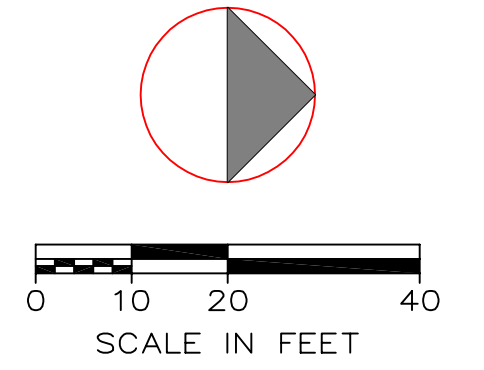
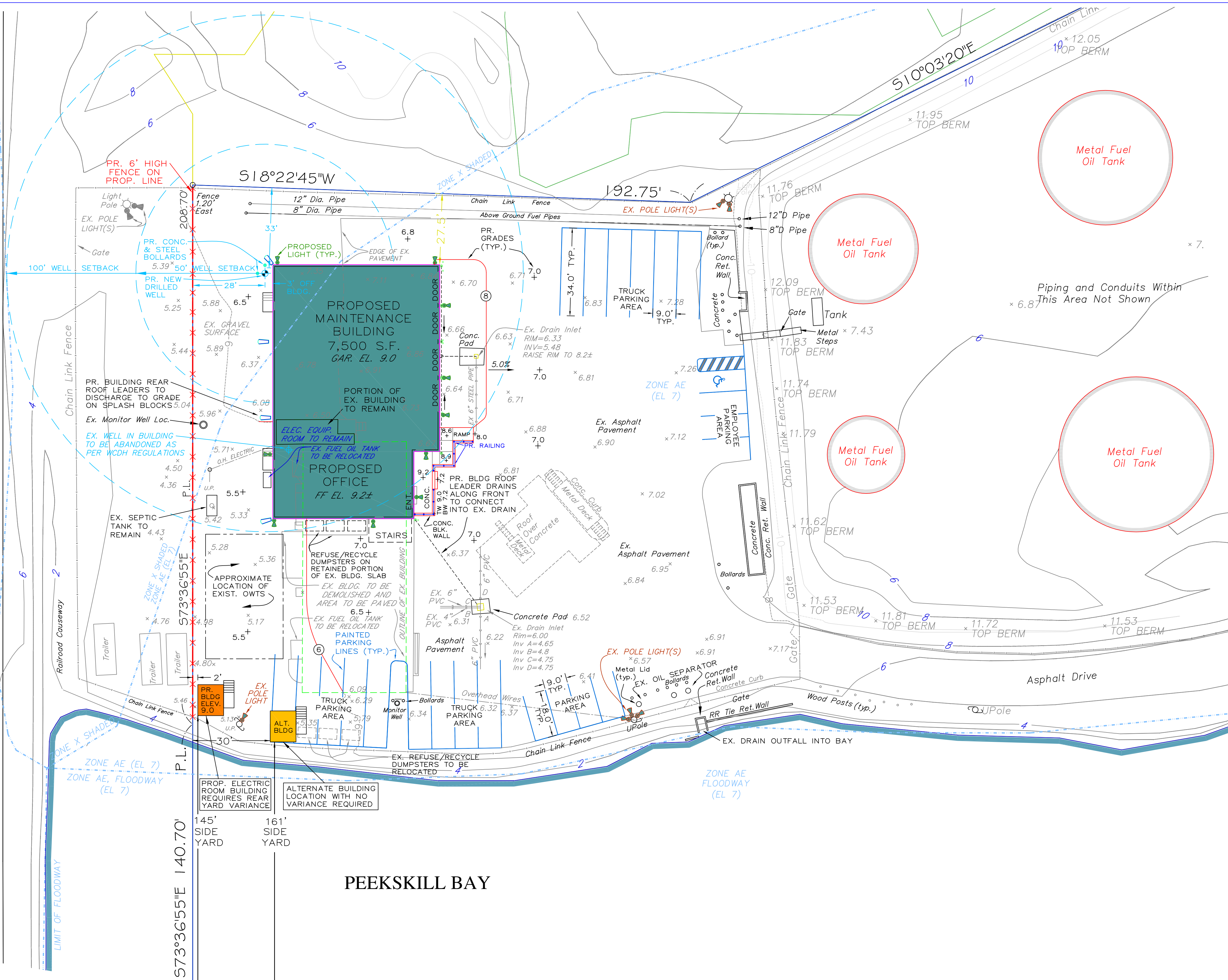


# HUDSON RIVER

N/F New York Central & Hudson River Railroad



The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design, including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Director \_\_\_\_\_ Date \_\_\_\_\_

Reviewed by the Department of Technical Services

Director \_\_\_\_\_ Date \_\_\_\_\_

Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to all requirements and conditions of said Resolution. Any change, assurance, modification or revision in this plot or site development plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Chairman of the Planning Board

### ZONING COMPLIANCE CHART

26 BAYVIEW ROAD SECTION 22.19, BLOCK 1, LOT 4 DISTRICT M-1A, LIGHT INDUSTRIAL	MAIN BLDG		ELEC. BLDG	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	337,141 SF	337,141 SF	337,141 SF
MINIMUM LOT WIDTH	100'	>100'	>100'	>100'
MAXIMUM HEIGHT IN FEET	40'	22'	15'	15'
MINIMUM YARD DIMENSIONS				
FRONT	40'	446'	590'	590'
SIDE	20'	27'	145'	145'
REAR	30'	31'	2'	2'
MAXIMUM BUILDING COVERAGE	35%	2.2%	0.04%	0.04%
TOTAL BUILDING COVERAGE			2.24%	2.24%

\* PROPOSED LOCATION REQUIRES REAR YARD VARIANCE FROM ZBA  
 \* ALTERNATE LOCATION DOES NOT REQUIRE REAR YARD VARIANCE

NOTES:  
 1. THE EXISTING LIGHTS OPERATION HOURS ARE REGULATED BY THE U.S. COAST GUARD AND ARE ILLUMINATED FROM APPROXIMATELY DUSK TO DAWN.  
 2. FEMA INFORMATION FROM MAP NUMBER: 36119C0012F EFFECTIVE DATE: 9/28/2007

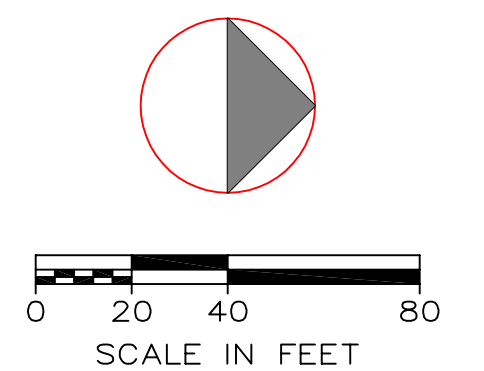
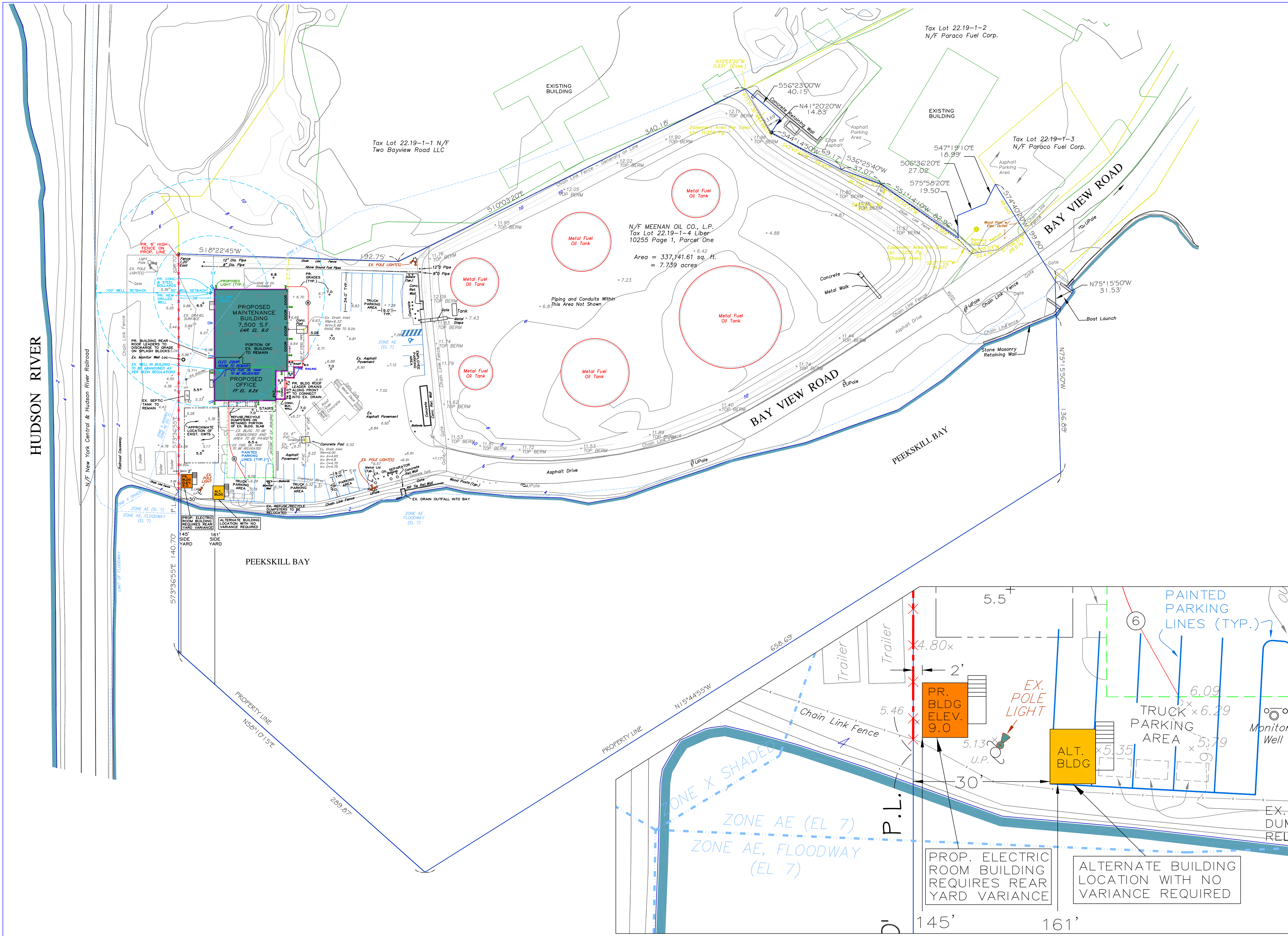
RALPH G. MASTROMONACO, P.E., P.C.  
 Consulting Engineers  
 13 Dove Court, Croton-on-Hudson, New York 10520  
 (914) 271-4762 (914) 271-2820 Fax

AMENDED SITE PLAN  
 PROPOSED BUILDING  
 PREPARED FOR  
 MEENAN OIL CO., LP  
 TOWN OF CORTLANDT  
 WESTCHESTER COUNTY, NY  
 MAY 18, 2017  
 SHEET 1 OF 3 SHEETS

BASE SURVEY/TOPOGRAPHICAL INFORMATION FROM 4/6/16 FIELD SURVEY (LATEST MAP DATED 5/5/2017) BY TC MERRITTS LAND SURVEYORS.  
 Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: JANUARY 15, 2020 (FOR ELECTRIC ROOM BUILDING)  
 REVISED: MAY 16, 2018  
 REVISED: MARCH 12, 2018  
 REVISED: FEBRUARY 16, 2018  
 REVISED: DECEMBER 12, 2017  
 REVISED: SEPTEMBER 19, 2017

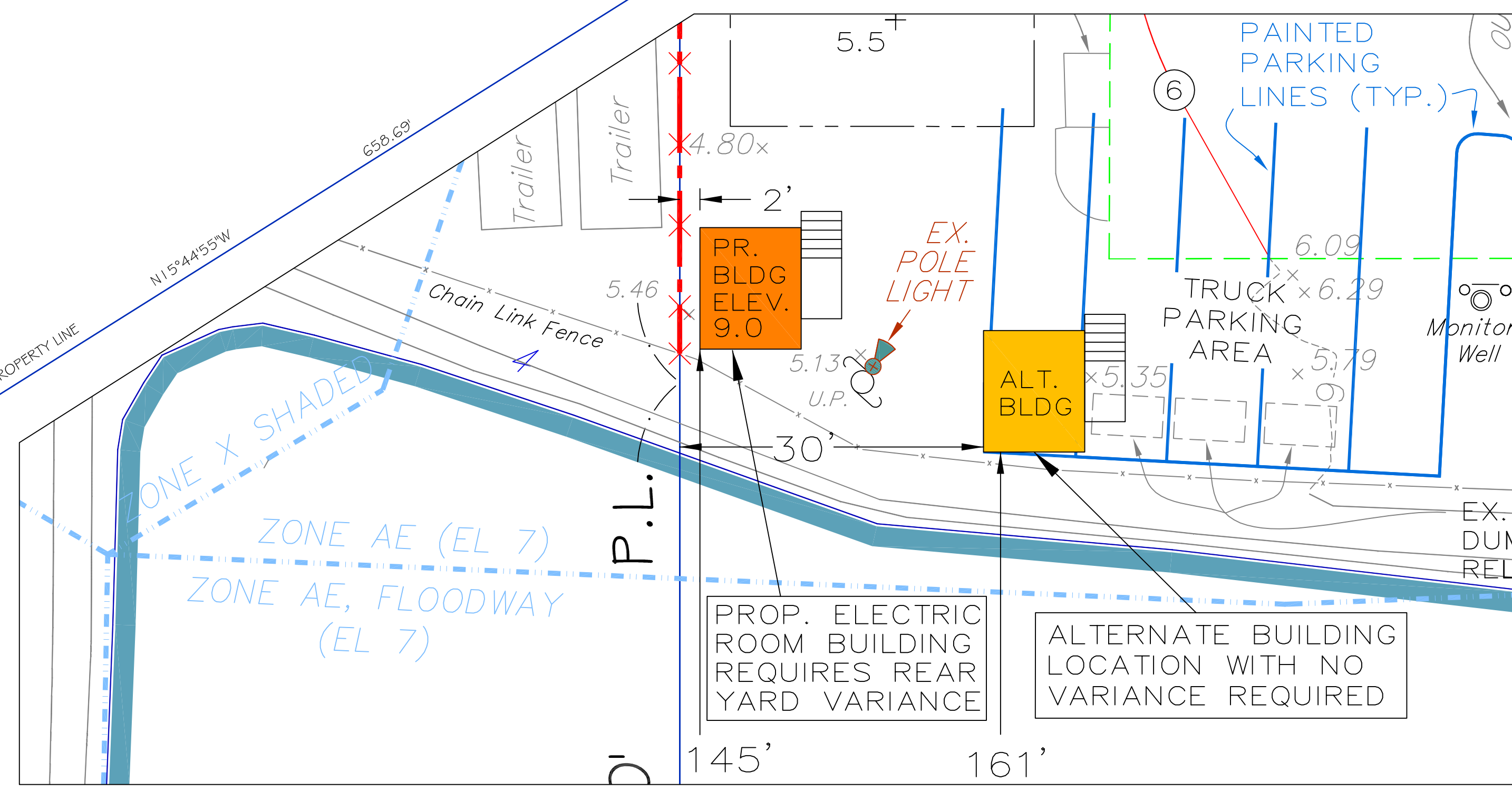
## PEEKSKILL BAY



SCHOOL DISTRICT: LAKELAND CENTRAL  
 NEAREST SCHOOL: 1.1 MILES  
 FIRE DISTRICT: CONTINENTAL VILLAGE  
 NEAREST FIRE HOUSE: 1.2 MILES  
 NEAREST PARK: 0.5 MILES

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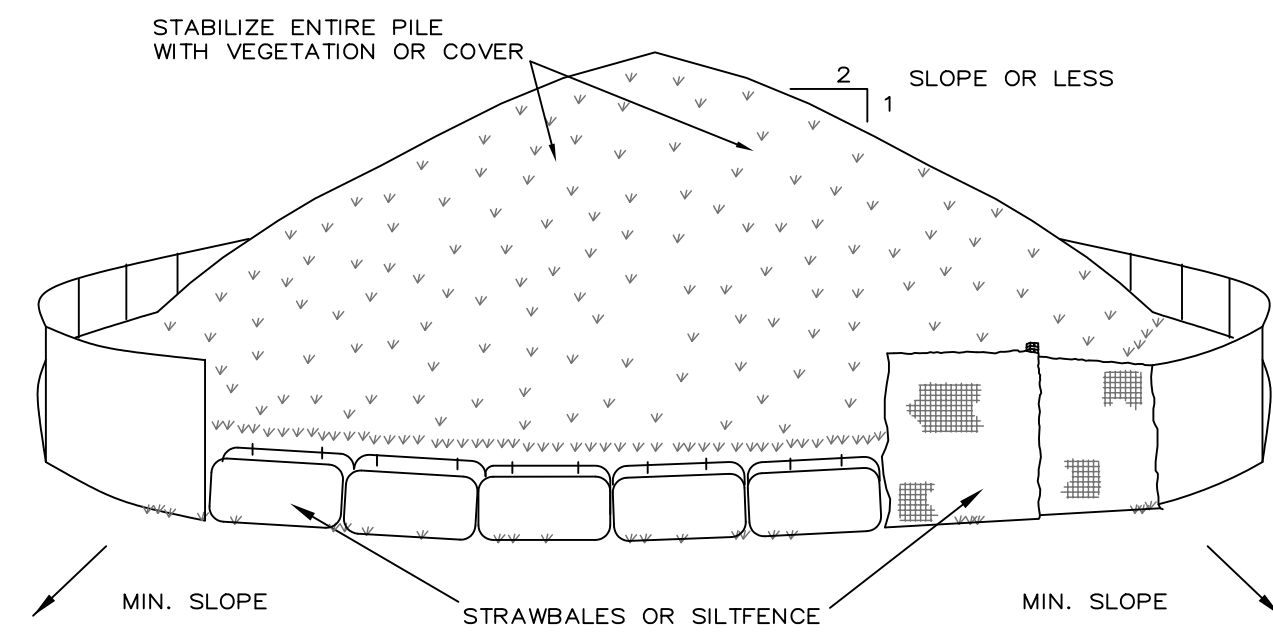
AMENDED SITE PLAN  
 OVERALL MAP  
 PREPARED FOR  
 MEENAN OIL CO., LP  
 TOWN OF CORTLANDT  
 WESTCHESTER COUNTY, NY  
 MAY 18, 2017  
 SHEET 2 OF 3 SHEETS



BLOWUP OF ELECTRIC ROOM BUILDING AREA  
 SCALE: 1" = 10'

BASE SURVEY/TOPOGRAPHICAL INFORMATION FROM 4/6/16  
 FIELD SURVEY (LATEST MAP DATED 5/5/2017) BY  
 TC MERRITTS LAND SURVEYORS.  
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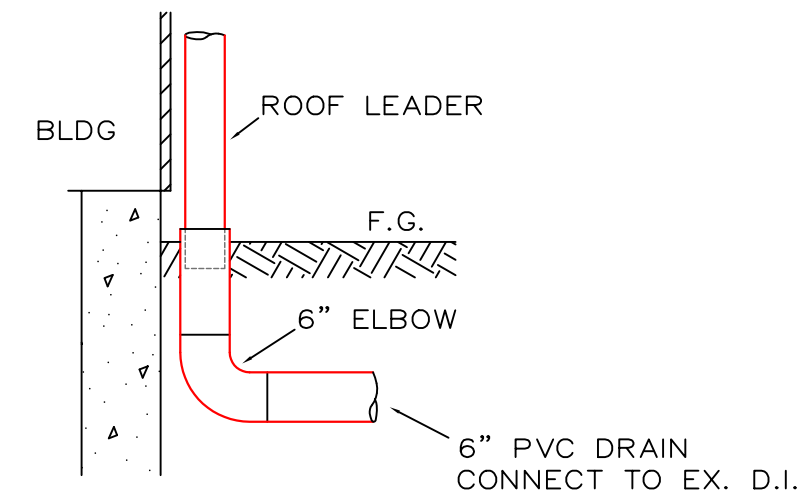
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

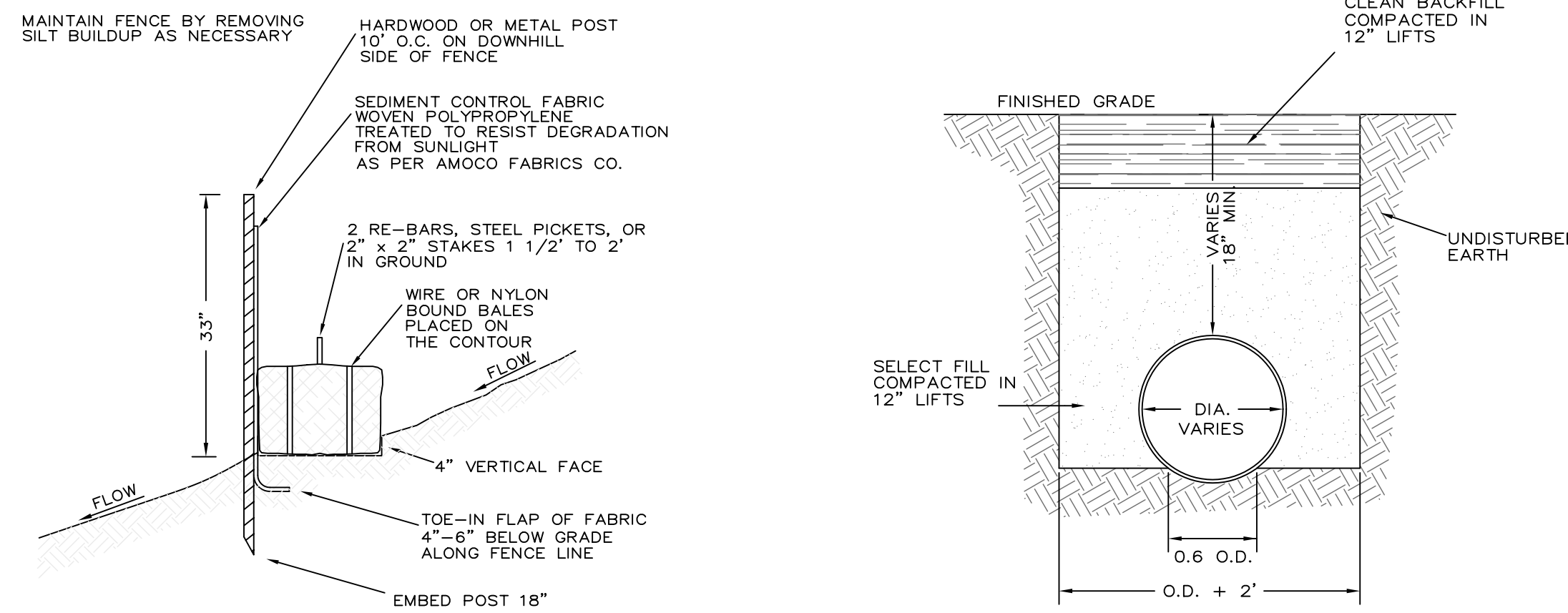
**INSTALLATION NOTES**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

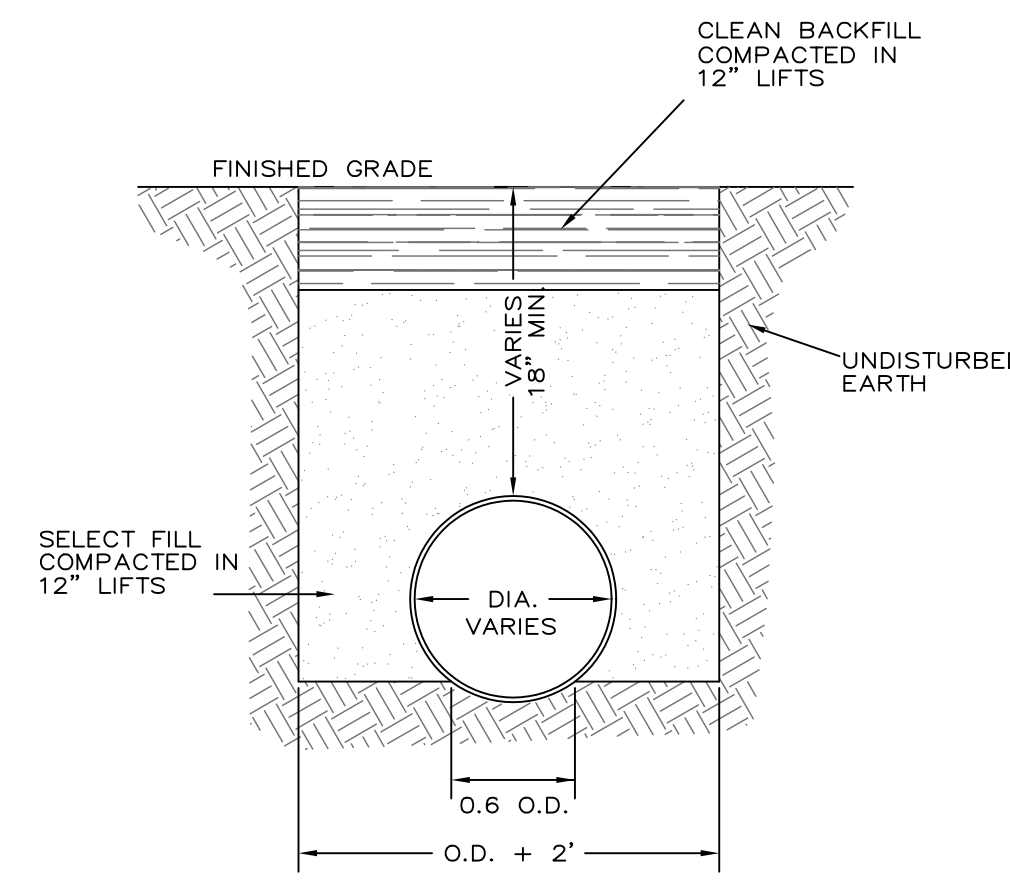
**SOIL STOCKPILING**  
N.T.S.



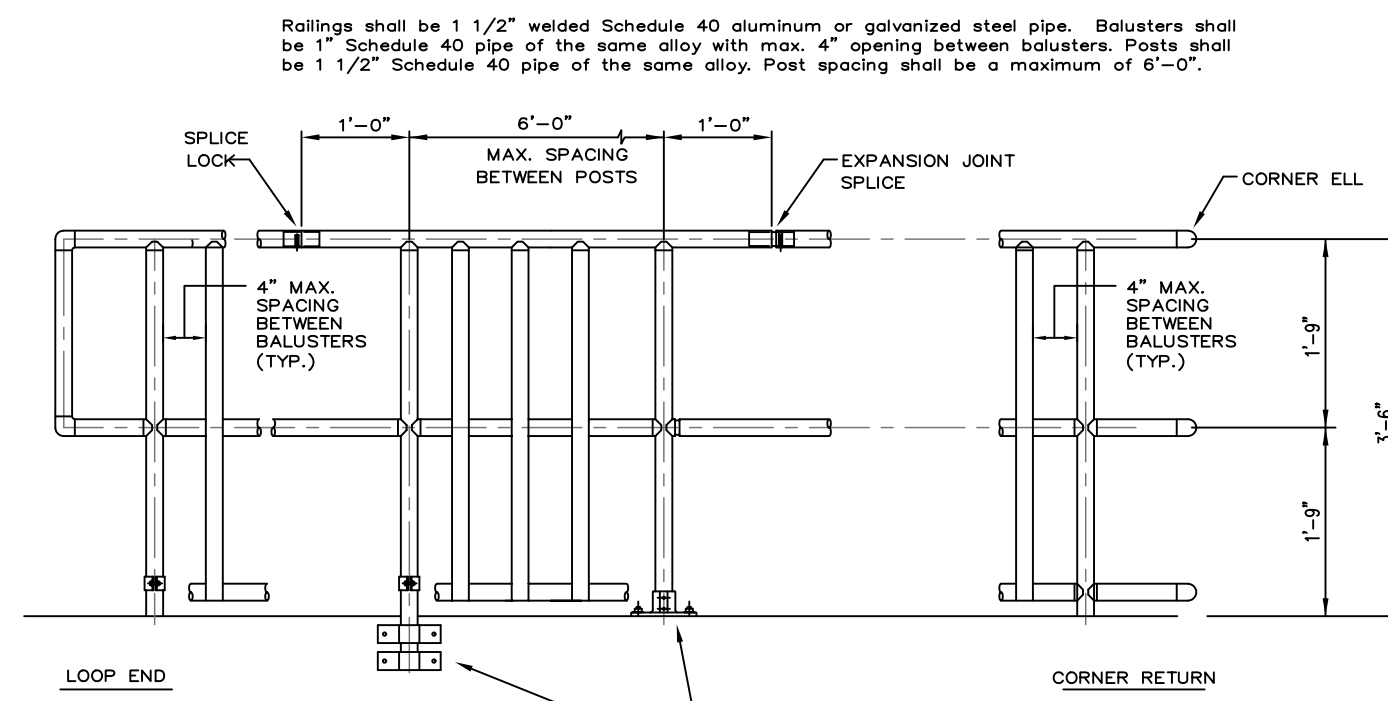
**LEADER DRAIN CONNECTION**  
N.T.S.



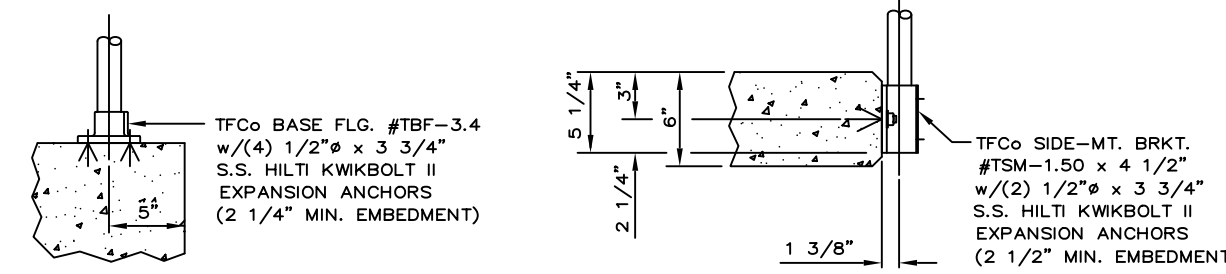
**SILT FENCE AND HAYBALE DETAIL**  
N.T.S.



**DRAIN PIPE BEDDING**  
N.T.S.



**PIPE RAILING**  
N.T.S.



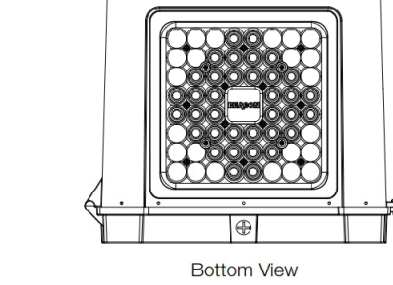
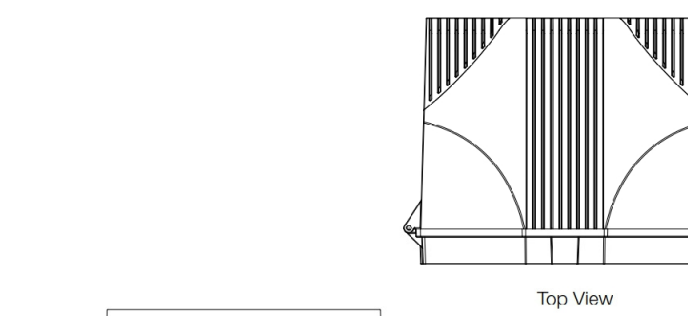
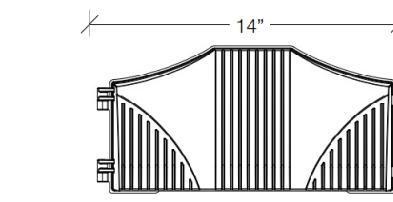
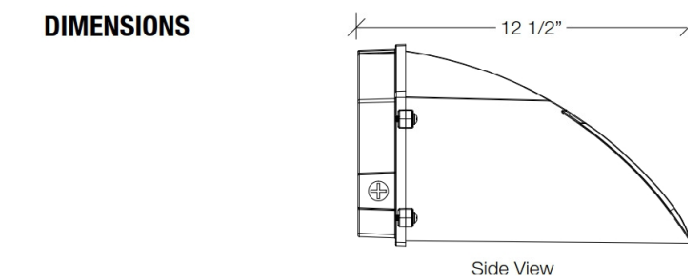
**TOP MOUNT CONNECTION TO CONCRETE**  
POST SPACING = 6'-0"

**SIDE MOUNT CONNECTION TO 6\"/>**

PROPOSED WALL MOUNTED LED LIGHT FIXTURE:  
BEACON "TRANSVERSE SERIES" BY HUBBELL LIGHTING  
MODEL: TRV-D 60NB-136-4K-T4-UNV-BPC-BBT



**DIMENSIONS**

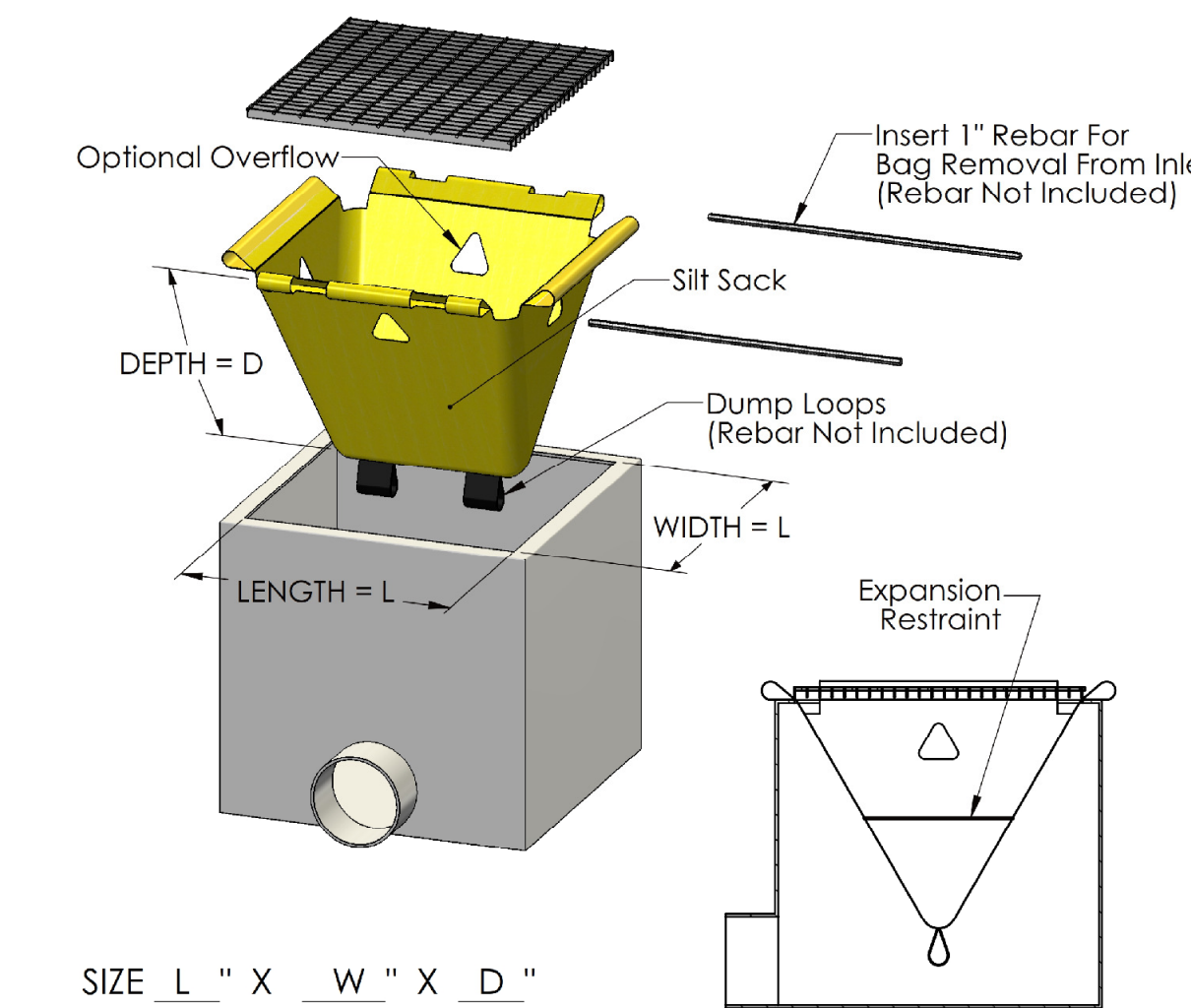


**WALL MOUNTED LED LIGHT FIXTURE**  
N.T.S.

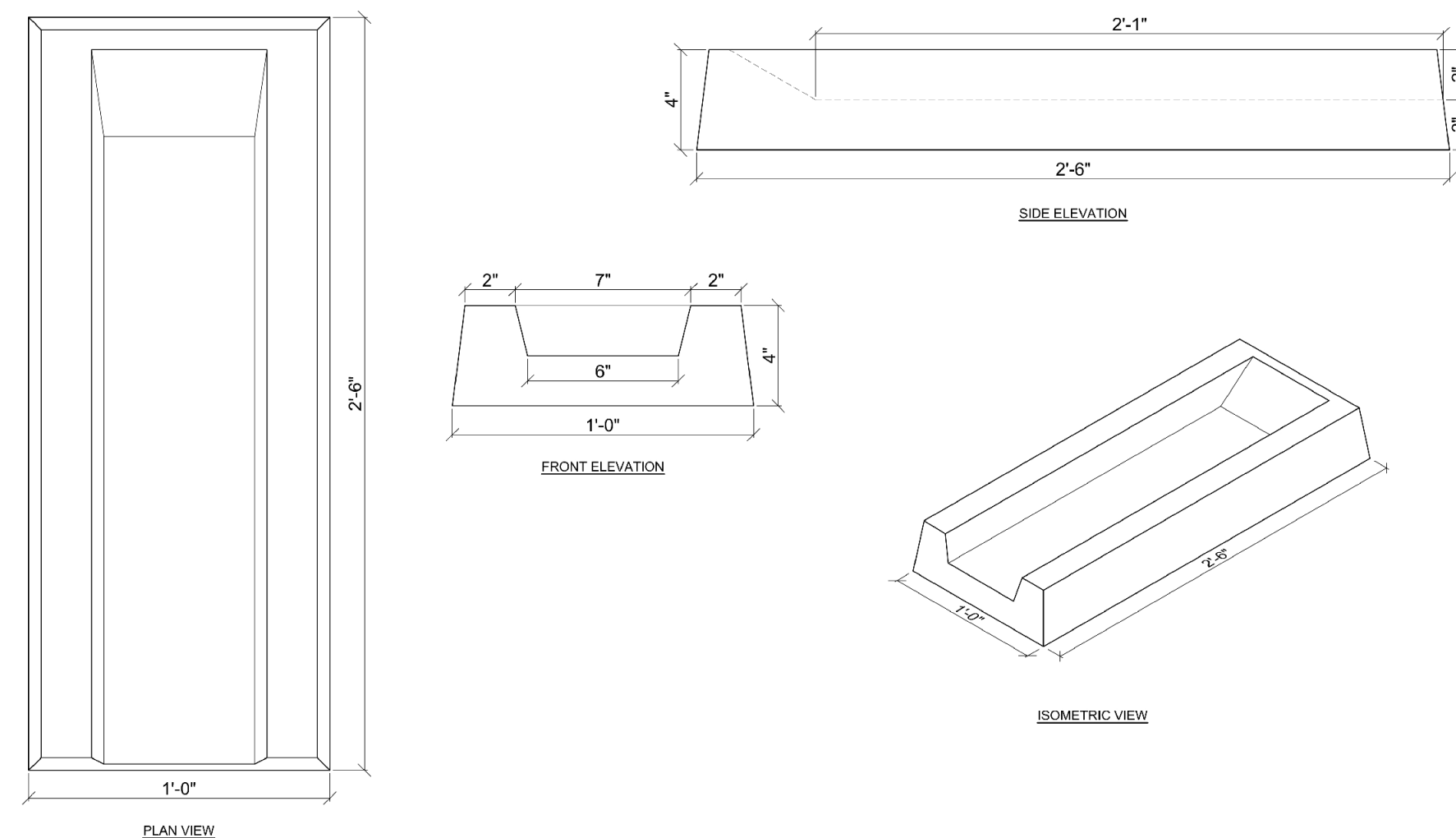
Siltsack is a temporary catch basin filter that removes sediment, trash and debris from entering a catch basin.

1. To install Siltsack in the catch basin, remove the grate and place the sack in the opening. Hold approximately six inches of the sack outside the frame. This is the area of the lifting straps. Replace the grate to hold the sack in place.
2. When the restraint cord is no longer visible, Siltsack is full and should be emptied.
3. To remove Siltsack, take two pieces of 1" diameter rebar and place through the lifting loops on each side of the sack to facilitate the lifting of Siltsack.
4. To empty Siltsack, place unit where the contents will be collected. Place the rebar through the lift straps (connected to the bottom of the sack) and lift. This will lift Siltsack from the bottom and empty the contents. Clean out and rinse. Return Siltsack to its original shape and place back in the basin.
5. Siltsack is reusable. Once the construction cycle is complete, remove Siltsack from the basin and clean.

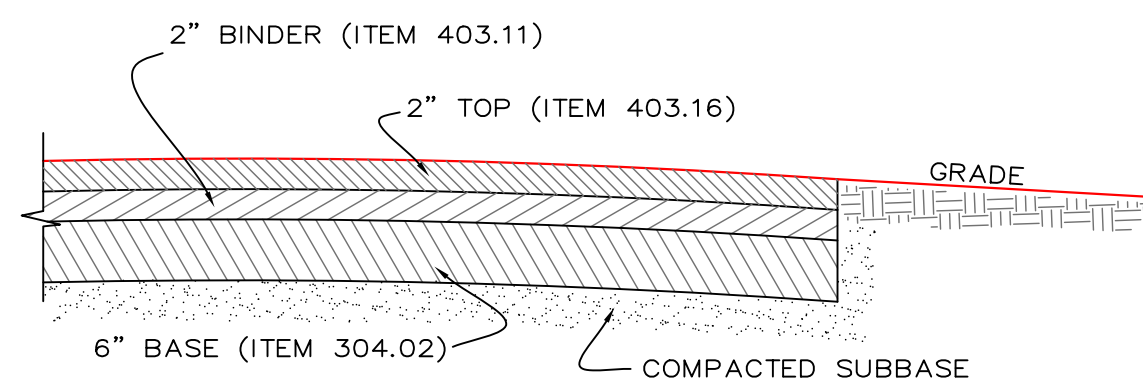
**Silt Sack - Type A**



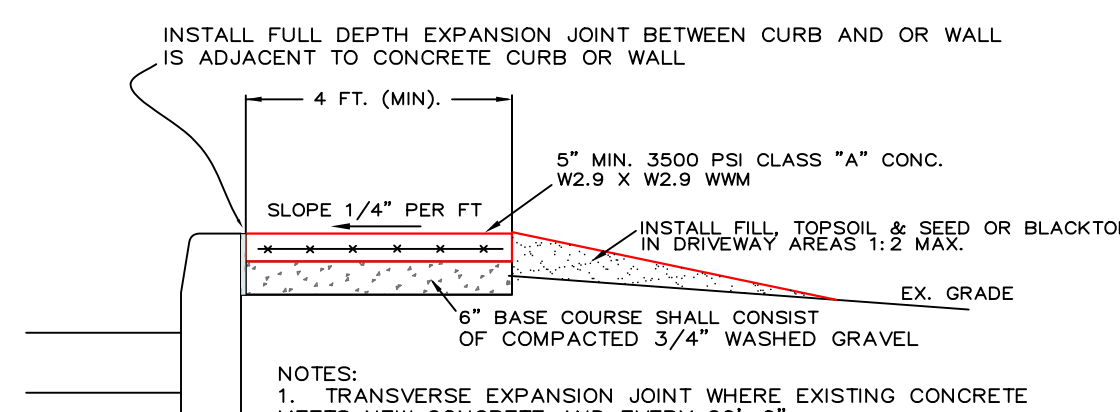
**"SILT SACK" SEDIMENT CAPTURE DEVICE FOR EXISTING DRAIN INLETS**  
N.T.S.



**PRECAST CONCRETE SPLASH BLOCK**  
N.T.S.



**PAVEMENT SECTION**  
N.T.S.



**CONCRETE SIDEWALK**  
N.T.S.

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 553). SHALL BE RESTORED TO NEW CONDITIONS.
2. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
4. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND CON EDISON.
5. TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
6. ALL DRAINAGE PIPE TO BE HOPE UNLESS OTHERWISE NOTED.
7. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
8. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.
9. ANY FILL IMPORTED TO THE SITE SHALL BE TESTED AND ALL RESULTS SUBMITTED TO THE TOWN PRIOR TO IMPORTING AND PLACING.
10. ALL FOOTINGS SHALL BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE.

**GENERAL EROSION CONTROL NOTES:**

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "EROSION AND SEDIMENT CONTROL GUIDELINES FOR NEW DEVELOPMENT".
3. PRIOR TO ANY EXCAVATION, HAY BALES/SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. HAYBALES/SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL HAYBALES/SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. HAYBALES/SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. IMMEDIATELY TOPSOIL & SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS.
5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, UNLESS OTHERWISE NOTED.
6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPECIFIED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT SCREEN MATERIALS.
8. ALL CATCH BASINS ARE TO BE PROTECTED WITH APPROPRIATE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. HAYBALES SHALL BE USED AT THE TOPS AND TOE OF SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT FLOWS. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD.
10. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEED, AND MULCHED OR PAVED.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.

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DETAILS/NOTES  
PROPOSED BUILDING  
PREPARED FOR  
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TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NY  
MAY 18, 2017  
SHEET 3 OF 3 SHEETS