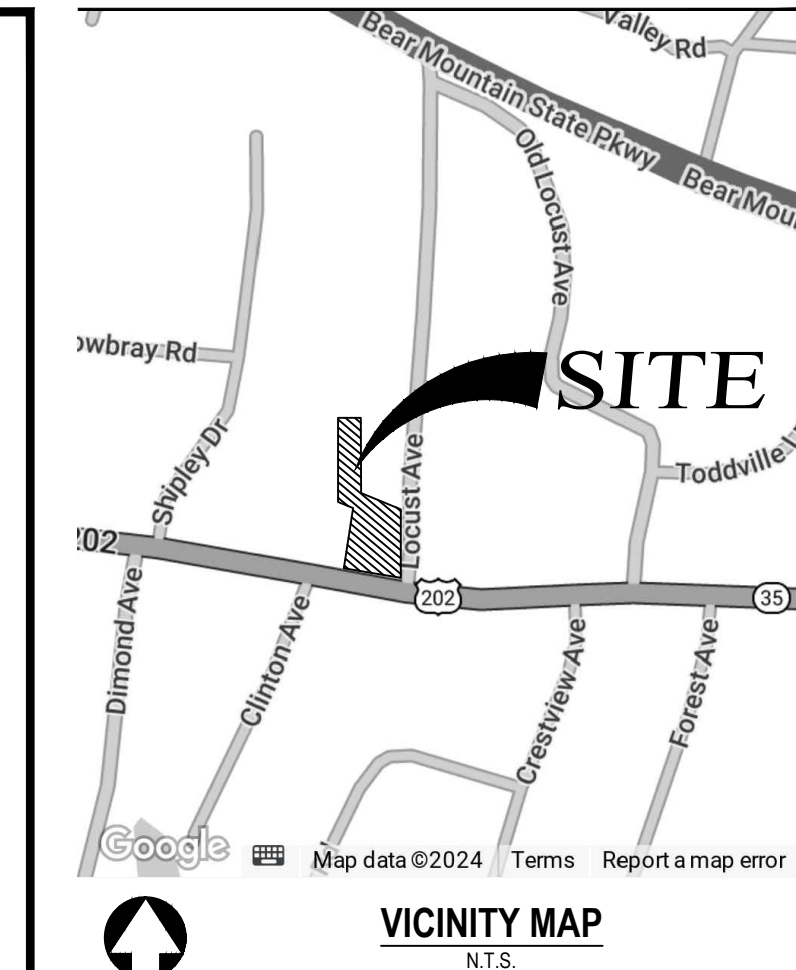
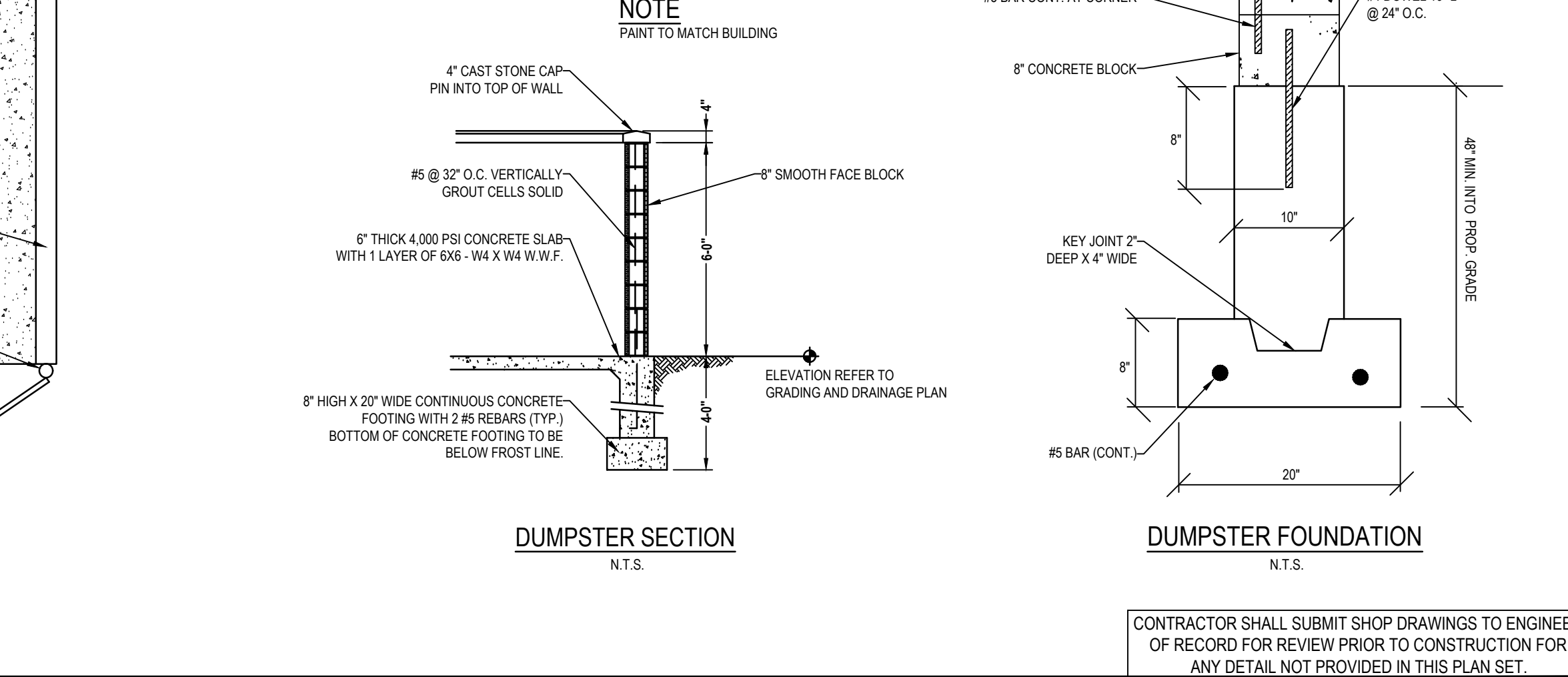
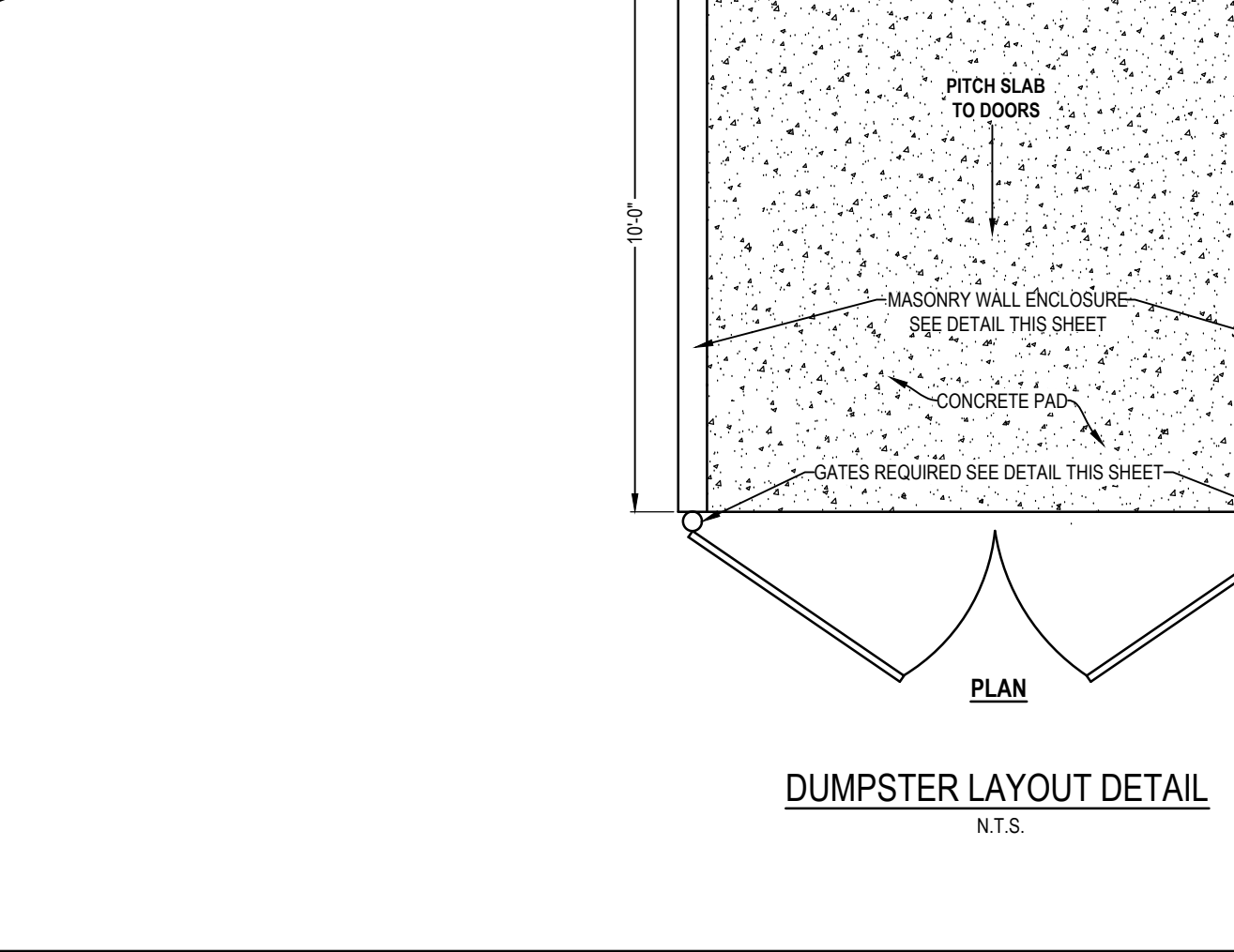
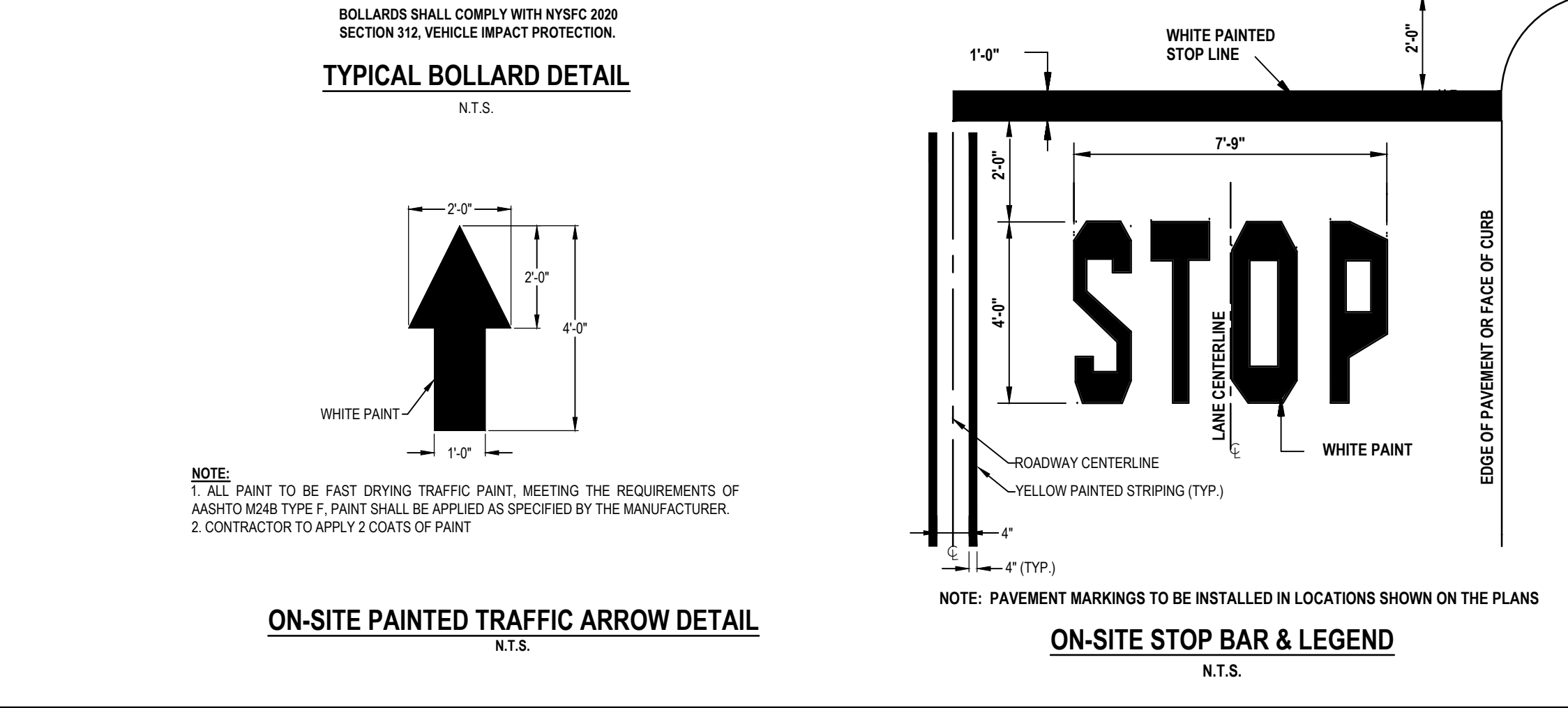
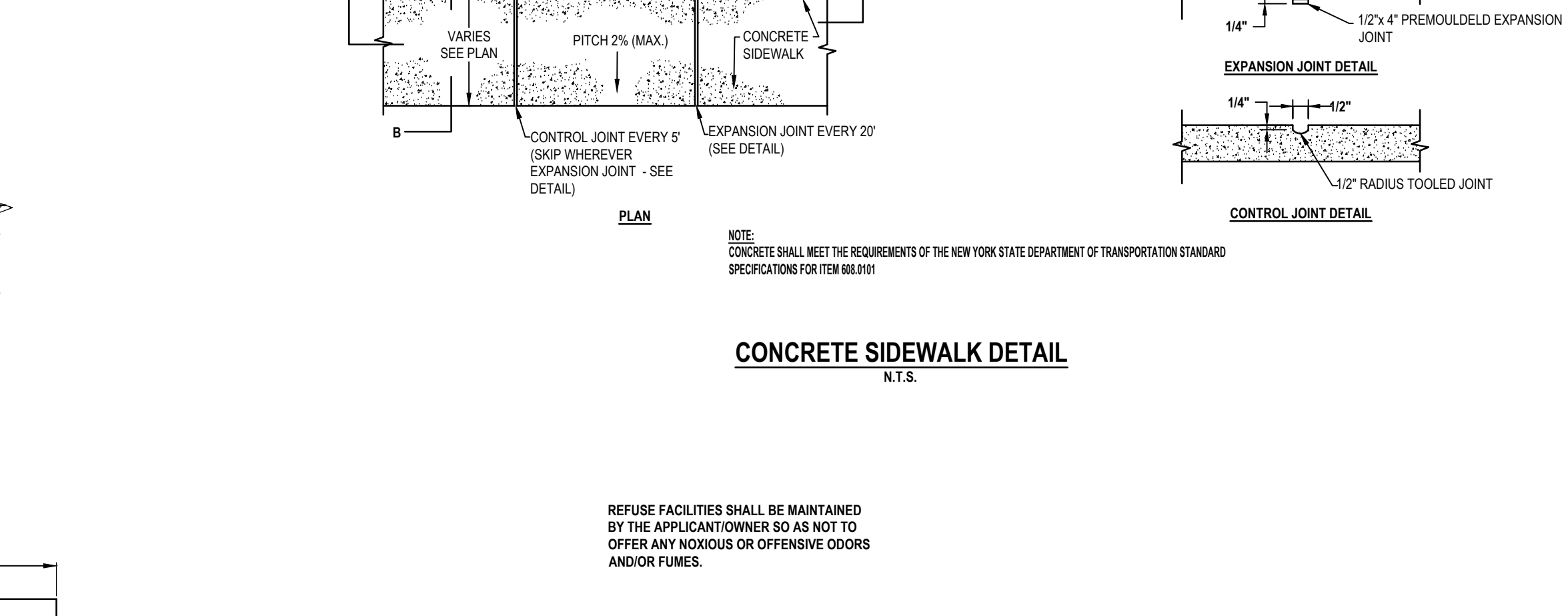
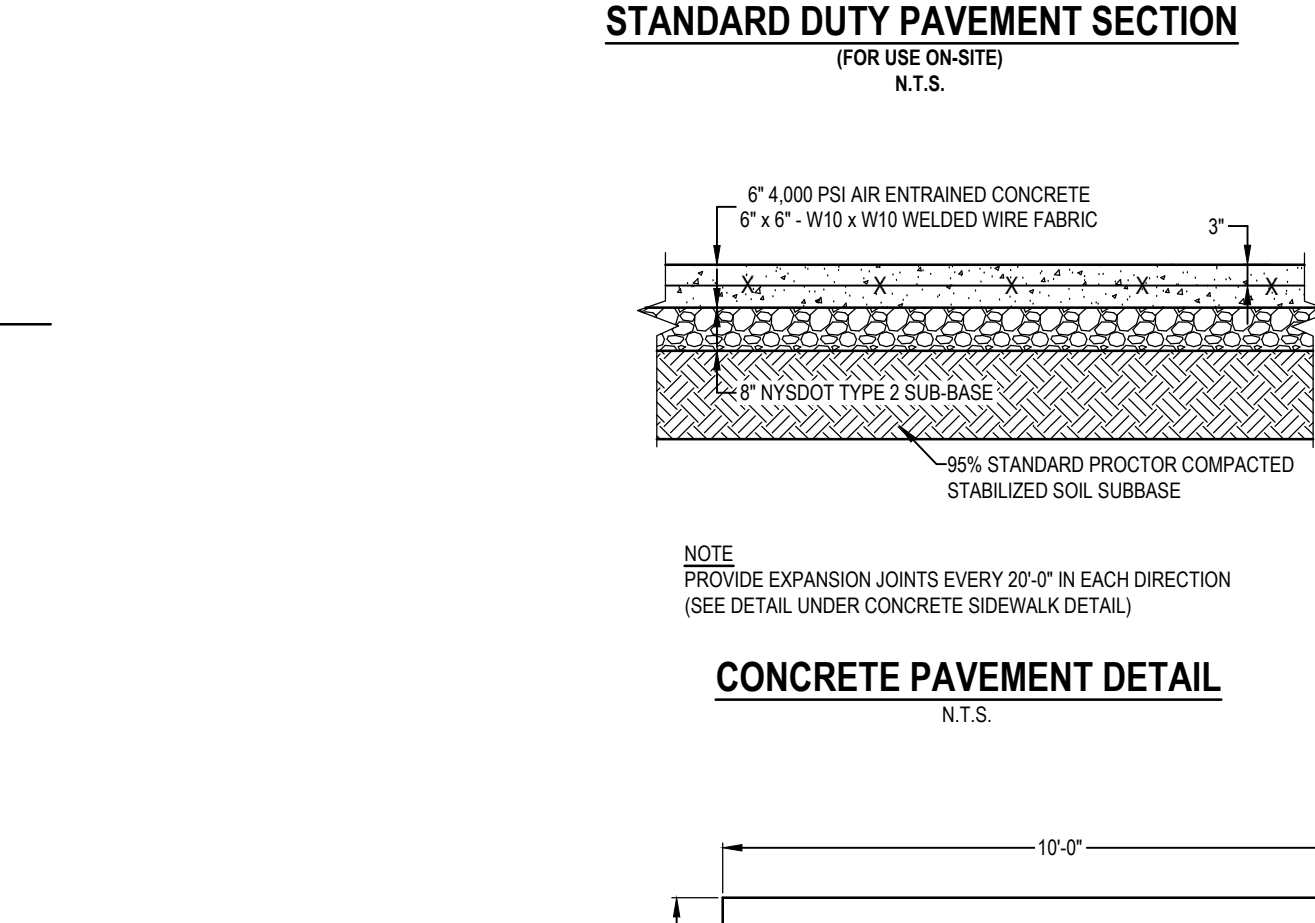
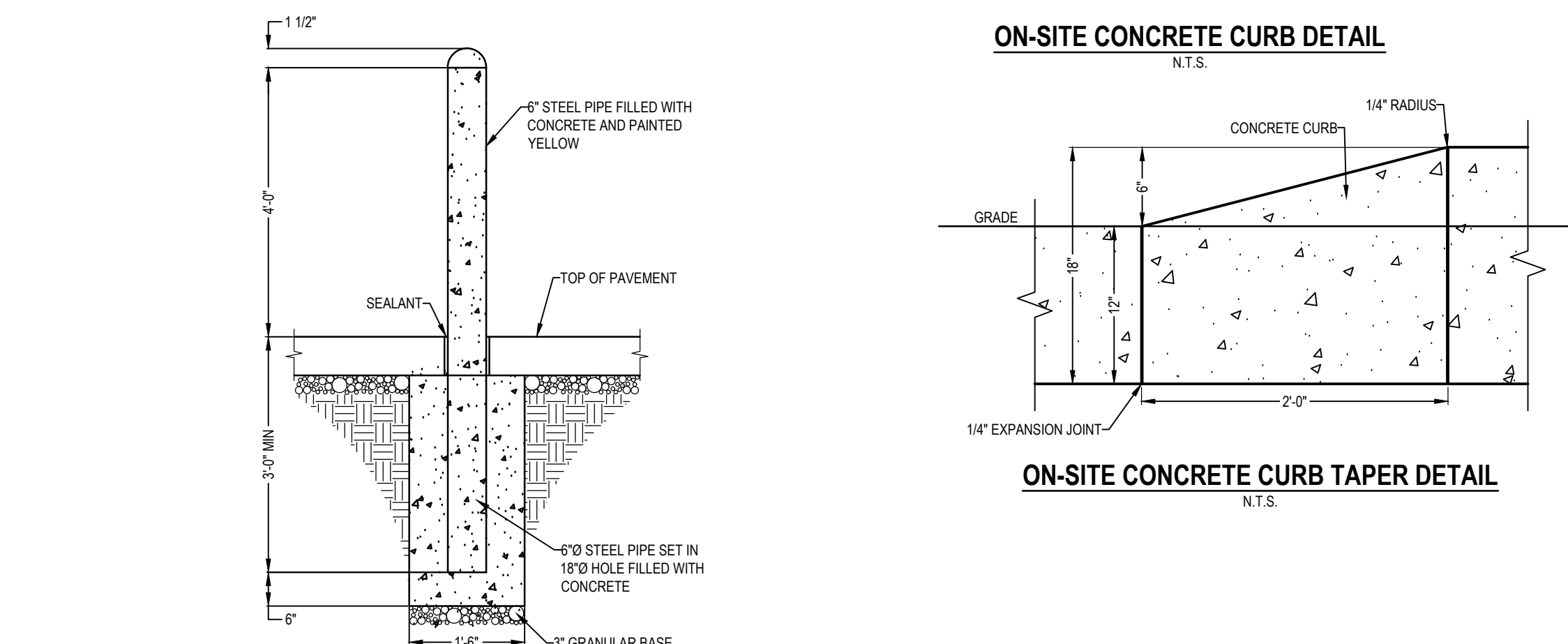
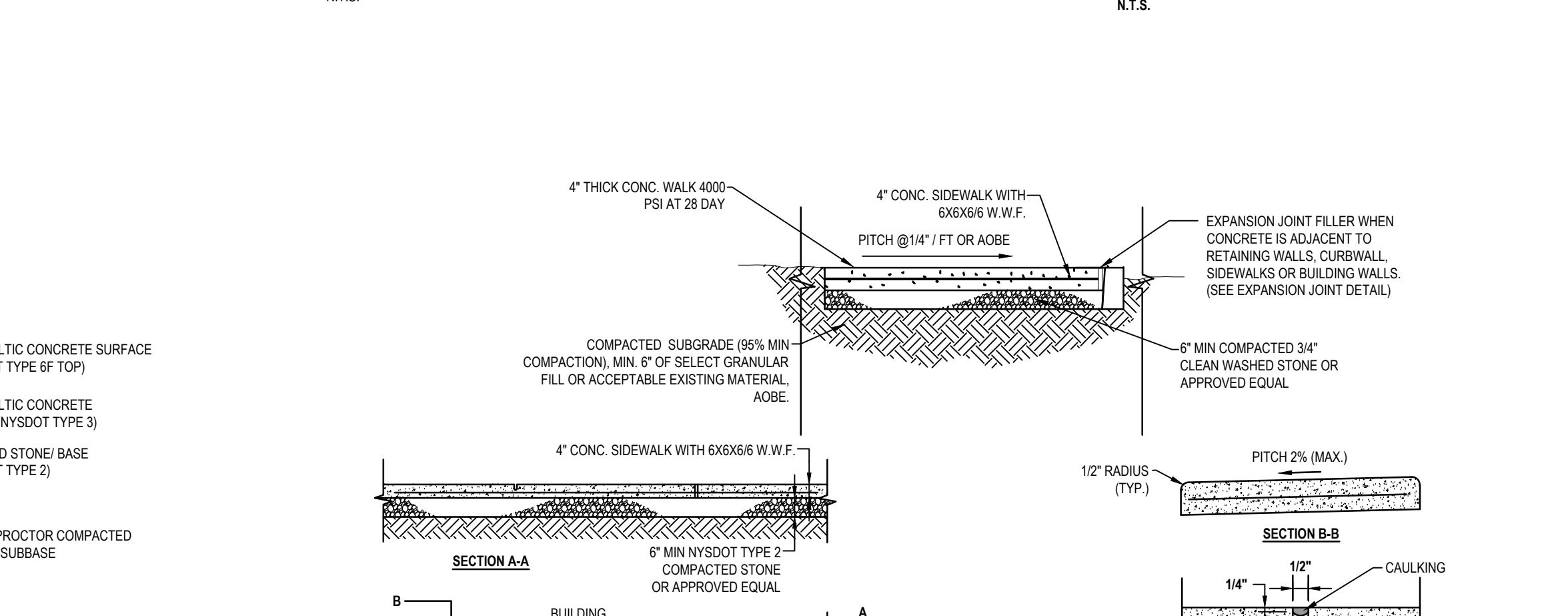
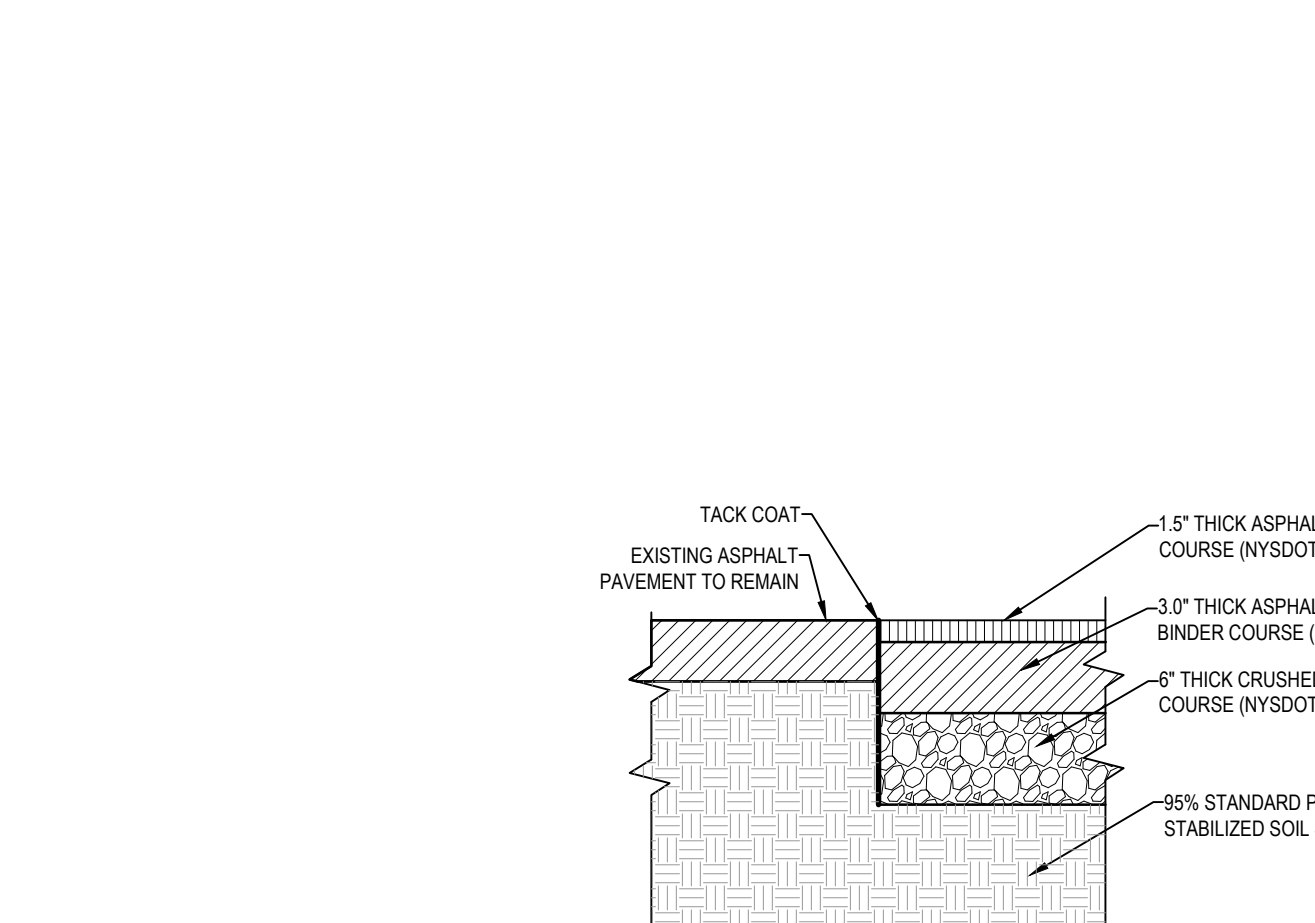
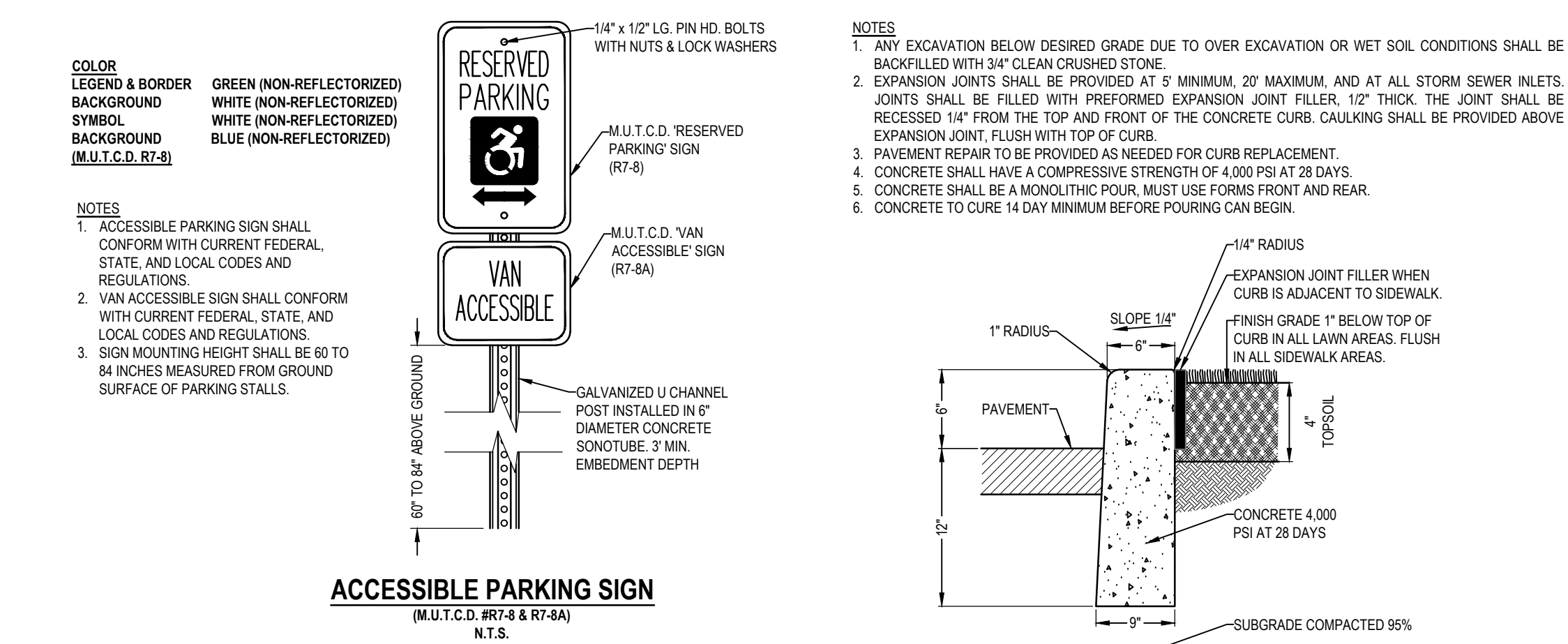
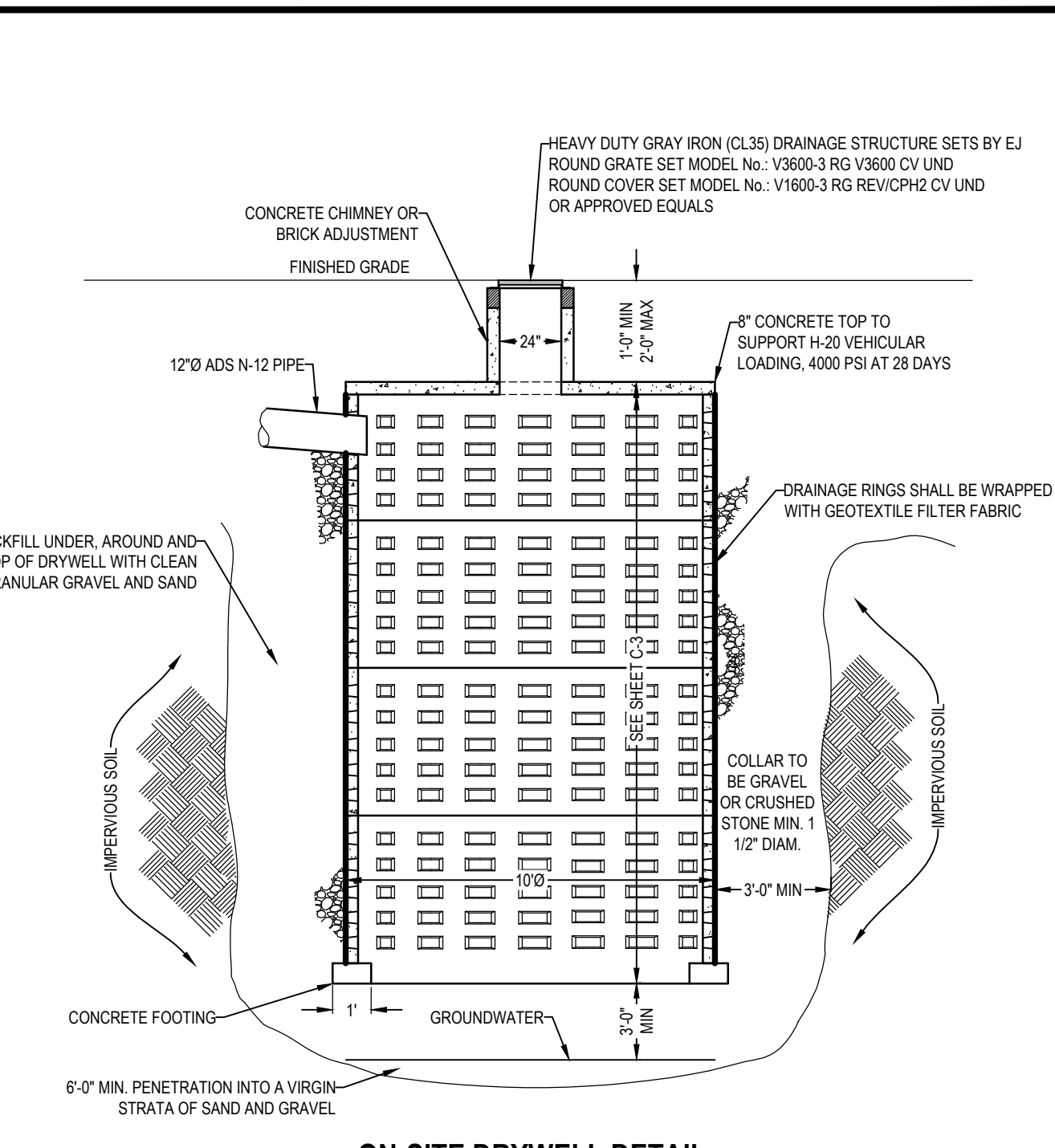
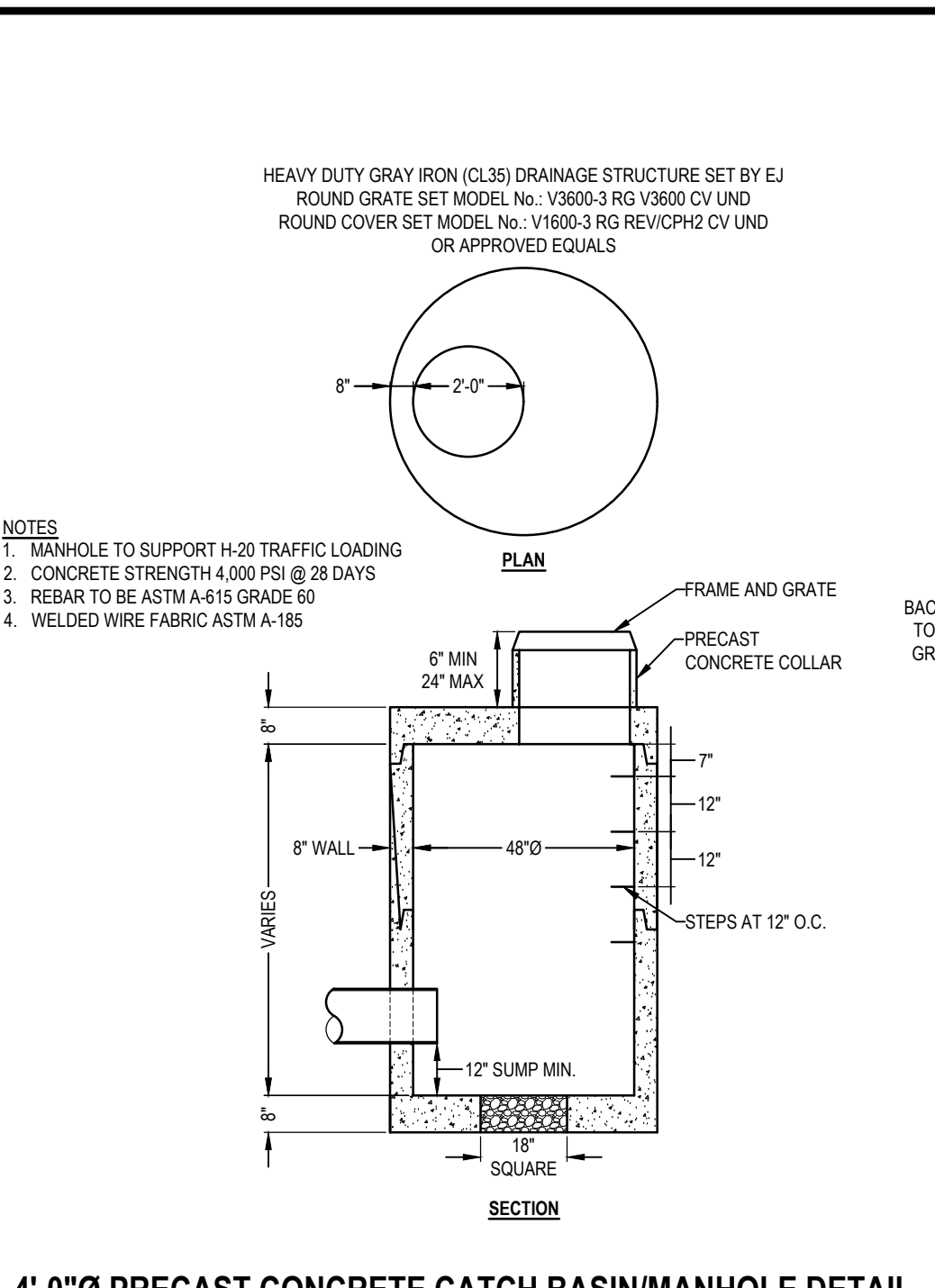
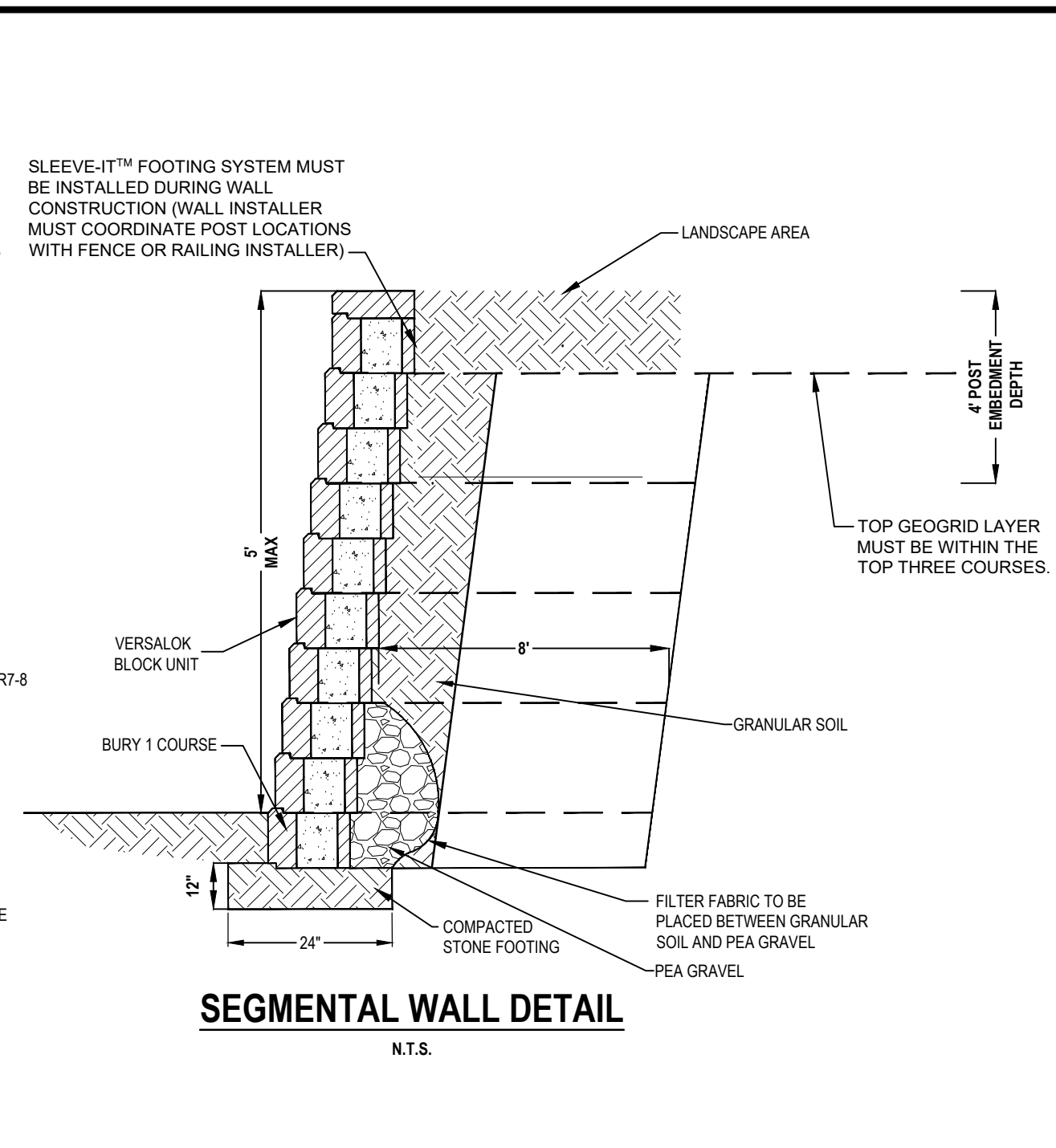
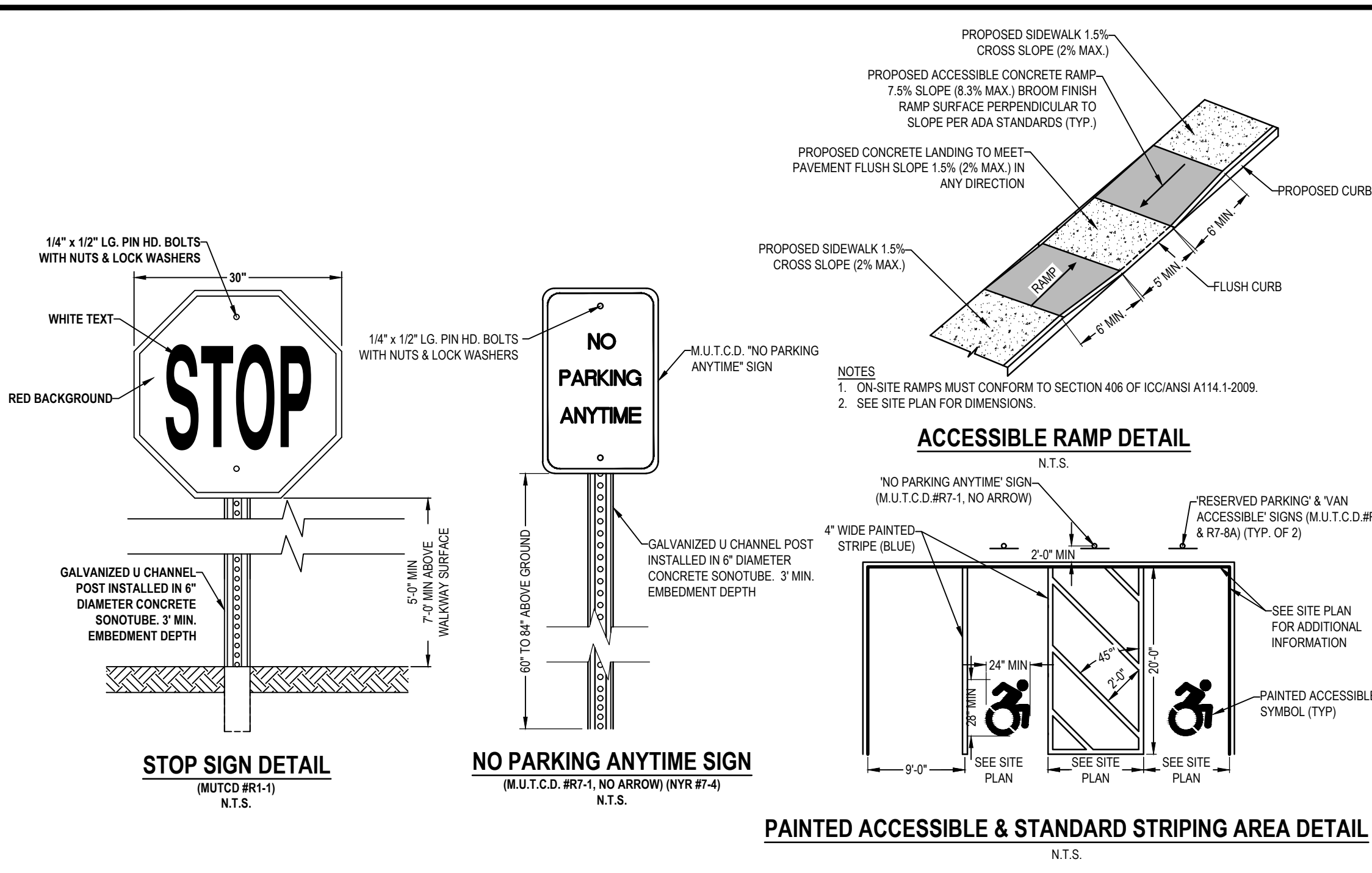
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DRAWING No: C-8

PAGE No: 9 OF 11



PROJECT DATA

APPLICANT/OWNER	3 LOCUST AVENUE LLC 42 AQUeduct ROAD GARRISON, NY 10524
TAX MAP NUMBER	Sec. 34.5, Block 2, Lot 6
SITE AREA	OVERALL AREA = 110,078.59 SF (2.527 Acres) DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)
CURRENT USE	CON ED TRAINING CENTER
PROPOSED USE	SELF-STORAGE FACILITY
EXISTING FOOTPRINT	5,786 SF
PROPOSED FOOTPRINT	15,000 SF
GROSS FLOOR AREA	CELLAR 15,000 SF ENTRY LEVEL 15,000 SF SECOND LEVEL 15,000 SF THIRD LEVEL 15,000 SF FOURTH LEVEL 15,000 SF TOTAL 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	SHEET UNAFFECTED
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(831) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME
PROPOSED SELF-STORAGE FACILITY
3 LOCUST AVENUE
CORTLANDT MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

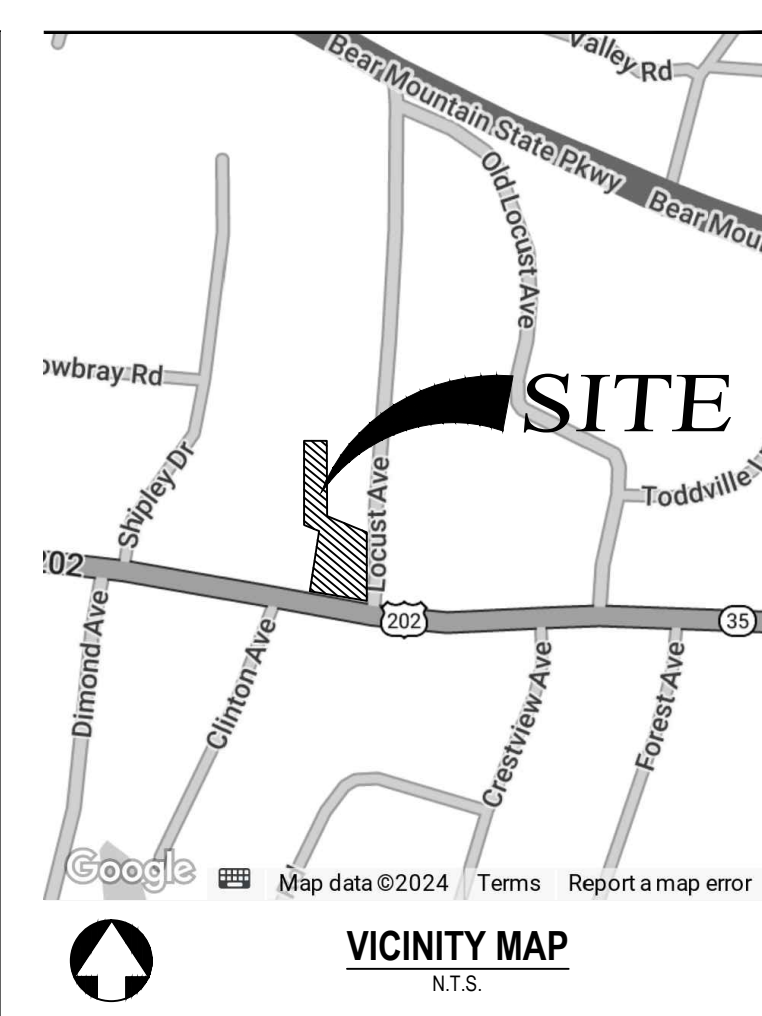
DRAWING TITLE
DETAIL SHEET

DATE: 03/22/2024
SCALE: N.T.S.
PROJECT NUMBER: 24001
DRAWING BY: JR
CHECKED BY: JF
APPROVED BY: MP

SEAL & SIGNATURE:
MARC PILOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081598

ALTERNATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2008, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DRAWING No.: C-9
PAGE No.: 10 OF 11



PROJECT DATA

APPLICANT/TOWNER: 3 LOCUST AVENUE LLC
 42 AQUeduct ROAD
 GARRISON, NY 10524

TAX MAP NUMBER: Sect. 34.5, Block 2, Lot 6

SITE AREA: OVERALL AREA = 110,078.59 SF (2.527 Acres)
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CURRENT USE: CON ED TRAINING CENTER

PROPOSED USE: SELF-STORAGE FACILITY

EXISTING FOOTPRINT: 5,786 SF

PROPOSED FOOTPRINT: 15,000 SF

GROSS FLOOR AREA: CELLAR: 15,000 SF
 (WITH AREA BREAKDOWN) ENTRY LEVEL: 15,000 SF
 SECOND LEVEL: 15,000 SF
 THIRD LEVEL: 15,000 SF
 FOURTH LEVEL: 15,000 SF
 TOTAL: 75,000 SF

NO.	DATE	BY	DESCRIPTION
6	08/22/24	JR	ADD FIRE TRUCK PATH
5	08/06/24	JR	REV. PER TOWN COMMENTS
4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
 664 BLUE POINT ROAD, UNIT B
 HOLTSPVILLE, NEW YORK 11742
 (631) 961-0506
 www.KeyCivilEngineering.com

PROJECT NAME: **PROPOSED SELF-STORAGE FACILITY**
 3 LOCUST AVENUE
 CORTLANDT MANOR, NY 10567
 COUNTY OF WESTCHESTER
 SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE: **FIRE CODE EXHIBIT**

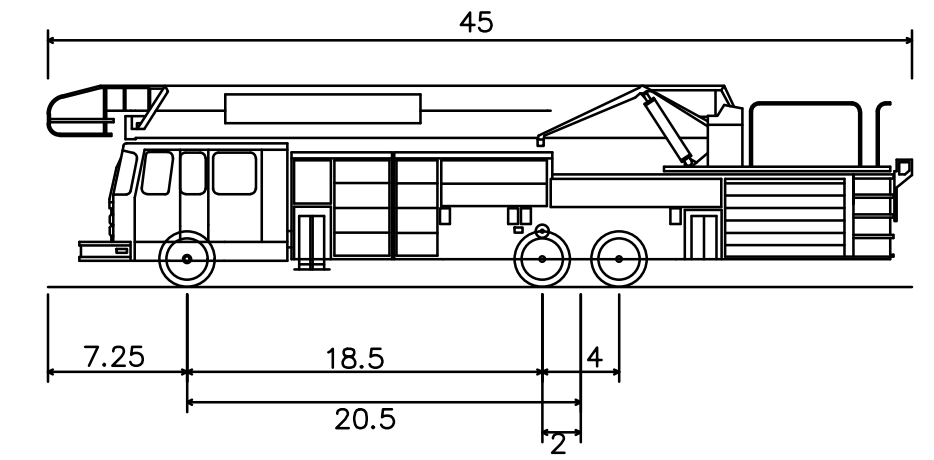
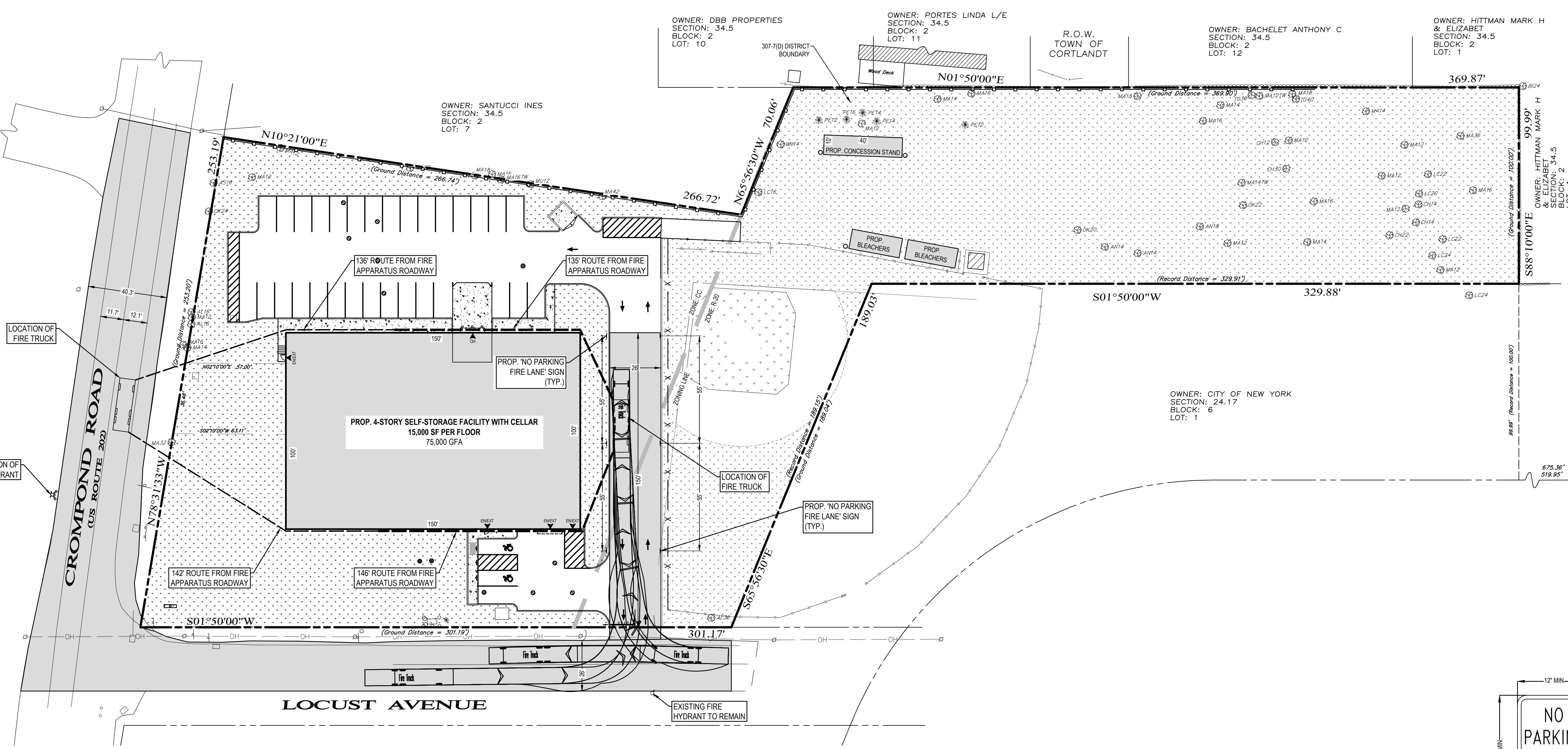
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APPROVED BY:	MP

SEAL & SIGNATURE:

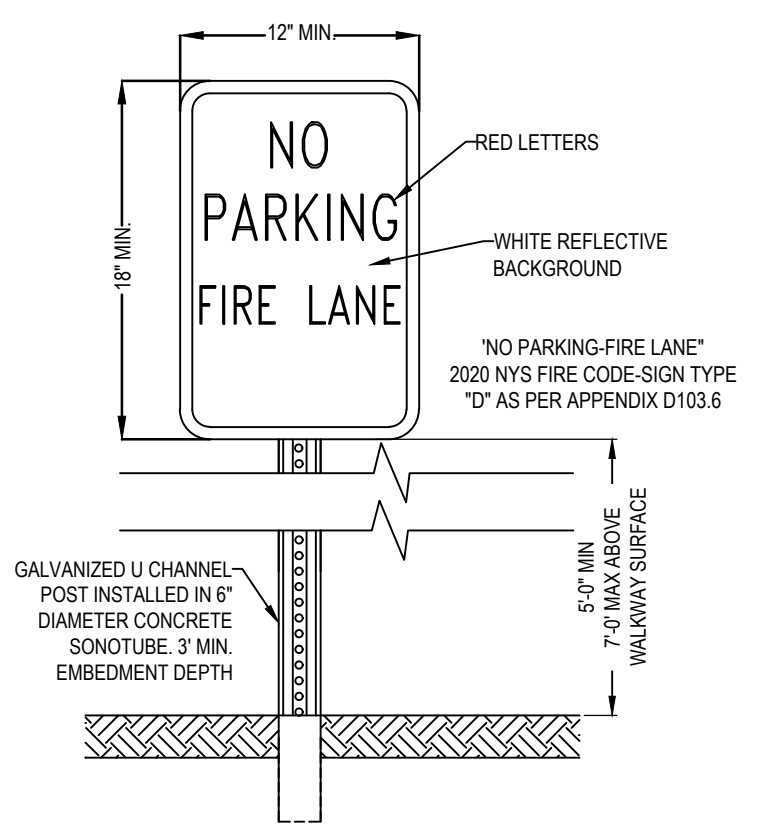
MARC PIOTTA, P.E.
 NEW YORK STATE PROFESSIONAL ENGINEER #081596

DRAWING No: **C-10**

PAGE No: 11 OF 11



Fire Truck
 Overall Length 45.000ft
 Overall Width 8.250ft
 Overall Body Height 10.475ft
 Min Body Ground Clearance 0.906ft
 Track Width 8.250ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 35.150ft

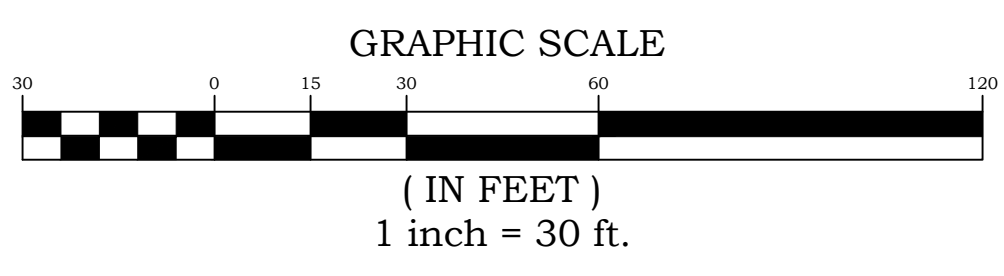


NOTE:
 1. WHERE REQUIRED BY THE LOCAL FIRE MARSHAL, SIGNS SHALL BE LOCATED ON EITHER SIDE OF THE ACCESS ROAD SPACED A MAXIMUM 150 FEET ON CENTER.

FIRE LANE SIGN DETAIL
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August 21, 2024

Via OpenGov

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

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

Dear Chairman Kessler and Members of the Planning Board:

This firm represents Bilotta Realty of Westchester, Inc. (“Bilotta” or “Applicant”). Bilotta is an owner of the property located at 2099 Albany Post Road in the Town of Cortlandt, also known and designated on the Town Tax Map as Section 55.9 Block 1 Lot 3 (“Property”), in the Highway Commercial/9A (HC-9A) and Light Industrial (M-1) Districts. The Applicant hereby submits an application for amended site plan approval seeking to approve a one-story, 2,400 square foot storage building on the Property.

The subject Property is the location of an existing construction contractor’s yard, adjacent to the Metro North Railroad station and NYS Route 100 (aka Albany Post Road). The Planning Board originally approved an application for the same improvements requested herein at its February 6, 2024 meeting, following a referral to the Architectural Advisory Council.¹ The building was subsequently built pursuant to a valid building permit issued by the Town. However, a nearby resident commenced litigation against your Board and our client calling into question the Town’s compliance with New York General Municipal Law (“GML”) and the State Quality Review Act (“SEQRA”).

Accordingly, despite the fact that we do not believe your Board did anything improper, we have voluntarily elected to re-file for Amended Site Plan Approval. We submit the following in support of the enclosed application for Amended Site Plan approval:

1. Site Plan set, by SJB Architecture and Design and George H. Mottarella, P.E., L.S.
2. Short Environmental Assessment Form (SEAF), dated August 21, 2024
3. Deed (to Bilotta Realty of Westchester, Inc., Liber 9855 Page 220)
4. Deed to Briga Enterprises Inc., Liber 9855 Page 241)
5. Owner Authorization (Bilotta Realty of Westchester, Inc.)
6. Owner Authorization (BRIGA Enterprises, Inc.)
7. List of Adjoining Property Owners (& Across Street)

¹ See Town of Cortlandt Planning Board Application No. PB 8-03, and associated Permit No. A-23-842.

The Applicant respectfully asks that this application be placed on the Planning Board's September 10th meeting agenda, or on the next available agenda thereafter. We would then ask the Board and staff to refer the application to the Westchester County Planning Department pursuant to the GML and schedule a public hearing on the Amended Site Plan.

We regret the inconvenience here, but we are simply attempting to efficiently and cost effectively moot out this litigation commenced by this neighbor against you Board. We look forward to promptly conducting and completing this process so a Certificate of Occupancy can be issued.

Should you have any questions or wish to discuss, please contact our office.

Very truly yours,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

Encls.

Cc: *(via e-mail)*

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

Short Environmental Assessment Form

Part 1 - Project Information

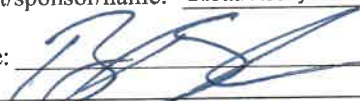
Instructions for Completing

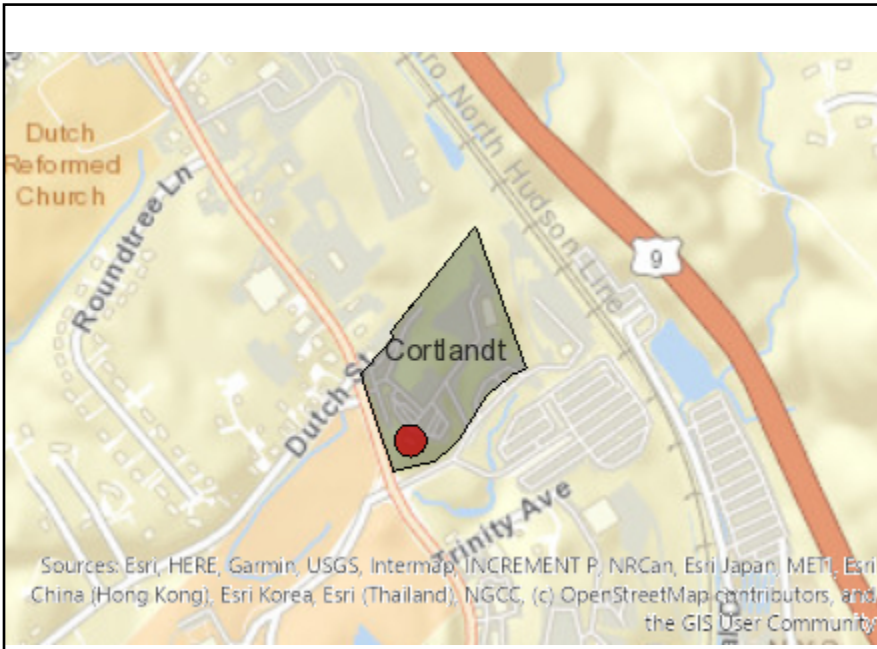
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 <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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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>Bilotta Realty of Westchester, Inc.</u> Date: <u>August 21, 2024</u> Signature:  <u>Brian T. Sinsabaugh, Esq.</u> Title: <u>Attorney for the Applicant</u>		

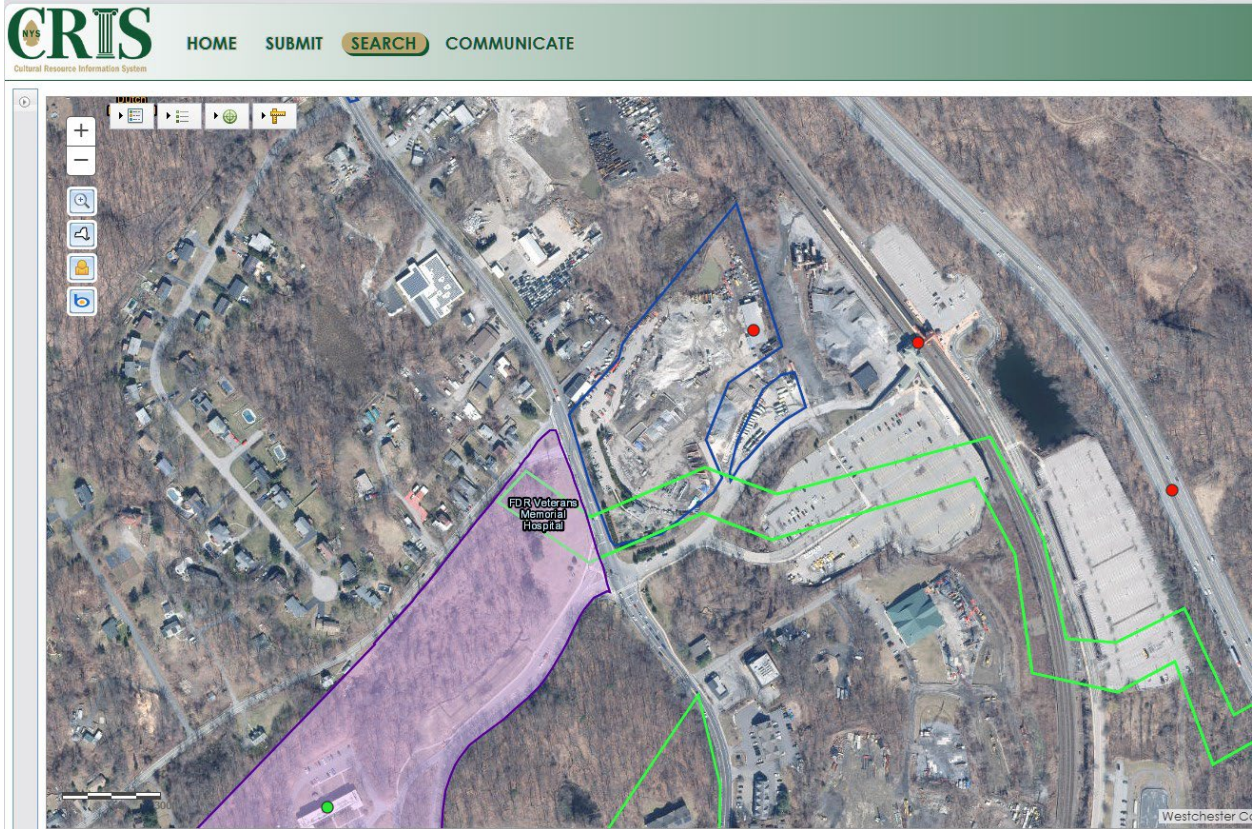


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
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

SEAF
CRIS Results



CRIS SPACIAL RESULTS (100' BUFFER) - PROJECTS

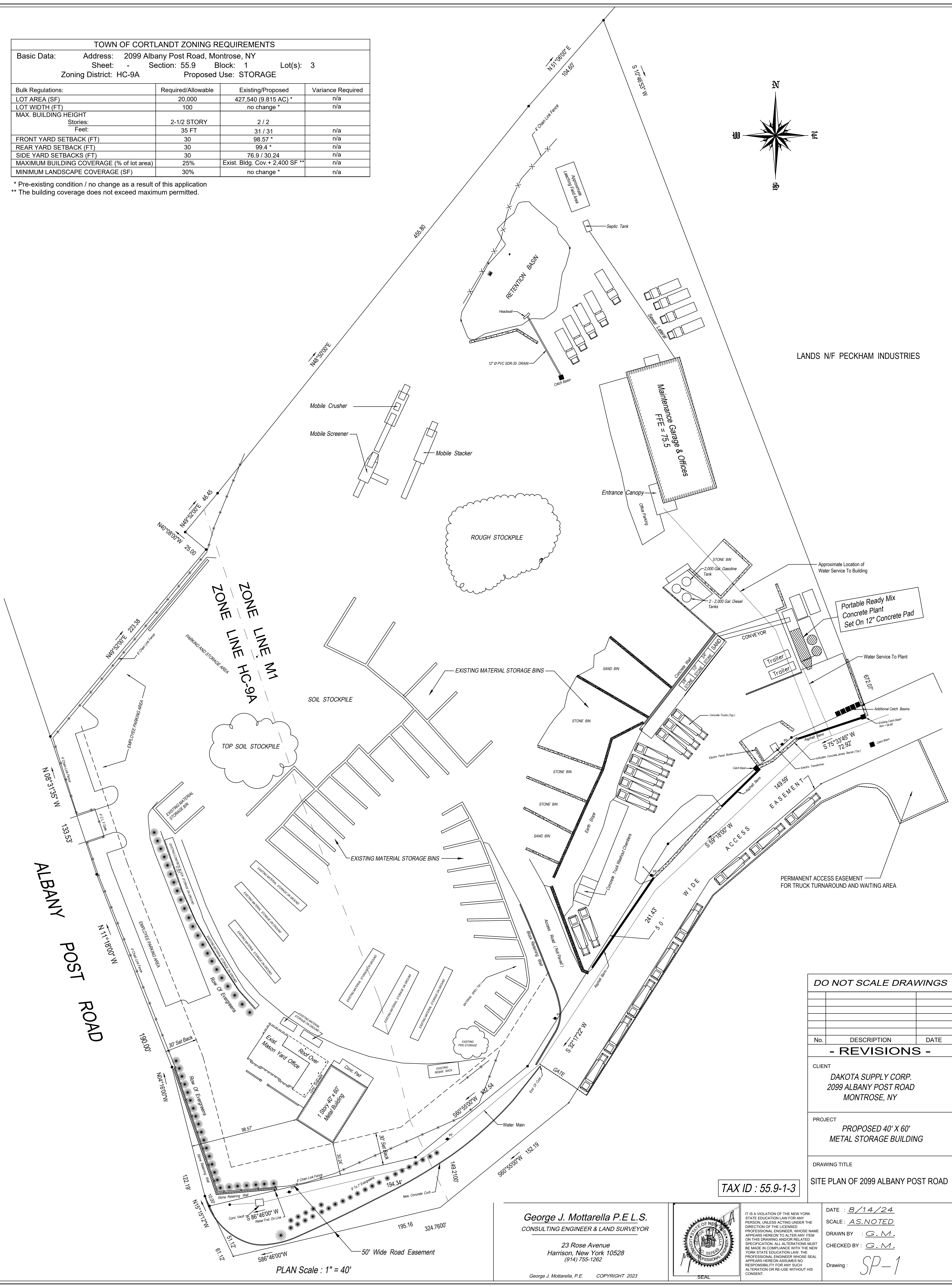
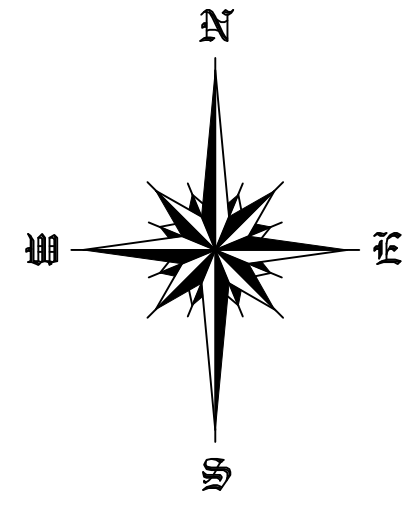
<u>Project Number</u>	<u>Project Name</u>	<u>Status</u>
17PR00429	Dakota Supply MSGP	Closed
17PR05558	Bilotta Construction Corp - MSGP SWPPP	Closed

CRIS SPACIAL RESULTS (100' BUFFER) - BUILDING DISTRICTS

<u>Project Number</u>	<u>Project Name</u>	<u>Status</u>
11902.00014	Franklin Delano Roosevelt VA Hospital Historic District	Eligible

TOWN OF CORTLANDT ZONING REQUIREMENTS			
Basic Data: Address: 2099 Albany Post Road, Montrose, NY			
Sheet: - Section: 55.9 Block: 1 Lot(s): 3			
Zoning District: HC-9A Proposed Use: STORAGE			
Bulk Regulations:	Required/Allowable	Existing/Proposed	Variance Required
LOT AREA (SF)	20,000	427,540 (9.815 AC) *	n/a
LOT WIDTH (FT)	100	no change *	n/a
MAX. BUILDING HEIGHT			
Stories:	2-1/2 STORY	2 / 2	
Feet:	35 FT	31 / 31	n/a
FRONT YARD SETBACK (FT)	30	98.57 *	n/a
REAR YARD SETBACK (FT)	30	99.4 *	n/a
SIDE YARD SETBACKS (FT)	30	76.9 / 30.24	n/a
MAXIMUM BUILDING COVERAGE (% of lot area)	25%	Exist. Bldg. Cov. + 2,400 SF **	n/a
MINIMUM LANDSCAPE COVERAGE (SF)	30%	no change *	n/a

* Pre-existing condition / no change as a result of this application
 ** The building coverage does not exceed maximum permitted.



LANDS N/F PECKHAM INDUSTRIES

DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
- REVISIONS -		

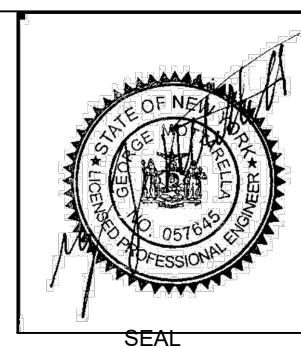
CLIENT
DAKOTA SUPPLY CORP.
 2099 ALBANY POST ROAD
 MONTROSE, NY

PROJECT
**PROPOSED 40' X 60'
 METAL STORAGE BUILDING**

DRAWING TITLE
SITE PLAN OF 2099 ALBANY POST ROAD

TAX ID : 55.9-1-3

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



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

DATE : 8/14/24
 SCALE : AS NOTED
 DRAWN BY : G.M.
 CHECKED BY : G.M.
 Drawing : SP-1

PLAN Scale : 1" = 40'

George J. Mottarella, P.E. COPYRIGHT 2023

Ralph G. Mastromonaco

2083 Albany Post Road #3

Montrose, NY 10548

September 5, 2024

Steven Kessler, Chairman, and
Members of the Cortlandt Town Planning Board
c/o Chris Kehoe, Director of Planning
1 Heady Street
Cortlandt Manor, NY 10567

via email

Re: Dakota Supply Corp. – Montrose Concrete Plant and C&D Facility
Bilotta Realty & Briga Enterprises Section 55.09, Block 1, Lot 3
2097 (and 2099) Albany Post Road, Town of Cortlandt, New York

Dear Members:

My residence is within 700 feet of the Dakota site, and I am affected by its noise, traffic, and dust. I have repeatedly complained about this site to the Town staff and have been ignored.

The 2003 approval of this site took only three (3) months, even though it involved the development of 10 acres of proposed manufacturing operations. No other project in the Town has such a significant environmental impact. Your Board may note, as I do, that the applicant, a former Planning Board member, receives exceptional treatment.

In 2024, your Board approved an amendment to this project, which was also in record time and without a full airing. You approved the large warehouse after being falsely told that it was to be a “small building.” This was another intensification of a project that should never have been approved. I outline the myriad problems and issues with the Dakota site below.

1. 2024 Article 78 lawsuit

The Dakota owner applied to the Board on January 31, 2024, and your Board approved the warehouse without a public hearing on February 10, 2024. The application moved incredibly fast, so quickly that the Town overlooked the essential requirement to refer it to the County Planning Board.

I filed an Article 78 lawsuit to nullify your Board’s approval, including all previous approvals where proper referrals to the County Planning Board were not made. As it happened, the Town and the Dakota attorneys defaulted in court as they did not respond to the lawsuit as required by law. Accordingly, I filed for a default judgment in August 2024, requesting a cessation of all the site activities, and await a decision.

2. Year 2003 Initial Flawed Approval

Your Board improperly approved the Concrete Plant in 2003 without issuing a required Special Permit, violating the law. The Town Code only allows Manufacturing in the M-1 District only with a Special Permit, as the law in the Table of Permitted Uses allows only:

*“Manufacture of goods of any type for retail sale on premises with not more than 10 employees... **SP**”*

The Code clearly requires a special permit (SP) for this site, and your Board cannot further approve the Site Plan without one.

Dakota Site Plan – Montrose

3. The Town Zoning Code – Illegal Uses

The current application before you is for amended Site Plan approval. As per the regulations, a Site Plan must show the full development with all proposed uses (307.71.c.11).

The Dakota Site is advertised and used as a construction debris waste recycling center, which is prohibited in the M-1 zone (SIC 4953). The Dakota operation has a County Permit as a Waste Transfer Facility under Dakota Recycling Services, LLC, 2099 Albany Post Road, Montrose, NY 10548, and another permit on the same site for Bilotta Construction Corp. These permits were obtained from the County for the Dakota site despite being illegal in the M-1 zone, as the County does not check local rules before issuing permits.

The owners advertise debris waste recycling, a use the Site Plan application does not represent. The equipment for such a use can be seen on the site, and evidence of the recycling operations are the large piles of ground-up construction debris. Your Board cannot approve the Site Plan as waste recycling on the site is illegal, and you would approve an unlawful use.

The waste recycling use was never represented as a proposed activity to the Westchester County Planning Board in violation of NYS GML-239-m, which requires a full description of the proposal. This lack of this critical detail in a referral is a basis for annulling your Board's earlier approvals, regardless of any statute of limitations.

Town Code 307.71 lists all the information to be submitted on a Site Plan. The Site Plan should not be approved unless the board reviews the full details on this site, as many of the required site elements are not shown on it.

From Section 307-14, B:

*“Only uses listed for each district as being permitted or permitted by special permit shall be permitted. Uses not listed specifically or by reference as being permitted in a district shall be **prohibited** in the district.” {Emphasis added}*

To be clear, if a use is not explicitly listed in the Table of Permitted Uses, it is prohibited. This is the case on the Dakota site, where waste recycling is not a listed use and is illegal. The original approval was for a contractor's yard, which is a place where a contractor can store equipment and supplies. By definition, it is not a place to manufacture or retail anything.

4. Limits to the Building Department

The Site Plans must comply with the zoning code before a building permit can be issued.

§ 307-8 Conformance required. A. Except as provided herein, no structure shall be erected, moved, altered, rebuilt or enlarged, nor shall any land or structure be used, designed or arranged to be used, for any purpose or in any manner except in conformity with all regulations, requirements and restrictions specified in this chapter for the district in which such structure or land is located.

Dakota Site Plan – Montrose

§ 307-13 Permitted uses. No land shall be used and no structure shall be erected or used except in compliance with the provisions of this chapter and as set forth in the Table of Permitted Uses[1] or as permitted by Article XIII, Nonconforming Uses and Structures.

5. Illegal Storage Areas and Retail Sales in the M-1 District

The HC-9A portion of the site is being used for material storage. The Table of Permitted Uses Notes that “Outdoor display and storage of goods or equipment, except as authorized by other town regulations...” is not Permitted in the HC-9A zone. However, the entire front yard of the Dakota site is an active storage area that was not shown on the Site Plan. Your Board cannot approve a Site Plan with these illegal storage areas.

The M-1 zoned site also retails sand and gravel (SIC 5211) to the public, which is not permitted in the M-1 zone. This retail use and traffic impacts were never represented to the Board, the public, or the County of Westchester Planning Board. State law requires a “full” description of the project to be referred to the County Planning Board. The absence of a “full” description in the referral to the County is a basis in the law for invalidating any approvals by your Board.

6. Miscellaneous Zoning Violations

The Concrete Plant tanks and structures violate the zoning yard setbacks. Although the staff has been informed of this violation, it has been ignored.

Our measurement of the Concrete plant indicates it exceeds the height requirement in the Zoning code. This was brought to the attention of staff yet is ignored.

A Site Plan should show all the structures and yard setbacks, along with a zoning chart identifying conformance to the zoning. This application did not have a proper zoning chart, so the Board would not have known the deficiencies.

7. Lack of Building Permits

The Site plan does not show all of the numerous retaining walls, all without building permits.

Incredibly, the 50-foot-tall concrete Plant was constructed without a building or foundation permit.

The submission does not include most of the required elements of a Site Plan, and your Board should not approve such a plan.

8. Improper SEQRA – Environmental Review

The Dakota site is within a CEA (Critical Environmental Area). It is unclear how SEQRA was handled in the recent 2024 application since the County Department of Planning was an interested or involved agency. In addition, the County Department of Health may have been an involved agency if the existing septic system was to be removed and replaced.

It is unclear if the action is classified as a SEQRA Type 1, 2, or unlisted. This project should have provided a Long Environmental Assessment Form. Given the alteration of 10 acres, this

Dakota Site Plan – Montrose

should have been a Type 1 action based on SEQR 617.4 but was incorrectly judged to be an unlisted action by the Board.

The SEQRA issues must be handled before a public hearing since the application is for a 10-acre industrial property in a CEA, and further environmental reviews are required before a Site Plan can be approved.

9. Lack of Study for Traffic / Noise / Work Hours

The project has never had a traffic study, but one should be provided, given the numerous uses not represented on the applications.

Others and I have complained about the excessive noise from trucks, rock crushing, and hammering. Any further reviews should include a noise analysis.

The Town should have reviewed the concrete plant's work hours, yet it did not. The Dakota site runs night and day, and the Town should have required some controls over work hours in the original approval within the scope of a required Special Permit.

10. No Stormwater Plans

Based on my FOIL requests, there was no indication of how stormwater would be handled by the 2024 application. Since NYS DEC requires a detailed stormwater plan for the site, the applicant must address the impact on stormwater before the Town can consider any approvals.

Also, it should be determined if the current SWPPP (2017) is adequate for all of the new uses on the site.

11. Health Issues

Grinding concrete chunks into powder on the site exposes airborne silica dust (respirable crystalline silica RCS) to the surrounding properties. The dust can be seen on the roads near the site and I have found such dust on my car. To be clear, airborne silica is treated the same way as asbestos; it is a hazard to human health. Earlier, OSHA made strict rules for workers who handled such dust. The piles of powdered concrete on the site contain a significant fraction of silica dust, which continues to be a public hazard.

Silica dust is cancer-causing, and the public must pass through the Dakota dust field to enter the site. The concrete recycling process at Dakota should cease, as it is not allowed in the zoning code and is harmful to the neighbors and the public who enter the site.

12. Disrupted Engineering Review

The Town Engineer provided a detailed, written review of the 2024 application (2/15/2024) and requested that each of his comments be responded to point-by-point. Based on my FOIL requests, the applicant did not respond at all. Your board should determine precisely why the Town Engineer's valuable comments were ignored.

Dakota Site Plan – Montrose

13. Lack of a Zoning Review of the Site

Despite numerous complaints and lawsuits concerning the lack of conformance to zoning codes, there has never been a zoning review of the activities on the site.

In other cases before your Board, you have contacted the Town's Code Enforcement officer, Mr. Martin Rogers, for interpretations of the zoning code. I ask that your Board not approve or refer any Site Plans to the County or entertain a public hearing without a complete field-intensive review of the uses on the Dakota site. The building inspector's report should be filed and open to the public's viewing [NYS Town Law §267-A (5) (a)]. Any such interpretation could be challenged at the Zoning Board of Appeals if necessary.

14. Site Photos

The Dakota site photo from March 2024 shows the entire site before the "small building" was built. The main image delineates the many zoning and site plan problems.

15. Lack of Conformance to Original Site Plan

The Site Plan, approved quickly in 2003, indicated a defined area of about 3,000 square feet for the cement trucks to park and load cement from the tower. By 2024, the loading area had increased without approval to about 17,000 square feet by excavating a large site area.

The original Site Plan showed no walls on the site. However, as of 2024, hundreds of feet of new walls have been constructed. Some of the walls appear to be 15 feet to 20 feet tall. Of course, these walls were built without a building permit or Site Plan approval.

The Town Code is explicit on the matter of walls:

§ 307-18 Supplementary dimensional regulations. D. Fences and walls.

In any commercial or industrial district the height of a fence or wall shall not exceed six feet in height in any front or side yard nor eight feet in height in any rear yard unless otherwise approved by the Planning Board on a site development plan.

The landscaping shown on the approved Site Plan is non-existent and was never provided. This should be a violation of the Site Plan approval should Town staff review the current site appropriately.

Also, public access to the site has changed dramatically from the original Site Plan. The original site plan has a public access driveway from Albany Post Road. This driveway was closed off before 2008, and now the public entrance has been changed without Site Plan approval to a treacherous, unsafe route through the Dakota manufacturing site. The route meanders through some of the processing areas and loading areas. This access was changed from Albany Post Road to allow the owners to store materials in the parking lot and the original driveway, which is illegal.

These issues were brought up earlier with the town staff and were ignored.

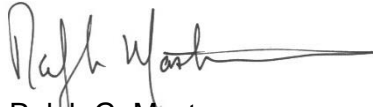
Dakota Site Plan – Montrose

CONCLUSION:

Before your board takes any action on this site plan, it would be appropriate to have an outside, independent, and complete review of the zoning issues at this site, including a full field review of the structures and safety on the site, is needed.

Any referral to the County Planning Board must include the absolute requirement of a “full” description of every use on the site and every expected impact; otherwise, the application may be challenged as violating NYS-GML 239-m.

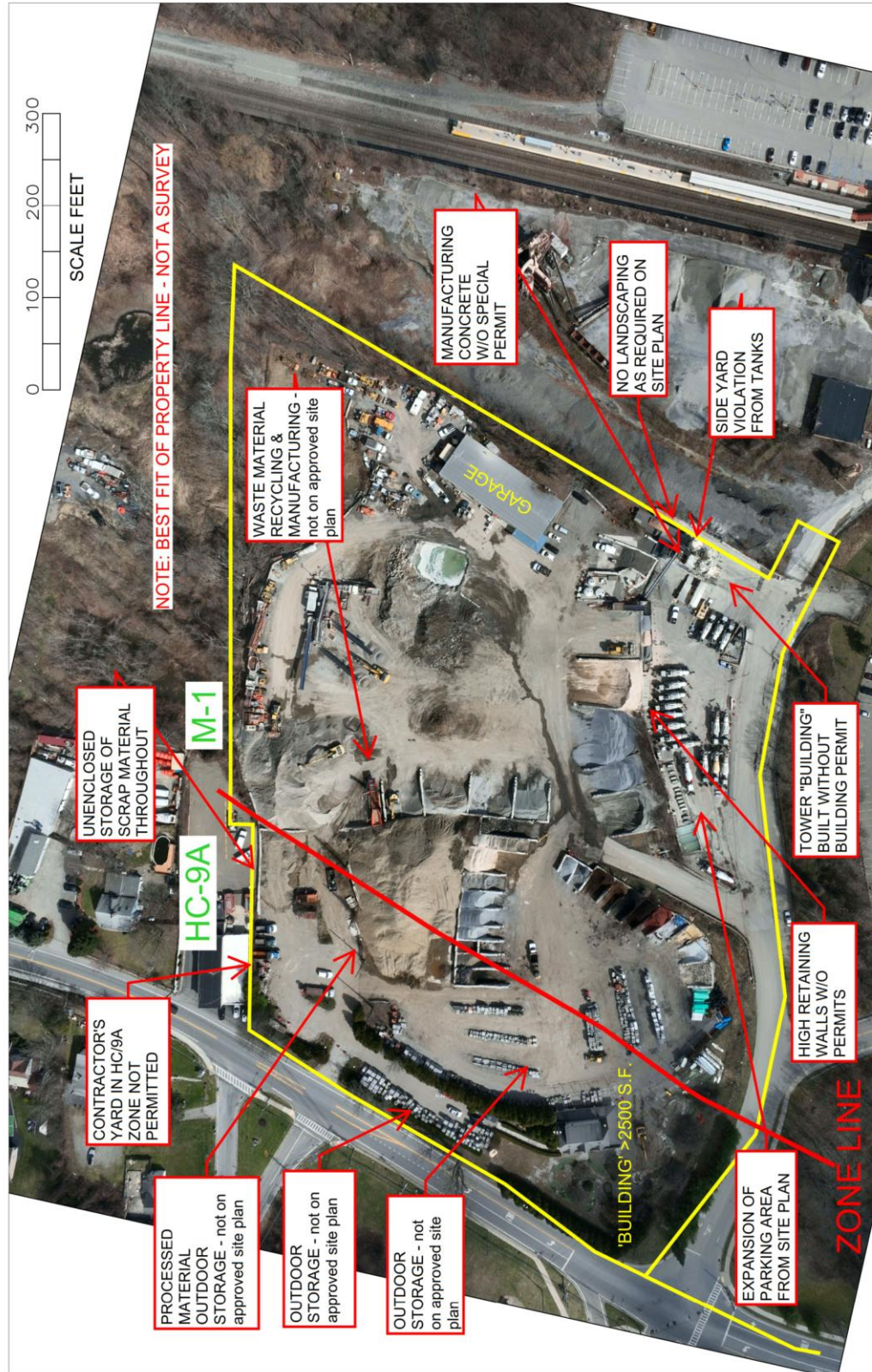
Signed:



Ralph G. Mastromonaco

Additional Photos follow:

Dakota Overall Site with Zoning Issues Noted Prior to February 2024 Approval



September 2024 – The Planning Board approved the “small building” despite illegal uses in the same HC/9A zone of the Dakota site.



How did we get here?

Actual Misleading Testimony by the Applicants at the Public Hearing of May 2003

Introduction by Mr. George Oros, an attorney representing Bilotta Realty & Briga Enterprises

“I know that the Planning Board was out there to look at the site. This is a site plan approval for a contractor’s yard.”

“We are putting a non-permanent structure there for the production of concrete.”

(Epilogue: The Plant has never moved – admits it is a structure – it needs a building permit)

Mr. Tice (a resident) vs Mr. Bilotta the Dakota Applicant

Mr. Tice: I’m sure there is going to be a startup time such as equipment having to warm up especially in cooler climates. Will they be starting at 7:00 am and waking people up at a nice hour?

Mr. Bilotta: Are you experiencing noise now?

Mr. Tice No.

Mr. Bilotta You are going to hear even less noise. The greatest noise you have right there, besides having the train going by, that adjoins property of ours and the asphalt plant, or any noise, that this portable concrete plant is going to generate is going to be far less than what you currently hear now.

Mr. Tice Will there be dust in the air?

Mr. Bilotta: No

Mr. Tice Is there going to be crushed stone?

Mr. Bilotta: No dust is going to be generated at the plant.

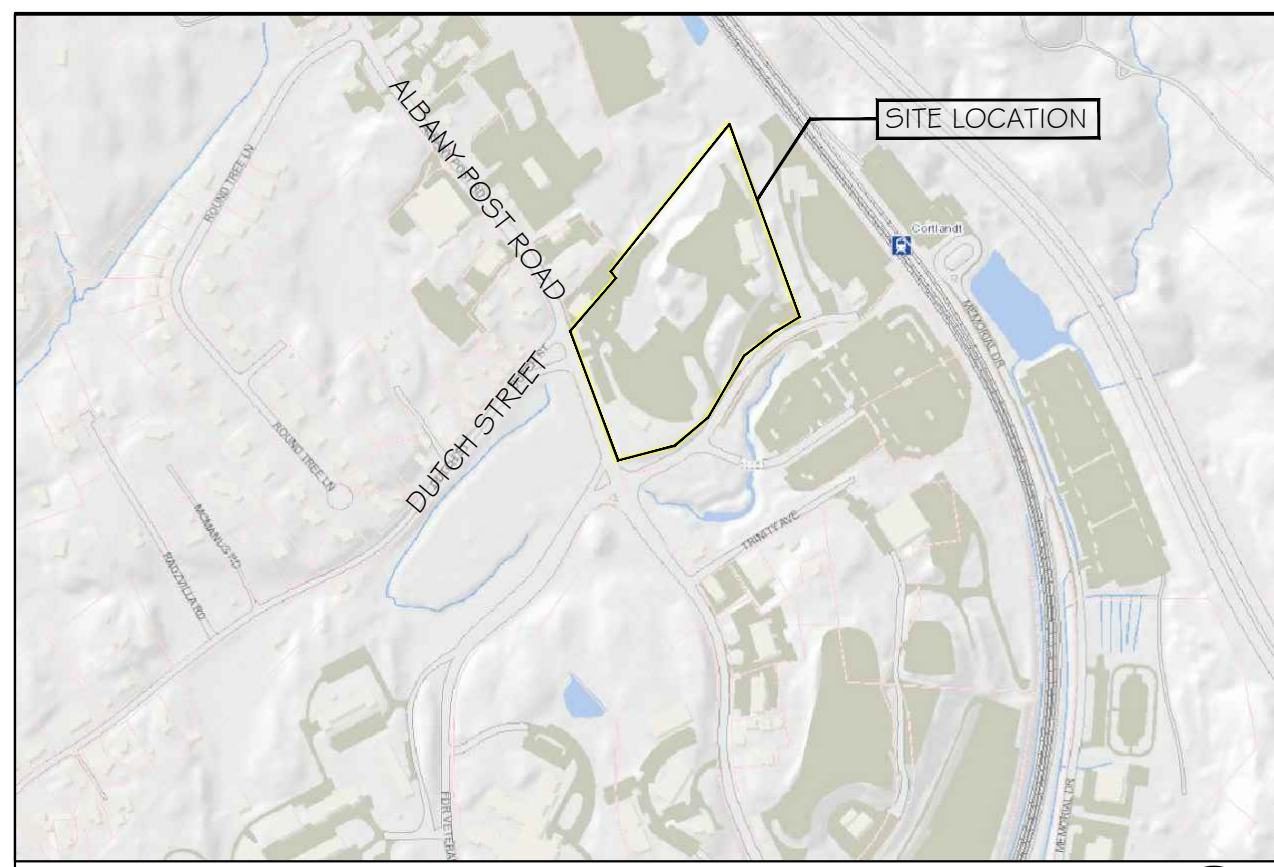
(Epilogue: There is plenty of dust – dust is everywhere, cancer-causing silica dust)

Mr. Ken Hoch Planning Board member vs Mr. Bilotta the Dakota Applicant

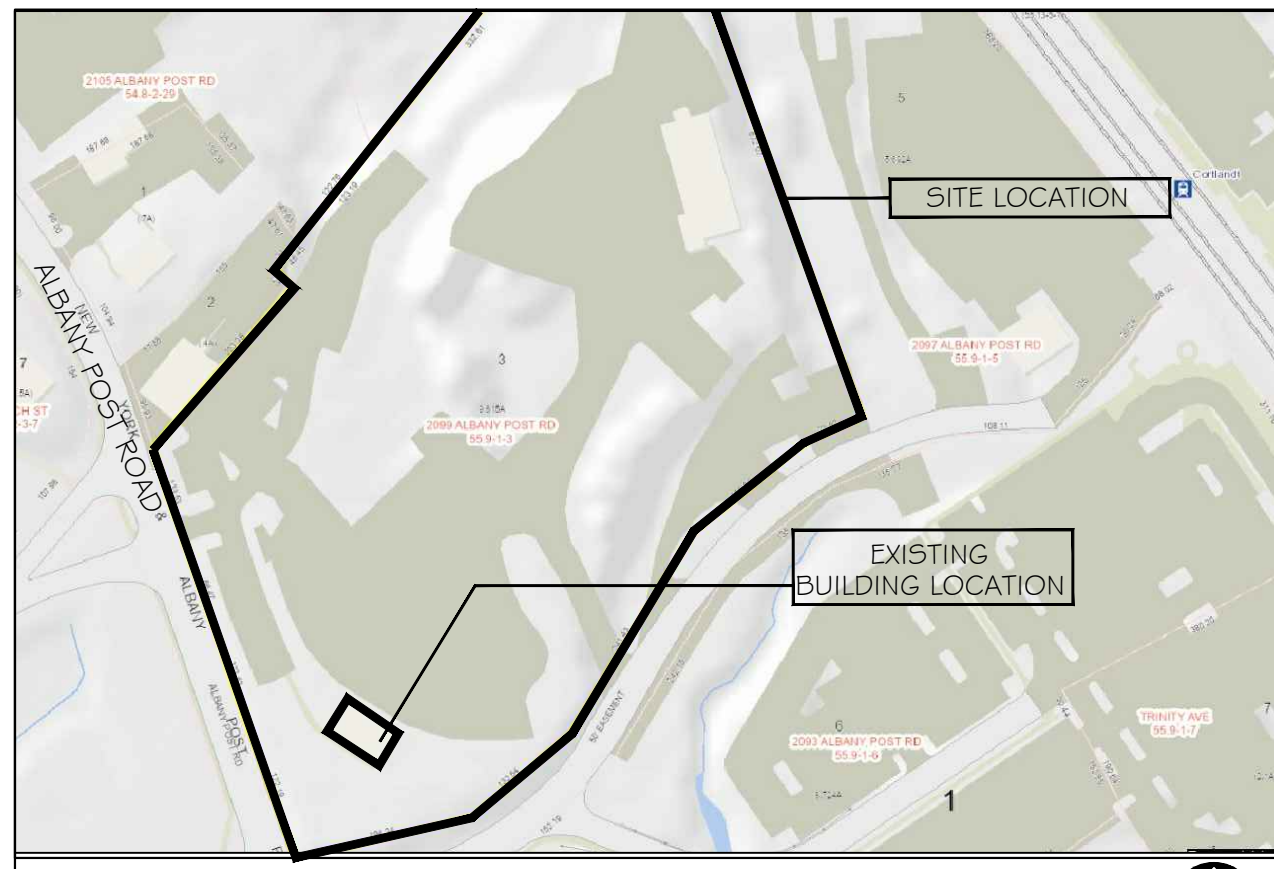
Mr. Hoch: As I understand it, this concrete plant is portable and you will actually be taking it off site to a job and not producing concrete on site, which is then trucked off. You literally move this plant?

Mr. Bilotta It is a combination of both. But at times, the plant will be moved off site. The plant is mobile and it can be moved to job sites as required.

(Epilogue: The Plant has never moved off site)



LOCATION MAP - not to scale



PLOT PLAN - not to scale



AERIAL VIEW - not to scale

PROJECT INFORMATION DATA:

- MUNICIPALITY: TOWN OF CORTLANDT
- VILLAGE TAX MAP DESIGNATION: SHEET: 5BL - 55.9 - 1 - 3
- ZONING DISTRICT: M1 / HC-9A
- OWNER: BRICA ENTERPRISES INC
- APPLICANT: DAKOTA SUPPLY CORP.
- SITE LOCATION: 2099 Albany Post Road, Montrose, NY 10548

COMPLIANCE WITH CHAPTER 5 OF THE 2020 BC OF NYS BUILDING HEIGHT AND AREA						
OCCUPANCY (TYPE VB)	# STORIES ALLOWED	# STORIES PROPOSED	HEIGHT ALLOWED	HEIGHT PROPOSED	AREA ALLOWED	AREA PROPOSED
			ft	ft	SF	SF
B - BUSINESS	2	2	40'	31'	9,000 SF	2,481 SF
M - MERCANTILE	1	1	40'	31'	9,000 SF	625 SF
S2 - STORAGE	2	1	40'	21.6'	13,500 SF	2,647 SF
TOTAL FLOOR AREA (USING B-BUSINESS) =					9,000 SF	5,753 SF

DAKOTA SUPPLY CORP.

2099 Albany Post Road
Montrose, NY 10548

SITE DESIGN & FOUNDATION PLAN BY:
George J. Mottarella PE, LS, PC
23 Rose Avenue
Harrison, NY

METAL BUILDING DESIGN:
KYLE ANDREW SCHLICHT, PE
BUTLER MANUFACTURING
1540 Genessee Street
Kansas City, MO

This Drawing set has been reviewed by the Town of Cortlandt Code Enforcement Division including but not limited to the Energy Code as applicable and was approved for a Permit.
A-23-842 on 3/20/2024
Mark G. Manno
Director of Code Enforcement
THIS COMPLETE SET OF DRAWINGS SHALL BE KEPT ON-SITE FOR USE BY THE TOWN AT ALL TIMES.

THIS PLAN SET HAS BEEN REVIEWED AND FOUND ACCEPTABLE. ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THESE DRAWINGS

REVIEWED BY: Michael Preziosi
ACCEPTED BY: *Michael Preziosi, P.E.* 3/21/2024
DIRECTOR DOTS DATE

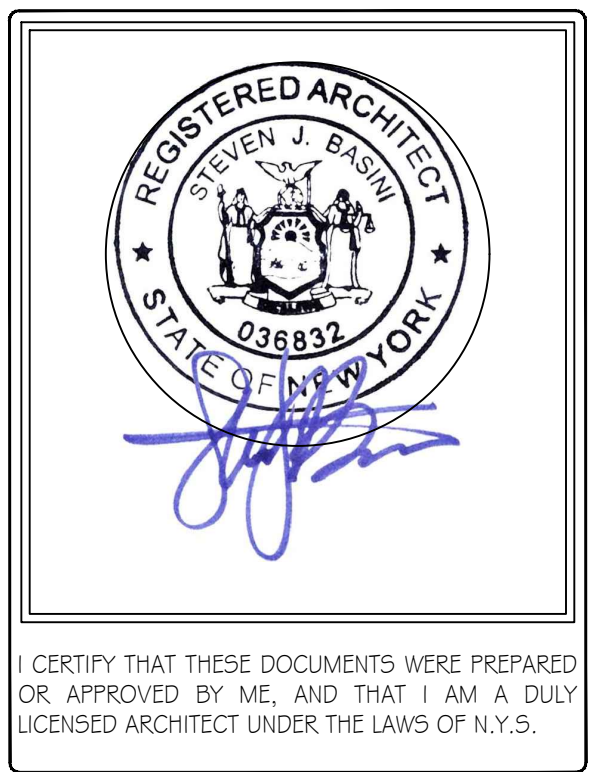
UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB Checked by:

Project # Dwg. Date
11/18/23

Revisions	
1	12/08/23 - BLDG. DEPT. COMMENTS
2	12/14/23 - SHIFT BUILDING
3	03/11/24 - TOWN ENG. COMMENTS
4	
5	
6	
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9	
10	



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: **DAKOTA SUPPLY CORP.**

Project: **PROPOSED BUILDING ADDITION**
2099 Albany Post Road
Montrose, NY

Dwg. Name: **CODE COMPLIANCE NOTES LOCATION MAPS**

Sheet #: **A-100**

2020 BC OF NYS COMPLIANCE

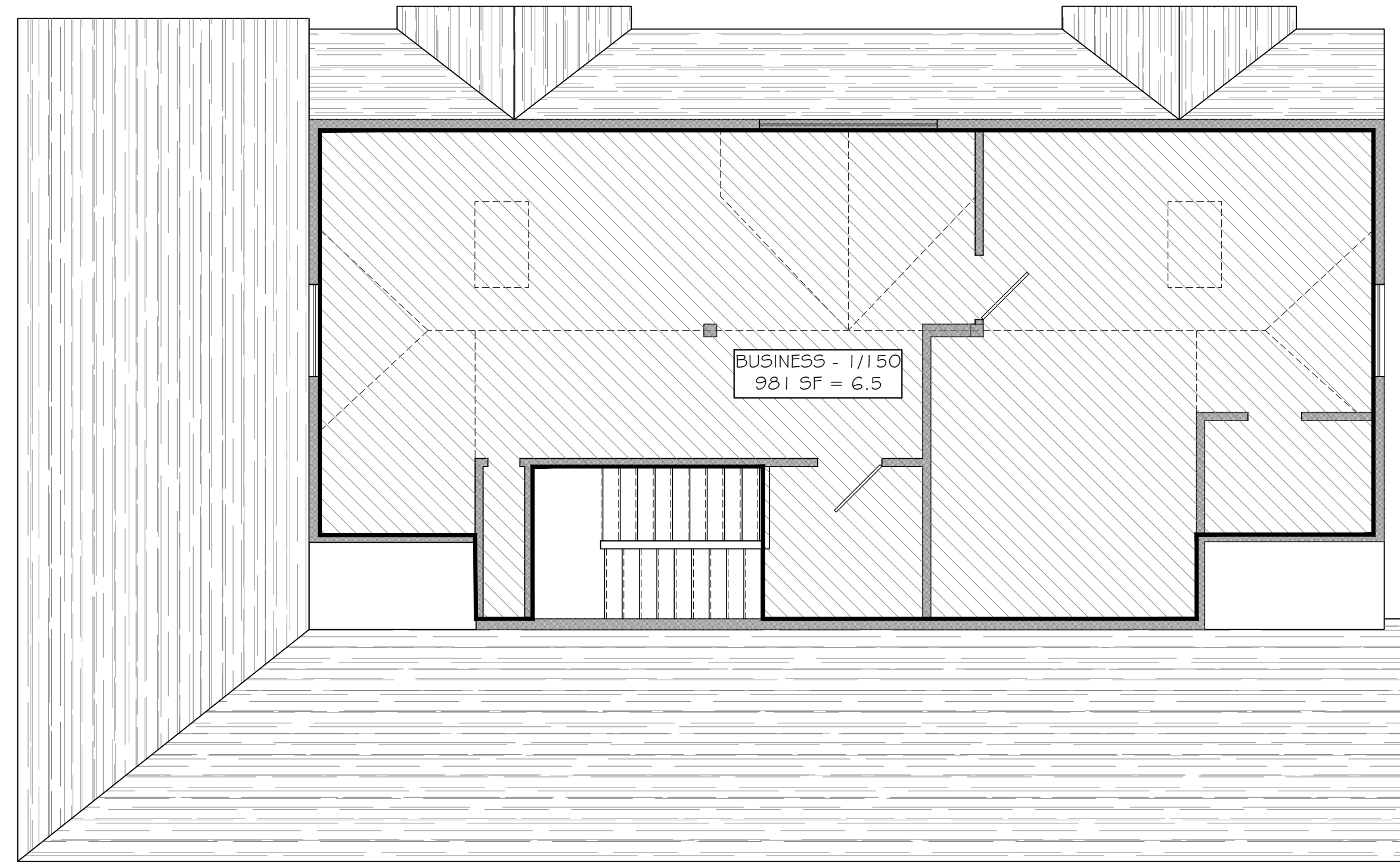
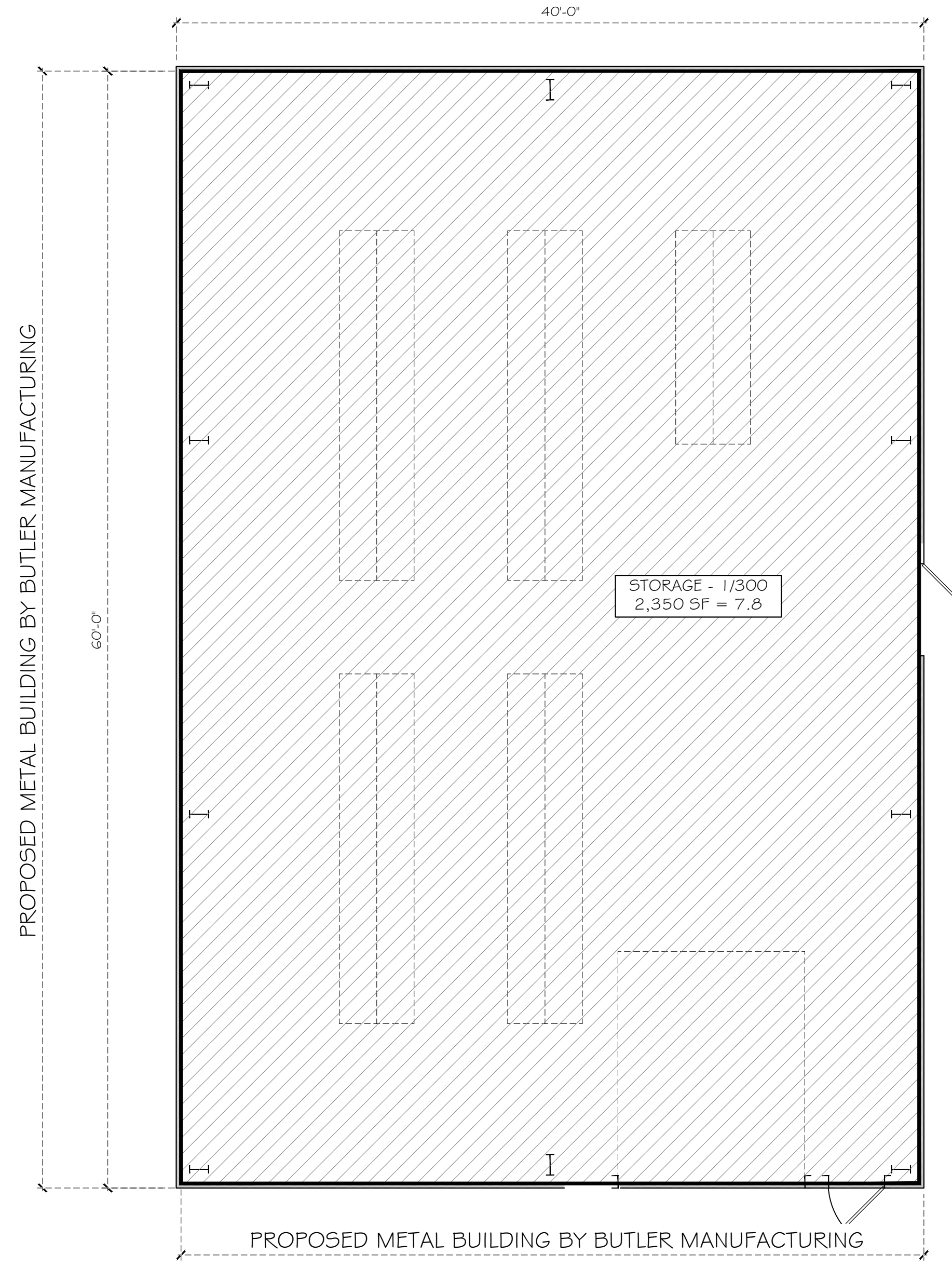
<p>CHAPTER 3 - Use & Occupancy Classification</p> <p>Mixed Use Existing Building - Business Group - 'B' Proposed Building - Storage Group 'S-2' - Low-hazard</p> <p>CHAPTER 4 - Special Detailed Requirements Based on Occupancy and Use</p> <p>Not Applicable</p> <p>CHAPTER 5 - General Building Heights and Areas</p> <p>SECTION 504 - BUILDING HEIGHT & NUMBER OF STORIES TABLE 504.3 ALLOWABLE BUILDING HEIGHT Occupancy M & S2 - TYPE VB - 40 Feet max Existing Building Height - 31.0 ft Proposed Building Height - 21.6 ft</p> <p>TABLE 504.4 ALLOWABLE NUMBER OF STORIES Occupancy B - No Sprinkler - Type VB - 2 Stories Maximum Occupancy S2 - No Sprinkler - Type IIB - 4 Stories Maximum Type VB Governs - 2 Stories Maximum Existing Building - 2 Stories Proposed Building - 1 Story</p> <p>SECTION 506 - BUILDING AREA TABLE 506.2 ALLOWABLE AREA Occupancy B - Type VB Construction Governs 9,000 SF Maximum Area Existing Building Area = 3,403 SF Proposed Additional Building Area = 2,350 SF Total Proposed Building Area = 5,753 SF < 9,000 SF</p> <p>CHAPTER 6 - Types of Construction</p> <p>TABLE 601 - Fire Resistance Rating Requirements for Building Elements Existing Building - B Use - Type VB Proposed Building - S2 Use - Type IIB GOVERNING CONSTRUCTION TYPE - TYPE VB No Fire resistance rating requirements for elements in either building.</p> <p>TABLE 602 Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance Separation between existing and proposed buildings = 17.4 ft Required Rating for IIB and VB between 10 ft and 30 ft = 0</p> <p>CHAPTER 7 - Fire & Smoke Protection Features</p> <p>Under Separate Cover</p> <p>CHAPTER 8 - Interior Finishes</p> <p>Not Applicable</p> <p>CHAPTER 9 Fire Protection & Life Safety Systems</p> <p>Sprinkler System not required for B or S2 Occupancies as proposed.</p> <p>Fire Alarm & Detection System Notes:</p> <p>A licensed Fire Alarm Contractor shall inspect the existing alarm system within the modified space and install or relocate all necessary visual and audible warning devices, pull boxes and control units to conform to the 2020 BC OF NYS, 2020 IEBC and 2016 NFPA 13.</p> <p>Smoke Detectors and Carbon Monoxide Detectors shall be installed in accordance to the 2020 BC OF NYS.</p> <p>Fire Extinguisher layout to be provided under separate cover.</p>	<p>CHAPTER 10 - Means of Egress</p> <p>SECTION 1004 - OCCUPANT LOAD</p> <p>TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT</p> <p>30 occupants (See table same page for calculations and drawing A-101 for key plan)</p> <p>SECTION 1005 - MEANS OF EGRESS SIZING</p> <p>1005.3.2 Exception 1 - Other egress components = .15 inches width per occupant - 36 occupants x .15 inches = 5.4 inches Egress from existing building = 72" Egress from proposed building = 36"</p> <p>1005.5 - Distribution of minimum width and required capacity.</p> <p>Where more than one exit, or access to more than one exit, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not reduce the available capacity or width to less than 50 percent of the required capacity or width.</p> <p>SECTION 1006 - EXIT ACCESS</p> <p>1006.2.1 Egress based on occupant load and common path of egress travel distance.</p> <p>Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.</p> <p>TABLE 1006.2.1 'B' Business Use Max. Occupant Load = 49 w/ (1) EXIT Max. Common Path of Egress Travel Distance w/o Sprinkler System (<= 30 Occupants) = 100 feet. PROPOSED OCCUPANCY FOR BUSINESS BLDG. = 28</p> <p>'S2' Storage Use Max. Occupant Load = 29 w/ (1) EXIT Max. Common Path of Egress Travel Distance w/o Sprinkler System (<= 30 Occupants) = 100 feet. PROPOSED OCCUPANCY FOR STORAGE BLDG. = 8</p> <p>MORE THAN ONE EXIT IS PROVIDED</p> <p>SECTION 1008 - MEANS OF EGRESS ILLUMINATION SECTION 1013 - EXIT SIGNS</p> <p>Design Electrical and Egress Illumination on sheet A-102</p> <p>SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE</p> <p>TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE Occupancy 'B' Business w/o sprinkler system - 200 feet. Occupancy 'S2' Storage w/o sprinkler system - 300 feet</p> <p>CHAPTER 11 - Accessibility</p> <p>SECTION 1109.2 - TOILET AND BATHING FACILITIES</p> <p>1109.2.1 Family or assisted use toilet and bathing rooms in assembly and mercantile occupancies, an accessible family or assisted-use toilet room shall be provided where an aggregate of six or more male and female water closets is required.</p> <p>AGGREGATE WATER CLOSETS REQUIRED AS PER OCCUPANCY IS LESS THAN 6. See calculations same page.</p> <p>No family or assisted use toilet room is required.</p> <p>(2) Separate Accessible Bathrooms are provided in existing 2-story structure utilized for Business/Mercantile Use.</p>	<p>CHAPTER 29 - Plumbing Systems</p> <p>SECTION 2902 - MINIMUM PLUMBING FACILITIES</p> <p>TABLE 2902.1 Minimum Number of Required Plumbing Fixtures</p> <p>Occupancy - Business 'B' & Storage 'S2' See Calculations on drawings same page</p> <p>Required and Proposed fixtures - see Calculations same page</p> <p>2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.</p> <p>Exception #3 - Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.</p> <p>Exception #4 - Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.</p> <p>Separate facilities are not required however they are provided.</p> <p>OCCUPANT LOAD NOTE:</p> <p>AS PER SECTION 1004.5 CHAPTER 10 IN THE 2020 BC OF NYS:</p> <p>The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5</p> <p>EXCEPTION: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building area is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.</p>	<p>PLUMBING CALCULATIONS</p> <p>TOTAL - 30 OCCUPANTS</p> <p>PLUMBING 30 / 2 (Men / Women) = 15</p> <p>WATER CLOSETS Male 1/125 = 15/125 = 0.12 Women 1/65 = 15/65 = 0.23</p> <p>LAVATORIES Male/Female 1/200 = 15/200 = .08</p> <p>PROVIDED - GROUND FLOOR - (2) SEPARATE ACCESSIBLE BATHROOMS W/ (1) LAV AND (1) WC - SECOND FLOOR - BATH W/ (1) LAV AND (1) WC</p> <p>EMERGENCY LIGHTING AND EXIT SIGNS:</p> <p>A licensed electrician shall provide all necessary emergency egress lighting and illuminated exit signs to comply with Chapter 10 - Section 1008 of the 2020 BC OF NYS.</p> <p>EMERGENCY EVACUATION PLAN</p> <p>(Shall be prepared and submitted prior to issuance of Certificate of Occupancy)</p> <p>Emergency evacuation plan must comply with Section 403 and 404 of the 2020 NYS Fire Code and must include comprehensive directions for both the tenant space and the site.</p> <p>FIRE EXTINGUISHERS AND FIRE ALARM SYSTEM TESTING</p> <p>All extinguishers shall be hung, tagged with recent inspection tag, and have appropriate fire extinguisher sign above it.</p> <p>Fire alarm system and water flow for sprinkler shall be tested on day of final inspection. Most recent detailed testing report and detailed fire alarm testing report shall also be provided at final inspection.</p> <p>EMERGENCY LIGHTING</p> <p>All emergency lighting and exit light battery backup will be tested at the final inspection. The relative breaker on the electrical panel shall be labeled for ease of testing.</p> <p>SITE ACCESS FOR INSPECTIONS</p> <p>Tenant or Contractor shall provide a temporary key for "Knox Box" during renovation and a Final Key and contact information upon final inspection.</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE. SET ALL WORK STRAIGHT, PLUMB AND LEVEL OR WITH INDICATED SLOPE. ALL CONTRACTORS AND/OR SUBCONTRACTORS ARE TO USE THE APPROVED STANDARDS: A.I.S.C., FEDERAL, U.S., ETC., AND THE HIGHEST STANDARDS OF THEIR TRADES. ALL CONSTRUCTION SHALL BE PERFORMED TO THESE STANDARDS. ALL WORK SHALL CONFORM TO THE 2020 BUILDING CODE OF NYS AND ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL RULES AND REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD FOR DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION. ANY UNSEEN CONDITIONS OR VARIATIONS FROM DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST WATER LEAKAGE, DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE. DO NOT SCALE DRAWINGS. <p>DEFERRED DESIGN SYSTEMS</p> <p>TO BE ISSUED UNDER SEPARATE COVER</p> <ul style="list-style-type: none"> ALARM SYSTEM FIRE EXTINGUISHER LOCATION PLAN ELECTRICAL PLAN FOUNDATION PLAN SITE PLAN PRE-FABRICATED BUILDING PLAN <p>DRAWING LIST</p> <ul style="list-style-type: none"> A-100 - CODE COMPLIANCE NOTES A-101 - OCCUPANCY KEY PLAN A-102 - FLOOR PLANS/EGRESS
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OCCUPANCY CALCULATIONS

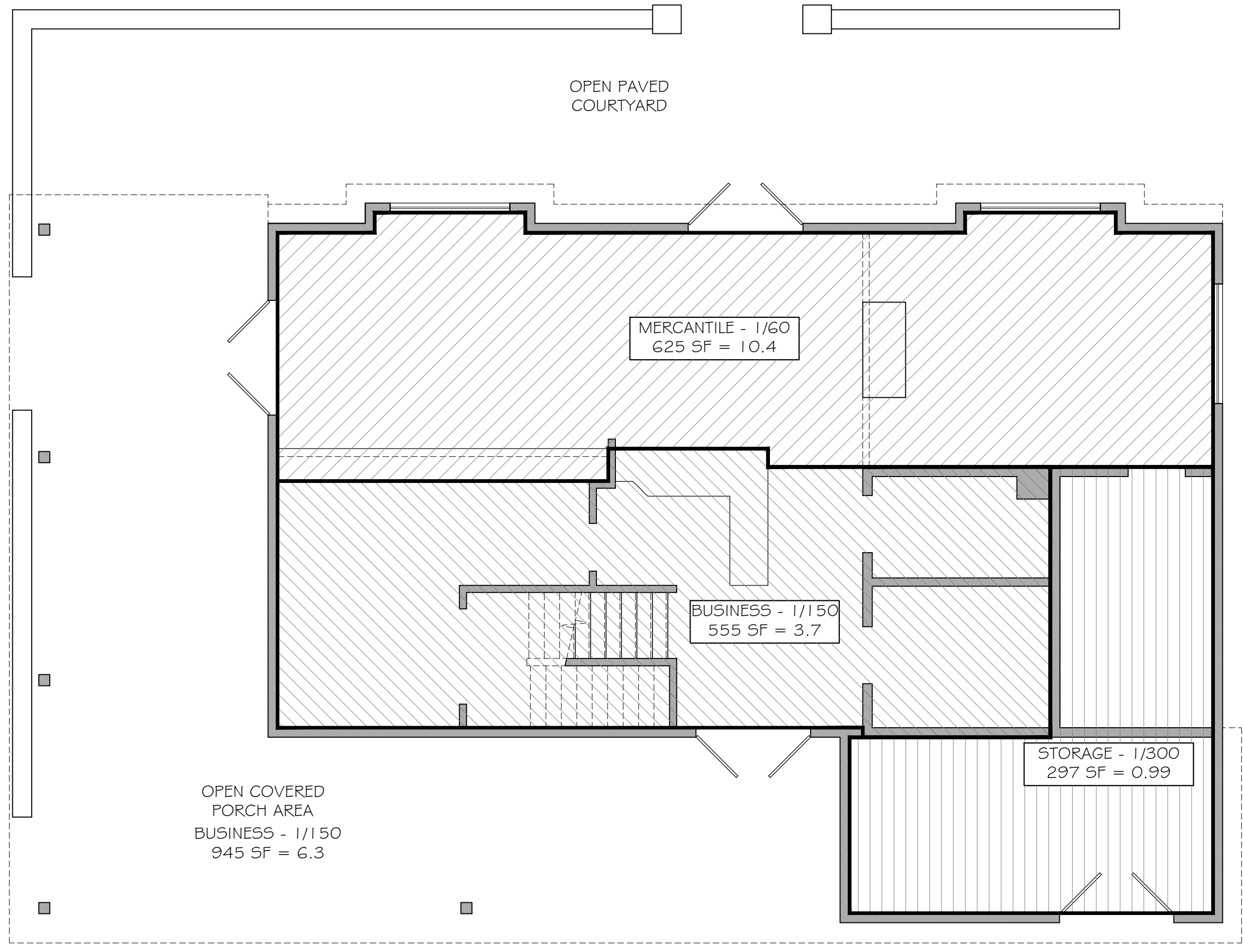
OCCUPANCY	COUNT
GROUND FLOOR	
BUSINESS AREA	3.7
STORAGE EXISTING	0.99
MERCANTILE	10.4
STORAGE - PROPOSED	7.8
SECOND FLOOR	
BUSINESS	6.5
TOTAL OCCUPANT COUNT	29.39 (30)

OCCUPANT LOAD NOTE:
 AS PER SECTION 1004.5 CHAPTER 10 IN THE 2020 BC OF NYS:
 The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5
 - EXCEPTION: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building area is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

OCCUPANCY CALCULATIONS	
OCCUPANCY	COUNT
GROUND FLOOR	
BUSINESS AREA	10.0
STORAGE EXISTING	0.99
MERCANTILE	10.4
STORAGE - PROPOSED	7.8
SECOND FLOOR	
BUSINESS	6.5
TOTAL OCCUPANT COUNT	35.69 (36)



② SECOND FLOOR - OCCUPANCY KEY PLAN
 SCALE - 3/16" = 1'-0"



① GROUND FLOOR - OCCUPANCY KEY PLAN
 SCALE - 3/16" = 1'-0"

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

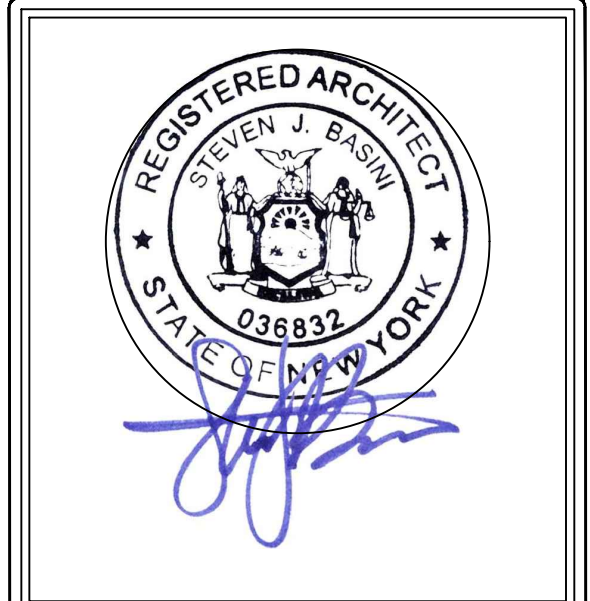
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SJB
 Checked by:

Project #
 Dwg. Date 11/18/23

Revisions

△	12/08/23 - BLDG. DEPT. COMMENTS
△	12/14/23 - SHIFT BUILDING
△	03/11/24 - TOWN ENG. COMMENTS
△	-
-	-
-	-
-	-
-	-
-	-



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

This Drawing set has been reviewed by the Town of Cortlandt Code Enforcement Division and was approved for a Permit.

SJB
 Architecture + Design
 sjbarchdesign.com
 914.402.1701
 Cortlandt Manor, NY

Client: DAKOTA SUPPLY CORP.

Project: PROPOSED BUILDING ADDITION
 2099 Albany Post Road
 Montrose, NY

Dwg. Name: OCCUPANCY KEY PLAN CALCULATIONS

Sheet #: A-101

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

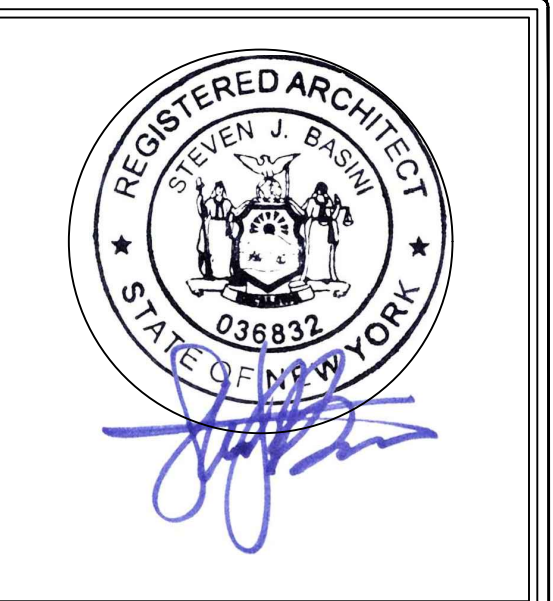
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: Checked by:

Project # Dwg. Date

Revisions

▲	12/08/23 - BLDG. DEPT. COMMENTS
▲	12/14/23 - SHIFT BUILDING
▲	03/11/24 - TOWN ENG. COMMENTS
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SJB
Architecture + Design

sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: **DAKOTA SUPPLY CORP.**

Project: **PROPOSED BUILDING ADDITION**

2099 Albany Post Road
Montrose, NY

Dwg. Name: **EXIT ACCESS EGRESS FLOOR PLAN**

Sheet #: **A-102**

Electrical Legend

- EMERGENCY BATTERY BACKUP LED WALL MOUNTED EXIT SIGN
- EMERGENCY BATTERY BACKUP LED WALL MOUNTED EXIT SIGN W/ EMERGENCY LIGHTS
- EMERGENCY BATTERY BACKUP LED WALL MOUNTED LIGHT

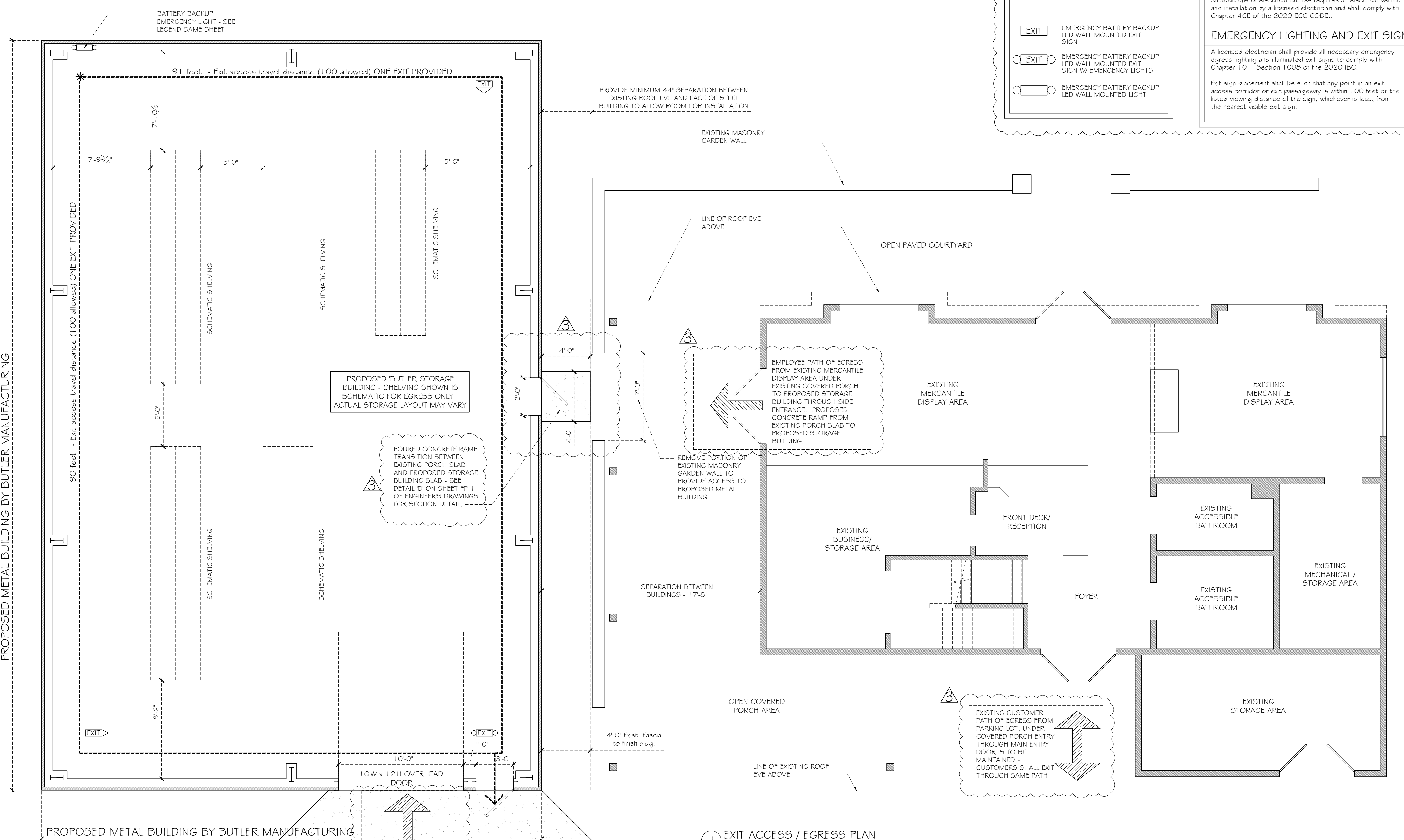
LIGHTING / ELECTRICAL NOTES:

All additions of electrical fixtures requires an electrical permit and installation by a licensed electrician and shall comply with Chapter 4CE of the 2020 ECC CODE.

EMERGENCY LIGHTING AND EXIT SIGNS:

A licensed electrician shall provide all necessary emergency egress lighting and illuminated exit signs to comply with Chapter 10 - Section 1006 of the 2020 IBC.

Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.



CHAPTER 10 - Means of Egress

SECTION 1006 - EXIT ACCESS

1006.2.1 Egress based on occupant load and common path of egress travel distance.

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.

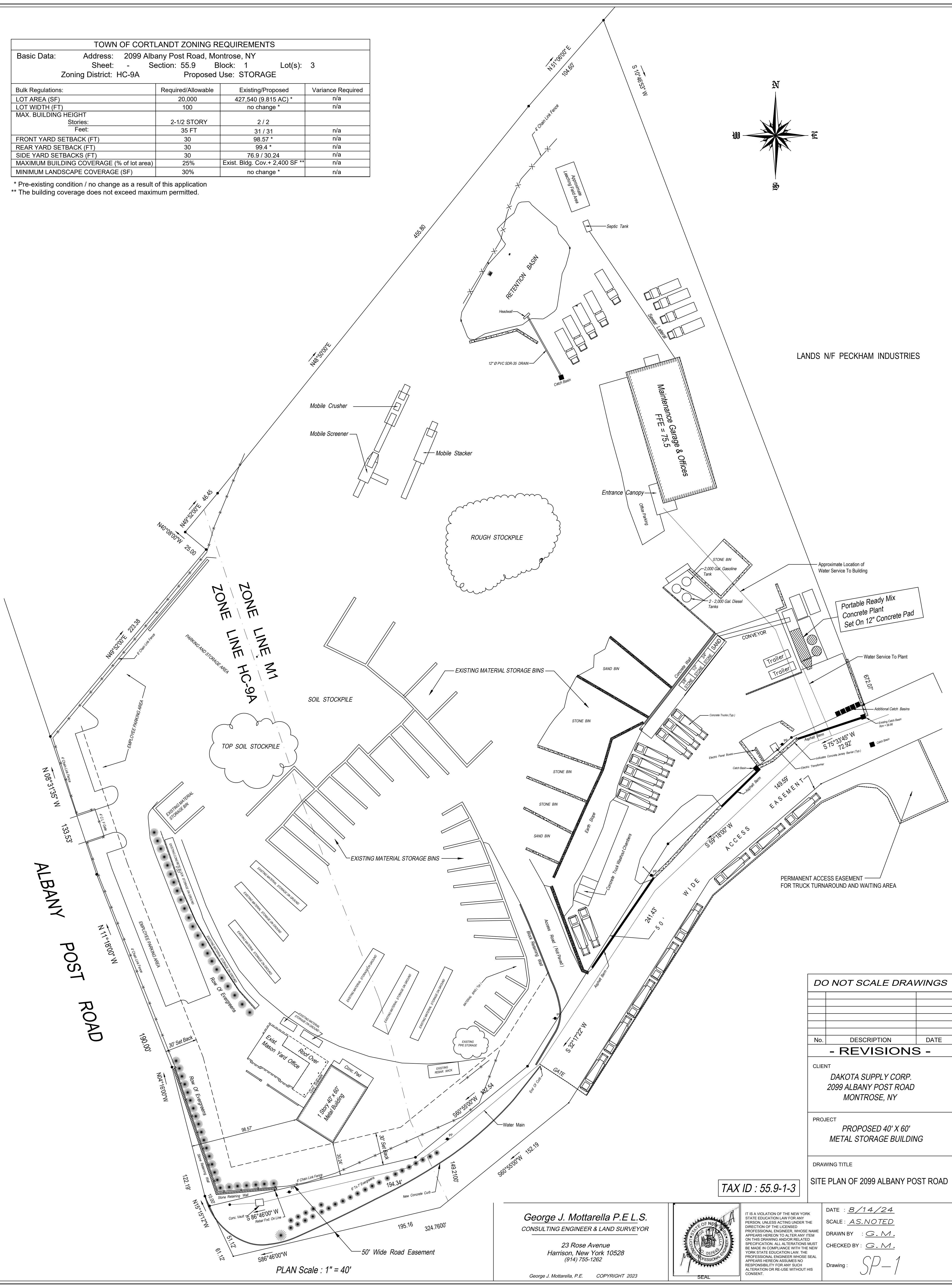
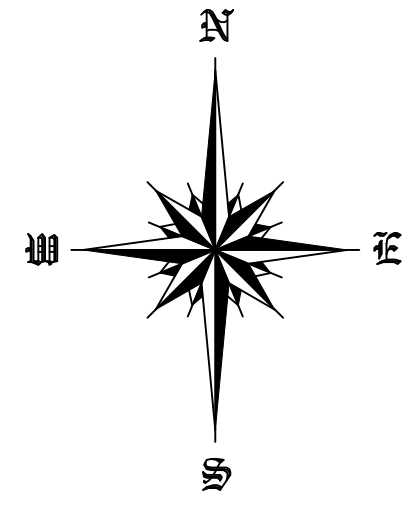
SEE CODE COMPLIANCE SHEET A-100

ONLY (1) EXIT REQUIRED

1 EXIT ACCESS / EGRESS PLAN
SCALE - 1/4" = 1'-0"

TOWN OF CORTLANDT ZONING REQUIREMENTS			
Basic Data: Address: 2099 Albany Post Road, Montrose, NY			
Sheet: - Section: 55.9 Block: 1 Lot(s): 3			
Zoning District: HC-9A Proposed Use: STORAGE			
Bulk Regulations:	Required/Allowable	Existing/Proposed	Variance Required
LOT AREA (SF)	20,000	427,540 (9.815 AC) *	n/a
LOT WIDTH (FT)	100	no change *	n/a
MAX. BUILDING HEIGHT			
Stories:	2-1/2 STORY	2 / 2	
Feet:	35 FT	31 / 31	n/a
FRONT YARD SETBACK (FT)	30	98.57 *	n/a
REAR YARD SETBACK (FT)	30	99.4 *	n/a
SIDE YARD SETBACKS (FT)	30	76.9 / 30.24	n/a
MAXIMUM BUILDING COVERAGE (% of lot area)	25%	Exist. Bldg. Cov + 2,400 SF **	n/a
MINIMUM LANDSCAPE COVERAGE (SF)	30%	no change *	n/a

* Pre-existing condition / no change as a result of this application
 ** The building coverage does not exceed maximum permitted.



LANDS N/F PECKHAM INDUSTRIES

DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
- REVISIONS -		

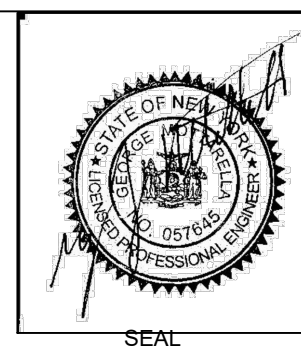
CLIENT
DAKOTA SUPPLY CORP.
 2099 ALBANY POST ROAD
 MONTROSE, NY

PROJECT
**PROPOSED 40' X 60'
 METAL STORAGE BUILDING**

DRAWING TITLE
SITE PLAN OF 2099 ALBANY POST ROAD

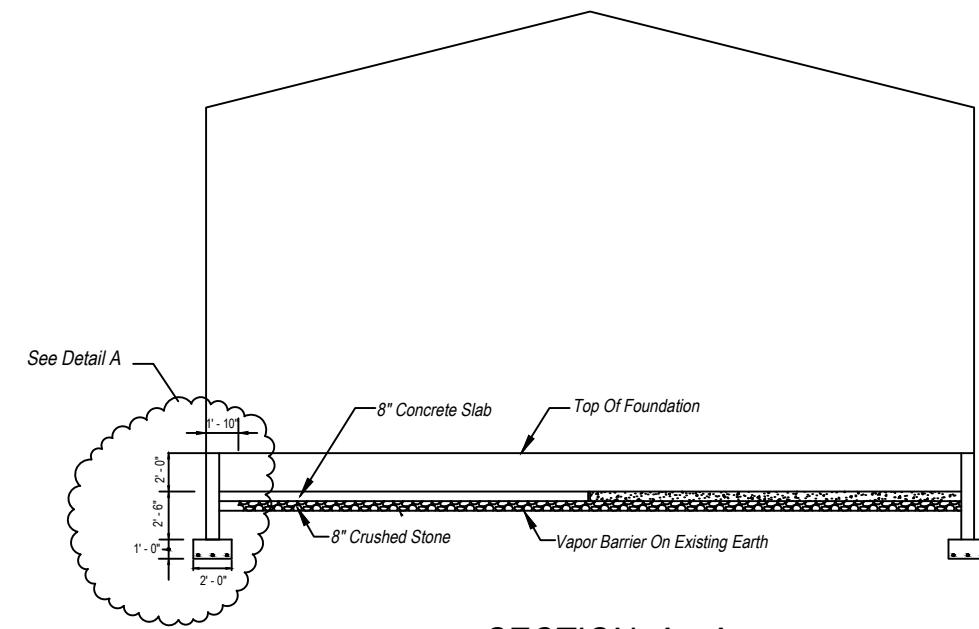
TAX ID : 55.9-1-3

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

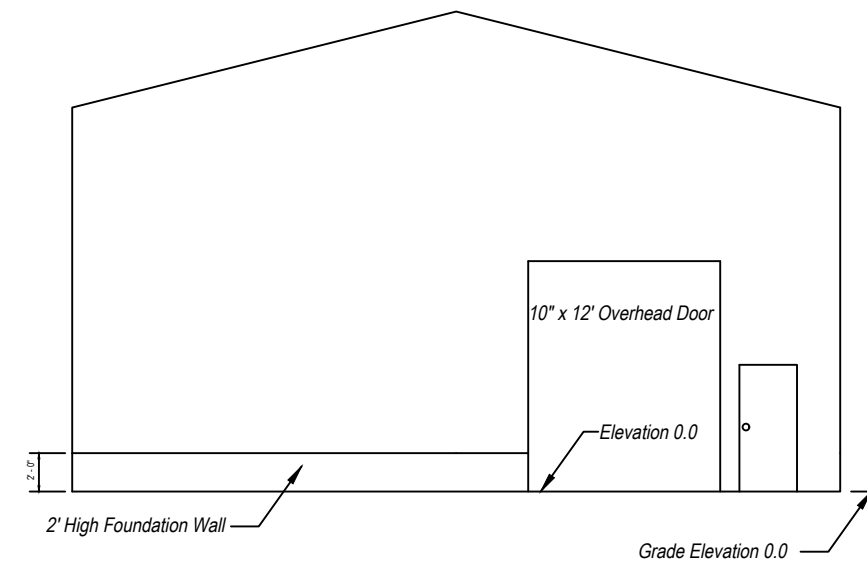


IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, WHOSE NAME APPEARS HEREON TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION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

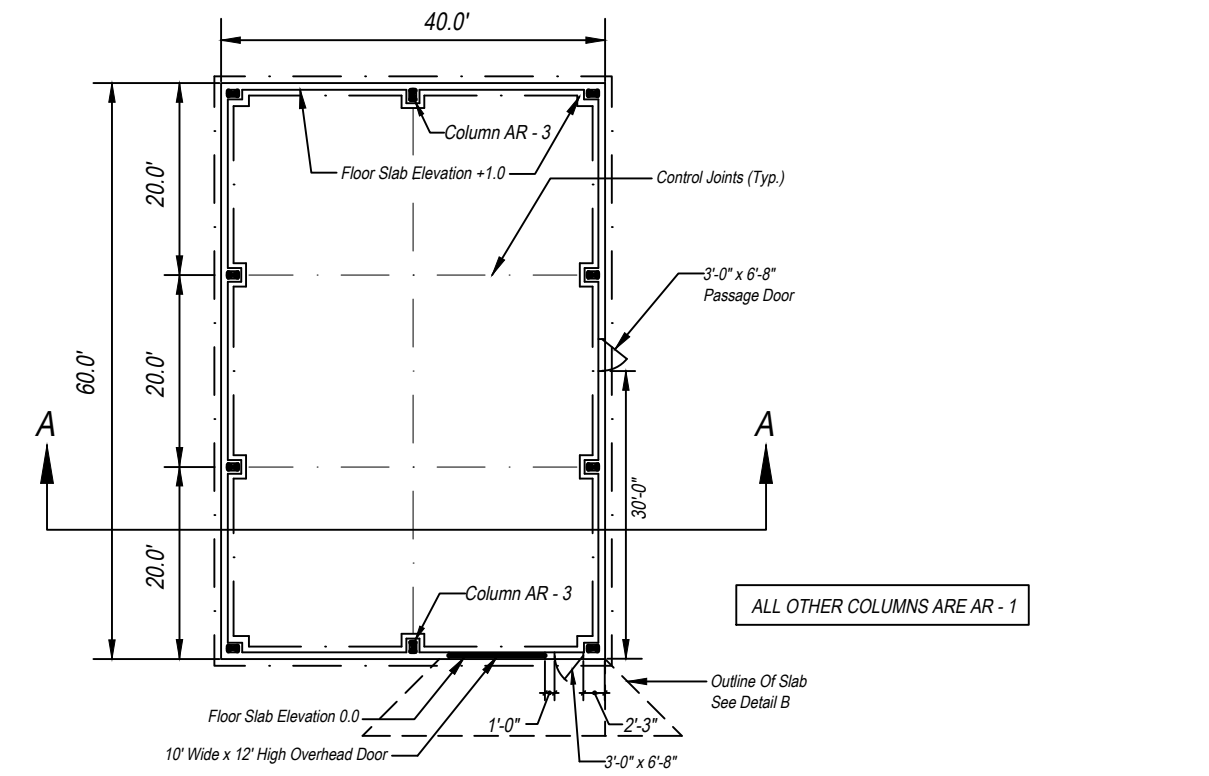
DATE : 8/14/24
 SCALE : AS NOTED
 DRAWN BY : G.M.
 CHECKED BY : G.M.
 Drawing : SP-1



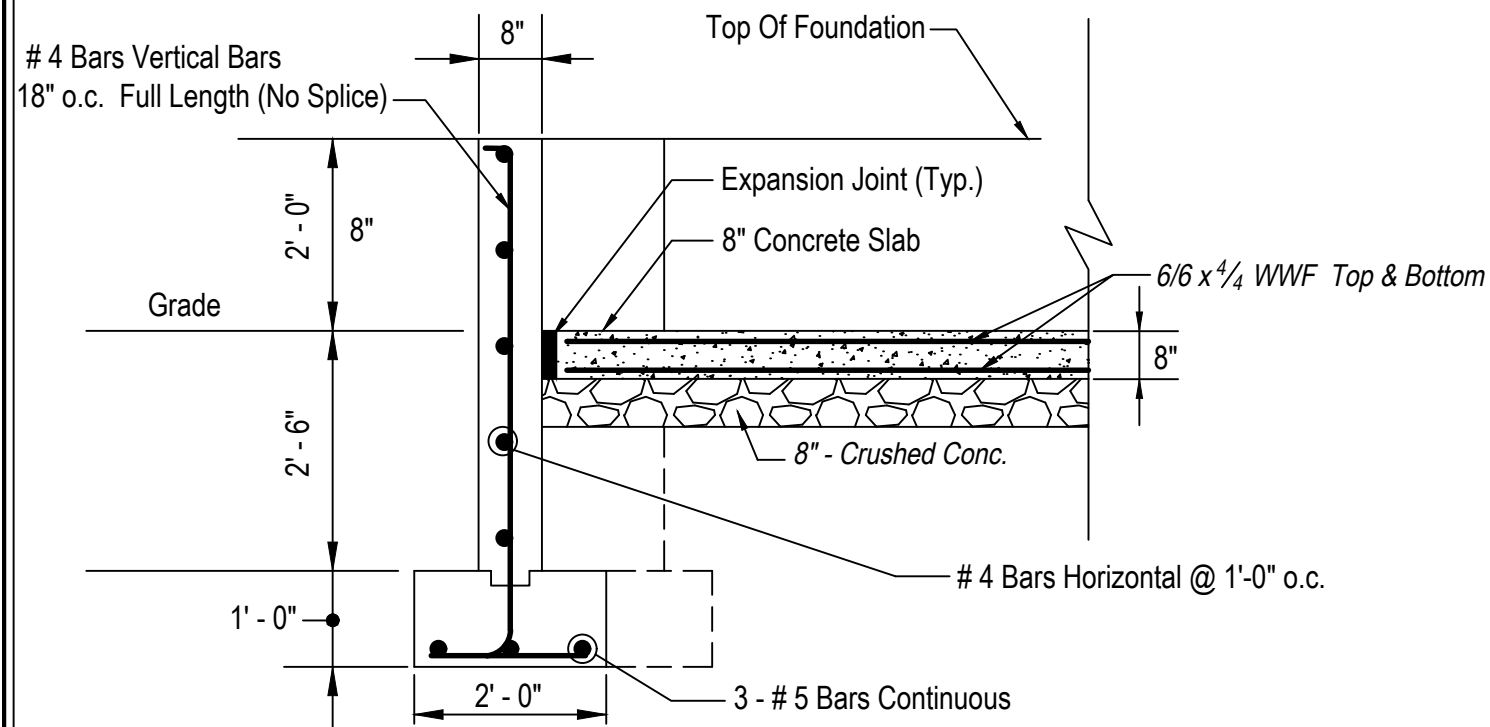
SECTION A - A
NTS



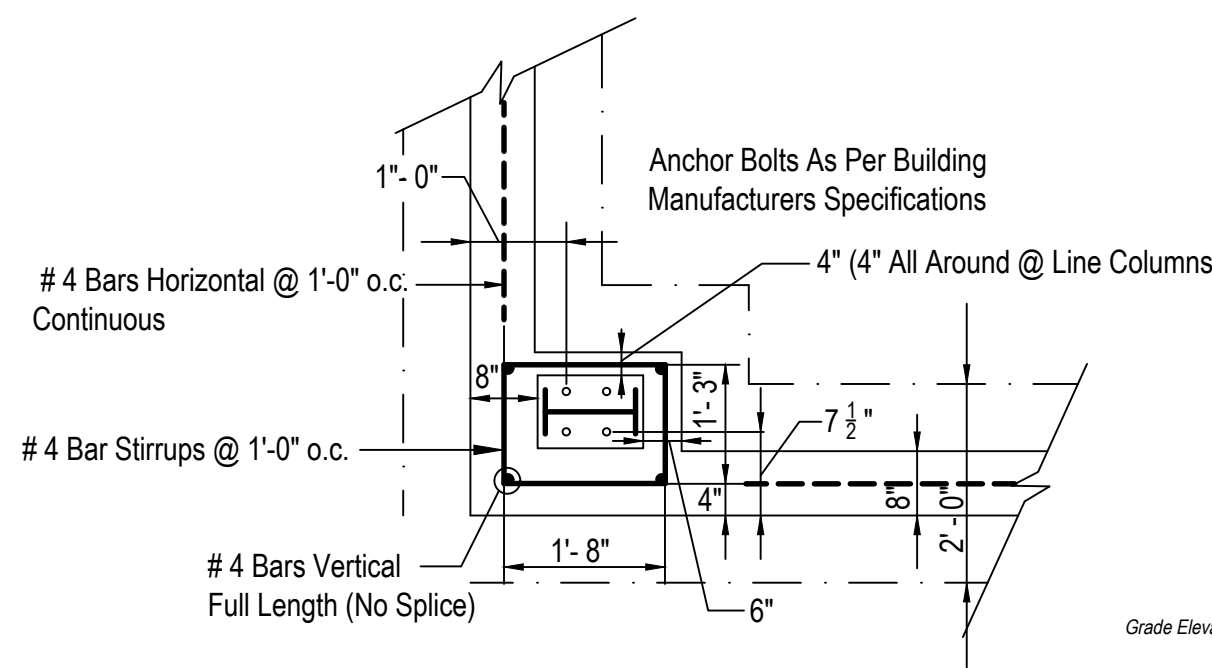
FRONT ELEVATION
NTS



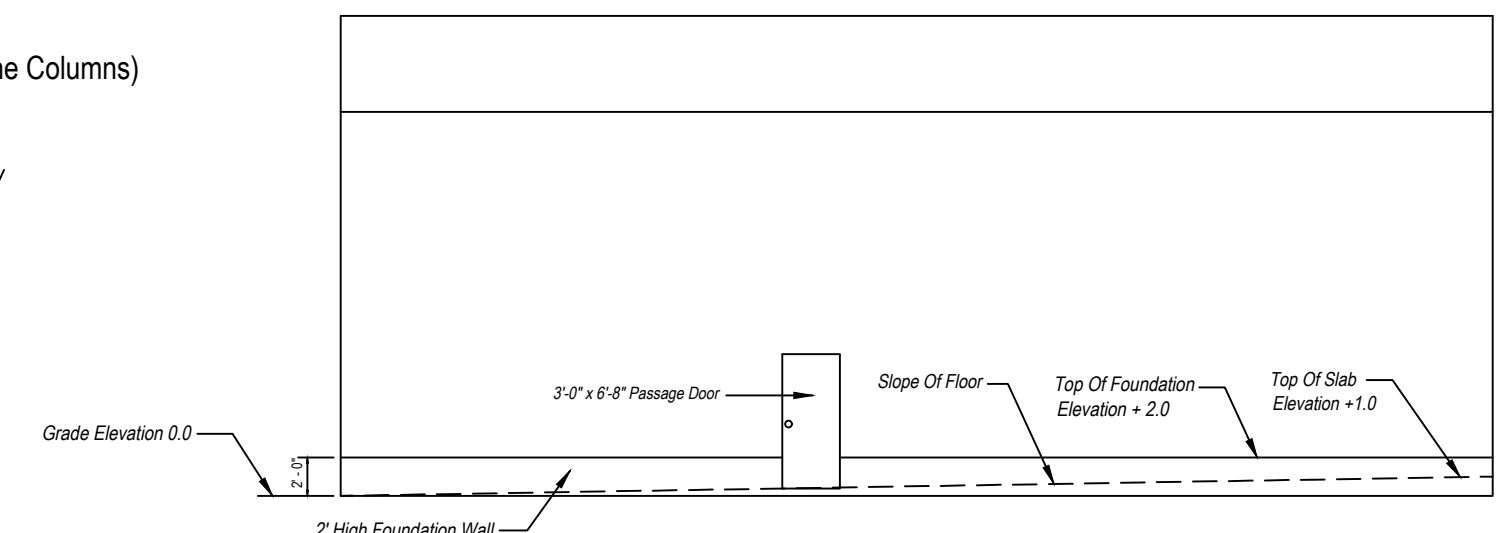
PLAN
1" = 15'



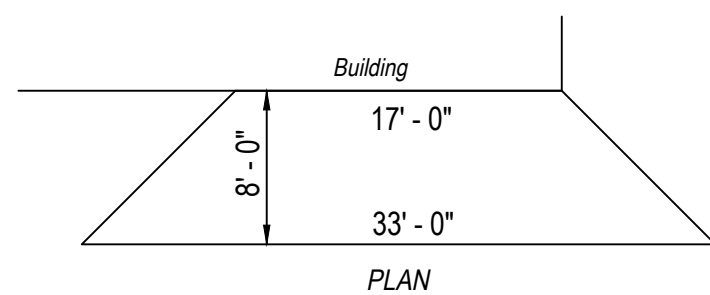
DETAIL A
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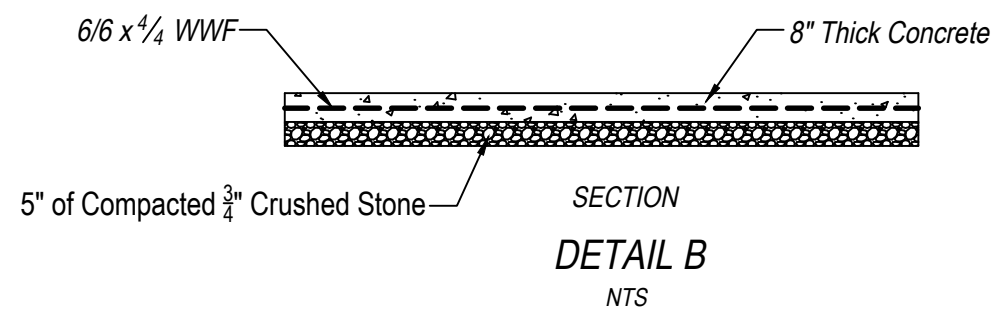
COLUMNS AR-1 (Corners & Side Lines)
TYPICAL REINFORCING UNDER
COLUMN ANCHOR BOLTS
NTS



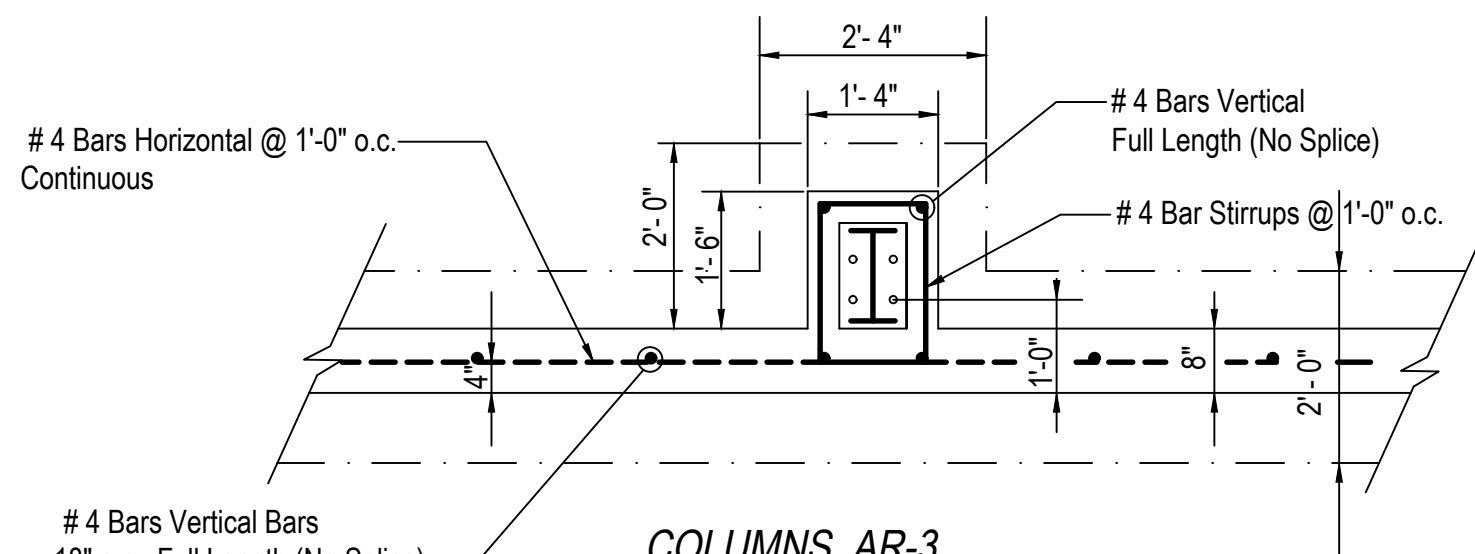
RIGHT SIDE ELEVATION
NTS



PLAN



SECTION
DETAIL B
NTS



COLUMNS AR-3
TYPICAL REINFORCING UNDER
COLUMN ANCHOR BOLTS
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS AND INSPECTIONS AND APPROVALS AS REQUIRED.
2. THE CONTRACTOR SHALL LAY OUT EACH STAGE OF THE WORK TO VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ENGINEER OF ANY SIGNIFICANT DISCREPANCIES, PRIOR TO BEGINNING SAID WORK.
3. BUILDING SETBACKS ARE TO BE COMPUTED BY A STATE OF NEW YORK LICENSED SURVEYOR TO VERIFY CODE CONFORMANCE PRIOR TO BEGINNING ANY WORK.
4. FINISHED GRADES SHALL SLOPE AWAY FROM BUILDING FOUNDATION.
- 5.

FOUNDATION NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" LATEST EDITION.
2. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE.
3. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 42" BELOW FINAL GRADE.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI315, LATEST EDITION).
6. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM YIELD STRENGTH OF 70,000 psi.
7. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS PER (N.Y.S. BUILDING CODE TABLE 1907.7.1
8. ALL BARS, EXCEPT AS OTHERWISE NOTED, SHALL BE CONTINUOUS AND SHALL BE RUN CONTINUOUS AROUND CORNERS, LAPPED AT NECESSARY SPLICES, AND HOOKED DISCONTINUOUS ENDS. LAPS SHALL BE 30 - BAR DIAMETER MINIMUM, UNLESS OTHERWISE NOTED.
9. IF ROCK IS ENCOUNTERED AT FOOTINGS, ROCK SHALL BE BENCHED. # 5 DOWELS SHALL BE DRILLED INTO THE ROCK AT 24" O.C. A MINIMUM OF 12" DEEP, AND GROUTED OR EPOXIED IN PLACE. THE DOWELS SHALL EXTEND INTO THE FOOTING A MINIMUM OF 8".

This Drawing set has been reviewed by the
Town of Cortlandt Code Enforcement
Division and was approved for a Permit.

DO NOT SCALE DRAWINGS

No.	DESCRIPTION	DATE
- REVISIONS -		

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

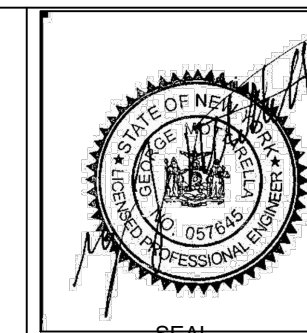
PROJECT
**PROPOSED 40' X 60'
METAL STORAGE BUILDING**

DRAWING TITLE
FOUNDATION PLAN

George J. Mottarella P.E.L.S.
CONSULTING ENGINEER & LAND SURVEYOR

23 Rose Avenue
Harrison, New York 10528
(914) 755-1262

George J. Mottarella, P.E. COPYRIGHT 2023



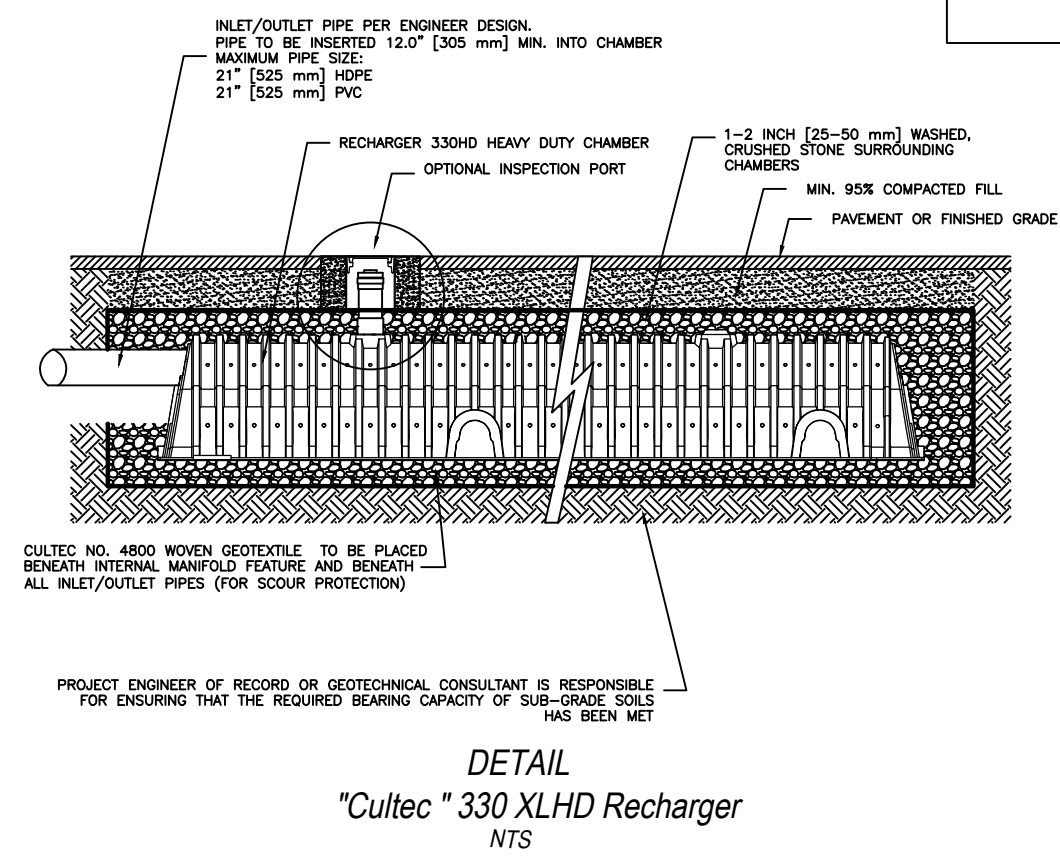
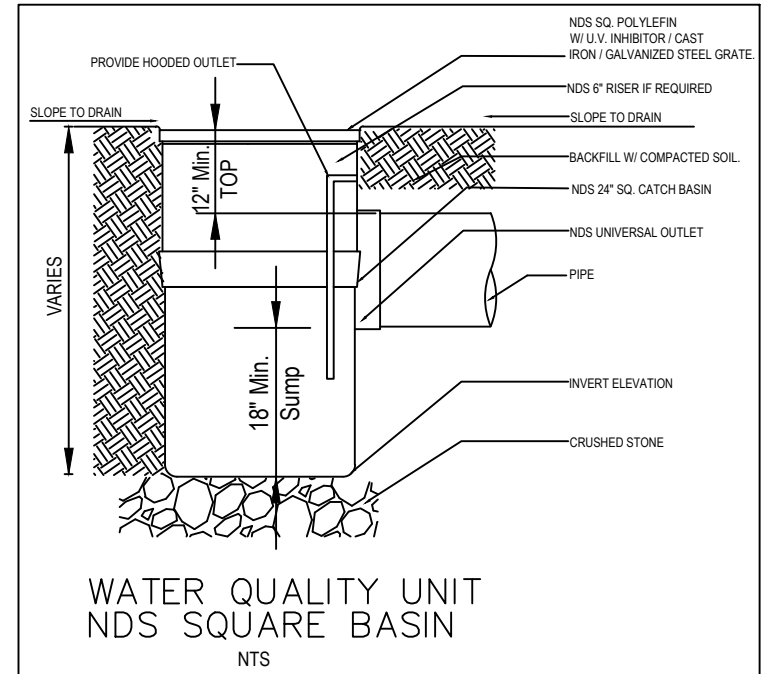
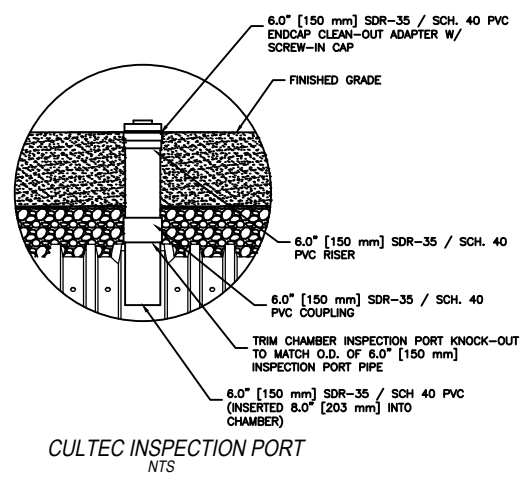
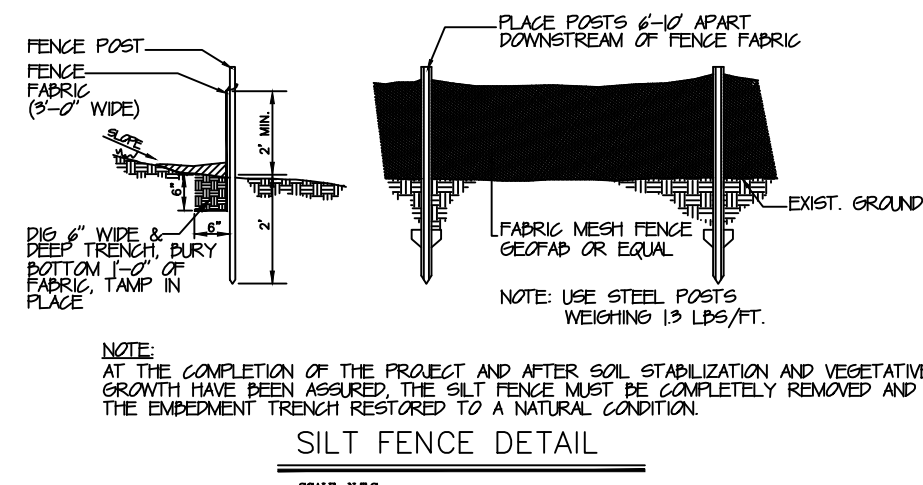
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, WHOSE NAME APPEARS HEREON TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION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

DATE : 3/7/24
SCALE : AS NOTED
DRAWN BY : G.M.
CHECKED BY : G.M.
Drawing : FP-1

TAX ID : 55.9-1-3

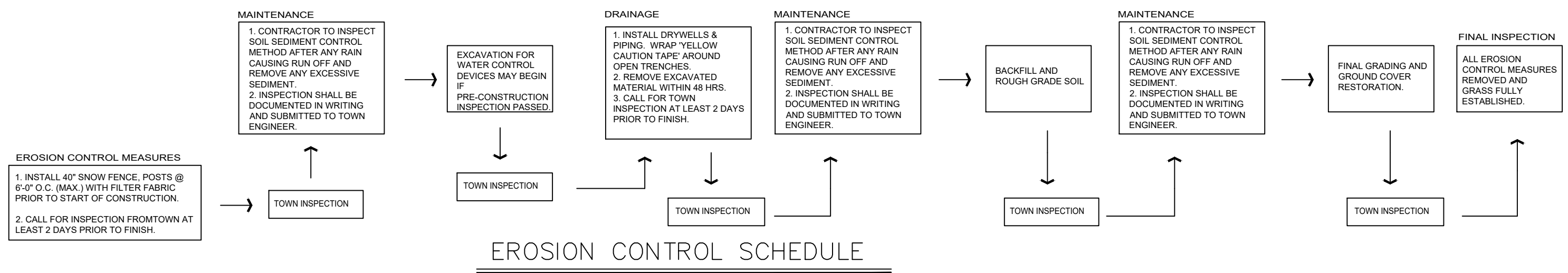
GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION ACTIVITY OCCURRING ONSITE FOR THIS PROJECT, ALL EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY DOTS-ENGINEERING. (914) 734-1060
2. A FOUNDATION SURVEY SHALL BE SUBMITTED PRIOR TO FRAMING.
3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY OF THIS PROJECT SHALL BE PREPARED BY A NEW YORK STATE LICENSED LAND SURVEYOR AND BE SUBMITTED TO TOWN OF CORTLANDT DOTS.
4. THERE ARE NO FOOTING DRAINS PROPOSED FOR THIS BUILDING. ALL LEADER DRAINS FROM THIS PROPOSED BUILDING SHALL BE DIRECTED TO THE "CULTEC" CHAMBERS. ALL DRAINAGE PIPING SHALL BE 4"Ø SCH. 40 PVC AT 1.0 % MINIMUM PITCH.
5. NO CHANGES IN PUBLIC PARKING, OR STORAGE OF OUTSIDE BUILDING MATERIAL.
6. NO GRADING CHANGES ARE PROPOSED.
7. NO FOOTING DRAINS ARE BEING INSTALLED.



DO NOT SCALE DRAWINGS

No.	DESCRIPTION
- REVISIONS -	
CLIENT DAKOTA SUPPLY CORP. 2099 ALBANY POST ROAD MONTROSE, NY	
PROJECT PROPOSED 40' X 60' METAL STORAGE BUILDING	
DRAWING TITLE DETAILS	



This Drawing set has been reviewed by the
Town of Cortlandt Code Enforcement
Division and was approved for a Permit.

TAX ID : 55.9-1-3

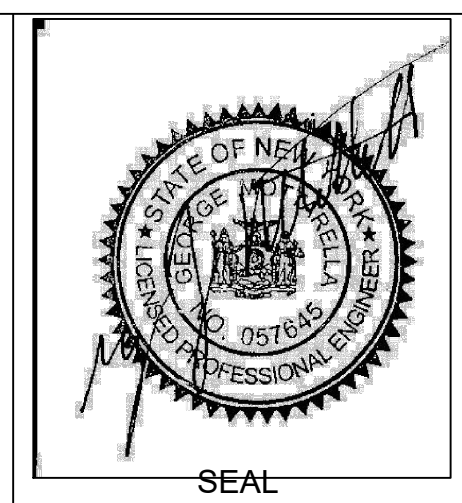
THIS PLAN SET HAS BEEN REVIEWED AND FOUND ACCEPTABLE. ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THESE DRAWINGS

REVIEWED BY: Michael Preziosi
ACCEPTED BY: Michael Preziosi, P.E. 3/21/2024
DIRECTOR DOTS DATE

George J. Mottarella P.E L.S.
CONSULTING ENGINEER & LAND SURVEYOR

23 Rose Avenue
Harrison, New York 10528
(914) 755-1262

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

DATE : 3/7/24
SCALE : AS NOTED
DRAWN BY : G.M.
CHECKED BY : G.M.
Drawing : D-1

ADDRESS: 3172 E MAIN ST, MOHEGAN LAKE, NY 10547

LOT COVERAGE: 1670 SF
GRASS: 5672 SF

SCOPE OF WORK:

VERTICAL ENLARGEMENT FOR COMMERCIAL STORE AND CONVERT EXISTING RESTAURANT TO SAIL SPA (OCCUPANCY:B).

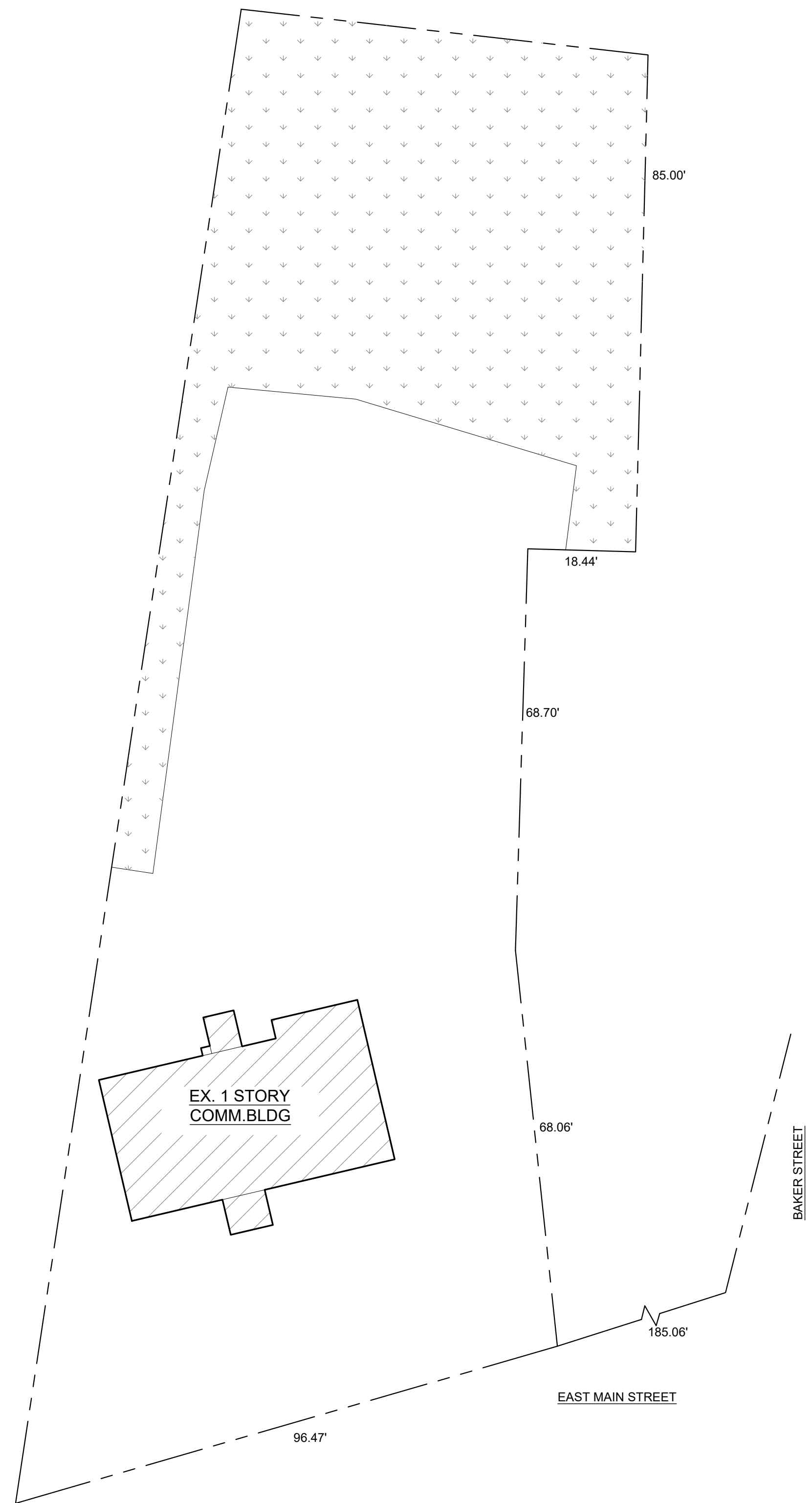
ZONING ANALYSIS:

SECTION: 45 BLOCK: M LOT 24
CONSTRUCTION CLASSIFICATION: IIIB
OCCUPANCY CLASS: B-BUSINESS
ZONING DISTRICT: HC

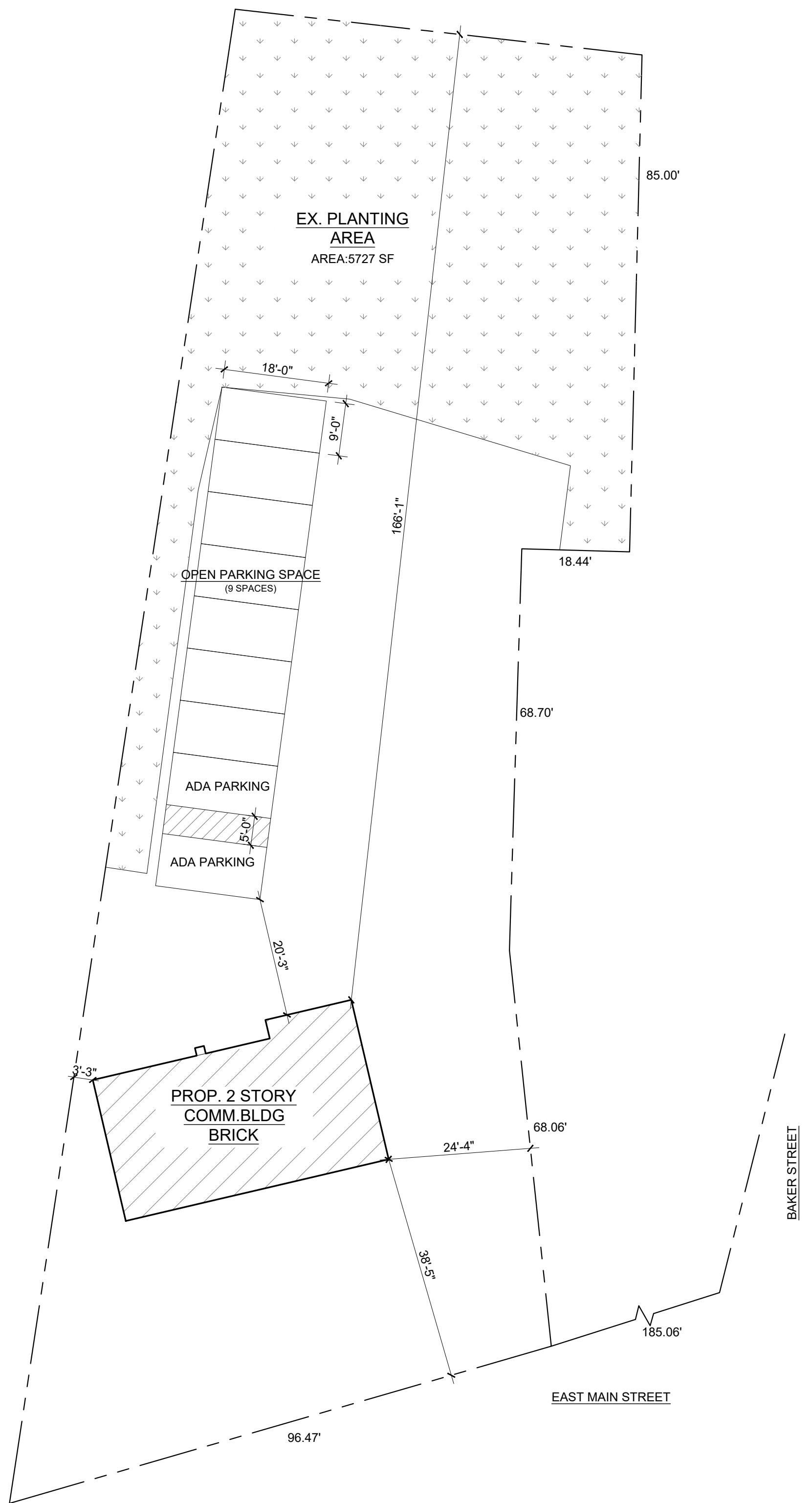
LOT AREA	MIN. LOT AREA: 20,000 S.F.; EXISTING LOT AREA: 18,180 S.F.	EXISTING NON-COMPLIANCE
LOT WIDTH FRONTAGE	MIN. 100 FT.; EX. 96.47'	EXISTING NON-COMPLIANCE
MAX. BUILDING COVERAGE	MAX. 20% BUILDING FOOTPRINT: 1191 SF PROP. LOT COVERAGE=1191 / 18180 = 6.5%	COMPLIES
MAX. FLOOR AREA RATIO (NOT APPLICABLE)	CELLAR: 794 SF (EXCLUDED FROM FLOOR AREA) 1ST FL: 1191 SF 2ND FL: 1191 SF TOTAL FA CALCULATION: 1191+1191=2382 SF FAR= 2382 / 18180 =13.1%	
MIN. REQUIRED YARDS FRONT/SIDE (BOTH)/REAR	MIN. FRONT YARD: 30'; EX.38.5' MIN SIDE YARD: 30'; EX SIDE YARD 1: 3.25' FT EX SIDE YARD 2: 24.3' MIN REAR YARD: 30'; EX. REAR YARD: 166.1'	COMPLIES EXISTING NON-COMPLIANCE COMPLIES
MAX. BUILDING HEIGHT	MAX. BUILDING HEIGHT: 2 1/2 STORIES OR 35 FT PROPOSED: 2 STORIES, 30 FT HIGH	COMPLIES
MIN. LANDSCAPE COVERAGE	MIN.: 30% EX. LANDSCAPE AREA: 5727 SF; LANDSCAPE COVERAGE=5727/ 18180=31.6%	COMPLIES
REQUIRED OFF-STREET PARKING SPACES	GROUND FLOOR (1ST): 1191/ 300= 4 UPPER FLOOR(2ND FL): 1191/ 500 =2 TOTAL REQUIRED = 4+2 = 6 SPACES PROVIDED: 9 SPACES	COMPLIES

GENERAL NOTES 1

- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE LOCAL TOWN OR VILLAGE, NEW YORK ENERGY CONSERVATION CODE, AND THE RESIDENTIAL CODE OF NEW YORK STATE 2020 EDITION
- DIMENSION FIGURES SHALL BE TAKEN IN PREFERENCE TO SCALING DRAWINGS
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS (V.I.F AND DIMENSIONS)
- ALL NEW WORK WITHIN EXISTING AREAS SHALL MATCH WITH EXISTING MATERIALS AND FINISHES (IN COMPLIANCE WITH CODE AND GENERAL NOTES)
- ALL UNNOTED OR NON-VISIBLE EASEMENTS AND SUBSURFACE CONDITIONS ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR BUILDER
- ALL STUDS TO BE 20 GA METAL MIN. 16" O.C UNLESS NOTED OTHERWISE
- WALLS, FLOORS AND FOOD PREPARATION SURFACES IN FOOD PREPARATION AREAS AND TOILET ROOMS MUST BE EASILY CLEANABLE, IMPERVIOUS, NONTOXIC AND LIGHT IN COLOR
- COVERED MOLDINGS MUST BE USED ALONG FLOOR/WALL JUNCTIONS IN FOOD PREPARATION AREAS AND IN BATHROOMS
- CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND OWNER TO COORDINATE LOCATIONS OF SLEEVES, PIPING, DUCTS, CONDUITS, ELECTRICAL WORK AND ALL APPURTENANCES
- AUTOMATIC DOOR CLOSER MUST BE INSTALLED ON THE KITCHEN DOORS AND RESTROOM DOORS SO THAT DOORS ARE SELF-CLOSING AND TIGHT-FITTING
- ALL EQUIPMENT SITTING ON FLOOR SHALL BE INSTALLED ON A MINIMUM 6" HIGH STAINLESS STEEL LEGS WITH ADJUSTABLE SANITARY FEET
- ALL PLUMBING TO CONFORM TO CODE
- ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH ALL APPLICABLE CODES
- ALL STRUCTURAL STEEL SHALL BE A-36 AND CONFORM TO ALL STANDARDS OF THE A.I.S.C MANUAL LATEST EDITION. ALL STEEL TO BE SHOP COATED WITH "RUSTOLIUM" PRIMER OR APPROVED EQUAL PROVIDE FLASHING AT ALL EXTERIOR WALL OPENINGS AND WHERE ROOFS MEET WALLS AND ADJACENT ROOFS
- CONTRACTOR TO REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BROOM CLEAN AT THE END OF EACH DAY
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION OF ANY NATURE AND ALL APPURTENANCES
- CONTRACTOR TO VERIFY WINDOW, DOOR DIMENSIONS AND ROUGH OPENINGS WITH MANUFACTURER AND SITE CONDITIONS BEFORE COMMENCEMENT OF WORK
- PROVIDE A MIN OF 8" OF MASONRY BETWEEN ALL FLUES AND WOOD FRAMING UNLESS USE OF A UL RATED METAL FLUE IS USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND CODES
- AS PER OWNER REFERS TO ANY AND ALL MATERIAL, METHODS AND LOCATIONS MUST BE APPROVED BY OWNER BEFORE COMMENCEMENT OF WORK
- ALL WALLS AND CEILINGS TO HAVE 1/2" OR 5/8" TYPE "X" GYPSUM WALL BOARD AS REQUIRED AND TO BE TAPED AND SPACKLE (3 COATS) BATHROOM TO RECEIVE MOISTURE RESISTANT "GREEN BOARD" ON WALLS AND CEMENT BOARD OR "DENSE SHIELD" IN TUB OR SHOWER FULL HEIGHT AND 6" MIN. PAST HORIZONTALLY
- SHORE AND OR BRACE ANY AND ALL EXISTING OR NEW CONSTRUCTION AS REQUIRED
- CONTRACTOR IS TO GET OWNERS APPROVAL PRIOR TO COMMENCEMENT OF WORK ON: ALL FINISHES, DOORS, DOOR HARDWARE, WINDOWS, WINDOW HARDWARE, ELECTRICAL FIXTURES, PLUMBING FIXTURES, ELECTRICAL EQUIPMENT, PLUMBING/HEATING EQUIPMENT, WOOD TRIM FOR BASES, CROWNS, DOORS, WINDOWS, FASCIA'S, SOFFITS, RAKE BOARD, ALSO ON ALL SIDING ALUMINUM GUTTERS AND LEADERS, ALUMINUM PRODUCTS, ROOF SHINGLES, FINAL LOCATIONS OF ALL ITEMS FOR A TOTAL COMPLETE JOB WITH NO EXTRAS UNLESS OWNER MAKES CHANGES OR ADDS TO ITEMS ORIGINALLY APPROVED.
- CONTRACTOR IS TO GET OWNERS APPROVAL ON ANY AND ALL MATERIALS, FINISHES, HARDWARE AND WHATEVER APPERTAINS PRIOR TO INSTALLATION
- CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DEMOLITION THAT IS REQUIRED FOR A TOTAL AND COMPLETE JOB
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DEBRIS AS A RESULT OF CONSTRUCTION AND OR DEMOLITION



1 EX. SITE PLAN
SCALE: 1/16" = 1'-0"



2 PROP. SITE PLAN
SCALE: 1/16" = 1'-0"

DRAWING LIST

- Z-001.00: SITE PLAN, NOTES AND ZONING CALCULATION
- DM-001.00: DEMOLITION PLANS
- A-001.00: PROPOSED FLOOR PLANS
- A-002.00: SECTIONS AND ELEVATIONS
- A-003.00: CONSTRUCTION DETAILS
- A-004.00: CONSTRUCTION DETAILS

SU ARCHITECT, P.C.
37-09 MAIN ST. 4FL,
QUEENS, NY 10013
TEL: 718-353-8009
FAX: 718-504-7762
EMAIL: QS88@YAHOO.COM



PROJECT:
VERTICAL ENLARGEMENT, CONVERSION FROM RESTAURANT TO BUSINESS (SAIL SPA) AND GET NEW C/O

3172 EAST MAIN ST,
MOHEGAN LAKE, NY 10547

NO	DATE	REVISIONS	APPR'D

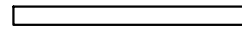
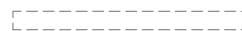
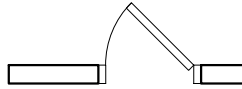
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DWG. BY: A.H.

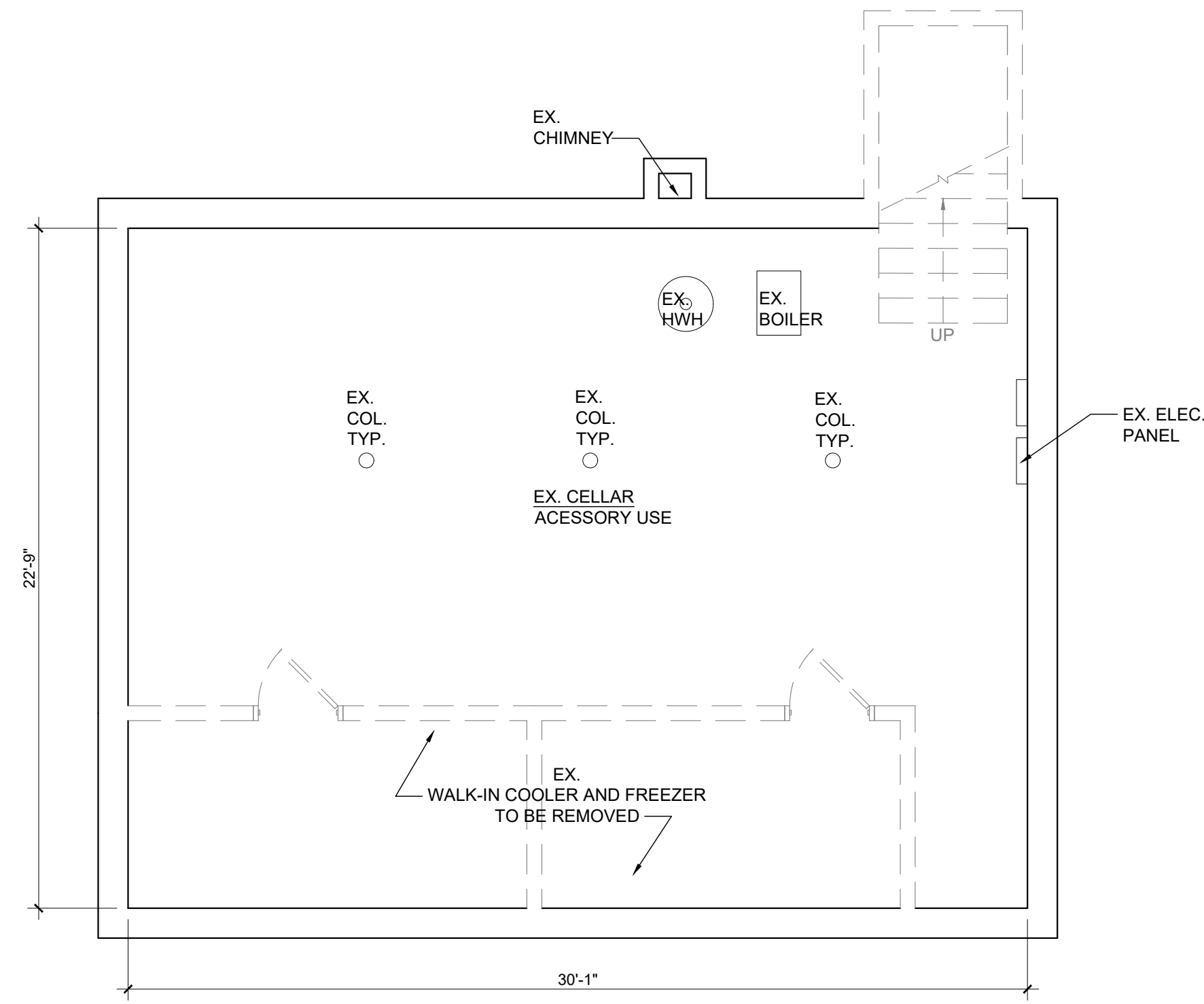
DRAWING TITLE:
NOTES,
PLOT PLAN, CALCULATIONS

SHEET NO: 1 OF 6
DWG NO: Z-001.00

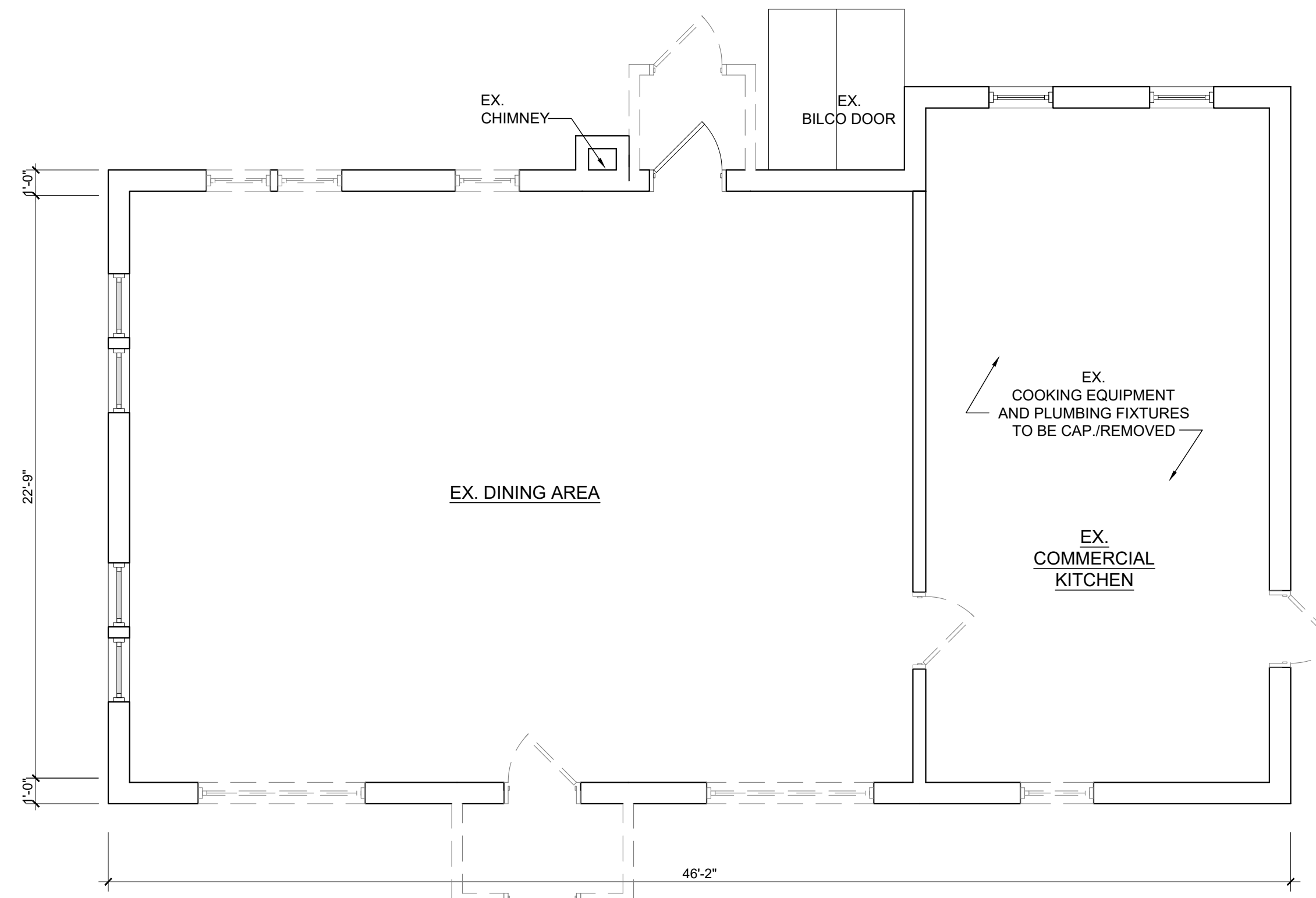
ADDRESS: 3172 E MAIN ST, MOHEGAN LAKE, NY 10547

LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  EXISTING DOOR TO REMAIN



1 DEMO. CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DEMO. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SU ARCHITECT, P.C.
37-09 MAIN ST. 4FL.
QUEENS, NY 10013
TEL: 718-353-8009
FAX: 718-504-7762
EMAIL: QS88@YAHOO.COM

SEAL



PROJECT:
VERTICAL ENLARGEMENT, CONVERSION FROM
RESTAURANT TO BUSINESS (NAIL SPA) AND GET NEW D...
**3172 EAST MAIN ST,
MOHEGAN LAKE, NY 10547**

NO	DATE	REVISIONS	APPR'D

BP NUMBER:

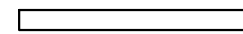
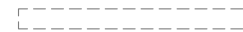
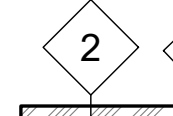
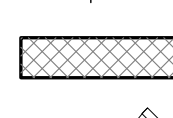

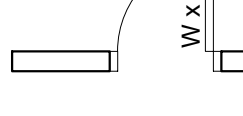

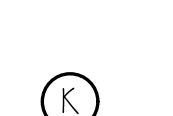



DATE: 11/20/22
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DWG. BY: S.Z.

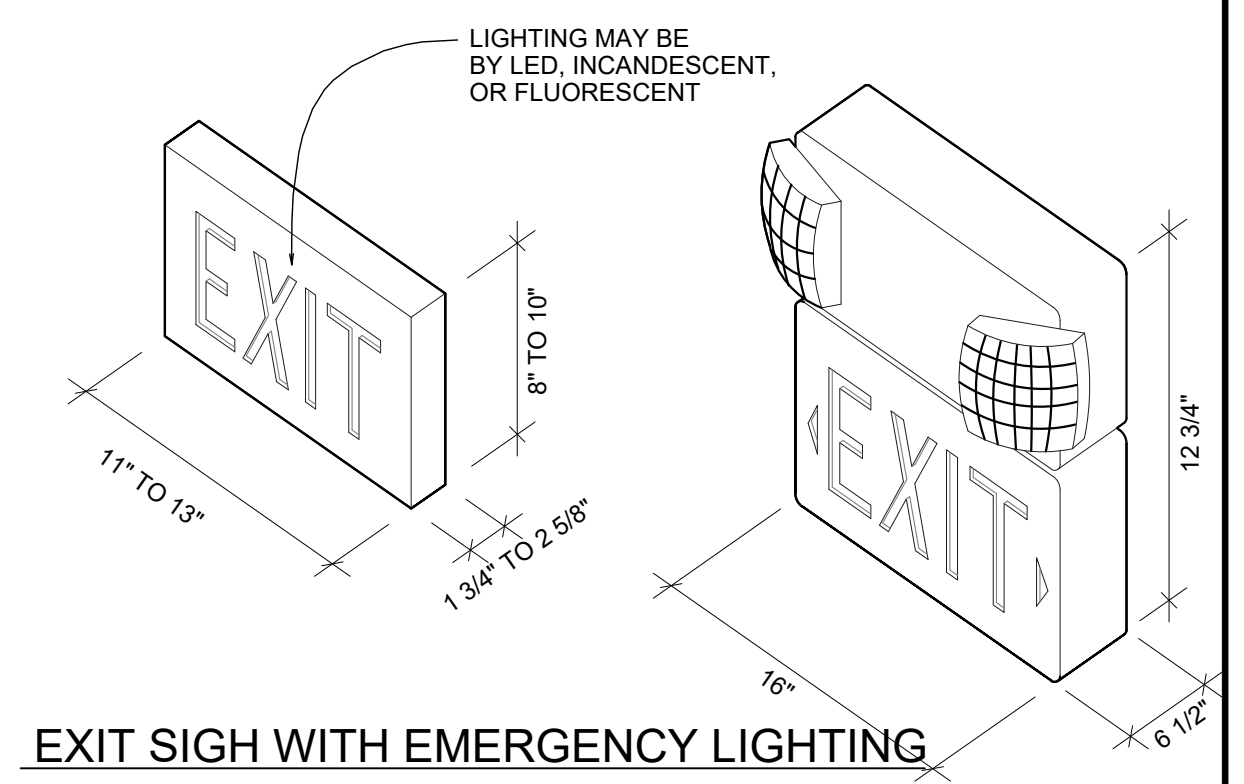
DRAWING TITLE:
DEMOLITION PLAN

SHEET NO: 2 OF 6
DWG. NO: DM-001.00

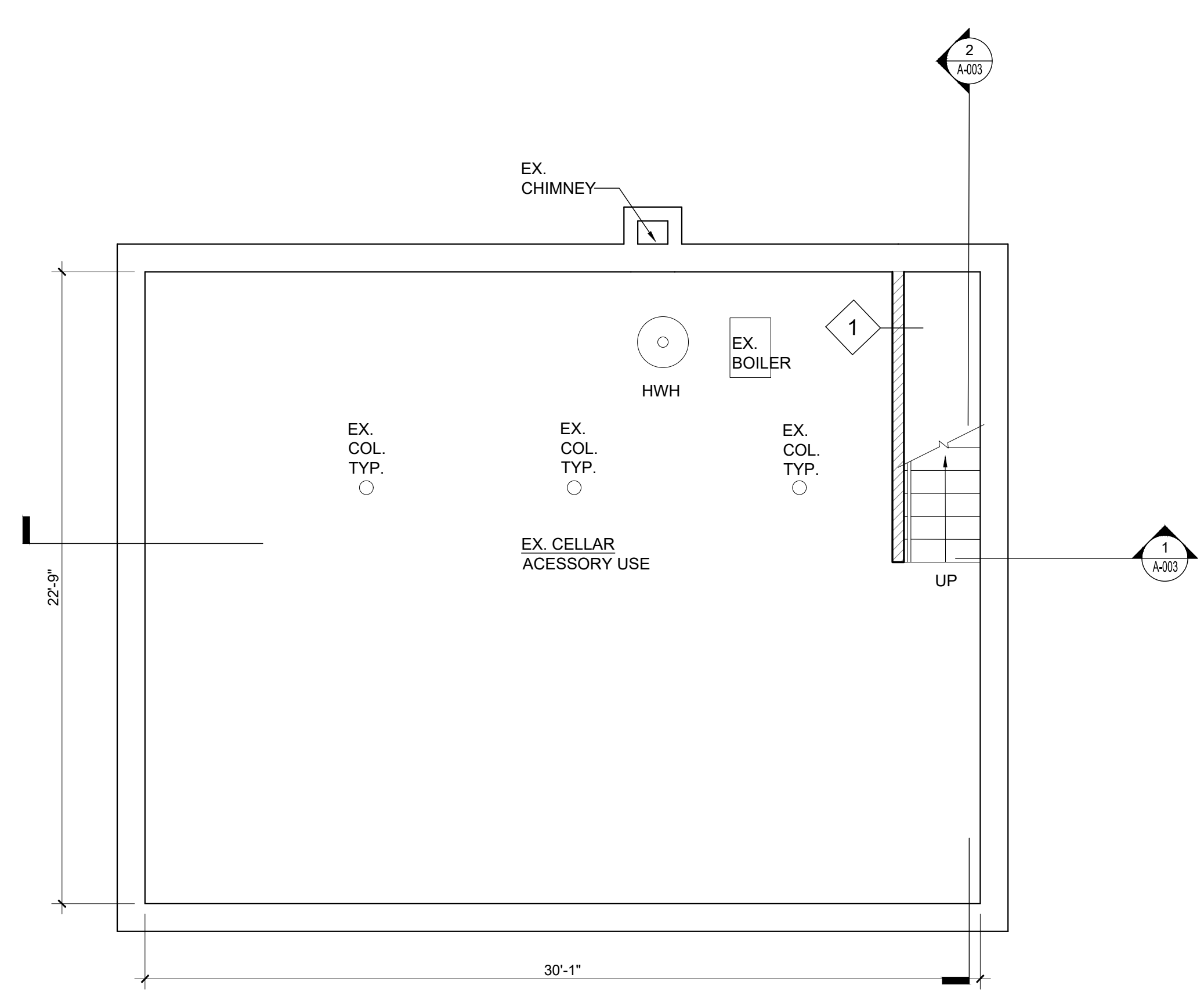
ADDRESS: 3172 E MAIN ST, MOHEGAN LAKE, NY 10547

LEGEND

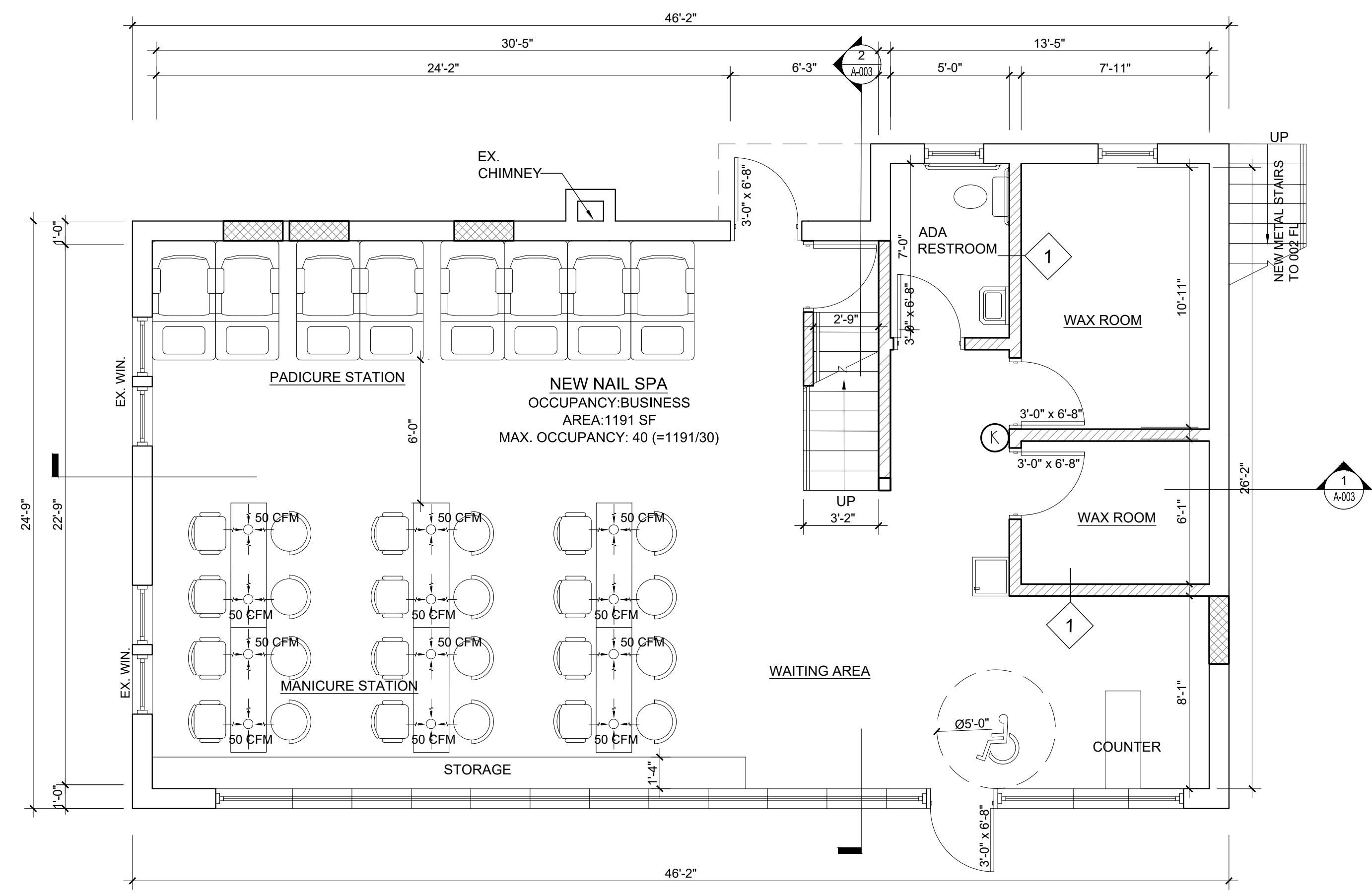
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW INTERIOR WALL: 3-1/2" METAL STUDS @16" O.C WITH 5/8" GYP. BD ON BOTH SIDE
-  NEW 2-HR FIRE RATED PARTITION UL# U334
-  EXTERIOR BEARING PARTITION
-  EXISTING DOOR TO REMAIN
-  NEW DOOR, SIZES AS NOTED
-  FLOOR DRAIN
-  FIRE SUPPRESSION PULL STATION MOUNTED AT 44" A.F.F.
-  CLASS "K" FIRE EXTINGUISHER (INSTALL MAX. 40" A.F.F. TO THE TOP OF THE HANDLE.)
-  40 "BC" FIRE EXTINGUISHER (INSTALL MAX. 40" A.F.F. TO THE TOP OF THE HANDLE.)



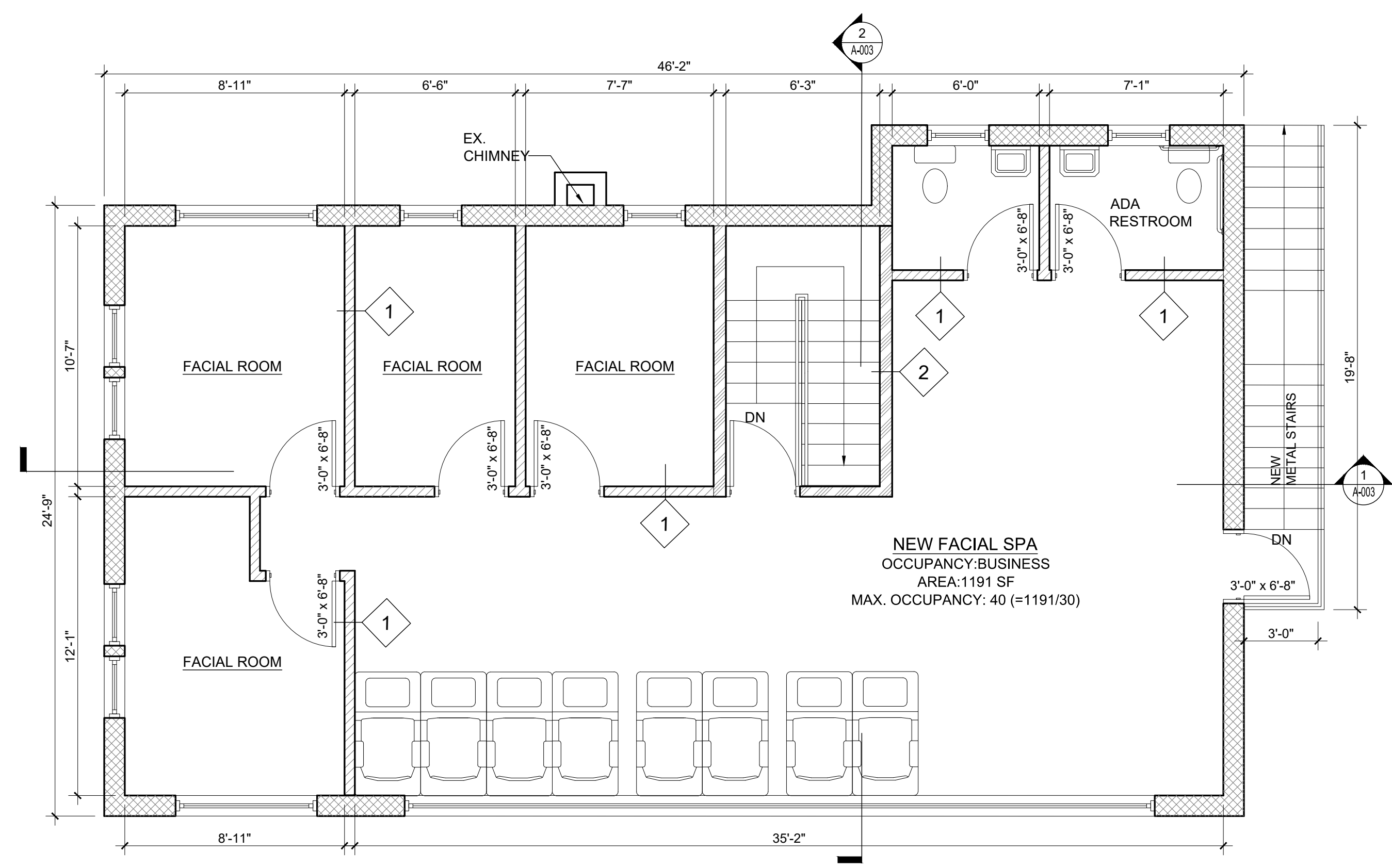
EXIT SIGN WITH EMERGENCY LIGHTING
NO SCALE



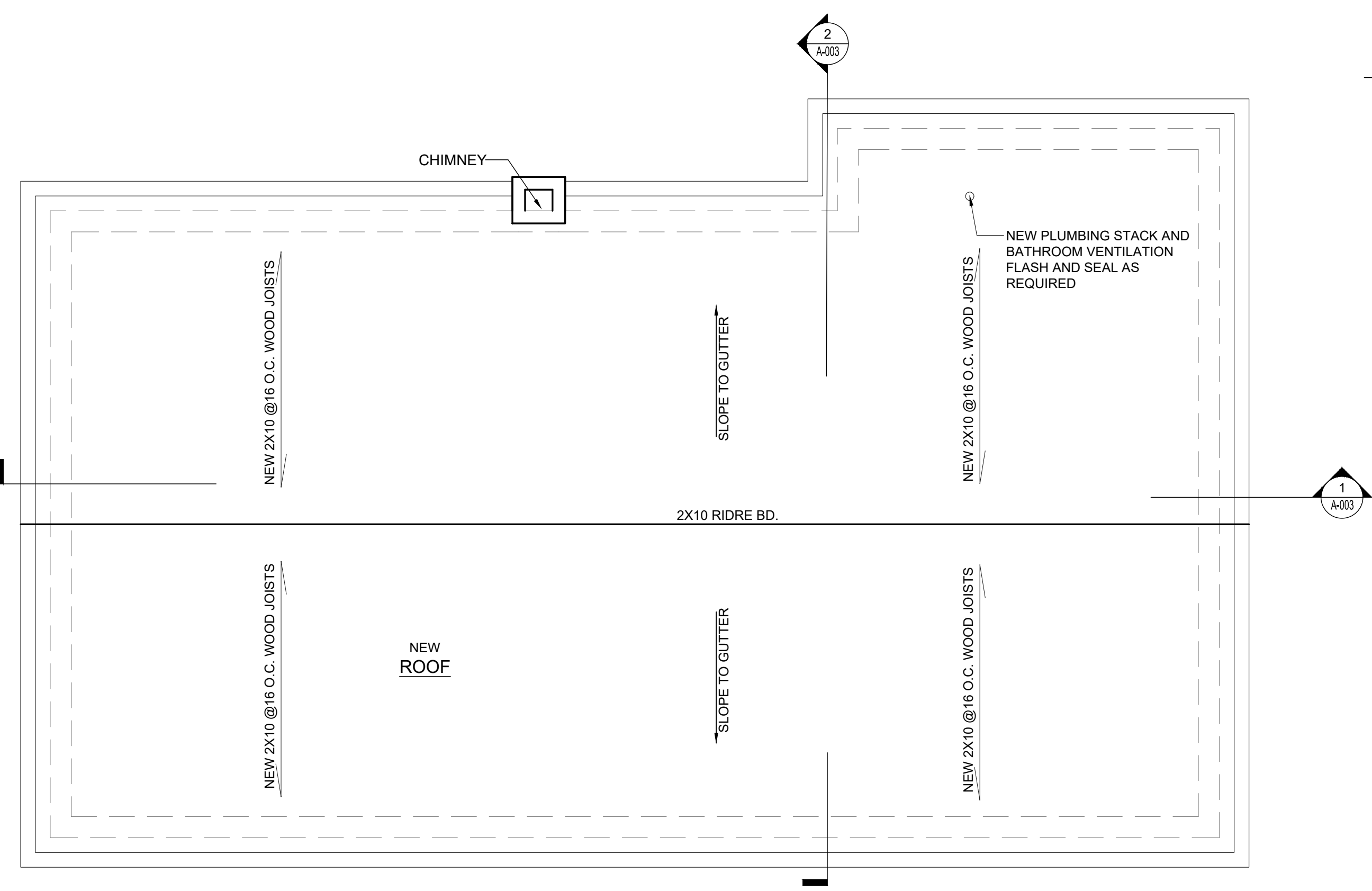
1 EX. CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROP. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROP. SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROP. SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SU ARCHITECT, P.C.
37-09 MAIN ST, 4FL,
QUEENS, NY 10013
TEL: 718-353-8009
FAX: 718-504-7762
EMAIL: QS88@YAHOO.COM



PROJECT:
VERTICAL ENLARGEMENT, CONVERSION FROM
RESTAURANT TO BUSINESS (NAIL SPA) AND GET NEW CO
**3172 EAST MAIN ST,
MOHEGAN LAKE, NY 10547**

NO	DATE	REVISIONS	APPR'D

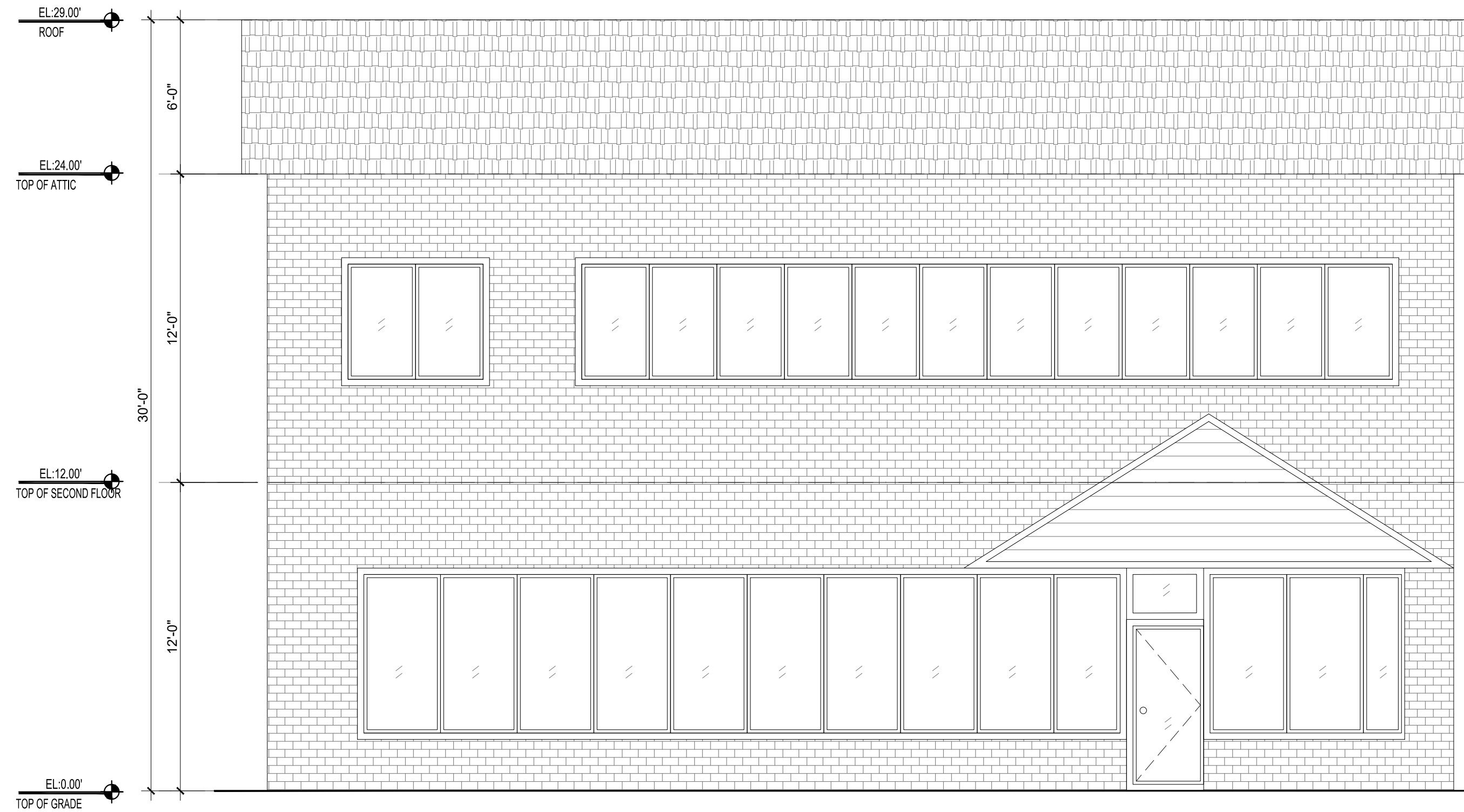
BP NUMBER:
DATE: 11/20/22
SCALE: AS NOTED
DWG. BY: S.Z.
DRAWING TITLE:

PROPOSED FLOOR PLAN

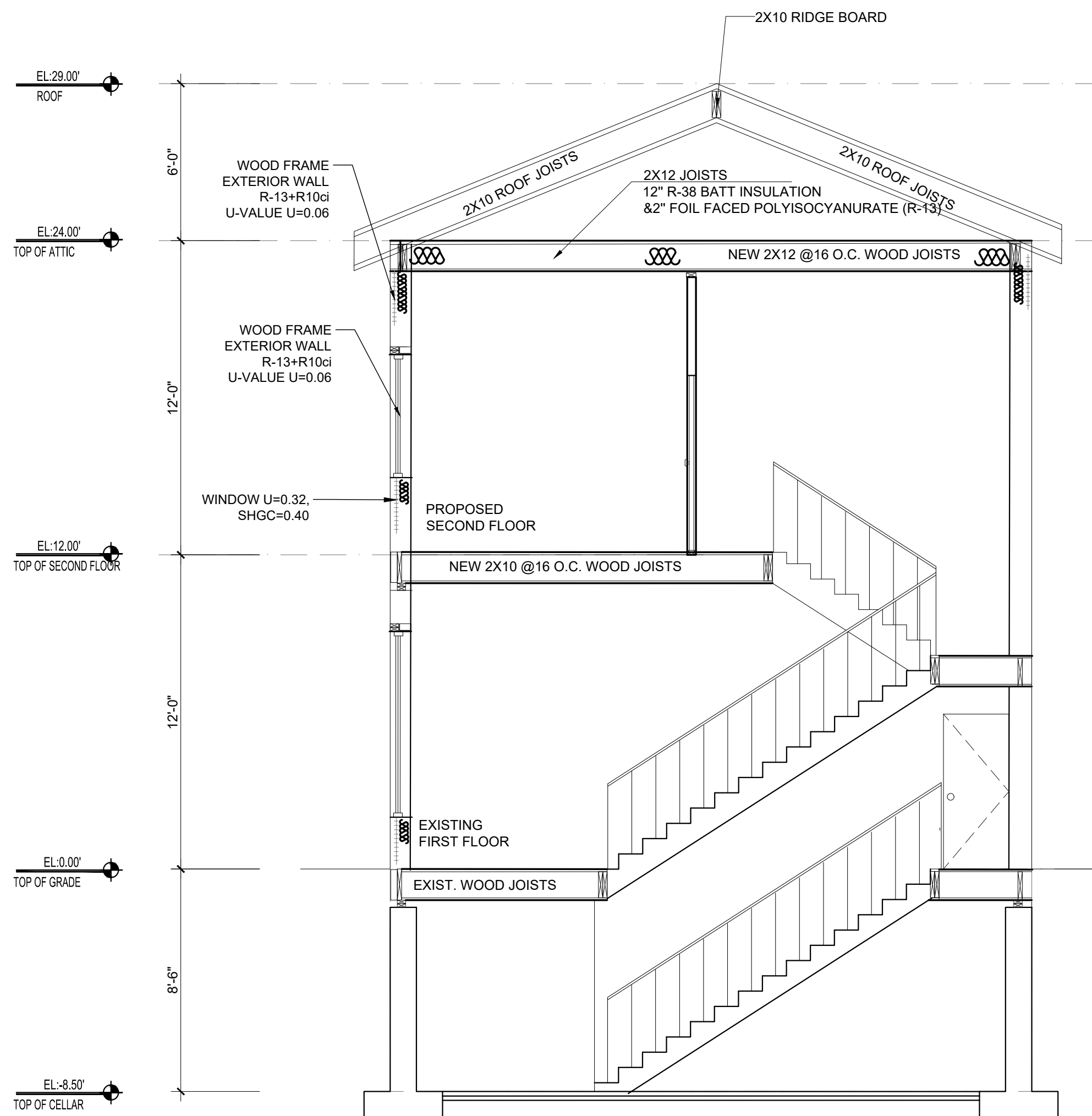
ADDRESS: 3172 E MAIN ST, MOHEGAN LAKE, NY 10547



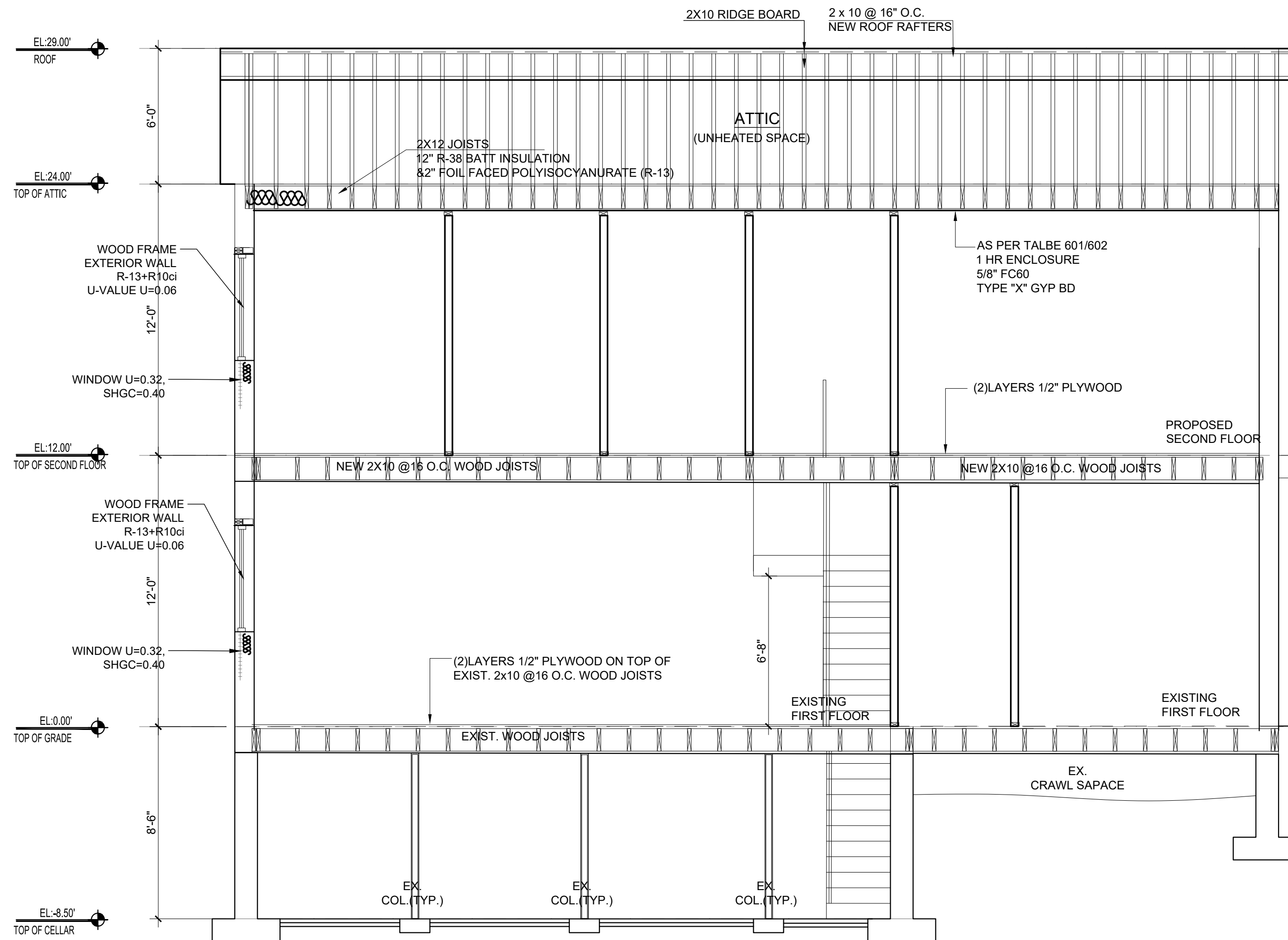
1 PROP. SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROP. SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



3 CROSS SECTION
SCALE: 1/4" = 1'-0"



4 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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PROJECT:
VERTICAL ENLARGEMENT, CONVERSION FROM
RESTAURANT TO BUSINESS (NAIL SPA) AND GET NEW C/O
3172 EAST MAIN ST,
MOHEGAN LAKE, NY 10547

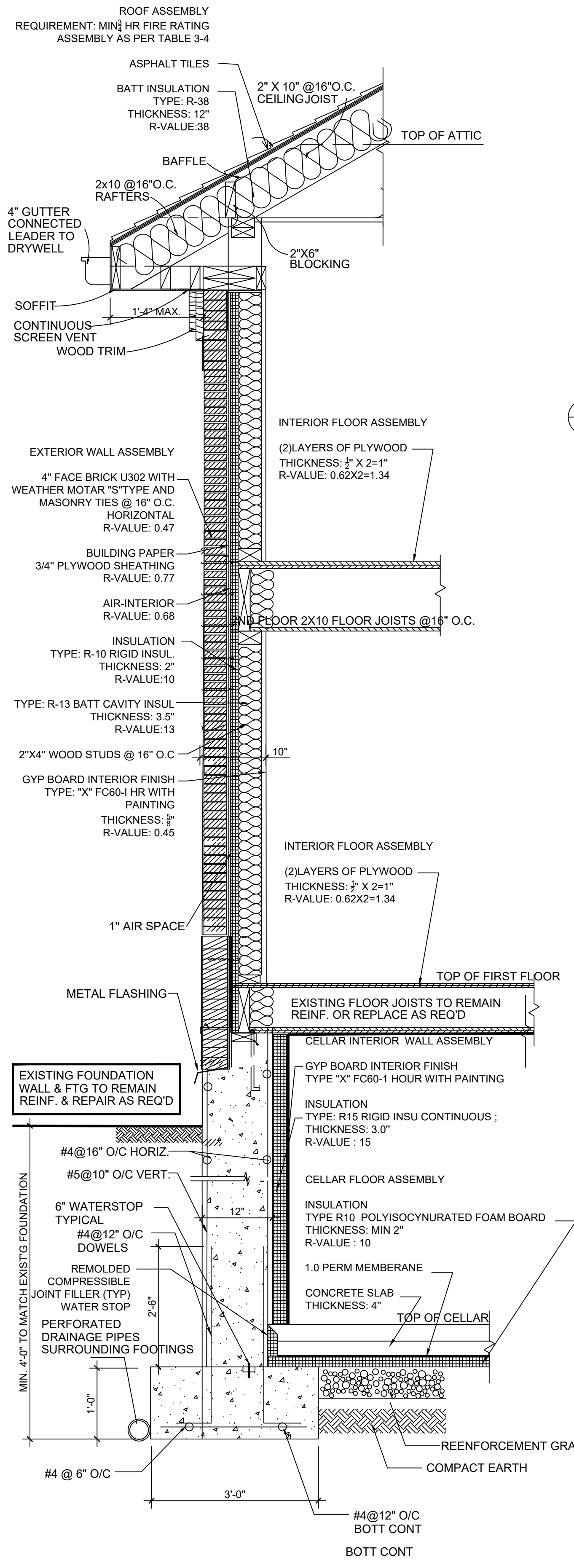
NO	DATE	REVISIONS	APPR'D

BP NUMBER: _____

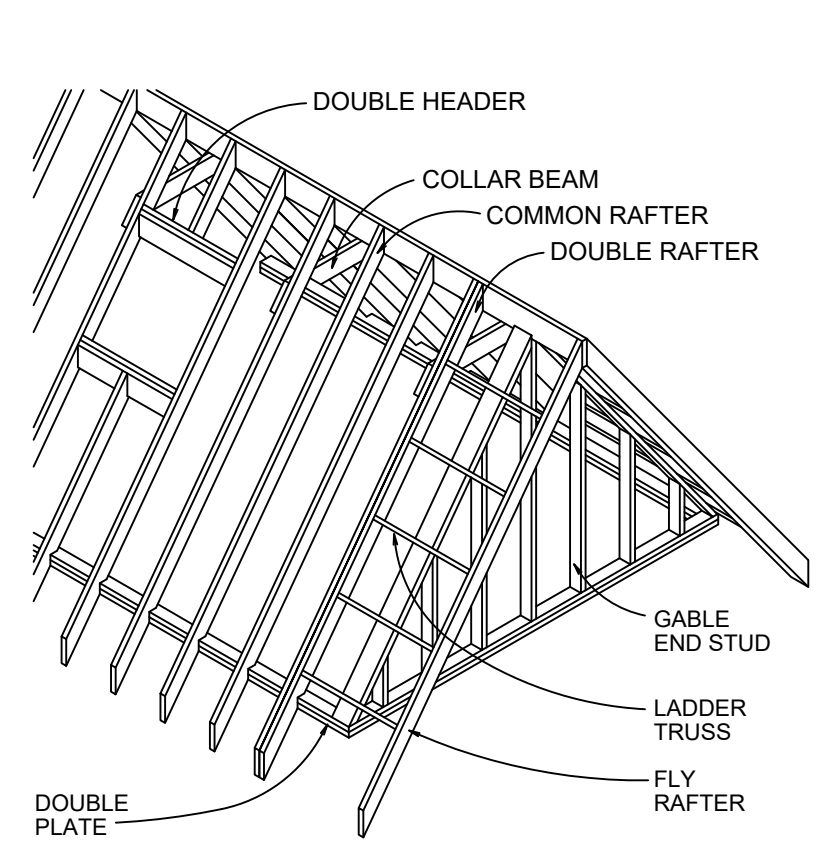
DATE: 08/25/22
SCALE: AS NOTED
DWG. BY: S.Z.
DRAWING TITLE:
SECTIONS

SHEET NO: 4 OF 6
DWG. NO: A-002.00

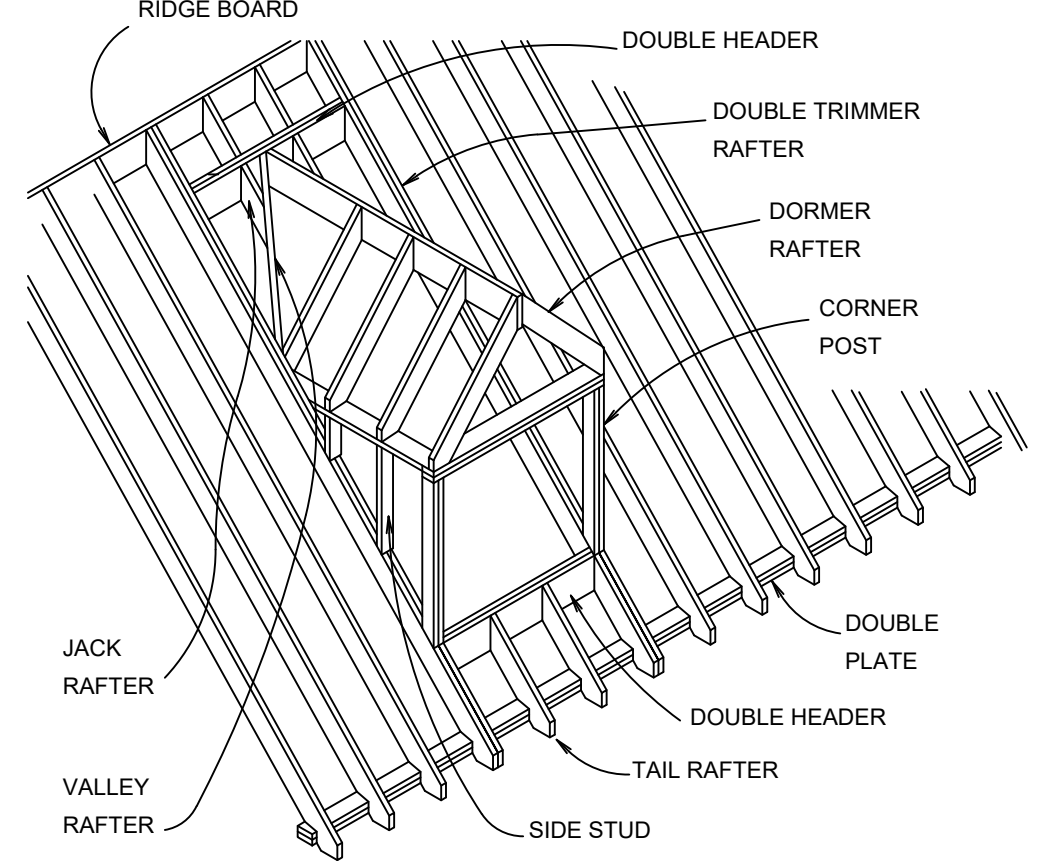
ADDRESS: 3172 E MAIN ST, MOHEGAN LAKE, NY 10547



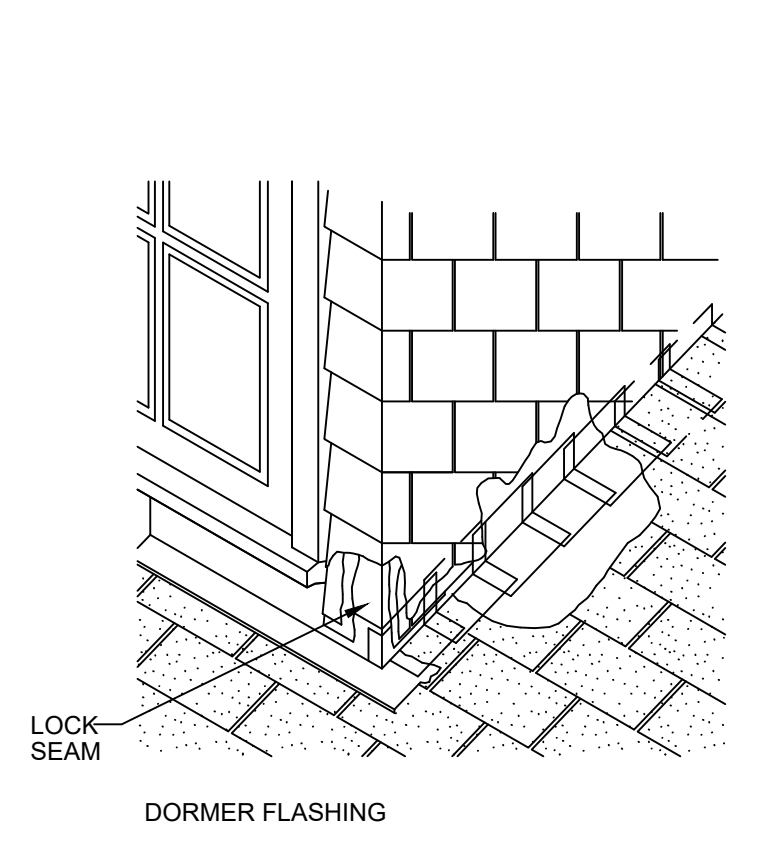
1 EXTERIOR WALL AND FOUNDATION DETAIL
 SCALE: 1/2"=1'-0"



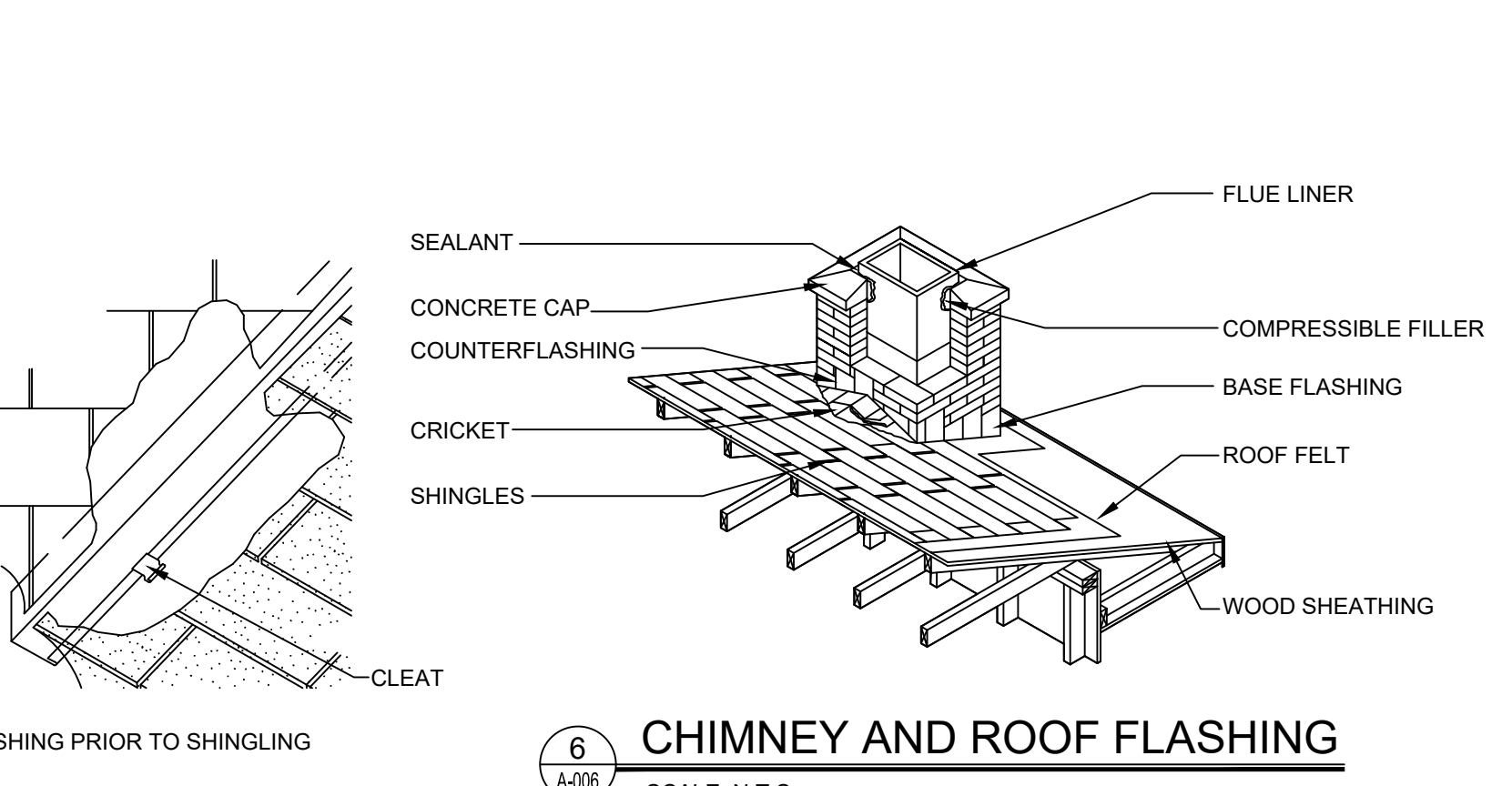
2 ROOF FRAME DETAILS
 SCALE: N.T.S.



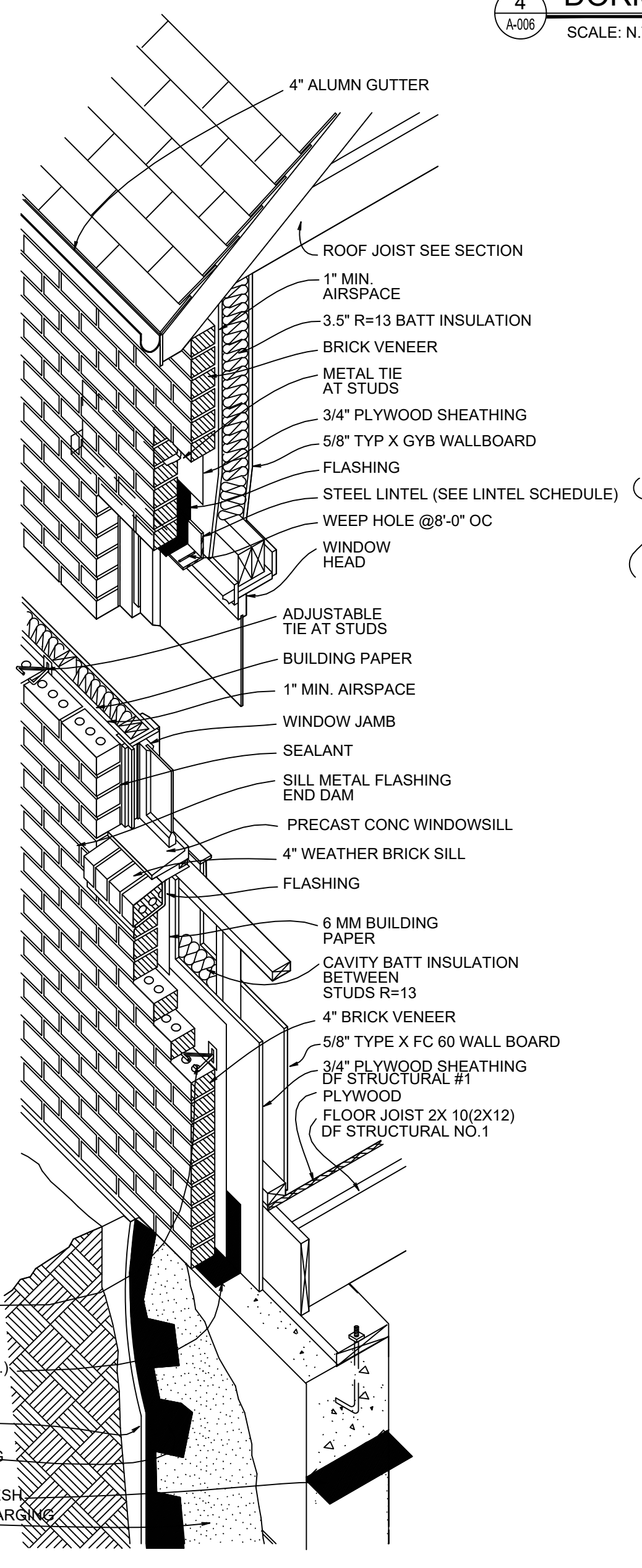
4 DORMER FRAMING DETAIL
 SCALE: N.T.S.



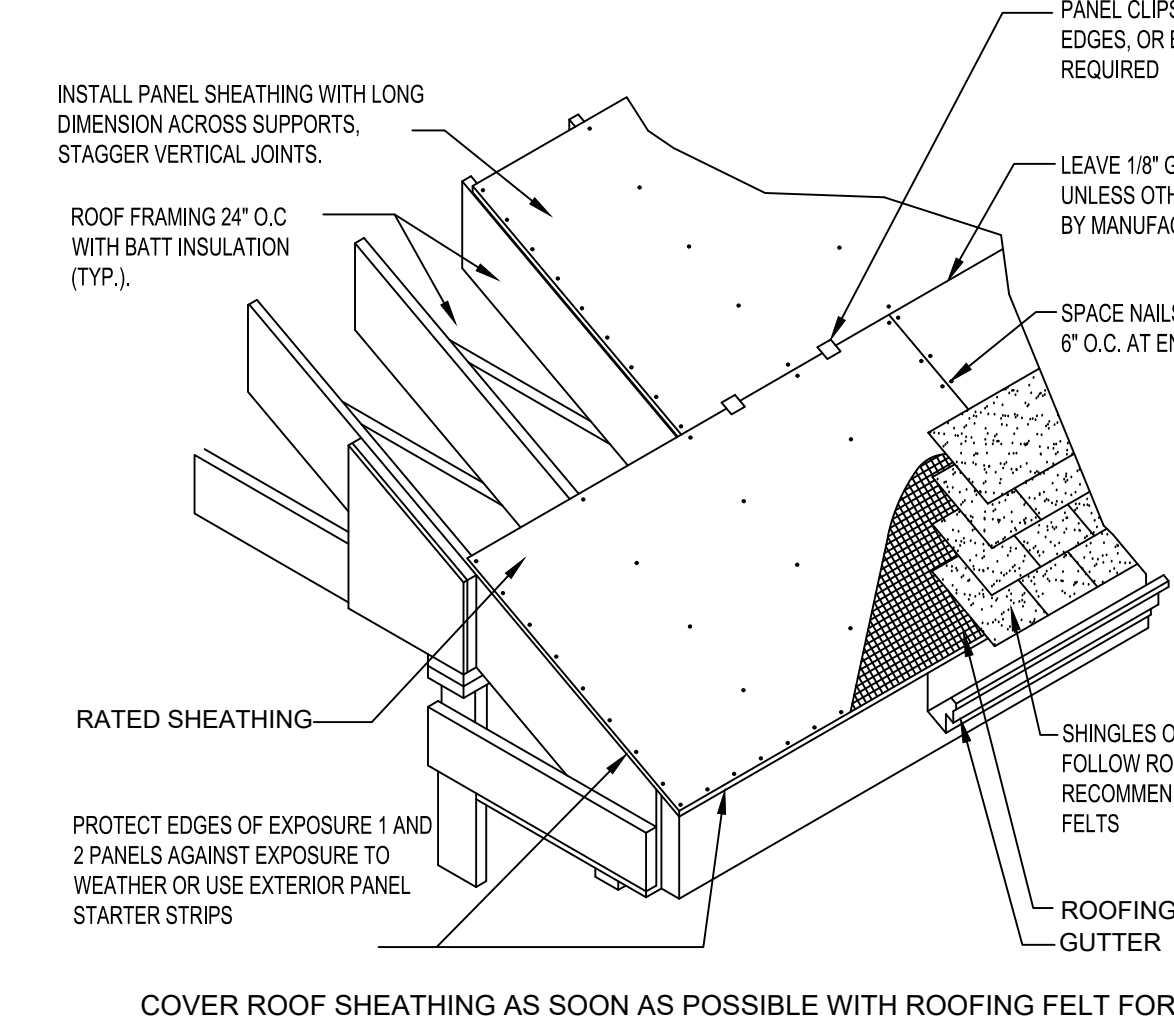
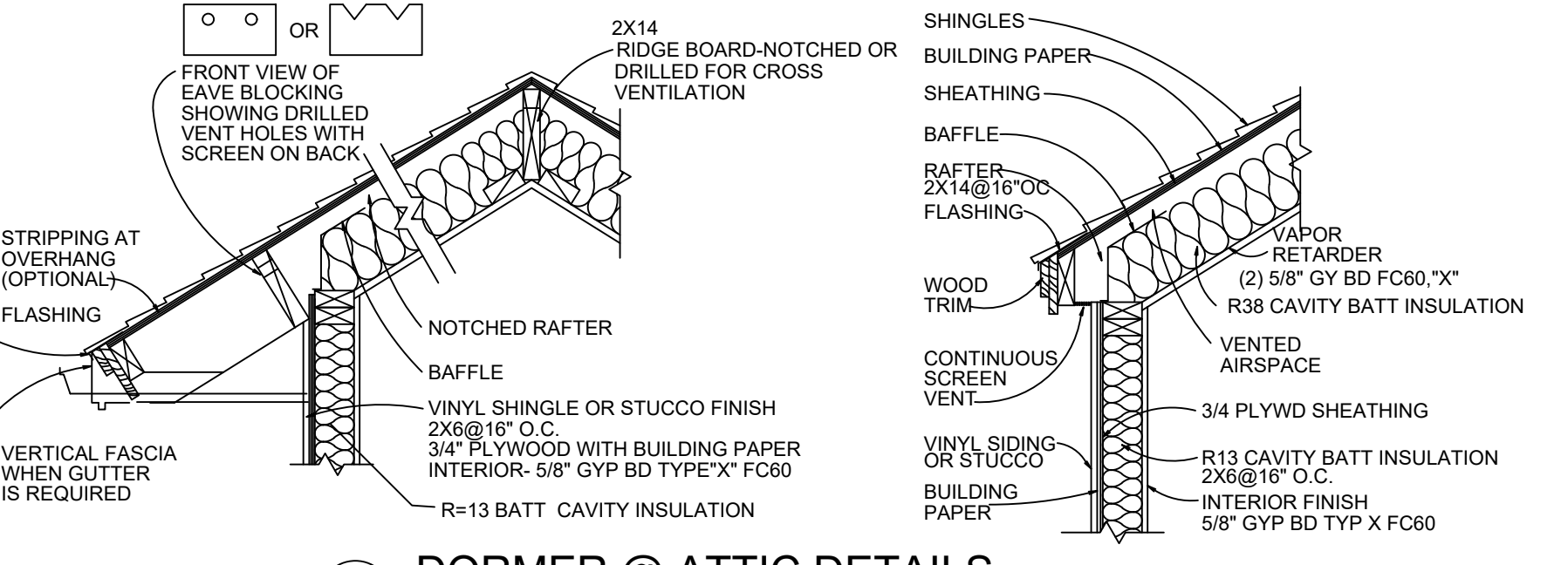
5 DORMER FLASHING DETAIL
 SCALE: N.T.S.



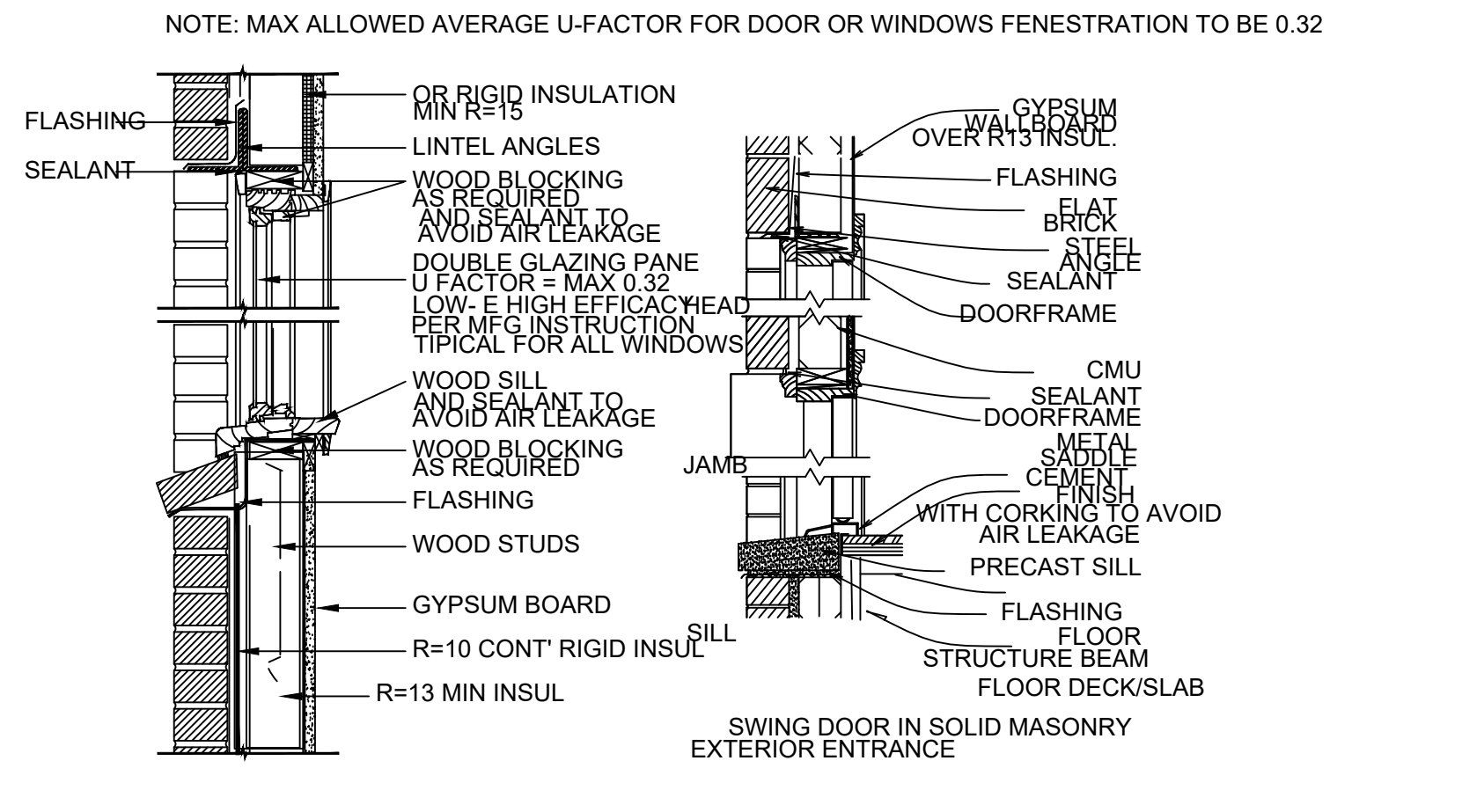
6 CHIMNEY AND ROOF FLASHING
 SCALE: N.T.S.



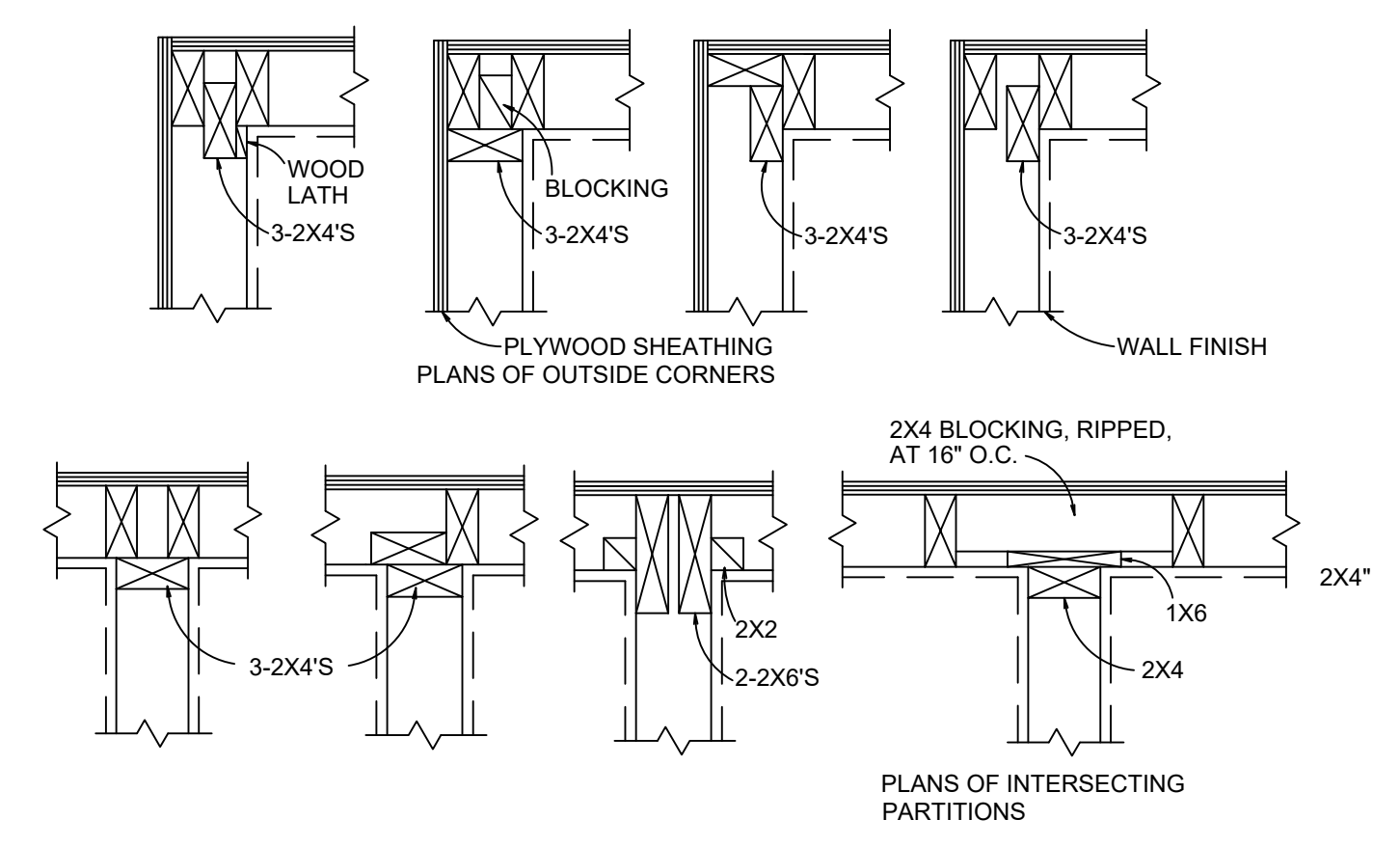
7 DORMER @ ATTIC DETAILS
 SCALE: 1/2"=1'-0"



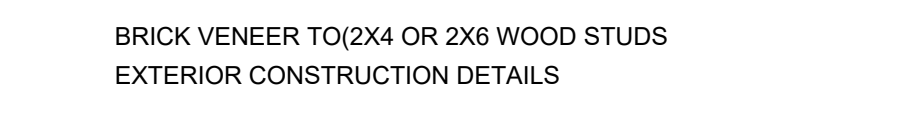
9 ROOF FRAMING DETAIL
 SCALE: N.T.S.



8 WINDOW/DOOR INSULATION DETAILS
 SCALE: N.T.S.



10 PARTITION CONDITIONS
 PROPOSED



11 EXTERIOR WALL DETAIL
 SCALE: N.T.S.

SU ARCHITECT, P.C.
 37-09 MAIN ST. 4FL.
 QUEENS, NY 10013
 TEL: 718-353-8009
 FAX: 718-504-7762
 EMAIL: QS88@YAHOO.COM



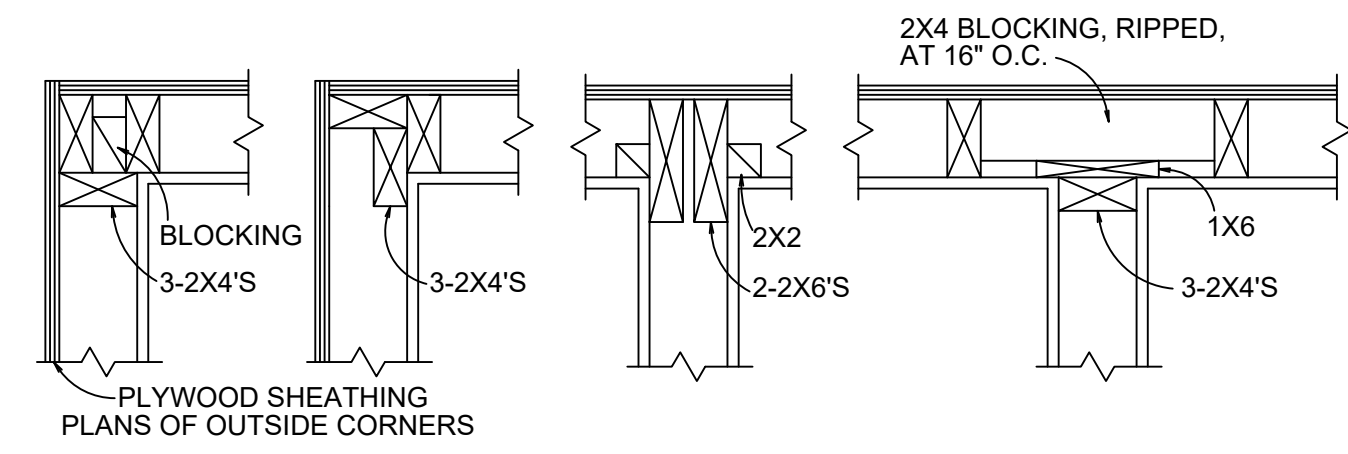
PROJECT:
 VERTICAL ENLARGEMENT, CONVERSION FROM RESTAURANT TO BUSINESS (NAIL SPA) AND GET NEW C/O
 3172 EAST MAIN ST.
 MOHEGAN LAKE, NY 10547

NO	DATE	REVISIONS	APPR'D

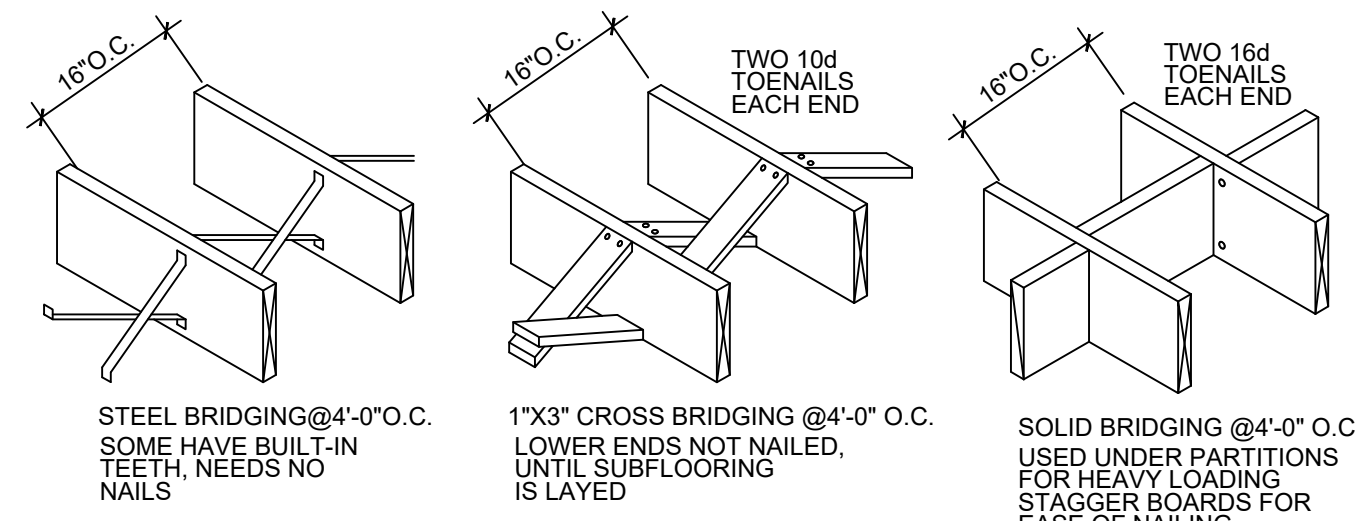
DATE: 08/25/22
 SCALE: AS NOTED
 DWG. BY: S.Z.
 DRAWING TITLE:

DETAILS
 SHEET NO: 5 OF 6
 DWG. NO: A-003.00

ADDRESS: 3172 E MAIN ST, MOHEGAN LAKE, NY 10547

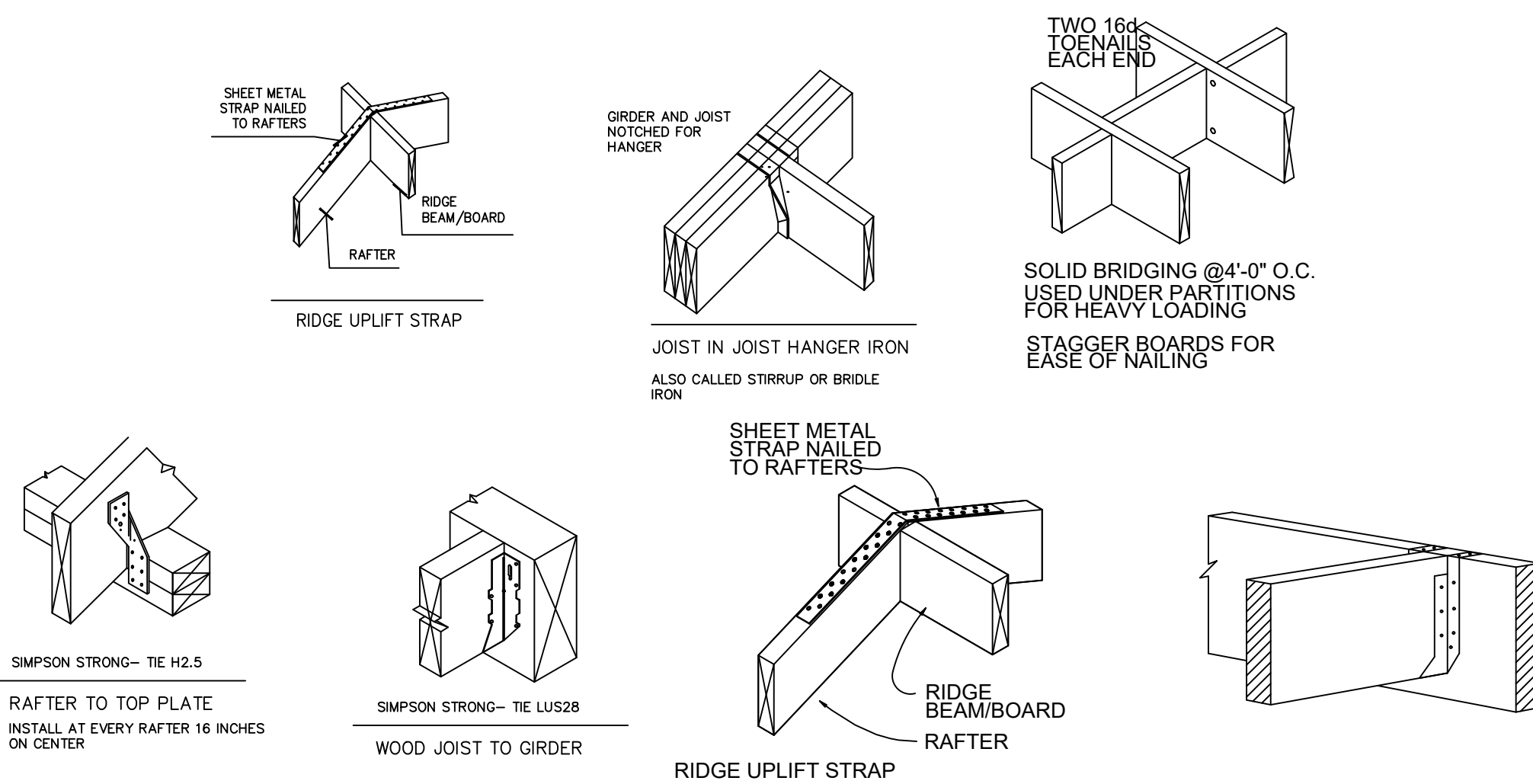


1 WOOD EXTERIOR BEARING WALL FRAMING DETAILS
A-007 NOT TO SCALE

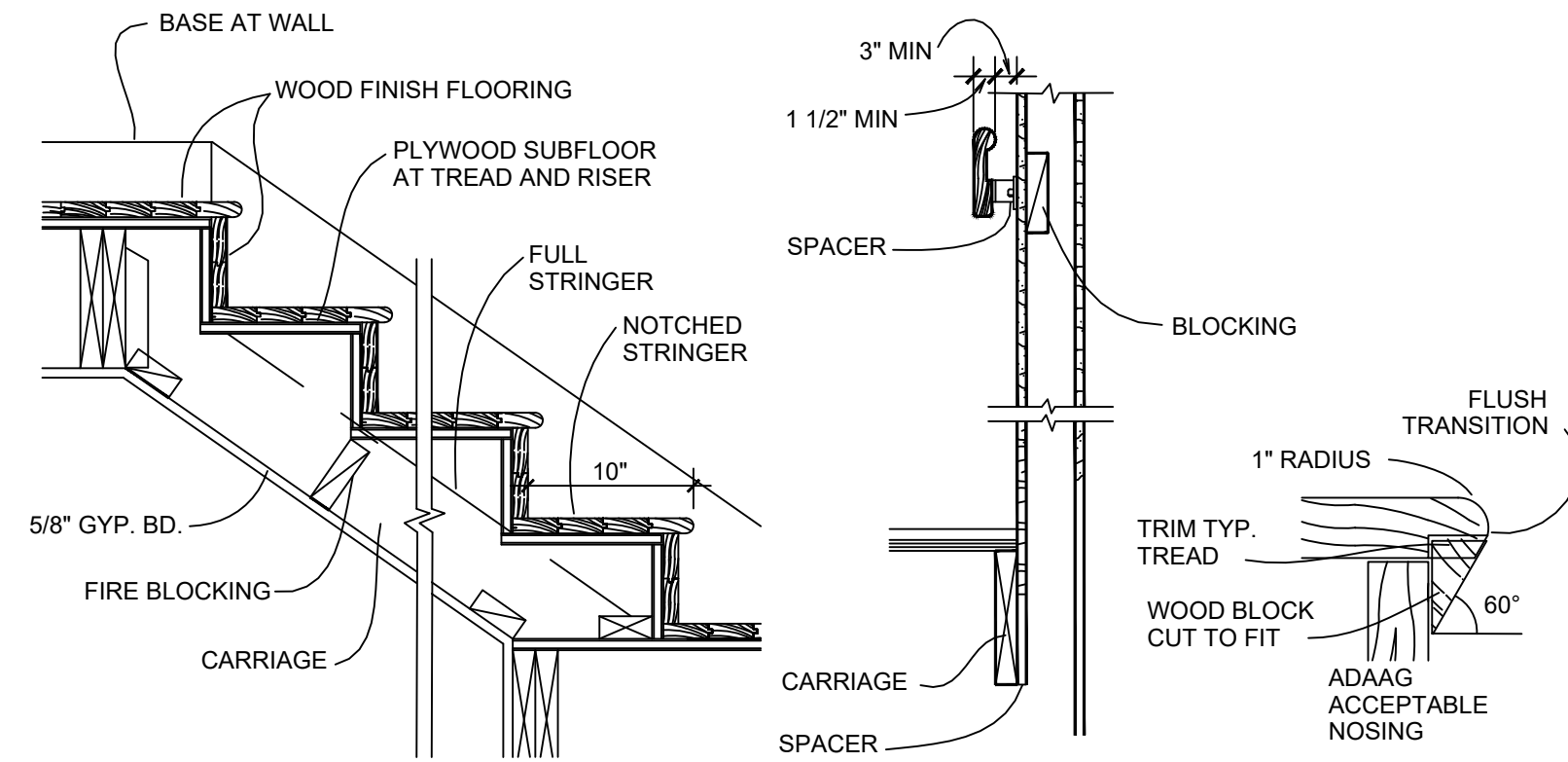


ANY ONE OF THE THREE METHODS IS ACCEPTABLE

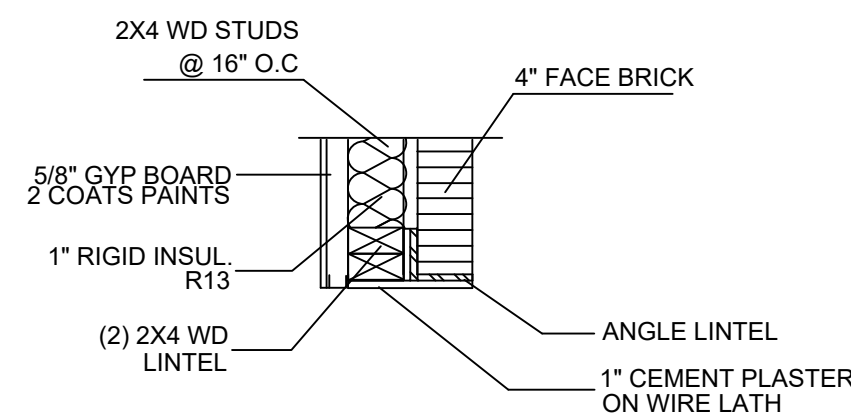
2 BRIDGING DETAILS
A-007 SCALE: N.T.S.



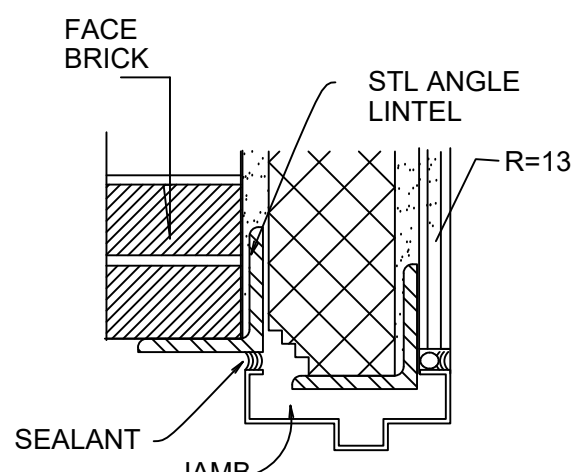
3 JOISTS CONNECTION DETAILS
A-007 SCALE: N.T.S.



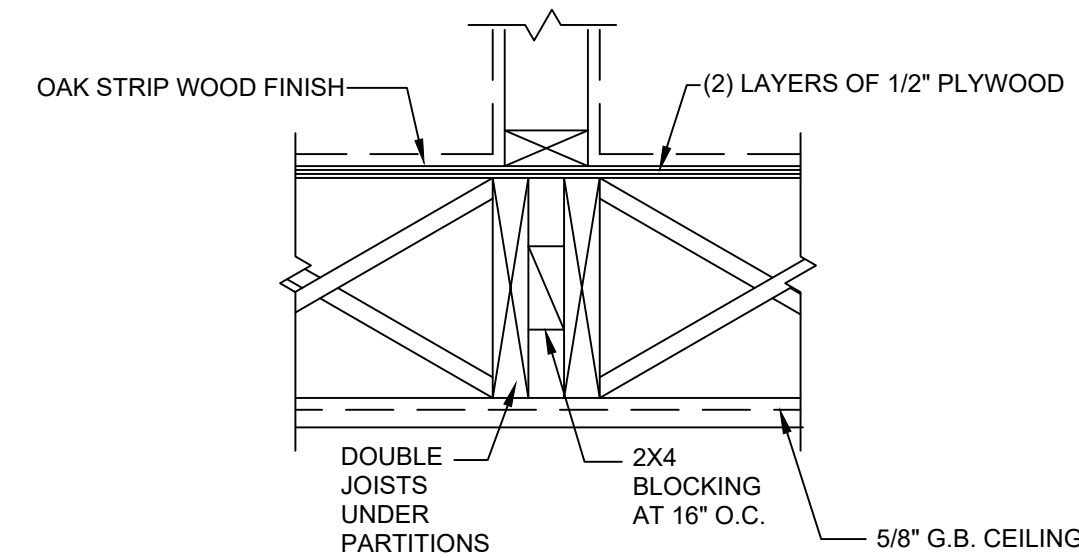
4 STAIRS DETAILS
A-007 SCALE: 1/4"=1'-0"



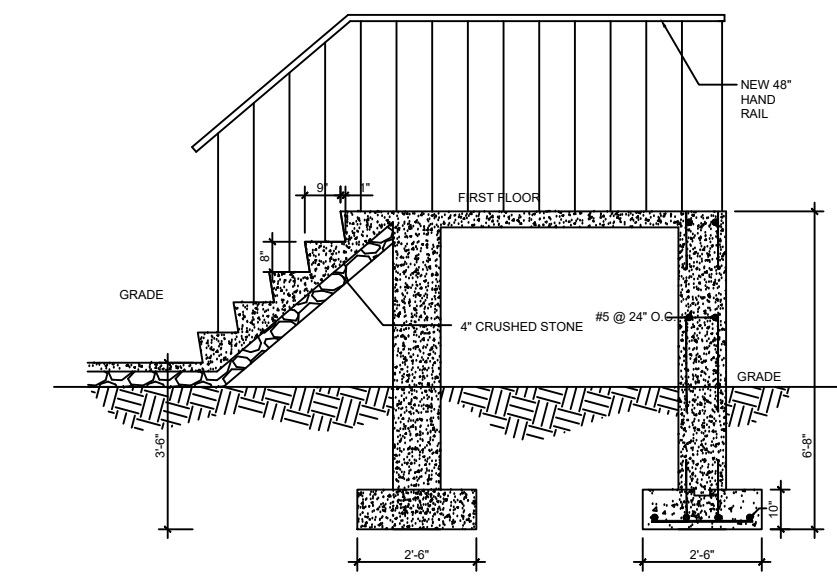
5 TYPICAL STEEL LINTEL
A-007 SCALE: N.T.S.



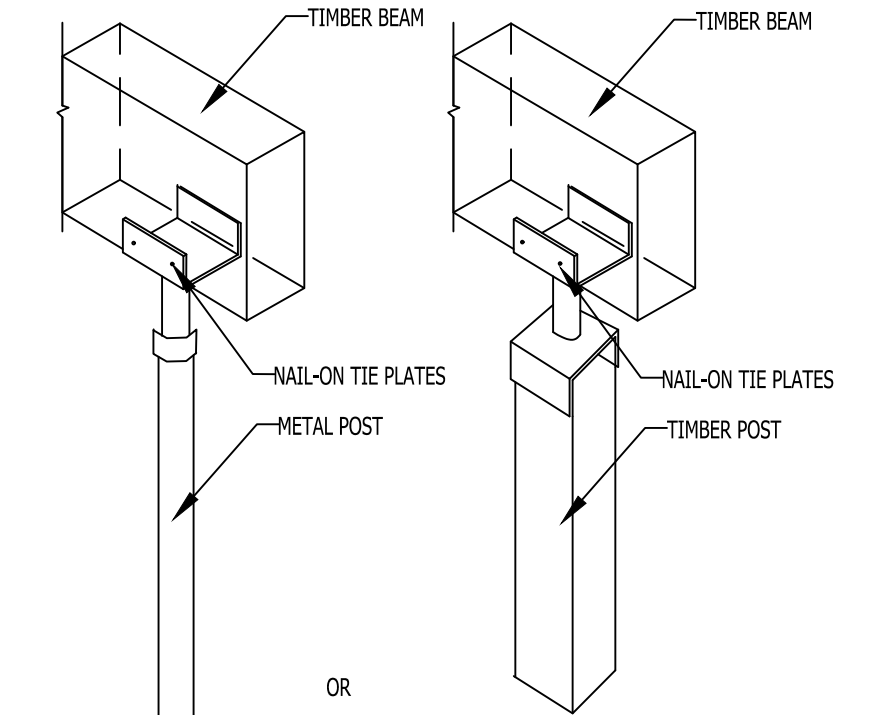
6 HEADER/JAMB DETAILS
A-007 SCALE: N.T.S.



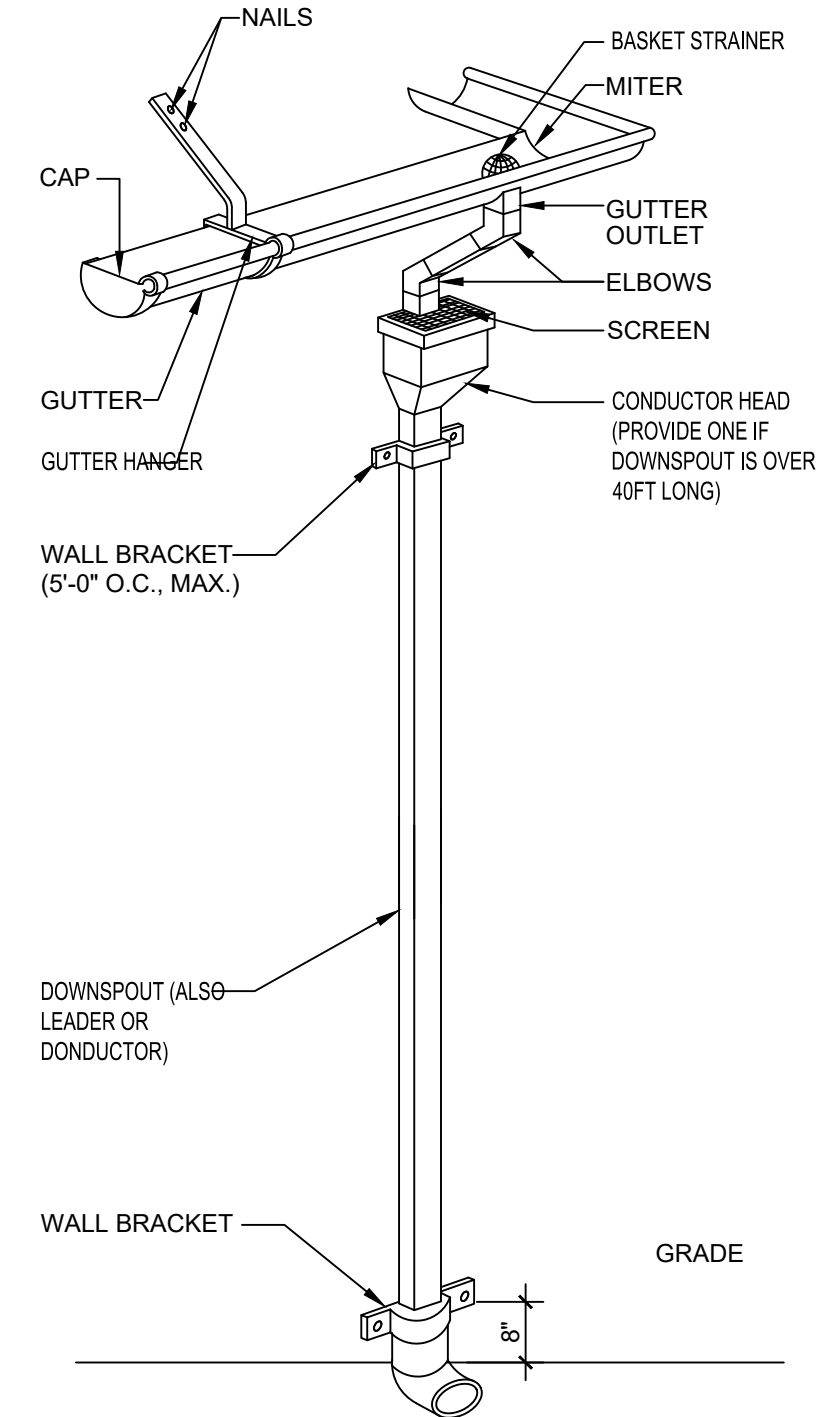
7 PARTITIONS BEARING BETWEEN JOISTS
A-007 SCALE: N.T.S.



8 PORCH STAIRS DETAILS
A-007 SCALE: 1/4"=1'-0"



10 POST AND BEAM CONNECTION DETAIL
A-007 SCALE: N.T.S.



9 GUTTER/LEADER DETAIL
A-007 SCALE: N.T.S.

SU ARCHITECT, P.C.
37-09 MAIN ST, 4FL,
QUEENS, NY 10013
TEL: 718-353-8009
FAX: 718-504-7762
EMAIL: QS88@YAHOO.COM



PROJECT:
VERTICAL ENLARGEMENT, CONVERSION FROM
RESTAURANT TO BUSINESS (NAIL SPA) AND GET NEW C/O
3172 EAST MAIN ST,
MOHEGAN LAKE, NY 10547

NO	DATE	REVISIONS	APPR'D

DATE: 08/25/22
SCALE: AS NOTED
DWG. BY: S.Z.
DRAWING TITLE:

DETAILS

SHEET NO: 6 OF 6
DWG NO: A-004.00

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: ENLARGEMENT AND CHANGE OF USE TO NAIL STORE			
Project Location (describe, and attach a location map): 3172 E MAIN ST, MOHEGAN LAKE, NY 10547			
Brief Description of Proposed Action: VERTICAL ENLARGEMENT FOR COMMERCIAL STORE AND CONVERT EXISTING RESTAURANT TO NAIL SPA (OCCUPANCY:B).			
Name of Applicant or Sponsor: QIANG SU		Telephone: 7183538009	
		E-Mail: QS88@YAHOO.COM	
Address: 37-09 MAIN ST, 4 FL			
City/PO: FLUSHING		State: NY	Zip Code: 11354
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 checked="" 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:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> 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 <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>QIANG SU</u> Date: <u>07/25/2024</u></p> <p>Signature:  Title: <u>registered architect</u></p>		

September 4, 2024

OpenGov Online Application Portal

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

***Re: Elrac LLC d/b/a Enterprise Rent-a-Car
2077 E Main St (U.S. Route 6) (SBL 24.13-3-47)***

Chairman Kessler and Members of the Planning Board:

Our firm, together with John J. Gilchrist Architect, represents Elrac LLC (d/b/a Enterprise Rent-a-Car) in connection with the enclosed amended site development plan application for the removal of a temporary car port and the addition of a permanent wash bay to the existing Enterprise office building (the "Project"). We write to request placement on the Planning Board's September 10th meeting agenda for an initial presentation, to begin the SEQRA review process, and to schedule a public hearing on the Application.

The subject property, located at 2077 E Main Street (U.S. Route 6) and as identified on the Cortlandt Tax Map as Section 24.13 Block 3 and Lot 47 (the "Property"), is in the Town's Highway Commercial (HC) District. The Property has been the site of Enterprise Rent-a-Car since the mid 1990's.¹ In 2012, the Town approved an amended site plan and area variances to permit the erection of a temporary carport and Geomat carwash structure for use by Enterprise employees.² The Applicant now seeks amended site plan approval to permit the removal of the carport and Geomat (*not* the pavement that exists below the car port) and replacement of the carport with a 780 sq. foot permanent addition to the existing Enterprise retail office building to be used as a wash bay.³

¹ See Planning Bd. Resolution No. 59-95 in Planning Bd. App# PB 15-95, adopted Aug. 1, 1995 and filed in the Office of the Planning Bd. Aug. 3, 1995, is attached as **Schedule "A"** (granting site development plan and wetland permit approvals). See also ZBA Resolution in ZBA Case# 55-96, adopted Nov. 20, 1996 and filed in the Office of the Town Clerk Nov. 25, 1996, is attached as **Schedule "B"** (granting variance for 0-ft front yard landscape buffer).

² See Apr. 3, 2012 Planning Bd Meeting Minutes, attached as **Schedule "C"** (PB 15-95 - approving by motion the amended site plan). See also Apr. 18, 2012 ZBA Meeting Minutes, attached as **Schedule "D"** (ZBA Case# 2012-04 - granting by motion variances to reduce rear and side yard setbacks to 8 ft).

³ Because the paved area below the car port was approved under the 1995 site plan approval, there is no change to the previously granted waiver of the Code § 307-23(B)(4) residential buffer requirements.

As shown in the enclosed drawings, the Project would enhance the Property and mitigate the impacts, if any, Enterprise’s operations have on the surrounding neighborhood. The addition would be constructed 66 to 80% further from the Property’s rear and side boundary lines than the existing car port structure,⁴ would be fully enclosed on all sides, and would be constructed with materials matching the residential nature of the existing building on the Property. Thus, the Property’s aesthetics and noise levels would both improve over existing conditions. Further, the Project will improve existing environmental conditions by replacing the Geomat car wash system with a more efficient oil/water separator.

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


1. Short Environmental Assessment Form (SEAF), dated August 28, 2024
2. Site Plans Set, prepared by John J. Gilchrist Architect and last revised August 13, 2024
3. Deed (Liber 10515 Page 275)
4. Owner Authorization (by Iaropoli Construction Inc.)
5. Topographic Survey, prepared by Insite Engineering, Surveying & Landscape Architecture, P.S., dated July 9, 2024
6. List of Adjoining Property Owners (& Across Street)

Conclusion

We look forward to appearing before your Board at the September 10th Planning Board work session and meeting for an initial presentation of this development. In the meantime, if you have any questions or require any further information, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: 

David S. Steinmetz
Brian T. Sinsabaugh

Enclosures.

⁴ The rear yard setback would increase 80.7% (8.3 ft to 15 ft). The side yard setback would increase 66.2% (7.7 ft to 12.8 ft).

Cc: *(via email)*

Chris Kehoe, AICP, Dir. of Planning & Community Development

Heather LaVarnway, CNU, Planner

Michael Cunningham, Deputy Town Attorney

John J. Gilchrist Architect

Elrac LLC

Iaropoli Construction Inc.

Schedule "A"



TOWN OF CORTLANDT

DEPARTMENT OF PLANNING
AND
COMMUNITY IMPROVEMENT
TOWN HALL
1 HEADY STREET
CORTLANDT MANOR, N.Y. 10566-1249
(914) 734-1080
FAX (914) 734-1025

AUG 09 1995

LINDA D. PUGLISI
TOWN SUPERVISOR

JOHN T. FELT, AICP
DIRECTOR OF PLANNING

August 3, 1995

Stephen R. Deloge, V.P.
Enterprise Rent-A-Car
131 Danbury Road
Wilton, Connecticut 06897

Re: PB 15-95 Application of Enterprise Rent-A-Car for Site
Development Plan Approval and a Wetland Permit to convert an
existing house to an office and construct a parking lot and car
storage area for car rentals located on the south side of
Route 6.

Dear Mr. Deloge,

Enclosed please find a copy of Resolution No. 59-95 which was
adopted by the Planning Board at their meeting on August 1, 1995
which grants conditional approval for the subject application.

If you have any questions regarding this matter please contact
my office.

Very truly yours,

John T. Felt

John T. Felt, AICP, Director
Department of Planning and
Community Improvement

*Harriet,
again, you don't
have to thoroughly
read this.
But this is the
approval.
(we are fighting
par 3 page 6)*

JTF/KV/kv
enclosure
cc w/res:

Harriet Boyle, Town Clerk
Linda D. Puglisi, Town Supervisor
Rosemary Boyle, Town Board Liaison
Joel Greenberg, RA

WHEREAS, an application to the Town of Cortlandt Planning Board for Site Development Plan Approval pursuant to Chapter 307 of the Town of Cortlandt Code and a Wetland Permit pursuant to Chapter 259 of the Town Code was submitted by Enterprise Rent-A-Car by Stephen R. Deloge, V.P., tenant on property of Iaropoli Construction Corp., to convert an existing house to an office and to construct a parking lot and car storage areas for car rentals and related site improvements on property located on the south side of Route 6, opposite Millington Road as shown on a drawing entitled "Site Plan", prepared by Joel L. Greenberg, RA, latest revision dated April 21, 1995, and

WHEREAS, the subject property is designated on the Town of Cortlandt Tax Maps as Section 24.13, Block 3, Lot 47, and

WHEREAS, Part 617 of the implementing regulations of Article 8 of the State Environmental Quality Review (SEQR) Act of the New York State Environmental Conservation Law have been satisfied for the proposed action which is classified as an Unlisted Action, and

WHEREAS, pursuant to SEQR the applicant submitted with the subject application a completed Part 1 of the Short Environmental Assessment Form, and

WHEREAS, the Planning Board held a public hearing on the subject application as permitted by Section 274A of the Town Law at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on July 11, 1995 at 8:00 P.M., notice of which was published in the "The Croton-Cortlandt Gazette" and in "The Star" and sent to adjacent property owners and property owners across the street, and

WHEREAS, the requirements of Chapter 307 for Site Development Plan Approval of the Town of Cortlandt Code have been met by said application and Site Development Plan, and

WHEREAS, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Fire Advisory Board, the Westchester County Planning Board, and the Cortlandt Architectural Advisory Council, and

WHEREAS, comments submitted in response to the above mentioned referrals were considered by the Planning Board as well as comments made by staff and the public, and

WHEREAS, the Planning Board conducted a site inspection of the subject property of approximately 17,000 square feet which is zoned H-C, Highway Commercial, and

WHEREAS, the applicant proposed a 10 foot buffer and a 14 foot buffer area instead of a 50 foot buffer along the southerly property line adjacent to existing homes in a residential zone and the proposed parking lot and car storage area, and

WHEREAS, the Planning Board pursuant to Section 307-23.B(4) finds that a reduced buffer is warranted along the southerly property line since the lot is approximately 95 feet in depth from the front property line to the rear property line and due to existing vegetation to remain along the rear property line and a 6 foot high stockade fence, and

WHEREAS, due to the location of the proposed site improvements within the 100 foot control area for the existing drainage way along the rear property line the requirements of Chapter 179 (Wetlands) of the Town of Cortlandt Code have been met by said application and the Planning Board as approving authority is satisfied that sufficient information has been submitted to permit it to arrive at a proper determination, and

WHEREAS, in consideration of a wetlands permit pursuant to Chapter 179 of the Town of Cortlandt Code the Planning Board finds that:

- (1) The proposed regulated activity is consistent with the policy of Chapter 179.
- (2) The proposed regulated activity is consistent with land use regulations governing wetlands, water bodies and watercourses applicable in the Town of Cortlandt.
- (3) The proposed regulated activity is compatible with the public health and welfare.
- (4) There is no practicable alternative for the proposed regulated activity.

(continued on page 3)

(5) The proposed regulated activity will minimize degradation to, or loss of any part of the wetland, water body or watercourse or their adjacent areas and minimize any adverse impacts on the functions and benefits that said wetlands, water bodies and watercourses provide.

(6) The proposed activities are in compliance with the standards set forth in the New York State Freshwater Wetlands Regulations, Section 665.7(e) and 665.7(g), and

WHEREAS, pursuant to Section 617.11 of the SEQR Regulations, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not significantly impact existing air quality, ground or surface water quality and quantity, traffic or noise levels, nor result in a substantial increase in solid waste production, nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna, will not substantially interfere with the movement of an resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse effects on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.
3. The proposed action will not result in the encouraging or attracting of a large number of people to a place or places compared to the number of people who would come to such place absent the action.
4. The proposed action will not result in the creation of a

(continued on page 4)

material conflict with the community's current plans or goals as officially approved or adopted.

5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
10. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant effect on the environment, nor when considered together result in a substantial adverse impact on the environment.
11. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant effect on the environment, nor when considered cumulatively, would meet one or more of the criteria in this section.

WHEREAS, the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action.

NOW THEREFORE BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part 1 of the Short Environmental Assessment Form (EAF) prepared by Joel Greenberg, Architect, dated April 19, 1995, and based on Part II of the Short EAF prepared by the

Planning Department, dated August 1, 1995 and based on the subject drawing and an analysis of the criteria stated in 617.11 (6NYCRR)

(1) - (11), the proposed project as amended herein will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

FURTHER BE IT RESOLVED that the application of Enterprise Rent-A-Car by Stephen R. Deloge, V.P., tenant on property of Iaropoli Construction Corp., for Site Development Plan Approval and a Wetland Permit to convert an existing house to an office and to construct a parking lot and car storage area for car rentals and related site improvements on property located on the south side of Route 6, opposite Millington Road as shown on a drawing entitled "Site Plan", prepared by Joel L. Greenberg, RA, latest revisions dated April 21, 1995, July 7, 1995, July 17, 1995 and July 28, 1995 be approved subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said drawings upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that this approval of said drawing shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Chairman on the drawings. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, upon timely application by this applicant.

CONDITIONS:

1. Obtain the required signatures from the Town Departments on two mylars of the subject drawing as amended herein and submit four prints of said drawing to the Planning Department following the Chairman's signature on the drawings.
2. Posting of a maintenance security pursuant to Chapter 307 of the Town Code in the form of an Irrevocable Standby Letter of Credit as

(continued on page 6)

required by Town Board Resolution No. 257-90 or an Assignment of Deposit or Passbook on the form approved by Town Board Resolution No. 318-90 in the amount of three thousand five hundred dollars (\$3,500.00). Said security to be in effect for a period of not less than three years from the date thereof. Prior to the Planning Board Chairman signing the site plan drawings said Letter of Credit or Assignment of Deposit or Passbook shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Department.

3. Revise the subject site plan pursuant to Section 307-21.B.(2) (Landscape coverage Requirements) of the Town Zoning Code to provide for a landscaped strip 25 feet in width between the new front property line and the proposed car storage area. Within the area of the 25 foot landscape strip in addition to the proposed shrubbery and low fencing, as required by Section 307-21.B(3)(a) show on the subject site plan small trees, 10 feet in height at planting time 20 feet on center. By increasing the landscape strip to 25 feet this will result in the loss of 9 storage spaces for rental cars reducing the total number of rental cars to be available on the property from 41 to 32.

4. As recommended by the Conservation Advisory Council in their May 23, 1995 memo, indicate on the subject site plan that the drainageway shall be cleaned up of debris and maintained open and protected from siltation and from runoff contaminated with petroleum products.

5. Note on the site plan "Exterior lighting to be directed downward so as not to cause any glare onto adjacent residential properties."

6. Indicate the hours of operation on the site plan.

7. The applicant shall obtain and submit an appropriate letter or form from the Town Receiver of Taxes indicating that taxes on the subject property have been paid in compliance with Section 77A-3 of the Town Code.

8. On the subject site plan indicate soil erosion controls to the satisfaction of the Town Engineer.

9. Note on the site plan that this approval shall expire one year from the Planning Board Chairman's signature unless a time extension is requested by the applicant and granted by the Planning Board.

10 On the subject site plan indicate curbs in Section A-A.

11. On the subject site plan indicate the exact net parcel area and property lines based on the property taking by New York State for the reconstruction of Route 6 to the satisfaction of the Town Engineer.

12. Submission of a written agreement from the property owner to join a future Town sewer district when one is formed. Said agreement shall be to the satisfaction of the Town Department of Law.

Adopted: August 1, 1995
Cortlandt Manor, New York

Filed in the Office of the
Planning Board this 3 day
of August, 1995.

Kenneth Verschoor
Kenneth Verschoor
Clerk to the Planning Board

Schedule "B"

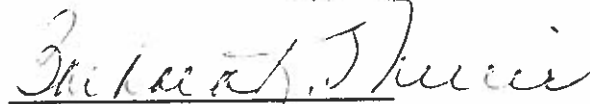
The Applicant is GRANTED an Area Variance from the previous variance of 12 feet (down from 25 feet) to 0 (zero) feet of landscape buffer with the following conditions:

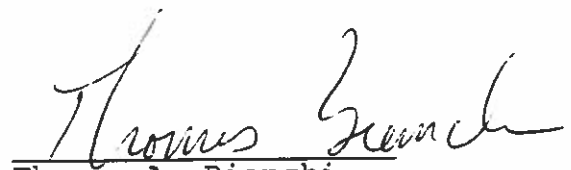
1. The fence along Route 6 will be moved behind the property line.
2. The Applicant will submit an as-built survey showing the relocated fence.

This is a Type II action under SEQOR with no further compliance required.

NOW THEREFORE, Petition is granted and it is further ordered that in all other respects Petitioner comply with all of the rules, regulations and ordinances of the Town of Cortlandt and all other agencies having jurisdiction.

Adopted: November 20, 1996
Cortlandt Manor, New York
Date filed: *Nov. 25*, 1996


Barbara K. Miller
Acting Clerk, Zoning Board


Thomas A. Bianchi
Chairman, Zoning Board

Schedule "C"

Meeting Minutes

THE REGULAR MEETING of the PLANNING BOARD of the Town of Cortlandt was conducted at the Town Hall, 1 Heady St., Cortlandt Manor, NY on ***Tuesday, April 3rd, 2012***. The meeting was called to order, and began with the Pledge of Allegiance.

Thomas A. Bianchi, acting chair presided and other members of the Board were in attendance as follows:

- Loretta Taylor, Chair (absent)
- John Bernard, Vice-Chairperson (absent)
- Steven Kessler, Board Member
- Robert Foley, Board Member
- Jeff Rothfeder, Board Member
- Peter Daly, Board Member

ALSO PRESENT:

- John J. Klarl, Esq., Deputy Town Attorney
- Ed Vergano, Town Engineer (absent)
- Chris Kehoe, Deputy Director for Planning

* * *

Mr. Thomas A. Bianchi stated as Chris said Chairperson Loretta Taylor is out ill but she is recuperating well. She sends her regards and her regrets that she couldn't be here tonight. Our Vice Chair John Bernard is on a four month leave and I was the lucky person chosen to lead the Board tonight so you have me.

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CHANGE TO THE AGENDA

Mr. Thomas A. Bianchi stated we have one change to the agenda. It's a letter about Lou's Corner Store. We're going to add it to the end of 'correspondence' so it would be item 'c' under 'correspondence'.

Mr. Steven Kessler stated Chairman I move that we add the correspondence to the agenda at the end of 'correspondence' item letter 'c'.

Seconded with all in favor saying "aye."

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ADOPTION OF THE MINUTES OF THE MEETINGS OF MARCH 6, 2012

Mr. Thomas A. Bianchi stated I need a motion to adopt the minutes of the March 6th meeting.

Mr. Jeff Rothfeder stated I move that we adopt the minutes.

Seconded.

Mr. Robert Foley stated I'm submitting a few comments but I'm in favor.

With all in favor saying "aye."

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RESOLUTIONS

PB 10-11 a. Application of Percy & Barbara Montes for the renewal of the Child Care Special Permit for a Child Care center located at 18 Radio Terrace as shown on a drawing entitled "Site Plan" prepared by Theodore Strauss, R.A. latest revision dated June 11, 2007. (see prior PB 39-06)

Mr. Steven Kessler stated Mr. Chairman I move that we adopt **Resolution 8-12** approving the renewal of the Special Permit.

Seconded.

Mr. Chris Kehoe stated just let the applicant know that you need to come back in October of **2016** and the Special Permit expires in April of **2017**.

Mr. Thomas A. Bianchi stated that's one of the conditions in the Resolution.

Ms. Barbara Montes asked it's a condition in the Resolution? Okay, I also wanted to ask; next time when we come before the Board, when we initially applied for this Permit we sent out the notices to a very large slew of people and I was hoping to reduce that to perhaps the abutting properties the third time around since no one really showed for the public hearing. Would that be possible?

Mr. Chris Kehoe stated that's a good point. I talked about this with Ms. Montes. If you recall, the first time this was done we went all up and down Dogwood about **50 - 60** people. We're only required to notify the immediately adjacent property owners but without direction, the second time we mailed it out to the **50** or **60** people again which is at the applicant's expense. We may not remember it in four years but if so directed I'll only mail a notice to the immediately adjacent property owners.

Mr. Thomas A. Bianchi asked is that okay with everybody on the Board? Okay.

Board members agreed.

With all in favor saying "aye."

PB 43-06 b. Application of Michael Ryan for Final Plat Approval for a 3 lot major subdivision of a 4.33 acre parcel of property located on the west side of Watch Hill Road, at the intersection of John Alexander Drive, as shown on a final plat entitled "Subdivision Map prepared for Michael Ryan" prepared by William J. Simmons, L.S. latest revision dated February 9, 2012 and on a 4 page set of drawings entitled "Integrated Plot Plan" prepared by Timothy L. Cronin, III, P.E. latest revision dated December 21, 2011.

Mr. Robert Foley stated Mr. Chairman I make a motion that we approve **Resolution 9-12** with the **7** conditions. There may be an issue on condition number **6**. Is the applicant here?

Mr. Chris Kehoe asked Jim, did you talk to Ron at all? He had mentioned to me that he was going to talk to Mr. Ryan about that one condition.

Mr. Jim Annicchiarico stated I thought there were two. Which condition do you mean?

Mr. Thomas A. Bianchi responded this is number **6**; it says "prior to signing of the final plat, the applicant shall prepare and submit a restoration plan for the wetland."

Mr. Jim Annicchiarico stated he has no problem with that.

Mr. Chris Kehoe stated so that one's fine. Leave it alone. That was the only one I talked to Ron about.

Mr. Jim Annicchiarico stated okay, I thought there were two.

Mr. Thomas A. Bianchi asked he had no problem with that?

Mr. Jim Annicchiarico responded no problem.

Seconded with all in favor saying "aye."

Mr. Thomas A. Bianchi stated the Resolution passes.

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CORRESPONDENCE

PB 20-06 a. Letter dated March 14, 2012 from James W. Teed Jr. requesting the requesting the 4th 90-day time extension of Final Plat Approval for the Picciano Subdivision located on Maple Avenue.

Mr. Peter Daly stated Mr. Chairman I move that we adopt **Resolution 10-12** approving the time extension.

Seconded with all in favor saying "aye."

PB 9-99 b. Letter dated March 21, 2012 from Linda Whitehead, Esq. requesting the 2nd 90-day time extension of Final Plat Approval for the Furnace Dock Inc. Subdivision located on Furnace Dock Road.

Mr. Jeff Rothfeder stated Mr. Chairman I move that we approve **Resolution 11-12** approving the extension.

Seconded with all in favor saying "aye."

PB 0-00 c. Letter from Ved Parkash.

Mr. Ved Parkash stated I'm the owner of Lou's Corner recently renovated deli. I want to put two tables, a few facing the deli on the right hand side. I want to have an extra two tables because people are saying we don't have a place to sit down and eat or anything. I would really like to have two tables on the right hand side. If anything needs to be done I'll do it, it's not a problem at all.

Mr. Thomas A. Bianchi asked when you say to the right, you're talking about facing the store?

Mr. Ved Parkash responded facing the deli. There's an ice machine outside, next to that.

Mr. Thomas A. Bianchi asked next to the ice machine and then next to the fence?

Mr. Ved Parkash responded yes.

Mr. Thomas A. Bianchi asked so it would along the fence line you would add two tables?

Mr. Ved Parkash responded yes.

Mr. Thomas A. Bianchi stated we discussed this briefly at the work session. You might have overheard some of what we discussed. There's a need for re-stripping of the

parking lot because you're going to be taking some parking spaces away I believe and we want to make sure that people know where they can park. There's also a need for something, some item of a bollard or planter to protect that area from traffic and cars that are driving around in that area. So, you agree to do that to our satisfaction and engineer's satisfaction?

Mr. Ved Parkash responded yes sir, no problem.

Mr. Thomas A. Bianchi asked any other item discussions on this?

Mr. Steven Kessler stated Mr. Chairman I move that we approve the addition of the two outdoor tables subject to Department of Technical Services' approval as well.

Seconded with all in favor saying "aye."

Mr. Ved Parkash responded thank you.

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PUBLIC HEARING (NEW)

PB 11-11 a. Application of CRP Sanitation, for the property of 2 Bayview Road, LLC, for Site Development Plan Approval for the demolition of approximately 8,000 sq. ft. of an existing 10,300 sq. ft. one story block building and the construction of a 12,000 sq. ft. one story steel building (for a total building area of 14,300 sq. ft.) and for the parking of trucks and roll-off containers and for the renewal of a Special Permit for a Contractor's Yard on a 6.388 acre parcel of property located at 2 Bayview Road as shown on a 2 page set of drawings entitled "Amended Site Plan for CRP Sanitation" prepared by Cronin Engineering latest revision dated January 25, 2012 (see prior PB 15-02).

Mr. Thomas A. Bianchi asked that's not the latest drawing?

Mr. Jim Annicchiarico responded no.

Mr. Chris Kehoe stated the latest drawing was corrupted. You can try. You can go back there but it said it can't open that file.

Mr. Thomas A. Bianchi asked could you identify yourself please?

Mr. Jim Annicchiarico responded Cronin Engineering. The building is very similar to that. Let me just try to point out the changes. This line is taken straight across so that back rectangle of the building would not be there. So, it's actually a bit smaller than that.

Mr. Thomas A. Bianchi asked it's a rectangle, strictly a rectangle?

Mr. Jim Annicchiarico responded it is strictly a rectangle, correct. It was also shifted that way towards this building 14 feet to accommodate three full 14-foot wide garage door base at the front right here. However, I believe those changes were reflected in the field when the building was staked out when you were at your site walk.

Mr. Chris Kehoe asked Jim, did you add any extra protection to that above-ground tank?

Mr. Jim Annicchiarico responded yes. Right here is the diesel storage tank. There are four bollards; one on each corner. We added two bollards to the middle as we discussed at the site walk. There will be bollards all around this building, pretty much on each side of every garage door bay, front and back and there will be some bollards along the corners of the building and anywhere where there's an entrance basically. Those are all reflected in the latest plans.

Mr. Thomas A. Bianchi asked I understand the elevation drawings have been submitted and reviewed by the...

Mr. Chris Kehoe responded yes, and they're signed off on by Architecture...

Mr. Thomas A. Bianchi asked Architectural Review? So, they've been approved. We did a site inspection on this a couple of months ago probably and I think, from my viewpoint, the site was in a lot better shape than it was previous times that we have seen it. Thank you for cleaning it up. Is there any other comments or discussion on the Board?

Mr. Robert Foley stated Mr. Chairman I make a motion that we have a Resolution at our May 1st meeting.

Mr. Chris Kehoe stated you should close the public hearing. You should also just make sure no one else wants to speak about it first.

Mr. Thomas A. Bianchi asked is there anybody in the audience that would like to speak on this case? There is no one so you can proceed with the motion.

Mr. Robert Foley stated I make a motion we close the public hearing.

Seconded with all in favor saying "aye."

Mr. Robert Foley stated and we have a Resolution prepared for May 1st.

Seconded with all in favor saying "aye."

Mr. Jim Annicchiarico stated thank you very much for your time.

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OLD BUSINESS

- PB 7-09 a. Letter dated February 22, 2012 from David Steinmetz, Esq. requesting the Planning Board amend PB Resolution 1-10 for the Yeshiva Ohr Hamier to eliminate the approved construction of an on-site wastewater treatment plant and permit the construction of an on-site pump station for a sewer line and a gravel service road to access the pump station for property located at 141 Furnace Woods Road as shown on a drawing entitled “Site Plan” prepared by Daniel A. Ciarcia, P.E. dated February 21, 2012.**

Mr. David Steinmetz stated very briefly Mr. Chairman. We have a fairly simple application before the Board. We’re eliminating the waste water treatment plant. We’re putting in a sewer line that may ultimately provide connection capability for other properties. We had hoped that this would not warrant a public hearing. After discussing it with staff and in a spirit of full cooperation we understand that there will be a public hearing. We appreciate the comments at the work session that it would be a focused public hearing on the limited issues before the Board.

Mr. Thomas A. Bianchi stated I think there were a couple of questions that came out of the last meeting in terms of – this is something you’re probably still be going to study but could you address the need to address the capacity of the proposed sewer line and you’ll be looking at that?

Mr. David Steinmetz responded Mr. Vergano and Mr. Ciarcia have already begun that discussion and we will let the engineers address that at the beginning of the public hearing session as well as the scheduling and timing issue that your Board had requested. We’ll also – although Chair Taylor is not here, we’ve also started working with staff on the issues that have to be addressed in the new Resolution and we’ll have that completed before the May meeting as well.

Mr. Thomas A. Bianchi stated you did mention the timeline as you were referring to when you said the – okay thank you. Anyone on the Board have any discussion points on this? I think that the public hearing – we’re going to schedule a public hearing for this as you indicated for May 1st. I think that the public hearing should focus on three items; what is being eliminated, what is being added to the site and the information on the sewer line as we had talked about so that the public can hear what the options are there, especially those that are located in the route where the sewer line would be located. Is that okay?

Mr. David Steinmetz responded that’s perfectly fine. That’s our understanding and we’re ready to proceed.

Mr. Thomas A. Bianchi asked any other points on this?

Mr. Peter Daly stated Mr. Chairman I move that we schedule a public hearing for May 1st on this matter with the restrictions that we've discussing as far as the scope of that public hearing.

Seconded with all in favor saying "aye."

PB 1-11 b. Application of Croton Realty & Development Inc. for Preliminary Plat Approval and for Steep Slope, Wetland and Tree Removal Permits for a 27 lot major cluster subdivision, with a recreation parcel, of a 35.9 acre parcel of property located on the east side of Croton Avenue, approximately 400 feet north of Furnace Dock Road as shown on a drawing entitled "Subdivision Plan for Hanover Estates, Alternate 9" prepared by Timothy L. Cronin III, P.E. dated October 19, 2011 (see prior PB 14-83).

Mr. David Steinmetz stated from the law firm of Zarin and Steinmetz representing Croton Realty and the Hanover Estates proposed subdivision. I know the Board conducted a fairly comprehensive site inspection this past weekend. We're pleased that you were all out there. It's also our understanding that you have scheduled a special, or will be scheduling a special meeting for April 26th, either before or after your work session to go through a detailed substantive discussion of the project. We certainly plan to be there and hope that we will receive a draft of the proposed scope from Mr. Kehoe. My client, as I indicated at the last meeting, has no objection to the Board's adoption of a positive declaration. We're looking forward to beginning the SEQRA process in earnest with the Board and your consultants and hope that there can be a meaningful dialogue with the Board on April 26th. We're looking for some guidance, as I heard at the work session from your Board, on what the preference might be. I have a very willing and open client in terms of how to proceed. We know we're going to have to study a number of alternatives under any circumstance regardless of what the preferred or base application is. We're ready to do that. Our goal is to see you have that dialogue with us at the end of April. Hopefully at the May meeting you're in a position to adopt a proposed scope to put out to the public, decide whether you're going to have a public scoping session and if so, have that conducted at the earliest possible date, I gather, in June. The only thing I'm going to mention that you may not have discussed or thought about to the extent that the traffic is clearly an issue and I heard it was discussed by your Board during the site inspection and obviously were you to consider the recreational facility that we've been encouraged to study by others in the Town, a traffic study is going to be warranted. I would ask that the Board, and I'll remind you of this at the May meeting, we need to get your traffic consultant out there either at the end of May or at the beginning of June so that the traffic data can be accumulated before the close of schools. That will allow the DEIS to be prepared and analyzed and drafted during the summer months and then we don't have to worry about anybody on the Board or in the public saying "how come the

Town's traffic consultant didn't gather traffic data during school?" I just foreshadow that so that you all know we need to deal with that and between our office and Chris we can certainly make sure that that gets handled administratively but your Board should address that at your May meeting.

Mr. John Klarl stated Mr. Chairman just for the record, I'm looking at my file notes and I see at our last meeting we scheduled a special meeting for March – actually it was April 26th and we did so by a vote of **4** to **3** and we also talked about we'd discuss the scope then. Actually, we were talking about setting up tonight – my notes reveal...

Mr. David Steinmetz stated it's already been done...

Mr. John Klarl stated by a controversial **4** to **3** vote. So, it's been scheduled.

Mr. David Steinmetz stated procedurally tonight I think you were going to address the pos. dec.

Mr. Thomas A. Bianchi responded yes, what we'd like to do tonight is focus our discussion on reporting on the site visit.

Mr. John Klarl stated on a limited basis you were saying.

Mr. Thomas A. Bianchi stated on a limited basis with all the other discussion that we needed to have on this case take place at the work session or the special meeting I should say so we don't have to repeat things twice. We're also looking at a pos. dec. on this tonight and we'll schedule the special meeting on April 26th. Who would like to start on report of the site visit?

Mr. John Klarl responded we don't have to schedule it because of the vote at our last meeting it was scheduled.

Mr. Thomas A. Bianchi stated so we don't need to vote on that tonight. Who would like to start on the report on the site visit? Anyone?

Mr. Steven Kessler stated I can wait until the special meeting, that's okay.

Mr. Thom.as A. Bianchi stated just briefly do it tonight.

Mr. Steven Kessler stated a couple of things. I think there needs to be – I'm concerned about the **25** foot buffer. I think that's not adequate between the Apple Hill development and the proposed development. The dog park we've all talked about and we think that that probably is something that's in a wetland buffer that probably doesn't belong there and shouldn't be there...

Mr. David Steinmetz stated that is not part of the application. It's no longer part of the application.

Mr. Steven Kessler asked oh, it's no longer part of it?

Mr. David Steinmetz responded right.

Mr. Steven Kessler stated okay, that's news.

Mr. David Steinmetz stated I thought Chris made mention of that earlier during the work session.

Mr. Chris Kehoe stated not in so many words.

Mr. Thomas A. Bianchi stated we were told that it wasn't going to be at the site visit but we still have a drawing that shows it on there.

Mr. Chris Kehoe stated correct.

Mr. Steven Kessler stated the real question is, as you said David, is when we sit and around the table to decide on the appropriate alternatives to select for study in the DEIS.

Mr. Thomas A. Bianchi stated thank you Mr. Kessler.

Mr. Jeff Rothfeder stated I agree with the concern about the buffer and also the woodland to the north of the property – northeast, I'm concerned about what Coleman talks about the wildlife corridor and leaving that relatively untouched which of course would then cut, even in the cluster project, would cut into some of the houses there.

Mr. Chris Kehoe stated I'm sure you're aware and I think it's mentioned that Coleman analyzed the conventional alternative but his comments still are reflective of that back corner needing some space.

Mr. Jeff Rothfeder stated yes but Steve was talking about **75** feet and that does go into some of the houses that are over there.

Mr. Thomas A. Bianchi asked does Mr. Coleman's report talk about this alternative?

Mr. David Steinmetz responded he hasn't seen it.

Mr. Thomas A. Bianchi stated he hasn't seen this one so he's referring – when we talk about the original **27** lot...

Mr. Chris Kehoe stated precisely because he has...

Mr. Jeff Rothfeder stated this pertains to this as well though.

Mr. Chris Kehoe stated it does pertain to it.

Mr. Robert Foley stated this report was done in December.

Mr. Peter Daly stated my concern mostly is, I agree with Steve and Jeff, that a buffer is somewhat on the small side and that northeast corner is definitely something of concern. There's quite a lot of large tulip poplars up in there, in fact, I'd be kind of curious as to what their relative age is because I believe I saw on the EAF that it was declared there were no trees over a **100** years old which some of those are pretty large. I think they might exceed **100**, at least one or two here or there. Other than that I'm concerned about steep slopes, in at least the conventional layout. And that dog park, I'm glad that's gone.

Mr. Robert Foley stated I thought the site visit went very well. When you get up to Apple Hill coming from the property side, the applicant's property, I could see why any access from there would not be doable because the right-of-way isn't very wide there. It would change the character of that neighborhood. I also feel that the buffer area between the back end of the neighbors on Apple Hill and your property should be made larger, wider. When you're up there and you see it, it needs to be made wider. As you leave the site, the sight distance coming out of the existing entrance/exit it's kind of iffy because of cars coming up around the bend and off that intersection coming north, come up on you pretty quick. Now, maybe your boulevard entrance will be slightly north and may take care of that problem.

Mr. David Steinmetz stated we know we have to study that.

Mr. Robert Foley stated I wish there was another way, another access in and out of there to diffuse the traffic and have less impact at the one spot. I think that's basically it at this point.

Mr. Thomas A. Bianchi stated thank you. I was at the site visit as well and I agree with everything that's been said thus far, specifically the **25** foot buffer does concern me. It's very small. It needs to be bigger and that affects lots **5**, **6**, **7** and **8** basically. I think we talked a little bit about, I'm not sure who it was with that I spoke to, but a little bit about cutting the corners on lots **5** and **6**, and **8** and **9** to increase that buffer somewhat in those areas because it does creep very quickly into the Apple Hill properties. The vegetation area is not overwhelming. It's not very thick and when we determine where the property line that a proposed home owner would have there in clearing his land it was clear to me that the line of sight was still very clear right through the buffer and into the neighboring Apple Hill Estates. Also, I'll mention that lots **27** and **14** to me look like not to be in a very good position especially if we are going to consider a sports field and I'm not sure that's a foregoing conclusion at this point but if that field should stay where it's being proposed I would have a problem with lots **14** and **27**. In summary, I think the buffer, like everybody else said needs to be increased. This is all relative to alternative **9** now I'm talking about just for the record. We do need to decide on what we're going to study, have you study a little bit more clearly. We'll discuss that at the special meeting. I think a lot count needs to be verified on this. The original **27** lot count needs to be reviewed by the Town Engineer.

Mr. Chris Kehoe stated right, I did send him an e-mail to that effect and ultimately, whether it's in a form of a memo or an e-mail he will confirm that it's been done.

Mr. Thomas A. Bianchi stated one of the things I had requested that we have an agenda for the special meeting so we know what we're going to discuss. I understand it's going to be a scoping document basically is that plus which alternatives we want to focus in on essentially. On the question of the traffic consultant, is that something we can act on tonight to get going? It sounds like it's fairly urgent in terms of getting it scheduled and done by the end of May or June?

Mr. Chris Kehoe responded yes, as long as you're aware of the discussion. I will talk to Ed and as I mentioned we are thinking of changing our way we do traffic studies so we would do it ourselves rather than have the applicant do it. That hasn't exactly been finalized yet but I'll talk to Ed and we'll figure out a way to get it started while school's in session.

Mr. Jeff Rothfeder stated and Ed was working – I haven't heard recently the work he was doing on the way the traffic study is going to be presented in terms of giving us a better summary and...

Mr. Chris Kehoe stated you know time flies so I'm not exactly sure that is going to be ready for this project although we had thought about it so we'll see.

Mr. Jeff Rothfeder stated because I know we had one meeting about it and then it...

Mr. Robert Foley stated we never had a follow up meeting. That was the idea I was pushing.

Mr. John Klarl stated obviously our traffic consultant has to look to the scope concerning what's going to be studied traffic wise.

Mr. Chris Kehoe stated yes, the best case scenario would be have him that firm all set to go by May 1st or something, right after the special meeting because that's going to dictate whether – let's say the sports field is an alternative, or they should probably always take into account the sports field just for the purposes of traffic so they really don't need to know exactly which alternative they're going to study...

Mr. John Klarl stated the sports field work would be done by June 10th or so.

Mr. David Steinmetz stated I think the most important thing, and following the Chair's comment, I think as long as you can begin to give thought to what intersections need to be studied as part of the scope and we can discuss that at the April meeting, then you can send your – we were assuming this was being done by your traffic consultant under the new, the almost new protocol that you're going to follow, at least that's what we had been led to believe. As long as we have a discussion at the April special meeting about

scope and intersections I don't see any reason why, during the month of May or the beginning of June, your traffic consultant cannot begin doing the baseline data gathering that has to be done. I think you could probably all, right now, determine what those intersections are but we have a month to think about it and discuss it at the end of April.

Mr. Robert Foley stated we would definitely have to start before the end of the school year.

Mr. Thomas A. Bianchi stated I think that's important that we get those statistics in there.

Mr. David Steinmetz stated we're ready to get going as soon as you – and to fund it.

Mr. Thomas A. Bianchi asked I think Chris you mentioned something about the blasting in the EAF, you want to clarify that?

Mr. Chris Kehoe responded it's **part III** of the EAF, of course I did not number the pages, but it would be question **5** which is the second page that I typed up **part III** towards the end of the document. It's "will the proposed action adversely affect ground water?" Toward the bottom of the page and it says "description of its impact and important" and it says "proposed topographic alterations and rock blasting." I would remove the words "rock blasting" since according to the applicant they won't be blasting.

Mr. Robert Foley asked which page again?

Mr. Chris Kehoe responded it's way to the end after all the SEQRA forms, then I type up a **part III** and it's the second page of **part III** at the bottom of that page.

Mr. Thomas A. Bianchi stated I'll also state for the record, and I won't read it tonight we can review this at the special meeting but we did receive a memo from the Conservation Advisory Council regarding the site walk.

Mr. David Steinmetz stated we saw that memo also.

Mr. Thomas A. Bianchi stated that will be discussed at more length at the special meeting and we also did receive some comments from John Bernard regarding the EAF and I think those are more appropriate to be brought up also at the special meeting.

Mr. David Steinmetz stated understood.

Mr. Thomas A. Bianchi stated I'll turn this over to Jeff, looking for a pos. dec. on this.

Mr. Jeff Rothfeder stated Mr. Chair I move that we adopt a pos. dec. on this project.

Seconded with all in favor saying "aye."

Mr. Thomas A. Bianchi asked do we need to do anything else on this?

Mr. John Klarl stated we've already brought up the special meeting and we discussed the site inspection.

Mr. David Steinmetz stated we'll see you at the special meeting.

PB 15-95 c. Letter dated February 21, 2012 from Joel Greenberg, AIA requesting Planning Board approval for a new car washing system with a canopy to be located at Enterprise Rent-A-Car located at 2077 Cortlandt Boulevard (Route 6).

Mr. Joel Greenberg stated for the applicant. Just want to bring you up to date and just very quickly review what was discussed at the work session. As you know, this is a company called Geo-mat which I think I explained at the last meeting as a fairly new company, about 7 or 8 years old who has actually gotten a contract for the Enterprise Rent-A-Car, I believe also national Rent-A-Cars to put in these environmentally friendly type car washes. In most cases these Rent-A-Car places basically just take a hose and spritz the car and the water, especially in cold weather, will come down usually onto the roads, freeze up and so on and so forth. As I showed you at last month's meeting, there is now, the company's name is Geo-mat, and a mat is actually embedded into the blacktop and all of the water and whatever comes out of the hose is basically collected on this mat and then recycled. Also, at the same time too the oils and stuff that might be coming off the car are separated. There's an oil separator so you're basically taking out the bad stuff, recycling the good stuff so it's just something I think is very environmentally friendly and I think will be an asset to this particular site. As John Klarl said, because of the location of this carwash we had to go to the Zoning Board for two Variances; for a side yard and rear yard Variance. It was the position of the Zoning Board that they would not act on the Variances until this Board had a motion of approval. In addition, Mr. Frank Rugetti who is the neighbor directly to the west of us was at the meeting and requested some information. I met with him twice at his home just to see exactly what he was seeing and basically we came up with a solution which I will pass out. Mr. Righetti had basically two concerns; basically they were the noise factor. Again, even though this is all, everything is recyclable it is basically the same hose except that the water is being recycled and captured instead of going down the blacktop onto Route 6 so there is no additional noise factor. One thing he did complain about which has basically nothing to do with this application but I felt we could accommodate him at the same time, when they wash the cars they also vacuum the cars and that does make a lot more noise than a hose obviously. So, what I've agreed to if you take a look at the site plan, right now between the blacktop and the property line of Mr. Righetti, what I agreed to do is to remove the vacuum machine and bring it down to the corner down at the lower left hand corner of the Geo-mat. This will number one, get it away from there also if you can see from that drawing the back of the Geo-mat which faces Mr. Righetti's property will now be a full petition instead of open on four sides it'll be closed on the fourth side. By bringing the vacuum down to this particular point over here, the residences over to the east of that property are much further away than Mr. Righetti's so that the noise factor

should not be a factor with these others but it'll help and reduce the amount of noise that Mr. Righetti gets. Basically, we've accommodated the most immediate neighbor because his house is very, very close to the property line in this particular instance and we'd ask for a motion of approval so we can proceed with our Variances. Obviously I'll answer any questions that you might have.

Mr. Thomas A. Bianchi asked are you proposing to put the structure around the carwash?

Mr. Joel Greenberg responded yes, in other words there will be walls on the side facing Mr. Righetti's house, yes.

Mr. Thomas A. Bianchi stated it's already a very small area.

Mr. Joel Greenberg responded yes, but again we're not losing any parking spaces. This is the same spot where they wash the cars now. Also, one thing I forgot to add and I met out of the site with Chris Kehoe and he had a very good suggestion which I don't know if I mentioned it at the last meeting. Because it is not exactly, as you would say a roomy site, as the cars came in off of Route 6 there's an area over here where the customers are coming in to drop off their cars come over here to this area here. Unfortunately the handicap spot which of course can be used which reduces the amount of cars that can be brought in at the same time. Chris's suggestion which is an excellent one, is to take this handicap spot, move it next to the carwash and then that would give us an additional two parking spaces for the cars to be brought back here instead of having the congestion that you have. Let's say, I think their busiest days are probably Friday and Monday when people are picking up cars and people are bringing back cars. This will actually add two additional cars to the area where customers come in, get the handicap spot over in this corner over here which happens to be right next to the handicap ramp which makes a lot of sense. Right now a handicapped person would have to park way over here, wheel themselves across a traveled way where cars come in which is dangerous and this would be moved over and located back over here next to the handicap ramp. I think we've taken care of the environment, we've taken care of the handicap and made it much easier for them and at the same time added two additional cars for customers to come and park their cars, bring the keys back and then the runner takes the car and brings it down into the inventory area down below. I think we've listened to the neighbor, listened to the Planning Board. Chris had a fantastic idea to help the handicapped and I think all and all it's a win/win for everybody.

Mr. Steven Kessler asked so Joel, the cars, this is where you're proposing to build?

Mr. Joel Greenberg responded yes, that's not the right shape.

Mr. Steven Kessler stated that's my point, so it's more head in.

Mr. Joel Greenberg responded Mr. Righetti, I don't know if you know the property he has these huge, beautiful hedges between his property and Enterprise property and Enterprise is giving his landscapers permission to come on the property to trim the hedges and

everything.

Mr. John Klarl stated which he says he keeps manicured.

Mr. Joel Greenberg responded and they are. I saw him just before the weather got warm and they were manicured all winter. But, seriously, we have the hedges which are year round and now we now we have no opening for him to see – he’s just basically going to see the end wall of the building.

Mr. John Klarl stated if I recall Joel, at the Zoning Board of Appeals meeting, he’s most concerned about the vacuum.

Mr. Joel Greenberg responded and the vacuum we’ve taken care of by putting it at the other end, yes that’s correct. His basic problem was the noise factor. Let’s face it, I sat down on his deck and all I hear is cars down Route 6 going “psh, psh, psh” constantly but whatever we can do within our property to help them out obviously we have no problem.

Mr. Robert Foley stated so even if there is a noise problem at the new location coming from that machinery, we have an Ordinance that could...

Mr. Joel Greenberg responded yes, and if Code Enforcement wants to check it out and they have to get a new one that makes less noise obviously...

Mr. Chris Kehoe stated I’m not aware that Mr. Righetti has ever filed a complaint regarding the vacuuming that’s been going on there.

Mr. Joel Greenberg responded no he hasn’t but when I was over at his house he said “oh, by the way as long as you’re here...” So, I said no problem we’ll do it. Bob Foley, obviously if there’s any question with regard to the amount of noise and the decibel level we’ll correct that also.

Mr. Robert Foley asked and the houses to the east of it are far enough away?

Mr. Joel Greenberg responded yes, there is a solid wood fence along the entire property line. There’s a large slews way over here and then there’s houses, so these houses, like Mr. Righetti’s house is probably within five feet of the property line. These houses have to be at least **20** to **25** feet from the property line and way, way far back.

Mr. John Klarl asked Mr. Greenberg you’re going to attend the next Zoning Board of Appeals meeting and explain to the Zoning Board of Appeals what transpired with yourself and Mr. Righetti?

Mr. Joel Greenberg responded I thought you just recorded it. I have to repeat it now? Yes, of course I will.

Mr. Robert Foley asked with the extra parking, the queuing up of cars trying to get in at a

busy hour, there's never been an incident or an accident on Route 6 has there?

Mr. Chris Kehoe responded no, I can't remember but I think I sent you all an e-mail but when we were there **4** or **5** cars being delivered by Enterprise employees all came back in at once. It was probably a Monday and they were bringing them all back.

Mr. Joel Greenberg stated what happened was, Chris is correct, and what happened is that you have the runners which bring the cars back and bring them down to this parking lot then you have a let's say, you have four runners, there's a fifth guy who comes over here. When the one is finished putting the cars in he takes them all back to wherever they – and it's a very good deal too...

Mr. Chris Kehoe stated they bring a van in, they take the drivers away...

Mr. Joel Greenberg responded they're paid very well for doing that.

Mr. Chris Kehoe stated but they put them down to the lower storage area when they brought them in and then one at a time they were bringing them up to hose them down and vacuum them in the back.

Mr. Robert Foley asked so they're attentive to the customer coming in with the cars and if there's a backup of cars...

Mr. Joel Greenberg responded correct, and as Chris just said there's this whole area down below too. Thanks to Chris's suggestion we actually have two more spaces on the upper level for cars to...

Mr. Chris Kehoe stated well Chris can only make suggestions. The idea of rearranging the handicap space would really be up to Ed, the Director, to see if that works. But, when we were out there, both you and I wanted to park and that handicap space and the required space on both sides of the handicap space really limits the usability of that.

Mr. Joel Greenberg stated I think we measured it, I think we can probably get two additional cars by moving the handicap spot to the back. Again, we'll discuss that with Ed. I think if Chris and I show him the way I'm sure we'll be able to do it.

Mr. Thomas A. Bianchi asked what would be the height on this structure? I know the width and the length is going to be approximately **14** feet by **33** but what is...

Mr. Joel Greenberg responded I show the actual height of the structure is probably about **11** feet to the peak. At the eave then it's probably about between **7 ½** and **8** feet.

Mr. Thomas A. Bianchi asked and this would not stand out among that area? From what you're telling me, I was there but I don't recall all the shrubs and all that.

Mr. Joel Greenberg responded again, this is the corner where it's being proposed, there is

a solid wood fence which is actually -- I can barely reach the top. It's over 6 feet high. then, Mr. Righetti has these huge hedges which are probably also over 6 feet high. Basically, this thing will be nestled with a solid fence on one side and high hedges on the other side and no openings toward Mr. Righetti.

Mr. Thomas A. Bianchi asked do we need ARC to look at this at all or is that something that – because I'm not sure what the finishes are on this from the outside and all of that.

Mr. Chris Kehoe responded if you want to approve it, it could be subject to Zoning Board, ARC and then also to the satisfaction of the Director of Technical Services. But, I did do a site inspection, at least the time that I was there, it was very quiet and then they brought all those cars in and they managed to manipulate the cars around and they seemed like they knew what they were doing.

Mr. Thomas A. Bianchi asked any other points on this?

Mr. Steven Kessler stated Mr. Chairman I move that we approve the application subject to Zoning Board, Architectural Review as well as the Department of Technical Services' approval.

Seconded with all in favor saying "aye."

Mr. Joel Greenberg stated thank you all very much. I want to wish you all a Happy Passover and a Happy Easter.

Mr. John Klarl stated we'll see you at the Zoning Board of Appeals meeting.

PB 21-08 d. Application of Nida Associates for Final Plat Approval of a 3 lot major subdivision of a 4.28 acre parcel of property located at the northeast corner of Albany Post Road (Route 9A) and Baltic Place as shown on a drawing entitled "Subdivision Plat for Nida Associates, Inc.", prepared by Scott Gray, P.L.S. latest revision dated December 3, 2011.

Mr. Thomas A. Bianchi asked is there anyone here to speak on this case?

Mr. Chris Kehoe responded no, I did talk to Mr. Mastromonaco and told him I didn't think it was necessary that he attend.

Mr. Thomas A. Bianchi stated I think all we're looking to do here is prepare a Resolution.

Mr. Robert Foley stated Mr. Chairman I make a motion that we prepare a Resolution for a final approval for our May 1st meeting.

Schedule “D”

THE REGULAR MEETING of the ZONING BOARD OF APPEALS of the Town of Cortlandt was conducted at the Town Hall, 1 Heady St., Cortlandt Manor, NY on *Wednesday, April 18th, 2012*. The meeting was called to order, and began with the Pledge of Allegiance.

David S. Douglas, Chairman presided and other members of the Board were in attendance as follows:

Charles P. Heady, Jr.
James Seirmarco
John Mattis
Adrian C. Hunte
Raymond Reber

Also Present

Wai Man Chin, Vice Chairman
Ken Hoch, Clerk of the Zoning Board
John Klarl, Deputy Town attorney

ADOPTION OF MEETING MINUTES FOR FEB. 15, 2012 and MARCH 14, 2012

So moved, seconded with all in favor saying "aye."

Mr. David Douglas stated the minutes for February and March are both adopted.

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ADJOURNED PUBLIC HEARINGS:

- A. CASE No. 18-09 Post Road Holding Corp.** for an Area Variance for the dwelling count for a proposed mixed use building on the properties located at **0, 2083 and 2085 Albany Post Road, Montrose.**

Mr. Ed Gemmola stated the architect for Mr. Picucci and Post Road Holding. I just looked at an old agenda – I guess the last time we were here was in '09. We were here for an Interpretation and also a Variance for apartments over commercial. We originally had a site that had two buildings. This building is originally a commercial residential project that was done years ago, probably **10** or **12** years ago, we had two buildings. We asked for an Interpretation and try to get around the building of two buildings which was very dense on the site. We are proposing one building with **6** units in there. We have retail at the bottom and a total of **6** rental apartments above and that would have been the same total that we could fit on the site originally with the two buildings. We felt this was less cumbersome on the site and made more sense. We were at

several meetings with the Planning Board. We were waiting, believe it or not, to get a Health Department approval which we finally did about 6 months ago. We basically worked now to come back and start the process again, come back to the Zoning Board as a courtesy since we had postponed quite a few meetings to get the approvals on the Health Department. We since worked out plans. I believe you got copies of the floor plans for the retail on the first floor. What we show is a possibility of 6 retail stores. That's a maximum. We're hoping that we get bigger users but that would be the worst case scenario which would divide the retail at the ground level into 6 and then we have the 6 apartments which we're actually a duplex. So, they have a lower level with entry through the rear from parking on the high side and we have kitchen, bathroom, family room, living/dining at this level and at the second level we have a bedroom and a loft area which is very similar to the project that we did for Mark years ago. The architecture we're trying to do is very similar. I know this is not a Planning Board but I'm just trying to bring everybody up to speed to what we're doing and I believe this would fit in with the surrounding zoning, the architecture vernacular in the area. The only change, other than getting approval on the septic, is we jumped from required 28 spaces and we have 43 parking spaces. We were able to work some spaces into here and also – it's just a loading zone, if somebody was to move in they'd have a box truck, not envisioning any kind of tractor trailer but this basically represents the parking for the apartments. There's also usually a number of spaces that are available during the day so I believe we meet the zoning but the excess during the day is generally witnessed at this site where people are at work and we feel we have a good distribution of parking, residential and in the front a drop-off and there's some area here for snow removal. I believe the next meeting with the Planning Board, if we still have your blessing on everything, is then to try to finalize the Site Plan Approval with the Planning Board and hopefully leave this meeting open in case they require some additional items or that they're not happy with something. But, originally we did start with the Planning Board and, conceptually, they like the idea. I guess we're here to try and get back into the project and we appreciate the adjournments you gave us for the delay but it is very tough getting approvals from the Health Department. One other thing I think which is different, we left also the openings that were in the street, the in and the out, because that makes the OT a little easier otherwise that could be a pretty long process and where this is now presently, when we got the original approval it was in a spot where the sight lines were the maximum because there is a curve here. I think, in terms of what we're proposing to do is very similar other than the increase in parking and this remaining area for ingress/egress. If there's any questions I'll try to entertain that.

Mr. Raymond Reber stated pretty much what you've presented here is what we saw in '09. We had also seen originally with two separate buildings and the complications that had created. It definitely made sense to go the direction you're going. I certainly find that a preferred approach to using the property there. The issue before us isn't so much setbacks and what have you it's the issue of the dwellings, the 6 dwellings. Again, I see no problem I mean the Code gives you 4, you're asking for 6 because you've combined the buildings and that, to me, also makes sense so I have no problem granting a Variance for the 6 apartments versus the 4. With me it seems quite acceptable, the project.

Ms. Adrian Hunte stated I concur.

Mr. James Seirmarco stated I do too.

Mr. Wai Man Chin stated I have no problem. I had no problem back in '09. I think we were ready to vote on this then at that time. It's fine.

Mr. Charles Heady stated you needed the improvement there what is there now and the improvement you made now is very nice.

Mr. John Klarl stated as a matter of fact, Mr. Chairman, just to bring you up-to-date a little bit, I wrote a memo on August 20th, 2009 to Mr. Gemmola indicating that the "above case appeared on the Zoning Board of Appeals agenda last night under 'reserved decisions' having closed the public hearing last month," members of his office told me he was in California that day and I wrote to him: "enclosed please find a copy of the draft Decision and Order which I summarized at last night's meeting. The Board indicated they're in agreement with the Decision and Order but it was not formally adopted by the Board last night as the Board is doing coordinated review under SEQRA with the Planning Board, i.e. the SEQRA determination and formal adoption of the Zoning Board of Appeals Decision and Order will take place at the time of the Site Plan Approval by the Planning Board." Then, I asked them to give me a call so we could do mutual consents for an adjournments, but we actually gave him a draft version of the D&O in August of 2009.

Mr. Raymond Reber stated so what you're telling us you don't even have to write a new D&O...

Mr. John Klarl stated obviously he had to re-energize his application before both the Zoning Board and the Planning Board and the Health Department was a 37 foot high Fenway monster wall for you to jump over.

Mr. Ed Gemmola responded it usually is but we're at that point. Thank you.

Mr. David Douglas stated I don't think any of us see any reason not to stick with what we felt in **2009**. I think you're in good shape.

Mr. Ed Gemmola responded that's good to hear.

Mr. David Douglas asked John, I think we'll still keep it open so we can continue to do coordinated review with the Planning Board.

Mr. John Klarl stated the Planning Board could do something to the site which might adjust Variance for this Board. So, yes, Mr. Gemmola has to be at both applications back on their proper tracks.

Mr. Ed Gemmola responded yes.

Mr. David Douglas stated we should adjourn it until next month.

Mr. Raymond Reber stated I make a motion on **case 18-09** to adjourn to the May meeting.

Seconded with all in favor saying "aye."

Mr. David Douglas stated you're adjourned until May.

Mr. John Klarl asked Mr. Gemmola when will you appear back on the next Planning Board agenda?

Mr. Ed Gemmola responded as soon as I can. I'll talk to the powers to be and – I mean we had everything so hopefully I can just print it and go back in.

Mr. John Klarl asked you'd be on the May agenda?

Mr. David Douglas asked will you be in May?

Mr. Ed Gemmola responded I'll try to.

Mr. Ken Hoch stated I don't know the date for the Planning Board.

Mr. John Klarl asked you're going to be on May or June though?

Mr. Ed Gemmola responded yes, what I can do is I was going to check – I have the sheet in the office. If it's just a matter of resubmitting the proper number of copies I don't see why we can't get on.

Mr. John Klarl stated maybe you can give us a one line letter when you know if you're on the May or the June Planning Board agenda. One line letter to the Zoning Board of Appeals...

Mr. Ed Gemmola responded absolutely.

B. CASE No. 14-11B **Capurro Contracting, Inc.** on behalf of Patricia Doherty for an Area Variance for a front yard setback to rebuild a deck and for the existing front steps; and the side yard setback for the existing house on property located at **122 Westchester Ave., Verplanck.**

Ms. Patricia Doherty stated it's in regards to the porch that I've repaired and we had the survey done. Should I bring this up to you?

Mr. David Douglas responded we have a copy of this.

Mr. Charles Heady stated this case has been going on for a couple of years also as was the previous case we just had. Your surveyor has gone through the road and made another survey which the Board has seemed to adopt the survey he's made up. We're going along with what your surveyor has made up for your Variance you need.

Ms. Patricia Doherty responded thank you.

Mr. David Douglas asked anybody else have any comments?

Mr. Wai Man Chin responded I have no problem with that.

Mr. David Douglas asked did you want to say something sir?

Mr. Doherty responded I'm just here to support her with that and make sure it gets finished tonight – hopefully anyway.

Mr. David Douglas stated it should be finished within the next one or two minutes.

Mr. Charles Heady asked does anybody in the audience have any comments to make on this case. I make a motion on **case 14-11B** to close the public hearing.

Seconded with all in favor saying "aye."

Mr. Charles Heady stated I make a motion on **case 14-11B** an Area Variance from the front yard setback for the porch that allowed **30** feet down to **6.7** feet, a front yard setback for stairs for the allowed **24** feet down to **2.03** feet, a side yard setback for an existing house from an allowed **5.85** feet down to **3.1** feet, SEQRA type II, no further compliance required.

Mr. Raymond Reber asked should we reference the survey that we used just for the record that list it as the reference that's used for the Variance...

Mr. Doherty stated the survey has been done several times and I hope this is the last one.

Mr. Ken Hoch stated since this is '**B**' we already adopted a Decision and Order for the front when we split this into **14A** and **14B** so **14B** here is dealing with the side and the new survey has the side at **4.2** which changes slightly what I had written.

Mr. Raymond Reber asked which date is your survey?

Mr. Ken Hoch responded this is **11-28**.

Mr. John Klarl asked by who, what surveyor?

Mr. Ken Hoch stated by Tec Land?

Mr. Raymond Reber asked **11-28-10**?

Mr. Ken Hoch responded **11-28-11**.

Mr. Raymond Reber stated because the one I have here is **4-26-11**. So, you have a more recent one.

Mr. Wai Man Chin asked why don't we go by what you have?

Mr. David Douglas stated you seem to have the most recent one so let's use your numbers.

Mr. Ken Hoch stated ex survey dated **11-28-11**.

Mr. John Klarl stated and that seems to be the latest date right Ken?

Mr. Raymond Reber stated as long as you reference it because the one that I have does agree with the **3.1** that you have on the...

Mr. James Seirmarco stated that was the one that was previous to that April.

Mr. John Mattis asked so that correct number is what?

Mr. Ken Hoch stated **4.2**.

Mr. James Seirmarco asked what date do you have on yours?

Ms. Patricia Doherty responded **11-28-11**.

Mr. David Douglas stated okay, so you have the one that Mr. Hoch has.

Mr. James Seirmarco stated that's the most up-to-date and accurate.

Mr. Raymond Reber stated that's the one we'll use.

Mr. James Seirmarco stated that's the one we will be using for this Variance.

Mr. Wai Man Chin asked so Ken, could you just – maybe just reiterate the Variance that's required.

Mr. Ken Hoch stated the Variance here would be **14B** which would be for the side yard setback from a required **5.85** feet down to **4.2** feet as indicated on the survey by Tec Land survey dated **11-28-11**.

Mr. Wai Man Chin stated this is a type II SEQRA no further compliance is required.

Mr. David Douglas asked Ken, that's the only change right?

Mr. Ken Hoch responded correct.

Seconded with all in favor saying "aye."

Mr. David Douglas stated your Variance is granted.

Ms. Patricia Doherty asked this is in regards to the Variance for Mr. Carbone, is that correct?

Mr. David Douglas responded correct.

Mr. Raymond Reber stated that survey is the survey that we've approved.

Mr. Wai Man Chin stated that we're going by.

Ms. Patricia Doherty responded your going by this survey.

Mr. David Douglas responded by that one, the one you have.

Ms. Patricia Doherty asked in regards to the Variance?

Mr. Wai Man Chin responded right.

Mr. David Douglas asked Ken, you'll have the paperwork ready for the Variance? Is it five days?

Mr. Ken Hoch responded yes.

C. CASE No. 2012-04 Enterprise Rent-A-Car, lessee, for an Area Variance for side and rear yard setbacks for a car wash structure on property located at 2077 E Main St., Cortlandt Manor.

Mr. Joel Greenberg stated the architect for Enterprise. As you recall, at the meeting we had a month ago, there was some concern about one of the neighbor's, Mr. Rughetti. The Board suggested that I sit down and meet with him to find out what his concerns are to see what we can do. I met with him twice and basically, if you look at the drawing here, and I have copies if you want copies. I had the Geomat company which is doing this work, actually do a rendering showing exactly what Mr. Rughetti was requesting. Basically what he wanted us to do is to the portion of the Geomat structure that was facing his property that instead of it being open, to be closed which is what this sketch shows. He also was concerned about, not that it has anything to

do with this particular Variance but we want to try and be a good neighbor, he was also concerned about the vacuum and the noise that came from it. So, we agreed to put it on the side of the property way down over here away from his property. Also, if you recall, I had suggested that we put a fence along his property line but he's got some very well manicured hedges which he wants to keep and he doesn't want any fences there and Enterprise allows his gardeners to manicure. He said "no" he doesn't want the fence he'd just rather have at the end of the structure to have that closed in so he doesn't have to look and see what's going on in there. We agreed to move the vacuum along over here where the adjacent property owners a much further away. Mr. Rughetti's, unfortunately, if you recall on your site inspection, his deck is pretty close to the property line so he sees it all the time. Anyway, I think we came to an agreement. Hopefully that will resolve it.

Mr. David Douglas asked you said you've got copies of that sketch? If you could just give at least on to Mr. Hoch just so we have one for the file that would be great.

Mr. James Seirmarco stated Mr. Chairman this was supposed to just go right through but someone suggested that he comes to the Zoning Board just for our review and I'm glad that they did. Mr. Rughetti was here and he had some valid points. The applicant has met with him and seems to have satisfied all of the outstanding issues that Mr. Rughetti had come forth with. I think I see no reason not to approve this at this point.

Mr. David Douglas stated I would also not that I believe that the Planning Board has approved your application subject to our approval, DOTS's approval and ARC's approval.

Mr. Joel Greenberg responded right, I forgot to mention that this Board had indicated that they would like to see the Planning Board approval first before and it was approved last month.

Mr. John Klarl stated for the record Mr. Chairman, I have my notes from the Planning Board meeting that was held on April 3rd and by motion, not by Resolution, by motion the Planning Board approved the application before them. They noted that the vacuum noise was being reduced for the neighbor, Mr. Rughetti and they said that this approval that they did by motion was subject to three further approvals and that would be DOTS, CAAC (Cortlandt Architectural Advisory Council) and this Board, the Zoning Board of Appeals. Subject to DOTS, CAAC and ZBA.

Mr. Raymond Reber stated the primary reason that this was before us is because you do need two Variances; side rear yard which requires a **30** foot setback. Obviously this doesn't have that. It's only going to have an **8** foot setback but again, I don't think any of us see any problem with that it's location we had indicated that at the previous meeting. I know noise is the issue and certainly to Mr. Rughetti it's the issue – this wall now that they're putting in the back is that a – can you describe what kind of material that's going to be constructed of?

Mr. Joel Greenberg responded it's going to be an aluminum similar to the roof. Also, one of the questions just to get this on the record, that I think Ms. Hunte you brought up was the question

about the way the cars were going to be washed and would that increase the noise. Basically, the car's going to be washed with the hose again so the noise will basically be the same that it is now. It's not going to have any kind of power pressure type of thing coming from the ceiling creating a lot of noise so I did check with Geomat and I think that we've addressed that now.

Ms. Adrian Hunte responded thank you.

Mr. David Douglas asked anybody else? Anybody else in the audience want to be heard?

Mr. James Seirmarco stated I make a motion we close the public hearing on **case #2012-04**.

Seconded with all in favor saying "aye."

Mr. David Douglas stated public hearing is closed.

Mr. James Seirmarco stated I make a motion we approve the Variance stated with the side yard from **30** feet down to **8** feet of the **22** foot Variance and a rear yard Variance from **30** feet down to **8** feet. This is a type II SEQRA, no further compliance is required.

Seconded with all in favor saying "aye."

Mr. David Douglas stated your Variances are granted.

Mr. Joel Greenberg responded thank you.

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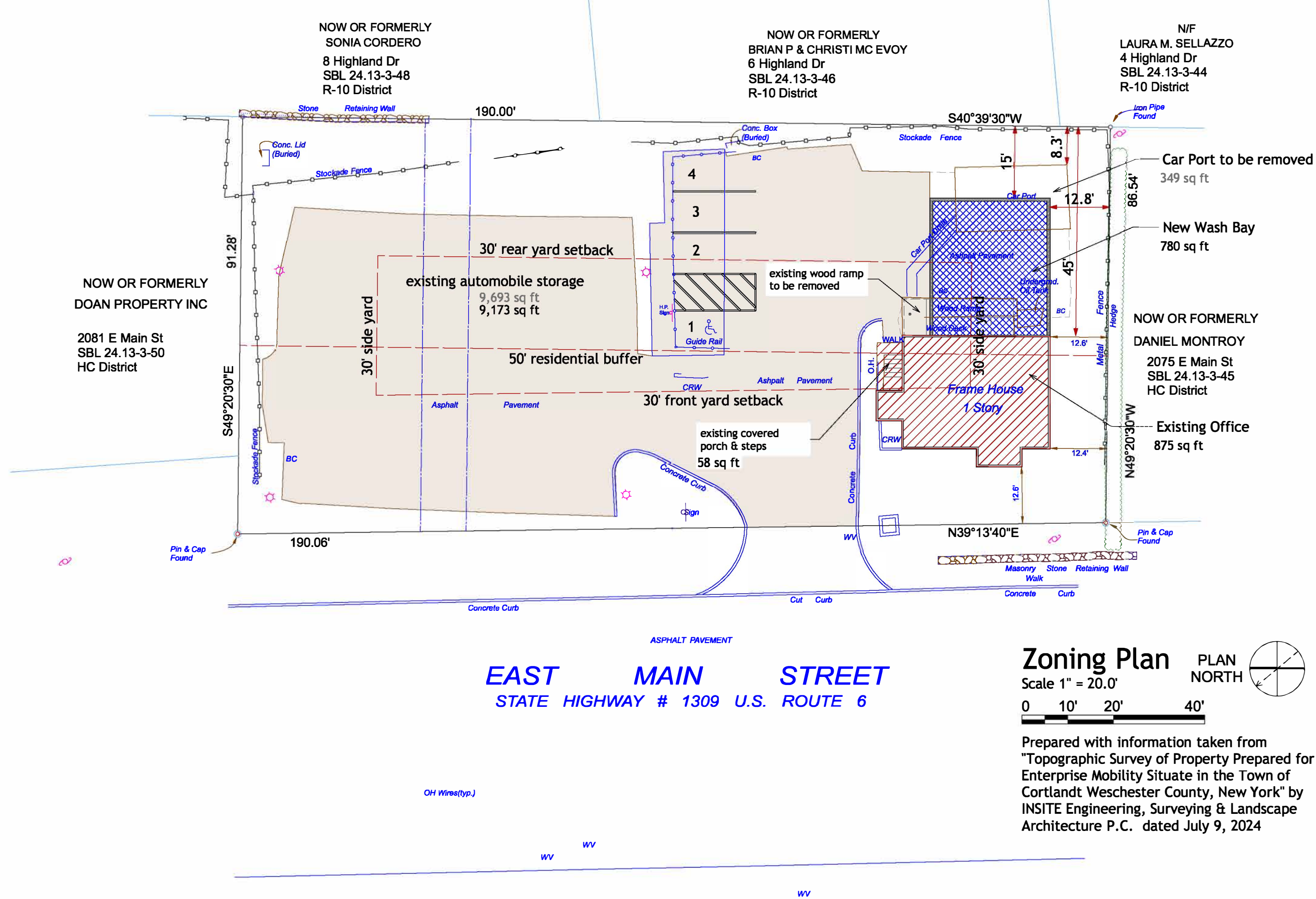
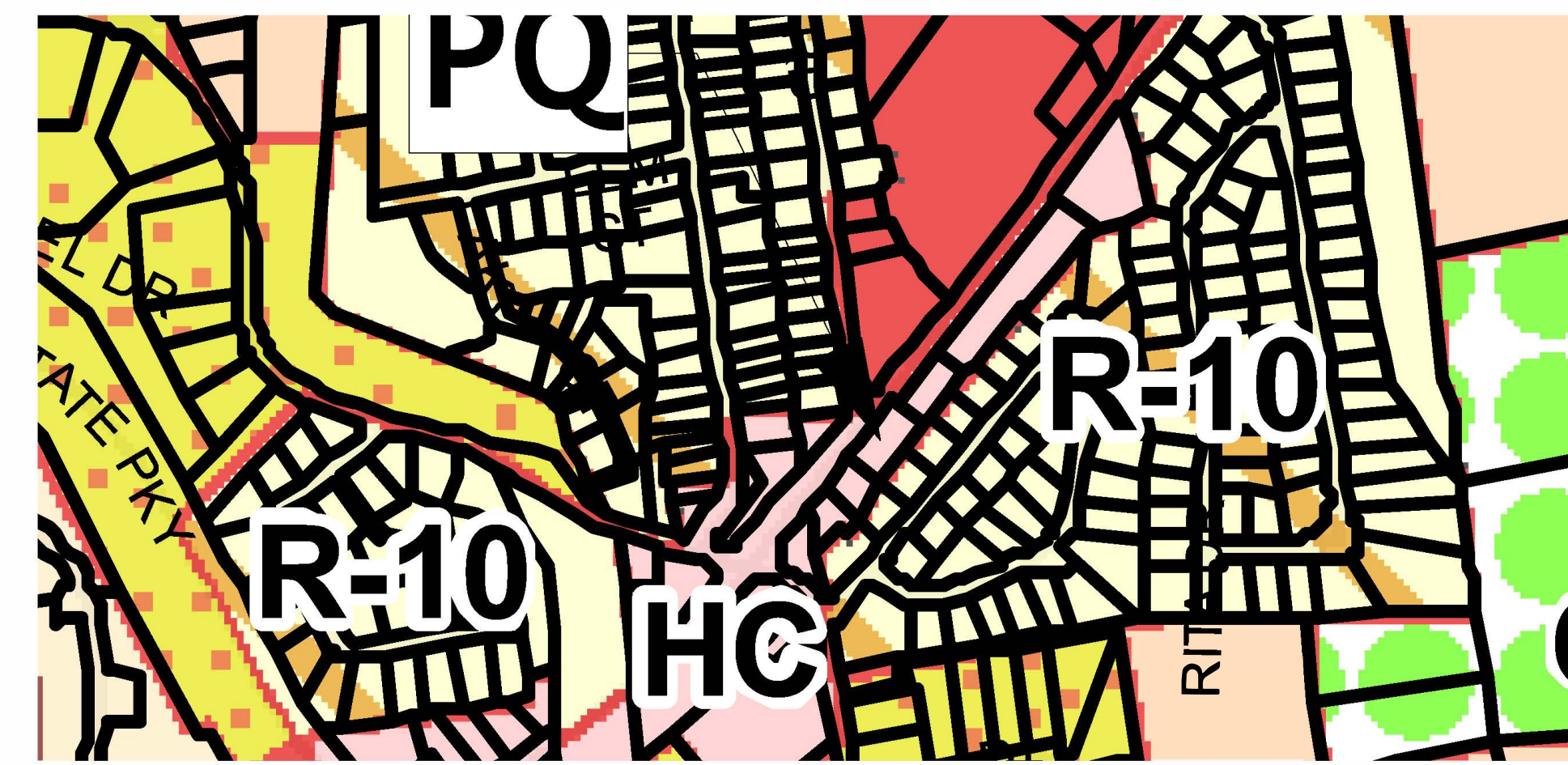
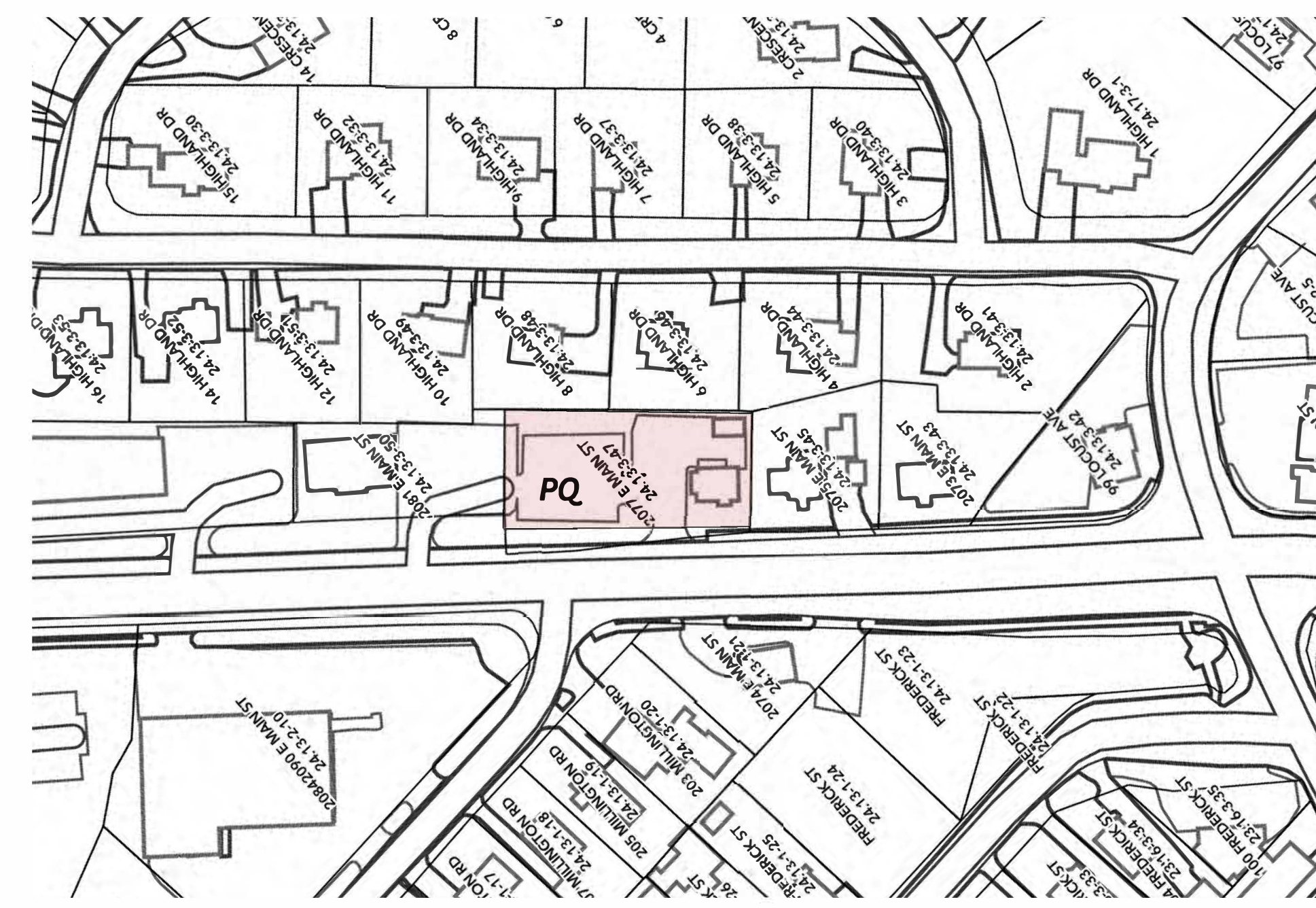
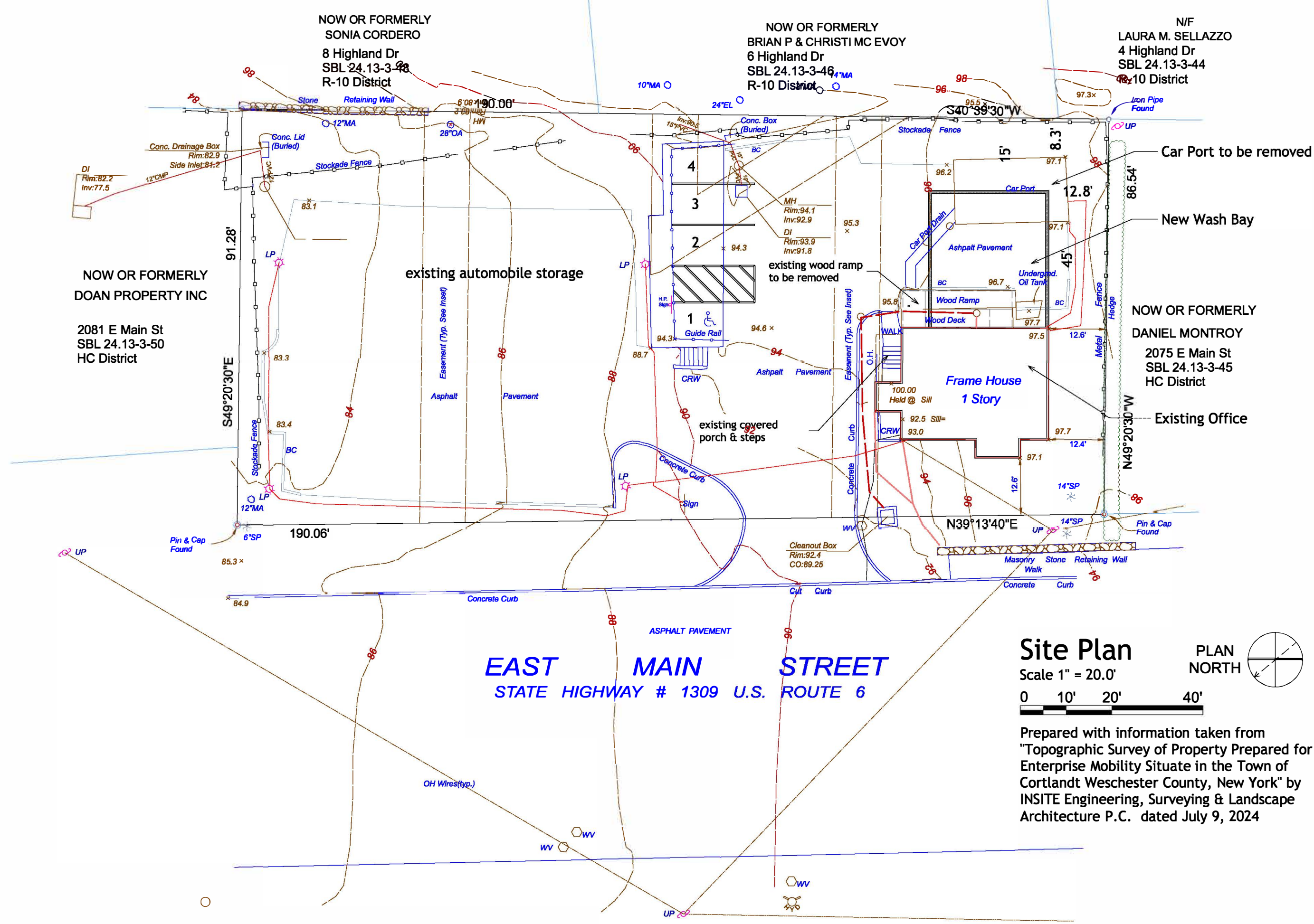
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NEW PUBLIC HEARINGS:

A. CASE No. 2012-11 Curry Properties for an Area Variance for a freestanding sign on property located at **3026 East Main St., Cortlandt Manor.**

Mr. David Douglas stated next we're going to do something that we don't normally do. We're going to take something out of order. I understand that Mr. Greenberg has a two places at once problem this evening so our next case is going to be a new public hearing, it's **case #2012-11**, Curry Properties.

Mr. Joel Greenberg stated as Mr. Douglas mentioned, this is a request regarding a sign for the new Subaru/Hyundai building which is under construction, almost completed. I indicated at the work session I'd bring you some renderings. These pictures were just taken today so if you pass by this building, you'll see that it is **98%** complete and should be completed shortly and we're having the grand opening in the beginning of June. It came to the attention of the Building Department that even though we had a Permit for our freestanding sign, apparently, obviously it



Zoning Schedule			
District	Ordinance	Existing	Proposed
HC Highway Commercial District			
Use: Automotive rental	permitted	permitted	not changed
Minimum Lot Area	20,000	16,893	not changed
Minimum Lot Width	100	190	not changed
Maximum Height	2 1/2 st 35'	1 st 20'	not changed
Required Front Yard	30	12.6	not changed
Required Side Yard	30	12.4	not changed
Required Rear Yard	30	8.3	15
Maximum Building Coverage	20%	7.5%	10.1%
Minimum Landscape Coverage	30%	34.2%	35.9%
Buffer to ROW	25	0*	not changed
Residential District Buffer	50	8.3	15**

i. *Pursuant to variance granted by ZBA Resolution adopted Nov. 20, 1996 in Case No. 55-96
 ii. **Planning Board reduced the residential buffer requirement to 10 ft by PB Resolution No. 59-95 adopted Aug. 1, 1995 in App. No. PB 15-95

	Building Area		
Office	863	863	
Covered Porch	58	58	
Car Port	349	0	
Wash Bay		780	
Total Building Coverage	1,270	1,701	431
Paved Parking Area	9,848	9,130	-718
Total Impervious	11,118	10,831	-287
Landscaped Area	5,775	6,062	287

Parking @ 1/300 sf (Retail) 3 required 4 4

JOHN J GILCHRIST ARCHITECT
A Professional Corporation

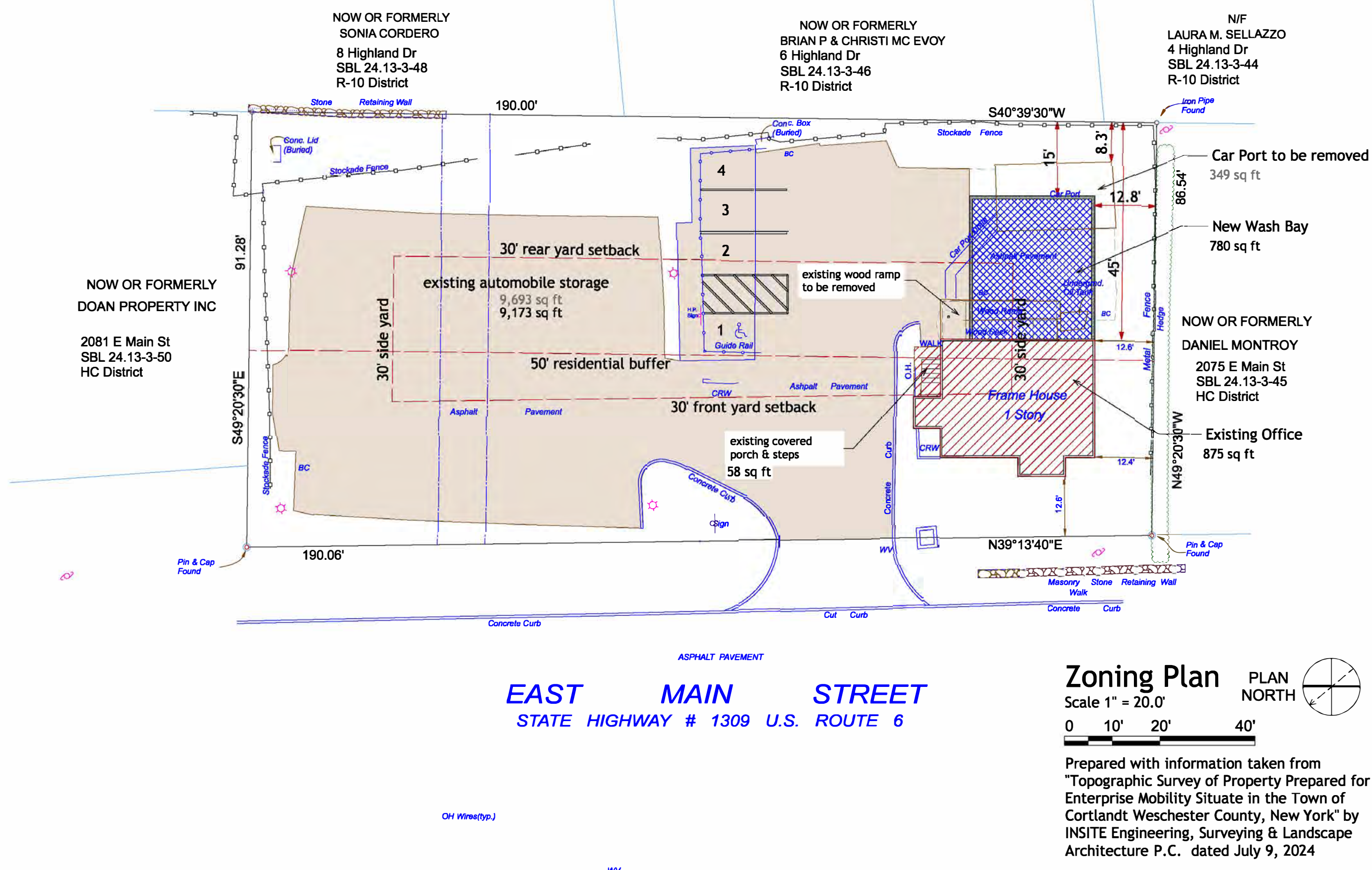
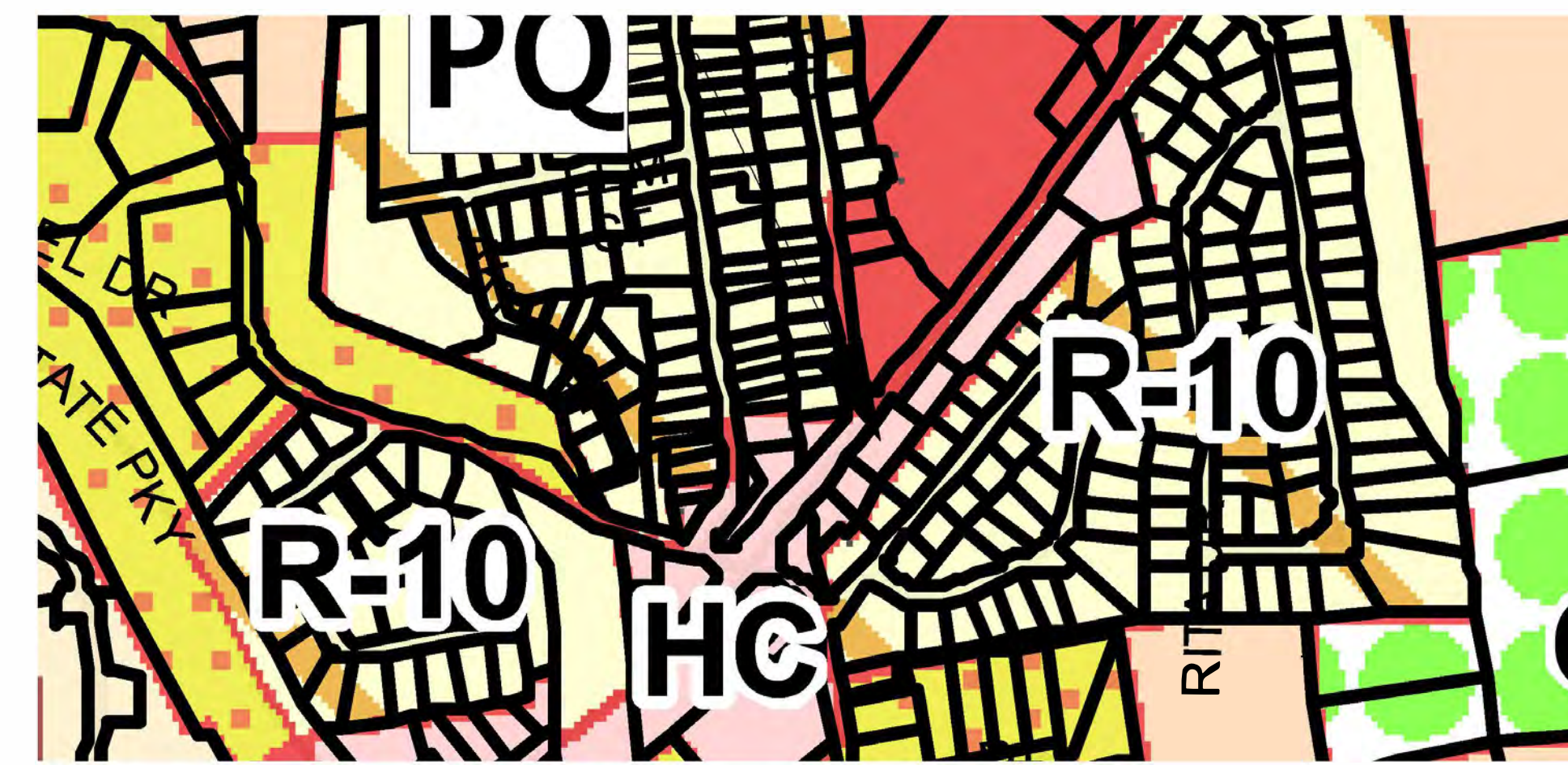
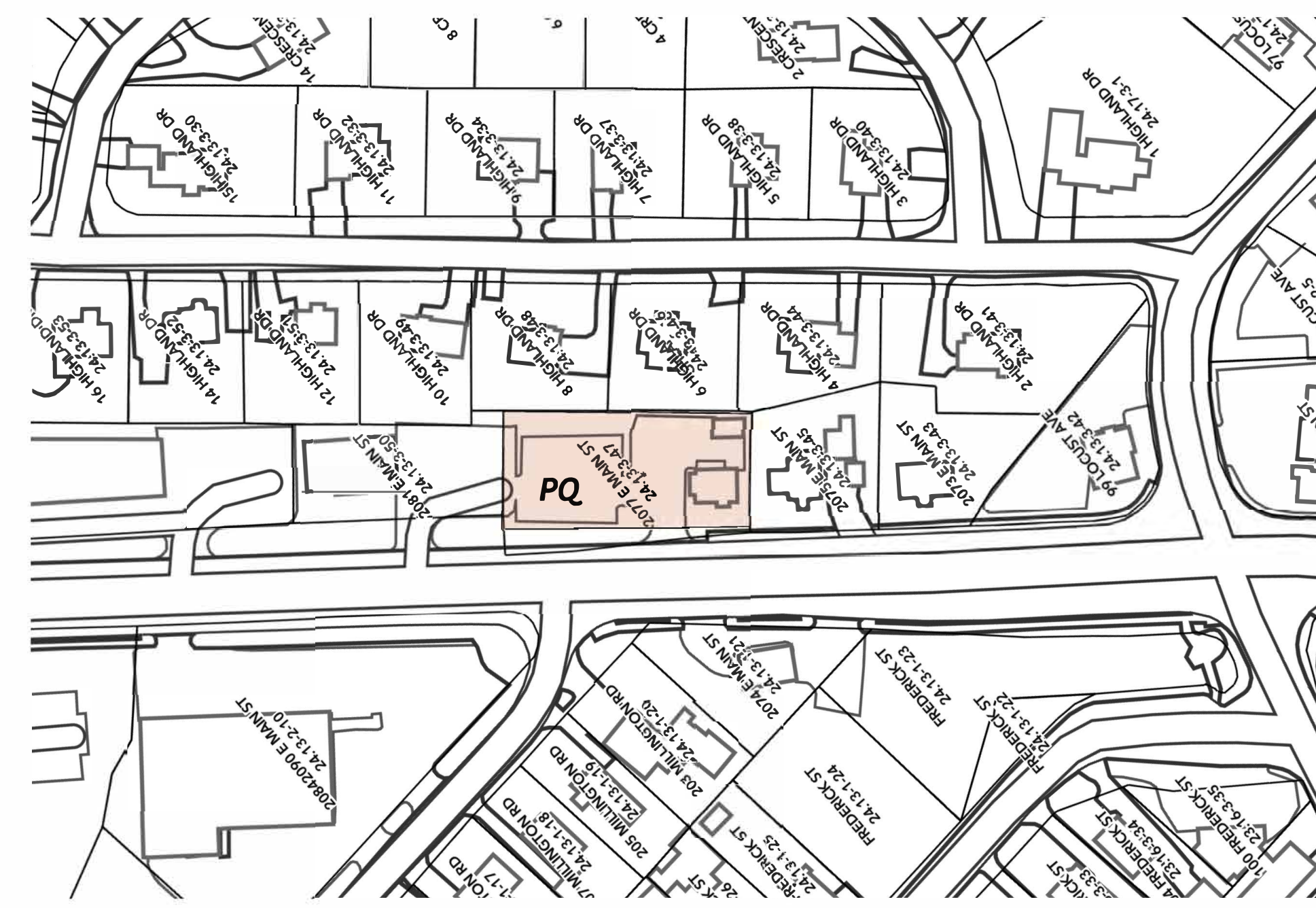
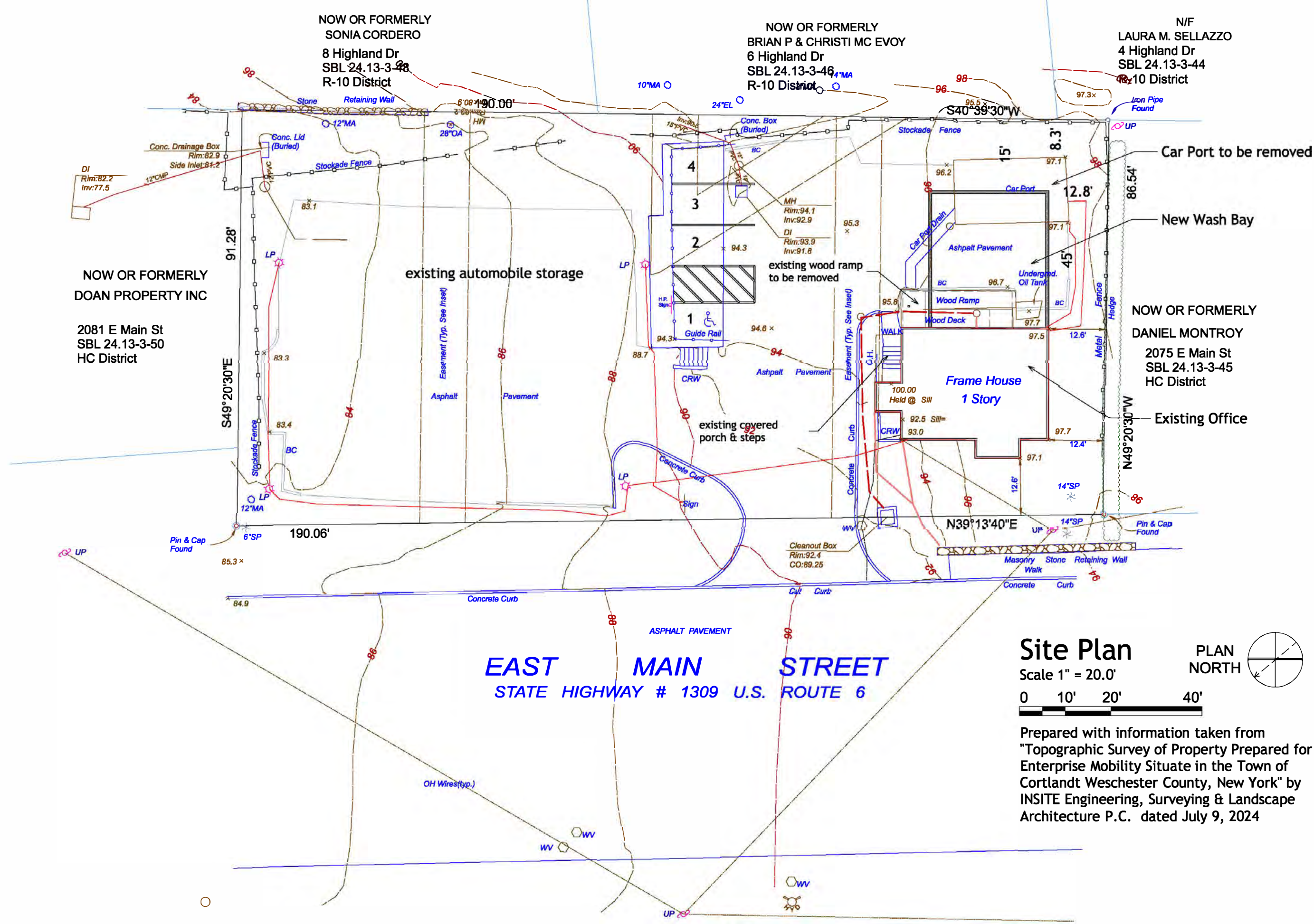
Date	Issue	Initial
9-3-24	for review	JJG
8-13-24	for review	JJG

Car Wash Addition
 Enterprise Rent A Car
 2077 East Main Street
 Town of Cortlandt
 New York
 Lot Block

Site Plan



John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com



Zoning Schedule			
HC Highway Commercial District	Ordinance	Existing	Proposed
Use: Automotive rental	permitted	permitted	not changed
Minimum Lot Area	20,000	16,893	not changed
Minimum Lot Width	100	190	not changed
Maximum Height	2 1/2 st 35'	1 st 20'	not changed
Required Front Yard	30	12.6	not changed
Required Side Yard	30	12.4	not changed
Required Rear Yard	30	8.3*	15
Maximum Building Coverage	20%	7.5%	10.1%
Minimum Landscape Coverage	30%	34.2%	35.9%
Buffer to ROW	25	0**	not changed
Residential District Buffer	50	8.3	15***

i. * Pursuant to variance granted by ZBA on Apr. 18, 2012 in ZBA Case No. 2012-04
 ii. **Pursuant to variance granted by ZBA Resolution adopted Nov. 20, 1996 in Case No. 55-96
 iii. ***Planning Board reduced the residential buffer requirement to 10 by PB Resolution No. 59-95 adopted Aug. 1, 1995 in App. No. PB 15-95

	Building Area		
	Office	863	863
	Covered Porch	58	58
	Car Port	349	0
	Wash Bay		780
	Total Building Coverage	1,270	1,701
			431
	Paved Parking Area	9,848	9,130
	Total Impervious	11,118	10,831
	Landscaped Area	5,775	6,062
			287

Parking @ 1/300 sf (Retail) 3 required 4 4

JOHN J GILCHRIST ARCHITECT
A Professional Corporation

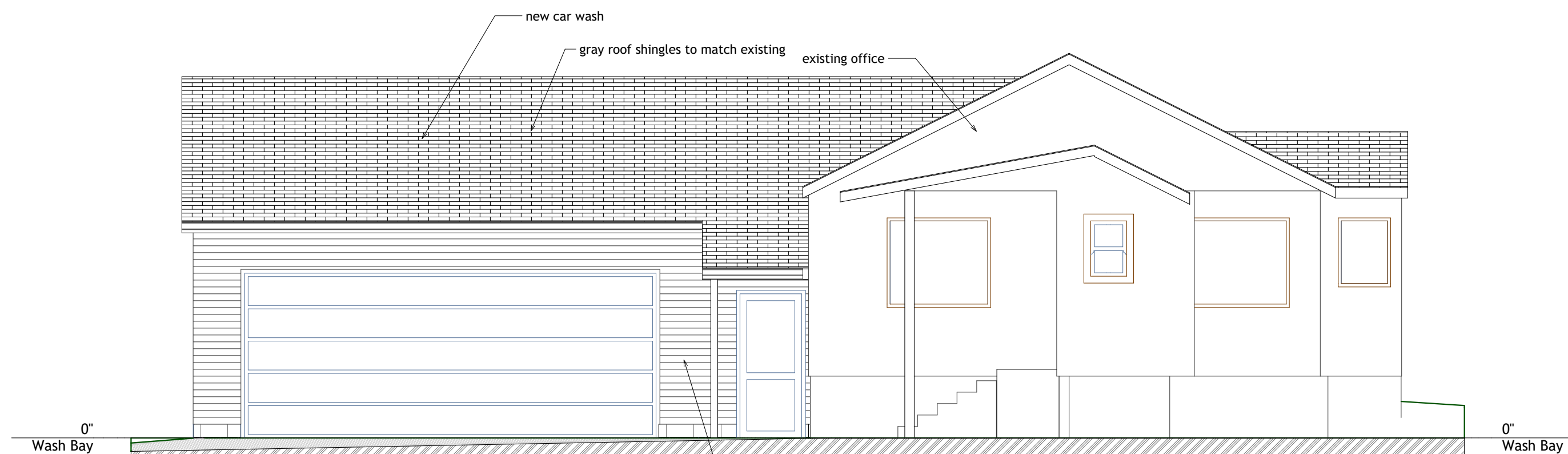
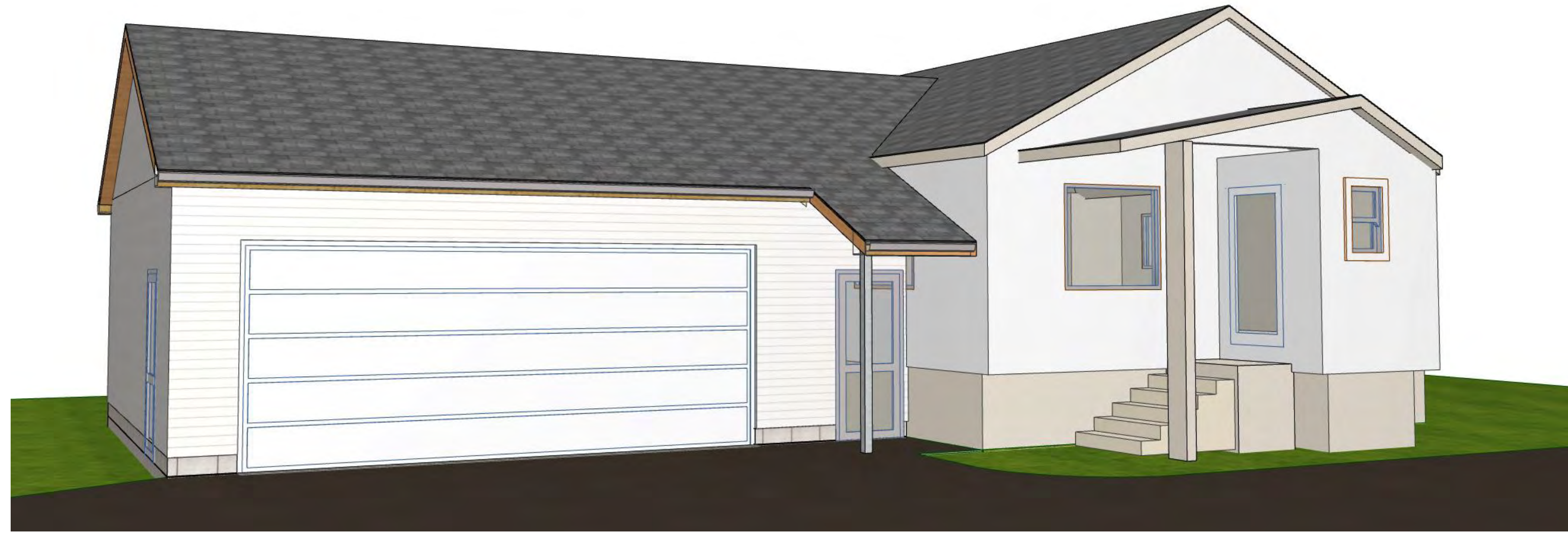
Date	Issue	Initial
9-3-24	for review	JJG
8-13-24	for review	JJG

Car Wash Addition
Enterprise Rent A Car
2077 East Main Street
Town of Cortlandt
New York
Lot Block

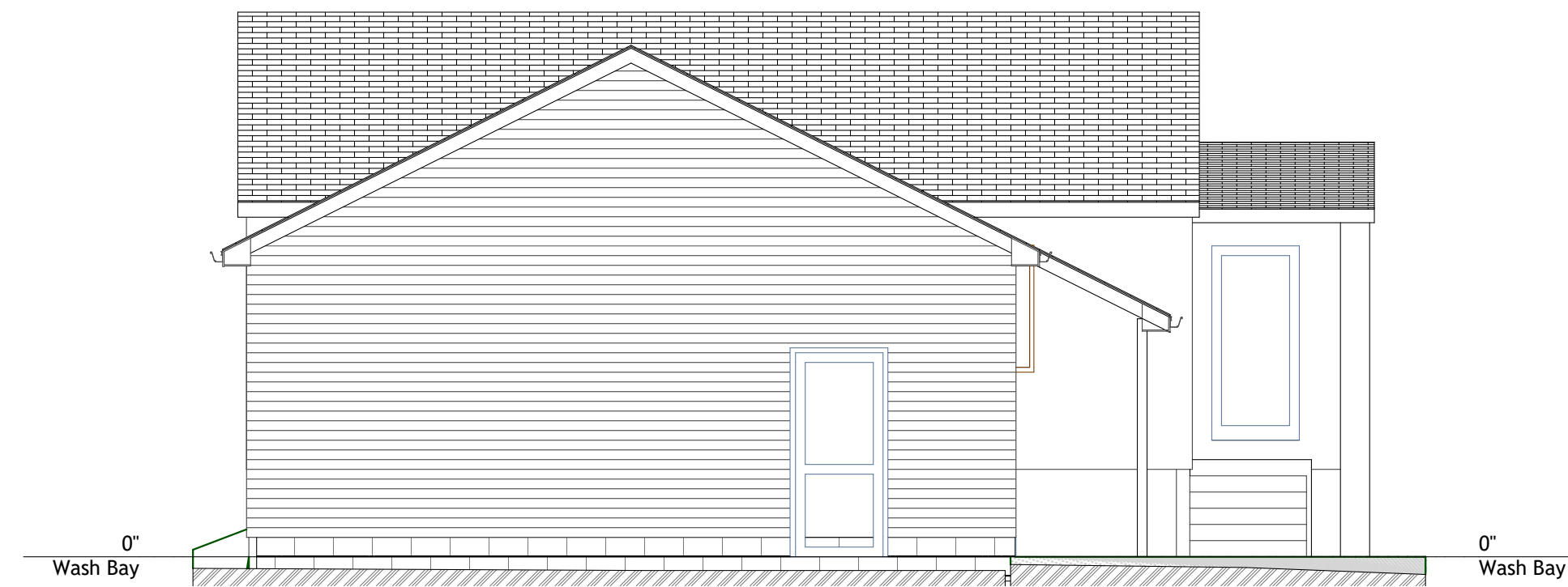
Site Plan



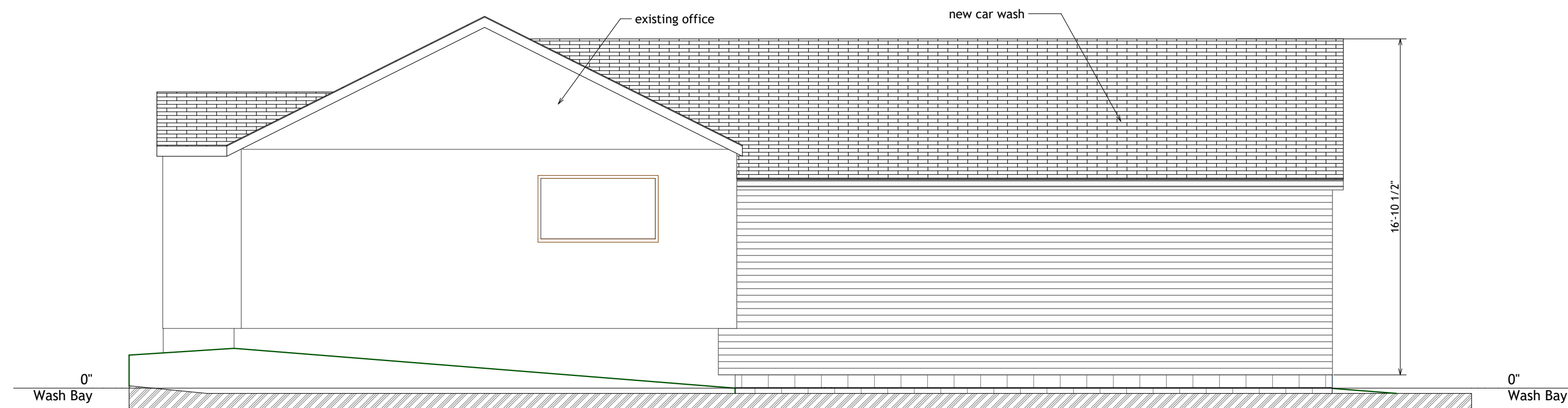
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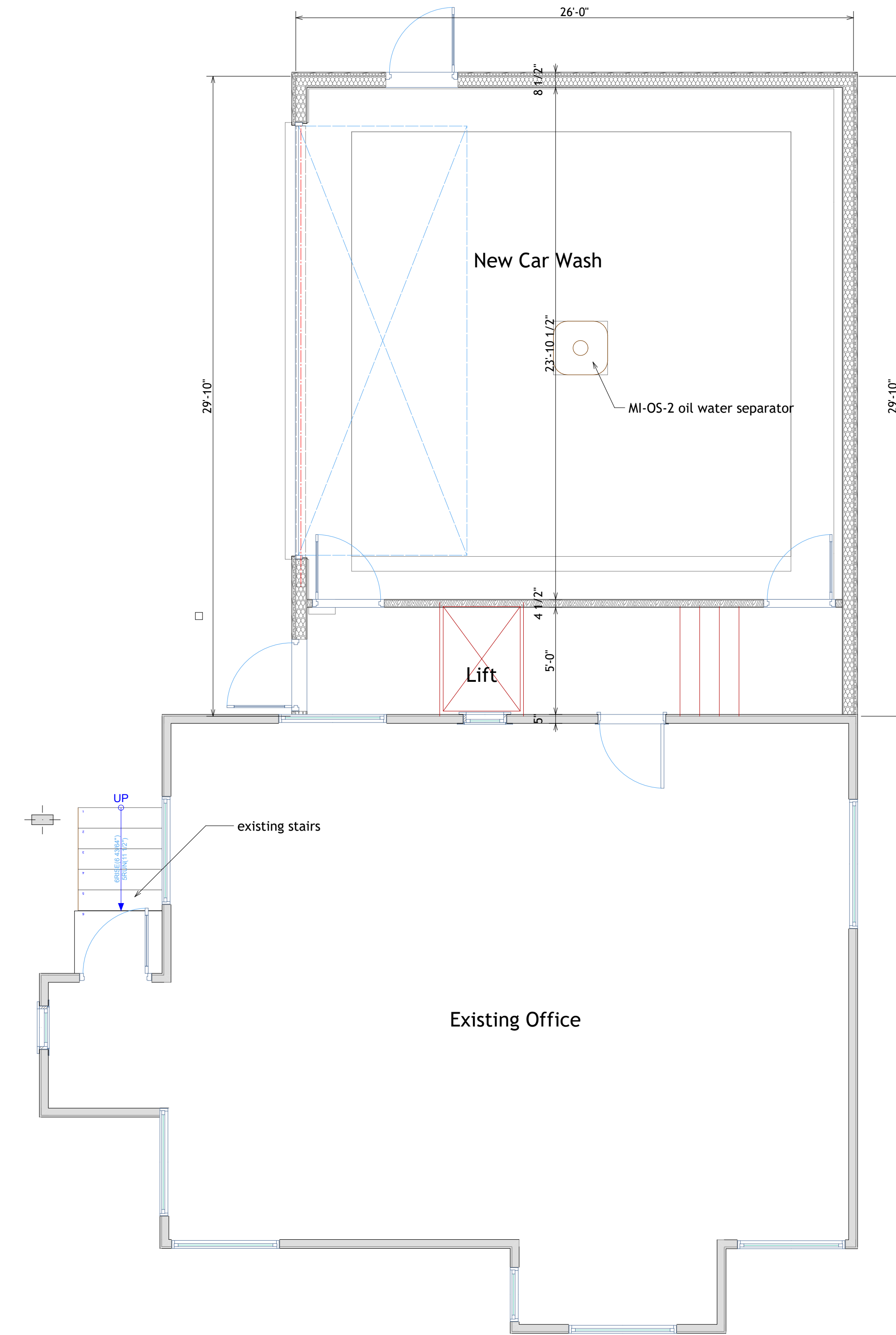
North Elevation
SCALE: 3/16" = 1'-0"



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



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



Floor Plan
SCALE: 1/4" = 1'-0"

Date	Issue	Initial
9-3-24	for review	JJG
8-13-24	for review	JJG

Car Wash Addition
Enterprise Rent A Car
2077 East Main Street
Town of Cortlandt
New York
Lot Block

Building Plan & Elevations



John J Gilchrist
Architect
A Professional Corporation
8 Coach Lane
Upper Saddle River
New Jersey 07458
Phone 201 573 1877
JJGAPC@gmail.com

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

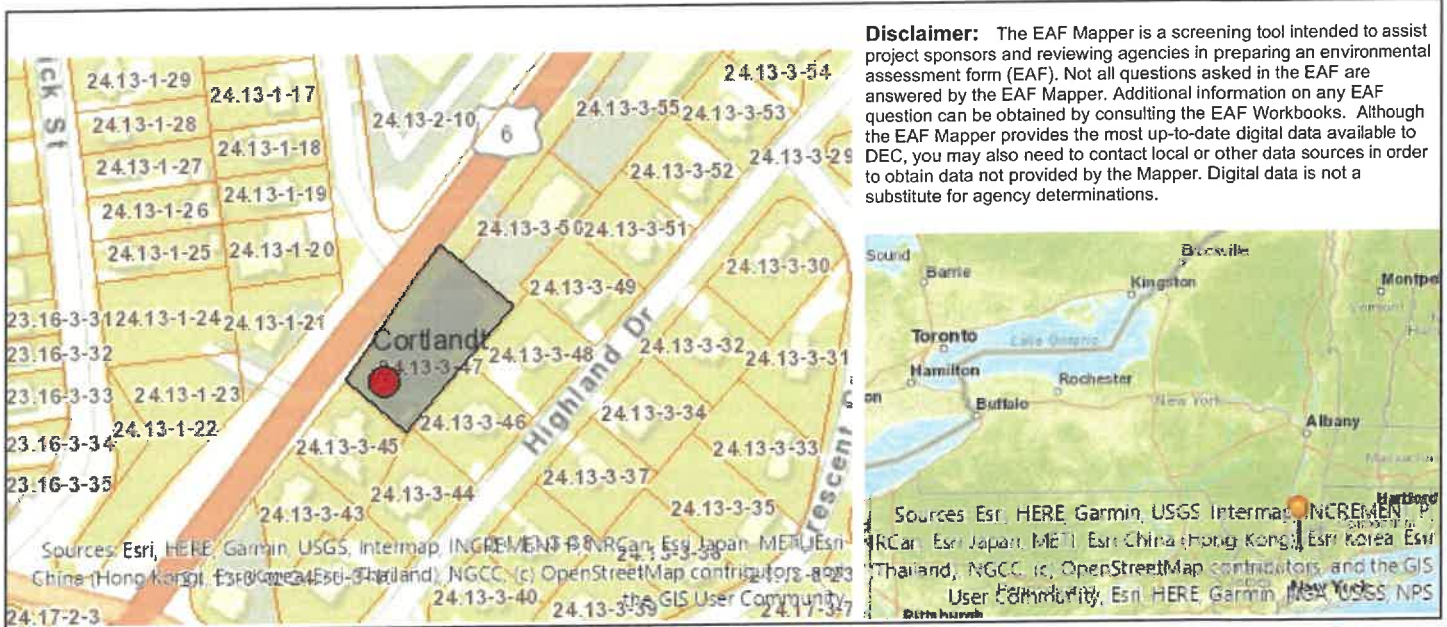
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>The proposed action will not exceed requirements.</u>	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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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



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

September 4th, 2024

Via Email and Hand Delivery

Chairman Kessler, Vice Chairman Bianchi, and Members of the Town of Cortlandt Planning Board
Village of Briarcliff Manor
1 Heady Street
Cortlandt Manor, NY 10567

Re: Ferris Lane– Application for a Self-Storage Facility

Dear Chairman, Vice Chairman and Members of the Board of Trustees:

I am pleased to inform your Board that we have been retained, along with Insite Engineering, Surveying and Landscape Architecture, P.C., to represent JAM Storage, LLC, with regard to the filing and processing of an application for a Site Plan Approval to develop a self-storage facility.

We are submitting this application to your Board and requesting placement on the September 10th agenda for an initial presentation.

We are filing at this time the requisite filing fees along with the following documents:

- Site Plan Set, dated September 4, 2024, prepared by Insite Engineering, Surveying and Landscape Architecture, P.C.
- Survey of Property, dated July 11, 2024, prepared by Insite Engineering, Surveying and Landscape Architecture, P.C.
- Property Deed
- Full Environmental Assessment Form
- Signed Owner Authorization Letter
- List of Adjoining Property Owners

We look forward to processing this application. If you have any questions, please do not hesitate to contact me.

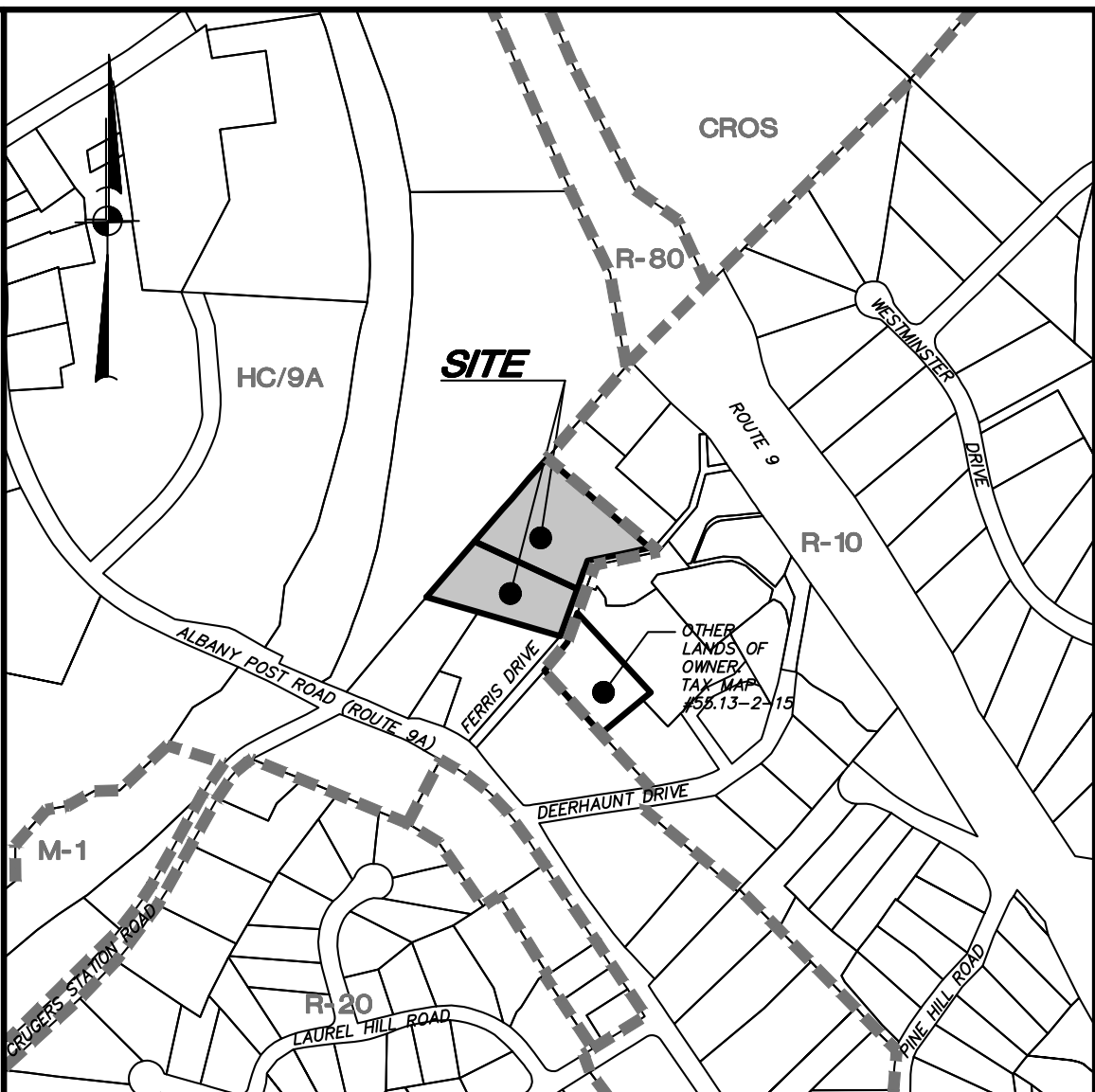
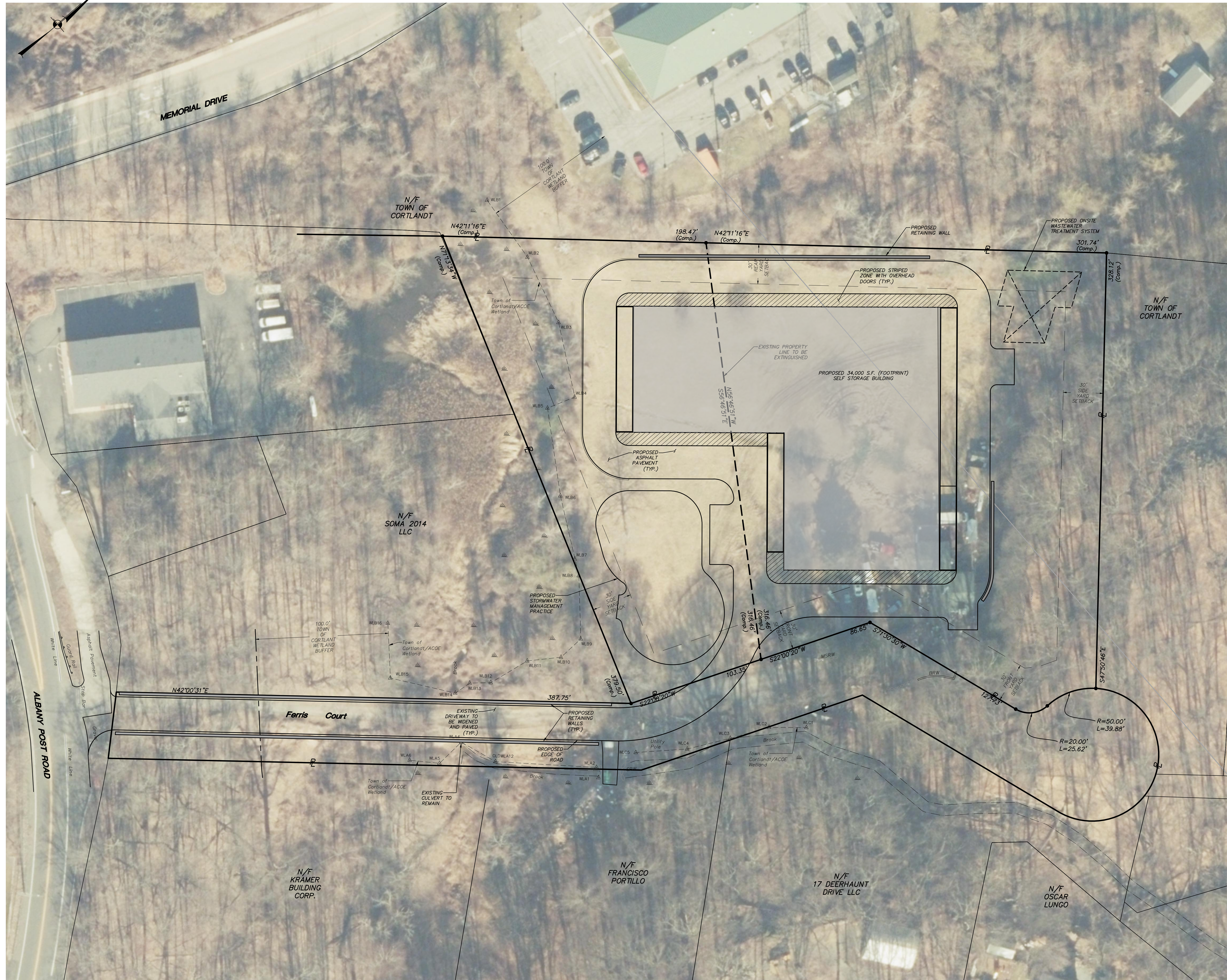
Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____
David S. Steinmetz

cc: *via email (w/enclosures)*
Mr. Chris Kehoe, AICP, Director, Department of Planning & Community Development
JAM Storage, LLC
Insite Engineering



LOCATION MAP SCALE: 1" = 500'±

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

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

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

LEGEND

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

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

	REQUIRED/PERMITTED	PROPOSED
Minimum Lot Area:	20,000 s.f.	3.2 AC
Minimum Lot Width:	100'	370'
Maximum Building Height:	2 1/2 stories or 35'	Less than 35'
Minimum Front Yard:	30'	44'
Minimum Side Yard:	30'	73'
Minimum Rear Yard:	30'	45'
Maximum Building Coverage:	25%	24.4%
Minimum Landscape Coverage:	30%	39%

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

PARKING SUMMARY

1 per 10,000 s.f. of floor space	= 7 REQUIRED
	= 7 PROVIDED

CONTROLLED AREA DISTURBANCE AND MITIGATION AREA

	TOTAL AREA ONSITE	PROPOSED AREA OF DISTURBANCE
TOWN/ACOE WETLAND	8,714 s.f.	0 s.f.
TOWN OF CORTLANDT WETLAND BUFFER	40,958 s.f.	36,532 s.f.
TOTAL	49,672 s.f.	36,532 s.f.
MITIGATION PROPOSED		15,831 s.f.

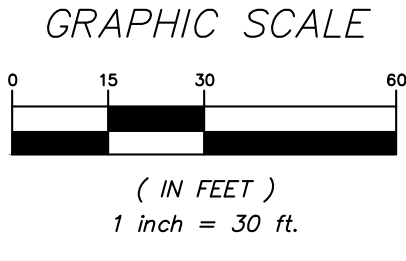
INSITE
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 3 Garrett Place
 Cortlandt, NY 10512
 (845) 225-9690
 (845) 225-9717 fax
 www.insite-eng.com

NO.	DATE	REVISION	BY

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

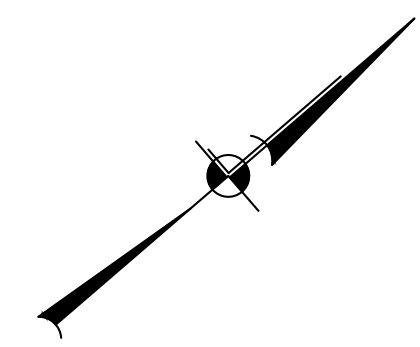
DRAWING: **OVERALL PLAN**

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	9-4-24	DRAWN BY	C.M.S.	OP-1	1
SCALE	1" = 30'	CHECKED BY	S.M.R.		7



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

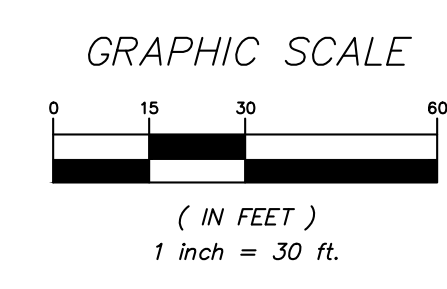
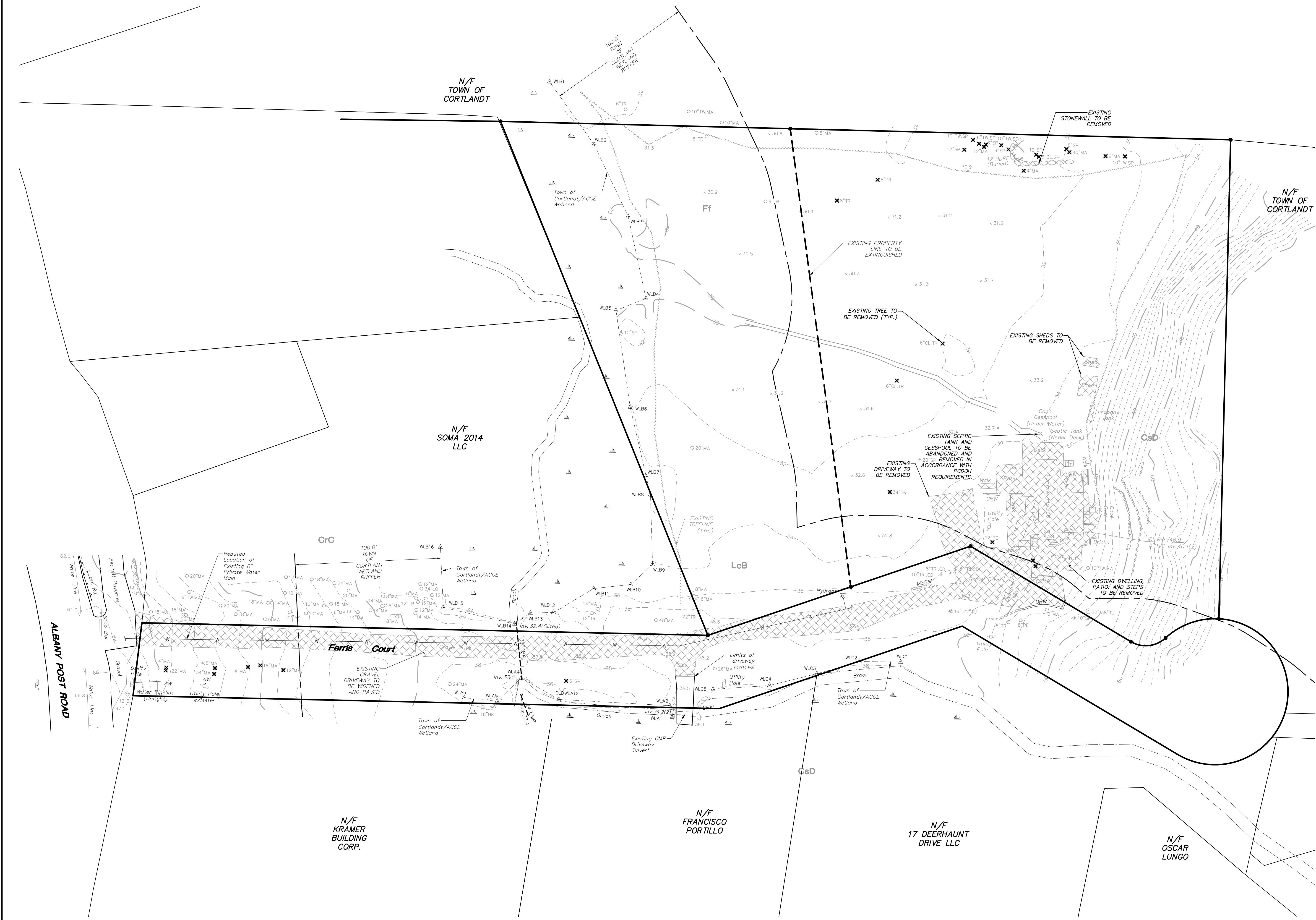
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LEGEND	
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	EXISTING BUILDING TO BE REMOVED
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE w/ guy & overhead wires
	EXISTING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

TREE LEGEND

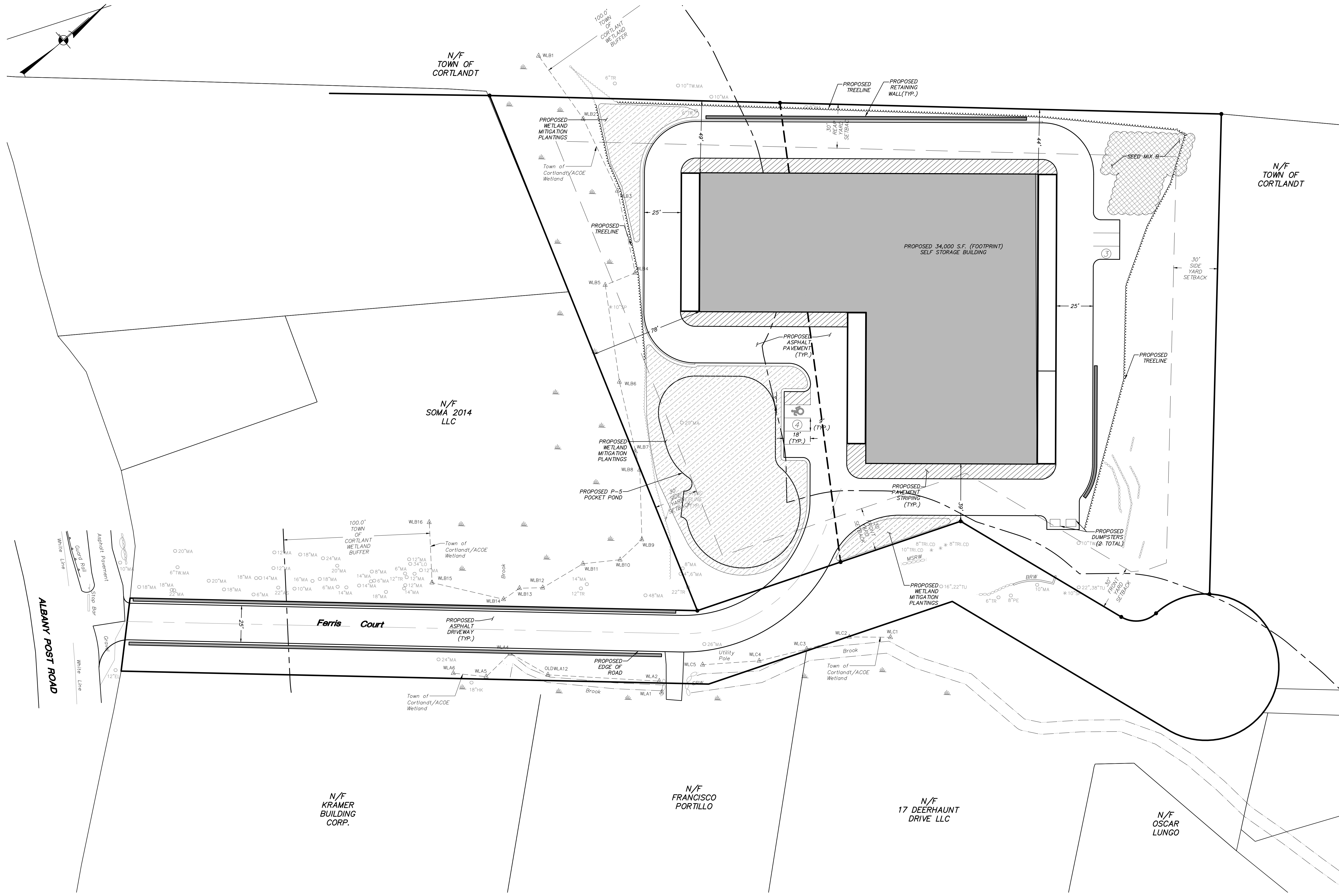
- DECIDUOUS TREE
- * EVERGREEN TREE
- AS ASH
- CD CEDAR
- CH CHERRY
- EL ELM
- HK HICKORY
- HM HEMLOCK
- LD LINDSAY
- MA MAPLE
- QA QUAK
- PE PEAR
- SP SPRUCE
- TR TULIP
- CL CLUMP
- TW TW



NO.	DATE	REVISION	BY
PROJECT:		JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567	
DRAWING:		EXISTING CONDITIONS AND REMOVALS PLAN	
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO.		SHEET	
EX-1		2	
		7	

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





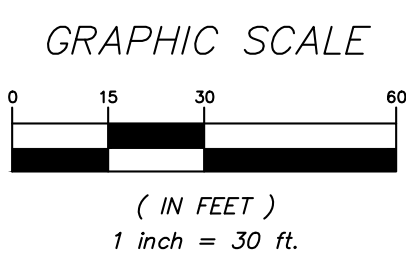
LEGEND

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

SIGN DATA TABLE

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

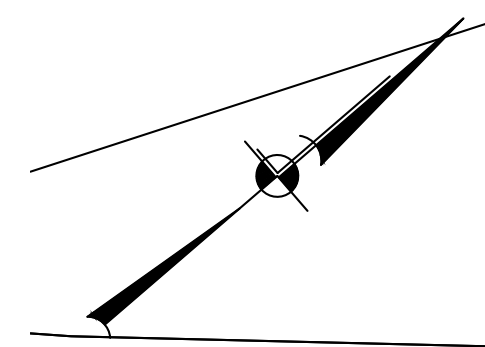
NOTE: Other signs are available in the MUTCD - Part 2 Signs
 * NOTE: New NYS Handicap symbol recognized only by NYS



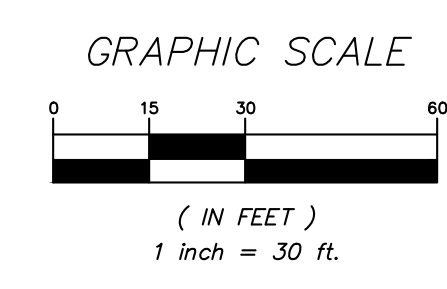
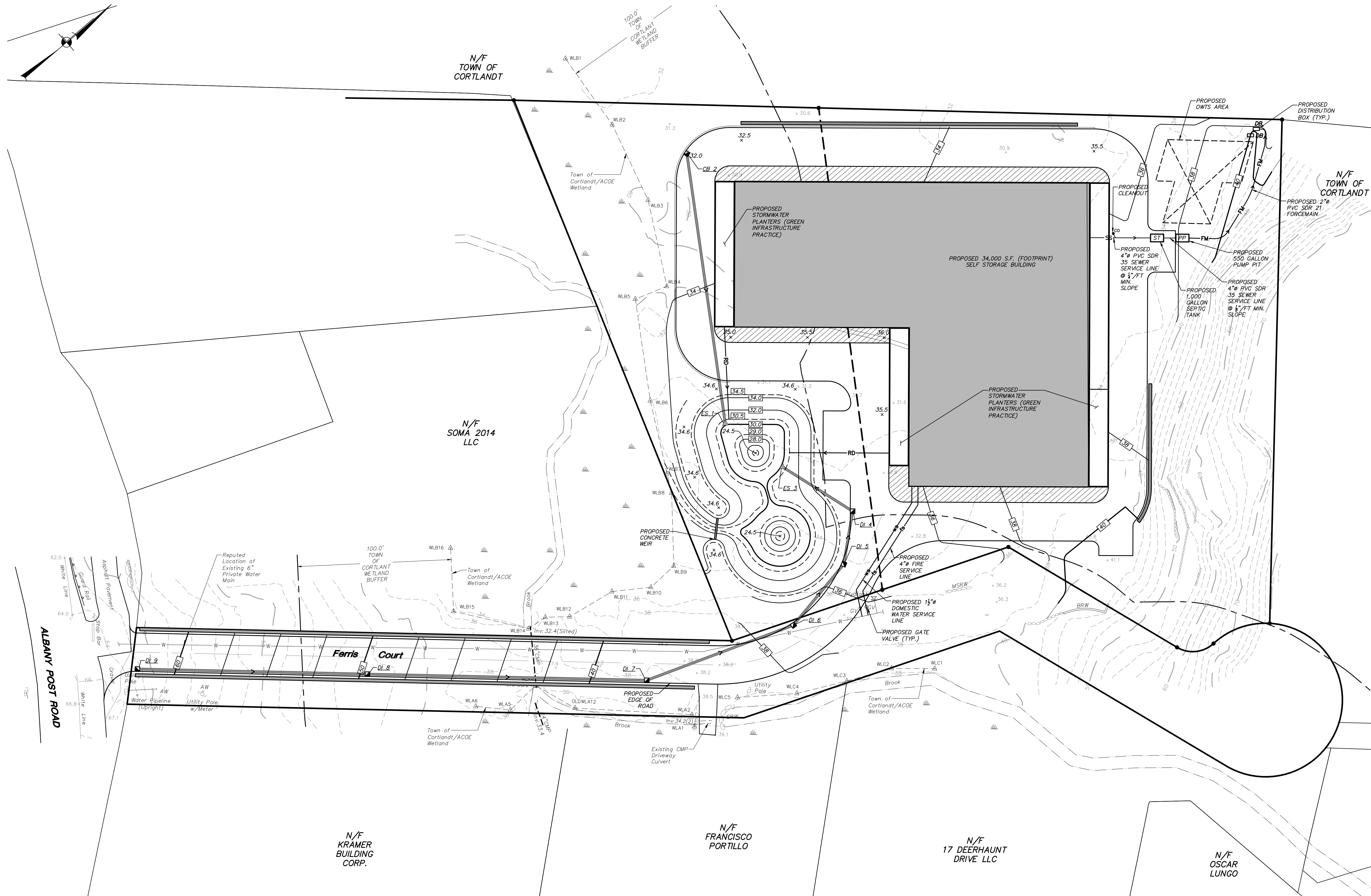
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NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567			
DRAWING: LAYOUT & LANDSCAPE PLAN			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.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



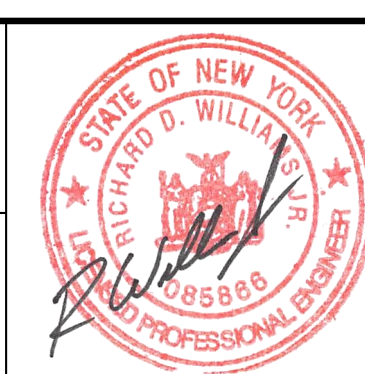


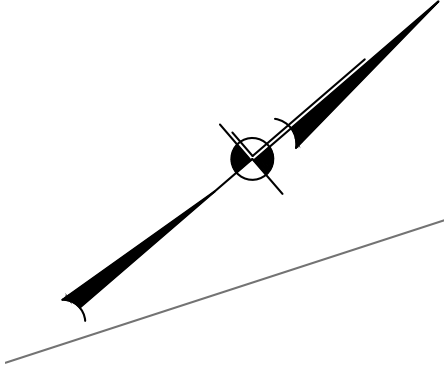
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING STONE & MASONRY RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING WETLAND
	EXISTING WETLAND FLAG (Survey Located)
	EXISTING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED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



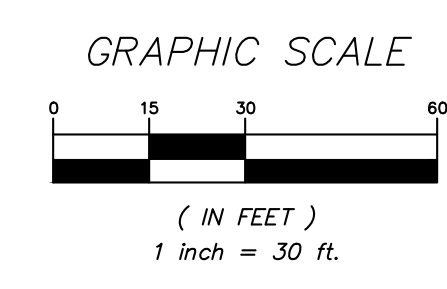
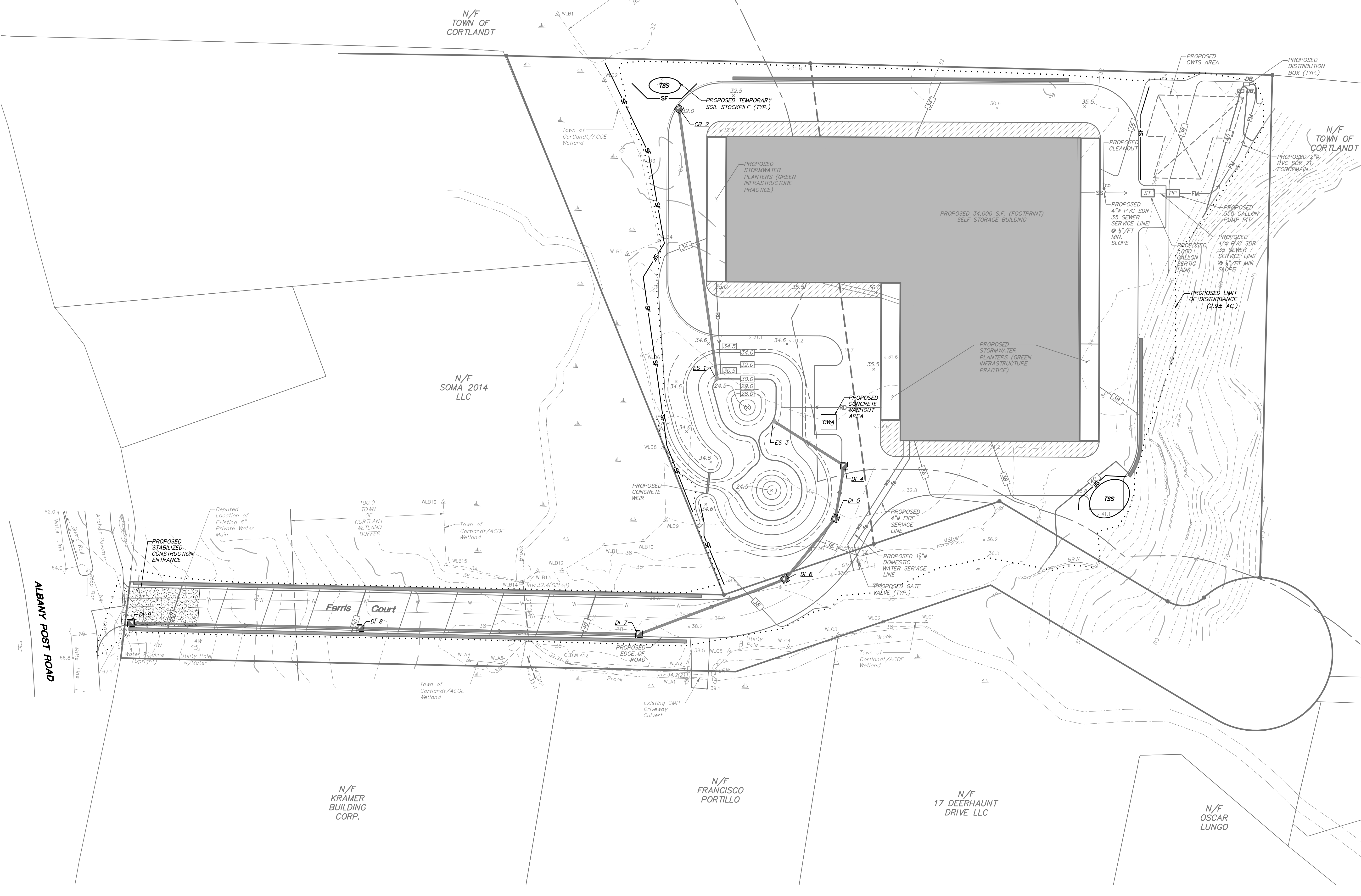
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
PROJECT:		JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 13667	
DRAWING:		GRADING & UTILITIES PLAN	
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO.			SHEET
SP-2			4 / 7





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



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

NO.	DATE	REVISION	BY
PROJECT: JAM STORAGE, LLC 2059 ALBANY POST ROAD, TOWN OF CORTLANDT, NY 10567			
DRAWING: EROSION & SEDIMENT CONTROL PLAN			
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	S.M.R.
DRAWING NO. SP-3			SHEET 5 OF 7



EROSION & SEDIMENT CONTROL NOTES:

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

GENERAL SITE SEEDING NOTES:

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

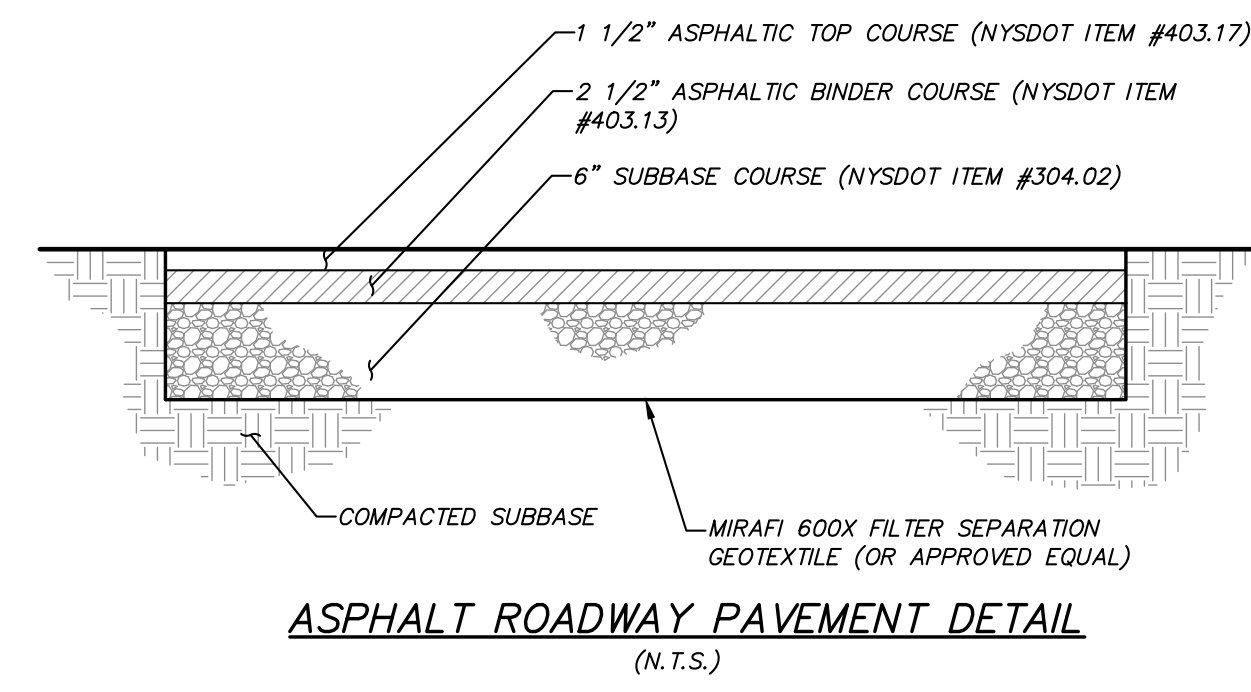
GENERAL PLANTING NOTES:

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

REQUIRED EROSION CONTROL SWPPP CONTENTS:

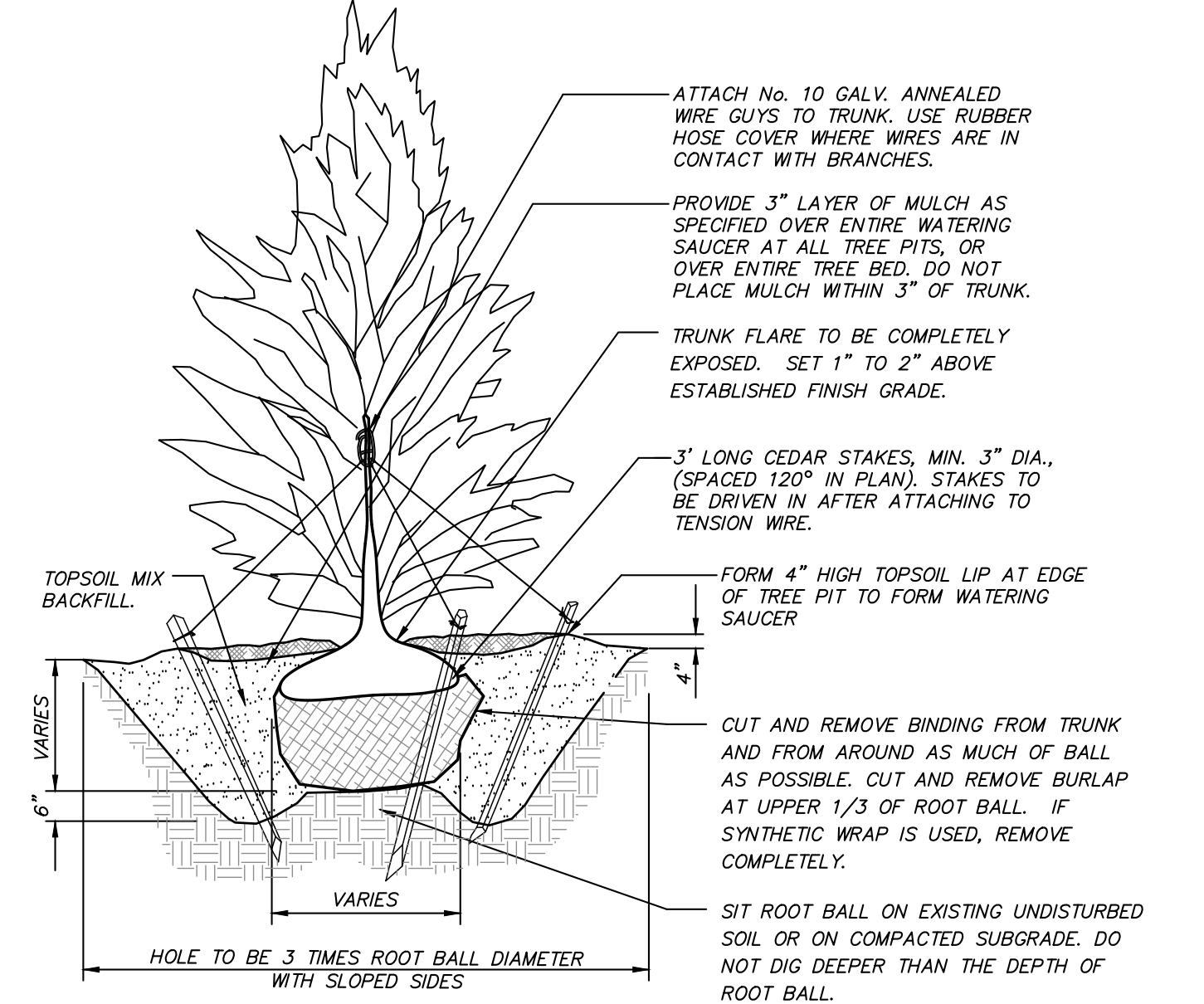
Pursuant to the NYSDOT "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001) all Stormwater Pollution Prevention Plans (SWPPPs) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standards, "New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

- Background Information: The subject project consists of the construction of a self-storage building with offices, and asphalt parking.
- Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
 - Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Fluvioaquents-Udfluvients Complex (F1), Chertford-Chertford Complex (Ch2), Chertford-Chertford Complex (Ch2), and Leicester loam (L2), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D."
 - Construction phasing plan / sequence of operations: The Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
 - Description of erosion and sediment control practices: This plan, and details / notes shown herein serve to satisfy this SWPPP requirement.
 - Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
 - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
 - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
 - An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-20-001. In addition the NYSDOT Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
 - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
 - A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
 - Identification of any elements of the design that are not in conformance with the technical standards, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

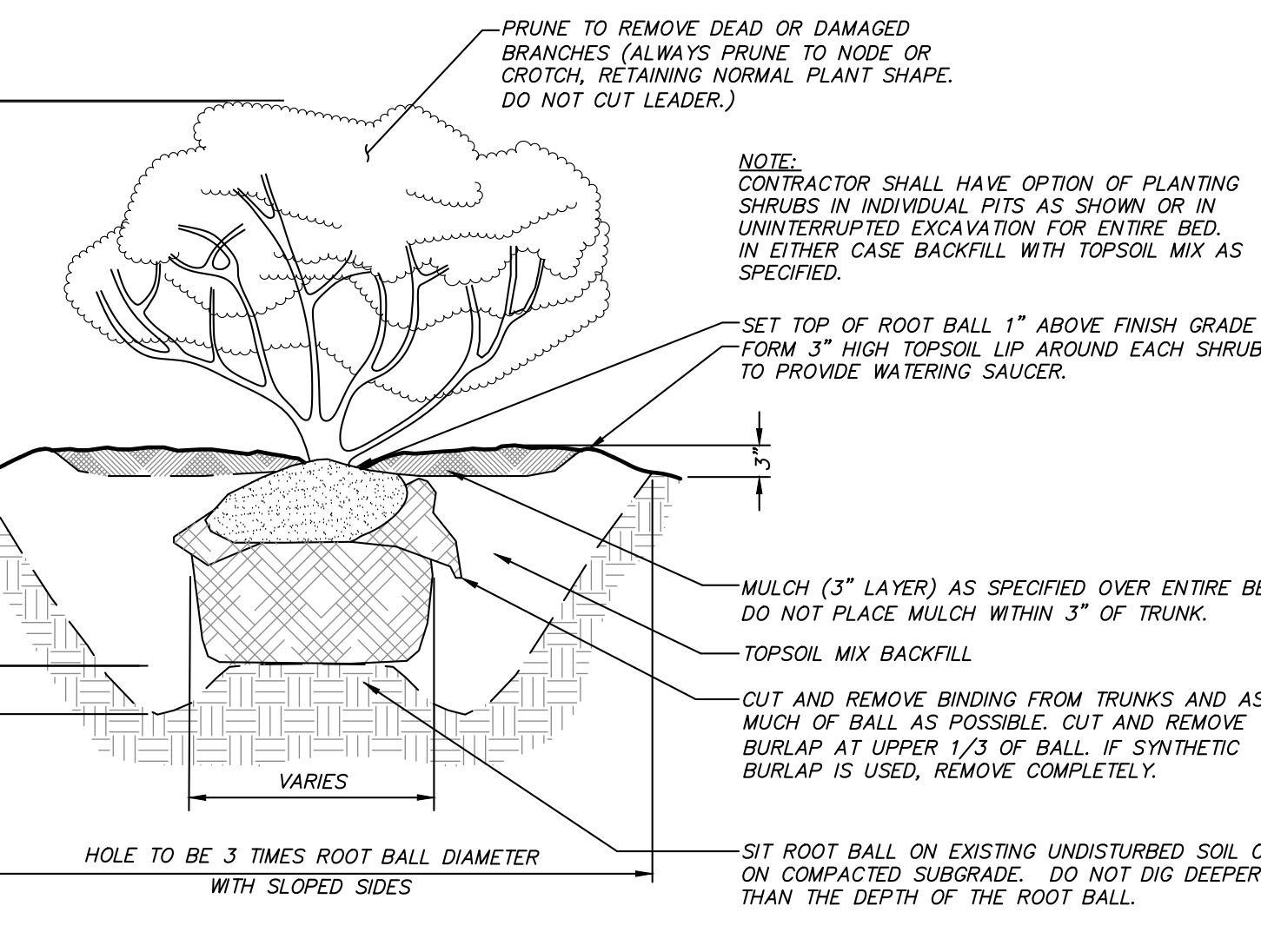


NOTE: SYMBOL MAY EITHER BE PAINTED IN WHITE ON BLUE FIELD OR IN BLUE ON BLANK FIELD.

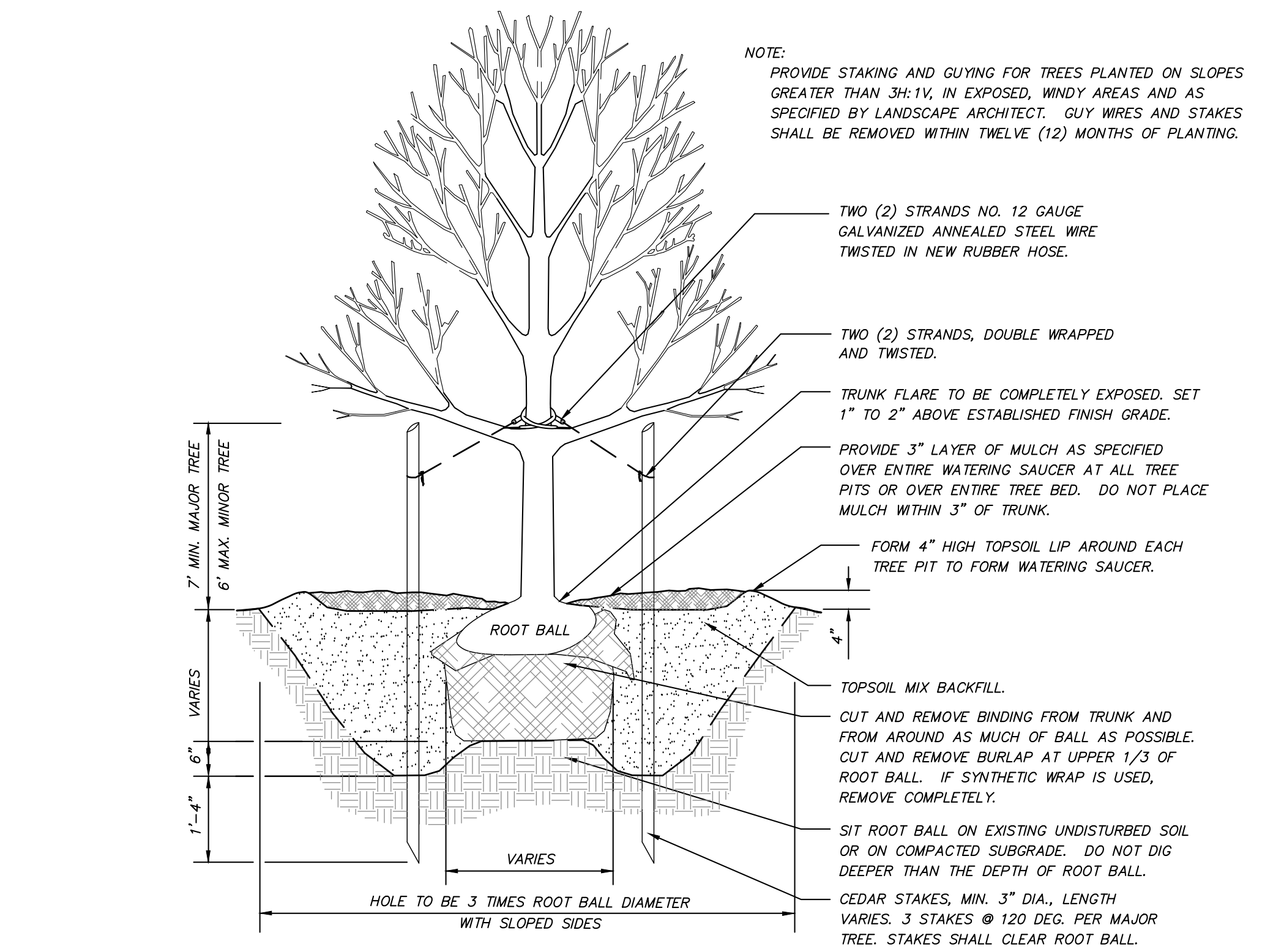
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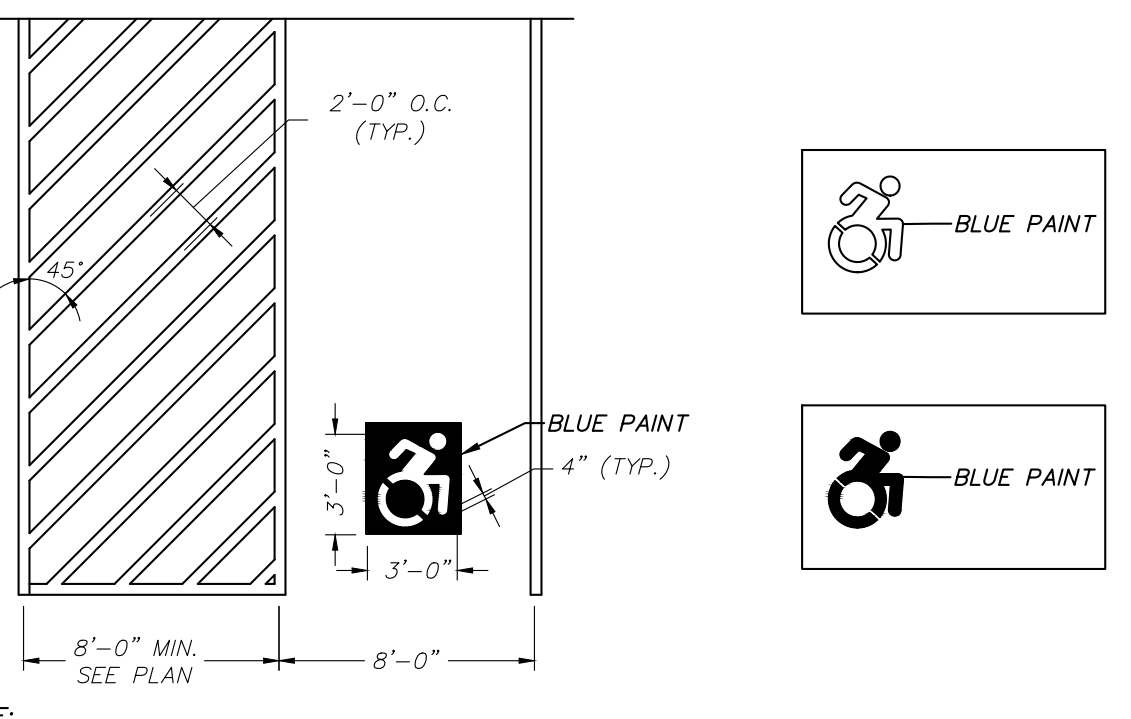
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



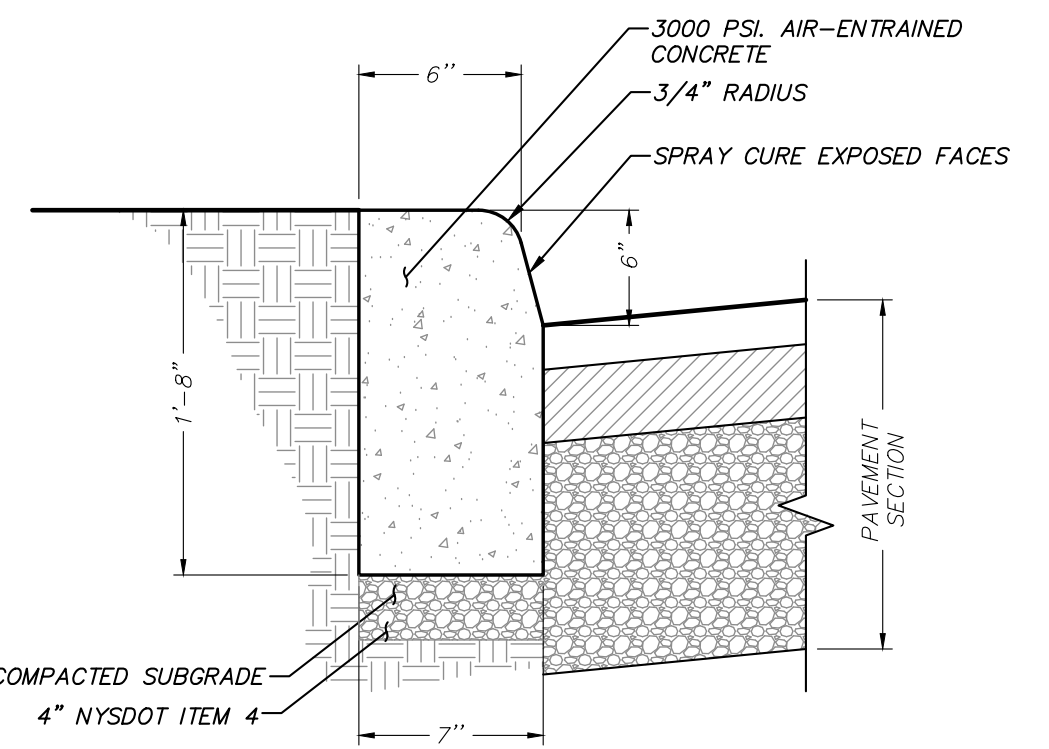
SHRUB PLANTING DETAIL (N.T.S.)



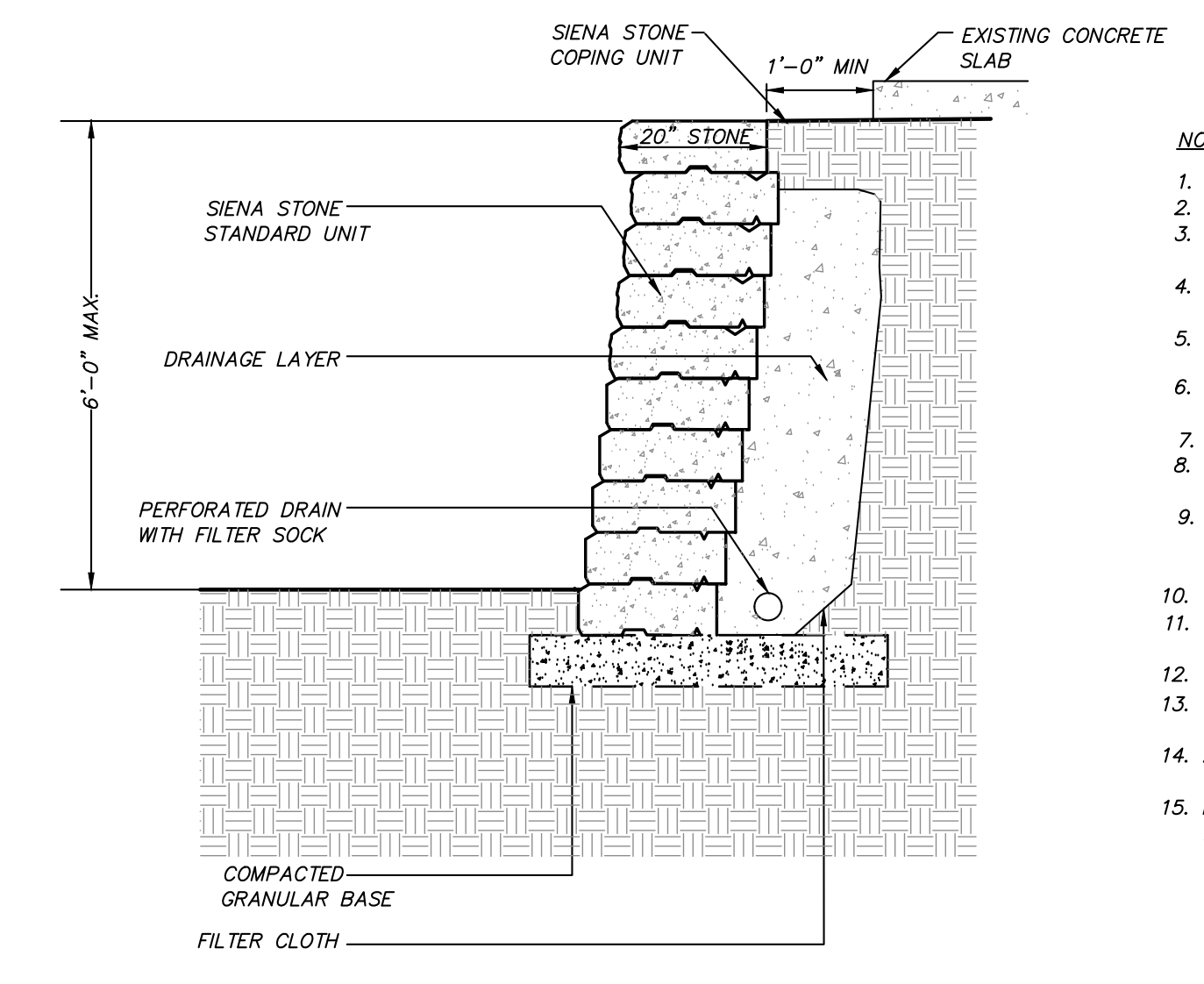
TREE PLANTING DETAIL (N.T.S.)



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

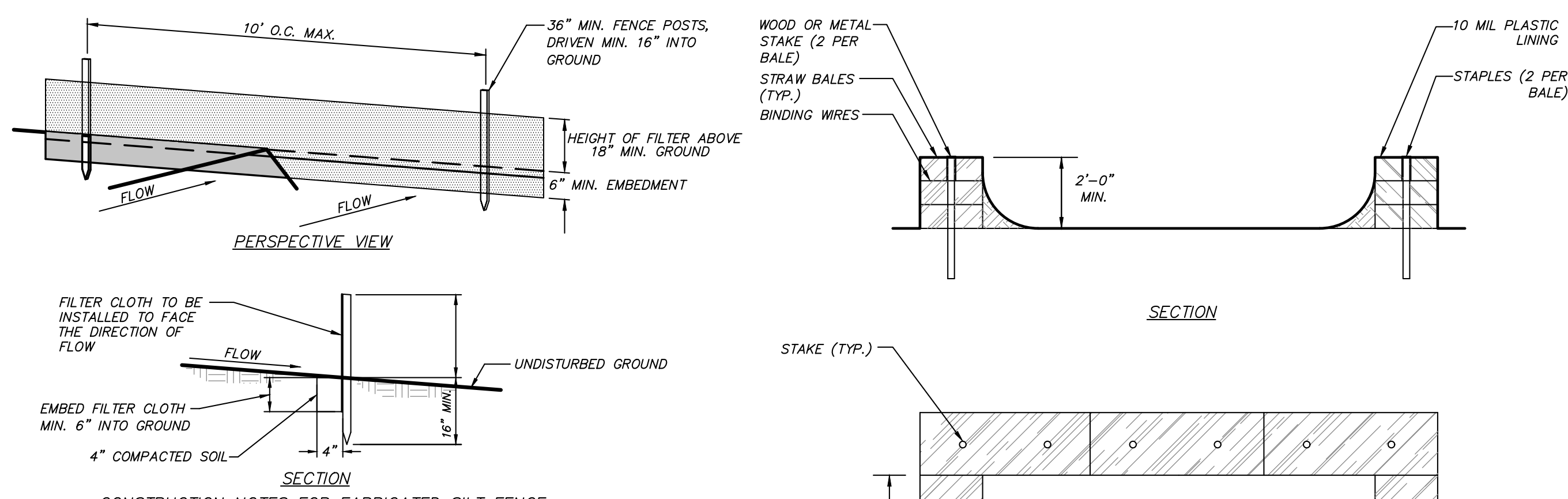


CONCRETE CURB DETAIL (N.T.S.)

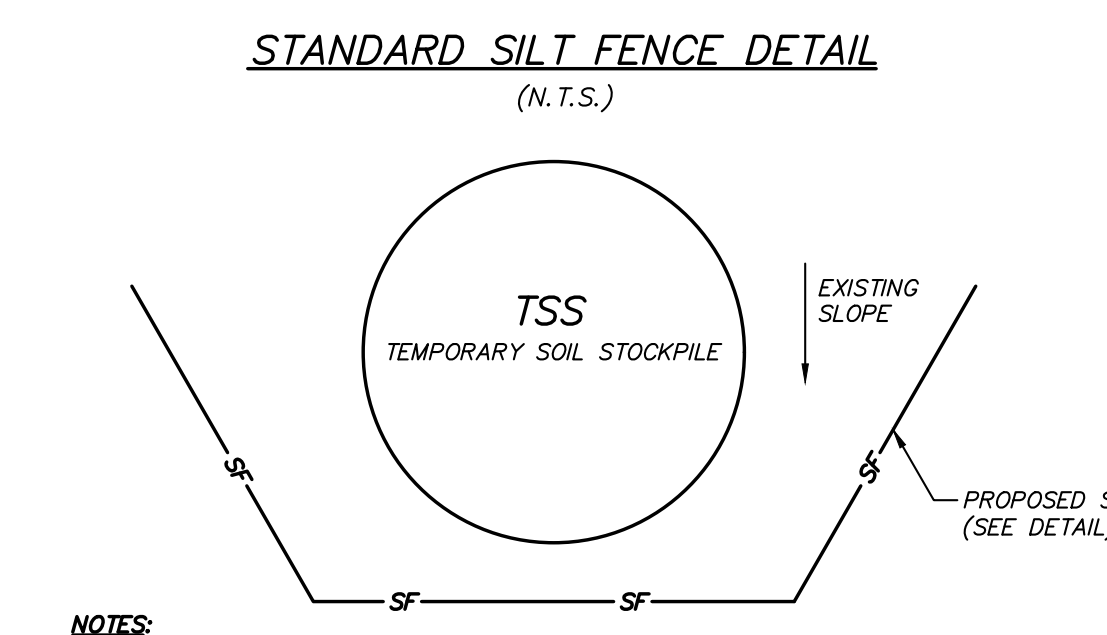


RETAINING WALL DETAIL (N.T.S.)

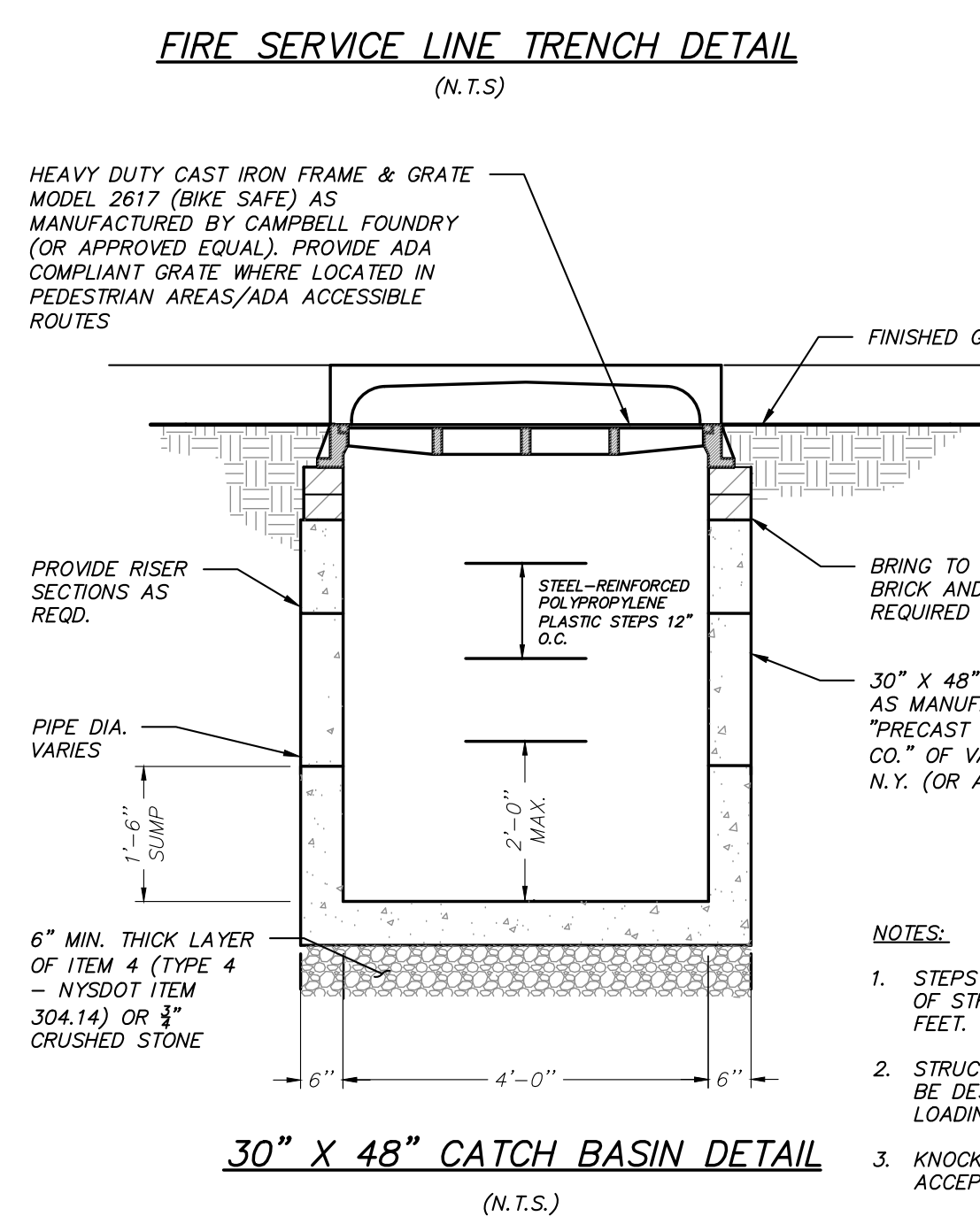
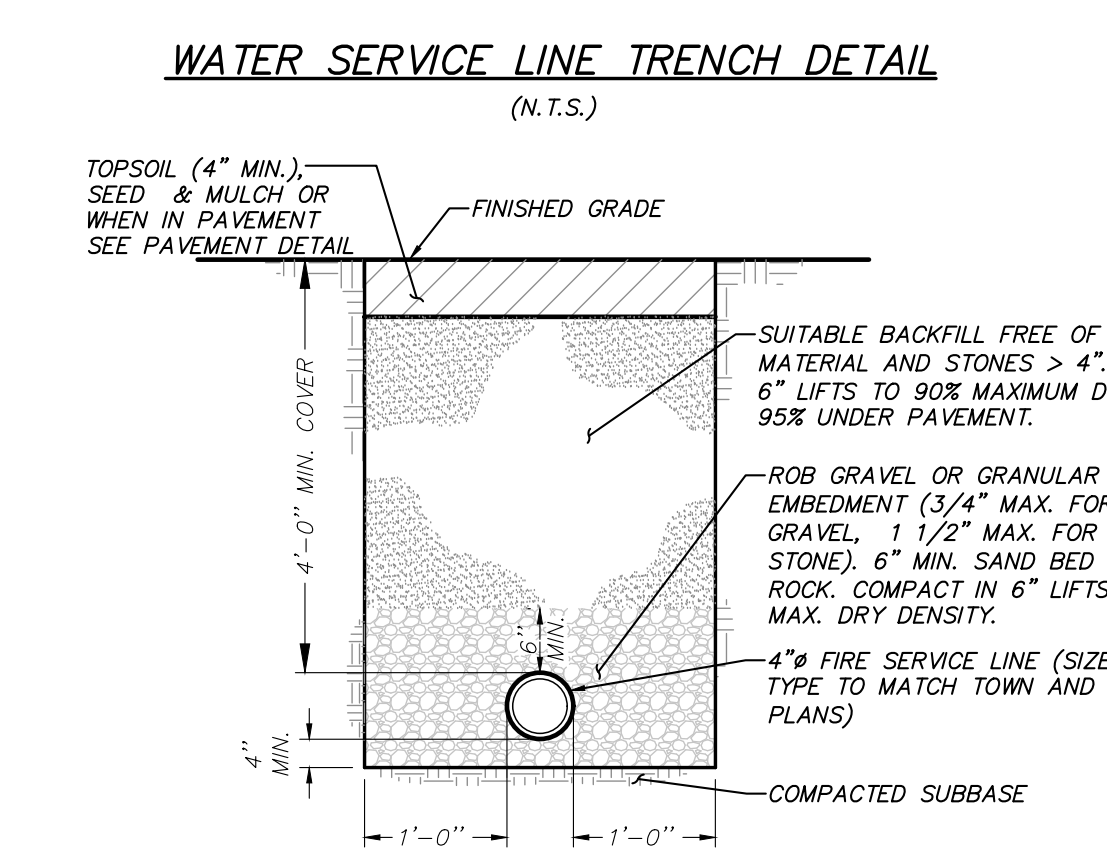
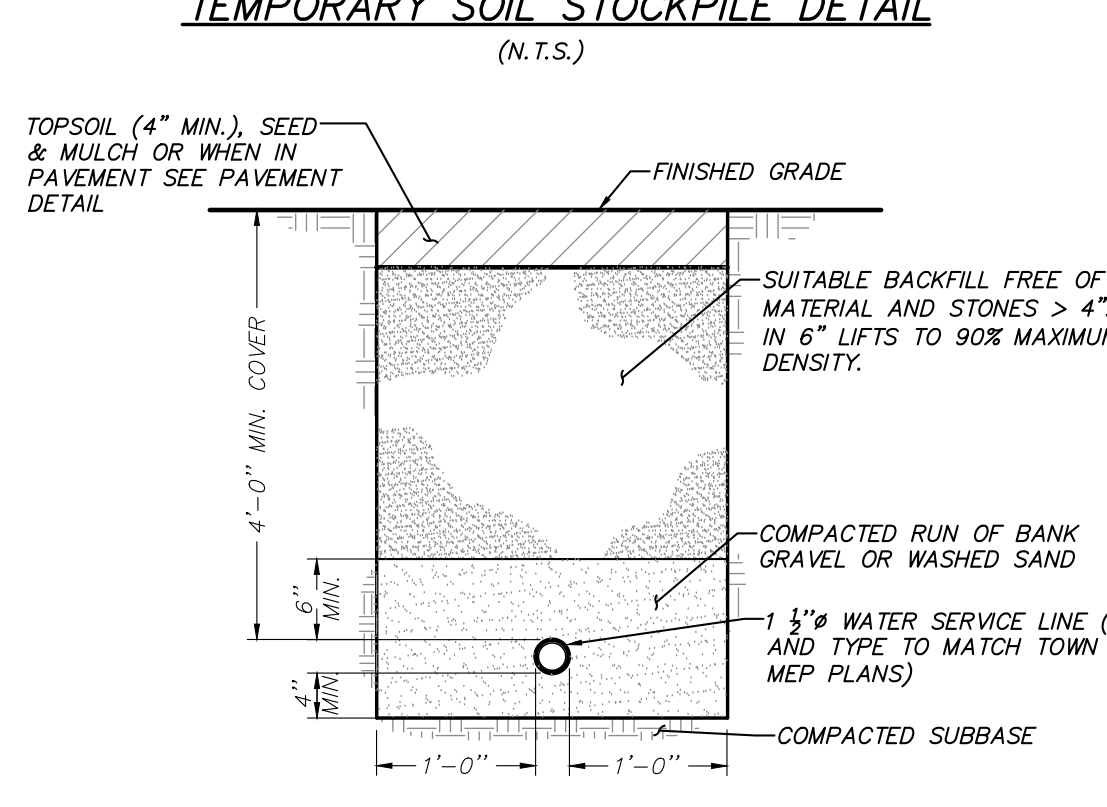
NO.	DATE	REVISION	BY
PROJECT:		JAM STORAGE, LLC	
DRAWING:		DETAILS	
PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.
DRAWING NO.		SHEET	
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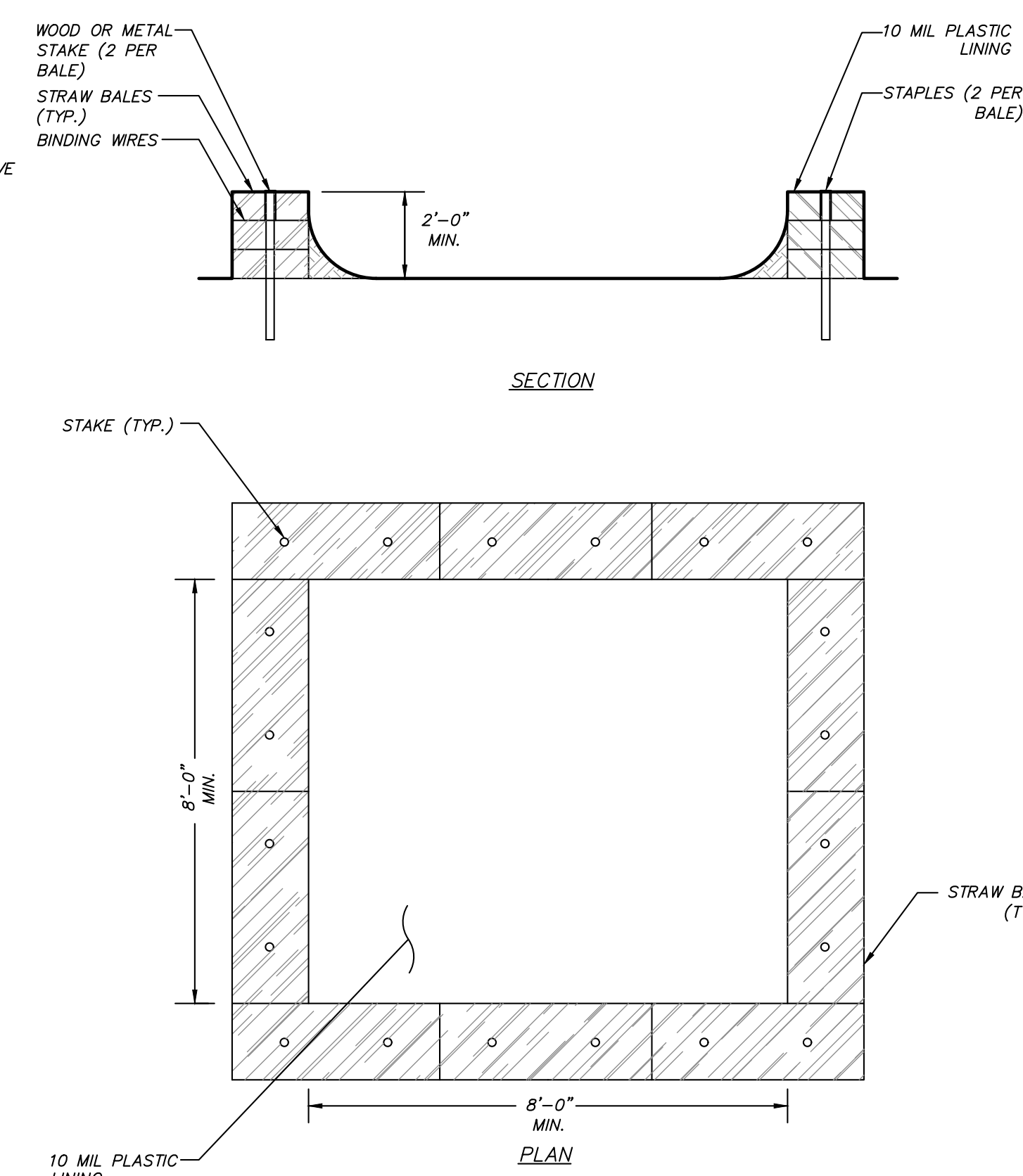
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 5" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 600X, STABILINKA 1340X, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



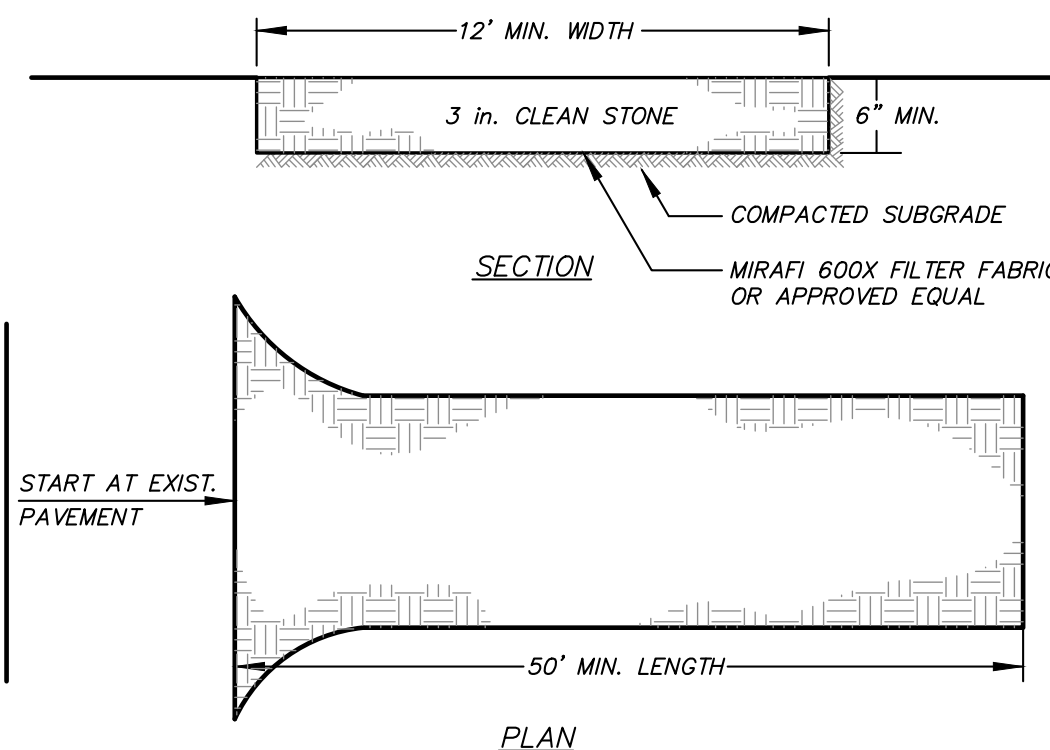
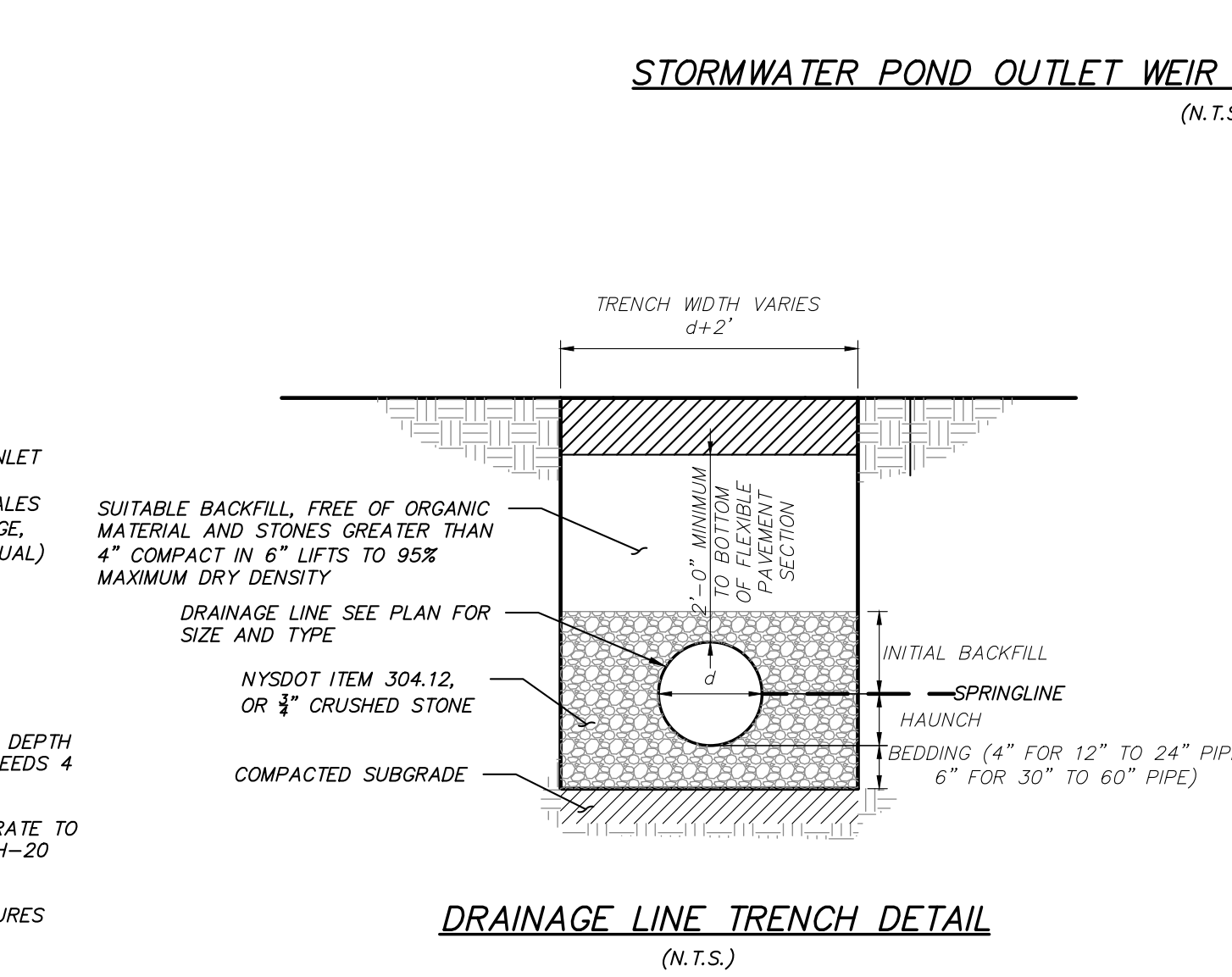
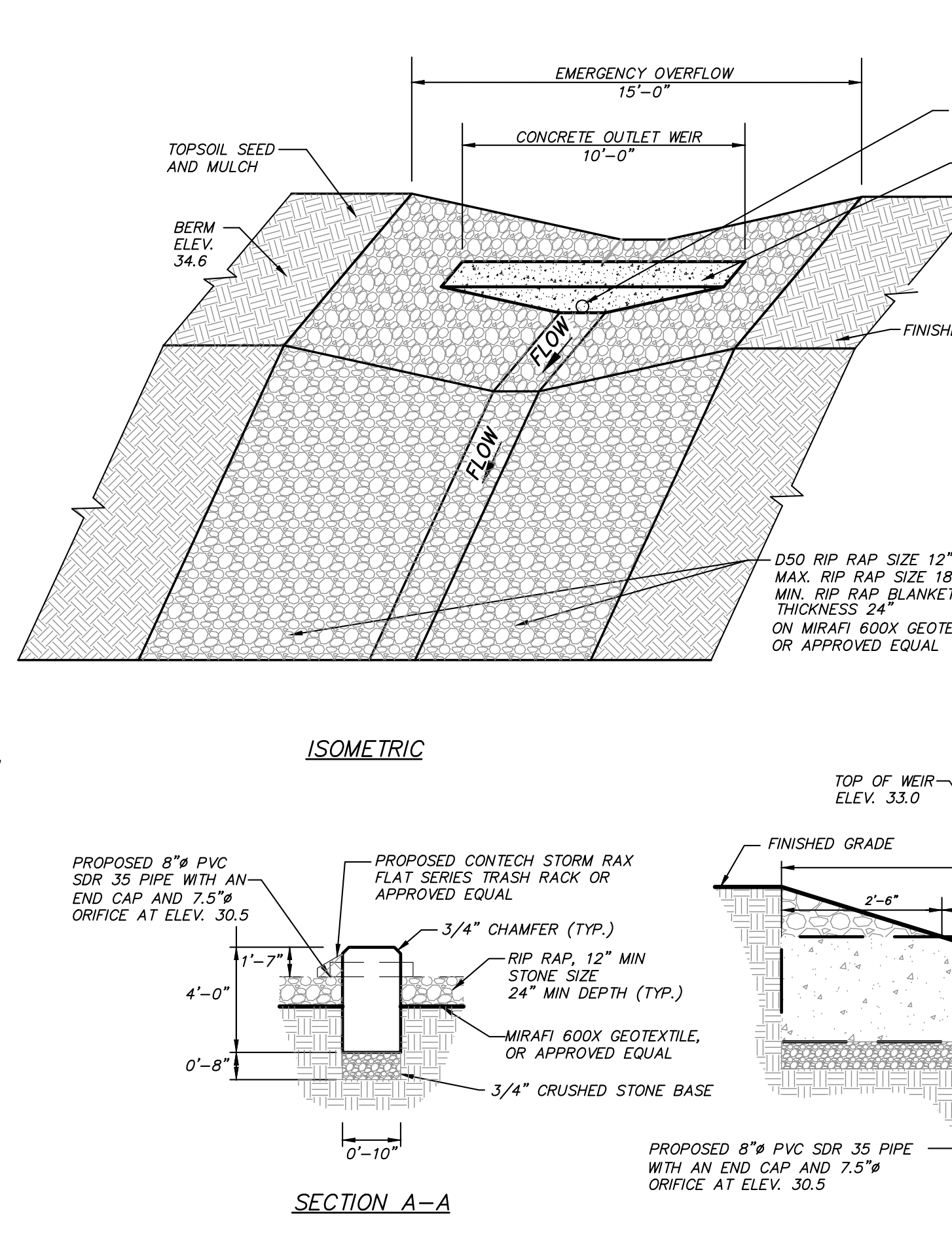
- NOTES**
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
 4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNWIND SIDE.



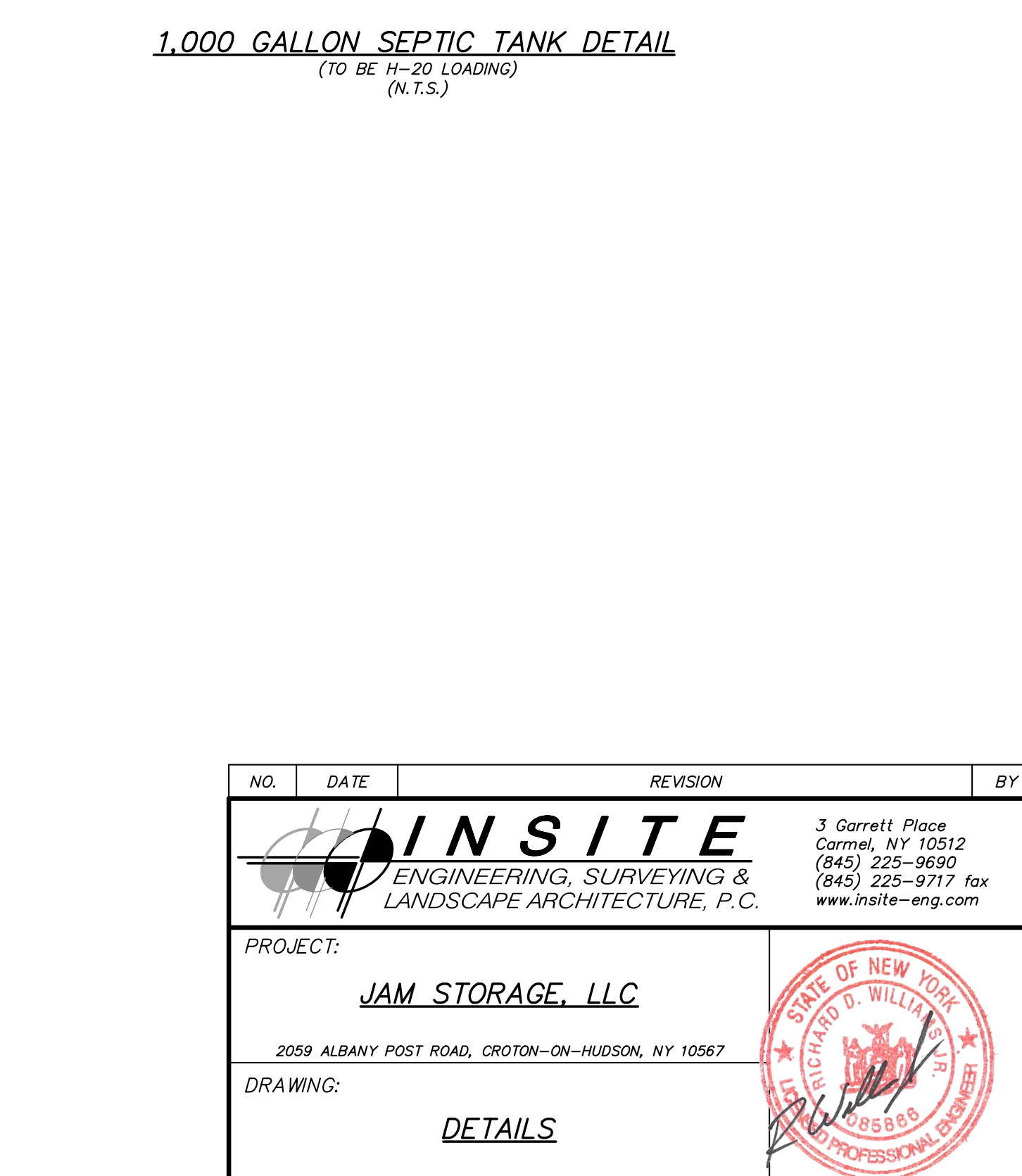
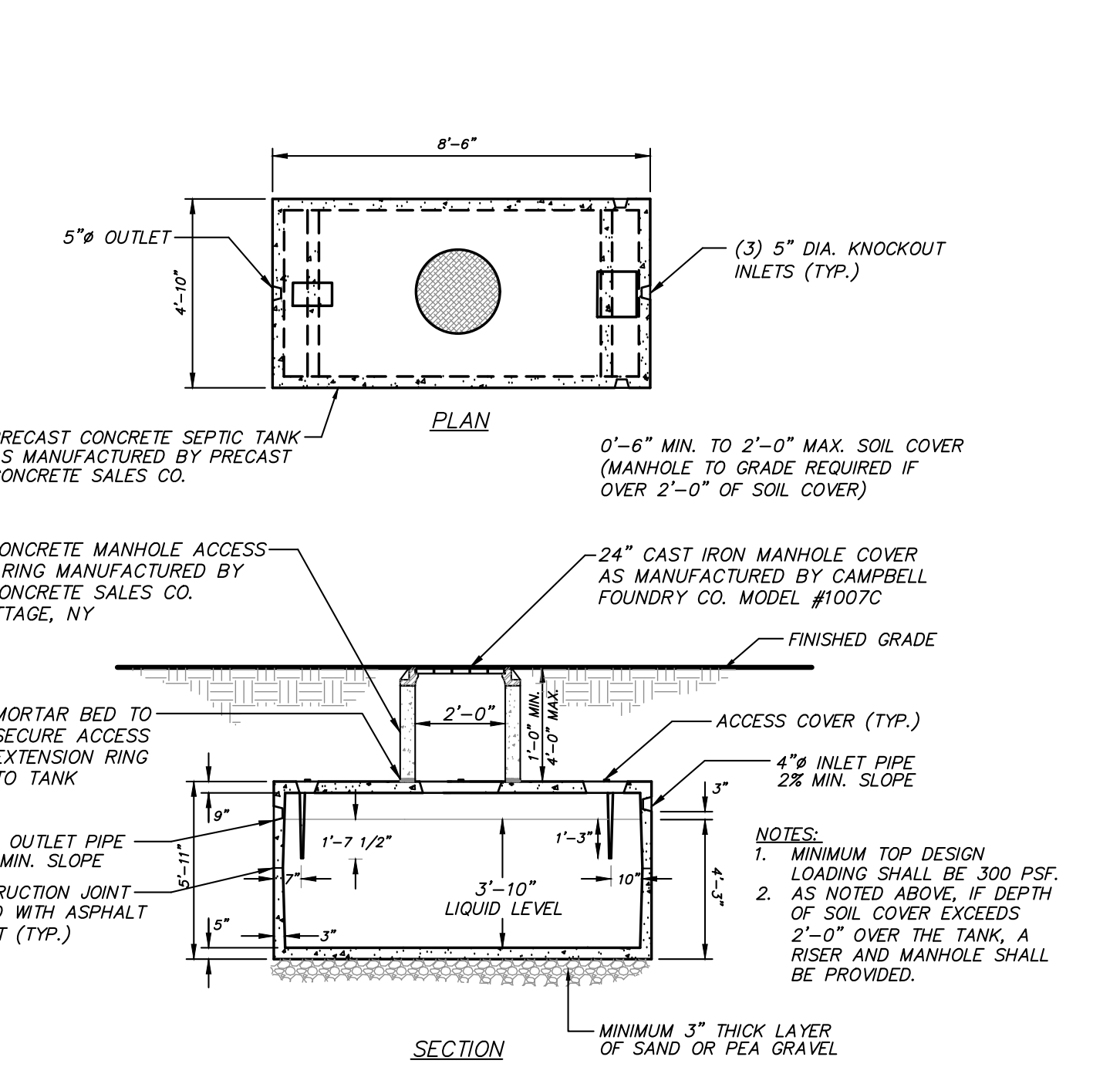
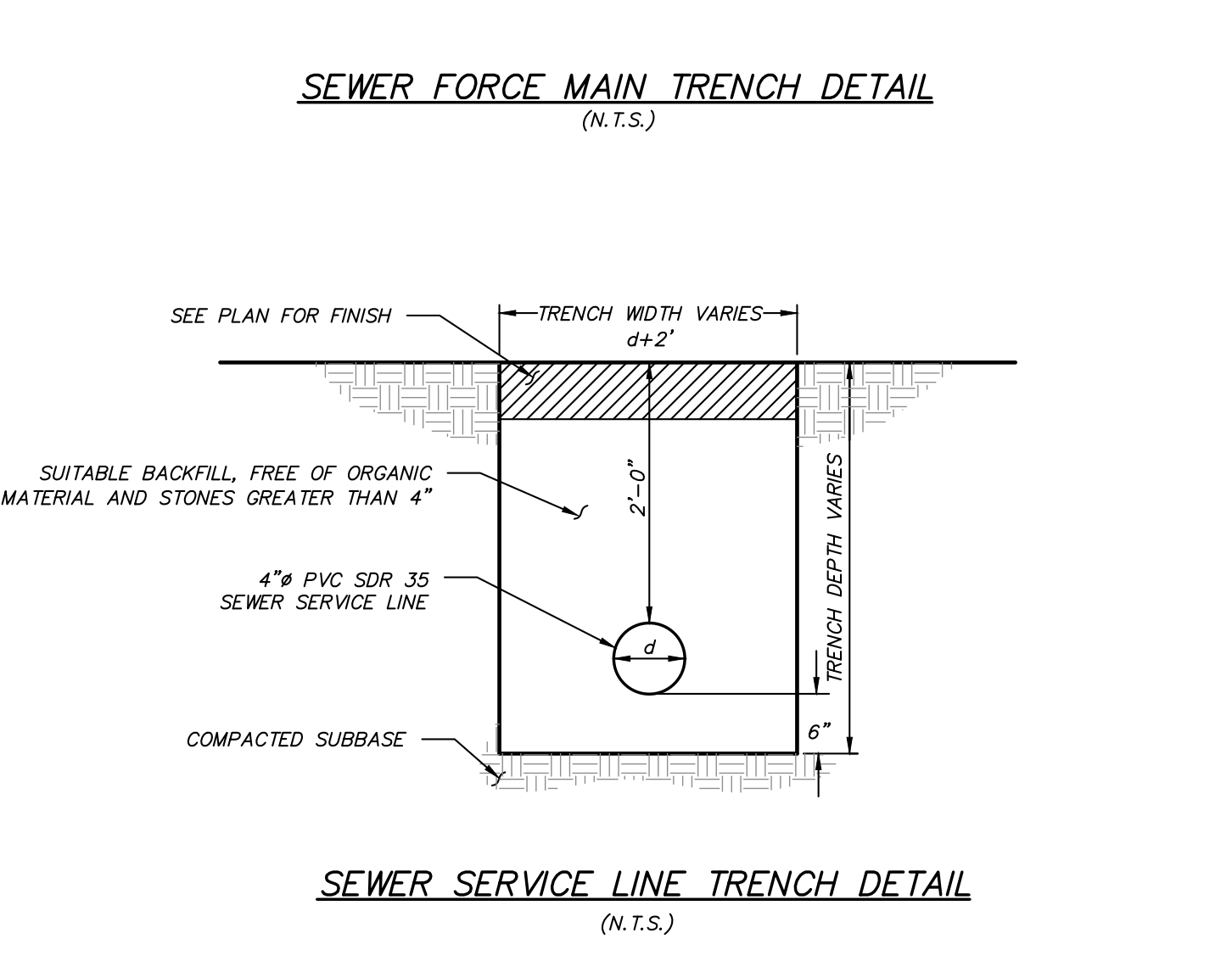
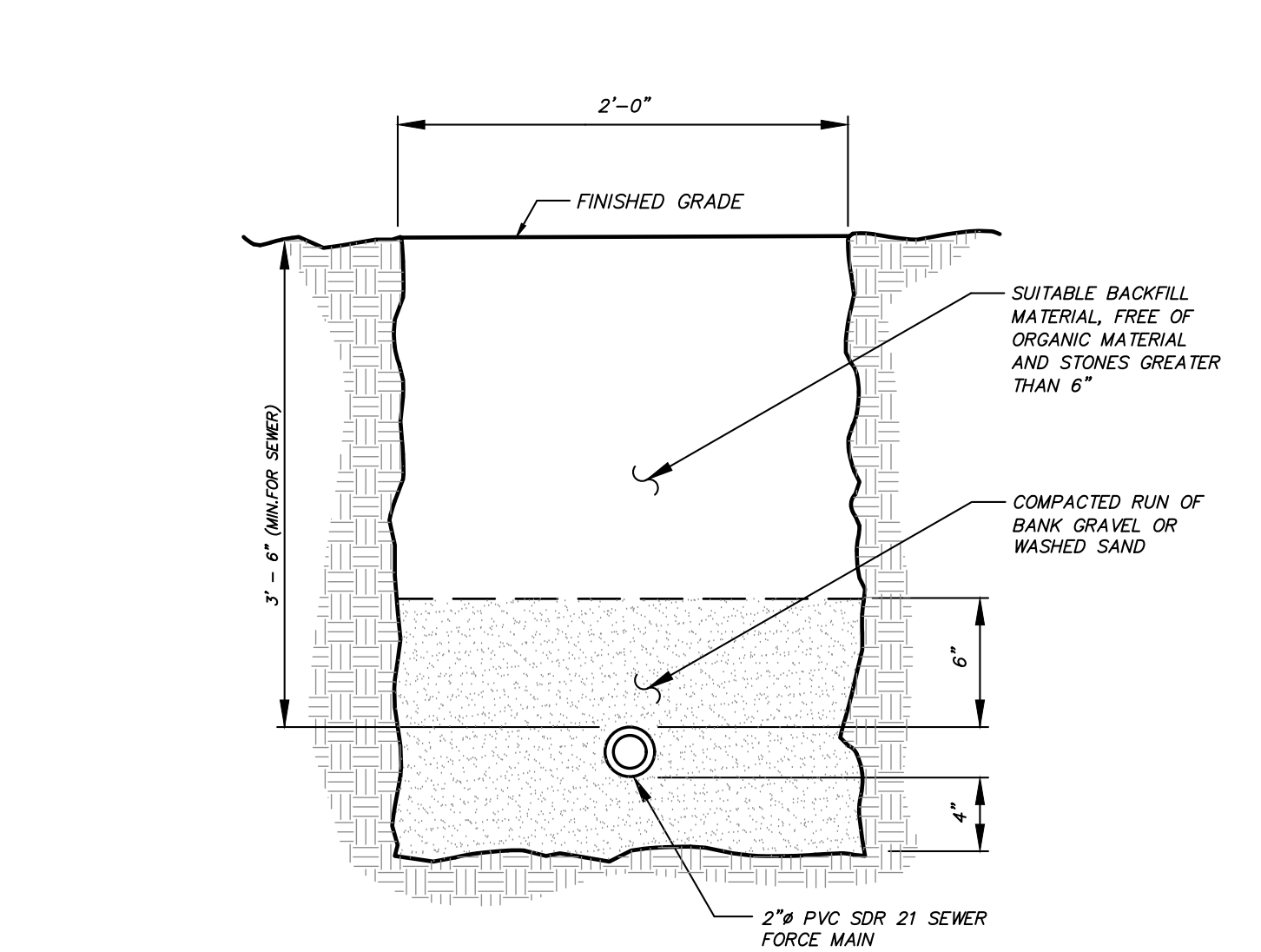
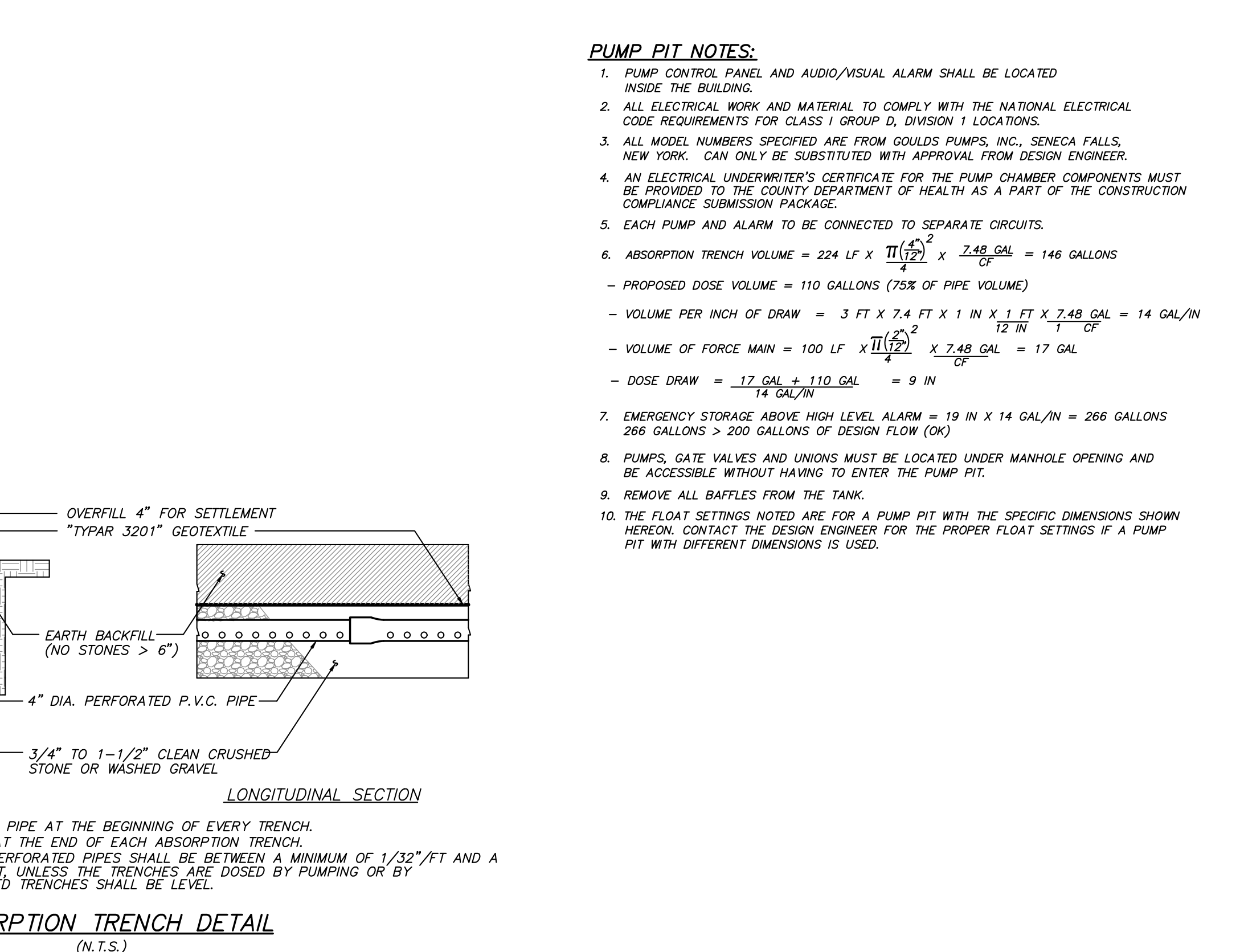
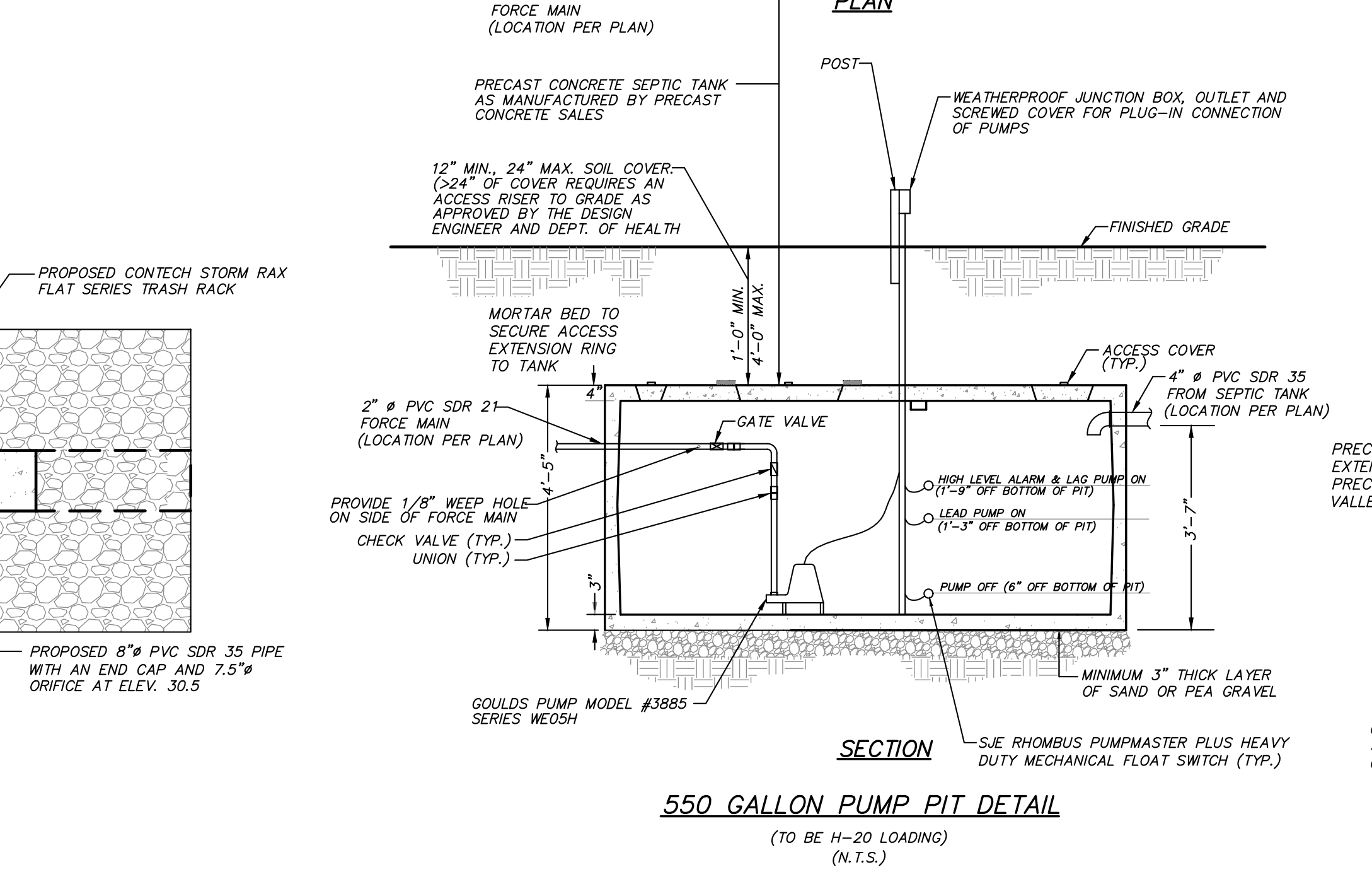
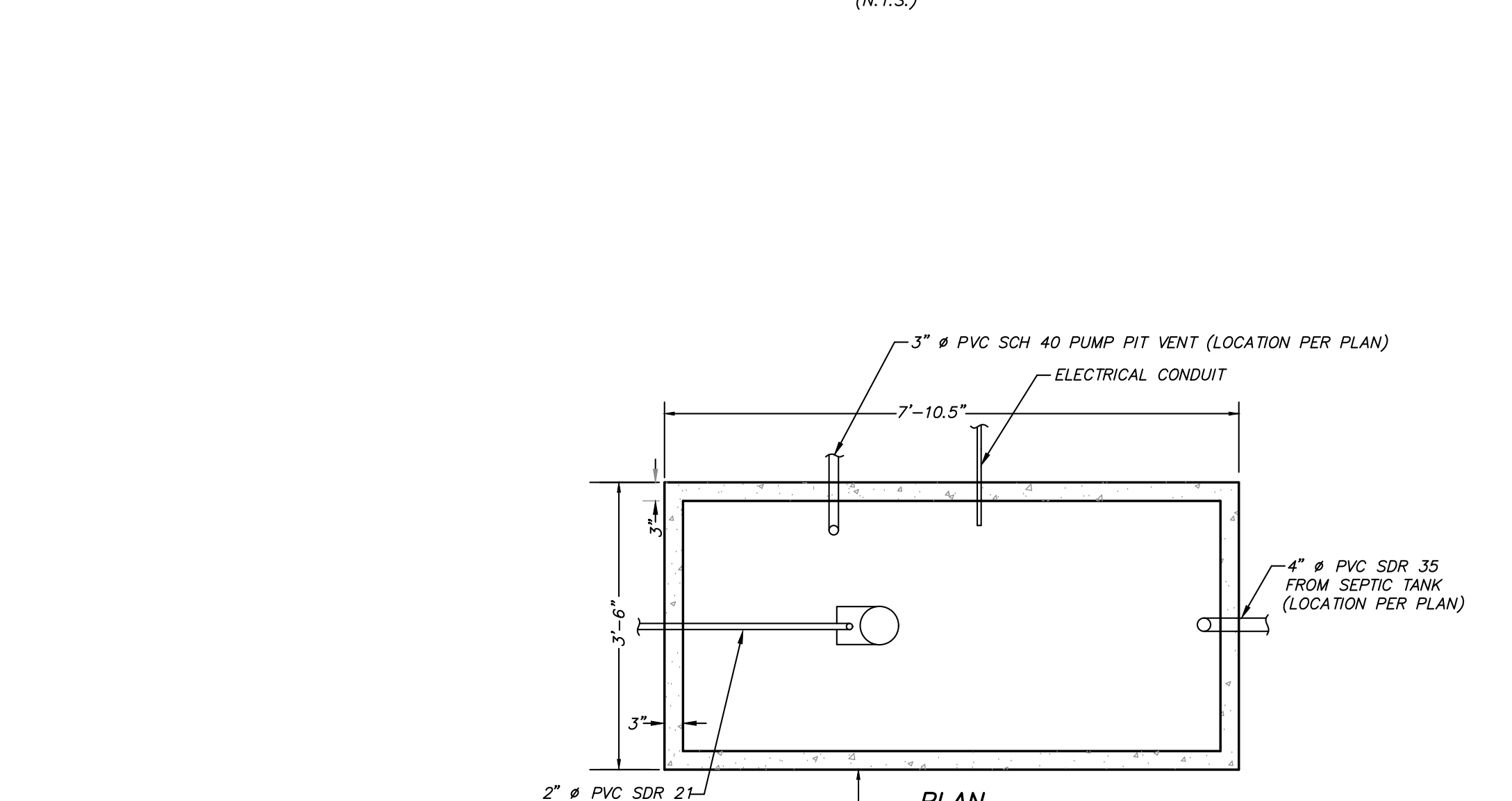
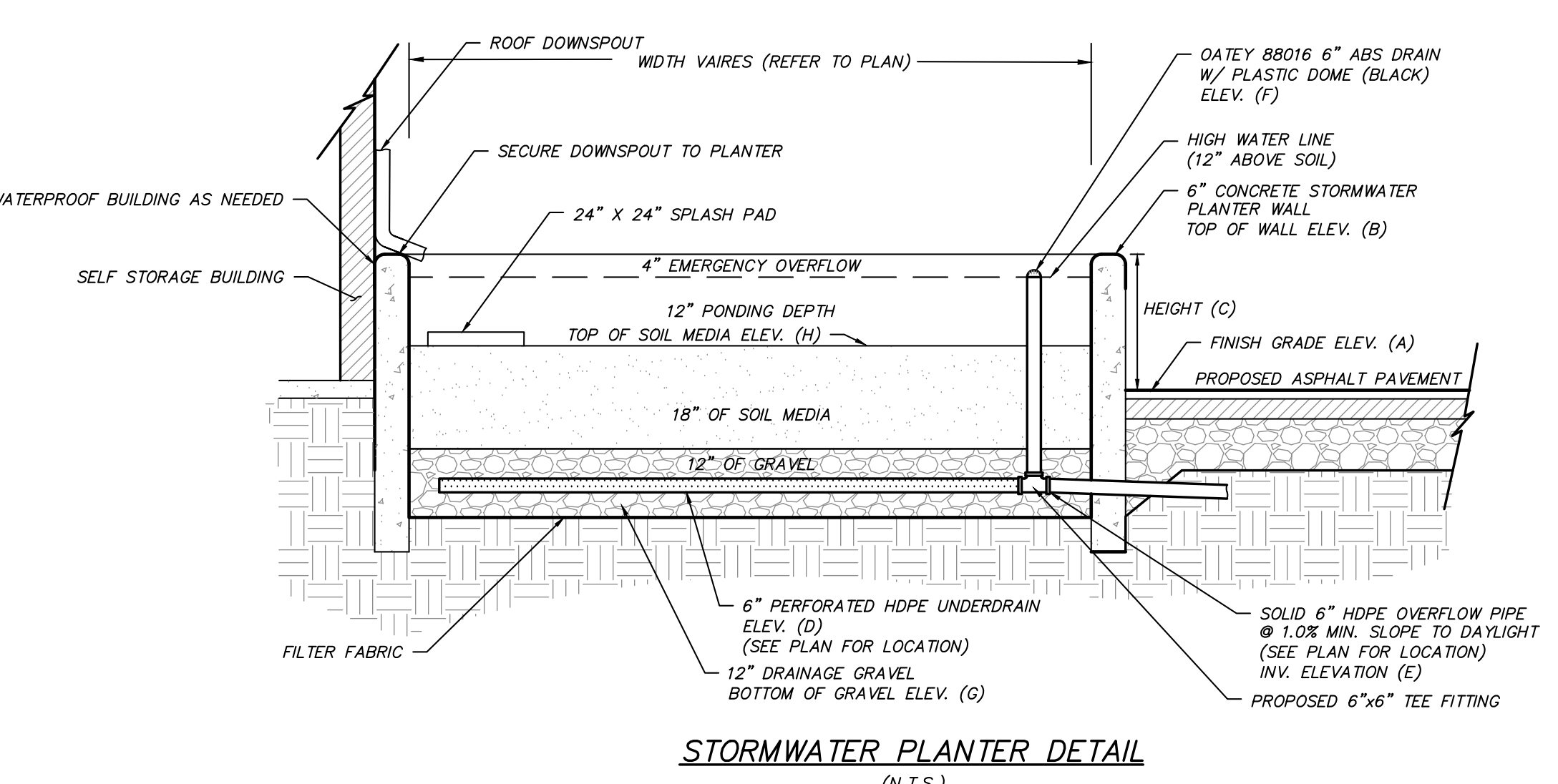
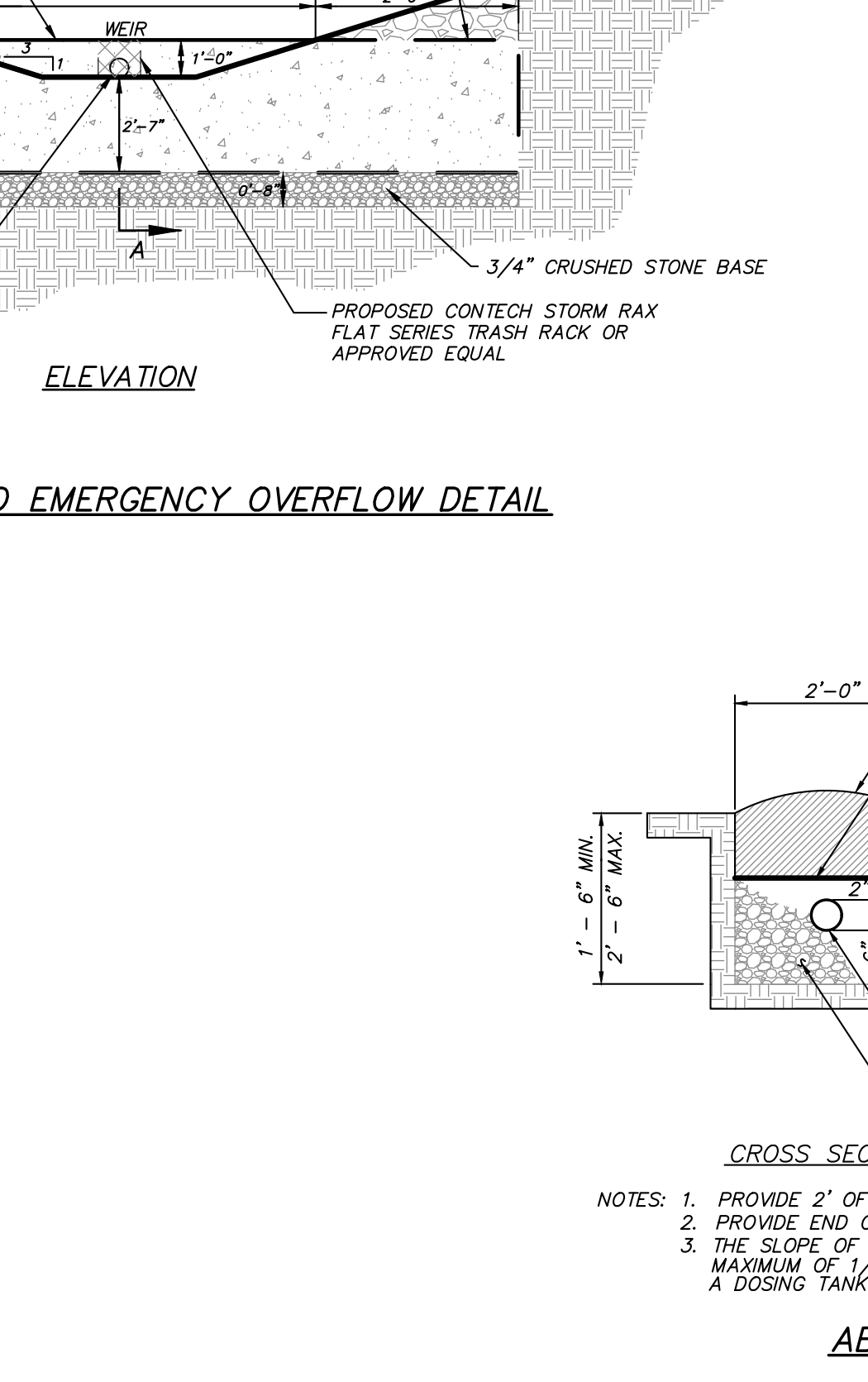
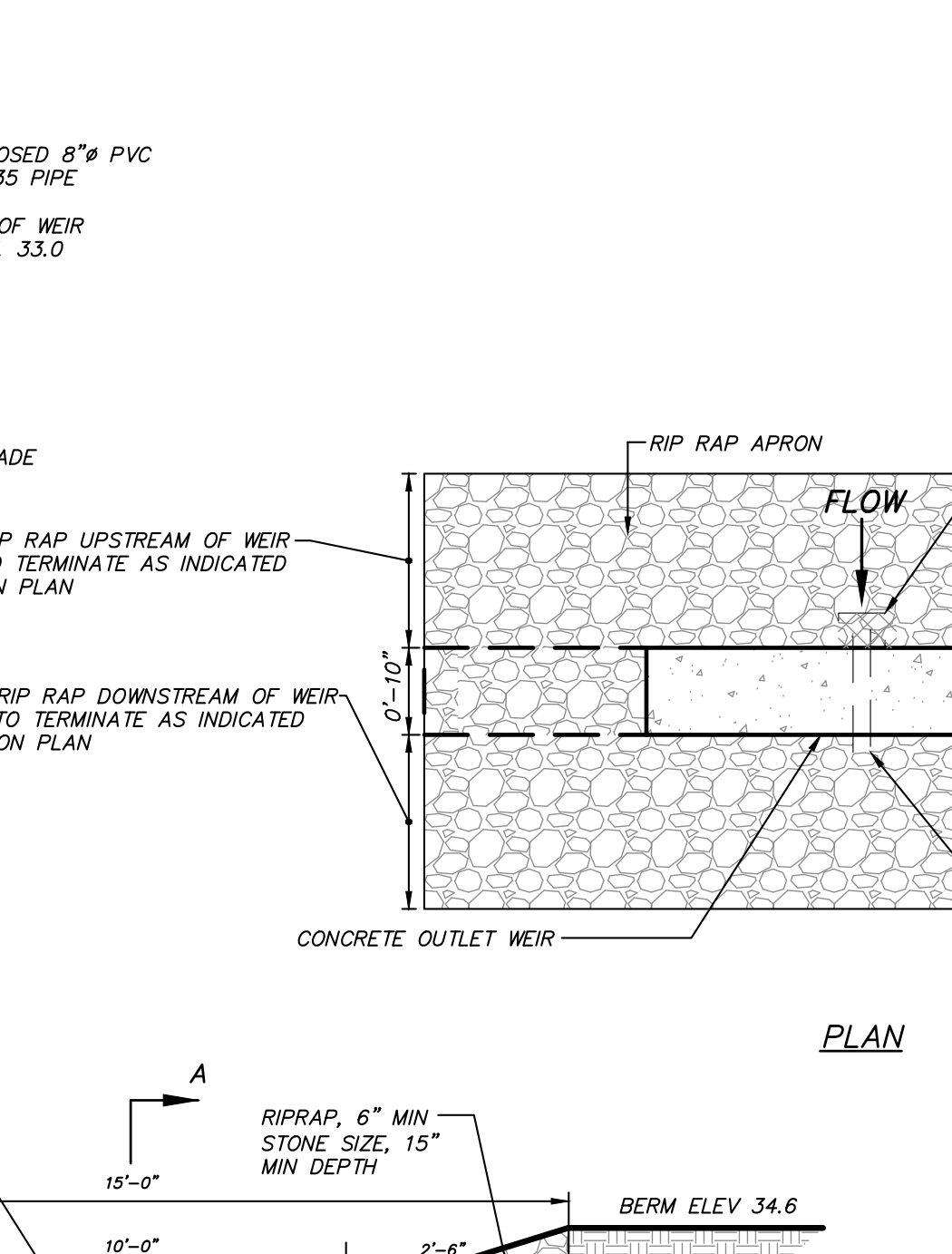
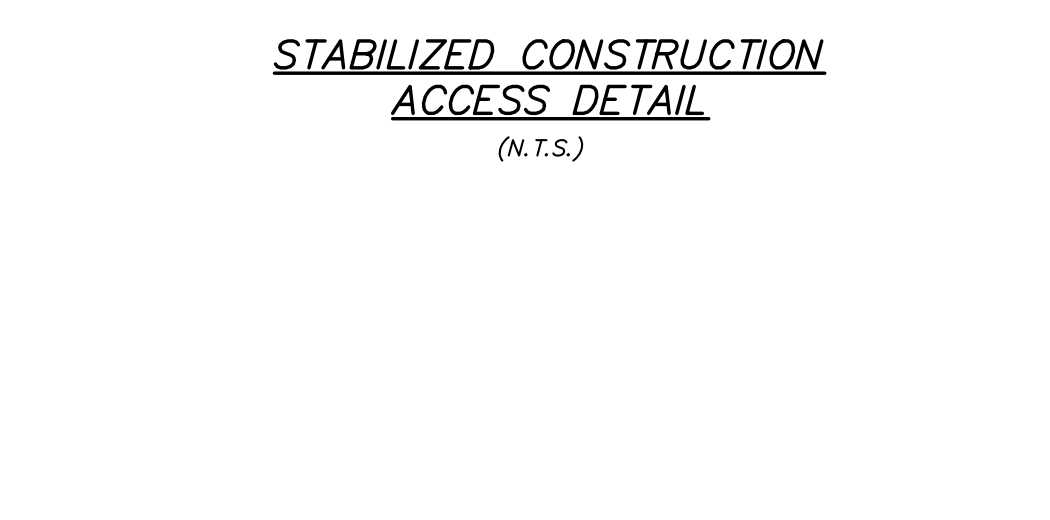
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.



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



- INSTALLATION NOTES**
1. STONE SIZE - USE 3" STONE
 2. LENGTH - AS REQUIRED, BUT 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 - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 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 RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. 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.



NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Corvallis, NY 12012
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **JAM STORAGE, LLC**
2059 ALBANY POST ROAD, CROTON-ON-HUDSON, NY 10567

DRAWING: **DETAILS**

PROJECT NUMBER	22240.100	PROJECT MANAGER	R.D.W.
DATE	9-4-24	DRAWN BY	C.M.S.
SCALE	AS SHOWN	CHECKED BY	S.M.R.

DRAWING NO. **D-2** SHEET **7** OF **7**

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: JAM Storage, LLC		
Project Location (describe, and attach a general location map): 2059 Albany Post Road		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to construct a 68,000 S.F. storage building (34,000 S.F. footprint) with associated parking, stormwater management and wetland mitigation on Ferris Road in the HC-9A zone. The subject property is 3.2 acres and consists of Tax Maps 55.13-2 19&20. There is an existing single family home located on the site that will be razed as part of this application. The project will be served by municipal water and an onsite septic system.		
Name of Applicant/Sponsor: DHIP Group c/o Timothy Fisher		Telephone: 347-266-3514 E-Mail: tfisher@dhipgroup.com
Address: 446 Bedford Rd		
City/PO: Pleasantville	State: NY	Zip Code: 10570
Project Contact (if not same as sponsor; give name and title/role): Richard D. Williams, Jr. PE, Senior Project Engineer		Telephone: 845-225-9690 E-Mail: rwilliams@insite-eng.com
Address: 3 Garrett Place		
City/PO: Carmel	State: NY	Zip Code:
Property Owner (if not same as sponsor): Francisco Portillo		Telephone: 347-266-3514 E-Mail: tfisher@dhipgroup.com
Address: 2059 Albany Post Road		
City/PO: Cortlandt	State: NY	Zip Code: 10520

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 Board Site Plan Approval	Sept 4, 2024
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	Westchester County Department of Health	
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 GP-0-20-001 Erosion Control	
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?
HC-9A Highway Commercial Multi-Family

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? Lakeland Central School District and the Hendrick Hudson School District

b. What police or other public protection forces serve the project site?
NY State Police

c. Which fire protection and emergency medical services serve the project site?
Cortlandt Hook and Ladder Co. , Cortlandt Community Volunteer Ambulance Corps.

d. What parks serve the project site?
George's Island Park, Osceawana Park

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)? Commercial

b. a. Total acreage of the site of the proposed action? _____ 3.16+/- acres
b. Total acreage to be physically disturbed? _____ 2.90 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.16+/- 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) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
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: _____ 12 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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: _____ 24' height; _____ 231' width; and _____ 197' length

iii. Approximate extent of building space to be heated or cooled: _____ 68,000 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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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): Town of Cortland ACOE Wetland. Enroachment into wetland buffer 54,000 S.F. No wetland disturbance anticipated. Only existing
disturbed areas of buffer are proposed to be disturbed.

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:
Primary disturbance due to earthwork associated with re-grading driveway and constructing walls, as well as the stormwater treatment facility. Extent of activity 54,000 s.f.

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: _____
Native trees, shrubs, and perennials will be planted in disturbed areas to mitigate impacts.

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: _____ <200 gpd 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: _____ <100 gpd 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): _____

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):
 An onsite wastewater treatment system will be constructed and will consist of a septic tank, pump and absorption trenches discharging subsurface. _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 Not applicable. _____

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?
 68,695 _ Square feet or 1.58 _ acres (impervious surface)
 137,694 _ Square feet or 3.16 _ acres (parcel size)
- ii. Describe types of new point sources. Proposed building and pavement. _____
- 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 basin and planters. _____
- If to surface waters, identify receiving water bodies or wetlands: _____
 Onsite local wetland. _____
- 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 Hydroflouorocarbons (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: _____
 Approximately 150mWh

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

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.

i. During Construction:		ii. During Operations:	
• Monday - Friday: _____	8am - 6pm	Office hours:	
• Saturday: _____	8am - 6pm	• Monday - Friday: _____	9am - 6pm M-F
• Sunday: _____	8am - 6pm	• Saturday: _____	
• Holidays: _____	8am - 6pm	• Sunday: _____	Access Hours: 6am - _____
		• Holidays: _____	10pm All days

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 activities between the hours of 8am - 6pm.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: 30 trees will be removed throughout the site but the majority of the forested buffer will remain.

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:
 Building mounted emergency lighting.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: 14 trees will be removed at the northern border of the property which will be mitigated by proposed plantings and the proposed lighting design (direct downlight full cutoff).

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	0.10	1.58	+1.48
• Forested	0.81	0.58	-0.23
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.20	0.20	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Gravel _____ Lawn & Landscaping _____ Wetland Mitigation Plantings _____	0.04 2.01 0	0 0.44 0.36	-0.04 -1.57 +0.36

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: _____

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? _____ 6 feet

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

c. Predominant soil type(s) present on project site:

LcB Leicester Loam	_____	70 %
Ff Fluvaquents-Udifluvents	_____	8 %
CsD Chatfield-Charlton	_____	12 %

d. What is the average depth to the water table on the project site? Average: _____ 1 feet

e. Drainage status of project site soils: Well Drained: _____ 12 % of site
 Moderately Well Drained: _____ 8 % of site
 Poorly Drained _____ 70 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 80 % of site
 10-15%: _____ 5 % of site
 15% or greater: _____ 15 % 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 864-542 Classification SC / C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ <u>Deer, birds, rabbits, other small mammal</u> _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: <u>Hudson River</u> <i>ii.</i> Basis for designation: <u>Exceptional or unique character</u> <i>iii.</i> Designating agency and date: <u>Agency: Westchester County, Date: 1-31-90</u></p>	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

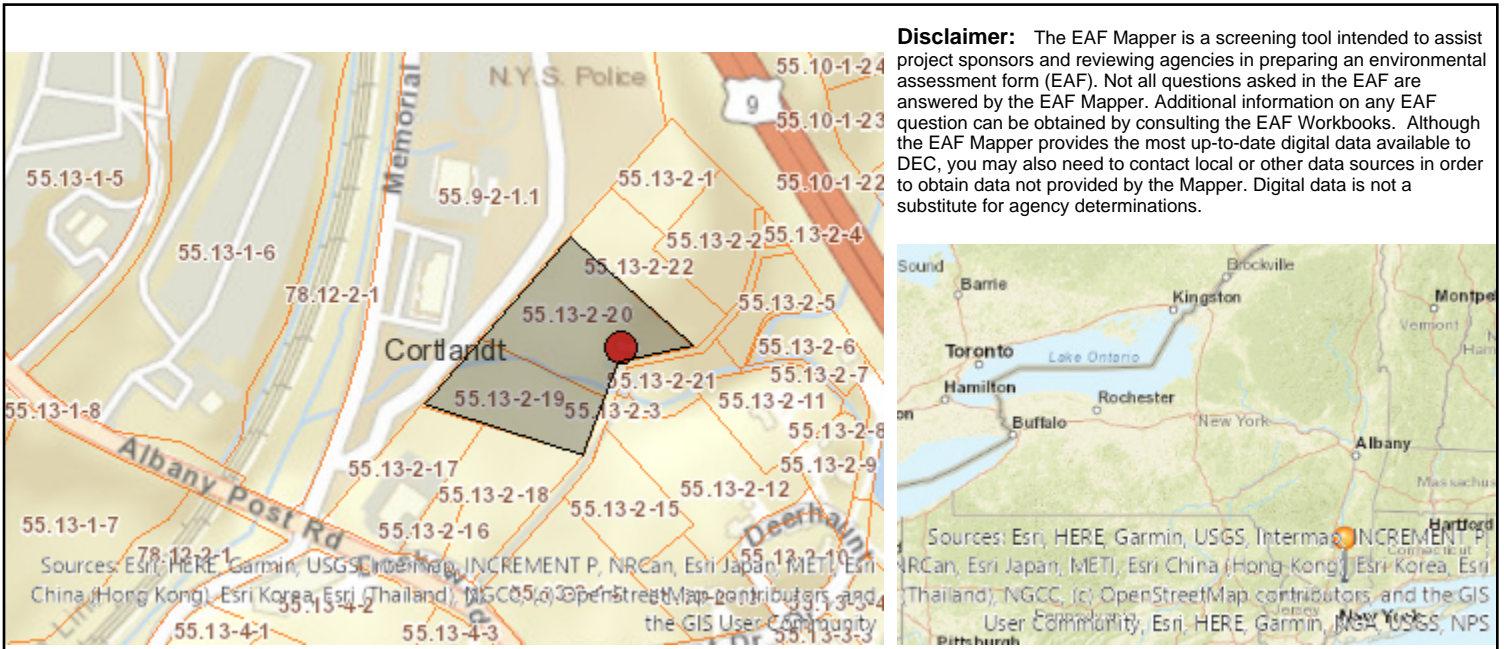
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Richard D. Williams, Jr. PE Date 9/4/24

Signature  Title Senior Project Engineer



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]	Yes
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.iv [Surface Water Features - Stream Name]	864-542
E.2.h.iv [Surface Water Features - Stream Classification]	SC / C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
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]	Hudson River
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

Chris Kehoe

From: James Bates <jbates@4ecological.com>
Sent: Sunday, August 25, 2024 12:26 PM
To: Chris Kehoe
Cc: 'Tim Fisher'; 'Greg O'Brien'; 'Richard Williams, PE'
Subject: sewer overflow area - DHIP - Ferris Court
Attachments: 20240821_133306_resized.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris,

We are the wetland consultant to the entity in contract to purchase and develop the property. As we discussed in person, the pressure regulator to the home failed which resulted in the septic system being overwhelmed. The owner dug a hole to relieve the system which caused water to gather inside the flags shown by the picture in Appendix A of the previous documents submitted.. The entity in contract installed a new pressure regulator which has caused the ground to completely dry from the flag circled in the attached photo to the flag in the foreground of the picture. We believe this makes it clear that this was not a wetland, but simply water that temporarily gathered on the property due to a failed mechanical system at the residence.

Please let me know if you need anything else on this matter from this office.

Sincerely,
James A. Bates CPESC, CPSWQ, NYSECCP
Managing Member



**Wetlands, Ecology, Planning, Stormwater
Project Management, Permitting, Aquaculture Consulting**

633 Route 211 East, Suite 4, Middletown, N.Y. 10941
845.495.0123 voice 866.688.0836 fax
url: WWW.4ecological.com
email: Jbates@4ecological.com

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Wetlands Survey

Ferris Lane Site

Ferris Lane
Cortlandt, NY

Approximately 3.1 acres

Prepared for
The Town of Cortlandt

June 12, 2024

Amended August 30, 2024

www.Badey-Watson.com

Introduction

A wetland confirmation was conducted on the property identified as the Ferris Lane site, Tax I.D. Nos. 55.13-2-19 & 55.13-2-20, on Ferris Lane, Town of Cortlandt, June 3 & 10, 2024 by Michael Young, Certified Wetland Delineator. The work consisted of the taking of soil borings to identify the presence of wetland or hydric soils, and the verification or marking of wetland boundaries. The work was conducted in accordance with Chapter 179 of the Town of Cortlandt Code and was done at the request of the Town of Cortlandt Department of Planning.

Site Description

The site is approximately 3.1 acres and located along the Ferris Lane just north of Albany Post Road. The site consists of; a residence, open field, woodland boarder, small pond, streams and a wetland (see enclosed wetland map in Appendix I).

Slope across the site is fairly level, with steep slopes on the wooded boarder on the north and northeast sides of the property. The site has been reworked in the past by manmade features. Most notably with the redirecting of a stream that once went through the property to the emergent wetland and now runs along the east side of the property to a culvert before entering the same emergent wetland. The new stream and armored bank can be seen in photo 1 in Appendix II. The 2004 and 2023 aerials of the site can be seen in Appendix V.

The residence is located on the eastern corner of the property with steep wooded slopes to the north, a stream to the east, open fields to the west and the dirt drive (Ferris Lane) leading to it from the south. It sits on ground slightly above the small pond, open field and wetland.

The open field covers most of the site and is frequently mowed to be kept in the lawn state. There are a few scattered Black Willows and Sycamore in the field.

Non-wetland woodlands bordering the north and east sides of the property, having steep slopes and consist of red oak, black oak, sugar maple, tulip poplar, hickory canopy with little understory vegetation. The wooded edges consist of red maple, sycamore, sweet birch, autumn olive, multiflora rose, rubus sp., bittersweet, and mugwort. Non-wetland woodlands bordering the west side of the property have a moderate to slight slope and consist of hemlock, sycamore, red maple, black willow, with some wineberry, multiflora rose, phragmites in deep shade, porcelain berry and mugwort.

Wetlands

The wetlands boundary was delineated in the field with consecutively numbered flagging (A-1, A-2, ect.) and plotted on the enclosed Wetland Map. Wetland areas A & B were originally delineated by James Bates of Ecological Analysis on May 16, 2024, and confirmed by Michael Young on June 3 & 10, 2024. Areas C & D were added by Michael Young during the site visit on June 10, 2024.

Wetland Area A

Is on the east side of Ferris Lane and is part of the stream which runs through the east side of the site. Vegetation cover is 50 to 75% and is dominated by knotweed with red maples interspersed with the knotweed as it moves away from Ferris Lane. Along the edges where it transitions to upland consists multiflora rose mixed with the knotweed. Here the stream along Ferris Lane is the edge of the wetland with the top of bank flagged as the boundary.

Wetland Area B

Wetland area B is a kidney shaped basin approximately 0.9 acres in size. It is boarded by Ferris Lane on the east, an open field to the north and wooded uplands to the south and west. It is fed by the stream running along the east side of the site which runs through a culvert under Ferris Lane before entering the wetland.

The wetland floor is nearly level with vegetation cover 50 to 75% consisting of skunk cabbage, sensitive fern, knotweed, phragmites, silky dogwood, winterberry holly, red maple and green ash. Along the east (Ferris Lane side) the vegetation is dominated by knotweed with a few grape vines, see photo 2 in Appendix II. The south side transitions to upland quickly with a 4-6 foot incline where the vegetation becomes sugar maple and sweet birch with an herb layer dominated by garlic mustard, see photo 3 in Appendix II. The north side becomes an open field with a vegetated boarder of knotweed, multiflora rose, silky dogwood, black willow, alder, bittersweet and porcelain berry, see photo 4 in Appendix II. Water moves through the wetland from the culvert under Ferris Land to the west where it leaves the site, eventually running under Memorial Drive.

Wetland Area C

Wetland area C is the northern stretch of the stream which runs along the east side of the site. This is the area where the original flow of the stream was re-routed. Rip-rap reinforces the bank on the west side of the stream. With the top of bank flagged as the boundary, see photo 5 in Appendix II.

Wetland Area D

Wetland area D is a small pond to the west of the dwelling with a swale running through the field towards wetland area B. This feature looks to be man-made, possibly remnants from the re-routing of the stream which originally ran through the field.

The area is relatively flat. Vegetation cover is 75 – 100% with duckweed covering the still water, cattails along the edge and tussock sedge leading away from the edge of the pond, see photo 6 in Appendix II. A patch of sycamore saplings cover a mound of soil next to the pond indicating that it likely has been dug out at some point. The swale which extends from the pond is dominated by tussock sedge, see photo 7 & 8 in Appendix II. The edges of this area are maintained and mowed.

This Newly delineated area is approximately 1,750 square feet in size.

Amended 8-30-2024

On June 26, 2024, a meeting was held at Cortlandt Town Hall with representatives from the Town of Cortlandt, the Applicant, James Bates and Michael Young in attendance. The focus of the meeting was Wetland Area D. During this meeting it was revealed that the residence had a failed pressure regulator on the line coming from the water main creating an atypical condition. This resulted in overloading the septic system and water constantly running and flooding the area containing what was delineated as Wetland Area D. This condition persisted long enough for obligate wetland plants to establish.

On August 29, 2024, Chris Kehoe, Town of Cortlandt Director of Planning & Community Development, and Michael Young conducted a site visit to Ferris Lane at the request of the Applicant after having the pressure regulator corrected. The area had been filled and roughly graded.

It is my opinion that with the atypical situation corrected the area will revert to the lawn/meadow condition consistent with the rest of the site and that Wetland Area D should not be considered a Town of Cortlandt Wetland.



Photos of area filled and roughly graded taken August 29, 2024

New York State Dept. of Environmental Conservation Wetland Jurisdiction

Wetlands on this site are not identified as State Regulated Freshwater Wetlands according to the NYSDEC Environmental Resource Mapper. (see Appendix III)

Regional Drainage

Drainage runs southwest from the site and is piped through urban lands till it ultimately reaches the Hudson River approximately 0.75 miles away. (see Appendix III)

Soils

Shallow soil borings were taken using a spade and auger at selected locations on the site to identify wetland soils. Soil boring locations (SS-1, SS-2, ect.) were plotted approximately on the enclosed Wetland Map, see Appendix I. Soil borings were logged noting soil profile color, texture, redoximorphic (wetland soil) indicators and water table. Detailed descriptions of soil borings are provided in Appendix IV.

Appendix I

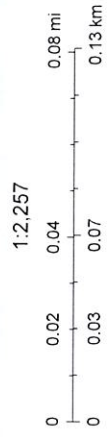
Wetland Flagging Map



Ferris Lane Site



June 11, 2024



Westchester County GIS, State of New Jersey, Esri, HERE, Garmin,
IPC, New York State, Maxar, Microsoft

Appendix II

Selected Site Photos





Photo 1 Looking south along reinforced stream



Photo 2 Looking into Wetland Area B from Ferris Lane



Photo 3 Looking west along southern boundary of Wetland Area B



Photo 4 Looking east along northern boundary of Wetland Area B



Photo 5 Looking south downstream along east side of site



Photo 6 Looking east across small pond part of Wetland Area D



Photo 7 Looking southwest along swale away from small pond towards Wetland Area B



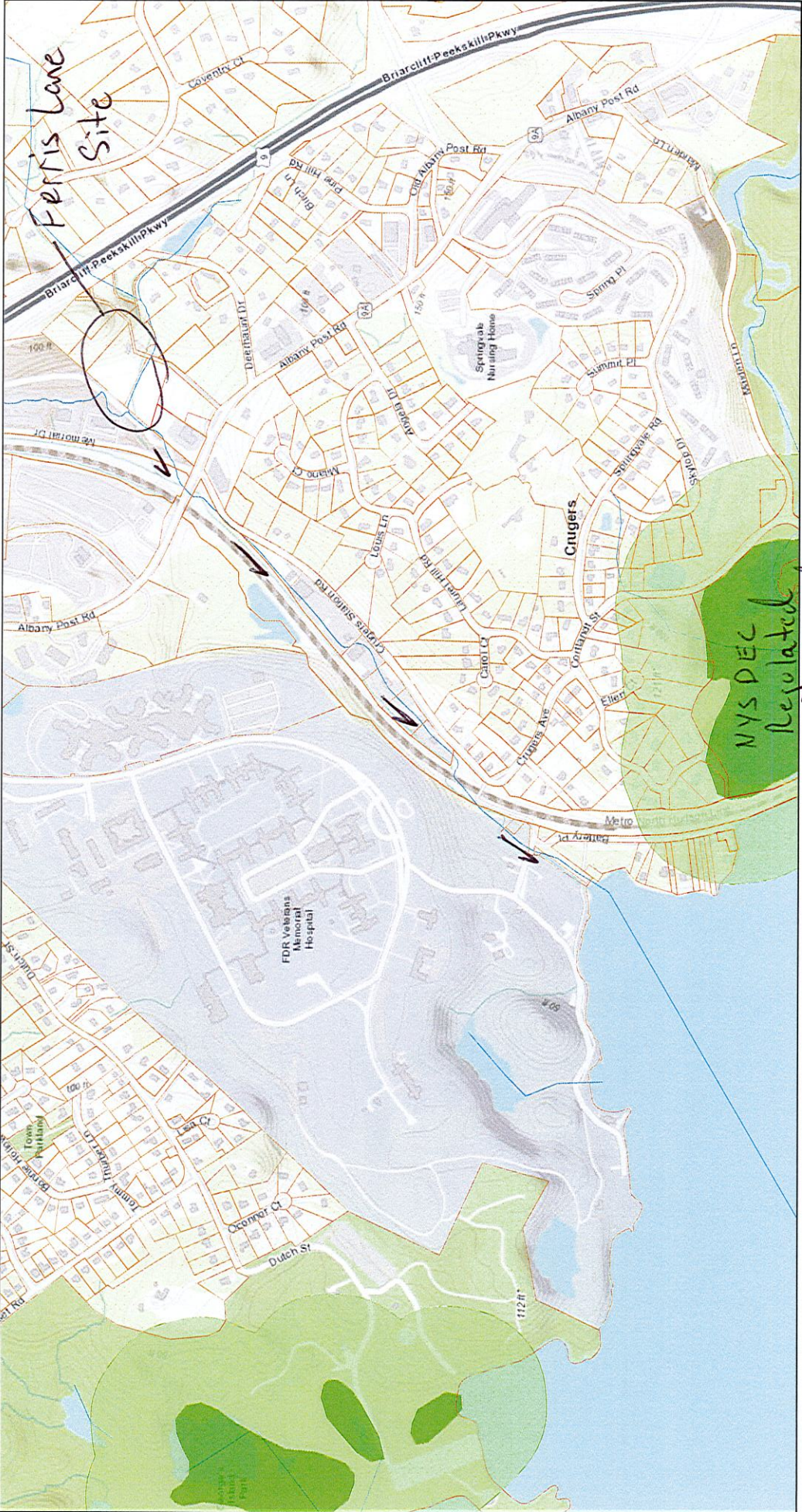
Photo 8 Looking northeast along swale towards Wetland Area D

Appendix III

NYSDEC Regulated Wetlands & Drainage



Ferris Lane - DEC Regulated Wetlands & Drainage



June 11, 2024

County of Westchester, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

Appendix IV

Soil Borings

KEY TO BORING LOG

SS-1	SOIL BORING
0 – 3"	DEPTH IN INCHES FROM THE GROUND SURFACE
COLOR	MUNSELL COLOR NOTATION
DARK BROWN	HUE VALUE/CHROMA 10YR 4 / 2



SS-1

Site: Level wetland basin; 50% of the surface is bare and soggy soil; edge of the red maple canopy; skunk cabbage and poison ivy.

0 – 3" Black 10YR 2/1 Clay Loam

3 – 16" Very DarkGray 10YR 3/1 Clay Loam

Water Table Encountered at 14"

SS-2

Site: Gently Sloping Woodlands; Tree Canopy of Sugar Maple and Sweet Birch; Herbaceous Layer of Garlic Mustard; twigs and Leaf Litter Present.

0 – 2" Brown 10YR 4/3 Sandy Loam

2 – 14" Olive Brown 2.5Y Sandy Loam

Water Table Not Encounter
Structural Roots Encountered at 14"

SS-3

Site: Level Lawn

0 – 3" Black 10YR 2/1 Clay Loam

3 – 15" Black 2.5Y 2.5/1 Clay Loam

15 – 17" Brown 10YR 4/3 Loam

Water Table Not Encountered

SS-4

Site: Level Lawn

0 – 5" Black 10YR 2/1 Clay Loam

5 – 10" Dark Brown 10YR 3/3 Silty Loam

10 – 18" Brown 10YR 5/3 Loam

Appendix V




Historical Aerials



Ferris Lane (2004)

2004 Aerial


Legend

-  Albany Post Rd
-  Feature 1
-  New York State Police

 Cortlandt Teen Center

 New York State Police

 Albany Post Rd

 J.Y. Moon Taekwondo

Google Earth

Image © 2024 New York GIS
Image Landsat / Copernicus

Deer Haunt Dr




500 ft





Ferris Lane (2023)

2023 Aerial

Legend

-  Albany Post Rd
-  Feature 1
-  New York State Police

 Cortlandt Teen Center

 New York State Police

 Albany Post Rd

 J.Y. Moon Taekwondo

Google Earth

Image © 2024 Airbus

Deer Haunt Dr




400 ft



Ferris Lane (2004)

2004 Aerial

Legend

-  Albany Post Rd
-  Feature 1
-  New York State Police

 Cortlandt Teen Center

 New York State Police

 Albany Post Rd

 J.Y. Moon Taekwondo

Google Earth

Image © 2024 New York GIS
Image Landsat / Copernicus

Deer Haunt Dr

500 ft



OWNER AUTHORIZATION LETTER

Date: 09/03/24

Town of Cortlandt Planning Board
Town Hall – 1 Heady St.
Cortlandt Manor, NY 10567

RE: 2059 Albany Post Road
Cortlandt, NY

To Whom It Concerns,

This is to confirm that I, Francisco Portillo am the owner of the above referenced property and that I authorize this submission to the Planning Board of the Town of Cortlandt for your review and approval.

I can be reached at 914)634 1284 if you have any questions.

Sincerely yours,

Francisco Portillo. OWNER NAME TYPED OR PRINTED

Francisco Portillo. OWNER SIGNATURE