



TOWN OF CORTLANDT PLANNING BOARD

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You are invited to a Zoom webinar.
When: May 7, 2024 06:30 PM Eastern Time (US and Canada)
Topic: 2024 May 7 Planning Board Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/89653019440?pwd=R3kvVEJ2QUVNNGQ0ZkkybGZDelpvdz09>

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WORK SESSION.....MAY 7, 2024 6:00 PM

1. Discuss May 7, 2024 Regular Planning Board Meeting Agenda.

MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
MAY 7, 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 APRIL 2, 2024**
5. **CORRESPONDENCE**

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

- PB 16-99** a. Letter dated April 11, 2024 from John Bevegna, P.G. regarding modifications to the Hollowbrook Golf Club Annual Monitoring
- PB 2023-13** b. Letter dated April 10, 2024 from David Steinmetz, Esq. requesting the 1st, 90-day time extension of Final Plat Approval for the Evergreen Subdivision located at 2003 Crompond Road.
- PB 6-15** c. Letter dated May 1, 2024 from Robert Davis, Esq. requesting the 1st, one-year time extension of the Special Permit and Site Development Plan approval for the Hudson Ridge Wellness Center, Inc. located at 2016 Quaker Ridge Road.

6. OLD BUSINESS

- PB 2024-1** a. 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 dated March 22, 2024.

7. ADJOURNMENT

Next Regular Meeting; TUESDAY, JUNE 4, 2024 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
April 2, 2024
6:30 p.m. - 7:43 p.m.

April 2, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

Nora Hildinger, Member

Kevin Kobadsa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Deputy Town Attorney

Joseph Fusillo, P.E., Planning Board Engineer

1 April 2, 2024

2 (The board meeting commenced at 6:30 p.m.)

3 MR. STEVEN KESSLER: Yeah, the Cortlandt
4 Planning Board meeting of April 2nd. Please rise
5 for the pledge.

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

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

13 MR. CHRIS KEHOE: Mr. Kobadsa?

14 MR. KEVIN KOBADSA: Here.

15 MR. KEHOE: Ms. Hildinger?

16 MS. NORA HILDINGER: Here.

17 MR. KEHOE: Mr. Rothfeder?

18 MR. JEFFREY ROTHFEDER: Here.

19 MR. KEHOE: Mr. Kessler?

20 MR. KESSLER: Here.

21 MR. KEHOE: Mr. Bianchi?

22 MR. THOMAS BIANCHI: Here.

23 MR. KEHOE: Mr. Douglas?

24 MR. DAVID DOUGLAS: Here.

1 April 2, 2024

2 MR. KEHOE: Mr. McKinley?

3 MR. PETER MCKINLEY: Here.

4 MR. KESSLER: Okay. We have no changes
5 to the agenda this evening. Can I please have a
6 motion to adopt the minutes of our meeting of
7 March 5th?

8 MR. BIANCHI: So moved.

9 MR. MCKINLEY: Second.

10 MR. KESSLER: Thank you. On the
11 question, all in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? All right, first
14 item under correspondence. It's a letter dated
15 February 7, 2024 from John Bevegna, transmitting
16 the Holbrook Golf Club 2023 Annual Monitoring
17 Report. We had this on the agenda last week. We
18 received and filed it, and we're here tonight to
19 have a further discussion about it. We have, I
20 think on Zoom, Mr. Bevegna, our, the town
21 consultant. And representing the applicant we
22 have -- please identify yourself.

23 MR. EUGENE PETERSON: Good evening. my
24 name's Eugene Peterson, and I'm the club manager

1 April 2, 2024

2 over at Holbrook.

3 MR. KESSLER: Welcome.

4 MR. KEHOE: John, can you hear us?

5 MR. JOHN BEVEGNA: Yes, I can and, and I
6 am here. Can you hear me?

7 MR. KEHOE: Yep.

8 MR. KESSLER: Very well. So where do we
9 start? So this, this has been -- so when, when
10 the golf course was first approved, there was,
11 along with the approval was an annual monitoring
12 report of the wells and the Holbrook. Is that
13 correct?

14 MR. PETERSON: That's correct.

15 MR. KESSLER: And over time, there have
16 been modifications to the protocols for that
17 monitoring. And we're back here again to see if
18 there are any further changes that need to take
19 place to the monitoring. And John, you wrote a, a
20 report to us. And just for the record, you know,
21 the report showed that there are no issues
22 currently --

23 MR. BEVEGNA: That, that's correct.

24 MR. KESSLER: -- with any of the testing

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2 that's been done. And so your recommendation,
3 John, going forward is what?

4 MR. BEVEGNA: Well to follow the plan
5 going forward. But I, I believe Eugene wants to
6 make a request to make a change, which is not
7 anticipated in the, in the environmental
8 management plan. The environmental management
9 plan said that the monitoring is supposed to go
10 on in perpetuity. And I, I, I believe Eugene
11 would like to request a change to that and, and
12 then we can respond to, to his request.

13 MR. KESSLER: Okay.

14 MR. PETERSON: That's correct, thank
15 you. That's correct. The, the monitoring program
16 has been going on since the club opened and
17 during the construction process and basically the
18 modifications that have been made to the plan
19 prior to COVID were all in the original
20 construction of the plan that it was the club's
21 responsibility to request the modifications where
22 they were testing things from the construction as
23 the years went on. And we have made some
24 modifications prior to COVID, and then when COVID

1 April 2, 2024

2 came, the town and myself and John, we all kind
3 of worked together to come up with a plan during
4 the COVID that worked for everybody. Which was
5 basically, we were still doing the two tests that
6 we're required to do, the sampling protocols,
7 which is a summer and fall event. And there is a
8 storm event that they would come and test after a
9 certain amount of rain would fall.

10 The way that the storm protocol is
11 written is a little bit confusing. John can
12 definitely explain it a little bit better than
13 me, but it's based on a volume of rain within a
14 12- or a 24-hour period of rain. And really the
15 way that the protocol is written from the
16 beginning, the, almost the only time we would've
17 ever met the protocol the way it's written, was
18 that storm last July where we got like those nine
19 inches in that 24 hours kind of thing.

20 So what I'm here tonight to say is that
21 since the club opened, since the construction,
22 there has never been one detection of anything in
23 the Hollowbrook itself, which is really the point
24 of the entire program, to protect the drinking

1 April 2, 2024

2 source for Peekskill. And there have been what
3 are considered to be the term used amongst Chris
4 and myself and Michael and John, is that there
5 have been some detections or some hits which are
6 stated in the annual report that's presented
7 every year in some of the wells, which is
8 basically emphasizes that the construction of the
9 course, all the work that was put in with the
10 environmental prior to, with the wells and the
11 way that the drainage is pushed, that basically
12 any of these areas that the wells catch the
13 water, it's a catch basin area that's designed
14 not with plumbing or with sewer grates. It's a
15 little bit more that it's into low lying areas
16 and whatever's in there permeates through the
17 ground before it goes into the water table.

18 And those detections not one time,
19 again, since the course was opened, was it to be
20 deemed what they call a toxicological event,
21 where it would be somewhat, would raise a concern
22 of a potential hazard. And right now, I had
23 reached out to the town two years ago, Chris, I
24 think, give or take, and the town said, okay, we

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2 are open to hearing this and working with
3 Michael.

4 And we hired a consultant that was
5 basically going to be here at some point back in
6 February or March to try to speak on my behalf.
7 And he unexpectedly passed away only about six or
8 eight weeks ago. And I met with John and Michael
9 and Chris again, and we spoke the other day. And
10 what -- to simplify it is we're being tested for
11 basically a summer, a fall, full blown on tests
12 for multiple chemicals and pesticides in multiple
13 locations on the property. And it's not just, you
14 know, one cup of water. I mean, it's very
15 detailed with the amount of science that goes on,
16 which I am not really capable of explaining in a
17 way that would be beneficial.

18 But the business side of it is saying,
19 based on our really excellent results over the
20 entire 20 plus years with never a detection in
21 the Holbrook and never a toxicological event to
22 eliminate -- well, what, what, what we would like
23 to go down to just one test. But when speaking
24 with Michael and Chris again and, and John, and

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2 they really aren't necessarily okay with that.

3 So I'm here tonight to say I would like
4 to just reduce it then from three to two in an
5 effort to be fiscally responsible for the club
6 but at the same time, by no means attempt to
7 minimize the importance that we put on the
8 testing to make sure that we're doing our due
9 diligence with protecting the water source.

10 MR. KEHOE: So then I, I think I want
11 John to, because I can never remember all these
12 things, but I think the, the, the thought process
13 was maybe the storm test was important, but then
14 I think John, you, you actually were less
15 interested in necessarily, that might not be the
16 right phrase, in the storm test than the summer
17 and fall testing.

18 MR. BEVEGNA: Sure. So let, let me just
19 make a clarification. First, Eugene's right. You
20 know, it's been, and it's hard to believe, but
21 it's been 20 years that we've been monitoring the
22 course. And while there have been some minor
23 detections in the wells which are groundwater
24 samples, none have been above a standard or what

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2 we consider toxicologically significant levels,
3 something that would be considered harmful. And
4 there's never been anything that's lasted any
5 period of time. We might get a detection and then
6 it goes away. And that's not unusual to see in
7 golf courses. And there have never been any
8 detections in the Holbrook.

9 So what Eugene's asking for is not
10 unreasonable. I unfortunately, work for the town.
11 I don't work for Eugene, I can't advocate for
12 Eugene and that's why we had advised him to hire
13 his own consultant to make his case for him.
14 Eugene does a pretty good job though. He's been
15 around it for long enough to make his case.

16 And I think what Eugene's really asking
17 for is to reduce the number of monitoring points.
18 Right now we sample three points, two groundwater
19 points, two wells and the Holbrook, oh, sorry,
20 and, and then we do a storm event. So we sample
21 the wells and the Holbrook twice a year. And then
22 the storm event is supposed to happen annually
23 once a year.

24 That's the issue where there's been

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2 conflicting language in the original
3 environmental monitoring plan. You're never able
4 to agree on a trigger event and so Eugene is in,
5 in, in, in trying to compromise, is willing to
6 continue with the testing and, and the plan,
7 management plan does stipulate that it is
8 supposed to be in perpetuity.

9 You know, we could have a separate
10 discussion about whether that's fair and
11 reasonable or not, but assuming it's going to go
12 forward, it certainly is reasonable based on what
13 we've seen and we've been involved for the entire
14 time monitoring the course to, to reduce the
15 frequency and well, we could reduce -- so
16 reducing the frequency would be meaning reduce
17 the number of times we sample. I don't think
18 Eugene's asking for that. What he's asking for, I
19 believe is to reduce the number of points we
20 sample or, and/or eliminate the storm sampling
21 event. Is that right, Eugene?

22 MR. PETERSON: Yes, that's, yes. I mean,
23 we, we, we are, we will, we, we will be hopeful
24 that we could reduce what, what we're currently

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2 doing in some way that obviously it's hard to put
3 it into perspective and, you know, kind of just
4 put it about money. But it, it, the, the, the
5 fiscal aspect of what it costs to, to do this you
6 know, is overwhelming. But we do understand that
7 it's part of doing business and we get it. So by
8 eliminating some of this would be helpful.

9 And then we really are just kind of
10 proud of what we've done with never having a
11 detection that was deemed toxicological in, in
12 any hazardous way. And, and the research that
13 we've done with other clubs that have been under
14 -- other golf clubs that have been under this in
15 Westchester and John has worked with some of
16 them, most of the time these programs eventually
17 go away. But we're rather unique with the
18 Hollowbrook, so we don't feel that we're asking
19 for anything.

20 And I, I, I would eliminate a storm, I
21 would eliminate testing points. We don't advocate
22 eliminating the protocol completely, but a
23 reduction would be something that we would be
24 hopeful you would consider.

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2 MR. ROTHFEDER: Does eliminating testing
3 points eliminate an entire test once a year? I, I
4 don't, I didn't quite get --

5 MR. PETERSON: No.

6 MR. BEVEGNA: So there's, there's,
7 there's locations that we collect samples from.
8 So right now we collect samples from two wells on
9 the course, and the Holbrook. Three points, two
10 groundwater samples, one surface water sample,
11 and we do that twice a year.

12 MR. ROTHFEDER: Mm-hmm.

13 MR. BEVEGNA: And then in addition to
14 that, separately from those two events, there's
15 also supposed to be a storm water event when a
16 qualifying storm event occurs. And --

17 MR. KESSLER: John, is the storm order
18 event well-defined? I'm hearing that it's kind of
19 vague.

20 MR. BEVEGNA: Yeah. No, there's,
21 unfortunately there's conflicting language in the
22 environmental monitoring plan, and that's why
23 we've always -- there's been back and forth
24 between us and the course with, with what is

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2 actually a triggering event.

3 MR. KESSLER: Well, how, how --

4 MR. BEVEGNA: Just quickly, there's,
5 there's one place in the environmental monitoring
6 plan where it says that the storm the, the storm
7 event is considered any event in which there's an
8 excess of one inch per hour of precipitation. And
9 then another place --

10 MR. PETERSON: That generates discharge
11 into the irrigation lake on pond three. So it's -
12 -

13 MR. BEVEGNA: Correct.

14 MR. PETERSON: It becomes very specific
15 and, and minute in that -- and then it's the
16 ability for John to process the, the, the actual
17 test within a reasonable amount of time for when
18 the storm ends as well. So I'm, I'm sorry to
19 interject John.

20 MR. BEVEGNA: That's okay.

21 MR. PETERSON: And then the other one --
22 the other one is the, is the amount of water.
23 Which again, I'm, I have that here too. I'm
24 looking through it, but go ahead, John.

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2 MR. BEVEGNA: Yes.

3 MR. KESSLER: Well, John --

4 MR. BEVEGNA: The other place is, it's a
5 half an inch, an hour over a 24 hour period. Now,
6 if you, if you take that literally that means
7 you'd be getting 12 inches of rain. And that
8 just, that just doesn't happen that often, so.

9 MR. KESSLER: In the 20 years, John, how
10 many storm events have you tested?

11 MR. BEVEGNA: I'd have to say maybe
12 half, ten, somewhere between five and ten. It's
13 also part of the issue is it's difficult to be,
14 you have to, to respond.

15 MR. KESSLER: Right.

16 MR. BEVEGNA: This is the kind of thing
17 where we never, you know, we have some idea in
18 advance if there's going to be a large storm
19 event, but we really don't know for sure. We have
20 to rely on rain gauges and precipitation
21 monitoring. You know, if it happens at three
22 o'clock in the morning, we're not going running
23 out there. So it has to have be a qualifying
24 storm event that happens in the right time. So

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2 sometimes it's just for reasons of Mother Nature
3 that we're unable to get out there.

4 MR. PETERSON: And the, the only other
5 thing that just what kind of what, what you were
6 mentioning is that there are monitoring these
7 multiple areas, but within each area, I mean,
8 there is a tremendous amount of testing for
9 certain chemicals and compounds. So it's not
10 just, you know, one thing that they're
11 determining because of the variety of herbicides
12 and pesticides that the course uses, they need to
13 basically test for what is deemed to be
14 potentially a health hazard with -- I, I would
15 hate to give a wrong number of how many, but when
16 you read the report, it's, it's relatively
17 overwhelming unless you're somebody like John
18 that it's pretty much, you know, a second
19 language to.

20 MR. KEHOE: And, and that is the lab
21 cost. I mean, that's water that is sent somewhere
22 and then all of those things have to be tested.

23 MR. PETERSON: All of those things. And
24 then obviously --

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2 MR. KEHOE: And that's where the cost
3 is.

4 MR. PETERSON: -- it's, it's the, it's
5 John's time as well, that not only does John have
6 to analyze it, and then John prepares all the
7 reporting, which there's monthly charges to the
8 club for just John to basically review whatever
9 is going on. And the process of me saying
10 something and being billed for time, but then
11 there's the technicians that come and actually
12 take it, and then there's the time that they need
13 to read the findings from the laboratory. So the,
14 you know, it very much reminds us of, you know,
15 anytime you're dealing with, you know, from, with
16 the different levels in a law firm that the
17 billing process goes from, where there's the tech
18 and then there's the next level, and then there's
19 John. Where again, we're not disputing or
20 questioning the fees or the rates that come along
21 with it, we understand the complexity of it.
22 We're just asking, based on the statistics, of a
23 reduction in some way that we would all be
24 willing to agree on, as obviously John's input

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2 is, is vital here.

3 MR. ROTHFEDER: So it sounds like
4 there's two things here though. One is the storm
5 issue and whether we need to change the language
6 a little bit to make it --

7 MR. PETERSON: Well, we're asking to
8 eliminate it completely.

9 MR. KEHOE: Well, but, but before you
10 get off that topic John, didn't, didn't you say
11 that, that the storm event, while it seems
12 important, it's always going to wash away
13 something, and if you had to give something up,
14 you would be okay with giving up the storm, the
15 storm event?

16 MR. BEVEGNA: Yes. I, I think we can
17 kill two birds with one stone here, resolve our
18 issue.

19 MR. KESSLER: I think we're getting
20 somewhere.

21 MR. BEVEGNA: Yeah. With the qualifying
22 event --

23 MR. KESSLER: So excuse me --

24 MR. BEVEGNA: -- the storm event is more

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2 of a point in time and whereas the groundwater to
3 me is more important.

4 MR. ROTHFEDER: Right. Okay. So the
5 groundwater would still be twice a year?

6 MR. BEVEGNA: Correct.

7 MR. ROTHFEDER: And the storm -- and we
8 get rid of the storm water?

9 MR. KESSLER: So twice a year, two wells
10 and the Holbrook?

11 MR. BEVEGNA: That's correct.

12 MR. PETERSON: That's correct.

13 MR. KESSLER: Okay.

14 MR. ROTHFEDER: And the storm water you
15 only did ten times anyway, or half --

16 MR. KEHOE: A storm, storm event.

17 MR. ROTHFEDER: I'm sorry, the storm
18 event.

19 MR. KEHOE: Right.

20 MR. PETERSON: That's right.

21 MR. ROTHFEDER: Half of the, the years.

22 MR. KESSLER: Okay. So it --

23 MR. ROTHFEDER: That makes sense.

24 MR. KESSLER: Is this something then

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2 that we can put to writing that we can then take
3 up at the next meeting?

4 MR. KEHOE: Right. Because John, your,
5 your February report has as its last sentence
6 criteria for triggering a storm sampling event
7 need to be determined prior to beginning the
8 testing of the 2024 season. So rather than
9 determining the criteria for triggering a storm
10 event, it may be eliminated.

11 MR. KESSLER: Right.

12 MR. KEHOE: But I think what the board
13 is saying is you would put together another page
14 or another memo or something --

15 MR. BEVEGNA: Sure.

16 MR. KEHOE: -- agreeing with the new
17 plan.

18 MR. KESSLER: Right.

19 MR. BEVEGNA: Yep. Yep.

20 MR. KESSLER: Okay, two wells
21 Hollowbrook twice a year.

22 MR. BEVEGNA: Yeah.

23 MR. ROTHFEDER: Right.

24 MR. KESSLER: John, one last point.

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2 MR. BEVEGNA: Absolutely.

3 MR. KESSLER: Do we know if Peekskill
4 does testing of the Holbrook, and have you ever
5 seen any of those reports?

6 MR. BEVEGNA: I have not. I think that,
7 I'm sure they do. I don't -- I think it's
8 unlikely they're testing for what we are testing
9 for.

10 MR. PETERSON: That, that's my
11 understanding that they don't do -- they don't
12 test really anything that we are using. They're
13 not testing for compounds from a landscaper or
14 from a golf club. They're testing more for again,
15 layman's terms --

16 MR. KESSLER: Bacteria --

17 MR. PETERSON: -- chlorine and basic
18 bacteria into the drinking water and it's our
19 responsibility to --

20 MR. KESSLER: Got it.

21 MR. PETERSON: -- not contaminate it
22 prior to arrival down there at pump house.

23 MR. KESSLER: Okay.

24 MR. BIANCHI: Do we provide these

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2 reports to Peekskill?

3 MR. KEHOE: Yes.

4 MR. BIANCHI: We do. Okay.

5 MR. KESSLER: Yeah, they're copied,
6 right?

7 MR. KEHOE: Yep.

8 MR. KESSLER: John, John copies them.

9 MR. KEHOE: Right, John, do you have --

10 MR. BEVEGNA: Yes.

11 MR. KEHOE: -- a relationship with Dave
12 Rambo?

13 MR. PETERSON: Yes.

14 MR. BEVEGNA: Yeah. Well, I don't know
15 if I have a relationship, but I do copy him.

16 MR. KESSLER: Okay.

17 MR. PETERSON: They, they, they received
18 them all -- and there's been a handful of times
19 that a representative from the water department
20 has come on property and just basically asked if
21 they could walk around and --

22 MR. KESSLER: Okay.

23 MR. PETERSON: -- that's really all they
24 -- that's, as far as I know, that's all they've

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2 done.

3 MR. KESSLER: Okay.

4 MR. DOUGLAS: Should, should somebody
5 reach out to, to Peekskill before and say we're
6 considering eliminating the storm event?

7 MR. KEHOE: Well, we can --

8 MR. KESSLER: The Hollowbrook's still
9 going to be tested.

10 MR. DOUGLAS: Right, no, but just --

11 MR. KEHOE: Right. But, but I can
12 forward the letter that John writes --

13 MR. DOUGLAS: Mm-hmm.

14 MR. KESSLER: Okay.

15 MR. KEHOE: -- codifying our new idea,
16 and as a courtesy, more a courtesy --

17 MR. DOUGLAS: Right.

18 MR. KEHOE: -- send it to Peekskill.

19 MR. DOUGLAS: Right. And if they have an
20 objection, then they can make it. And if, if they
21 don't, then --

22 MR. KEHOE: Right.

23 MR. ROTHFEDER: And we're going to have
24 to vote on that, right?

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2 MR. KEHOE: Yeah.

3 MR. KESSLER: Yeah.

4 MR. KEHOE: So it'll come back next
5 month as long as it's worked out.

6 MR. KESSLER: So, so I guess staff and
7 John and Eugene will get together and codify
8 this?

9 MR. KEHOE: Yeah, I would think John
10 would put together a pretty quick memo, I think.

11 MR. BEVEGNA: Yeah, sure.

12 MR. KEHOE: And then we'll take a look
13 at it.

14 MR. KESSLER: Okay.

15 MR. KEHOE: And get it to Peekskill.

16 MR. KESSLER: Excellent.

17 MR. ROTHFEDER: Okay.

18 MR. KESSLER: All right, let's -- all
19 right, Kevin.

20 MR. PETERSON: Thank you.

21 MR. KESSLER: Thank you.

22 MR. PETERSON: Thanks, John.

23 MR. BEVEGNA: Yeah, thank you.

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

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2 to refer back after the consultant and the
3 applicant have finalized the agreement.

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

5 MR. ROTHFEDER: Second.

6 MR. KESSLER: On the question. All in
7 favor?

8 MULTIPLE: Aye.

9 MR. KESSLER: Opposed? All right, next
10 item -- next item under correspond a transmittal
11 from the planning department to -- from the
12 planning department of the proposed Indian Brook
13 Overlay Zone. Chris, anything you want to say
14 about this?

15 MR. KEHOE: Well, again, as we discussed
16 at the work session, we're working with four
17 other communities with a grant from the New York
18 State DEC to develop an additional set of
19 regulations called an overlay zone to cover the
20 Indian Brook Watershed and the Croton Gorge
21 Watershed. It's the two Ossinings, Newcastle and
22 Croton. We've been working for several, several
23 years. You have the draft. It's basically some
24 added levels of protection for the watershed.

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2 However, our portion of the watershed is wholly
3 residential. It does have some vacant parcels and
4 horse farms or things like that. And the overlay
5 contains enhanced wetland buffers, the
6 requirement that future subdivisions be designed
7 as conservation subdivisions, and then the
8 prohibition about certain activities that can't
9 really happen there anyway. The town board is
10 holding a public hearing on this on April 16th.

11 MR. KESSLER: Okay.

12 MR. KEHOE: It would just be a receive
13 and file.

14 MR. KESSLER: All right.

15 MR. KEHOE: But if you have any comments
16 or questions, you can email them to me.

17 MR. KESSLER: Okay, will do. Mr.
18 Douglas?

19 MR. DOUGLAS: Okay. I make a motion. I
20 move that we receive and file the proposed Indian
21 Brook Overlay Zone.

22 MR. KOBADSA: Second.

23 MR. KESSLER: Second. Any -- on, on the
24 question?

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2 MR. BIANCHI: Do we have a date that we
3 need comments by? Or just, is this still in the
4 very formative stages of --

5 MR. MICHAEL CUNNINGHAM: Well, this, I
6 think this language is pretty standardized
7 throughout every municipality that's going to
8 going to adopt it. So, I don't think there would
9 probably be a ton of change to it.

10 MR. KEHOE: But, but if you, if you take
11 time and look at, read it, yeah, just send me
12 some comments.

13 MR. BIANCHI: All right.

14 MR. KEHOE: But I would need them
15 probably by the latest, the middle part of next
16 week to be able to get them to the town board.

17 MR. BIANCHI: Okay.

18 MR. KESSLER: All right. So we're on
19 question. All in favor?

20 MULTIPLE: Aye.

21 MR. KESSLER: Opposed? All right, on to
22 old business, the application of Heike Schneider,
23 on behalf of 3120 Lexington, LLC for amended site
24 plan approval and a wetland permit for a proposed

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2 exterior storage racks and a concrete pad at the
3 existing Ace Hardware store located at 3120
4 Lexington Avenue, drawings latest revised March
5 13, 2024. Heike, good evening.

6 MS. HEIKE SCHNEIDER: Hello. Good
7 evening. I hope this time we have a proposal
8 that, you know, meets everybody's expectations,
9 let's put it that way. So I did, I did put
10 together a reduced, a kind of a small narrative,
11 which I would like to read. So it's under reduced
12 scope of storage for the Ace Hardware store.
13 Given the proximity of the wetlands and the
14 concern of the planning board, we went back to
15 the drawing board. We seriously investigated all
16 options like adding storage space in the front of
17 the building, which was suggested by Paul
18 Jaehnig. Unfortunately, it would really reduce
19 the available parking spaces drastically, and we
20 only have the minimum number of spaces to begin
21 with. Also, the truck unloading area would be
22 eliminated completely, which does not work for a
23 viable hardware store.

24 So we finally decided to forego a

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2 building addition altogether. We're proposing to
3 continue the existing outdoor storage racks
4 currently only on the northeast side of the
5 storage building. The proposed outdoor storage
6 racks are only four feet deep and will be mounted
7 to the existing steel building and supported by
8 an eight-inch deep concrete slab. The concrete
9 slab will need to be between 18 and 20 feet deep
10 for forklift to access the storage racks.

11 We're also proposing to pitch the slab
12 towards several drains, which will be
13 interconnected and leading to an oil and water
14 separator, like the one that has been installed
15 under the parking lot in 2018.

16 Also, at this point, I would like to say
17 that the overall footprint also has been reduced
18 because we used to go kind of midway towards the
19 retail building, but we are really just staying
20 outside of the, the metal building, the storage
21 building.

22 So furthermore, we are proposing to
23 continue the guardrails that are currently
24 keeping anyone from going closer to the wetlands

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2 or from storing material in the wetlands. The
3 wetlands would be clearly delineated and it would
4 be protected from any further disturbance. We
5 would be clearly staying away from the flagged
6 wetlands as shown on our site plan. The existing
7 storage building has already an overhead door,
8 which leads out to the northwest side of the
9 storage building.

10 Pouring the concrete slab and installing
11 the storage racks would all be coordinated and
12 staged from the existing overhead door. We're
13 proposing a 2,400 square foot mitigation and
14 wetlands buffer improvement area, which has been
15 drawn up and detailed by Ben Truitt, right here.
16 We believe that this proposal has a minimal
17 effect on the wetlands buffer and shows avoidance
18 and reduction of impact to wetlands and wetland
19 buffer area.

20 MR. KEHOE: I have the drawing up on the
21 screen. It's hard to see.

22 MS. SCHNEIDER: Oh okay, good, yes.

23 MR. KEHOE: It's hard to see, but --

24 MR. KESSLER: Can you reduce that?

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2 MR. KEHOE: I guess what you're saying,
3 this is the continuation of the wooden guardrail?
4 Because if you look on the back, this is the back
5 and I, I don't know if that is the guardrail that
6 comes like this.

7 MS. SCHNEIDER: I think it's -- is it
8 upside down? Something is --

9 MR. BEN TRUITT: That dashed line that
10 you're indicating --

11 MR. KEHOE: Yeah.

12 MR. TRUITT: -- that is the currently
13 existing retaining wall, which is only visible by
14 about six inches or so. That would be relocated
15 to the perimeter of the new footprint.

16 MR. KEHOE: So, and, and this --

17 MR. TRUITT: The guardrail would be at
18 the perimeter of the footprint.

19 MR. KEHOE: So this is the oil water
20 separator?

21 MR. KESSLER: Where, where --

22 MR. TRUITT: That would be a drainage
23 grade leading to the separator. The separator
24 would be located by an engineer that's not

1 April 2, 2024

2 currently --

3 MR. KEHOE: So, is the, is the wooden
4 fence beyond that?

5 MR. TRUITT: Yeah, it would be right at
6 the --

7 MR. KEHOE: Right.

8 MR. TRUITT: -- edge of the retaining
9 wall, yes.

10 MR. KESSLER: So the slab is tilted
11 towards the wetland towards that? It's a --

12 MR. TRUITT: That's the way it's
13 proposed here, to be tilted towards the drain.
14 The retaining wall would be going up above the
15 slab so that we're capturing all the water in the
16 drain. The drain would lead to the separator.

17 MR. KESSLER: Are, are the slabs on the,
18 on the top and the bottom tilted also so that
19 they flow to the middle to the drain?

20 MS. SCHNEIDER: Yes. Yeah, we would
21 definitely make sure that we could -- yes.

22 MR. KESSLER: It's like that and then it
23 goes that way?

24 MS. SCHNEIDER: Yes. Like in a shower

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2 stall basically.

3 MR. KESSLER: Got it.

4 MR. KOBADSA: The depth that you need is
5 for the forklift to turn around, right?

6 MS. SCHNEIDER: Exactly.

7 MR. KOBADSA: Okay.

8 MS. SCHNEIDER: Yes. That's why we are
9 showing the forklift there just to see that if
10 you, if it's loaded, you know, you need to still
11 turn around to, to --

12 MR. KOBADSA: Yeah. My question is, is
13 can you trim how close you are to the wetland?
14 There's like, from the corner of the building out
15 to that corner of that -- to the corner of the
16 concrete pad, does it need to be that deep? It's
17 not turning there, it's just going around a
18 corner. It's not like going in and out of the
19 storage rack. You have those on either side. Can
20 that around the corner, can that be reduced so
21 you're not directly on top of the wetland?

22 MR. TRUITT: For a forklift to traverse
23 with palletized material that will extend wider
24 than the forklift, it's got to have that

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2 maneuverability to turn 90 degrees and then load
3 into a rack. That's why --

4 MR. KEHOE: Ben, Ben, you need to speak
5 into the mic.

6 MR. KOBADSA: No, yeah, that I
7 understand. My point is though, there's no rack
8 right in front of either of that, right. Like
9 where that corner, if you go straight off the
10 corner of the building to the corner of the turn
11 there, there's no rack. So it doesn't, it just
12 needs to be able to turn a corner basically. That
13 -- do we need to be that close to the wetland for
14 a forklift to turn a corner?

15 MS. SCHNEIDER: In that, in that
16 particular corner, you're just talking about that
17 corner?

18 MR. KOBADSA: Yeah. I, like I understand
19 the depth from the front of the rack, right when
20 it's in front of the rack, you would then load.

21 MS. SCHNEIDER: Right.

22 MR. KOBADSA: But to turn the corner
23 around the building, why do we need to be all the
24 way on top of the wetland?

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2 MS. SCHNEIDER: I mean, we could
3 probably cut the corner even a little more
4 because I mean, even if the, the forklift is, is,
5 is loaded and you're going around the corner, our
6 guardrail is probably going to be about two feet
7 and it, I don't know, that should work, right?

8 MR. TRUITT: It would be the realistic
9 anticipated path of travel for the forklift,
10 right. So it, it's a little bit difficult to
11 assume that they're going to hug into the corner
12 and then traverse back out. So we can shave that
13 corner off to a point and we can look at it
14 again. Maybe we can gain a little bit more or
15 reduce a little bit more at that corner. But I
16 think if we go too far, it becomes unrealistic
17 for maneuverability while it's loaded with
18 material. Does that make sense?

19 MR. KOBADSA: It does. I'm just looking
20 at that circle. And if I took that circle and put
21 it, if I moved it at, like if I was playing with
22 this on a piece of paper, like I'd want to see
23 how far, how close you can get that to the
24 building. My point has always been you're putting

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2 something directly on the edge of a wetland,
3 right. You're not doing a building, but you're
4 still building a giant concrete slab that has to
5 go there now. And unless the wall, and I mean I
6 would recommend it when you look at for
7 engineering, that that wall is integral to the
8 slab and there's not an expansion joint between
9 those two somehow, because that's a point of
10 failure. And especially if you're pitching all
11 the material --

12 MS. SCHNEIDER: Which, which wall are we
13 talking about?

14 MR. KOBADSA: The curb that you're going
15 to be pitching everything to where the oil
16 separators are against.

17 MS. SCHNEIDER: That's not, it's not a
18 wall. It is a curb that is probably --

19 MR. KOBADSA: But is it integral to the
20 slab is my question? Or is it going to have an
21 expansion joint between the slab and the curb?

22 MS. SCHNEIDER: So, do you want to say
23 anything to the --

24 MR. TRUIT: So those, those particular

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2 wall units that are installed there, they have a
3 lip that extends up and then a, an H that runs
4 all the way back underneath it. The slab would be
5 up above that. It's a technical question that we
6 would have to refer back to the manufacturer.

7 MR. KOBADSA: Yeah, and that's fine.
8 Okay.

9 MR. TRUITT: To answer that question to
10 you, my instinct is that it will be difficult to
11 do that, but there are ways to seal a joint.

12 MR. KOBADSA: Yeah. And that's what I'd
13 want you to look at.

14 MR. TRUITT: Yeah. And sealing the joint
15 rather than making it integral would be probably
16 more appropriate.

17 MR. KOBADSA: Okay.

18 MR. TRUITT: But that's a technical
19 question we can look at.

20 MR. KESSLER: Okay. So on, on that, so
21 on the back there, you say proposed storage racks
22 on the back as well, but they're already there.
23 This is just to clean up what's already there?

24 MR. KEHOE: No, they're, they're, oh,

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2 the storage racks are on the back. But they're
3 proposing storage Racks on side.

4 MR. KESSLER: No, but on the plan it
5 says proposed storage racks on the back there, if
6 you it says existing.

7 MR. KEHOE: Yeah, they're there.

8 MS. SCHNEIDER: So the northeast side has
9 already storage racks.

10 MR. KESSLER: Right, right there it says
11 proposed storage racks, which is on the back of
12 the building, but I thought they were already
13 there.

14 MR. TRUITT: That I think is just a
15 typo. Those are existing --

16 MR. KESSLER: Okay.

17 MR. TRUITT: -- as you round the corner,
18 they are proposed.

19 MR. KESSLER: Right. I understand, the
20 ones on the on the right side there are new. I
21 just didn't understand why it said proposed on
22 the back as well.

23 MS. SCHNEIDER: Yeah, those are --

24 MR. KESSLER: And so your guard -- you

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2 say guardrail here on the other side --

3 MS. SCHNEIDER: So, so it is correct
4 what's saying what, what we are saying here. So
5 if you, if I don't know if you can zoom in -- out
6 a little so we see it all. A little, a little
7 more.

8 MR. KESSLER: Yeah.

9 MS. SCHNEIDER: So, because then you see
10 that this part is existing here. If you, so I
11 don't know if you can zoom out enough to show --

12 MR. KEHOE: What, so you're saying this
13 area here --

14 MR. KESSLER: Is existing.

15 MS. SCHNEIDER: That's --

16 MR. KEHOE: Okay.

17 MS. SCHNEIDER: -- the existing part.

18 MR. KEHOE: That's the only existing?

19 MS. SCHNEIDER: Yes.

20 MR. KESSLER: I thought there was more
21 than that.

22 MS. SCHNEIDER: And it stops right,
23 right there where you see the, the vertical dash
24 line exactly. So yes, this will be proposed and

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2 it goes to the corner and then it turns the
3 corner --

4 MR. KESSLER: And more proposed.

5 MS. SCHNEIDER: Yes.

6 MR. KESSLER: Is there a concrete slab
7 in the back also?

8 MS. SCHNEIDER: Yes. So the, the
9 concrete slab is needed under the, the new, the
10 new storage rack.

11 MR. KESSLER: So both on the side and on
12 the back will be a concrete slab that'll be
13 tilted like a shower, as you said, Heike, so that
14 the water runs to the separator.

15 MS. SCHNEIDER: Yes.

16 MR. KESSLER: The runoff runs to the
17 separator?

18 MS. SCHNEIDER: Yes, exactly.

19 MR. KESSLER: And then you have a
20 guardrail on the other side of the separator, it
21 says. And that's what, is that like a two foot
22 high guardrail or what is that?

23 MS. SCHNEIDER: So the guardrail is
24 going to be very similar to the one that we

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2 already have, which is -- you want to describe
3 it?

4 MR. TRUITT: It's a heavy timber
5 guardrail. It's roughly two feet --

6 MR. KESSLER: Timber?

7 MR. TRUITT: That's what's currently on
8 the other side of the site. We would match that
9 for continuity.

10 MR. KESSLER: Okay.

11 MR. KESSLER: I, I was getting a map
12 when you were making your initial comment, so I
13 may have missed it, but can you just explain
14 again why this is better than the building?

15 MS. SCHNEIDER: Yes, because this is
16 really minimal construction. I mean, we are
17 talking about an eight inch slab, which is really
18 the only construction that's going to happen
19 because the storage racks already come basically
20 in pieces and they're mostly hanging on the
21 building. And we already, we have the overhead
22 door, which is in the back of the storage
23 building. So we are using that overhead door to
24 pour the slab and also then to erect the, the,

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2 the storage units, which are only four feet deep.

3 And I personally think it's important
4 that we protect the gravel area in the back
5 there. And to me, a, a concrete slab that has an
6 oil water separator is better than just the, the
7 gravel that we have there right now. Because we
8 still have the overhead door and we cannot
9 control at all times who's going out to the
10 gravel patch and who's -- and what's happening
11 there. And I think this way I feel that we're
12 actually protecting the wetlands more. And also
13 having that guard rail also makes it really clear
14 that it's not just grass there, but that is, it
15 is something to be protected. So that's how I see
16 it.

17 MR. KEHOE: Could the the, the drain
18 that drains to the oil and water separator, which
19 is that, that could be on a bad storm, it could
20 be underwater, couldn't it?

21 MS. SCHNEIDER: Do you want say
22 something to that?

23 MR. TRUITT: Well, to my knowledge, to
24 date we have not seen that underwater.

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2 MR. KEHOE: But if it, if it were to be
3 underwater, that's a problem?

4 MR. TRUITT: Potentially, yes, depending
5 on the, the oil water separator and the technical
6 aspects of it.

7 MS. SCNHEIDER: But we'll also have a
8 curb, right, going around our slab. So the
9 likelihood of the water really, I mean, it's
10 probably going to go into the building first
11 before it really then would get to the slab,
12 wouldn't it?

13 MR. TRUITT: Yeah, it would, the water
14 would have to overtake the floor level of the
15 building. So our --

16 MR. KEHOE: And has it done that?

17 MR. TRUITT: To our knowledge since 2018
18 and the, the renovation was done, it has not

19 MR. BIANCHI: Does the -- how effective,
20 well, two things. One, just to remind everybody,
21 we're still working on building something in a
22 buffer area. It's not getting away from that with
23 --

24 MR. TRUITT: Correct.

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2 MR. BIANCHI: Anything over there is the
3 buffer.

4 MR. TRUITT: Yes.

5 MR. BIANCHI: How effective is the oil
6 water separator under normal circumstances? Let's
7 say you were to have a spill of gasoline or oil
8 or whatever, how effective is that oil separator?

9 MR. TRUITT: So in, in layman terms,
10 within the volume, the engineered volume of those
11 separators, the oil spill would be contained
12 within the separator.

13 MR. BIANCHI: Okay.

14 MR. TRUITT: We would have to dig
15 farther into the technical aspects of the units
16 that are specified and that sort of thing. But
17 speaking broadly, they're captured within the
18 unit. There is a maintenance program for those
19 units. They're cleaned out.

20 MR. BIANCHI: I was going to ask about
21 that. What is the -- how do you clear out the
22 captured oil or gasoline that's in the separator?

23 MR. TRUITT: They're pumped out much
24 like a septic pump truck would do, same sort of

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2 concept. They're vacuumed out. The, within the
3 unit, the oil or the contaminants are separated,
4 that is sucked out and brought offset.

5 MR. KEHOE: But did --

6 MR. BIANCHI: And how often is that
7 done?

8 MR. TRUITT: That's a program that is
9 done, a maintenance program that is specified by
10 the engineer drawing that. My experience is
11 yearly, yearly, two years, it depends on the
12 anticipated volume and or after a storm event.

13 MR. KEHOE: So that, that's, that what
14 you're seeing there is the drain and I, I don't
15 have the right plan up, but where are the actual
16 separators proposed?

17 MR. TRUITT: Well, that's, that's
18 something that we would have to get further into
19 engineering to specify. My instinct is that it
20 would be towards the back of the building.

21 MR. KEHOE: Oh, so --

22 MR. TRUITT: Where a collection point
23 would be.

24 MR. KEHOE: When you say to the back of

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2 the building?

3 MR. TRUITT: So if you move the cursor
4 just to the right towards the, the, on the long
5 wall of the building, towards that center door,
6 somewhere in that current asphalt paving area is
7 where I would anticipate an engineer to be
8 putting that. It's not something that I'm
9 specifying or Heike is, that would be done
10 further into it.

11 MR. KEHOE: And it's a system of pipes
12 that gets you from the drain in this direction?

13 MR. TRUITT: Yes. So those, the drains
14 in the slab would capture the water. The water
15 would be brought to the separator, where it's
16 separated. The clean discharge of that separator
17 would then be overflowing into the wetland in
18 just the same way that the other oil water
19 separator functions.

20 MR. KESSLER: For the shelving, the
21 intent is for lawnmowers to go on the shelving
22 solely? Or is it other things as well?

23 MS. SCHNEIDER: I mean, I personally, I
24 think the lawnmowers should not be on those

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2 shelves. I think they should be in the building.
3 There is, you know, for a hardware store, we have
4 wood that needs to be stored. We have all sorts
5 of things that could be in that area and that
6 could be part of the resolution.

7 MR. KESSLER: Well, because we, that's
8 exactly where I'm going. Is it possible, since we
9 were there, I believe they said that a number of
10 them are electric mowers as well as gas powered
11 mowers?

12 MS. SCHNEIDER: Gas, yes.

13 MR. KESSLER: Is it possible that the,
14 we can have a resolution where the gas goes
15 inside and the electric stay outside?

16 MS. SCHNEIDER: I, I think so,
17 absolutely. Yes. I, I'm fully in agreement with
18 that resolution.

19 MR. KESSLER: Any more comments?

20 MR. DOUGLAS: My, my only I, since I
21 think we're, we, we're ultimately referring this
22 back to staff before our next meeting, I think
23 would be nice to get the CAC's view on this, this
24 plan since they --

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2 MR. KEHOE: Yeah.

3 MR. DOUGLAS: -- they weighed in, they
4 weighed in on the last plan.

5 MR. KEHOE: Yeah.

6 MR. DOUGLAS: And I see Mr. Buckout is
7 here.

8 MR. KEHOE: Yeah, and this has been sent
9 to them. Yep.

10 MR. DOUGLAS: So.

11 MR. KEHOE: And I know Paul's here.

12 MR. KESSLER: Right.

13 MR. KEHOE: And then Wendy had I, I
14 don't know if she's Zooming in, but she said she
15 was going to listen in. So we have a CAC meeting
16 next week.

17 MR. KESSLER: Good.

18 MR. DOUGLAS: Okay. Great.

19 MR. BIANCHI: This is a question for
20 staff or for legal. Have we, I don't recall, but
21 have we previously approved any kind of a similar
22 structure or installation in a buffer area?

23 MR. CUNNINGHAM: As far as sort of a
24 concrete slab in there? Not that I recall, but

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2 it, but it could have, it could have been done. I
3 just wouldn't have known about it.

4 MR. KEHOE: So Joe had mentioned at the
5 work session that he hasn't really dove into a
6 technical review. I don't know much about oil
7 and water separators, but from what I've heard --

8 MR. KESSLER: [unintelligible]
9 [00:41:52].

10 MR. KEHOE: -- but from what I've heard,
11 they're a maintenance problem and there are
12 issues and I think our staff engineers have
13 concerns with them. So I think Joe should now
14 dive in. If you, if you want Joe to do a real
15 technical review of this proposal, I think that'd
16 be critical.

17 MR. KESSLER: Does it mitigate things if
18 we limit what goes outside versus what's inside,
19 in between gas powered versus electric?

20 MR. JOE FUSILLO: Mr. Chair, we'll,
21 we'll take a look at that all from the
22 environmental aspects.

23 MR. KESSLER: Okay.

24 MR. FUSILLO: You know, fertilizers --

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2 MR. DOUGLAS: Can you monitor can you
3 monitor their performance in some way? That the -
4 - the separators? Like, I mean, you said every
5 year or two, but I mean, if we had in the
6 resolution that some monitoring of it?

7 MR. FUSILLO: There, there is equipment
8 out there.

9 MR. DOUGLAS: Okay.

10 MR. FUSILLO: It's, it's, I guess keep
11 it less technical, it's, it's like, oh, Kevin,
12 what are those things called where you check the
13 water levels in there?

14 MR. KOBADSA: A float?

15 MR. DOUGLAS: Float? That sounds good
16 enough to me.

17 MR. FUSILLO: It's sort of like, I know
18 I'm trying to, trying to keep it --

19 MR. DOUGLAS: Is he asking you?

20 MR. FUSILLO: -- less technical here,
21 but, but Kevin, I, I know he was kind of alluding
22 to it a little earlier when we had talked. But
23 you could put almost leak detection monitors
24 inside --

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2 MR. BIANCHI: I was just going to say is
3 there a way to --

4 MR. FUSILLO: -- and at certain levels
5 then they can send a signal back to a panel that
6 would be inside the building.

7 MS. SCHNIEDER: Mm-hmm.

8 MR. KESSLER: Right.

9 MR. FUSILLO: And that would give them
10 an indication to you know, have, have the
11 maintenance performed.

12 MR. BIANCHI: Monometers you're talking
13 about, manometers?

14 MR. FUSILLO: It's sort of like a
15 manometer.

16 MR. BIANCHI: Yeah. Okay.

17 MR. DOUGLAS: That'd be something
18 probably we want to add on, yeah.

19 MR. TRUITT: I would also suggest a
20 regular pump schedule or a cleaning schedule for
21 these things. That they, on the onset they're
22 done every three months or six.

23 MR. KESSLER: I would think we'd want
24 that, yeah.

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2 MR. TRUITT: Some such thing. And you'll
3 have reports coming back from that saying what
4 was found. Right, and over time, if you're not
5 finding anything, you can certainly reduce the
6 frequency of it. That would be my suggestion. But
7 it's --

8 MR. KESSLER: Right.

9 MR. KOBADSA: Where's the current oil
10 water separator? You said there's one there now?

11 MR. TRUITT: On that plan, if you look
12 all the way to the right of the screen, there's a
13 semi-circular object and right in the corner
14 along the curb line. That's it. Yep.

15 MR. KOBADSA: Okay. So that one is
16 located outside of the wetland buffer, or it's in
17 the wetland, yeah, it's in the wetland buffer.

18 MR. TRUITT: That is within the wetland
19 buffer.

20 MR. KOBADSA: Okay.

21 MR. TRUITT: And it, if you could scroll
22 back up there in, in very much the same
23 situation, that dash line, that heavy dash line
24 that's a few feet away is the current wetland

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2 buffer.

3 MR. KOBADSA: Is the current buffer.

4 MR. DOUGLAS: Right.

5 MR. TRUITT: So all of the parking lot
6 water runs down to that trench drain that is
7 extending between the curb and the building, is
8 funneled to that separator and then discharges
9 into the wetland, some small number of feet away.

10 MR. KOBADSA: Okay.

11 MR. BIANCHI: How's the, how is the
12 forklift fueled? Is it propane or is it --

13 MR. TRUITT: There are different
14 forklifts of course, but I believe the ones they
15 are running are propane.

16 MR. BIANCHI: And that's also another
17 benefit, and having spills from that.

18 MR. KEHOE: It, it, I guess it's sort of
19 your call, but Steve Marino is on the Zoom and
20 he's raised his hand and wants to speak. That's -
21 -

22 MR. TRUITT: Sure.

23 MR. KEHOE: Because Steve Marino is
24 their wetland consultant.

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2 MR. TRUITT: So, go ahead.

3 MR. KESSLER: From Tim Miller, right?
4 That's from Tim Miller's?

5 MR. KEHOE: Yes.

6 MR. KESSLER: Yeah.

7 MR. STEVE MARINO: Good Evening. Can you
8 hear me?

9 MR. KEHOE: Yep.

10 MR. MARINO: All right, great. Yeah, I
11 just wanted to just chime in. You know, I have
12 reviewed the plan with Heike. Heike and Ben I
13 think have laid out why this is important to the
14 hardware store to be able to have this expanded
15 storage area. Certainly, you know, the whole site
16 is within the wetland and wetland adjacent area,
17 so, you know, no matter what they do out there,
18 there's going to be an issue with buffers. So in
19 terms, it's not really a habitat issue that we're
20 talking about here or any of the other issues
21 that usually go along with a wetland, but really
22 a water quality issue. So I think once the
23 engineers get together and, and sort out the
24 question of the oil and water separator, I think

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2 that'll certainly mitigate that part of the, of
3 the problem -- that part of the concern regarding
4 the new, the new concrete pad.

5 The other thing I wanted to mention is
6 that Ben has put together a, a wetland buffer
7 enhancement plan for areas of the site that are
8 currently mowed as lawn right up to the edge of
9 the building, up to the edge of the wetland. I
10 think that's an important consideration too, once
11 we get past the, the water quality issue, is to
12 see what else can be done to make any kind of a
13 vegetated buffer, strip between the building and
14 the new curb and the wetland, improve that to the
15 extent we can. As I mentioned, right now, a lot
16 of that area is mowed. Most of that area on the,
17 I guess that's the east side of the building is
18 mowed right to the ground. There are mitigation
19 plantings that were done previously, and the
20 plantings are, are there and are healthy, but the
21 under anything under those plantings is mowed.

22 So I think you know, a consideration for
23 a no mow area or, or something that's only done
24 once or twice a year to keep the brush down, but

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2 to provide a little bit more of a vegetative
3 buffer strip would certainly be something I would
4 recommend.

5 And again, Ben's plan uses all native
6 plantings, a good quantity of them. It's a, it's
7 a good planting plan. So I think, you know, that,
8 that should be considered too once we get past
9 the, the oil and water, storm water management
10 portion of this.

11 MR. KESSLER: Okay. You got any last
12 comments?

13 MR. BIANCHI: Just one more. Joe, when
14 you delve into this, into your analysis, could
15 you also consider whether it's wise to do any
16 monitoring of the wetlands itself right outside
17 that area?

18 MR. FUSILLO: Yes. We can.

19 MR. BIANCHI: See if these separators,
20 because I, I just don't feel comfortable with.

21 MR. TRUITT: I would just bring up that
22 if we're going to begin monitoring in the
23 wetland, there are discharges that are coming
24 from the surrounding roadways --

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2 MR. KESSLER: The road, the roadway. I
3 realize that.

4 MR. TRUITT: And we would want to be
5 mindful of not crossing impacts here.

6 MR. KESSLER: Yeah, I thought we were
7 going to, when we, I thought we were going to
8 have somebody look at that, what was exactly
9 happening off the roadway, as well.

10 MR. KEHOE: Oh yeah. That would be our
11 engineering or highway department. I'll check.

12 MR. KESSLER: Yeah, please. Okay. Last
13 call?

14 MR. KEHOE: Well, one other thing that I
15 want, which I just noticed that I want to make
16 sure everyone is aware of is -- let's see, to
17 make sure I understand it, so this is the
18 landscape plan. So that's the back of the
19 building. So, I guess what we're saying here are
20 the existing racks in the back of the building
21 and this is the existing asphalt area.

22 MR. KESSLER: Right.

23 MR. KEHOE: And then, you know, we were
24 sort of standing over here on the site

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2 inspection, you know, you can come around the
3 corner like this. But what you're saying is right
4 here is an existing wall and for this plan to
5 work, you're proposing to relocate that concrete
6 wall, a certain number of feet out in that
7 direction closer to the water, correct?

8 MR. TRUITT: Yes.

9 MR. KESSLER: And all the materials and
10 equipment that we saw next to the wetland is
11 going to be coming back onto the shelving, right?
12 So basically there's going to be nothing between
13 the shelving and the wetland except for asphalt
14 and concrete. Is that --

15 MS. SCHNEIDER: Yes. Because otherwise,
16 the forklift wouldn't be able to really go around
17 and, and have access.

18 MR. KESSLER: I, I think we need, unless
19 we have it here, and I don't know, but I think we
20 need a plan that shows the locations of the oil
21 water separators, the pitches of the concrete,
22 which direction they're going and --

23 MR. TRUITT: That level of engineering -
24 -

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2 MR. KESSLER: -- and, and we just talked
3 about the guardrail or the fence or whatever you
4 want to call it.

5 MR. TRUITT: Yep.

6 MR. KESSLER: Clearly on a drawing,
7 because I don't, I don't think I see it on any of
8 these.

9 MR. TRUITT: Is, it is not. That that
10 site engineering has not happened yet. We were
11 trying to get past the broader strokes of this
12 before we delve into that and expend more time
13 and money and et cetera on that portion of the
14 engineering.

15 MR. KESSLER: Makes sense.

16 MR. TRUITT: Which is, in my view, is
17 really more of a technical matter that is
18 probably more surmountable with staff.

19 MR. KESSLER: Right. As you work with
20 Joe, I'd like to see that at the next
21 [unintelligible] [00:50:19].

22 MR. KEHOE: But, but, but, but also I
23 want to be -- I want to understand here. Is your
24 plan showing that you have additional wetland

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2 buffer disturbance now?

3 MR. TRUITT: Additional buffer,
4 additional to what?

5 MR. KEHOE: I think to move this wall,
6 if I'm understanding the drawing right, you have
7 two arrows here that say displaced wetland buffer
8 area.

9 MR. TRUITT: Yeah. So that, that is
10 indicating the entirety of the slab area, which
11 is at its perimeter, the wall, so that is all of
12 that area.

13 MR. KEHOE: Which, when you relocate the
14 concrete wall outwards right there now is sort of
15 just bleeding down into the wetland. It's a grass
16 mucky area?

17 MR. TRUITT: So where the, the inner
18 line, the more, the lighter line is the existing
19 wall location.

20 MR. KEHOE: Yes.

21 MR. TRUITT: At the edge of that wall
22 and out is current mitigation area as per the
23 2018 plan.

24 MR. KEHOE: Okay.

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2 MR. TRUITT: So I'm taking that entire
3 displaced area, all of it, the entirety of the
4 slab, including that existing mitigation area and
5 accounting for that in the expanded mitigation
6 area.

7 MR. KESSLER: You okay Chris?

8 MR. KEHOE: Yeah.

9 MR. KESSLER: All right, any last
10 comments?

11 MR. KEHOE: Well, but the big takeaway
12 is that we needed some clarity either to end this
13 now or not end it. And based on this
14 conversation, you're sort of suggesting --

15 MR. KESSLER: It goes back to
16 engineering now.

17 MR. KEHOE: Like, like yeah, money gets
18 spent not to [unintelligible] [00:52:03], but
19 yeah, you, you've got more work to do. Joe's got
20 a lot of work to do, which is going to cost money
21 and, you know, with no guaranteed result at the
22 end.

23 MR. TRUITT: Yeah, yeah, we understand
24 there's no guarantee. We're very much willing to

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2 carry this forward.

3 MR. KESSLER: Right.

4 MR. TRUITT: We just would like the
5 feedback from you, should we stop here or can we
6 --

7 MR. KESSLER: Yeah, I think the sense is
8 to move forward.

9 MR. BIANCHI: Yeah.

10 MR. MCKINLEY: I don't know whether I
11 back it or not. Okay. So I don't know what, I
12 don't know what the sense of everybody is. I'm
13 not sure I, I'm not sure.

14 MR. TRUITT: Understood there. As I
15 said, there's no guarantee, but based on what has
16 come up to this point, we just want to be
17 judicious in spending our client's money.

18 MR. KESSLER: Right, Right. I think what
19 we're saying is it's worth spending the money to
20 get finer details to the plan.

21 MR. TRUITT: Okay.

22 MR. KESSLER: To move this forward
23 potentially.

24 MR. TRUITT: Thank you.

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2 MS. SCHNEIDER: Okay. Thank you.

3 MR. KESSLER: Yes, sir.

4 UNIDENTIFIED MALE: Can I add some
5 information about the storm water infrastructure
6 that's there?

7 MR. KEHOE: Well --

8 MR. KESSLER: We're not --

9 MR. KEHOE: If you could send it in an
10 email, it's not a public hearing now.

11 UNIDENTIFIED MALE: Understood.

12 MR. KEHOE: Okay. Do -- you can just go
13 to the planning department page and track me down
14 and send me the email and I'll get all the
15 information to the planning board.

16 UNIDENTIFIED MALE: Sure.

17 MR. KESSLER: Okay. And, and, and to the
18 engineer to put that into consideration, yeah.
19 So let's see, Mr. McKinley?

20 MR. MCKINLEY: I'd like to make a motion
21 to refer back to staff of PB 2023-6 ACE Hardware
22 store located on 3120 Lexington Avenue.

23 MR. KESSLER: Second please.

24 MR. BIANCHI: Second.

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2 MR. KESSLER: And on the question, all
3 in favor?

4 MULTIPLE: Aye.

5 MR. KESSLER: Opposed? Okay, thanks.

6 MS. SCHNEIDER: Thank you.

7 MR. KESSLER: All right. Final item this
8 evening is a new business item. It is the
9 application of KPB Properties for site
10 development plan approval and a referral from the
11 town board of a petition for a zoning text
12 amendment for proposed four story 75,000 square
13 foot self-storage facility located at 3 Locust
14 Avenue, drawings dated March 22, 2024. Good
15 evening.

16 MR. BRIAN SINSABAUGH: Hi, good evening
17 chairman, members of the board. My name is Brian
18 Sinsabuagh. I'm an attorney with Zarin and
19 Steinmetz, here on behalf of both the applicant
20 and the owner, applicant being 3 Locust Avenue
21 LLC and owner being KPB properties LLC. We filed
22 a petition seeking a zoning tax amendment with
23 the town board. We last appeared before the town
24 board on February 26th on that matter. And at

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2 that time, the town board referred the matter to
3 your board for comment and referral back. We also
4 will be seeking a site plan approval from your
5 board in connection with this application.

6 The petition is seeking a zoning tax
7 amendment, which would permit by planning board
8 special permit self-storage facilities within the
9 community's, the community commercial district,
10 which is the CC district. We've tried to limit
11 certain circumstances under which this would be
12 permitted by establishing certain bulk and
13 architectural criteria and ultimately I'd like to
14 go through those items with you this evening, see
15 what comments you may have.

16 I do understand there has been an issue
17 that was raised to the board with regard to tax
18 and I can assure you that that will be addressed.
19 We have been in correspondence with the town as
20 to the specifics of this. It will be paid by
21 April 30th regardless, so.

22 MR. KESSLER: Okay.

23 MR. SINSABAUGH: I just want to make
24 sure the board's aware of that. I know that's

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2 prior to your next meeting on May 7th. With me
3 tonight, I have Sean Barton and Michael Humphrey
4 on behalf of the applicant and the owner. Also by
5 Zoom, Mark Pilotta of Key Civil Engineering is
6 on, Joseph Neitzel of JMN Architecture and
7 Richard D'Andrea of Collier's Engineering.

8 So, as I mentioned, the petition does
9 propose zoning tax amendment to permit self-
10 storage facilities in the CC district with bulk
11 criteria. What we proposed was a new section 307-
12 65.11. We also established a definition for self-
13 storage facility and added parking requirements
14 for the self-storage facility, which do not exist
15 currently.

16 MR. KEHOE: And, and is that the one to
17 10,000?

18 MR. SINSABAUGH: Correct. We did try to
19 seek to limit the visual impacts of these uses by
20 prohibiting outdoor storage of boats and
21 vehicles, limiting the location to abutting major
22 roadways, being US Route 202 and US Route 6 and
23 prohibiting drive up or otherwise outdoor
24 accessible units. So you won't see the units that

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2 have that the garage on the exterior. This is a
3 climate controlled facility. That's what we're
4 trying to propose, so all the units are
5 accessible only by the interior.

6 Because of that, we have been able to
7 propose a design that is similar to what
8 currently exists in the property, this property
9 being at the corner of Locus Avenue and Crompond
10 Road, it is the location of the former Toddville
11 Elementary School. This is now a vacant building
12 that's on the site. Also in the rear of that
13 property, you do have a Little League field that
14 is still utilized by the public. We, that is also
15 part of our proposal this evening, with regard to
16 the site plan. The areas you need to --

17 MR. KESSLER: I'm sorry, you would
18 continue to own the baseball field in this
19 proposal?

20 MR. SINSABAUGH: Correct. We would
21 continue to own it, but we would lease it back
22 to, to the municipality so that the public can
23 continue to utilize that. That would require
24 obviously some discussion with the Parks and Rec

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2 commission.

3 MR. KESSLER: Right.

4 MR. SINSABAUGH: But that's something
5 that we will be going forward with.

6 MR. CUNNINGHAM: And right now too, just
7 for the board's information, just informally it
8 seems Cortlandt American Little League uses the
9 field. The town does not run any specific
10 programs on the field. We don't have a lease for
11 it, but I think what the applicant's proposing is
12 some improvements to the recreational area and
13 then they would lease it back to the town, who
14 could then go and lease it to other outside
15 sports agencies to run programs for the youth in
16 the town.

17 MR. SINSABAUGH: Certainly. So yeah,
18 I'll just jump into that real quick and then go
19 back to the remainder of the petition. But the
20 improvements that we're proposing here we are
21 proposing, proposing improvements to the field
22 itself where we can. I know there is a cutoff
23 point where we do have underground aquifer area
24 that we, we cannot work on that's outside of our

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2 area. So the ball field actually extends beyond
3 the boundary line at a certain point. But where
4 it is fall, fall within our boundary, we are
5 proposing concessions, a new concession stand,
6 new stands and then in the far rear area of the
7 lot, so the far interior corner, we are proposing
8 rec space, which we previously discussed as being
9 a playground area, possibly for utilization
10 during ball games, as well as a dog park area.
11 But we are open to comment because we did receive
12 some comments back from the town board as to the,
13 the dog park use.

14 MR. KEHOE: So just to be clear on this
15 plan, that's the, that's the ball field, that's
16 the property line. And then this is sort of the
17 outfield. And the outfield is on New York City
18 Aqueduct property. It always has been.

19 MR. SINSABAUGH: Correct.

20 MR. CUNNINGHAM: Right.

21 MR. SINSABAUGH: So the improvements
22 that we're proposing would be solely to the
23 interior portion of it, so the infield area as
24 well as the areas outside of the field that are

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2 on our property.

3 MR. KEHOE: Yeah, because this tail here
4 is not part of the Aqueduct property, that's your
5 property.

6 MR. SINSABAUGH: Correct. So we do feel
7 that this is a good transitional use for this
8 particular property. This is the westernmost
9 point of the CC district, it -- the Western
10 boundary, as well as the northerly boundary and
11 the northeasterly boundary, all but the R20
12 district. There is a gas station that's across
13 the street, off of Route 202. There's also retail
14 and office space that's in the proximity of the
15 area. But this is a low impact use that doesn't
16 require a significant amount of traffic, doesn't
17 require significant amount of parking, thus the
18 parking requirements we did propose. So we feel
19 that this would be a good use to have next to the
20 residences. It does also maintain the ball field
21 area based on the improvements that we are
22 proposing.

23 The architectural design, we did choose,
24 we tried to keep that institutional look

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2 consistent with what is currently on the
3 property. So we do have that faux, the faux brick
4 façade or EIFS brick I should say. And then we
5 also have full windows throughout that do give it
6 that more institutional feel. We also included
7 gooseneck lighting, other residential, more
8 residential type components that would be with
9 community character.

10 The, as I mentioned this, this is a
11 unique spot in terms of the fact that it is split
12 zoned. So the self-storage building and the
13 parking are located within the CC district. The
14 little league field is within the R20 district. I
15 know during the work it was mentioned, there's
16 discrepancy as to the lot areas that we proposed
17 this. This is a significant larger size lot. So
18 originally we were proposing a hundred thousand
19 square feet because of the code, which is I
20 believe it's section 307-7.6D that, that
21 particular code provision only allows us to
22 utilize a portion of the property that's within
23 the CC District, so, and then 30 feet into the R
24 20 district. That's the reason why we reduced the

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2 lot area requirement to 60,000. We still feel
3 that 60,000 is adequate though to minimize the
4 number of areas where this would be permitted
5 within the town, so that you wouldn't have a
6 proliferation, you wouldn't have a large number
7 of self-storage facilities being located within
8 the town in a short period of time.

9 The parking of the area, the parking
10 that we are proposing is one to 10,000 square
11 feet as well as one for each employee during max
12 shift. The employee figure is consistent with the
13 current code as to how they apply to retail. But
14 the one to 10,000 is based on IT standards. We
15 believe that that will be sufficient for this
16 use. We did provide parking calculations for this
17 particular project and that showed that the
18 maximum amount on the site at any given time
19 would be between five and six vehicles.

20 With, with regard to the parking though,
21 we do provide 38 spots. It's a, a reduction of
22 five spots of what's currently on the site. The
23 rationale for this is that we do want to continue
24 to provide a public benefit with the ball field.

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2 So there are no other parking areas in the area
3 for the ball field, so by allowing the additional
4 parking here, this wouldn't be utilized by the
5 self storage facility itself, but it would be
6 utilized by the ball field. Within the parking
7 spot, we do have two handicap spots. We are also
8 proposing EV charging stations. So there will be
9 electronic vehicle charging stations on the site.

10 Getting more into the text amendment, I
11 do want to get, hopefully get some feedback from
12 the board on that. So we, we did go through, we
13 did define certain criteria within the partition
14 itself, some of which increases what's permitted
15 in the CC district, some of it which decreases.
16 We did increase the, increase the minimum lot
17 area to 60,000. We did a decrease the lot
18 coverage from 25 percent to 15 percent. The
19 purpose for that is that we are proposing an
20 increase in FAR in reducing the lot coverage
21 requirement. It does hopefully prohibit the
22 amount of development that can take place on a
23 parcel. So the bulk will appear less than what it
24 would be permitted if it was 25 percent.

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2 The landscaping, I do understand that
3 there is discrepancy with the landscaping. We did
4 file this petition initially under a conceptual
5 site plan. The conceptual site plan was included
6 in that petition. Any resubmission to the town
7 board would have clarification based on the full
8 build out, but we tried to provide a more
9 complete site plan to you in this meeting.

10 One of the particular items I do want to
11 note is that previously we showed landscaping as
12 being 18 percent where 30 percent is required in
13 a CC District. We're now showing it on that site
14 plan as 39 percent, so we have increased that so
15 it does exceed what is currently required of the
16 CC district.

17 And what we're proposing in the --
18 within this code, in zoning text amendment would
19 be 39 percent. That's up to the board if we want
20 to put that specifically to that number. But we
21 feel that the additional landscaping and reduced
22 lot coverage will make this more amenable in
23 terms of being a, a community character type
24 build out.

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2 The other piece we do have is the
3 increase in the building height. So we are
4 proposing an increase in building height from 35
5 feet, which is permitted in CC to 50 feet. The
6 existing building that is on the site is actually
7 38 feet itself. The building that's being
8 proposed is not 50 feet, but it is 47.13 feet. We
9 put 50 feet in the code just to provide the
10 additional amounts that would be permitted. I
11 guess additional amounts should build out in
12 grading, decide what the actual elevation's going
13 to be. But that obviously -- I want to point that
14 out for the board so that they are aware that we
15 aren't proposing a 50 foot building.

16 MR. KESSLER: What, what was your
17 thinking on 50 feet when the town allows 35 feet
18 unless you get a variance?

19 MR. SINSABAUGH: Well, we do have, in
20 this particular case with the increased lot, lot
21 area and the -- that we're requiring as well as
22 the reduced lot coverage, we feel that even with
23 the increased height, it would be in keeping with
24 community character. We do have certain design

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2 standards that we are trying to put forward. And
3 we feel that with that increased lot area, that
4 impact would be lessened, as opposed to if you
5 had to reduce lot area, I believe it's 12,000
6 square feet I could be wrong, for the CC
7 district. So the 50 feet does allow for -- for
8 self-storage, there is a minimum that needs to be
9 met in terms of getting that return. But the 50
10 feet here, like I said, we tried to reduce what
11 the lot coverage would be. Increasing the height
12 does allow for that.

13 MR. KEHOE: So you're saying 38 is there
14 now?

15 MR. SINSABAUGH: Thirty-eight is
16 currently there now, I believe.

17 MR. KEHOE: You're proposing 47,
18 actually 47.3.

19 MR. SINSABAUGH: 47.13 I think, yeah, 47
20 and change.

21 MR. KEHOE: And you wrote into the code
22 50 just for some wiggle room?

23 MR. SINSABAUGH: Correct.

24 MR. KEHOE: So your argument would be

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2 you're proposing a building nine feet taller than
3 what's there now?

4 MR. SINSABAUGH: Exactly. And there's
5 also, I mean, if you look in the area, I know the
6 hospital's significantly higher, MOD another area
7 that would be abutting residential that also has
8 higher increased building heights.

9 MR. KESSLER: But, but with a variance.
10 There's nothing that allows that without a
11 variance right now.

12 MR. KEHOE: Well, the underlying MOD
13 zoning -- well, I think the, I think they did
14 keep the height in the MOD zoning.

15 MR. KESSLER: Okay. So I don't
16 understand why it's not 35 feet, but you know,
17 you go, go to the ZBA for, for an exception. I
18 mean, that's the way everything else works.

19 MR. SINSABAUGH: Well, what we're
20 proposing here in terms of the code now, since we
21 are changing the code, we're, we're trying to
22 work with what would be amenable for this
23 location as well as other locations knowing that
24 self storage does have a minimum req- --

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2 MR. KESSLER: But the reality is there
3 probably aren't any other locations. Let's be
4 honest. The way you've narrowed it down, there
5 probably aren't. Can you name of any other
6 locations where this would apply?

7 MR. SINSABAUGH: Not, not offhand, but
8 I'll take a look, it's something we will provide
9 you.

10 MR. KESSLER: Like, like many things
11 it's constructed so that it fits your parameters
12 and probably prevents anything else from
13 happening in a comparable CC district.

14 MR. SINSABAUGH: Understood.

15 MR. KEHOE: Well, I think that the
16 hospital exists under a special permit and the
17 height for the hospital special permit may be
18 higher. So the construction of the hospital may
19 not have needed a variance. But I think I'm
20 seeing over Mike's shoulder, I think we kept the
21 MOD at 35.

22 MR. CUNNINGHAM: MOD, it depends what
23 structure the, the highest standing structure
24 could be is 45 Feet.

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2 MR. KEHOE: Forty, so we raised it in
3 the MOD. When, when they wrote the zoning for the
4 mod, they permitted additional height.

5 MR. CUNNINGHAM: The residential would
6 still have to be 35 feet. But, but if it was a
7 medical use --

8 MR. KESSLER: And most commercial is 35
9 feet, right?

10 MR. CUNNINGHAM: Yes. Most of it would
11 be, I think only -- I would've to take another
12 look again, but I believe it was mainly for just
13 for medical uses.

14 MR. KESSLER: I mean, here's town
15 center, everywhere, it's 35 feet.

16 MR. CUNNINGHAM: Right.

17 MR. KESSLER: I'm sorry.

18 MR. SINSABAUGH: The other area that we
19 do have is the building floor area. So, currently
20 the CC district has certain, require certain
21 items that do permit increase floor area. One of
22 those, I believe being a grocery store 12,000
23 square feet is permitted. We're proposing 75,000
24 square feet of floor area. This particular

1 April 2, 2024

2 application here would have that 75,000 square
3 feet. It does include a cellar level. So one of
4 those levels would be below grade, as what we're
5 proposing here. So the 75,000 square feet, again,
6 we tried to cap this by also reducing the lot
7 coverage that's permitted in the CC district.

8 MR. KESSLER: So is it, is your building
9 proposed at 50 feet, with the basement below
10 ground? Is that what you're still --

11 MR. SINSABAUGH: Correct, yes. So the
12 proposed building that we're showing, I guess
13 versus petition versus petition says 50. What
14 we're proposing here on our site plan is 47.13
15 and that's with the average grade. And we have
16 one level below ground.

17 MR. KESSLER: And one level below, got
18 it. Okay.

19 MR. SINSABAUGH: And that's, I mean
20 that's, that really covers --

21 MR. KESSLER: Okay.

22 MR. SINSABAUGH: -- a lot of the changes
23 that we are proposing within the, the petition
24 itself. I'd like to open up to any questions you

1 April 2, 2024

2 have may ask.

3 MR. KESSLER: Have you met with any of
4 the neighbors on this or any plans to do so?

5 MR. SINSABAUGH: We have not met with
6 any neighbors. It's something that we could do if
7 the town were to require it or request it.

8 MR. KESSLER: I mean, when we get to the
9 actual application, I guess something we should,
10 yeah, they'll certainly be notified, but still.

11 MR. ROTHFEDER: And also as we get
12 closer to the application, consider some sort of
13 renewable energy for the building, whether it's
14 solar or even recyclable water, something like
15 that. And, and of course you'll be more precise
16 about the number of EV stations that you're
17 planning.

18 MR. SINSABAUGH: Yeah. So we're
19 currently, we're showing two EV stations on the
20 site.

21 MR. ROTHFEDER: Two?

22 MR. SINSABAUGH: Yes.

23 MR. ROTHFEDER: Okay.

24 MR. KESSLER: So since you said there's

1 April 2, 2024

2 no rush to the town board because things are
3 happening concurrently can we, you know, take the
4 month, bring it back next month and we can have
5 our comments on the zoning amendment that we
6 think we want to see that we would recommend back
7 to the town board?

8 MR. CUNNINGHAM: That timing's fine.

9 MR. KESSLER: Okay.

10 MR. KOBADSA: Can I ask one question?
11 And it doesn't actually have to do with the
12 building, but you're putting in a giant paved
13 area north of the ball field?

14 MR. SINSABAUGH: Yes.

15 MR. KOBADSA: North or, yeah, I guess it
16 -- what's that for?

17 MR. SINSABAUGH: The area to the north,
18 you're talking about that small sliver that's in
19 the upper area?

20 MR. KOBADSA: Yeah. I mean, but that's a
21 fairly sizable area of pavement that you're
22 putting? It's --

23 MR. SINSABAUGH: It's permeable.

24 MR. KOBADSA: -- Almost equivalent of

1 April 2, 2024

2 your -- I understand it's permeable.

3 MR. SINSABAUGH: Yeah.

4 MR. KOBADSA: But that's all, there's
5 nothing catch capturing any of that storm water?
6 You're just shedding it all down and I understand
7 how permeable pavers work.

8 MR. SINSABAUGH: Mm-hmm.

9 MR. KOBADSA: But in rain events like
10 we've had nowadays, they're not really that
11 effective.

12 MR. SINSABAUGH: Okay.

13 MR. KOBADSA: With sheet flow. I just,
14 what's the purpose of that? I guess, that it
15 doesn't exist now, right?

16 MR. SINSABAUGH: Yes.

17 MR. KOBADSA: So what is the reasoning
18 for putting that in?

19 MR. SINSABAUGH: Well, without that --
20 we're trying to do improvements to the ball
21 field. So without that area, that area just is a
22 dirt area around the ball field. So we're trying
23 to improve that for any of the patrons and
24 parents or any, anyone else viewing the game.

1 April 2, 2024

2 MR. KOBADSA: Got you.

3 MR. SINSABAUGH: So there is a
4 concession stand that's up there. We have the
5 other stands there. What we previously had shown
6 in those areas were we had a play area, so
7 there'd be like a playground that was in that
8 particular location. The other item that we had
9 was a dog park that was fenced in. We are getting
10 some mixed feedback as to like what the
11 particular rec pieces should be up there. So what
12 we're showing now is just permeable pavement in
13 that area that may or may not be turf, it may be
14 some other item. But it all depends on what the
15 actual rec item is that's being located in that
16 space.

17 MR. KOBADSA: Okay.

18 MR. KESSLER: Any other comments? So,
19 who's got this, Nora?

20 MS. HILDINGER: I'd like to make a
21 motion to declare the planning board as lead
22 agent --

23 MR. KESSLER: Intend to be lead agent.

24 MS. HILDINGER: Intent to.

1 April 2, 2024

2 MR. KESSLER: Second please.

3 MR. KOBADSA: Second.

4 MR. BIANCHI: Second.

5 MR. KESSLER: And on the question. All
6 in favor?

7 MULTIPLE: Aye.

8 MR. KESSLER: Opposed? And Nora? One
9 more. Refer back.

10 MS. HILDINGER: I'd like to make a
11 motion to refer back.

12 MR. KESSLER: That's good. Second,
13 please.

14 MR. KOBADSA: Second.

15 MR. KESSLER: And on the question. All
16 in favor?

17 MULTIPLE: Aye.

18 MR. KESSLER: Mr. Kobas?

19 MR. KOBADSA: The time is 7:43. The
20 meeting has adjourned.

21 MR. KESSLER: Thank you. Thank you all.

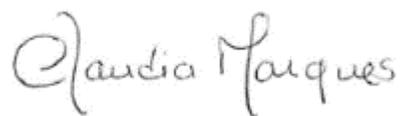
22 (The public board meeting concluded at
23 7:43 p.m.)

24

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on April 2, 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: May 1, 2024

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



April 11, 2024

Mr. Michael Preziosi, P.E., Director
Department of Technical Services
Town of Cortlandt
One Heady Street
Cortlandt, NY 10567

Via e-mail: MichaelP@townofcortlandt.com

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

Dear Mr. Preziosi:

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 current program includes sampling two groundwater monitoring wells and the Hollow Brook (surfaced water) twice a year during the golf season. In addition, a surface water storm event sample from the Hollow Brook is collected once per year, depending on conditions.

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 storm water sampling event be eliminated. 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, we agree with elimination of the storm event sample beginning with the 2024 monitoring season.

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

Kind regards,

WSP USA

John Benvegna, PG
Vice President

CC: C. Kehoe, T/Cortlandt
D. Rambo, C/Peekskill Water Dept.
E. Peterson, Hollow Brook

WSP USA
500 Summit Park Drive, Suite 450
Valhalla, NY 10509
Tel.: +1 914-461-2961
wsp.com

WSP USA

April 10, 2024

Via Town's Online Application Portal (ID No. PBCK-23-13)

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: Evergreen Manor
Application for Preliminary and Final Subdivision – extension request
2003 Crompond Road, Section 33.12 Block 2 Lots 1, 7 & 8 (the “Property”)***

Dear Chairperson Kessler and Members of the Planning Board:

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

We look forward to appearing before your Board on May 7, 2024 meeting. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: _____



David S. Steinmetz
Brian T. Sinsabaugh

Copied (via email):

VS Construction Corp.

DTS Provident Design Engineering, LLP

Michael Cunningham, Esq.

Chris Kehoe, AICP

DRAFT

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

RESOLUTION NO. 4-24

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

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

WHEREAS, by a letter dated April 10, 2024 David Steinmetz, Esq. requested the 1st, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval.

NOW THEREFOR BE IT RESOLVED that the request of David Steinmetz, Esq. for the 1st, 90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on August 9, 2024.

TO BE CONSIDERED FOR ADOPTION ON MAY 8, 2024

May 1, 2024

Hand Delivery & Application Portal (PBCK 24-2)

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: 3 Locust Avenue LLC – Site Plan/Special Permit (Case# PB 2024-1)
3 Locust Avenue (SBL 34.5-2-6) (“Property”)**

Chairman Kessler and Members of the Planning Board:

As you are aware, our firm, in connection with Key Civil Engineering P.C. (engineer), JMN Architecture P.C. (architect), and Colliers Engineering & Design (traffic engineer), represents 3 Locust Avenue LLC (the “Applicant”) in connection with site plan and special permit applications to permit the construction of a self-storage facility and Little League Baseball field improvements at the Property.

In anticipation of your Board’s May 7th work session/regular meeting, written responses to the Planning Staff’s April 23, 2024 Memorandum are provided below. In addition, please find enclosed the following documents:

1. Traffic & Parking Letter Report, by Colliers Engineering & Design, dated April 25, 2024 (“Traffic & Parking Report”).
2. Updated Schedule “A” (to Petition for Zoning Text Amendment), last revised May 1, 2024.
3. Engineered Site Plan set (9 pages), prepared by Key Civil Engineering P.C. and dated March 22, 2024.

Comment No. 2. A self-storage facility is not permitted in the CC, community-commercial zoning district. As defined in the Zoning Code CC, Community Commercial Districts CC Districts are “designed to provide shopping facilities and services for persons residing in immediately adjacent areas. The sizes of businesses are restricted in order to limit traffic volumes to a level appropriate to the character of the districts”. The Town currently considers self-storage facilities as “Public Warehousing & Storage” (not specifically defined) and permits such facilities only in the MD & M-1 Industrial Zones.

Response: The Applicant has Petitioned the Town Board to amend the Zoning Code to allow self-storage use in the CC District. Such a use is consistent with the CC District’s purpose in that it is a business providing high quality and climate controlled self-storage facilities for use by residents of the Town. As described in the enclosed Traffic & Parking Report, despite the building having a gross floor area of 75,000 square feet, the proposed self-storage use is a low impact use with minimal traffic generation. The peak hour traffic does not exceed 6 vehicles, and because the total daily trips to and from the site is less than 100 (92 weekday trips), the New York State Department of Transportation (NYSDOT) and the Institute of Transportation Engineers (ITE) find that “the site generated traffic will be accommodated by the existing roadway network without significant impacts to traffic operations in the vicinity of the site.” (see Traffic & Parking Report, p. 3).

Comment No. 3. As a self-storage facility is not permitted at the subject site, as currently zoned, the applicant submitted the Petition for Zoning Text Amendment to the Town Board and made a presentation at the Town Board work session on February 26, 2024. The Town Board was receptive to the proposed text amendment and site plan and authorized the applicant to make an application to the Planning Board. The Planning Board shall review the proposed zoning text amendment and provide comments back to the Town Board. The Planning Board will act as Lead Agent on the site plan.

Response: The Applicant acknowledges the above comment.

Comment No. 4. The proposed Petition for Zoning Text Amendment, as submitted by the applicant defines a self-storage facility. Currently there is no definition for a self-storage facility in the Town Code.

SELF STORAGE FACILITY – A fully enclosed commercial and/or business establishment providing varying sizes of individual compartmentalized and/or controlled access to stalls or lockers for the storage of business, recreation and/or household goods.

The Planning Board may want to provide comments back to the Town Board as to whether this definition of self-storage facilities is broad enough and covers existing self-storage facilities or is appropriate for future self-storage facilities that may be constructed in the MD & M-1 zones. There are currently two (2) self-storage facilities existing in Town, one on Regina Ave. and one on Arlo Lane, both of which are zoned industrial. For example, an alternative definition such as the following could be considered:

“A building or buildings containing separate individual self-storage units for rent or lease restricted solely for the temporary storage of goods and wares not belonging to the owner of the land on which the building(s) is located. The conduct of sales, business, or any activity other than storage within the individual storage units is not permitted.”

Response: The Applicant has no objection to the Town modifying the Self-Storage definition as proposed in the comment above.

Comment No. 5. The applicant has also submitted a proposed Table of Permitted Uses that permits the newly defined self-storage facilities, by Special Permit (SP), in the CC zone but does not permit them in the MD & M-1. The chart should be modified to show self-storage as permitted by right in the MD & M-1 zones. The Planning Board should recommend to the Town Board either eliminating “Public Warehousing & Storage” in the Table of Permitted uses and replacing with the term “Self-Storage Facility,” or modifying the existing use name to “Warehousing and Storage” and supplying a separate definition for that type of use as it could relate to wholesale activities. Additional modifications may be needed to the proposed self-storage provisions to make them applicable elsewhere in town, such as but not limited to the provision prohibiting the merger of tax lots.

Response: The Applicant has no objection to the above comment.

Comment No. 6. The applicant proposes to create a new Special Permit Section 307-65.11, Self-Storage Facilities:

§ 307-65.11. Self-Storage Facility.

- A. Purpose. The Town wishes to permit Self-Storage Facility use in the CC District by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B), below.
- B. Standards and conditions:
 - (1) Self-Storage Facility use is limited to tax lots within the CC District with frontage on US Route 202/NYS Route 35 or US Route 6. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted.
 - (2) No more than one Self-Storage Facility building per lot.
 - (3) Outdoor storage, including boats, equipment, and motor vehicles, is prohibited.
 - (4) All Self-Storage Facility uses shall comply with the following dimensional requirements:
 - (a) Minimum Lot Area: 60,000 square feet
 - (b) Minimum Lot Width: 250 feet
 - (c) Maximum Building Height: 50 feet / 4 stories
 - (d) Minimum Front Yard: 30 feet
 - (e) Minimum Side Yard: 10 feet
 - (f) Maximum Building Coverage: 15% of lot area
 - (g) Minimum Landscaped Area: 18% of lot area
 - (h) Maximum Building Floor Area: 75,000 square feet
 - (5) All Self-Storage Facility units shall be accessible only from the interior of the building.
 - (6) Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.

Response: Upon further review and modification of the site plan drawings, the Applicant has modified the proposed Special Permit Section 307-65.11 (*see Updated Schedule “A”*, enclosed). Key changes to the dimensional requirements that we would now recommend are as follows:

B. Standards and conditions:

- (1) Self-Storage Facility use is limited to tax lots within the CC District with frontage on US Route 202/NYS Route 35 or NYS Route 9A. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted.
- (2) No more than one Self-Storage Facility building per lot. (*US Rt 6 remove*)
- (2) Outdoor storage, including boats, equipment, and motor vehicles, is prohibited.
- (3) All Self-Storage Facility uses shall comply with the following dimensional requirements:
 - (a) Minimum Lot Area: 40,000 square feet (*25,000 square feet greater than CC District*)
 - (b) Minimum Lot Width: 200 feet (*down from 250 feet*)
 - (c) Maximum Building Height: 44 feet / 4 stories (*down from 50 feet, and 9 feet/1 story greater than CC District*)
 - (d) Minimum Front Yard: 30 feet (*previously proposed, same as CC District*)
 - (e) Minimum Side Yard: 20 feet (*up from 10 feet, and double CC District*)
 - (f) Minimum Rear Yard: 20 feet (*newly proposed, double CC District*)
 - (g) Maximum Building Coverage: 25% of lot area (*up from 15%, but same as CC District*)
 - (h) Minimum Landscaped Area: 35% of lot area (*up from 18%, and 5% greater than CC District*)

Comment No. 7. As discussed at the meeting on April 2, 2024 the Special Permit language proposes to permit self-storage facilities in CC Zones with a maximum height of 50 ft. Currently structures in the CC zone are permitted to be 2-1/2 stories, 35 ft. The current Toddville School is approximately 38 ft. in height. The proposed language would also reduce the maximum building coverage from 25% to 15%; per the applicant, this is in part to reduce the overall impact of the building on the neighborhood. However, the trade-off of the lower building coverage is the higher building height, so this will be an important decision point for the Town. One potential compromise could involve retaining the existing height limitation but eliminating the maximum 2.5 stories could allow for three full stories, maximizing the storage potential within the currently-allowed height while remaining in keeping with the building scale/bulk throughout the district.

Other variations from the existing CC zone include the maximum building floor area at 75,000 sq. ft., proposed, 12,000 sq. ft. current, and the minimum landscape coverage of 18% proposed, 30% current. Per discussion at the April PB meeting, the applicant now exceeds the existing 30% landscaping requirement so no change to that bulk requirement is needed. The proposed special permit section should also propose a minimum rear yard setback, 10 ft. is currently required in CC zones. Given the proposed increased scale of these buildings versus what was intended for the CC district, a larger side yard setback may be warranted, either for all parcels or at least those immediately adjacent to residential.

Response: The Applicant’s proposed Self-Storage height requirements have been modified to ensure that community character is maintained as part of this Project and that self-storage facilities in the Town of Cortlandt will not adversely impact the community. Since the last Planning Board appearance, the Applicant has reviewed the proposed and existing building heights and the site topography in accordance with the Town Code’s definition of Height (of Building) (“the vertical distance measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure”).¹ Applying this definition, the proposed Self-Storage building has a height of 42.31 feet, just 3.79 feet greater than the existing Toddville School building (which has a height of 38.52 feet) and 7.31 feet greater than the CC District currently permits. Accordingly, the proposed maximum building height for the Self-Storage use has been reduced from 50 feet to 44 feet (an average of 11 feet per permitted story).

As a split-zoned parcel, the proposed maximum Building Coverage for self-storage use has been increased from our prior proposal to 20 percent, or 5 percent greater than the CC District requirement. This is due to the Property being split zoned, as the Town Code limits the lot area that can be utilized to satisfy dimensional requirements to only that area within the CC District plus the area extending 30 feet beyond the District boundary line.² Absent this provision, Building Coverage for the Property is proposed to be 13.6 percent, in compliance with the CC District’s 15-percent requirement. To counter increased Building Coverage, minimum lot width and minimum rear/side yard requirements have all been proposed as *double* the CC District requirements. In addition, the Applicant is now proposing a 35 percent minimum landscape area requirement, a 5 percent increase over the CC District requirement.

Comment No. 7 (continued). Parking is proposed to be 1 space per 10,000 sq. ft. of gross floor area plus 1 per employee shift. Currently the Town uses the Wholesale use parking standard of 1 space per 1,000 sq. ft. for storage facilities, though 1 space per 10,000 sq. ft. is understood to be sufficient for self-storage as it is a low-traffic use. There may be an opportunity to further reduce the proposed number of parking spaces needed for the combined use of the parcel for the self-storage facility and the ballfield. Evaluation of the number of spaces needed for the ballfield should be studied, and shared parking between the two uses could be considered. The proposed language also limits self-storage facilities to a single building on a lot; this limitation may be unnecessary given the requirement that interior access of storage units would be required (discussed below).

Response: Colliers’ Traffic & Parking Report (enclosed) analyzed the parking demands for the ballfield. ITE data (Land Use Category 411 – Public Park) indicates that the approximately 1.65-acre park area (including Catskill Aqueduct Lands that are used in connection with the ballfield) would require a range of 10 to 20 parking spaces, dependent upon the day of the week, with higher utilization on weekday evenings and weekends. The Applicant will also

¹ Cortlandt Town Code § 307-4.

² Cortlandt Town Code § 307-7(D) (“In all cases where a district boundary divides a lot and more than 50% of the area of such lot lies in the less restricted district, the regulations prescribed by this chapter for the less restricted district shall apply to such portion of the more restricted portion of said lot which lies within 30 feet of such district boundary.”)

conduct visual surveys to determine the ballfield's parking needs under existing conditions, the results of which will be presented to your Board.

Relying upon the ITE data, the Project provides sufficient off-street parking to meet the shared needs of the proposed self-storage use and the continued ballfield use. Specifically, Colliers' findings in the Traffic & Parking Report regarding the shared parking is as follows:

“Based on our assessment of the parking needs for the self-storage use it is the recommendation of CED that parking be provided at a ratio of one (1) space per 1,000 sq. ft. of gross floor area plus one (1) space per employee on site at any one time to accommodate the parking needs of the Project. This results in a Project parking requirement of nine (9) parking spaces (assuming 1 employee onsite at any time). The remaining 29 parking spaces in the parking lot would be available for baseball field parking.”

(see Traffic & Parking Report, p. 8)

To the extent that the Project provides for off-street parking that exceeds anticipated demand, the Applicant will review the site plan for possible conversion of those spaces to landscape area, either permanently or temporarily (i.e., where land bank parking may be shown to accommodate increased/unanticipated demand).

Comment No. 8. The proposed special permit requires that self-storage facilities located in the CC zone be accessible only from the interior of the building. This is an important design consideration that eliminates the exterior garage doors that are common with self-storage facilities. The Planning Board may want to consider suggesting to the Town Board other design criteria for self-storage facilities, to be permitted by Special Permit in the CC zone, to help ensure design treatments more in keeping with the character of the existing CC zones.

Response: The Applicant acknowledges the above comment.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Comment No. 9. The proposed special permit language states that a special permit for self-storage facilities will be permitted in CC Zoning Districts with “frontage on U.S. Rt. 35/202 or U.S. Rt. 6”. There are no CC zones on Rt. 6 so the Planning Board may want to recommend back to the Town Board removing the reference to Route 6.

Response: The Applicant has no objection to the above comment.

Should you have any questions or require any further information, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: 

David S. Steinmetz
Brian T. Sinsabaugh

Enclosures.

cc:

Chris Kehoe, AICP, Planning Director
Heather LaVarnway, CNU-A, Planner
Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
KPB Properties LLC

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com



April 25, 2024

KPB Properties, LLC
Attn: Mr. Sean Barton
C/O Humphrey & Associates, Inc.
11 Sunken Mine Road
Putnam Valley, New York 10579

Cortlandt Self Storage
3 Locust Avenue
Town of Cortlandt, Westchester County, New York
Colliers Engineering & Design Project No. 24000158A

Dear Mr Barton,

Colliers Engineering & Design (CED) has conducted an evaluation of the potential traffic related impacts and parking demand needs for the Cortlandt Self-Storage project ("the Project") to be located 3 Locust Avenue in the Town of Cortlandt, Westchester County, New York. The following describes the tasks undertaken in our evaluation of the Project.

Project Description

The Project site is located at the northwest corner of the Crompond Road (U.S. Route 202)/Locust Avenue intersection, as identified in Exhibit No. 1 below. Access to the site is currently provided via a driveway connection to Locust Avenue located approximately 275-ft. north of Crompond Road. The site is currently occupied by the former Toddville Elementary School, which has been vacant for a significant period of time. The site also has an existing baseball field, known as the Old Toddville School Little League Baseball Field, which is also partially on adjacent Catskill Aqueduct Lands, and continues to be utilized by the public. The existing site has a total of 43 parking spaces.

The Project proposes to demolish the existing building and construct a four-story, approximately 75,000 sq. ft. climate controlled indoor self-storage building in its place. The facility will have a net leasable area (storage space) of approximately 56,000 sq. ft. and is expected to be open 8 AM – 8 PM Monday through Saturday and 9 AM – 5 PM on Sunday.

Access to the Project will continue to be provided via Locust Avenue at the existing driveway location. The internal driveway between the Locust Avenue entrance and the main parking area on the west side of the building is proposed to be increased from its current approximately 13-ft. width to a total 24-ft. drive width to better accommodate two-way traffic in this area, as well as to provide sufficient access for emergency vehicles.

The site is proposed to provide a total of 38 off-street parking spaces inclusive of two ADA accessible parking spaces and two electric vehicle charging spaces. The proposed off-street parking represents a 5-space reduction from the currently provided parking spaces. The parking will serve both the proposed self-storage facility as well as the existing baseball field, which is proposed to remain. The Applicant proposes to make improvements to the Old Toddville School Little League Baseball Field. These improvements will include bleachers, a concession stand, and other recreational spaces for use by families during baseball games.

Exhibit No. 1 - Site Location Map



Source: Westchester County GIS

Traffic Assessment

Project Traffic Generation

(Appendix A)

In order to assess the potential traffic impacts associated with the Project, estimates of the amount of traffic to be generated by the proposed self-storage development were first developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled *Trip Generation*, 11th Edition, 2021, for Land Use Category – 151 – Mini-Warehouse. The relevant pages from the ITE Manual, which indicate that Mini Warehouses are typically referred to as self-storage facilities, are provided in Appendix A for reference.

Table No. 1, below, summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday AM, Weekday PM and Saturday Peak Hours as well as the anticipated daily traffic generation on a typical weekday and a typical Saturday. The traffic volume estimates in Table No. 1 include estimates of the number of truck trips expected to be generated by the Project during each of the peak hours and on a daily basis. These truck generation estimates are based on ITE data for truck generation for similar type developments. Trucks generated by self-storage facilities are typically 30-ft. box trucks or smaller vehicles. It should also be noted that based on ITE data the peak periods of traffic generation for a self-storage facility typically occur between 11 AM – 2 PM and between 5 PM – 6 PM.

Table No. 1 – Anticipated Site Generated Traffic Volumes

	Entry				Exit				Total Volume
	HTGR ¹	Pass Cars	Trucks	Total Entry Volume	HTGR ¹	Pass Cars	Trucks	Total Entry Volume	
Weekday AM Peak Hour	0.07	5	0	5	0.07	4	1	5	10
Weekday PM Peak Hour	0.08	6	0	6	0.07	4	1	5	11
Saturday Peak Hour	0.07	4	1	5	0.08	5	1	6	11
Weekday Daily Trips	0.61	44	2	46	0.61	45	1	46	92
Saturday Daily Trips	0.44	31	2	33	0.44	31	2	33	66

Notes:

1. The Hourly Trip Generation Rates (HTGR) are based on data published by the Institute of Transportation Engineers (ITE) as contained in the Trip Generation Handbook, 11th Edition, 2021. ITE Land Use Code - 151 - Mini-Warehouse Net Leasable Area rates.

The magnitude of new vehicle trips anticipated to be generated by the site during each of the peak hours is less than the NYSDOT and ITE threshold of 100 site generated trips on any one intersection approach utilized as guidance for identifying off-site intersections for additional analysis. This guidance was developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off-site intersections and screen out locations from requiring detailed analysis that does not reach the 100-vehicle threshold, indicating that additional detailed intersection analysis is not needed for this Project and that the site generated traffic will be accommodated by the existing roadway network without significant impacts to traffic operations in the vicinity of the site site.

Comparison to Existing & Future Traffic Volumes

(Appendix B)

In order to further assess the potential traffic impacts associated with the Project, the existing traffic volumes at the intersection of Crompond Road/Locust Street and the intersection of Bear Mountain State Parkway/Locust Street were determined. Traffic volume data for these intersections as identified in the Final Generic Environmental Impact Statement (FGEIS) for the Medical Oriented District (MOD) dated March 15, 2022, was referenced. The 2017 Existing Traffic Volumes for the Weekday AM and Weekday PM Peak Hours, as contained in the MOD FGEIS, are summarized in Figures No. 11-2B and 11-3B, which are contained in Appendix B of this report for reference. In addition, the 2023 With Action Traffic Volumes from the MOD FGEIS were also referenced, which include 6 years of background traffic growth, traffic from other area developments, as well as traffic associated with the potential MOD developments. Table No. 2 below summarizes the 2017 Existing and 2023 With Action Traffic Volumes during the Weekday AM and PM Peak Hours as identified in the MOD FGEIS.

Table No. 2 - Traffic Volume Comparison

Approach/ Movement		2017 Existing Traffic Volumes		2023 With Action Traffic Volumes		Project Generated Traffic Volumes		% Increase from Project (Compared to 2017 Existing)	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Crompond Road (U.S. Route 202/Locust Street)									
Crompond Road EB	Left	7	24	9	30	2	2	---	---
	Thru	396	487	583	819	---	---	---	---
Crompond Road WB	Thru	381	514	599	769	---	---	---	---
	Right	8	2	8	2	2	2	---	---
Locust Avenue SB	Left	55	1	58	1	3	3	---	---
	Right	18	30	21	34	2	2	---	---
Intersection Total		865	1,058	1,278	1,655	9	10	1.04%	0.60%
Bear Mountain State Parking/Locust Street									
Bear Mountain State Pkwy EB	Thru	413	481	551	643	---	---	---	---
	Right	52	30	57	34	1	1	---	---
Bear Mountain State Pkwy WB	Left	4	3	4	3	---	---	---	---
	Thru	333	518	415	712	1	1	---	---
Locust Avenue NB	Left	2	1	4	6	---	---	---	---
	Right	7	6	7	6	---	---	---	---
Intersection Total		811	1,039	1,038	1,404	2	2	0.25%	0.19%

The above table also provides a comparison of the peak hour traffic volumes generated by the Project to the 2017 Existing and 2023 With Action Traffic Volumes. In order to estimate the amount of Project generated traffic that would be experienced at each intersection, it was necessary to develop arrival and departure distributions. Based on a review of the existing traffic patterns in the area and anticipated origins/destinations for Project generated traffic it was assumed that approximately 70% of Project generated traffic would travel through the Crompond Road/Locust Avenue intersection while 30% of the Project traffic will travel through the Bear Mountain State Parkway/Locust Avenue intersection. It should be noted that left turns from Locust Avenue to the Bear Mountain State Parkway westbound are prohibited, therefore any traffic departing the site destined to the west on the Bear Mountain State Parkway will be required to utilize an alternate route. The most likely alternate routes include Crompond Road eastbound to the Bear Mountain State Parkway or Crompond Road westbound to Conklin Avenue.

Based on these distributions, the estimated Weekday AM and Weekday PM Peak Hour Project traffic volumes through each intersection are identified in the table above. These Project generated traffic volumes were then compared to the 2017 Existing and 2023 With Action Traffic Volumes from the MOD FGEIS, which indicates that the Project generated traffic volumes will result in a 1.0% or less increase in overall traffic volumes at each intersection. This percentage increase in traffic volumes is not considered significant and is not anticipated to have a significant impact on traffic operating conditions in the vicinity of the site.

Parking Assessment

Self-Storage is not currently an expressly permitted use within the Town of Cortlandt, therefore the Town of Cortlandt Code does not currently provide specific parking requirements for self-storage uses. In order to assess the parking needs of the Project CED has conducted a detailed review of available industry standard parking data, other existing municipal codes and recently completed observations of existing similar self-storage facilities in order to determine an appropriate parking requirement for the Project.

Review of Industry Standard Data

(Appendix C)

Various publications provide parking data for Self-Storage facilities that can be used to identify the anticipated parking demand for these facilities. The Institute of Transportation Engineers (ITE) publication *Parking Generation Manual*, 6th Edition dated 2023 provides the most up to date and relevant data under ITE Land Use Category - 151 - Mini-Warehouse. The relevant pages from the ITE Parking Generation Manual are provided in Appendix C for reference. As previously indicated and as noted in the ITE land use description, Mini-Warehouses are typically referred to as "Self-Storage" facilities. The ITE data is based on studies of more than 10 self-storage facilities.

The ITE data for Mini-Warehouse indicates an average parking demand rate of 0.10 spaces/1,000 sq. ft. Based on this information the Project would require 8 total parking spaces.

Review to Other Local Zoning Code Requirements

(Appendix D)

Other local Zoning Code Requirements were also referenced for parking requirements for similar type facilities. Reference was made to the City of Yonkers, City of White Plains, Town of Greenburgh and City of Albany Zoning Codes among others. The relevant sections of each of these Zoning Codes are provided in Appendix D for reference and Table No. 3 below summarizes the various code requirements for these municipalities.

Table No. 3 - Local Zoning Code Requirement Comparison

Municipality	Land Use	Code Parking Requirement	Required Spaces if Applied to Project
City of Yonkers Westchester County, NY	Self-Storage Warehouses	1 Space for the Office +1 Space per 7,500 sq. ft. Gross Floor Area	11 Spaces
City of White Plains Westchester County, NY	Mini-Storage Facility	1 Space per Employee +5 Spaces for Patrons	7 Spaces (assumes 2 employees at any time)
Town of Greenburgh Westchester County, NY	Self-Storage	10 Spaces or 1 Space for Each 5,000 sq. ft. of Gross Floor Area	15 Spaces
City of Albany, Albany County, NY	Self-Storage Facility	1 Space per 5,500 sq. ft. Gross Floor Area	14 Spaces

Source: City of Yonkers, Westchester County, NY - Zoning Ordinance of the City of Yonkers, New York of 2000; City of White Plains Westchester County, NY - Zoning Ordinance of the City of White Plains Adopted June 1, 1981 with Amendments through May 3, 2021; Town of Greenburgh, Westchester County, NY - 1980 Town of Greenburgh Zoning Ordinance; City of Albany, Albany County, NY - City of Albany Unified Sustainable Development Ordinance June 1, 2017.

Comparison to Existing Self Storage Facility

In order to further identify an appropriate parking demand requirement for self-storage facilities, data was collected for an existing similar self-storage facility. This data was collected at the existing Life Storage facility located at 35 Merritt Boulevard in the Village of Fishkill, Dutchess County, NY, which is an approximately 60,304 sq. ft. climate controlled indoor self-storage facility including approximately 15,000 sq. ft. of basement area with access to two (2) loading docks. The facility is provided 12 parking spaces, which equates to a parking supply ratio of 0.20 spaces per 1,000 sq. ft. (or 1 space per 5,000 sq. ft.).

Parking observations of the Life Storage facility were conducted by representatives of CED on Tuesday September 14, 2021, and Saturday September 18, 2021, between 12PM and 6PM each day, in order to document actual parking occupancy on a typical Weekday and a typical Saturday. The below table provides a summary of the observed parking occupancies by hour for the existing Life Storage facility.

Table No. 4 - Observed Existing Parking Occupancy – Life Storage, Merritt Boulevard, Fishkill

Time	Weekday Parking Occupancy	Saturday Parking Occupancy
12:00 PM - 1:00 PM	1	3
1:00 PM - 2:00 PM	2	6
2:00 PM - 3:00 PM	4	3
3:00 PM - 4:00 PM	3	1
4:00 PM - 5:00 PM	2	1
5:00 PM - 6:00 PM	2	1

As indicated in the above table, the maximum observed parking occupancy for the existing Life Storage facility was found to be 6 parking spaces occurring on Saturday. This parking occupancy equates to a ratio of approximately 0.10 spaces per 1,000 sq. ft. (or 1 space per 10,000 sq. ft.) for this facility, which is consistent with the anticipated parking demand based on the ITE data discussed above and also generally consistent with the other municipal zoning codes referenced previously.

Parking Recommendations

(Appendix C)

Based on our review of the parking requirements for self-storage facilities, CED recommends that the parking requirement for the Project and for the proposed Town Code zoning amendment be one (1) space per 10,000 sq. ft. of gross floor area plus one (1) space per employee onsite at any one time. This is consistent with our review of the ITE parking data, the other local zoning code requirements, and observations of the existing Life Storage facility in the Village of Fishkill. Based on this parking requirement it is estimated that the Project would require a total of nine (9) parking spaces (assuming 1 employee onsite at any time).

As previously noted, parking for the existing baseball field will continue to be served by the onsite parking. Assuming the nine parking spaces required for the proposed self-storage facility, the remaining 29 parking spaces would be usable for the baseball field, which is expected to provide sufficient parking to meet the parking needs of the baseball field when in use. In fact, ITE data (Land Use Category 411 – Public Park) indicates that the approximately 1.65-acre park area (including Catskill Aqueduct Lands) would require a range between 10 – 20 parking spaces based on day of the week, with higher utilization on weekday evenings and weekends. The ITE data for Land Use Category 411 – Public Park is provided in Appendix C for reference.

Conclusions

As identified in the analysis above, the proposed self-storage facility will be a low traffic generating use that it's not anticipated to result in any significant change in traffic operating conditions in the vicinity of the Site.

Based on our assessment of the parking needs for the self-storage use it is the recommendation of CED that parking be provided at a ratio of one (1) space per 1,000 sq. ft. of gross floor area plus one (1) space per employee on site at any one time to accommodate the parking needs of the Project. This results in a Project parking requirement of nine (9) parking spaces (assuming 1 employee onsite at any time). The remaining 29 parking spaces in the parking lot would be available for baseball field parking.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard D'Andrea, P.E., PTOE
Assistant Department Manager

Appendix

Appendix A | ITE Traffic Generation Data

Land Use: 151

Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

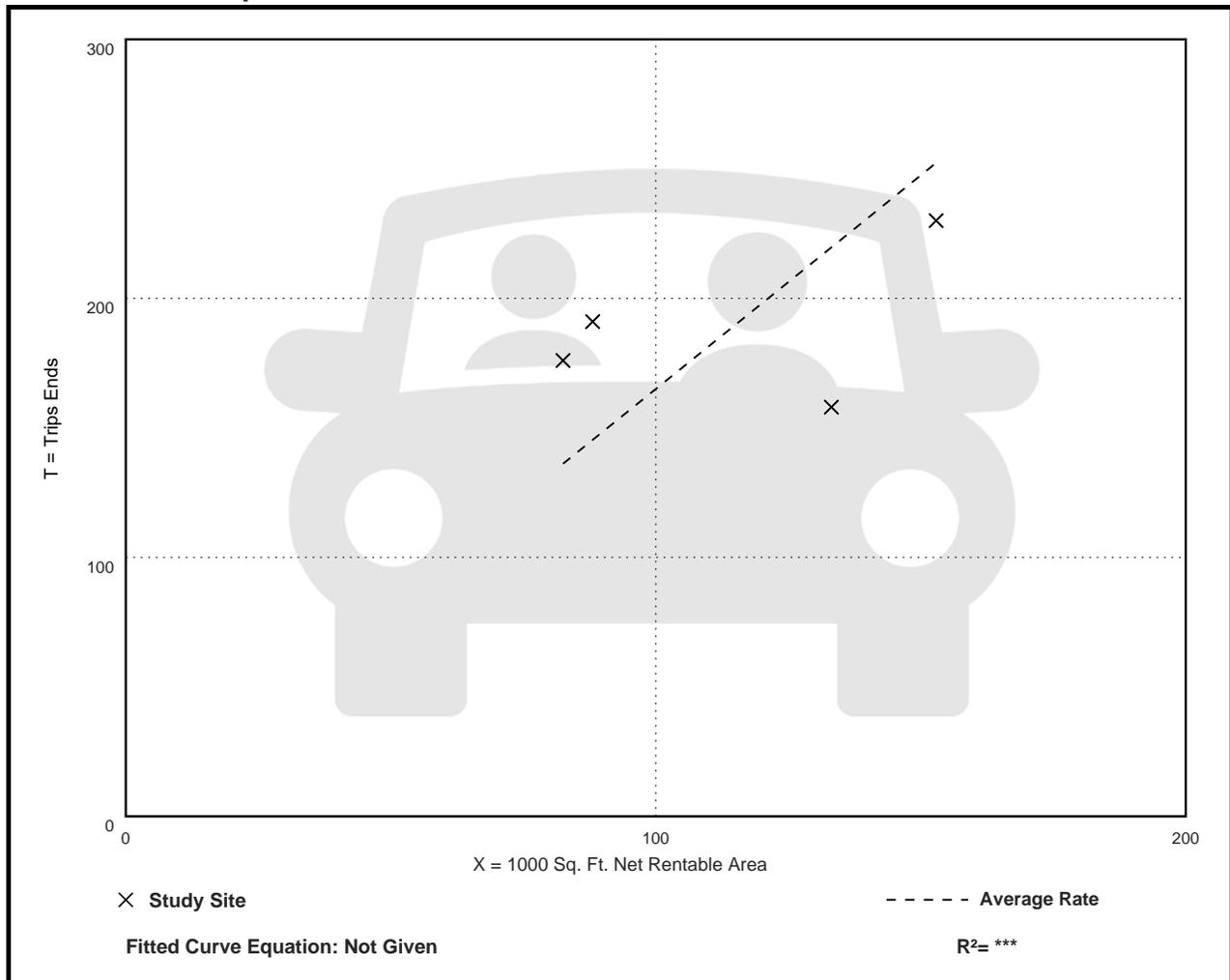
Avg. 1000 Sq. Ft. Net Rentable Area: 114

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
1.65	1.19 - 2.17	0.47

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

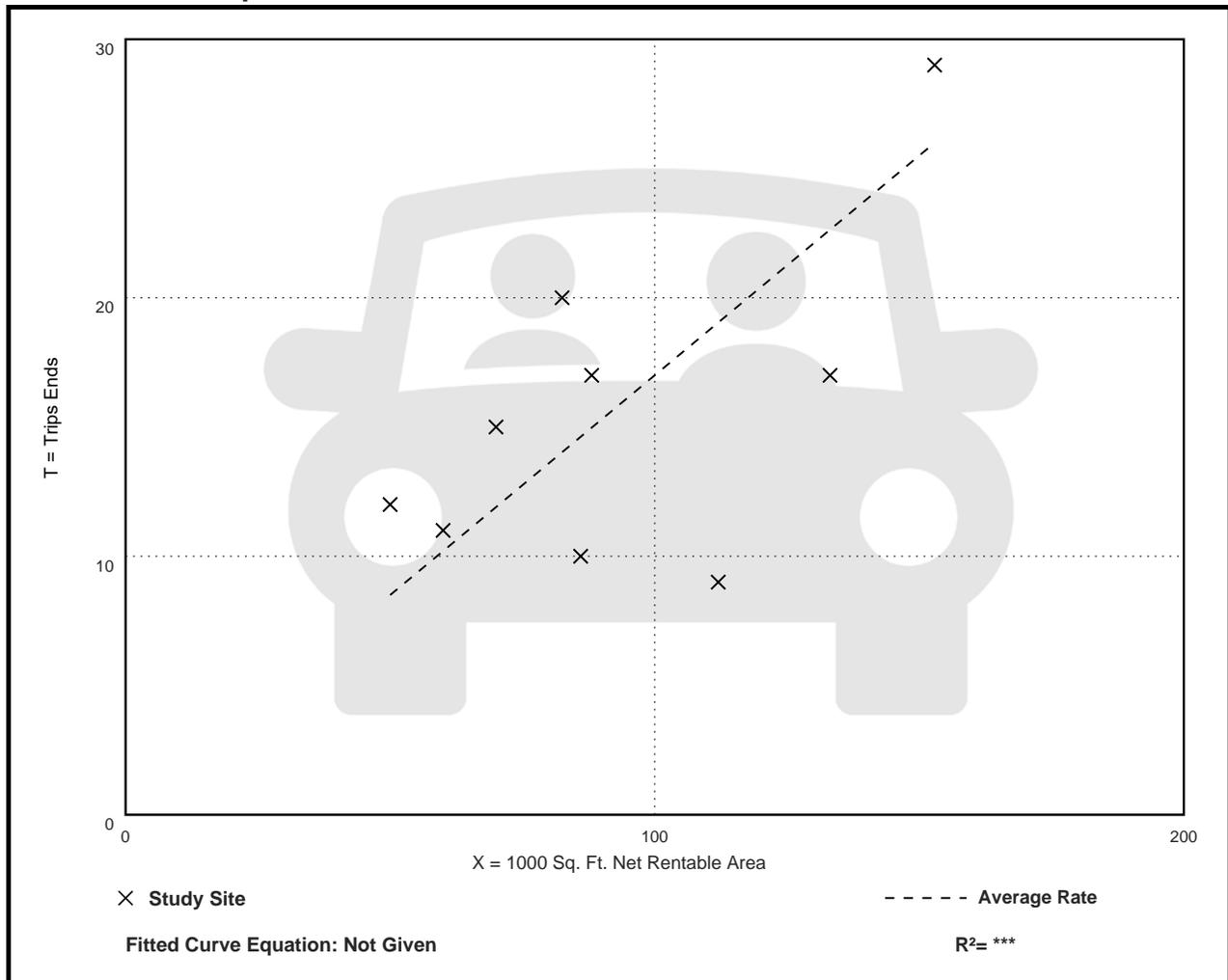
Avg. 1000 Sq. Ft. Net Rentable Area: 93

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.17	0.08 - 0.24	0.06

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

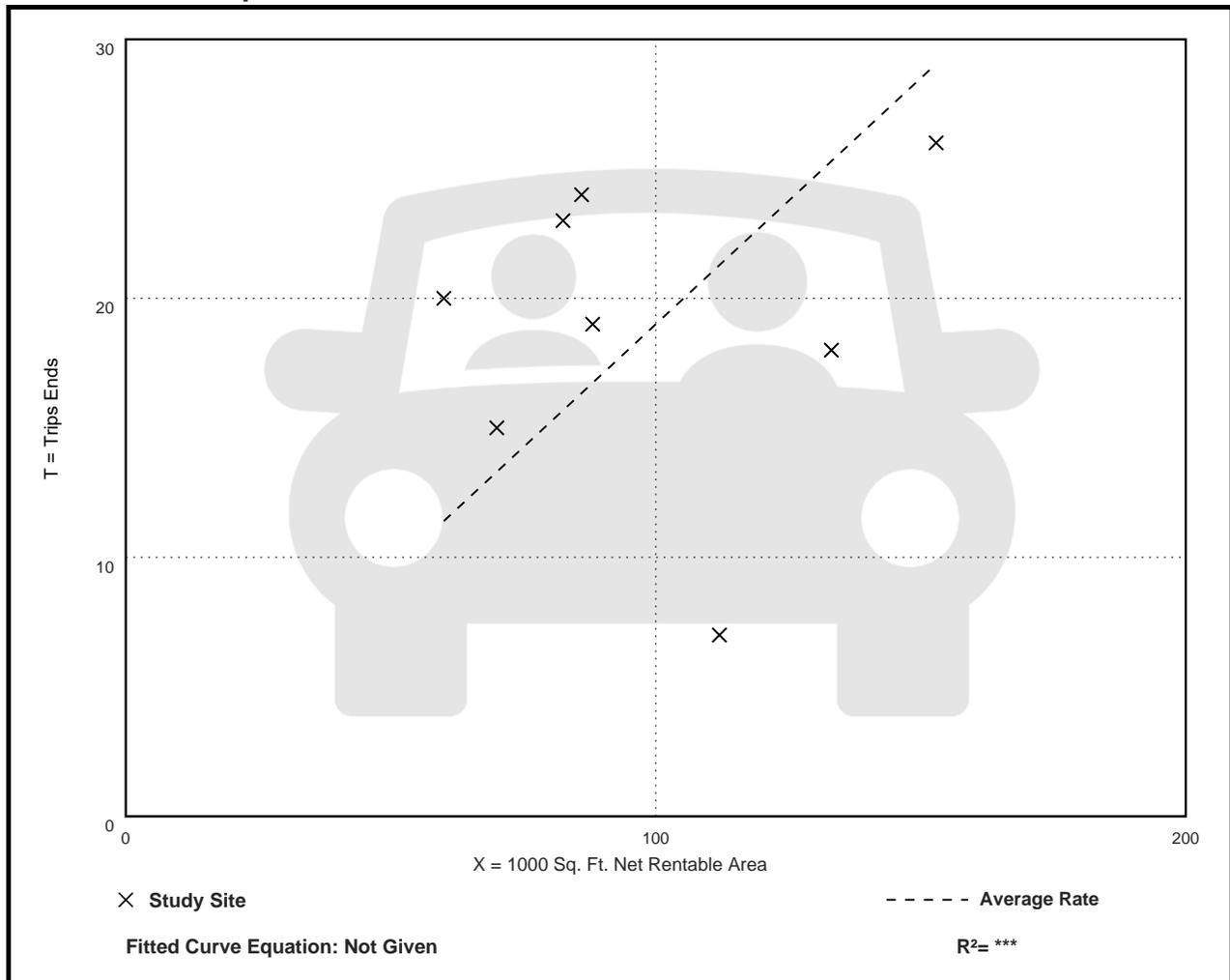
Avg. 1000 Sq. Ft. Net Rentable Area: 98

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.19	0.06 - 0.33	0.08

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. Net Rentable Area: 143

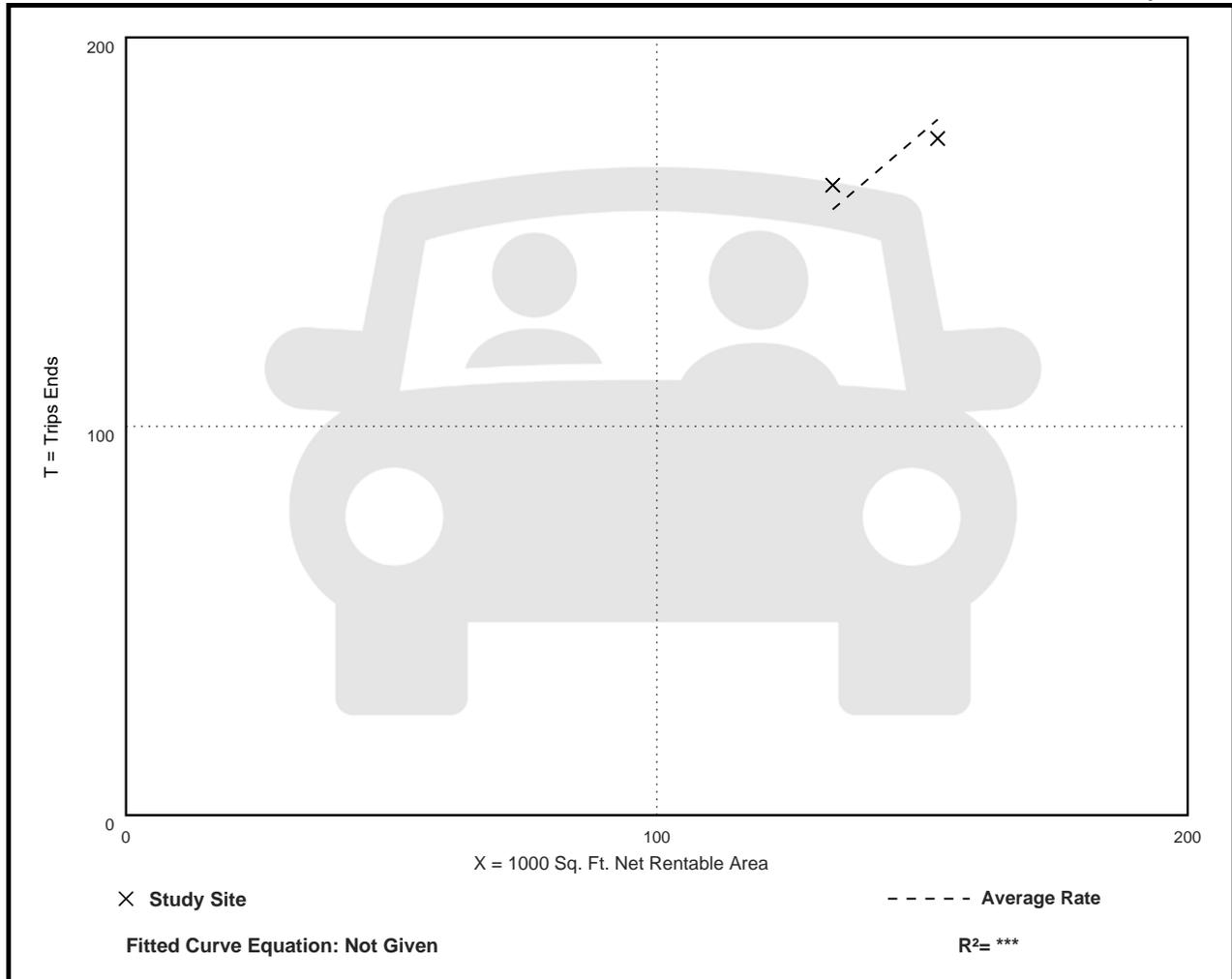
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
1.17	1.14 - 1.22	***

Data Plot and Equation

Caution – Small Sample Size



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

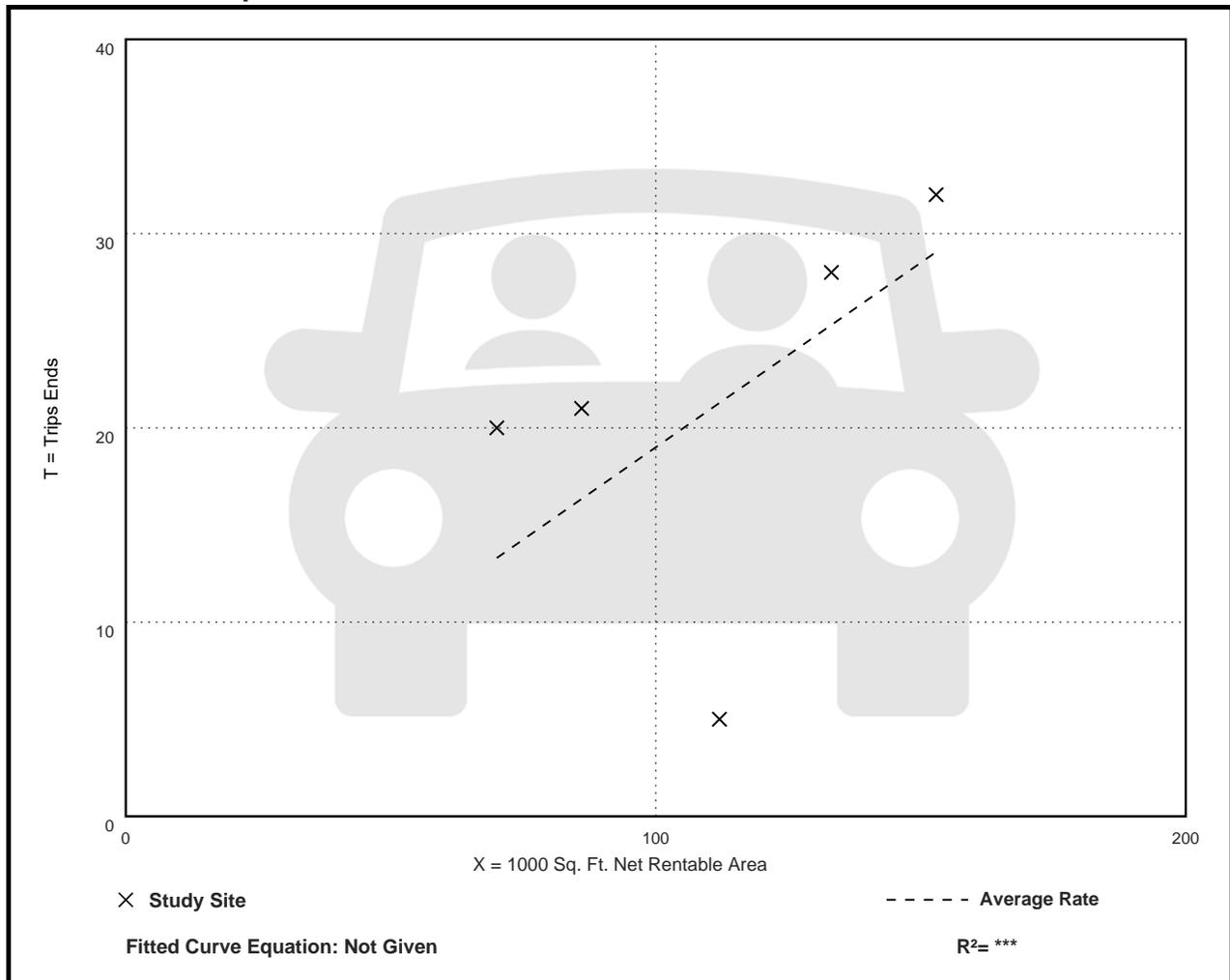
Avg. 1000 Sq. Ft. Net Rentable Area: 111

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.19	0.04 - 0.29	0.09

Data Plot and Equation



Appendix

Appendix B | Traffic Volume Data

Source: Medical Oriented District (MOD) Final Generic Environmental Impact Statement (FGEIS)
dated March 15, 2022



- Legend**
- Signalized Intersection
 - Unsignalized Intersection



Appendix

Appendix C | ITE Parking Generation Data

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building or series of buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00-4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	14	—
9:00 a.m.	71	—
10:00 a.m.	50	—
11:00 a.m.	79	—
12:00 p.m.	57	—
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

For the six study sites with information on both facility square footage and site acreage, there is an average of 16,600 square feet of GFA per acre.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in British Columbia (CAN), Massachusetts, Minnesota, and Texas.

Source Numbers

37, 415, 556, 562

Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

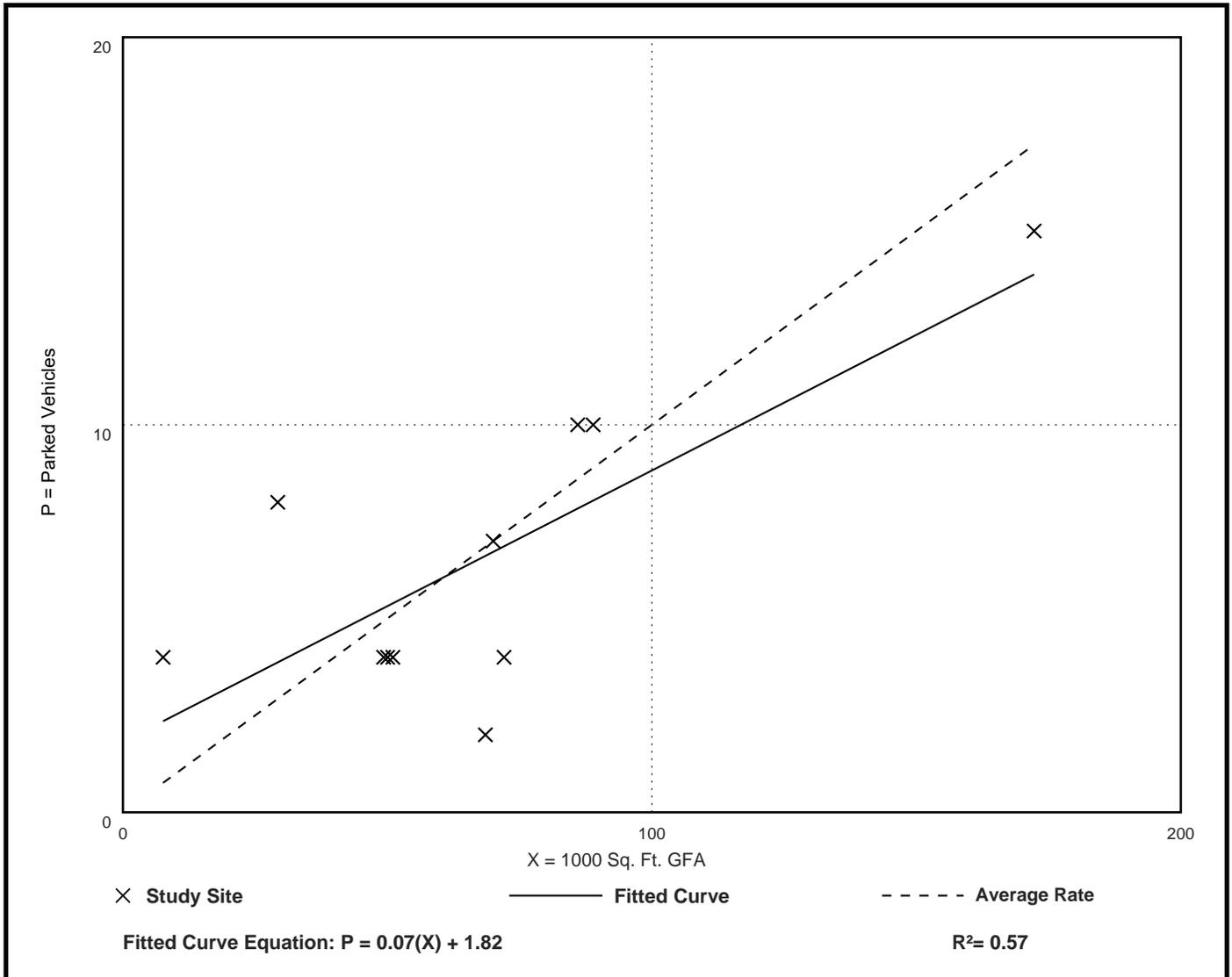
Number of Studies: 11

Avg. 1000 Sq. Ft. GFA: 68

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.32	***	0.07 (70%)

Data Plot and Equation



Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

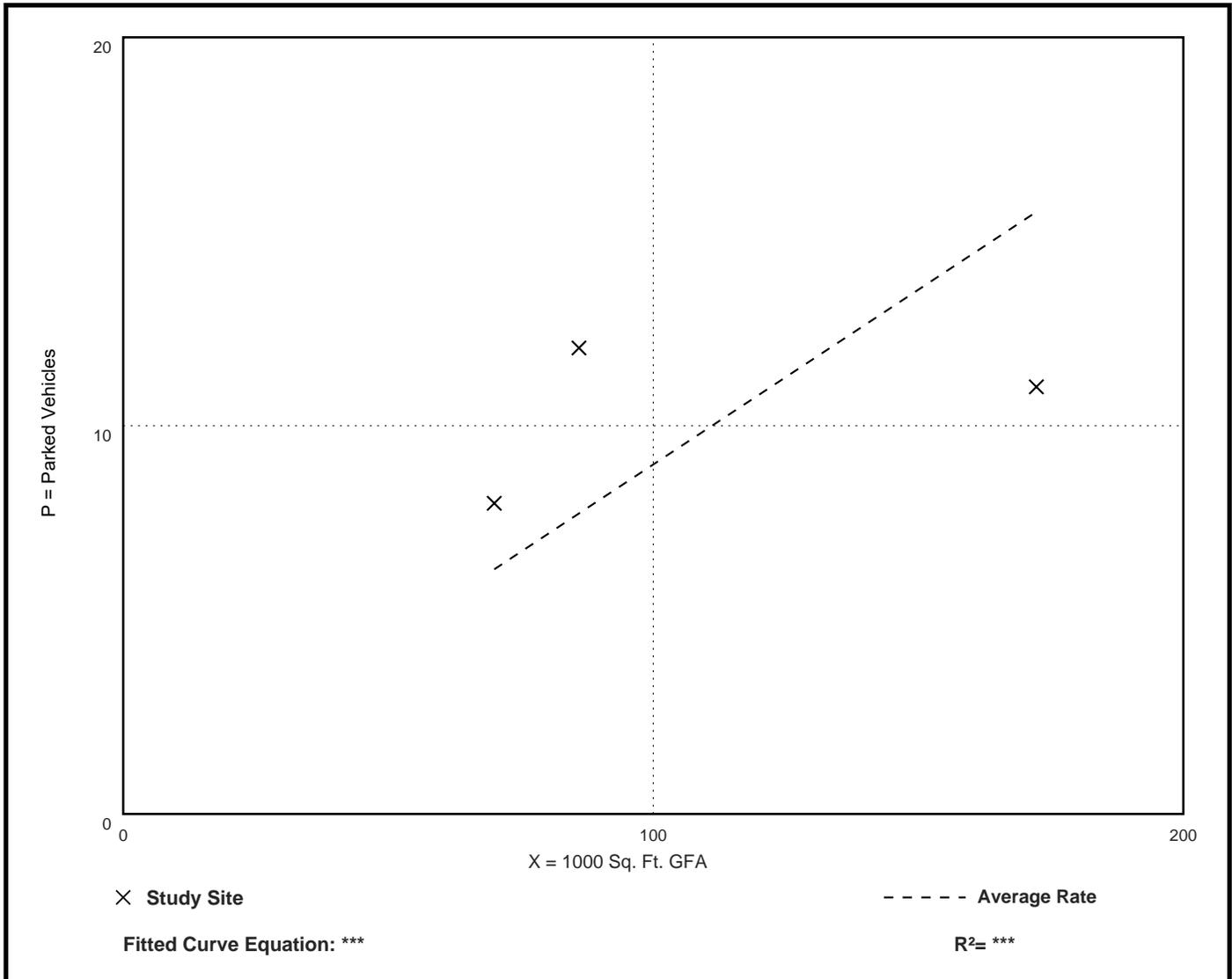
Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 109

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

Data Plot and Equation



Land Use: 411 Public Park

Description

A public park is owned and operated by a municipal, county, state, or federal agency. Park facilities in the study sites range from passive amenities such as walking trails and picnic tables to active amenities such as basketball courts, playgrounds, skate parks, softball fields, horseshoe pits, and even a roller-skating rink.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one study site), a Saturday (three study sites) and a Sunday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	28	20	17
8:00 a.m.	33	25	28
9:00 a.m.	56	67	31
10:00 a.m.	61	82	36
11:00 a.m.	68	98	67
12:00 p.m.	93	90	76
1:00 p.m.	70	100	96
2:00 p.m.	86	97	100
3:00 p.m.	100	88	96
4:00 p.m.	91	80	79
5:00 p.m.	93	61	57
6:00 p.m.	95	57	53
7:00 p.m.	—	—	—
8:00 p.m.	—	—	—
9:00 p.m.	—	—	—
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The percentage of the park area that is used most intensively varies considerably for the study sites in this land use.

The average parking supply ratio for the four study sites in a general urban/suburban setting and with parking supply information is 1.8 spaces per acre. The average peak parking occupancy at these five sites is 43 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Alabama, California, District of Columbia, New York, Oregon, and Virginia.

Source Numbers

314, 315, 520, 612, 622

Public Park (411)

Peak Period Parking Demand vs: Acres

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

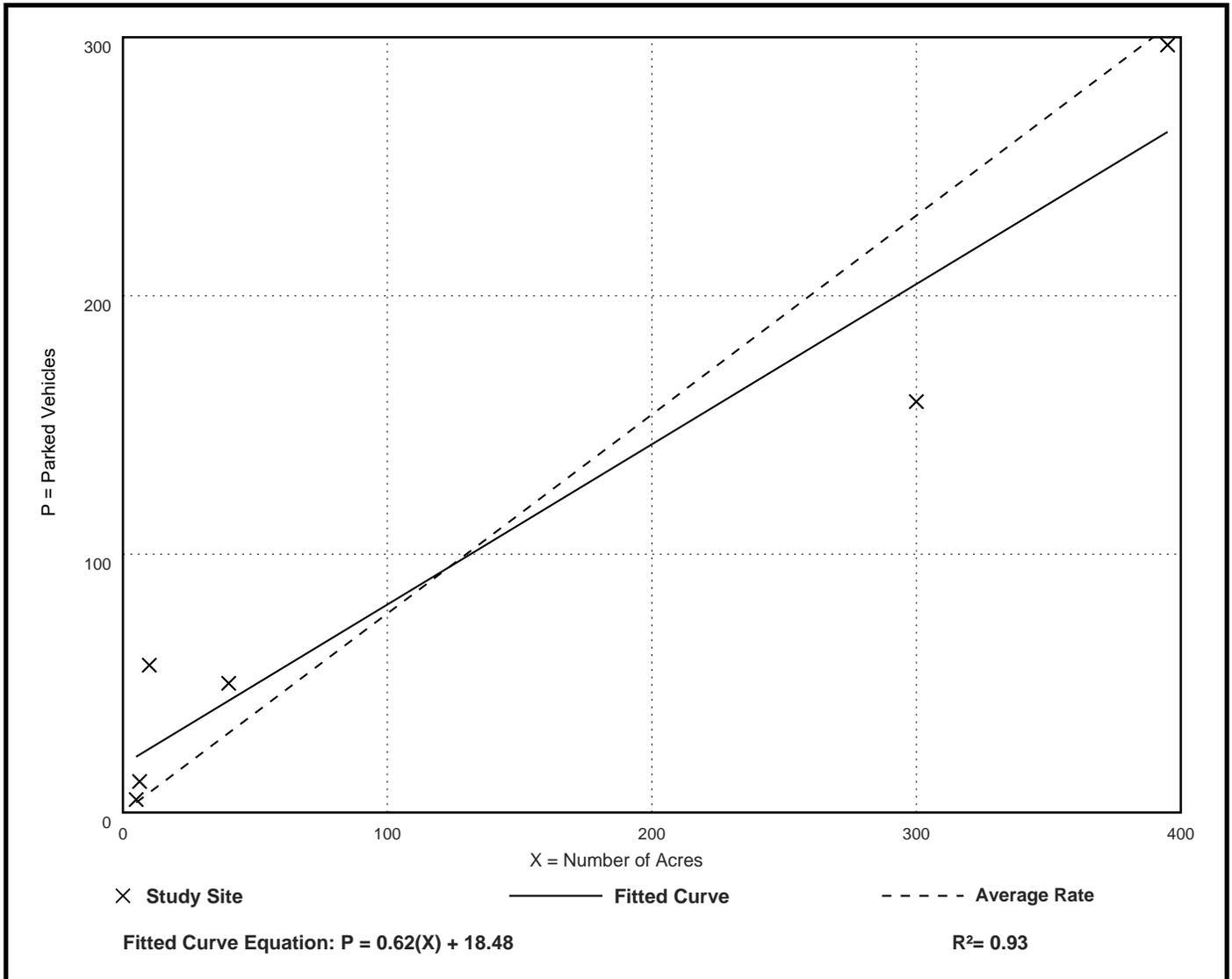
Number of Studies: 6

Avg. Num. of Acres: 126

Peak Period Parking Demand per Acre

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.77	0.53 - 5.71	0.83 / 5.52	***	0.66 (86%)

Data Plot and Equation



Public Park (411)

Peak Period Parking Demand vs: Acres

On a: Saturday

Setting/Location: General Urban/Suburban

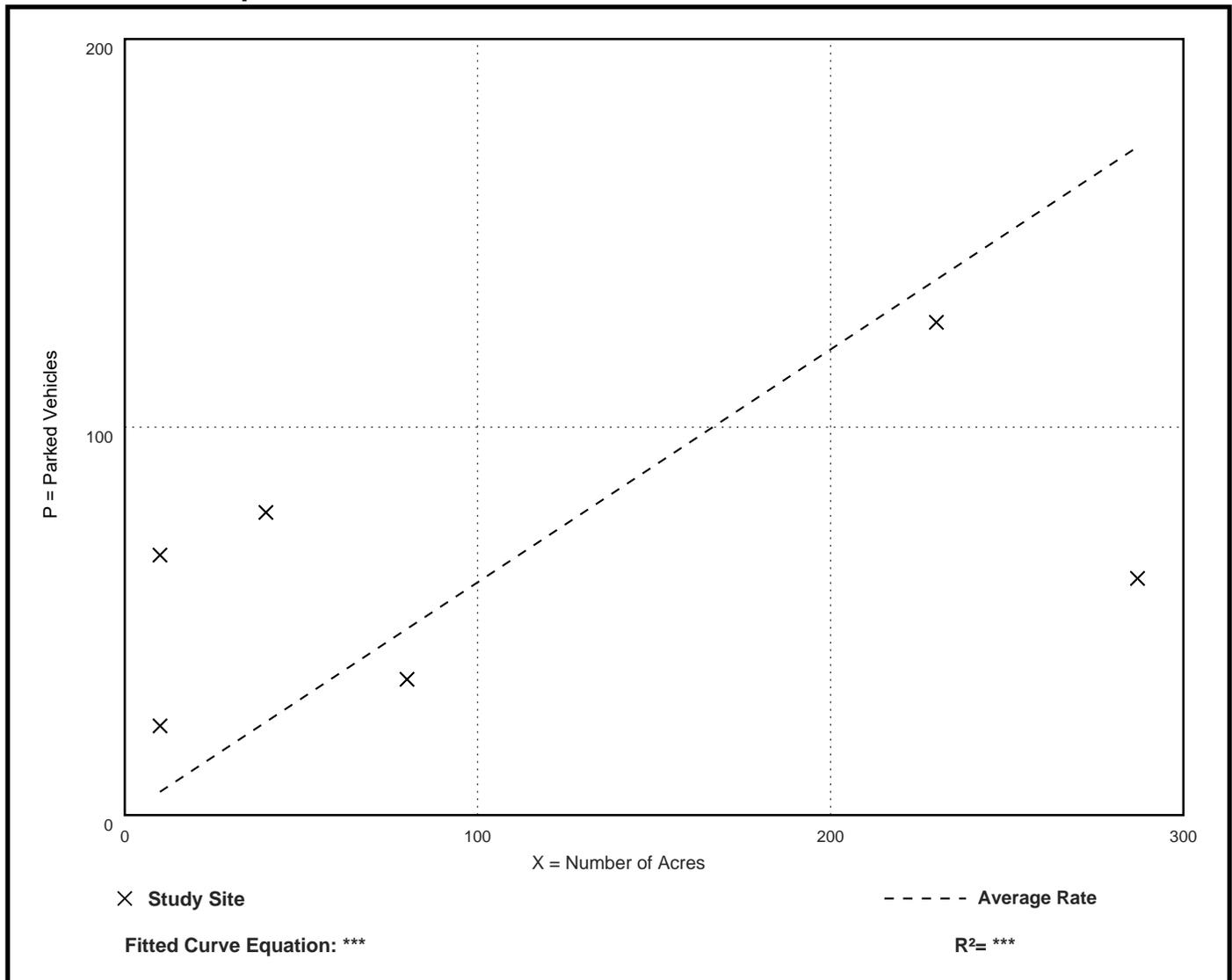
Number of Studies: 6

Avg. Num. of Acres: 110

Peak Period Parking Demand per Acre

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.60	0.21 - 6.71	0.47 / 6.49	***	0.98 (163%)

Data Plot and Equation



Appendix

Appendix D | Other Local Zoning Code Parking Requirements

ZONING

43 Attachment 4

City of Yonkers

Table 43-4
Schedule of Parking Requirements
[Amended 12-8-2009 by G.O. No. 8-2009;
10-11-2011 by G.O. No. 3-2011; 6-28-2016 by G.O. No. 13-2016; 6-12-2018 by G.O. No. 8-
2018; 12-10-2019 by Ord. No. 12-2019]

Use	Minimum Number of Spaces
Residential Uses	
Apartments	1 per dwelling unit plus 0.33 per bedroom
Community residential facilities	0.33 per bed
Nursing homes	0.33 per bed
Residential health-care facilities	0.33 per dwelling unit
Row houses (attached single-family houses)	2 per dwelling unit
Senior citizens' apartment	0.5 per dwelling unit
Single-family detached dwellings	2 per dwelling unit
Townhouses	1 per dwelling unit plus 0.33 per bedroom
Two-family or three-family dwellings	2 per dwelling unit
Public and Institutional Uses	
Cemeteries and mausoleums	1 per 4 seats in the chapel but not less than 20 spaces
Children's day camps	1 per employee plus 1 per camp vehicle parked on premises plus 5 visitor spaces
Colleges and universities	Parking calculated separately for each use
Convents, monasteries and seminaries	1 per 300 square feet of gross floor area
Governmental motor vehicle yards	1 per 750 square feet of gross floor area
Government uses (non-City of Yonkers)	1 per 300 square feet of gross floor area for offices and 1 space per 500 square feet of gross floor area for all other spaces
Hospitals	0.4 per employee plus 0.33 per bed plus 0.2 per outpatient treatment capacity plus 0.25 per staff physician
Medical establishments	1 per 300 square feet of gross floor area

YONKERS CODE

Use	Minimum Number of Spaces
Municipal uses (City of Yonkers)	1 per 300 square feet of gross floor area
Offices of philanthropic institutions	1 per 300 square feet of gross floor area
Parish houses	2 per house
Philanthropic institutions providing social services	1 per 250 square feet of gross floor area
Places of worship	1 per 4 seats or 1 per 100 square feet of floor space used for public assembly, whichever is greater
Private clubs and community centers	1 per 4 seats or 1 per 100 square feet of floor space used for public assembly, whichever is greater
Private marinas and seaplane landing docks	1 per 3 boat or plane berths plus 1 per 1000 square feet of dry storage area
Private not-for-profit recreational uses ¹ and clubs	
Athletic fields	20 per athletic field or diamond
Auditoriums	1 per 4 seats
Basketball courts	5 per court or 1 per 4 spectator seats, whichever is greater
Golf courses/clubs	4 per golf hole plus 1 per 200 square feet of gross floor area of accessory buildings
Hiking, picnicking, camping, nature preserves	2 per acre of lot area but not less than 15 spaces
Recreation centers	1 per 350 square feet of gross floor area
Stadiums	1 per 4 spectator seats
Swimming pools/clubs (including community swimming pools)	1 per 100 square feet of surface water area plus 1 space per 50 square feet of accessory buildings
Tennis/racquetball courts/clubs	2 per court plus 1 space per 100 square feet of gross floor area of accessory space
Religious retreats	1 per employee plus 1 per vehicle parked on premises plus 1 per 4 visitors
Schools	
Elementary and kindergarten	1 per classroom plus 1 for each 50 students of enrollment capacity
Junior high	1.5 per classroom plus 1 for each 50 students of enrollment capacity

ZONING

Use	Minimum Number of Spaces
High schools 2.0 per classroom plus 1 for each 20 students of enrollment capacity	
Utility substations	1 for 400 square feet of gross floor area devoted to office use and 1 per 750 square feet of gross floor area for other uses, but not less than 1 space
Business, Commercial and Office Uses	
Audio, radio, video and television stations and studios	1 per 400 square feet of gross floor area
Banks and financial uses	1 per 300 square feet of gross floor area
Banquet and catering facilities	1 per 3 seats or 1 per 75 square feet of gross floor area, whichever is greater
Building supply stores	1 per 300 square feet of gross floor area
Cabarets and nightclubs	1 per 3 seats or 1 per 75 square feet of gross floor area, whichever is greater
Commercial recreation uses, indoor and outdoor ²	
Batting cages	2 per cage
Bingo parlors	1 per 3 seats or 1 per 50 square feet of public assembly area
Bowling alleys	3 per lane
Escape game rooms	1 per 3 persons of capacity of the facility including party rooms or lounge area
Golf driving ranges	1.25 per practice tee
Miniature golf courses	2 per golf hole
Pool or billiard halls	2 per table
Rifle or pistol ranges (indoor only)	1 per target
Skating or roller rinks	1 per 200 square feet of rink area
Water sports facility(water skiing, sailing, canoeing)	0.25 per boat berth plus 10 per dock or launch area
Commercial schools	1 per 100 square feet of gross floor area
Convenience stores	1 per 175 square feet of gross floor area
Day-care centers	1 per staff member plus 1 per vehicle parked on the premises plus 1 per 20 registrants
Drive-through banks	1 per 350 square feet of gross floor area

YONKERS CODE

Use	Minimum Number of Spaces
Drive-through restaurants	1 per 2.5 seats or 1 per 85 square feet of gross floor area, whichever is greater
Dry-cleaning establishments	1 per 250 square feet of gross floor area
Eating and drinking	1 per 150 square feet of gross establishments floor area
Fast-food restaurants	1 per 2 seats or 1 per 75 square feet of gross floor area, whichever is greater
Food and beverage stores	1 per 200 square feet of gross floor area
Funeral parlors or mortuaries	1 per 100 square feet of gross floor area or 1 per 5 seats in the chapel area, whichever is greater
Garden centers	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of gross floor area of outdoor storage/sales area
Health clubs and gymnasiums	1 per 200 square feet of gross floor area
Hotels	0.75 per room plus parking calculated separately for other accessory uses
Indoor markets	2 per booth plus 1 per 300 square feet of gross floor area
Live-work buildings	1.33 per live-work unit
Medical establishments	1 per 200 square feet of gross floor are
Offices	1 per 300 square feet of gross floor area
Pawnshops, and check-cashing stores	1 per 250 square feet of gross floor area
Personal service	1 per 200 square feet of gross establishments floor area
Planned shopping centers	1 per 200 square feet of gross floor area
Restaurants	1 per 3 seats or 1 per 100 square feet of gross floor area, whichever is greater
Retail establishments	1 per 200 square feet of gross floor area, except furniture stores 1 per 500 square feet of gross floor area
Retail craft uses	1 per 300 square feet of gross floor area
Self-storage warehouses	1 parking space for the office, plus 1 parking space per 7,500 square feet of gross floor area
Sexually oriented businesses	1 per 3 seats or 1 per 200 square feet of gross floor area whichever is greater

ZONING

Use	Minimum Number of Spaces
Supermarkets	1 per 200 square feet of gross floor area
Telephone switching facilities	1 per 300 square feet of gross floor area
Theaters or movie theaters	1 per 4 seats, except multi-screen movie theaters, 1 per 3 seats
Veterinary offices or hospitals	1 per 200 square feet of gross floor area
Wholesale price clubs and big-box retail stores	1 per 150 square feet of gross floor area
Motor Vehicle Uses	Minimum Number of Spaces
Automobile rental	1 per 200 square feet of gross establishments floor area, but not less than 3 spaces
Automobile repair shops	6 for the first service bay and 2 per bay thereafter
Automobile sales establishments	1 per 400 square feet of gross floor area of enclosed space, plus 1 per 2500 square feet of outdoor sales/storage area
Automobile service stations	1 per 2 pumps plus 3 per service bay
Automobile storage yards	1 per 10,000 square feet of storage space, but no less than 3 spaces
Automobile supply and service store	1 per 400 square feet of gross floor area plus 3 per service bay
Automobile and truck body	6 for the first service bay shops plus 2 per bay thereafter
Automobile washes	5 per bay
Convenience stores in conjunction with service stations	1 per 250 square feet of gross automobile floor area in addition to the automobile service station parking
Transport service business	0.5 per vehicle stored on-site, but no less than 10 spaces
Truck and bus depots and rental, storage and sales establishments	1 per 400 square feet of gross floor area plus 1 per 2,500 square feet outdoor storage space, plus 4 per repair bay
Truck and bus service and repair shops	1 per 2 pumps, plus 3 per bay plus 1 per 10,000 square feet of outdoor sales/storage area
Industrial Warehouse and Storage Areas	
Brewery and microbrewery	1 space per 600 square feet of gross floor area

YONKERS CODE

Use	Minimum Number of Spaces
Building supply yards	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of outdoor storage/sales area
Cellular, radio, television, microwave and telecommunications	3 plus 1 space per 200 square feet of gross floor area of towers any accessory building
Commercial kennels	1 per 300 square feet of clinical space plus 1 per 200 square feet of kennel space
Concrete batch plant,	1 per 750 square feet of mixing or processing, gross floor area, plus 1 but not manufacturing per vehicle parked overnight on the premises, but not less than 5 spaces
Construction and demolition	1 per 750 square feet of debris transfer stations gross floor area plus per 2,500 square feet of outdoor storage area
Dry-cleaning plants	1 per 400 square feet of gross floor area
Heavy industrial uses	1 per 600 square feet of gross floor area
Light industrial uses	1 per 400 square feet of gross floor area
Medium industrial uses	1 per 500 square feet of gross floor area
Motor truck freight terminals, 1 per 1,000 square feet of and distribution centers gross floor area	
Printing plant, photo lithography or reproduction establishments	1 per 400 square feet of gross floor area
Quarries and sand and gravel pits	1 per 2 employees but no less than 10 spaces
Research and testing laboratories and pilot plants	1 per 400 square feet of gross floor area
Rock crushing operations	1 per 2 employees but no less than 10 spaces
Self-storage warehouse	1 parking space for the office, plus 1 parking space per 7,500 square feet of gross floor area
Stonecutter, monument works	1 per 300 square feet of gross floor area, but no less than 5 spaces
Warehousing, storage and wholesaling of nonhazardous and noncombustible material	1 per 1,000 square feet of gross floor area
Residential Accessory Uses³	
Family day-care or group family day-care	1 per employee
Home-based businesses	1 per 300 square feet of space devoted to a business plus 1 per outside employee

ZONING

Use	Minimum Number of Spaces
Nonresidential Accessory Uses³	
Automatic teller machines	2 per automatic teller machine
Bar or lounge areas serving liquor, brew pubs	1 per 2 seats or 1 per 25 square feet of area devoted thereto, whichever is greater
Christmas tree sales	3 per establishment
Greenhouses	1 per 750 square feet of gross floor area
Laboratories	1 per 400 square feet of gross floor area
Live-work units	1.33 per unit
Outdoor dining areas	1 per 3 seats
Retail uses in conjunction	1 per 200 square feet of gross with offices floor area
Temporary flea markets or carnivals	3 per booth or vendor

Notes:

¹ See also commercial recreation uses.

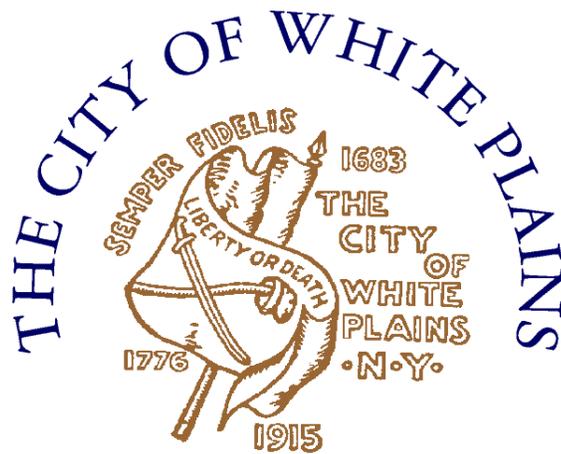
² See also private non-for-private recreational uses and clubs.

³ Such parking shall be provided in addition to parking for the principal uses.

⁴ Under § 43-130B, when an apartment unit or a live-work unit is within 1/4 mile of an active passenger train station, § 43-138 shall apply.

ZONING ORDINANCE

of



ADOPTED JUNE 1, 1981

WITH AMENDMENTS THROUGH MAY 3, 2021

MAYOR

Thomas M. Roach

COMMON COUNCIL

Hon. Justin Brasch

Hon. Nadine Hunt-Robinson

Hon. John Kirkpatrick

Hon. John M. Martin

Hon. Victoria Presser

Hon. Jennifer Puja

SECTION 8 - OFF-"STREET" PARKING AND LOADING

8.1 Purposes

All "structures" and "uses" shall be provided with a sufficient amount of off-"street" "parking" and "loading spaces" for employees, residents, visitors, clients, patrons and other "persons" at such "structures" or "uses," but not less than the minimum requirements of this Ordinance. No certificate of "use" and occupancy shall be issued for any "structure" or "use," whether for a new "structure" or a change of "use" of an existing "structure," until such off-"street" "parking" and "loading spaces" have been established in accordance with the requirements of this Ordinance.

8.2 Limitations on Reserved Spaces

8.2.1 No more than 2/3 of the "parking spaces" provided to meet the minimum requirements of this Ordinance may be reserved for specific individuals.

8.2.2 "Parking spaces" may be shared or jointly utilized by residential tenants and non-residents provided that the standards of Section 7.5 and the conditions of Section 8.5.3 are met at all times.

8.2.3 Neither of these limitations applies to "parking spaces" provided in excess of the minimum requirements of this Ordinance.

8.3 Schedule of Parking and Loading Requirements

The following schedule presents the minimum "parking space" and "loading space" requirements of this Ordinance. Where a "lot" contains more than one "use," the minimum requirements must be satisfied for each and every such "use." For "uses" that do not fall within the categories listed or "uses" for which no minimum number of "parking spaces" is provided, the deputy commissioner of parking responsible for transportation engineering shall, in his review pursuant to Section 8.7.8, recommend to the approving agency the minimum "parking space" and "loading space" requirements, based on the specific nature of the facility and on accepted engineering practice.

"USES"	MINIMUM NUMBER OF "PARKING SPACES"		MINIMUM NUMBER OF "LOADING SPACES"
	PER 1,000 sq. ft. (prorated so that the requirement shall be the next highest integer)	OTHER	
<u>RESIDENTIAL</u>			
"One family dwelling"	--	2 per such "use"	--
"Two family dwelling"	--	2 per "dwelling unit"	--
"Multi-family dwelling"	--	1 per "dwelling unit" plus ½ per bedroom	--
		1 per "dwelling unit" plus 1/3 per bedroom if in RM-1, RM-1.5 or O-R, BR-1 or BR-2, or PCD.	
		· 1 per "dwelling unit" plus ½ per bedroom if in the RM-1.5T and the property is on a State or County road.	
		· 1 per "dwelling unit" plus 1/3 per bedroom if the property is not on a State or County road.	
		1 per "dwelling unit" plus 1/4 per bedroom if in RM-0.7, RM-0.4, RM-0.35, B-1, B-3, CB-1, CB-2, CB-3, CB-4, or LI-M2, except in the Central Parking Area and over three "stories"	
		1 per "dwelling unit" if in CPA and over 3 "stories"	
		In the R2-2.5, off-street "parking spaces" shall be determined by the approval agency subject to a recommendation by the deputy commissioner of parking responsible for transportation engineering, but in no case shall less than one space per dwelling unit be provided.	
0.4 per "dwelling unit" for Senior Citizen Assisted Housing or "assisted living facility"			
1 per "dwelling unit" in UR-4			
"Roomers"	--	1 per "roomer"*(See Section 8.4)	--
Accessory servants quarters	--	1 per such "use"	--
"Planned Senior Residential Development"	--	<ul style="list-style-type: none"> · 1.25 per independent senior living unit · 0.4 per "dwelling unit" for "assisted living facility" · 0.33 per bed for "domiciliary care facilities" · 5 per 1,000 sq. ft. GFA for all complementary medical facilities · 2.5 spaces per 1,000 sq. ft. GFA for special medical or rehabilitation facilities 	for every 100,000 sq. ft. of medical office use and "assisted living facility" or "domiciliary care facility" "use": 1

"USES"	MINIMUM NUMBER OF "PARKING SPACES"		MINIMUM NUMBER OF "LOADING SPACES"
	PER 1,000 sq. ft. (prorated so that the requirement shall be the next highest integer)	OTHER	
"Planned Residential Development"		<ul style="list-style-type: none"> · 0.4 per unit for "Assisted Living Facility". · 1 per unit plus 1/3 per bedroom for multi-family residential units. · 1.1 space per "Independent Living Facility" unit. · 2 spaces per "dwelling unit" for "one- and two-family dwellings" · For other uses, in an amount to be determined by the Common Council. 	Up to 100,000 sq. ft. of "Assisted Living Facility" or "Independent Living Facility" "use": 1. And one loading space for each additional 250,000 square feet. If the "site plan" includes an "Assisted Living Facility" and an "Independent Living Facility" under common management, the required number of loading spaces shall be one less than the number otherwise required based on the combined "gross floor area" of the two "uses."
<u>RECREATION</u>			
Customary indoor or outdoor athletic facilities such as playfields and stadia as accessory to a private school, "university," "college" or seminary	--	0.1 per seat	--
Commercial indoor "recreational facilities" and "health clubs"	CPA: 3 Other: 5	--	Up to 10,000 sq. ft.: 1 ----- For each additional 100,000 sq. ft.: 1 additional
Tennis courts	--	3.2 per court (2 per court CPA)	--
Squash, handball, racquet- ball and similar courts	--	1.6 per court (1 per court CPA)	--
Bowling alleys	--	4 per alley (3 per alley CPA)	--
Theatres	B-6 District only: 3.0	0.33 per seat (0.22 per seat CPA)	--
Skating rinks, ballrooms	10	--	--
"Membership clubs"	Meeting or banquet rooms: 10 Offices: 3 Bars: 13.3	--	1
"Golf and country clubs"	See Section 6.5.4		
<u>SEMI-PUBLIC</u>			
Hospitals or sanitarium	--	1.25 per bed plus 1 per 400 sq.ft. GFA of any out-patient clinic. See also Sec. 6.7.5	1 per 100,000 sq.ft. GFA
Churches or other places of worship, including Sunday schools or other similar religious schools and/or other "uses" accessory to churches or other places of worship not otherwise listed	10	--	--
Parish houses or rectories	--	2 per such "use"	--

"USES"	MINIMUM NUMBER OF "PARKING SPACES"		MINIMUM NUMBER OF "LOADING SPACES"
	PER 1,000 sq. ft. (prorated so that the requirement shall be the next highest integer)	OTHER	
Convents	--	0.1 per bed	--
<u>COMMUNITY FACILITIES</u>			
"Uses" of other governments	See Section 5.6		
"Private secondary or elementary schools"	See Section 6.5.4		
"Nursery schools" or day care centers"	1.0	--	--
"Nursery schools" or "day care centers" in conjunction with a permitted church, other place of worship, "membership club," or "public school" or "private secondary or elementary school"	1.0	--	--

Independent, unaffiliated "nursery schools" or "day care centers" located within a permitted church, other place of worship, "membership club," or "public school" or "private secondary or elementary school"	1.0	--	--
"Universities," seminaries or "colleges"	See Section 6.7.6		
"Domiciliary care facilities," "community residences" or "rooming houses"	--	0.33 per bed	--
"Transitional housing for homeless families"	See Section 6.7.25		
Libraries, museums or art galleries not operated for profit	CPA: 2.2 Other: 3.3	--	--
<u>OFFICE</u>			
Business or professional office, except physicians and dentists	CPA: 2.0 Other: 3.0	--	Up to 75,000 sq.ft.: 1
			75,000-150,000 sq.ft.: 2
			150,000-250,000 sq.ft.: 3
			250,000-350,000 sq.ft.: 4
			Over 350,000 sq. ft.: 4 plus additional as determined by the approving agency
Offices for group education, training or counseling in "buildings" containing no residential "uses"	CPA: 2.0 for administrative floor space plus 0.22 per seat for general assembly/ classroom area	--	Up to 75,000 sq.ft.: 1
			75,000-150,000 sq.ft.: 2
	150,000-250,000 sq.ft.: 3		
	250,000-350,000 sq.ft.: 4		
	Over 350,000 sq. ft.: 4 plus additional as determined by the approving agency		
Office space for physicians or dentists	CPA: 3.3, but in no case less than 5 "spaces"	--	Up to 10,000 sq.ft.: None
	Other: 5.0 but in no case less than 5 "spaces"		10,000-100,000 sq.ft.: 1
			For each additional 100,000 sq.ft. or fraction: 1 additional
Office in residence of a "professional person"	--	4 per physician or dentist; 2 per other "professional person"	--
Business, administrative or headquarters offices for "philanthropic institutions"	CPA 2.0 Other 3.0	--	--
Accessory Food Laboratory	CPA 1.7 Other 2.5		

<u>BUSINESS</u>			
Stores for sales at retail or performance of customary personal services or services clearly incident to retail sales, including "cafes" and "real estate offices," but not including sales of automobile parts and accessories involving installation at the point of sale	CPA: 3.3	--	Up to 8,000 sq.ft.: 1 (CPA: none)
			8,000 - 16,000 sq.ft.: 1
	B-6 District only: 3.0 with no further adjustment for joint use pursuant to Section 8.5.3		16,000 - 50,000 sq.ft.: 1 additional
	For uses outside of the CPA, having a gross floor area of at least 150,000 sq.ft. within a single "development site": 4.0		Each additional 50,000 sq.ft.: 1 additional
	Other: 5.7		--
			In the B-6 District only: for "uses" exceeding 250,000 sq.ft.: 5 plus additional as required by the approving agency
"Craft Food Market Hall "	3.3 based upon retail floor space only		8,000-50,000 sq. ft.: 1 For each additional 50,000 sq. ft.: 1 additional
"Retail laundries" or "retail dry cleaners"	CPA: 3.3 Other: 5.7	--	--
Banks	--	CPA: 3 per pedestrian teller station or 3.3. per 1,000 sq.ft. GFA, whichever is greater All other: 5 per pedestrian teller station or 5.7 per 1,000 sq.ft. GFA, whichever is greater	--
"Consumer financial services establishments"	CPA: 3.3 B-6: 3.0	--	--
Libraries, museums or art galleries	CPA: 2.2 Other: 3.3	--	--
"Auction houses"	10.0	--	2
"Hotels" and "Extended Stay Hotels"	See Section 6.7.7		
Newsstands	--	--	--
Radio stations	2.5	--	--
"Customary home occupations"	--	--	--
"Restaurants," "cafeterias" "cabarets" or "bars"	B-6 District only: 3.0 CPA: 3.3	Outside CPA: 1 per 3 seats or 13.3 per 1,000 sq.ft. GFA, whichever is greater	B-6 District only: as required by approving agency
Outdoor dining	See Section 6.7.8.4		
"Fast food eating establishments"	CPA: 10 Other: 20	--	1
"Nursery Business"		8 spaces per acre	1 per 2 acres
Mortuaries or funeral homes	--	20 per 1,000 sq.ft. of floor space in assembly rooms plus 1 per commercial vehicle kept on the "lot"	--

Veterinary hospitals, including boarding or care of small animals	5.0	--	--
<u>AUTOMOTIVE</u>			
Motor vehicle sales or rental, including accessory "repair shops," "service stations" or outdoor storage of motor vehicles	--	Sales: 12 per such "use" plus 2 per 1,000 sq.ft. GFA Rental: 3 per such "use"	--
Motor vehicle "service stations" or motor vehicle "repair shops"	--	1 per 1,000 sq.ft. of "lot area"	--
Auto laundries	2.0	--	--
<u>INDUSTRIAL</u>			
Manufacturing, fabrication, finishing or assembling of products	2.5	plus 1 per commercial vehicle kept on "lot"	Up to 1,500 sq.ft.: None
			1,500-11,500 sq.ft.: 1
			For each additional 10,000 sq.ft.: 1 add-tonal
Research, experimental, medical or testing laboratories	2.5 (1.7 CPA)	plus 1 per commercial vehicle kept on "lot"	Up to 1,500 sq.ft.: None
			1,500-11,500 sq.ft.: 1
			For each additional 10,000 sq.ft.: 1 add-tonal
Printing plants	2.5 (1.7 CPA)	plus 1 per commercial vehicle kept on "lot"	Up to 1,500 sq.ft.: None
			1,500-11,500 sq.ft.: 1
			For each additional 10,000 sq.ft.: 1 add-tonal
Wholesale businesses, storage or warehousing	1.3	plus 1 per commercial vehicle kept on "lot"	Up to 1,500 sq.ft.: None
			1,500-11,500 sq.ft.: 1
			For each additional 10,000 sq.ft.: 1 additional
"Mini-storage facility"	--	1 per employee plus 5 for patrons, but in no case less than 1 per every 200 storage units	As required by the approving agency
Outdoor storage of building or other materials	0.8	plus 1 per commercial vehicle kept on "lot"	--
Outdoor storage of commercial or industrial vehicles or construction equipment	--	--	--
Laundry and dry cleaning plants	3.0	plus 1 per commercial vehicle kept on "lot"	Up to 1,500 sq.ft.: 1
			For each additional 10,000 sq.ft.: 1 add-tional
"Public utility buildings or structures"	See Section 6.5.4		
Automobile wrecking, storage or treatment of junk, iron, bottles, scrap paper or similar materials	--	0.25 per 1,000 sq.ft. of "lot area"	Up to 1,500 sq.ft.: 1
			For each additional 10,000 sq.ft.: 1 add-tonal

* NOTES:

No off-"street" parking will be required for an adult "family"-type home which meets the following requirements:

- (a) the adult "family"-type home shall be licensed by the N.S. Dept. of Social Services pursuant to 18 NYCRR Part 485;

§ 285-38. Off-street parking, loading and landscaping requirements. [Amended 4-13-1983; 12-12-1984; 7-8-1987 by L.L. No. 3-1987; 10-25-1989 by L.L. No. 2-1989; 10-14-1992 by L.L. No. 6-1992; 11-9-1994 by L.L. No. 9-1994; 8-13-1996 by L.L. No. 7-1996; 4-29-1997 by L.L. No. 6-1997]

- A. Required for all new buildings and uses. Subject to the exceptions hereinafter set forth, for every building hereafter constructed, erected or altered and for each use hereafter established, there shall be provided on the same premises suitably graded and paved off-street parking areas and off-street loading areas. Each such off-street parking area shall contain the required number of parking spaces set forth in Subsection E of this section and shall have appurtenant thereto and giving access thereto adequate passageways, driveways and turning areas. Each such off-street loading area shall contain the required number of loading berths set forth in Subsection G of this section. **[Amended 7-24-2019 by L.L. No. 3-2019]**
- B. Parking required for one-family dwellings. A parking unit required for a one-family dwelling may be provided in a private garage, in a carport or in a driveway not less than eight feet nor more than 30 feet in width, or combination thereof, but may not be provided within one foot of a public right-of-way. Said parking units shall not be located nearer to any side or rear lot line than minimum distance from off-street parking areas to side or rear lot lines established for the district therein.
- C. Parking units required for all other uses.
 - (1) Unless otherwise prohibited, a parking unit required for any building or use, other than for a one-family dwelling, may be fully enclosed in a garage with a door or located in a parking structure and fully roofed over, provided that it is adequately lighted at night. Said parking may be located in a side or rear yard, subject to the minimum distances as specified in the given district. Except where specifically permitted, no parking units shall be located within the required front yard of any multifamily dwelling, but passageways, driveways and turning areas giving access thereto may be permitted in such front yard. All garages and parking structures are subject to the applicable requirements for accessory or principal buildings, as the case may be.
 - (2) Parking units required for multifamily dwellings, nonresidential uses or for uses accessory thereto shall be paved and clearly marked, indicating individual parking spaces, aisles, maneuvering areas, entrances and exits. Parking units shall be located so as to provide convenient access between the subject use and parking facility. All markings shall be of high-contrast white paint, except that markings between areas of two-way traffic shall be of high-contrast yellow paint.
 - (3) Where a parking area required for a building or use, other than for a one-family dwelling, is generally adjacent to a residential district or to a street line, there shall be provided for along the lot line of the lot on which such parking area is situated and adjacent to such residence district or street line a landscaped separator strip of at least 10 feet in width, containing a shrubbery screen at least five feet wide, of which at least 1/2 shall be of suitable evergreens. Such

shrubbery screen shall cover not less than 25% of a vertical plane four feet in height along the edge of such parking area. The area between such shrubbery screen and the adjoining properties or street line shall be planted with a good grade of grass seed or suitable ground cover. Such grass area and shrubbery screen shall be suitably maintained, shall be kept free of rubbish at all times and shall be separated from the parking area by a curb not less than six inches in height or by a bumper guard approved as to type and construction by the Building Inspector.

D. Other parking requirements.

- (1) Size of parking spaces. Each parking space shall be at least nine feet wide and 20 feet long, and at least 10 feet wide and 20 feet long if bordered by walls or columns on any two or more sides. Where parking spaces are defined by curbs providing space for overhang of vehicles, such spaces may be reduced in depth to 18 feet, provided that vehicles will not overhang sidewalks or other pedestrian areas. No enclosed parking unit for any building or use, other than parking units in one- or two-car garages, shall be located within 10 feet of any pedestrian entrance to a building. A clear pedestrian accessway to all circulation aisles of an enclosed parking area shall be provided.
- (2) Aisles. Backup and maneuvering aisles between rows of parking spaces shall be at least 22 feet wide. The minimum aisle space may be reduced for angle parking, but in no case shall the aisle space be less than 16 feet.
- (3) Access. Unobstructed access to all parking areas shall be provided to and from a street. Unless otherwise required by an approving board, such access shall consist of at least one twelve-foot-wide lane for parking areas with less than 30 spaces and at least two ten-foot-wide lanes for parking areas with 30 spaces or more. No entrance or exit for any off-street parking area with a capacity of more than four spaces shall be located within 50 feet of any street intersection nor exceed a grade in excess of 6% within 25 feet of any street line or 10% of any other point, unless otherwise permitted by an approving board.
- (4) Grading, drainage, surfacing and marking.
 - (a) All parking areas shall be properly drained, and all such areas, except for parking spaces accessory to a one- or two-family dwelling, shall be provided with a paved surface which shall be properly maintained throughout the duration of the use. The maximum slope of a parking area shall not exceed 5%.
 - (b) Where the topography of a site is such that a potential safety hazard for parked vehicles exists, the Planning Board may require barriers or other safety devices to be incorporated into the design of the parking lot.
 - (c) In multifamily residential developments and in nonresidential developments, suitable markings to indicate individual parking spaces, maneuvering areas, entrances and exits shall be provided.

- (5) Parcels with two or more uses. When any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the full extent. Where it can be conclusively demonstrated to the satisfaction of the Planning Board that any or all of the following site characteristics occur, the Planning Board, upon recommendation by the Building Inspector, may reduce the total parking requirement to an amount which, in its judgment, will prevent frequent parking on the street by persons working on or visiting the premises and will not generate additional traffic that overburden the parking capacity: **[Amended 7-24-2019 by L.L. No. 3-2019]**
- (a) One or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses are not in operation or are not likely to generate a substantial demand for parking;
 - (b) Sufficient land area exists for land-banked off-street parking spaces, subject to site plan or amended site plan approval and related approvals, if deemed necessary, from the appropriate approving agency; and
 - (c) The applicant presents documentation demonstrating an underutilization of existing offstreet parking spaces.
- (6) Location and ownership.
- (a) Required accessory parking spaces, open or enclosed, shall be provided upon the same lot as the use to which they are accessory unless specifically permitted by special permit, in which case said parking area shall be within 250 feet of the subject lot.
 - (b) In all such cases, the parking spaces shall conform to all the regulations of the district in which the parking spaces are located, and in no event shall such parking spaces be located in any residence district unless either the use to which the spaces are accessory is permitted in such residence districts or approval is granted by an approving board. Such spaces shall be subject to an easement or restrictive covenant in form and substance satisfactory to the Town Attorney and approved by the approving board, which instrument shall be recorded in the Westchester County Clerk's Office, Division of Land Records, and shall bind the owner of the parking spaces and her/his heirs, successors and assigns to maintain the required number of spaces either throughout the existence of the use to which they are accessory or until such spaces are provided elsewhere in a location and a manner acceptable to the approving board. **[Amended 7-24-2019 by L.L. No. 3-2019]**
- (7) Connection between abutting parking lots. Where appropriate, an approving board may require paved connections between abutting parking lots in different ownerships so as to facilitate the flow of traffic.
- (8) Enclosed facilities. Required parking areas constructed within or under any portion of a main building shall have an access driveway that does not at any

point have a grade in excess of 10%.

- (9) Parking lot islands and landscaping. Unless specifically waived by an approving board, outdoor parking spaces shall be divided into subareas with raised and curbed landscaped islands separating each subarea so designed as to assure a smooth flow of traffic. Said islands shall be a minimum width of 10 feet and shall be suitably landscaped with trees, grass or other ground cover deemed appropriate by an approving board. In addition and unless specifically waived by an approving board, not more than 15 spaces in a single line shall be permitted without such a suitable landscaped curbed island.
- (10) Compact car parking spaces. In an OB District, where at least 50 off-street parking spaces are provided pursuant to the requirements of Subsection E of this section, up to 25% of the parking spaces may be designated and reserved for compact cars. Each compact car space shall be at least eight feet wide and 15 feet long, except that each compact car space shall be at least 17 feet long where no overhang is provided. The backup aisle between rows of compact car spaces shall be at least 20 feet wide. Compact car parking spaces shall be arranged in groups of at least five spaces and shall be identified by appropriate signage.

E. Parking ratios shall be as follows:

Use	Minimum Parking (spaces)
Residential and related uses	
One- or two-family residence	2 per dwelling unit
Multifamily dwelling, except M-174 District and assisted senior citizen housing	1 for each studio or efficiency apartment; 1.5 for each 1-bedroom apartment; 2 for each 2-bedroom or larger apartment; plus an additional 0% of the total required spaces for visitor parking
M-174 multifamily dwelling	1 for each studio or efficiency apartment; 1.25 for each 1-bedroom apartment; 1.5 for each 2-bedroom apartment; 2 for each 3-bedroom apartment or larger; of which 10% shall be deemed and set aside for visitor parking
Publicly assisted senior citizen housing	1 for each 2 dwelling units
Churches and places of worship	1 for each 4 seats
Elementary or junior high school	1.25 for each staff member

Use	Minimum Parking (spaces)
High school	1 for each staff member, plus 1 for each 5 seats in the largest assembly hall
College or university	1 for each 200 square feet of gross floor area
Day-care center, nursery school [Amended 10-8-1997 by L.L. No. 10-1997]	1 for each staff member, plus 1 for each facility vehicle, plus 1 for each 5 facility children or clients
Museum, art gallery, library or cultural center	1 for each 300 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Golf, swimming or country club	1 for each 3 members
Membership club, lodge	1 for each 5 members or 1 for each 4 seats in major assembly hall or meeting area, or for each 200 square feet of gross floor area, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less
Community center	1 for each 300 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Cemetery	1 for each 300 square feet of gross floor area in an office, plus 1 for each 100 square feet of gross floor area in a chapel
Hospital	1 for each 500 square feet of gross floor area
Rest home, nursing home, residential health-care facility	1 for each 600 square feet of gross floor area
Continuing Care Retirement Communities [Added 12-21-1999 by L.L. No. 7-2015]	0.75 per Independent Living Unit, plus 0.5 per Assisted Living Unit, plus 1 for each 600 square feet of gross floor area in an accessory skilled nursing facility
Kennel, animal hospital	1.25 per employee or 1 for each 200 square feet of gross floor area, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less

Use	Minimum Parking (spaces)
Agency group home	1 for each full-time staff member, plus 1 for each 3 residences
Roomers and boarders	1 for each guest sleeping room, plus 2 for the dwelling unit
Commercial and office uses	
Professional office in a residence	3 per office or 2 for each professional maintaining office hours for consultation, whichever is greater, in addition to that required for the residential use
Home occupation	2 in addition to that which is required for the residential use
Office building other than medical or dental offices	1 for each 300 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Medical or dental clinics [Amended 8-17-2005 by L.L. No. 3-2005]	1 for each 200 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Agency for scientific research or technical development	1 for each 400 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Theater	1 for each 3 seats or 1 for each 75 square feet of gross floor area, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less
Telephone exchange	1 for each 1,000 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Conference center	1 for each 4 seats in major assembly hall or meeting area, plus 1 for each 4 seats in classroom facilities
Bank, post office	10, or 1 for each 100 square feet of gross floor area, or 3 for each teller, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less

Use	Minimum Parking (spaces)
Hotel, motel or automobile court, except as specified for high-rise hotels in § 285-25A(4) of this chapter	1.25 per rental unit
Retail sales, personal service establishment, and massage establishment [Amended 11-9-2015 by L.L. No. 14-2015]	1 for each 200 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Commercial garage	1 for each 100 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Restaurant	1 per 3 seats, or 1 for each 75 square feet of gross floor area, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less
Quick-service or fast-food establishment, ice cream stand	1 for each 35 square feet of gross floor area
Drinking establishment, cabaret	1 for each 1.5 persons permitted under maximum occupancy, or 1 for each 60 square feet of gross floor area, whichever is greater, plus an additional 5 for buildings of 5,000 square feet or less
Bowling alley	5 per lane
Indoor tennis facility	5 per court
Health club and spa, fully enclosed commercial recreational facility, indoor skating rink	1 for each 200 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Public and quasi-public uses	1 for each 200 square feet of gross floor area, plus an additional 5 for buildings of 5,000 square feet or less
Dry cleaning or hand laundry	1 for each 100 square feet of gross floor area
Nursery, sale of agricultural products	1 for each 200 square feet of gross floor area
Funeral home	1 for each 3 seats provided therein or 1 for each 60 square feet of space available for public use, whichever is greater

Use	Minimum Parking (spaces)
Self-storage [Added 10-25-2017 by L.L. No. 5-2017]	10, or 1 for each 5,000 square feet of gross floor area, whichever is greater
Microdistilleries/Microwineries [Added 5-23-2018 by L.L. No. 6-2018]	1 for each 75 square feet of gross floor area dedicated for public use. For areas not dedicated for public use, minimum parking requirements shall be consistent with the light manufacturing wholesale, storage and warehousing, or office standards established in § 285-38.
Industrial and heavy commercial uses	
Light manufacturing uses	1 for each 500 square feet of gross floor area
Wholesale, storage and warehousing	1 for each 1,000 square feet of gross floor area
Printing plant	1 for each 300 square feet of gross floor area
Car wash	10 for each washing bay
Motor vehicle sales	10, or 1 for each 200 square feet of sales area, whichever is greater
Gasoline service station [Amended 11-12-1997 by L.L. No. 11-1997]	1 for each 100 square feet of gross floor area used for automotive related uses with a minimum of 5 plus 1 for each 200 square feet for convenience store use, with a minimum of 6 spaces. Notwithstanding any other code provision, space used for fueling positions may be used in calculating parking requirements or convenience store use
Outdoor industrial use (coal, coke, fuel oil, junk-yard, etc.)	10, or 1 for each 5,000 square feet of gross floor area, whichever is greater
Training facilities for professional athletic organizations [Added 10-2-2001 by L.L. No. 13-2001]	1 for each 1,000 square feet of gross floor area

Minimum Parking

Use

(spaces)

All other uses not mentioned or variations of above uses

Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed above shall be determined by the Town Board and adopted as an amendment to this section.

F. Off-street loading. Required off-street loading berths, open or enclosed, are permitted as accessory to any use except one-family dwellings, subject to the following provisions:

- (1) Loading requirements. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these loading requirements.
- (2) Size of spaces. Each required loading berth shall be at least 15 feet wide, 45 feet long and 14 feet high. Any additional loading unit lying alongside, contiguous to and not separated from such first loading unit need not be wider than 12 feet.
- (3) Location and access. Said loading may be provided in the principal building or in any side or rear yards. No off-street loading berth shall be located in any front yard. Unobstructed access, at least 15 feet wide, to and from a street shall be provided. In no case shall a loading unit bar access to any parking area or any parking space. Such access may be combined with access to a parking lot, provided that said driveway has a minimum width of 25 feet. All permitted or required loading berths shall be on the same lot as the use to which they are accessory, except as provided in § 285-38F(4). **[Amended 8-13-1996 by L.L. No. 7-1996; 4-29-1997 by L.L. No. 6-1997]**
- (4) Joint facilities. Permitted or required loading berths, open or enclosed, may be provided in spaces designed to serve jointly two or more adjacent establishments, provided that the number of required berths in such joint facilities shall not be less than the aggregate of all such requirements.

G. Loading ratios shall be as follows:

Square Feet of Gross Floor Area or Major Fraction Thereof in Thousands of Square Feet Unless Otherwise Noted

Facility	1st Berth	2nd Berth	Plus 1 Berth for Each
Office, research and development; Self-storage [Amended 10-25-2017 by L.L. No. 5-2017]	20	100	100
Retail, personal service, restaurants	5	15	25
Commercial recreation	10	100	100
Manufacturing, printing, wholesale distribution	5	20	40
Public institutional	10	50	50
Multifamily residential	10	50	50
	(dwelling units)	(dwelling units)	(dwelling units)
Training facilities for professional athletic organizations [Added 10-2-2001 by L.L. No. 13-2001]	10	100	100

Reasonable and appropriate off-street loading requirements for structures and land uses which do not fall within the categories listed above shall be determined by the Town Board and adopted as an amendment to this section.

H. Required landscaping.

- (1) All portions of improved multifamily and nonresidential properties which are not used for buildings, structures, off-street parking and loading, permitted outdoor storage, sidewalks or similar purposes shall be appropriately landscaped with grass, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and harmoniously blend such uses with the character of the Town as a whole.
- (2) Landscape strips with a minimum width of 10 feet shall be provided along all property lines of multifamily and nonresidential uses except as required in § 285-40A(4) of this chapter. Landscape strips with a minimum width of five feet shall be provided between any additional parking spaces required by this chapter for home occupations and professional offices in residence and all property lines of such uses except as required in § 285-40A(4) of this chapter. Such landscape strips shall comply with the following minimum standards as

well as all applicable requirements set forth elsewhere in this chapter:

- (a) Said landscape strips shall include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity of the lot from the neighboring uses.
 - (b) Unless specifically required elsewhere in this chapter, a wall or fence of location, height, design and materials approved by the Planning Board may be substituted for part or all of the required landscape strips.
 - (c) Where the existing topography and/or existing landscaping provides adequate screening, the Planning Board may waive or modify the planting and/or landscape requirements of this chapter.
- I. Maintenance. All fences, trees, plantings, shrubbery or other screening facilities required by direction of the Town Board, the Zoning Board of Appeals or the Planning Board as part of site plan approval or by the Zoning Ordinance shall be maintained or replaced at all times at least to the same quality required of said items at the time they were initially installed. In the event that said maintenance or replacement is not completed as required, the Building Inspector shall give 30 days' written notice by registered mail, addressed to the owner of record of such land at the address shown on the last preceding assessment roll. If said notice is not complied with, the Department of Public Works, upon direction of the Town Board, shall be authorized to make such maintenance or replacement.
- J. Penalties. If, after said 30 days' notice, such fences, trees, plantings, shrubbery or other screenings are not erected, replaced, repaired or maintained by or on behalf of such owner, the Town Board may provide for the assessment of all costs and expenses so incurred by the Town, in connection with any action taken as above, against the land on which such screening facilities are located. The costs and expenses so incurred shall be certified to the Tax Assessor and shall become a municipal lien against the property.

§ 375-405. Parking and loading.

(1) Applicability.

(a) No development plan shall be approved and no permit shall be issued for the erection or occupancy of a building or structure unless the use conforms to the parking requirements of this § 375-405.

(b) Generally. Unless otherwise stated in this USDO, the requirements in this § 375-405 shall apply to all uses in all zoning districts in the following situations:

(i) New construction. When a new primary building is constructed, the requirements of this § 375-405 shall apply to the entire structure.

(ii) Building expansion. When the gross floor area of an existing primary structure on a site not otherwise exempt from these regulations is expanded by more than 25% of the existing floor area, the requirements of this section shall apply to the expansion area (not the entire building). Smaller expansions do not require additional expanded parking areas.

(iii) Change of use.

A. When a change of a permitted use or approved conditional use results in an increase in required off-street parking of more than 50% above that required for the prior use, the requirements of this section shall apply to the increase in required parking (not to any shortage of required parking related to the previous use). Other changes of use do not require expanded parking areas.

B. The provisions of Subsection (1)(b)(iii)A above do not apply to any change in use in a multitenant commercial, mixed-use, or industrial building larger than 50,000 square feet in gross floor area unless the Chief Planning Official determines that the change of use is likely to create a significant increase in on-street parking in any surrounding residential neighborhood.

(c) Exemptions.

(i) No off-street parking is required for lots containing less than 5,000 square feet of gross site area.

(ii) No off-street parking is required within the Mixed-Use Downtown (MU-DT) District.

(iii) If compliance with the form-based zoning standards in § 375-204(7), (8), (9) or (10) or in § 375-402 would make it impossible to accommodate the minimum required number of off-street parking spaces on the site, then the Chief Planning Official may adjust the minimum number of required off-street parking spaces as necessary to comply with the intent of the form-based zoning standards. The number of off-street parking spaces

may be reduced by the Planning Board through development plan review.

- (iv) If on-site parking spaces are provided in an exempt area, the provisions of this § 375-405 addressing required layout, design, and quality of parking areas, and the provisions of this USDO addressing maintenance of parking areas, will apply to the parking provided.
 - (d) Existing parking.
 - (i) An existing use as of June 1, 2017, which does not meet the minimum standards provided in this section, shall be deemed a preexisting use not subject to the provisions of this section.
 - (ii) Off-street parking or loading spaces provided prior to June 1, 2017, shall not be permanently reduced in any way that would bring the property or use out of conformance with this section or would increase the degree of any existing nonconformity with the provisions of this section.
 - (e) Parking for unlisted uses.
 - (i) For any use not specifically listed in Table 375.405.1, the parking provisions for a similar use, as determined by the Chief Planning Official, shall apply. The Chief Planning Official's decision shall be based on the location of the site, existing traffic congestion and parking levels, and the anticipated timing and volume of parking demand for the use.
 - (ii) For a new use where the Chief Planning Official determines that a similar parking rate is not stated in this USDO, the Chief Planning Official may establish a minimum parking requirement based on a parking study or parking reference guide in general use, or after consultation with other City officials regarding potential parking needs, or a combination of those methods.
 - (f) Accessible parking. Within the requirements of Tables 375.405.1 and 375.405.2 (not in addition to those requirements), accessible parking shall be provided for all multifamily and nonresidential uses as required by the International Building Code, the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities, and New York State statutes, as amended.
- (2) Required off-street parking.
- (a) Minimum required parking. In all zoning districts, off-street parking shall be provided in accordance with Table 375.405.1, Minimum Required Off-Street Parking, as adjusted by other provisions of this USDO.

Table 375.405.1 Minimum Required Off-Street Parking GFA = Gross Floor Area; NLA = Net Leasable Area; Square Feet = Square Feet		
Land Use Category	Minimum Off-Street Parking Spaces Required	Minimum Bicycle Parking Required
Household Living		
Dwelling, single-family detached	1 per unit	Not required
Dwelling, two-family detached		
Dwelling, townhouse	0	
Dwelling, multifamily	1 per unit	2 spaces or 10% of required vehicle spaces, whichever is greater. Minimum 60% enclosed
Dwelling, live-work	1 per unit	Not required
Group Living		
Assisted living facility or nursing home	Structure originally designed for household living use: household living parking requirement Other structure: 1 per 600 square feet GFA	3 spaces
Community residential facility		
Group living, other		
Dormitory	0.5 per unit	20% of required vehicle spaces; Minimum 60% enclosed
Rooming house	1 space plus 0.25 per guest bedroom	3 spaces or 10% of required vehicle spaces, whichever is greater; Minimum 30% enclosed
CIVIC AND INSTITUTIONAL USES		
Cemetery	None	Not required
Club	1 per 300 square feet GFA	3 spaces or 10% of required vehicle spaces, whichever is greater; Minimum 30% enclosed
Community center	1 per 300 square feet GFA	
Cultural facility	1 per 500 square feet GFA	
Day-care center	1 per 300 square feet GFA	Not required

Table 375.405.1		
Minimum Required Off-Street Parking		
GFA = Gross Floor Area; NLA = Net Leasable Area; Square Feet = Square Feet		
Land Use Category	Minimum Off-Street Parking Spaces Required	Minimum Bicycle Parking Required
Higher education institution	1 per 400 square feet GFA	20% of required vehicle spaces; Minimum 30% enclosed
Hospital	1 per 3 inpatient beds at design capacity	5% of required vehicle spaces; Minimum 30% enclosed
Police or fire station	1 per 400 square feet GFA	Not required
Religious institution	1 per 300 square feet GFA	10% of required vehicle spaces, whichever is greater; Minimum 30% enclosed
School	1 per 750 square feet GFA	20% of required vehicle spaces
Stadium or arena	1 per 4 persons of maximum occupancy	10% of required vehicle spaces, whichever is greater
Natural area or preserve	None	Not required
Park or playground		
Public utility or services, major		
Public utility or services, minor		
Towers		
COMMERCIAL USES		
Agriculture and Animal-Related		
Agriculture, urban	None	None
Plant nursery	1 per 1,000 square feet NLA	3 spaces or 10% of required vehicle spaces, whichever is greater
Veterinarian or kennel	1 per 400 square feet NLA	3 spaces

Table 375.405.1		
Minimum Required Off-Street Parking		
GFA = Gross Floor Area; NLA = Net Leasable Area; Square Feet = Square Feet		
Land Use Category	Minimum Off-Street Parking Spaces Required	Minimum Bicycle Parking Required
Food and Beverage Services		
Bar or tavern	1 per 150 square feet NLA (excluding outdoor dining areas)	3 spaces or 10% of required vehicle spaces, whichever is greater
Restaurant		
Guest Accommodations		
Bed-and-breakfast	0.75 per guest room	3 spaces or 10% of required vehicle spaces; Minimum 60% enclosure requirement for hotel
Hotel		
Office and Services		
Funeral home or crematorium	1 per 100 square feet of main assembly room	Not required
Office	1 per 400 square feet NLA	10% of required vehicle spaces; minimum 60% enclosed
Personal or business service		
Trade school		
Recreation and Entertainment		
Adult entertainment	1 per 300 square feet NLA	3 spaces or 10% of required vehicle spaces, whichever is greater
Indoor recreation or entertainment		
Outdoor recreation or entertainment	1 per 300 square feet GFA plus 1 per 10,000 square feet of outdoor activity area	3 spaces or 10% of required vehicle spaces, whichever is greater
Retail		
General retail	1 per 400 square feet NLA	3 spaces or 10% of required vehicle spaces, whichever is greater
Specialty retail		
Adult retail	1 per 300 square feet NLA	
Controlled substance dispensary		
Convenience retail		
Pawn shop		
Supermarket		

Table 375.405.1 Minimum Required Off-Street Parking GFA = Gross Floor Area; NLA = Net Leasable Area; Square Feet = Square Feet		
Land Use Category	Minimum Off-Street Parking Spaces Required	Minimum Bicycle Parking Required
Vehicles and Equipment		
Automobile wash	1 per 500 square feet NLA	Not required
Dispatch service or freight truck terminal		
Heavy vehicle and equipment sales, rental, and servicing		
Light vehicle sales, rental, and servicing		
Parking lot	None	
Parking structure	None	
Transit facility	Not required	
Vehicle fueling station	1 per 200 square feet NLA	3 spaces
INDUSTRIAL USES		
Commercial Services		
Heavy commercial services	1 per 1,000 square feet GFA	Not required
Storage and wholesale distribution		
Self-storage facility	1 per 5,500 square feet GFA	3 spaces
Manufacturing, Production, and Extraction		
Artisan manufacturing	1 per 500 square feet GFA	3 spaces or 10% of required vehicle spaces, whichever is greater
Heavy manufacturing	1 per 1,000 square feet GFA	Not required
Light manufacturing		
Marijuana manufacturing facility		
Waste and Salvage		
Waste/recycling processing facility	1 per 1,000 square feet indoor GFA	Not required
Recycling dropoff center	1	

Table 375.405.1		
Minimum Required Off-Street Parking		
GFA = Gross Floor Area; NLA = Net Leasable Area; Square Feet = Square Feet		
Land Use Category	Minimum Off-Street Parking Spaces Required	Minimum Bicycle Parking Required
Landfill	None	
Vehicle towing, wrecking, or junkyard		

Table 375.405.1		
Minimum Required Off-Street Parking		
GFA = Gross Floor Area; NLA = Net Leasable Area; Square Feet = Square Feet		
Land Use Category	Minimum Off-Street Parking Spaces Required	Minimum Bicycle Parking Required
ACCESSORY USES		
Home occupation	None	Not required
All other accessory uses listed in Table 375.302.1	None	Not required
TEMPORARY USES		
Farmers' market	None	5 spaces or 10% of required vehicle spaces, whichever is greater
All other temporary uses listed in Table 375.302.1	None	Not required

- (b) Maximum parking permitted. Surface parking spaces shall not exceed 115% of the minimums required in Table 375.405.1 (Minimum Required Off-Street Parking).
- (3) Parking alternatives and adjustments. The minimum and maximum amounts of parking required by Table 375.405.1 may be adjusted as described in this § 375-405(3).
 - (a) Proximity to transit. The minimum number of off-street parking spaces required for new development or redevelopment shall be reduced by 20% if the proposed development or redevelopment is located within 1/4 mile of any transit stop with a peak service frequency of 15 minutes or better. Maximum parking limits shall remain as stated in § 375-405(2)(b). No development approved with this parking reduction shall be considered nonconforming if the bus or transit line is later relocated, or if peak frequency headways are raised above 15 minutes, and the number of parking spaces provided for that use does not meet the minimum requirements of Table 375.405.1. The Planning Department shall maintain a map of areas within the City that qualify for the proximity to transit exemption described in this section.
 - (b) Shared parking. Where two or more uses listed in Table 375.302.1 (Permitted Use Table), share a parking lot or structure, the total off-street automobile parking requirement for those uses may be reduced by the factors shown in Table 375.405.2 below. To calculate the shared parking reduction, add the requirements for each use category, then divide the sum by the factor indicated in Table 375.405.2. If more than two uses share a parking lot or structure, this adjustment is made for the two uses with the largest off-street parking

requirements, and any parking requirements for additional uses shall be added to that adjusted requirement without further adjustment.

Table 375.405.2					
Shared Parking Reduction					
(Add the requirements and divide by these factors)					
Property Use	Multifamily Dwelling	Civic and Institutional	Food and Beverage Service, Guest Accommodations, Recreation and Entertainment	Retail, and Office and Services	Other Commercial Use
Multifamily dwelling	1.0	1.1	1.1	1.2	1.3
Civic and institutional	1.1	1.0	1.2	1.3	1.5
Food and beverage service, guest accommodations, recreation and entertainment	1.1	1.2	1.0	1.3	1.7
Retail, and office and services	1.2	1.3	1.3	1.0	1.2
Other commercial use	1.3	1.5	1.7	1.2	1.0

(i) Example calculation: Shared parking proposed between a 60,000 square-foot school (civic and institutional use) and a 12,000 square-foot indoor recreation or entertainment facility (recreation use) would be calculated as follows:

- A. Sixty thousand square feet school: standalone parking requirement: 1 space per 750 square feet of gross floor area equals 80 spaces.
- B. Twelve thousand square foot indoor recreation or entertainment facility: standalone parking requirement: 1 space per 300 square feet of gross floor area equals 40 spaces.

- C. Shared parking calculation: 120 spaces divided by 1.2 (from table) equals 100 spaces.
- (c) On-street parking. In any mixed-use or special purpose zoning district, the minimum amount of off-street parking otherwise required by this § 375-405 shall be reduced by the number of legal on-street parking spaces located along the street or streets on which the subject property fronts. Such area shall be measured between extensions of the side or rear lot lines of the subject property as extended into the public right-of-way. Credit against minimum required off-street parking shall only be given for an on-street space if at least 50% of the length of the on-street space, measured along the curb, is located between such side or rear lot lines as extended. Such on-street parking spaces shall not be calculated towards the maximum parking limits in § 375-405(2)(b). No on-street parking space may be signed or otherwise restricted for the use of the subject property.
- (d) Off-site parking.
- (i) In the mixed-use zoning districts, as an alternative to providing on-site parking, required parking spaces that are not required to be provided on-site by the Americans with Disabilities Act or state law may be provided at a location up to 1,000 feet walking distance from the development or redevelopment it serves.
- (ii) Off-site parking for a nonresidential use shall not be located in a residential zoning district unless the use for which the parking is provided is a permitted or conditional use in that residential district.
- (iii) The applicant for approval of off-site parking shall provide evidence, at the Chief Planning Official's request, that the proposed off-site parking location will remain available for the proposed parking use for a period of at least two years.
- (e) Parking demand study.
- (i) The Chief Planning Official may approve an alternative parking plan that reduces off-street parking requirements below those shown in Table 375.405.1 based on a parking demand study and transportation demand management (TDM) program.
- (ii) The TDM plan shall include facts and/or projections, including the type of development, proximity to transit and/or other multimodal systems, anticipated number of employees and/or patrons, minimum parking requirements, and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and ease traffic congestion.
- (iii) The TDM plan shall demonstrate that the resulting traffic demand shall not result in traffic congestion in the surrounding area and that the resulting off-street parking provided shall not result in on-street parking

congestion in the surrounding area.

- (iv) The Chief Planning Official may require a traffic study, including an analysis of impacts to transit, to be performed by a licensed professional engineer or traffic consultant, and a transportation demand management agreement, when the application is for a project that:
 - A. Contains more than 20 dwelling units; and/or
 - B. Contains more than 25,000 square feet of nonresidential gross floor area; and/or
 - C. Is located on an arterial street; and/or
 - D. Is located on a collector street that has experienced peak hour traffic congestion; and/or
 - E. The Chief Planning Official determines may otherwise have an adverse impact on traffic congestion or traffic safety in the surrounding area.
 - F. If the proposal exceeds the parking minimum by more than 10%.
- (v) Additional fees may be assessed to defray the additional processing costs in reviewing a parking demand study, including any third party review determined by the Chief Planning Official to be required because of the complexity of the study or the surrounding context, and any subsequent agreements.
- (f) Payment of fee in lieu of providing required parking. This § 375-405(3)(f) describes the City's system for accepting payment of fees in lieu of required parking, but will not be applicable until the Common Council adopts administrative procedures for assessing, collecting, accounting for, and spending fees in lieu of required parking in compliance with applicable law. Where any of the required parking is satisfied under an approved fee in lieu of parking, such satisfaction shall run with the land unless any agreement stipulates otherwise. Following such action by the Common Council, fees in lieu may be paid in accordance with the following:
 - (i) In the mixed-use zoning districts, the applicant may pay a fee in lieu of providing some or all of the required off-street parking required by Table 375.405.1. The fee-in-lieu to be charged shall be based on the average cost to the City of acquiring land and constructing parking spaces in a surface lot or parking structure within a reasonable distance of the proposed development or redevelopment, as established by the Common Council.
 - A. A fee-in-lieu is available if the Planning Board determines that, due to the availability of transit, unique characteristics of the use or area, the availability of off-site public parking in the area, or other factors,

the development or redevelopment will not result in traffic or parking congestion in the surrounding area. The Planning Board may require the preparation of a traffic or parking study, at the applicant's expense, before making this determination.

- B. The City shall not issue a certificate of occupancy for any portion of the project for which on-site parking or off-site parking has not been provided until the fee-in-lieu has been paid.
 - C. The City shall deposit the fee in lieu of parking payments into an account designated for the provision of parking spaces and shall not commingle the funds with other funds of the City. The City shall expend the fee-in-lieu payments to provide parking spaces within a reasonable distance of the development or redevelopment within 10 years after the payment is made, or shall refund the payments, with interest, at the end of that period. City costs for which fees in lieu of parking may be spent include but are not limited to the cost of land, leases, rights, easements and franchises; financing charges; interest paid before and during construction; cost of plans and specifications; cost of engineering and legal services and other expenses necessary or incidental for determining the feasibility or practicability of construction, reconstruction or use; cost of all labor and materials; and administrative expenses and such other expenses as may be necessary or incidental to the provision of public parking spaces.
- (g) Future parking area set-aside. Where it is unclear whether the full amount of required parking will be used by a proposed use or facility, a parking area set-aside may be designated through development plan review process. If a parking area set-aside is requested by either the applicant or the City, the Planning Board may approve a site layout that does not require all of the required parking to be constructed at once, but instead provides for grassed areas to be converted to parking spaces if the need for additional parking arises in the future. However, stormwater and drainage requirements shall be based on full build-out of the parking area.
- (4) Parking restrictions. The following provisions apply in all zoning districts:
- (a) No parking area shall be used for the sale, storage, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies, unless permitted under § 375-303.
 - (b) No surface parking area shall be used for sales of goods at retail or wholesale unless permitted under § 375-303.
 - (c) Parking spaces for any single- or two-family residential structure shall not be provided in the front setback area or any area forward of the front wall plane of the structure unless they are located on a paved area that does not exceed 35% of the lot width or the width of any paved parking area that exists on June 1, 2017, whichever is wider. The maximum percentage of lot width used for

parking may be increased to 50% if at least the additional 15% of lot width used for parking is surfaced with pervious pavers acceptable to the City, rather than with an impervious surface. Parking of any vehicle on any other part of the front yard area for a single- or two-family structure is prohibited. Parking of any motor vehicle on dirt, grass, or any surface other than paving material or pervious pavers acceptable to the City is not permitted.

- (d) Boats, boat trailers, trailers, campers, and recreational vehicles shall only be stored in a rear yard.
 - (e) In the R-M, R-V, MU-NE, MU-NC, MU-I, MU-CU, MU-DT, and I-1 Districts, off-street parking and vehicle maneuvering areas shall be provided behind the front wall plane of new and redeveloped buildings, or shall be located within the principal building or within a garage structure, to the maximum degree practicable.
 - (f) In the MU-FW, MU-FC, MU-FS, and MU-FM Districts, off-street parking facilities shall be located to the rear of the primary building, within the principal building, or within a garage structure.
- (5) Parking lot and garage design standards.
- (a) Applicability. The standards contained in this § 375-405(5) shall apply unless in conflict with other applicable standards adopted by the City that take precedence over this USDO.
 - (b) Off-street parking layout dimensions.
 - (i) All required parking spaces shall comply with the minimum dimensions for spaces shown in Figure 375.405.1 and described Table 375.405.3 below.

Table 375.405.3						
Parking Layout Dimensions						
(1)	Parking angle (degrees)	0°	30°	45°	60°	90°
(2)	Space width (feet)	9	9	9	9	9
(3)	Curb length per space (feet)	22	20	14.2	11.5	10
(4)	Space depth (feet)	10	18.7	21.4	22.4	20
(5)	Access aisle width (feet)	12	11	14	19	24

(ii) If the degree of angle of parking provided is not listed, the aisle width required shall be the next largest angle of parking shown.

(iii) If parking spaces are located only on one side of the access aisle, the width of the access aisle may be reduced by

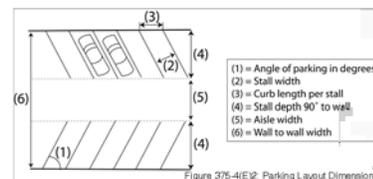


Figure 375.405.1

20% but not less than 12 feet wide, or 18 feet wide if a designated fire lane.

(c) Parking access.

(i) All parking shall be accessed from rear alleys where they exist (See Figure 375.405.2.) and/or from side streets if the lot is located on a corner in all districts except MU-CH. If no rear alley or side street exists, efforts should be made to demonstrate an attempt to gain access across neighboring properties. In MU-NE and MU-NC Districts, side parking shall be no wider than the double-loaded maximum (60 feet).

(ii) When access to rear parking must be directly from the primary street, driveways shall be located along the sides of the lot lines (See Figure 375.405.2.) and designed to meet the access driveway widths set forth in Subsection (5)(e) below.

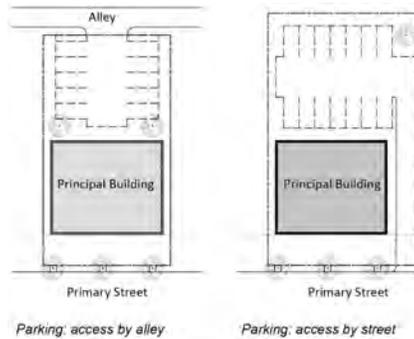


Figure 375.405.2: Parking Entrances Shall Not be Situated Adjacent to Primary Streets

(iii) The Planning Board, through development plan review, may require cross-connection easements and connections to adjoining parking lots or commercial parcels.

(d) Turnaround areas. Parking areas shall be arranged with turnaround areas to permit cars to exit the area without backing onto any street or sidewalk, to the maximum extent practicable.

(e) Access driveways. Every parking lot containing 20 or more spaces shall be provided with a two-way driveway not exceeding 20 feet in width or two one-way driveways not exceeding 12 feet in width.

(f) Marking of spaces. All parking space stalls shall be clearly marked on the pavement.

(g) Car stops. Car stops or other suitable devices, as determined by the Chief Planning Official, may be required to protect fencing, landscaping, and other screening devices from damage.

(h) Protection of residential districts.

(i) On lots in the mixed-use or special purpose zoning districts that are adjacent to a residential zone district, parking spaces shall not be located within 10 feet of the front lot line.

(ii) Parking lots may be constructed in any residential district to serve a use that is not a permitted or conditional use in that zoning district, provided that the parking lot:

- A. Abuts the mixed-use or special purpose district where the use to be served is located, abuts an existing nonconforming nonresidential use in the residential district, or abuts a property that is operating as a nonresidential use under a use variance; and
 - B. Has vehicular access only through the abutting mixed-use or special purpose district, the property containing the abutting nonresidential use, or by way of a street upon which the mixed-use or special purpose district, or nonresidential use, fronts.
- (i) Surfacing and drainage.
 - (i) Except as provided for in Subsection (5)(i)(ii) below, all off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, all-weather, and bonded surface material approved by the City. Use of surfacing that includes recycled materials such as glass, rubber, used asphalt, brick, block, and concrete is encouraged.
 - (ii) The use of pervious or semipervious surfacing materials, including but not limited to pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided that the surfacing is subject to an ongoing maintenance program (e.g., sweeping, annual vacuuming). Any pervious or semipervious surfacing used for aisles within, or driveways to, parking and loading areas shall be approved by the City as capable of accommodating anticipated traffic loading stresses and maintenance impacts. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices, such as bioswales.
 - (iii) In the PB-O District, use of pervious or semipervious paving materials is mandatory rather than optional.
 - (j) Landscaping and screening. All parking lots and garages shall comply with the landscaping and screening standards in § 375-406(6).
 - (k) Lighting. All parking lots and garages shall comply with the outdoor lighting standards in § 375-408.
 - (l) Snow storage. All surface parking lots shall provide a snow storage area sized to accommodate expected snowfall and located to ensure that fencing, landscaping, and other screening devices are protected from damage.
 - (m) Pedestrian safety.
 - (i) Each surface parking area containing 100 or more parking spaces, any of which are located more than 300 feet from the front facade of the building, shall contain at least one walkway that enables a pedestrian to travel from the farthest row of parking to the primary building entrance

without crossing any parking spaces or drive aisles. Additional walkways shall be included and spaced 200 feet apart to ensure that no parking space in the farthest row of the parking lot is more than 200 feet from any walkway. If there is a public sidewalk along the street frontage located within 50 feet of any required walkway, the walkway shall connect to that sidewalk.

- (ii) The City may require installation of pedestrian safety devices, such as convex mirrors or other warning devices, if the Chief Planning Official determines that there would be a significant risk to public health or safety without the installation of those devices.
- (n) Parking garage design. Aboveground parking garages or portions of structures occupied by automobile parking shall meet the following standards:
- (i) The height of an accessory parking garage shall not exceed the height of the principal structure it is intended to serve.
 - (ii) Open-air, rooftop parking is permitted, but shall be screened by a parapet wall or similar building feature that is an integral part of the building's architectural design and is of sufficient height to screen the parked and circulating vehicles when viewed at ground level from any public right-of-way adjacent to the property. The parapet wall shall be included in the maximum permitted height of the parking garage.
 - (iii) All vehicle parking surfaces along any street frontage of the garage shall be horizontal, rather than an angled surface or ramp leading to a higher or lower level of the garage.
 - (iv) Elements such as decorative grillwork, louvers, or translucent materials shall be used to cover window-like openings on all elevations facing a public right-of-way. The design and materials shall conceal the view of all parked cars below the hoodline through the use of opaque or semi-opaque facade materials that extend at least three feet in height above the vehicle parking surface.
 - (v) When located in any mixed-use zoning district, the ground floor of the parking garage shall be designed so that any frontage adjacent to a public street has a minimum floor to ceiling height of 13 feet and a minimum bay depth (not required for vehicle circulation inside the garage) of 20 feet, in order to accommodate commercial or institutional uses along the street frontages, or to allow conversion of street frontage spaces to commercial or institutional uses in the future.
 - (vi) Any vehicle exit barrier, including but not limited to a gate or payment booth, shall be located at least 20 feet inside the exterior wall of the parking structure.
 - (vii) The City may require installation of pedestrian safety devices, such as convex mirrors or other warning devices, if the Chief Planning Official

determines that there would be a significant risk to public health or safety without the installation of those devices.

- (6) Bicycle parking standards.
- (a) Bicycle parking spaces shall be provided as shown in Table 375.405.1.
 - (b) When the off-street parking requirements in Table 375.405.1 are applied in the MU-FW, MU-FC, MU-FS, and MU-FM Districts, the bicycle parking requirements for the most similar use listed in Table 375.302.1 (Permitted Use Table) as determined by the Chief Planning Official, shall apply.
 - (c) Bicycle parking shall be located in highly visible areas near the intended use.
 - (d) Bicycle parking racks shall be positioned out of walkway clear zones.
 - (e) Bicycle parking racks shall be located to avoid potential conflict with parking and circulation of motor vehicles.
 - (f) Bicycle parking racks shall support the frame of a bicycle upright in two places.
 - (g) Bicycle parking racks shall enable the bicycle frame and one or both wheels to be secured through use of a U-type lock.
 - (h) Bicycle parking racks shall be securely anchored to an approved hard surface.
 - (i) A two-foot-by-six-foot space is required to accommodate two bicycles.
 - (j) Parallel bike racks shall have a minimum on-center spacing of 30 inches. Spacing of 48 inches is optimal.
 - (k) Required enclosed bicycle parking shall mean bicycle parking that is located in one of the following:
 - (i) In a locked room;
 - (ii) In an individual or community storage area;
 - (iii) In a bicycle locker;
 - (iv) In a locked area that is enclosed by a fence or wall with a minimum height of eight feet;
 - (v) In a private garage serving a dwelling within a multi-unit (residential) building; or
 - (vi) Inside a residential dwelling unit if the dwelling unit has an exterior ground floor entry.
- (7) Off-street loading standards. The following provisions apply in all zoning districts.
- (a) General requirement.

- (i) A minimum of one loading space shall be provided for each public/institutional, commercial and industrial use exceeding 25,000 square feet of gross floor area.
- (ii) Each off-street loading space shall comply with Table 375.405.4 and Table 375.405.5 below:

Table 375.405.4	
Off-Street Loading Requirements	
Use Size (GFA) (square feet)	Loading Spaces Required
Under 25,000	None
25,000 to 49,999	1
50,000 or more	2

Table 375.405.5	
Dimensions of Loading Spaces	
Dimension	Size (feet)
Width	12
Length	35 (55 for tractor-trailers)
Height	14

- (iii) Owners of two or more uses requiring the joint use of off-street loading facilities may file an executed agreement with the Chief Planning Official, in a form approved by the City, providing for joint use of loading facilities and demonstrating the adequacy of the facility to serve anticipated loading needs.
 - (iv) Where it can be demonstrated that loading/deliveries will occur during times when parking areas will be used at less than 75% of capacity, or that deliveries will occur during hours when the establishment or facility is not open for normal business activities, the requirement for loading areas may be waived by the Planning Board through the development plan review process.
- (b) Design and use of off-street loading areas.
- (i) Off-street loading spaces shall be located on the same lot or parcel as the structure or use for which it is provided.
 - (ii) Loading spaces and maneuvering areas shall be designed so that loading operations:

- A. Do not encroach upon any sidewalk, street, public right-of-way, or fire lane; and
 - B. Do not occupy any required off-street parking spaces or access driveways.
- (iii) No loading space shall be located within any required front yard.
 - (iv) No loading space shall be located closer than eight feet from a lot line abutting any residential zoning district.
 - (v) All loading areas shall comply with the landscaping and screening standards in § 375-406(6).
 - (vi) All loading areas shall comply with the outdoor lighting standards in § 375-408.
 - (vii) All loading areas shall provide a snow storage area sized to accommodate expected snowfall and located to ensure that fencing, landscaping, and other screening devices are protected from damage.
- (8) Drive-through vehicle stacking standards. The following standards apply to all properties with a drive-through facility designed for access from a vehicle (rather than a walk-up facility).
- (a) Stacking space requirements. Vehicle stacking spaces for drive-through facilities shall be provided to comply with Table 375.405.6 and Figure 375.405.3.

Table 375.405.6		
Drive-Through Stacking Space Requirements		
Activity	Minimum Stacking Spaces (per lane)	Measured From
Bank, financial institution, or automated teller machine (ATM)	MU-CH: 4 Other districts: 2	ATM or window
Restaurant/retail store	MU-CH: 4 Other districts: 2	Pick-up window
Full-service vehicle washing establishment	MU-CH: 4 Other districts: 2	Outside of washing bay
Self-service or automated vehicle washing establishment	1	Outside of washing bay

Table 375.405.6		
Drive-Through Stacking Space Requirements		
Activity	Minimum Stacking Spaces (per lane)	Measured From
Other	Determined by the Chief Planning Official based on anticipated need and avoidance of traffic congestion on adjacent streets	

(b) Location and design of stacking lanes.

- (i) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the lot line of the site.
- (ii) No service shall be rendered, deliveries made, or sales conducted within the required front yard or corner side yard; customers shall be served in vehicles through service windows or facility located on the noncorner sides and/or rear of the principal building.

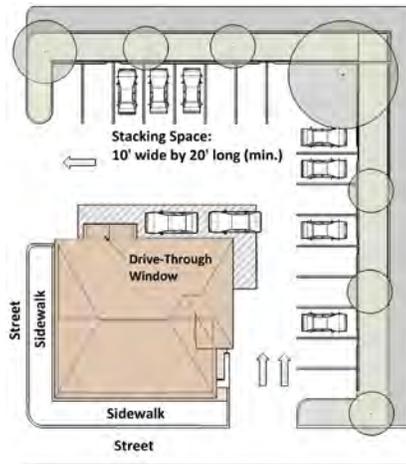


Figure 375.405.3

- (iii) Drive-through stacking lanes shall have a minimum width of 10 feet and a minimum length of 20 feet.

EXHIBIT A

(Proposed Zoning Law Text Amendment)

§ 307-4. Definitions.

SELF-STORAGE FACILITY A building or buildings containing separate individual self-storage units for rent or lease restricted solely for the temporary storage of goods and wares not belonging to the owner of the land on which the building(s) is located. The conduct of sales, business, or any activity other than storage within the individual storage units is not permitted.

§ 307-29. Table of Required Off-Street Parking Spaces; Rules for Interpretation.

C. The Planning Board will fix the appropriate number of parking spaces required for a particular use by considering the suggested standards herein, as well as information provided by the applicant as to the requirements of the use, as well as generally accepted standards of the planning and engineering professions. The ability to exercise flexibility is further provided for in § 307-34.1.

TABLE OF REQUIRED OFF-STREET PARKING SPACES	
Use	Required Number of Spaces
<u>Self-Storage Facility</u>	<u>1 per 10,000 square feet of Gross Floor Area, plus 1 per employee on maximum work shift</u>

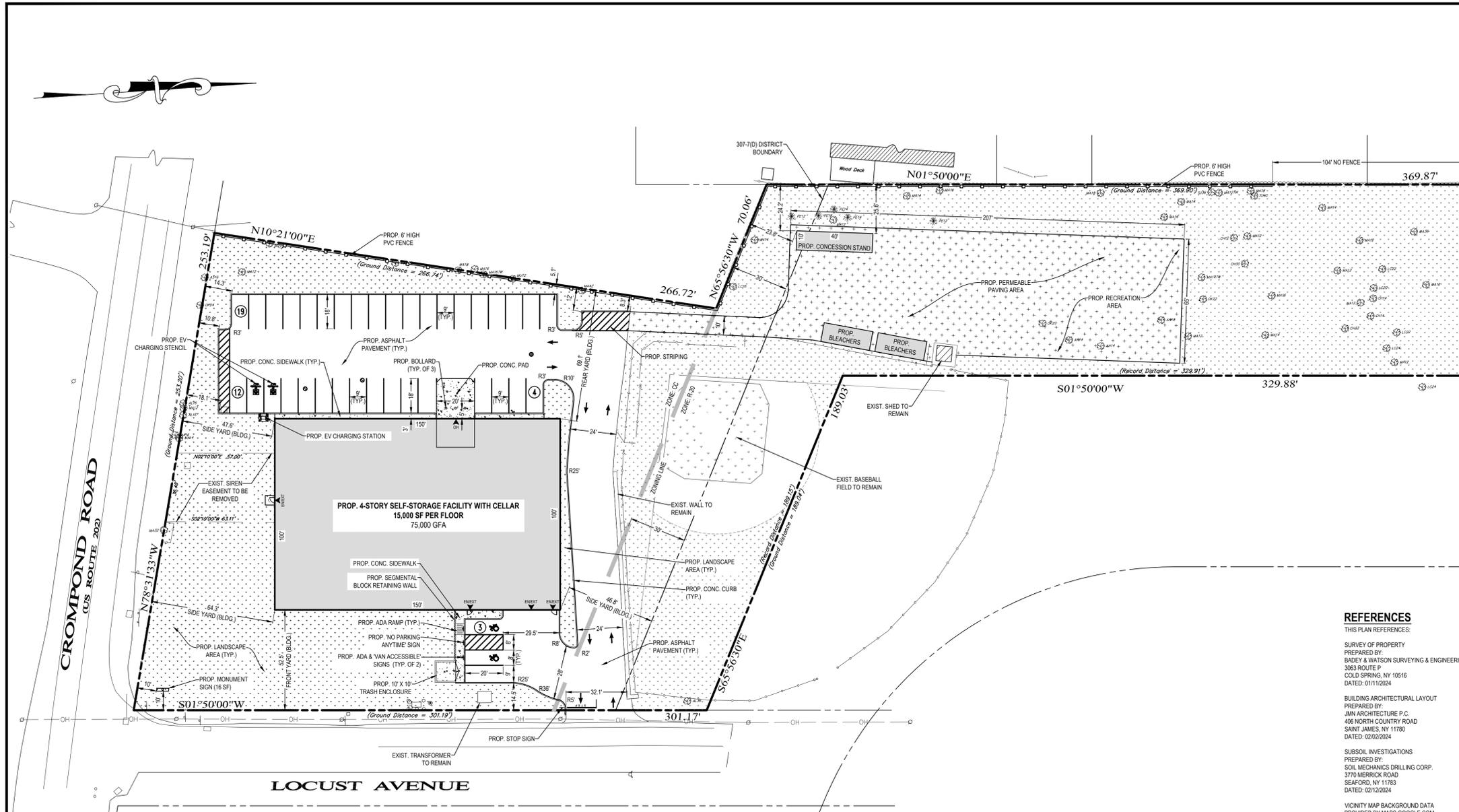
§ 307-65.11. Self-Storage Facility.

- A. **Purpose. The Town wishes to permit Self-Storage Facility use in the CC District by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B), below.**
- B. **Standards and conditions:**
- (1) **Self-Storage Facility use is limited to tax lots within the CC District with frontage on US Route 202/NYS Route 35. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted.**
 - (2) **No more than one Self-Storage Facility building per lot.**
 - (3) **Outdoor storage, including boats, equipment, and motor vehicles, is prohibited.**
 - (4) **All Self-Storage Facility uses shall comply with the following dimensional requirements:**
 - (a) **Minimum Lot Area: 40,000 square feet**
 - (b) **Minimum Lot Width: 200 feet**
 - (c) **Maximum Building Height: 44 feet / 4 stories**
 - (d) **Minimum Front Yard: 30 feet**

- (e) **Minimum Side Yard: 20 feet**
- (f) **Minimum Rear Yard: 20 feet**
- (g) **Maximum Building Coverage: 25% of lot area**
- (h) **Minimum Landscaped Area: 35% of lot area**
- (i) **Maximum Building Floor Area: 75,000 square feet**
- (5) **All Self-Storage Facility units shall be accessible only from the interior of the building.**
- (6) **Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.**

307 Attachment 2. Table of Permitted Uses.

	CROS	PROS	R-160	R-80	R-40	R-40A	R-20	R-15	R-10	RG	CC	HC	CD	MD	M-1	HC-9A
<u>SELF-STORAGE FACILITY</u>	<u>N</u>	<u>SP</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>									



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 AND PAVEMENT TO REMAIN AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE 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 STRIPING, 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 RETAIN 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, SPRING, DRIVELINES, 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 ACCORDINGLY. 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 CONDITIONS WITH SOIL CONSISTING OF 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, UNDER TAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, 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.
- 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 CORTLAND 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/OR 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.



PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
 42 ADRIENCT 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
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) 961-0806
 www.KeyCivilEngineering.com

PROJECT NAME: **PROPOSED SELF-STORAGE FACILITY**
 3 LOCUST AVENUE
 CORTLAND MANOR, NY 10567
 COUNTY OF WESTCHESTER
 SECT.: 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 10

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/42.31'
MINIMUM FRONT YARD	307 ATTACHMENT 5	30'	30'	56.6' (LOCUST AVENUE)	52.5' (LOCUST AVENUE)
MINIMUM SIDE YARD	307 ATTACHMENT 5	10'	20'	76.6'	46.8'
MINIMUM REAR YARD	307 ATTACHMENT 5	10'	20'	111.1'	69.1'
MAXIMUM BUILDING COVERAGE	307 ATTACHMENT 5	25%	25%	WITHIN OVERALL AREA 5.3% (5,786 SF)	WITHIN OVERALL AREA 13.6% (15,000 SF) EXCLUDING PROPOSED CONCESSION STAND) 13.6% (15,000 SF) WITHIN OVERALL AREA (EXCLUDING PROPOSED CONCESSION STAND)
MINIMUM LANDSCAPE AREA	307 ATTACHMENT 5	30%	35%	WITHIN OVERALL AREA 63.3% (69,624 SF) 69,624 SF/110,078.59 = 63.3% INFELD DIRT AREA OF BASEBALL FIELD NOT INCLUDED	WITHIN DISTRICT BOUNDARY 42.1% (27,728 SF) 27,728 SF/65,899.39 = 42.1% WITHIN OVERALL AREA 49.9% (65,004 SF) 65,004 SF/110,078.59 = 49.9% INFELD 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	38 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 2'10" = 73 SF - 16 SF = 59 SF PERMITTED	(7) 44 SF WALL SIGNS
WALL SIGN HEIGHT	245 ATTACHMENT 1	10 FEET, BUT NOT ABOVE EAVE LINE	3 FT

PROPOSED BUILDING HEIGHT CALCULATIONS

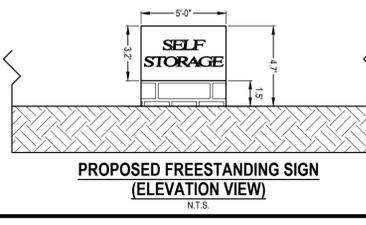
ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION 20' FROM BUILDING	PROPOSED TOP OF ROOF ELEVATION	PROPOSED BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION = 390.40 EAST ELEVATION = 383.75 SOUTH ELEVATION = 399.80 WEST ELEVATION = 393.33	NORTH ELEVATION = 431.87 EAST ELEVATION = 431.87 SOUTH ELEVATION = 431.87 WEST ELEVATION = 431.87	NORTH = 41.37 EAST = 48.12 SOUTH = 42.07 WEST = 38.54 AVERAGE = 42.31'

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 = 394.10 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 = 38.0' AVERAGE = 38.52'

LEGEND

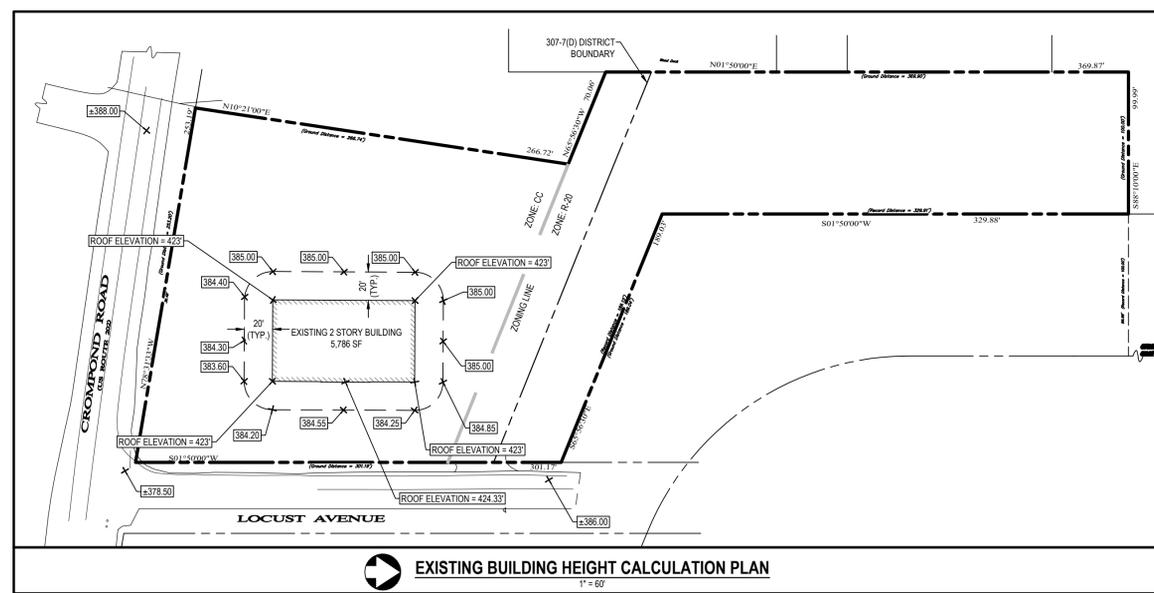
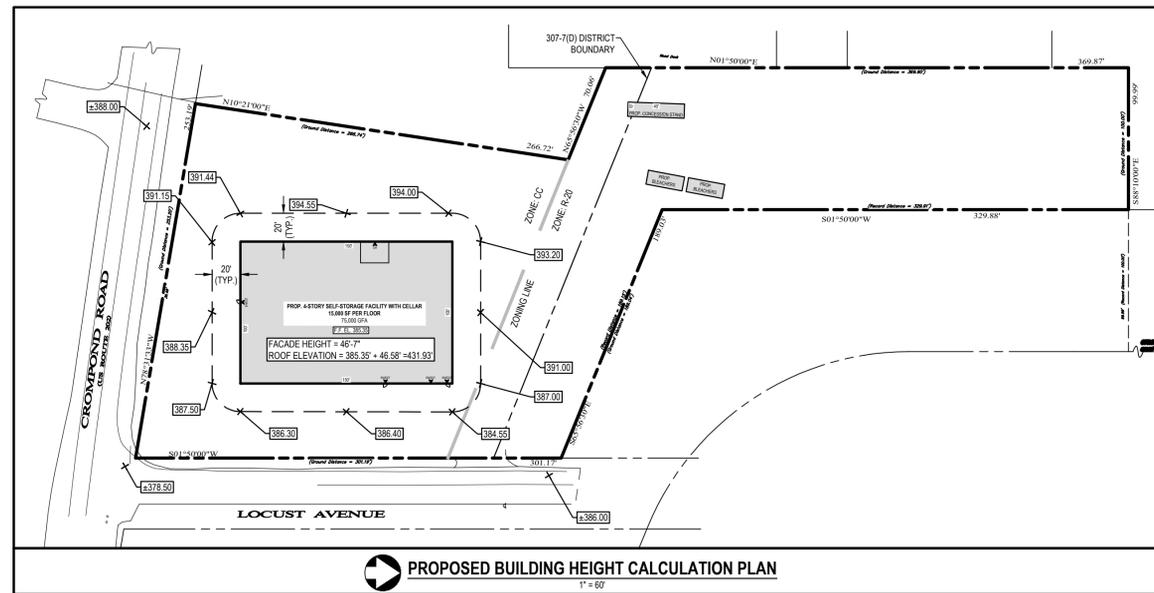
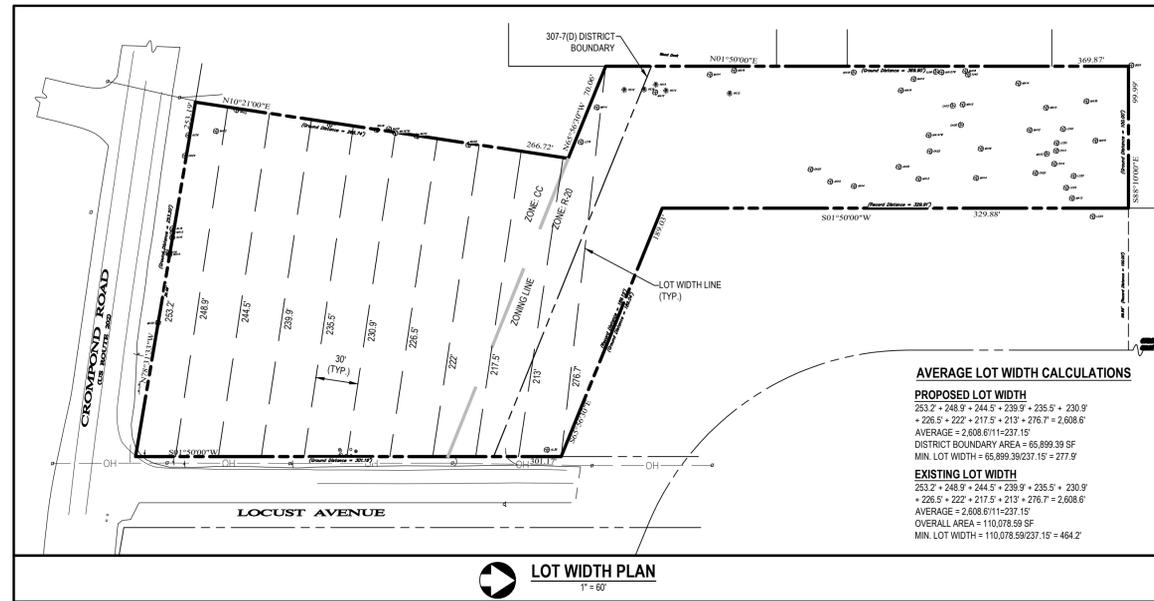
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
▭	BUILDING	▭
▬	DOOR LOCATION	▬
▬	CONCRETE CURB	▬
▬	SIGN	▬
○	BOLLARD	○
○	UTILITY POLE	○
▬	CHAIN LINK FENCE	▬
▬	WALL	▬
⊕	WATER VALVE	⊕
⊕	FIRE HYDRANT	⊕
▬	OVERHEAD WIRE	▬
□	INLET	●
○	MANHOLE	●
▬	PAVEMENT MARKING	▬
○	TREE	○
⊕	PARKING COUNT	⊕
▬	LANDSCAPE/GRASS/WOODED AREA	▬
▬	PERMEABLE PAVING	▬
▬	CONCRETE	▬



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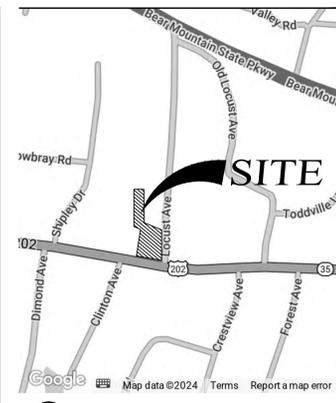
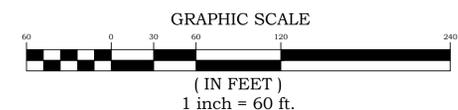
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 Dig With Care

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



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 = 388.60 WEST ELEVATION = 393.33	NORTH ELEVATION = 431.93' EAST ELEVATION = 431.93' SOUTH ELEVATION = 431.93' WEST ELEVATION = 431.93'	NORTH = 41.53' EAST = 48.18' SOUTH = 42.93' WEST = 38.60' AVERAGE = 42.31'

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 = 423.46' SOUTH ELEVATION = 423.0' WEST ELEVATION = 423.0'	NORTH = 38.05' EAST = 39.11' SOUTH = 38.9' WEST = 38.0' AVERAGE = 38.52'



VICINITY MAP
N.T.S.

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
 (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
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
 CORTLAND 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

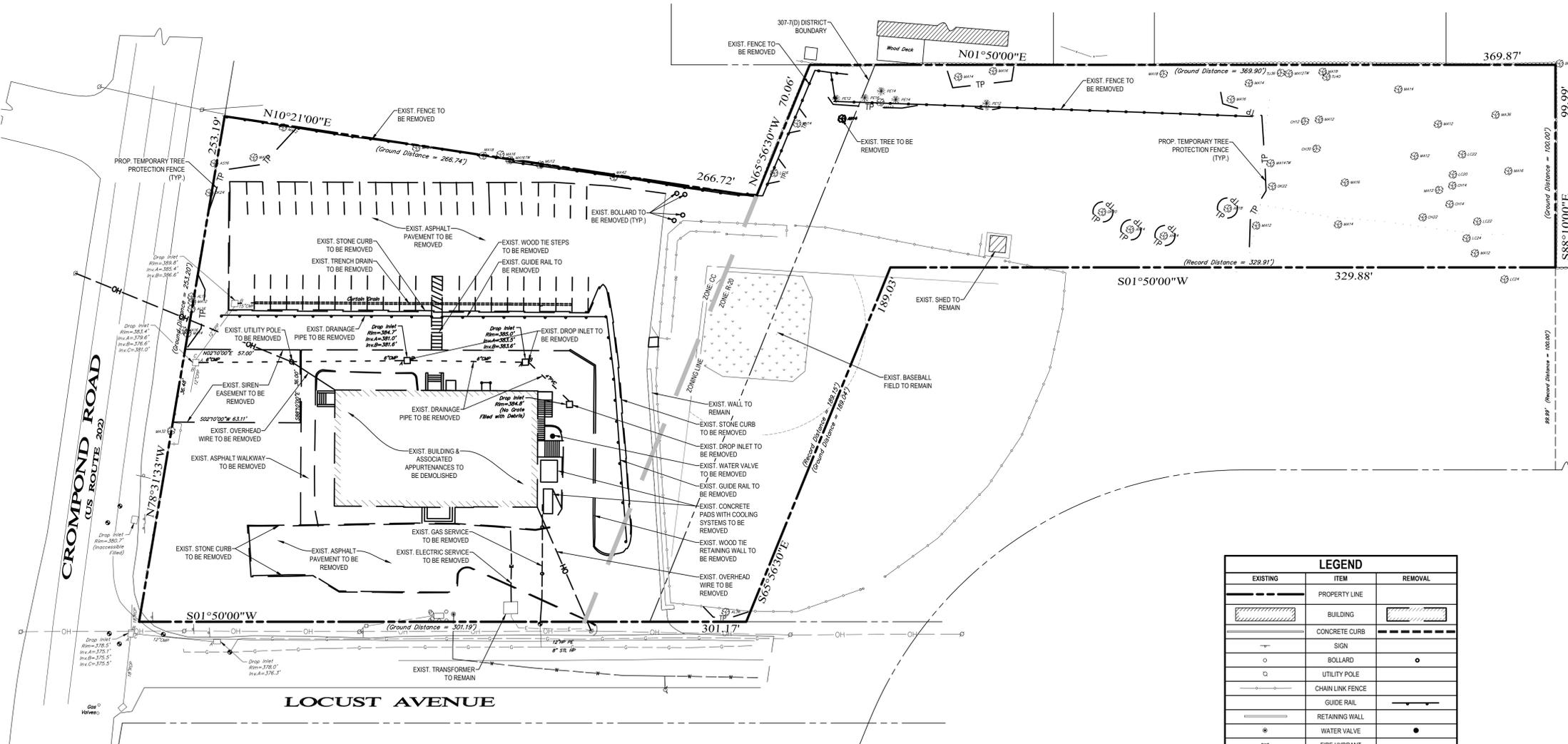
SEAL & SIGNATURE:

MARC PILOTTA, P.E.
 NEW YORK STATE PROFESSIONAL ENGINEER #081556

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DRAWING No: **C-1A**

PAGE No: 2 OF 10



LEGEND		
EXISTING	ITEM	REMOVAL
---	PROPERTY LINE	---
[Hatched Box]	BUILDING	[Hatched Box]
---	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	⊙

SITE REMOVAL NOTES

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- THE CONTRACTOR SHALL ENSURE ANY EXISTING ASBESTOS CONTAINING MATERIALS ARE 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. ANYALL 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 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 ADELUCK 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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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
CORTLAND 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 #081558

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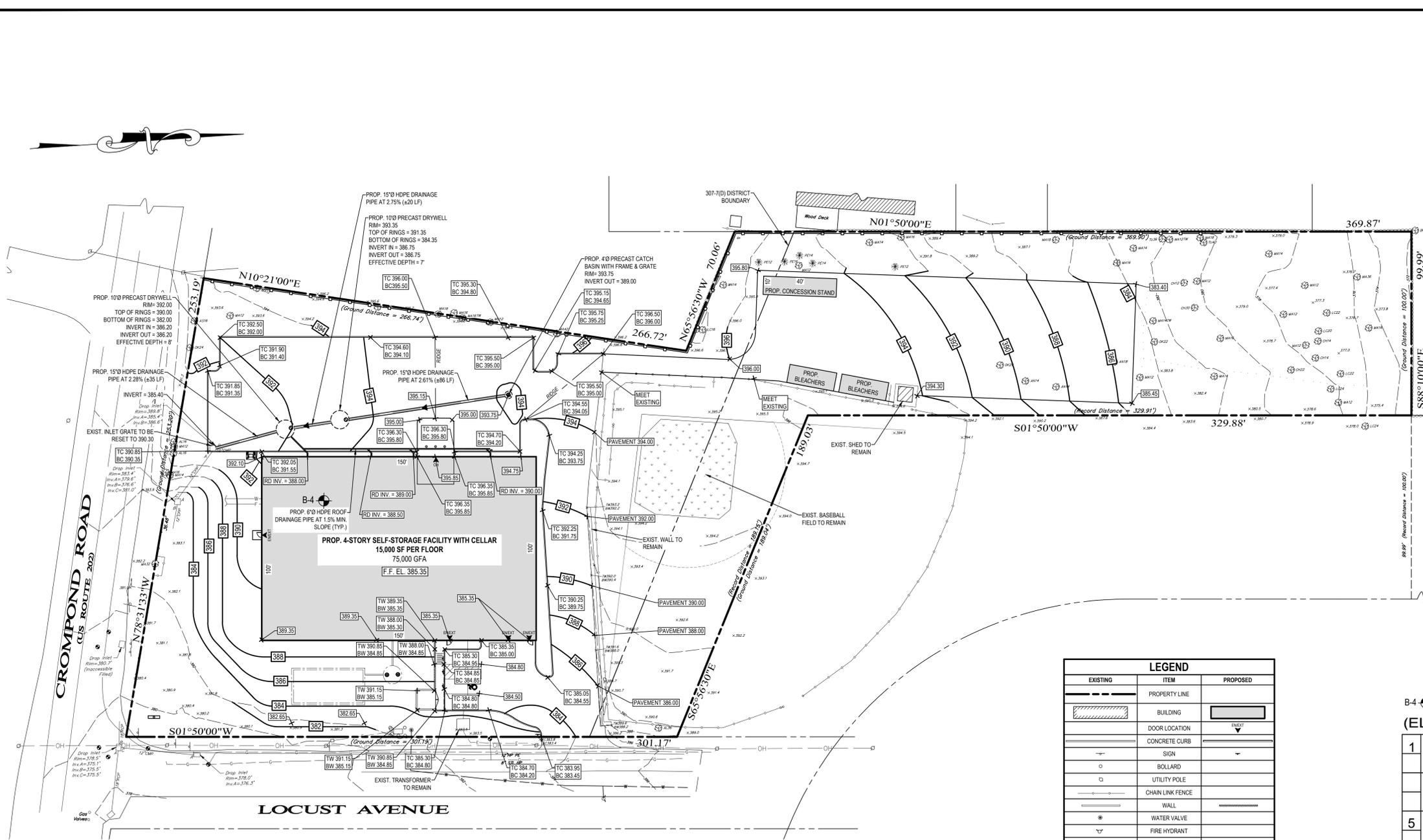
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PAGE No: 3 OF 10

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



GRADING & DRAINAGE NOTES

- REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- STORMWATER RUNOFF COEFFICIENTS PER TOWN OF CORTLAND:
 - ROOF = 1.00
 - PAVEMENT/IMPERVIOUS = 1.00
 - LANDSCAPE/PERVIOUS = 0.30
- PROVIDE STORMWATER RUNOFF STORAGE FOR 5" RAINFALL PER TOWN OF CORTLAND REQUIREMENTS
- DRYWELL DESIGN CAPACITY:
 - 8" DIAMETER = 42.24 CF/W
 - 10" DIAMETER = 68.42 CF/W
 - 12" DIAMETER = 100.88 CF/W
- ALL PROPOSED DRAINAGE INTERCONNECTING PIPING SHALL BE SMOOTH WALL HDPE WITH A MINIMUM DIAMETER OF 15 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 USABLE STALLS SHALL HAVE NO SLOPE GREATER THAN 2.0% IN ANY DIRECTION AND THE PROPOSED SIDEWALK SHALL NOT EXCEED A 5.0% 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 NAVD83 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.
- GRADING CONTOURS ARE FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

DRAINAGE CALCULATIONS

SITE AREA = 110,078.59 SF (2.527 ACRES)
 DRAINAGE AREA = 110,078.59 SF
 EXISTING AREA:
 IMPERVIOUS ROOF = 33,711.59 SF
 PERVIOUS LANDSCAPE = 76,367.00 SF
 PROPOSED AREA:
 IMPERVIOUS ROOF = 35,470.59 SF
 PERVIOUS LANDSCAPE = 74,608.00 SF
 STORAGE REQUIRED:
 PROPOSED IMPERVIOUS ROOF = 35,470.59 SF -
 EXISTING IMPERVIOUS ROOF = 33,711.59 SF =
 TOTAL IMPERVIOUS ROOF = 1,759.00 SF
 TOTAL IMPERVIOUS ROOF = 1,759 SF x (5712) x 1.00 = 732.92 CF
 STORAGE REQUIRED FOR WATER QUALITY = 255 CF
 TOTAL STORAGE REQUIRED = 732.92 CF + 255 CF = 987.92 CF

STORAGE PROVIDED:
 USE ONE (1) 100" DRYWELL WITH 8' EFFECTIVE STORAGE DEPTH
 1 DRYWELL x 68.42 CF/W x 8.0 WF = 547.36 CF
 USE ONE (1) 100" DRYWELL WITH 7' EFFECTIVE STORAGE DEPTH
 1 DRYWELL x 68.42 CF/W x 7.0 WF = 478.94 CF
 TOTAL = 547.36 CF + 478.94 CF = 1,026.3 CF
 1,026.3 CF IS GREATER THAN 987.92 CF, THEREFORE SUFFICIENT STORAGE IS PROVIDED

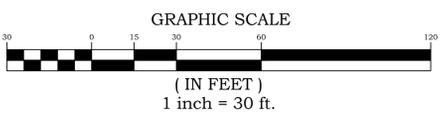
LEGEND		
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
▭	BUILDING	▭
---	DOOR LOCATION	▽
---	CONCRETE CURB	---
○	SIGN	---
○	BOLLARD	---
○	UTILITY POLE	---
---	CHAIN LINK FENCE	---
---	WALL	---
○	WATER VALVE	○
▽	FIRE HYDRANT	▽
---	OVERHEAD WIRE	---
□	INLET	●
○	MANHOLE	●
---	WATER SERVICE	---
---	ELECTRIC SERVICE	---
---	GAS SERVICE	---
---	DRAINAGE PIPE	---
---	SANITARY PIPE	---
---	CONTOUR	---
○	10" DRYWELL	○
---	TOP & BOTTOM OF CURB ELEVATION	TC 384.85 BC 384.35
---	TOP & BOTTOM OF WALL ELEVATION	TW 389.25 BW 385.35
---	GRADE ELEVATION	386.00
○	TREE	○

B-4 (EL. 101.5') GROUND SURFACE

NO	SB	R	CLASSIFICATION
1	1/4	2	BLACKTOP 2"
1	2	8"	BRN. SANDY CLAYEY SILT, TR. GRAVEL, THIN ROOTS (ML)(FILL)
2	5	18"	BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(FILL?)
3	11	20"	BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(4)
4	20	18"	BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(4)
5	24	20"	BRN. SILTY SAND, TR. GRAVEL, CLAY (SM)(4)
10	27	32"	BRN. SILTY SAND, TR. GRAVEL, CLAY W/ SANDY CLAYEY SILT, TR. GRAVEL (SM-ML)(4,5)
6	10	17	BRN. SILTY SAND, TR. GRAVEL, CLAY W/ SANDY CLAYEY SILT, TR. GRAVEL (SM-ML)(4,5)
7	72	12"	DK. GRAY BRN./ GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG. (SM)(4)
20	200	1"	ROCK FRAG. (2)

AUGER REFUSAL @ 23' - 6"
 FEET NO SB R CLASSIFICATION

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PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
 42 ADEQUATE 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
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

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
 CORTLAND MANOR, NY 10567
 COUNTY OF WESTCHESTER
 SECT.: 34.5, BLOCK: 2, LOT: 6

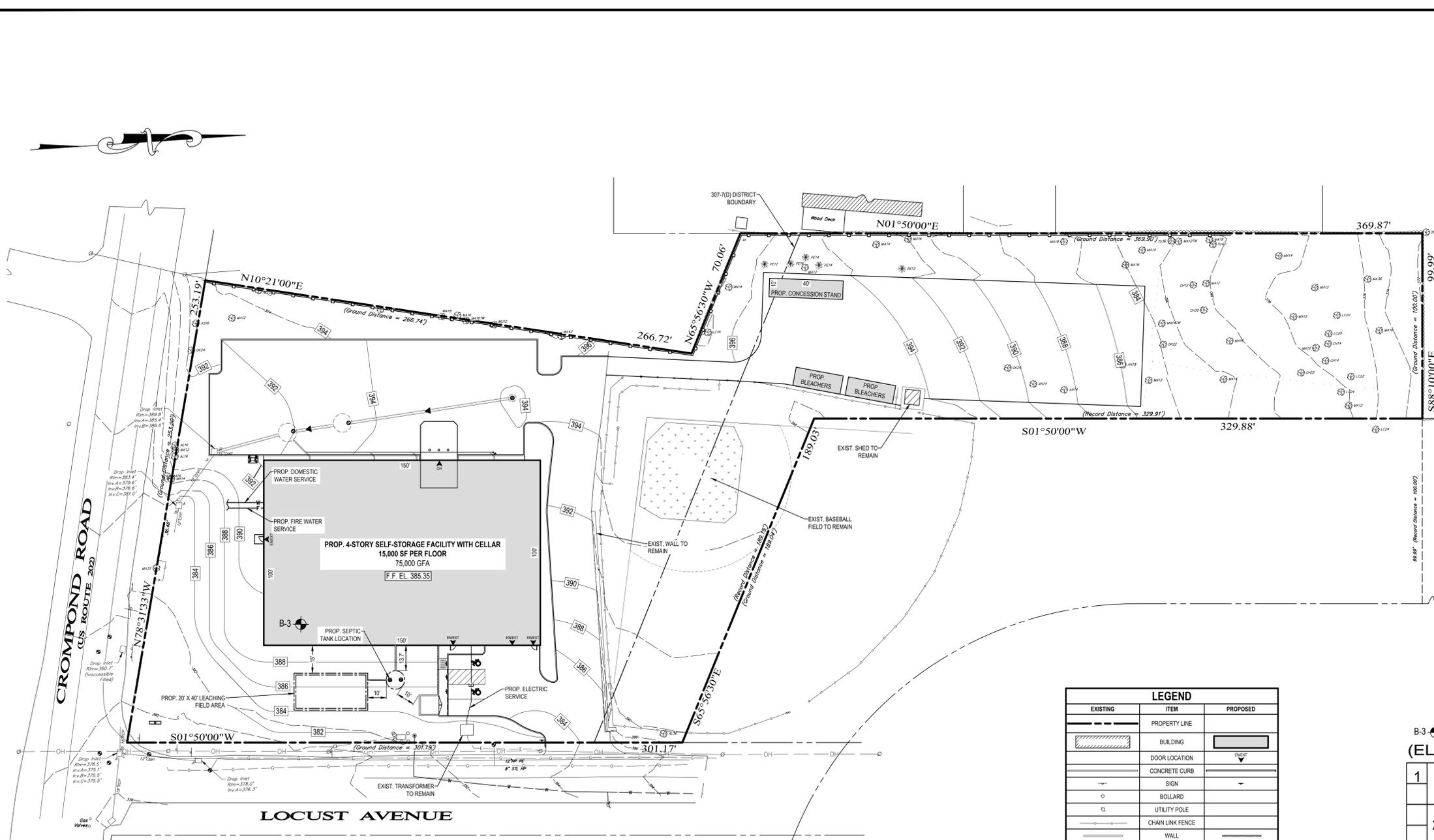
GRADING & DRAINAGE PLAN

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.**
 STATE OF NEW YORK
 MARG PILOTTA
 NOTED & SEALED
 081558
 LICENSED PROFESSIONAL ENGINEER

DRAWING No.: **C-3**

PAGE No.: 4 OF 10



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 ADJUNCT 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
 (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

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 18" - 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 = 482.0 GPD
 TOTAL SANITARY FLOW = 482.0 GPD

SEPTIC TANK
 MINIMUM REQUIRED CAPACITY = 2 DAYS TOTAL FLOW = 482.0 GPD x 2 DAYS = 964.0 GALLONS
 PER NYSDEC MINIMUM SEPTIC TANK CAPACITY = 1,000 GPD

USE ONE (1) 8'0" SEPTIC TANK WITH 4'0" LIQUID DEPTH
 CAPACITY = 1 x 4'0" x 300 GAL/1' = 1,200 GALLONS
 EXCEEDS REQUIRED CAPACITY OF 964.0 GALLONS

LEACHING FIELD
 NYSDEC TABLE 4A
 SEPTIC TRENCH LENGTH (TABLE 4-A)
 PERC. RATE: 1-5 MININ = 482 GPD = 187 LF OF DRAIN PIPE
 PROVIDED (5) TRENCH @ 38' EACH (2) WIDE (MIN. 4' COVER) = 190 LF

LEGEND

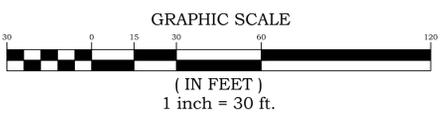
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
▭	BUILDING	▭
⬇	DOOR LOCATION	⬇
---	CONCRETE CURB	---
---	SIGN	---
○	BOLLARD	○
○	UTILITY POLE	○
---	CHAIN LINK FENCE	---
---	WALL	---
●	WATER VALVE	●
⚡	FIRE HYDRANT	⚡
OH	OVERHEAD WIRE	OH
□	INLET	●
□	MANHOLE	●
W	WATER SERVICE	W
E	ELECTRIC SERVICE	E
G	GAS SERVICE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

B-3 (EL. 100.9') GROUND SURFACE

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

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REVISIONS

KEY CIVIL ENGINEERING
 664 BLUE POINT ROAD, UNIT B
 HOLTSTVILLE, NEW YORK 11742
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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

UTILITY PLAN

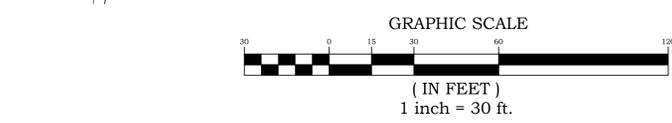
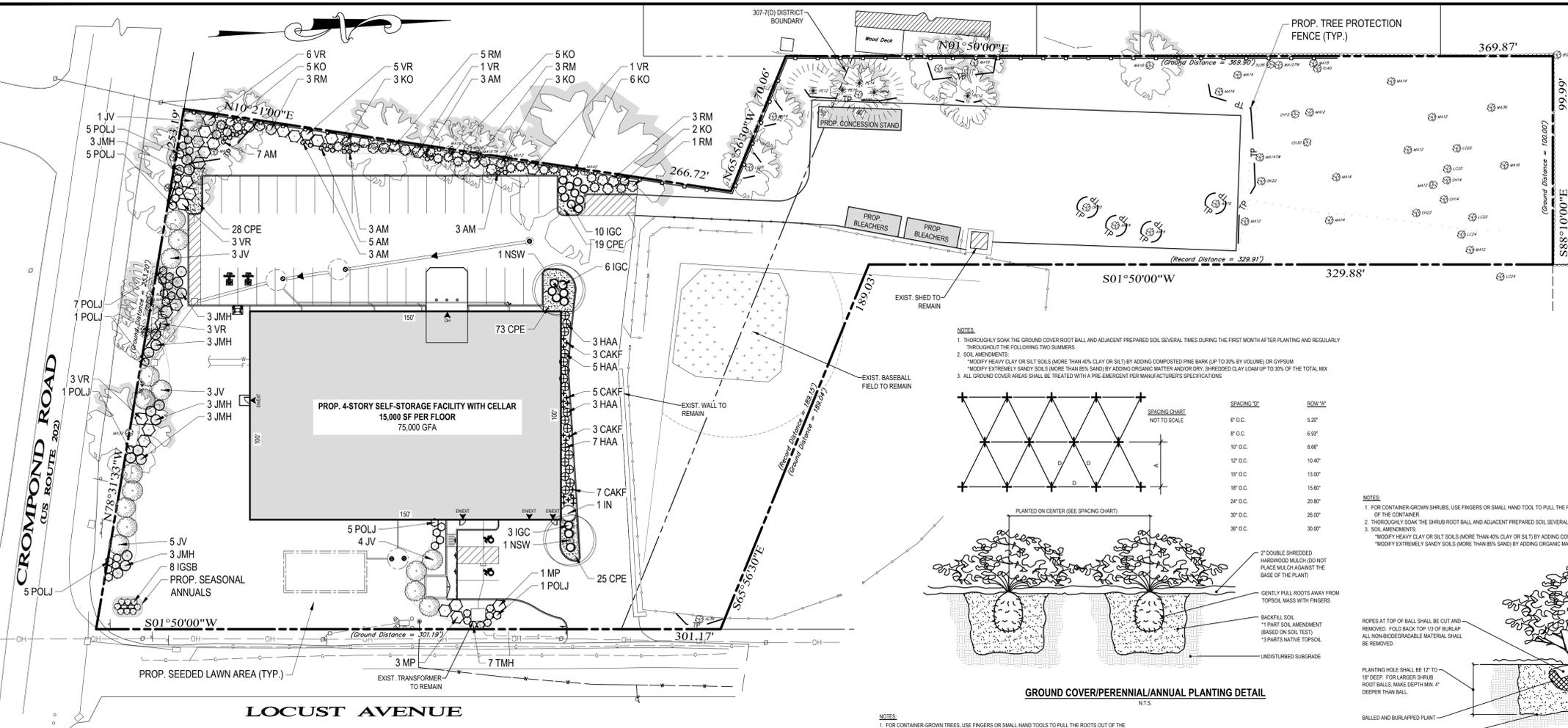
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 SCALE: 1" = 30'
 PROJECT NUMBER: 24001
 DRAWING BY: JR
 CHECKED BY: JF
 APPROVED BY: MP

SEAL & SIGNATURE:

MARC PIOTTA, P.E.
 NEW YORK STATE PROFESSIONAL ENGINEER #081534

DRAWING No: **C-4**

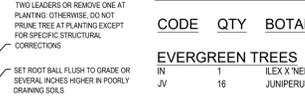
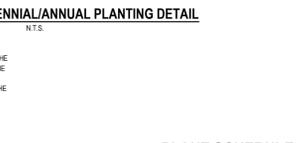
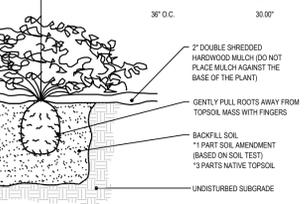
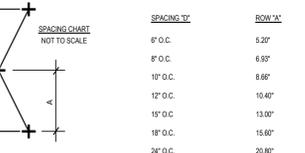
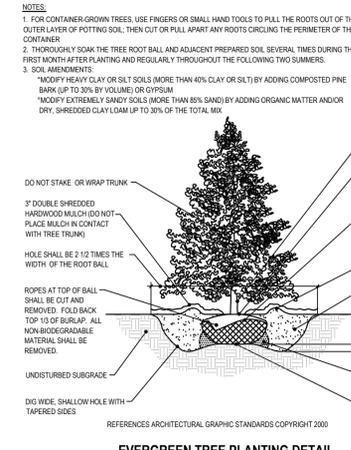
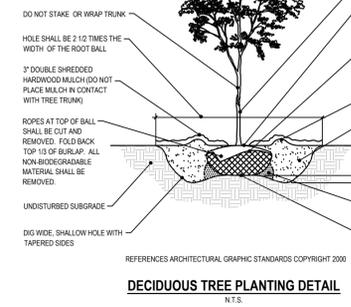
PAGE No: 5 OF 10



COMPLIANCE CHART			
ZONING DISTRICT: CC			
SPECIAL PERMIT FOR SELF STORAGE IN THE CC ZONING DISTRICT			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
307-21: LANDSCAPED 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 ADJUTING 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 ADJUTING STREET LINES. TRASH COLLECTION AREA SURROUNDED BY MASONRY ENCLOSURE AND SCREENED BY EVERGREEN TREES IN A MINIMUM 4' WIDE PLANTED BED	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 TOTAL PARKING AREA: 11,182 S.F. REQUIRED: 559 S.F. PROPOSED: 696 S.F. (6.2%)	COMPLIES
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(S) (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' 1" 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
MAXIMUM BUILDING COVERAGE			COMPLIES

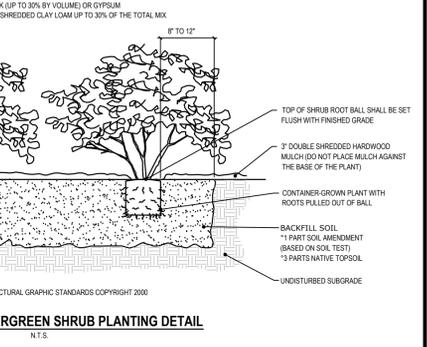
SEEDING SPECIFICATIONS

- 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 11 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.
- 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.
 - GENERAL MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.
 - GENERAL LOW MAINTENANCE SEED MIX
- | SEED MIXTURE | LBS/ACRE | LBS/1,000 S.F. |
|--|----------|----------------|
| FINE FESCUE (BLENDED) | 130 | 3.0 |
| HARD FESCUE | | |
| CHEWING FESCUE | | |
| STRONG CREEPING RED FESCUE | 45 | 1.0 |
| KENTUCKY BLUEGRASS | 20 | 0.5 |
| PERENNIAL RYEGRASS | 5 | 0.1 |
| WHITE CLOVER | | |
| (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 5B: 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
- 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.
 - APPLY UNROTATED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDING 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.
 - IRRIGATE NEWLY SEEDING AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.



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 CONTRACTED 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.



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	NATIVE
EVERGREEN TREES							
IN	1	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY	6-7	B+B	15-25'	10-15'	NO
JV	16	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	6-7	B+B	30-65'	8-25'	YES
SHADE TREES							
NSW	2	NYSSA SYLVATICA WILDFIRE / BLACK GUM	2 1/2-3" CAL.	B+B	30-50'	20-30'	YES
DECIDUOUS SHRUBS							
AM	24	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	4	MYRTICA PENNSYLVANICA / NORTHERN BAYBERRY	30-36"	B+B	5-10'	3-4'	YES
POLJ	30	PHYSCARPUS OPULOLIFOLIUS 'LITTLE JOKER' / LITTLE JOKER NINEBARK	18-24"	3 GAL	3-4'	3-4'	YES
EVERGREEN SHRUBS							
IGC	19	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
JMH	18	JUNIPERUS X MEDIA 'HETZI' / HETZI JUNIPER	6-7"	B+B	15'	5'	NO
KO	24	KALMA LATIFOLIA 'OLYMPIC FIRE' / MOUNTAIN LAUREL	6-7"	B+B	4-6'	4-6'	YES
RM	15	RHOODOENDRON MAXIMUM / ROSE HAZEL	6-7"	B+B	5-10'	5-10'	YES
TMH	7	TAUUS X MEDIA 'HICKS' / HICKS YEW	36-42"	B+B	3-4'	3-4'	NO
VR	22	VIORNIUM RHYNDOPHYLLUM / LEATHERLEAF VIBURNUM	6-7"	B+B	6-10'	6-10'	NO
ORNAMENTAL GRASSES							
CAFK	18	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / FEATHER REED GRASS	18-24"	2 GAL	1-5'	1-2'	NO
GROUND COVERS							
CPE	145	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	6-12"	1 GAL	5-1"	5-1"	YES



PROJECT DATA

APPLICANT/OWNER: 3 LOCUST AVENUE LLC
42 ADELUCT 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
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
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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

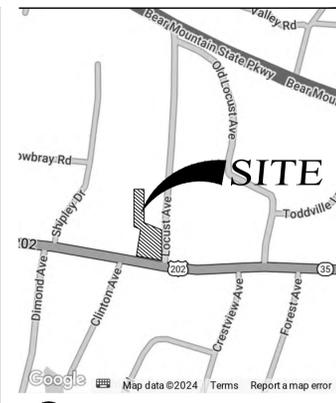
SEAL & SIGNATURE:

DRAWING NO: C-5

PAGE No: 6 OF 10

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
N.T.S.

PROJECT DATA

APPLICANT/OWNER	3 LOCUST AVENUE LLC 42 AQUeduct ROAD GARRISON, NY 10524
TAX MAP NUMBER	Secd.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
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

KEY CIVIL ENGINEERING
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HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

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

DRAWING TITLE

SITE LIGHTING PLAN

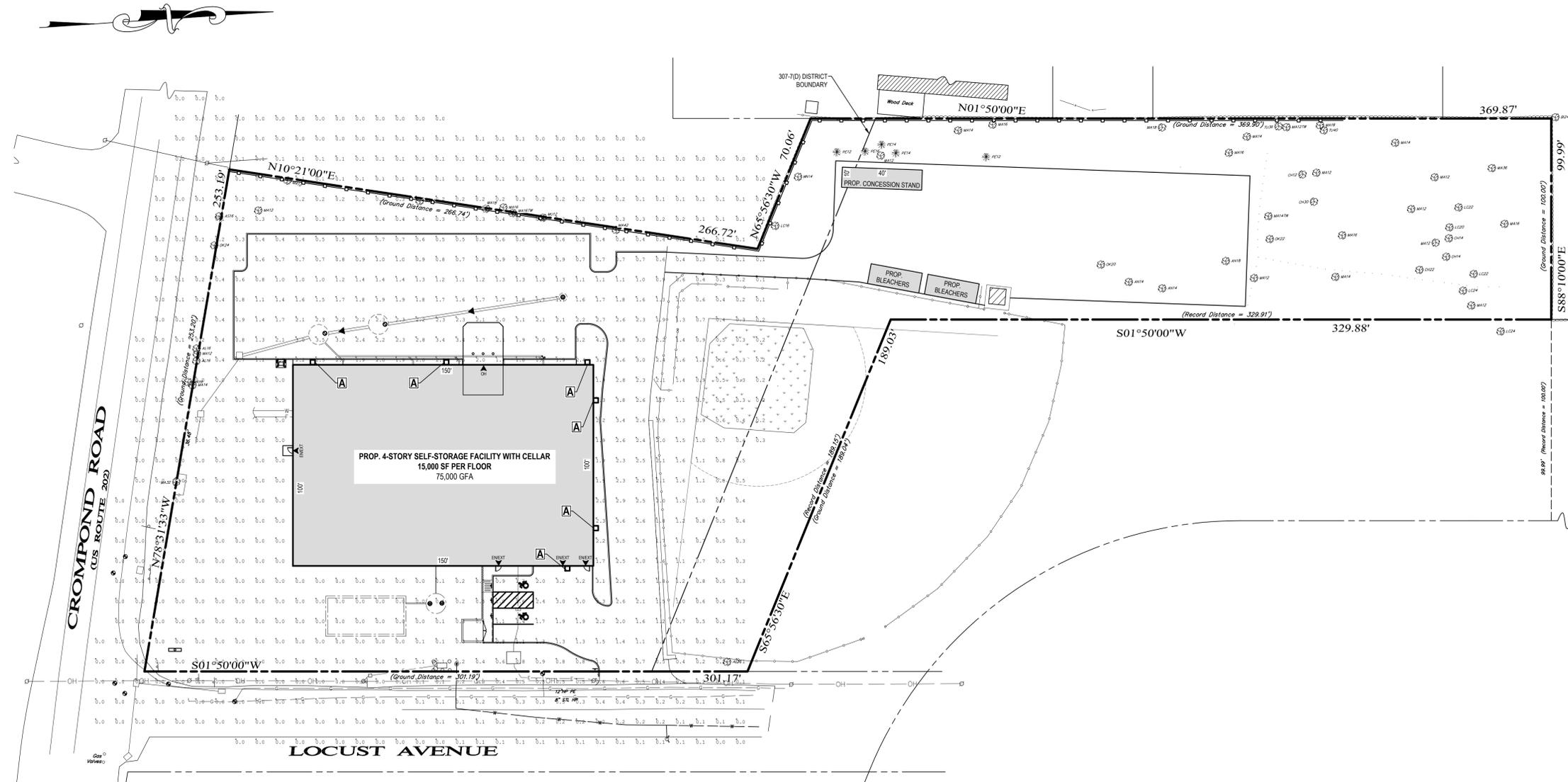
DATE: 03/22/2024
SCALE: 1" = 30'
PROJECT NUMBER: 24001
DRAWING BY: JR
CHECKED BY: JF
APPROVED BY: MP

SEAL & SIGNATURE:

MARC PILOTTA, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #081558

DRAWING No.: C-6

PAGE No.: 7 OF 10



NON ESSENTIAL EXTERIOR LIGHTING SHALL BE TURNED OFF NO LATER THAN 11:00 P.M. FOR BUSINESSES CLOSED BEFORE 9:00 P.M.

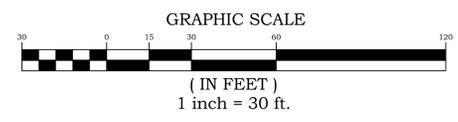
LUMINAIRE SCHEDULE										
SYMBOL	QUANTITY	LABEL	FIXTURE ARRANGEMENT	FIXTURE COUNT	MANUFACTURER / FIXTURE DESCRIPTION / MOUNTING TYPE	MOUNTING HEIGHT	LLF	COLOR TEMPERATURE	ARRANGEMENT WATTS	TOTAL WATTS
□	6	A	SINGLE	1	PROPOSED / LITHONIA / DSXW2-LED-30C-1000-30K-TFTM-MVOLT / BUILDING	18'-0"	0.900	3000 K	109	654.0

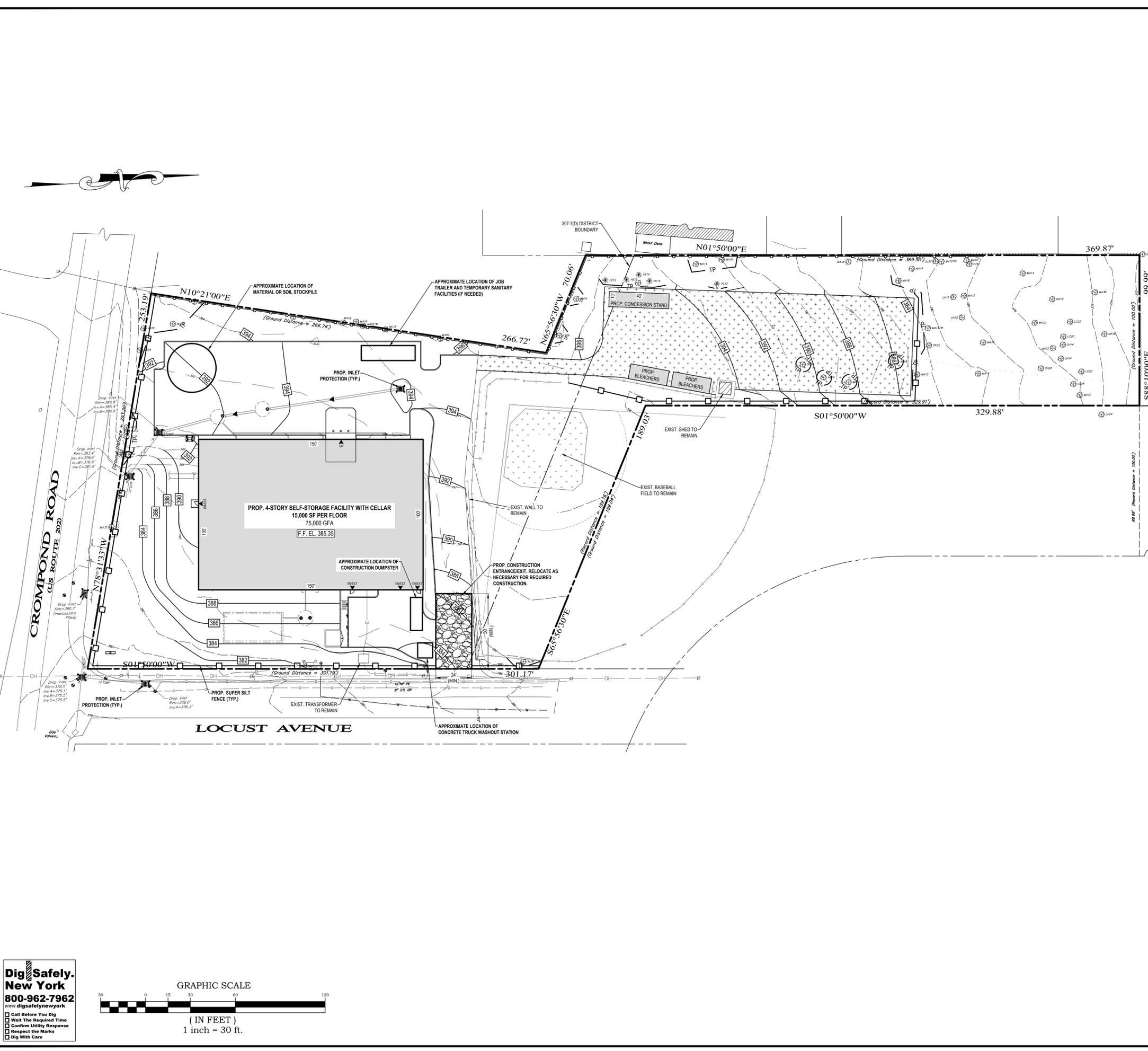
CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG	MAX	AVGMIN	MAXMIN
PARKING LOT	ILLUMINANCE	Fc	1.73	3.80	0.40	4.33



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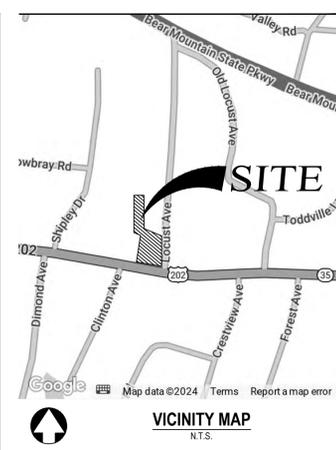




SOIL EROSION & SEDIMENT CONTROL NOTES:

- 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 PIPES 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.

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	74,608 SF (1.713 Acres)



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 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
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE

REVISIONS

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HOLTSVILLE, NEW YORK 11742
(631) 961-0606
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PROJECT NAME
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 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 #081558

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-7**
PAGE No.: 8 OF 10

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GRAPHIC SCALE
(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		
TRAINED CONTRACTOR: DAILY	INSPECT SEDIMENT BASINS, PERIMETER SEDIMENT CONTROLS, STABILIZED CONSTRUCTION ACCESS, INLET PROTECTION, AND OTHER BMPs	UPDATE SWPPP AS REQUIRED
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.

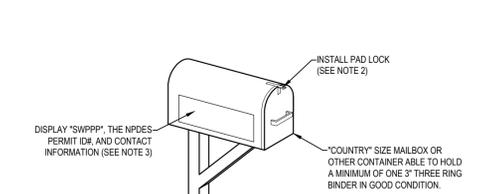
SOIL RESTORATION REQUIREMENTS DURING CONSTRUCTION ACTIVITY

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 HYDROLOGIC SOIL GROUP C & D APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-6 FEET AROUND BUILDINGS THAT NOT WITHIN A 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 DRIVEN 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 RIPPER AND DE-COMPACTION, DEC 2008"

SOIL RESTORATION NOTES:

- 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.
 - 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 HEIGHT. 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.
 - 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:
- 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, POSSES 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.
 - 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.
 - 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.
 - ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
 - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
 - VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
 - TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST.



- CONSTRUCTION PERMIT PAPERWORK STORAGE NOTES:**
- 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 INSPECTIONS.
 - 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.
 - CONTACT INFORMATION SHALL INCLUDE THE NAME AND PHONE NUMBER OF EACH OF THE TRAINED CONTRACTOR, QUALIFIED INSPECTOR, AND OWNER / OPERATOR.
 - PAPERWORK SHALL NOT BE TAKEN OFF SITE (SUCH AS STORED IN A WORK VEHICLE).
- CONSTRUCTION PERMIT PAPERWORK INCLUDES:**
- SWPPP (STORMWATER POLLUTION PREVENTION PLAN).
 - NO NOTICE OF INTENT ACKNOWLEDGEMENT LETTER FROM DEC.
 - NO SIGNED BY OWNER AND SWPPP PREPARER.
 - MS4 SWPPP ACCEPTANCE FORM.
 - NYS DEC GENERAL PERMIT No. GP-0-15-002.
 - 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 OVERLOT 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 OVERLOT GRADING OF A CONSTRUCTION SITE.	MINIMUM STONE BARRIER 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:

- 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.
- THE DRAINAGE AREA FOR A STORM DRAIN INLET WITH INLET PROTECTION SHALL NOT EXCEED 1 ACRE.
- IMMEDIATELY INSTALL INLET PROTECTION WHEN A STORM DRAIN INLET IS CONSTRUCTED.
- EROSION CONTROL/TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED ON THE DISTURBED DRAINAGE AREA TRIBUTARY TO THE INLET.
- TYPE IV INLET PROTECTION PRACTICES INCLUDE COMPOST FILTER SOCKS, GEO-TUBES FILLED WITH BALLAST, AND OTHER APPROVED EQUAL, MANUFACTURED SURFACE BARRIERS.
- 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.

DEFINITION:

THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

PURPOSE:

TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES:

ON CONSTRUCTION ROADS, ACCESS POINTS, AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA:

CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL BE INSTALLED. NO SPECIFIC DESIGN CRITERIA IS GIVEN; SEE CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL, WHERE THERE IS A POTENTIAL FOR THE MATERIAL TO WASH OFF TO A STREAM. INGREDIENT INFORMATION MUST BE PROVIDED TO THE NYSDEC. NO POLYMER APPLICATION SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE NYSDEC.

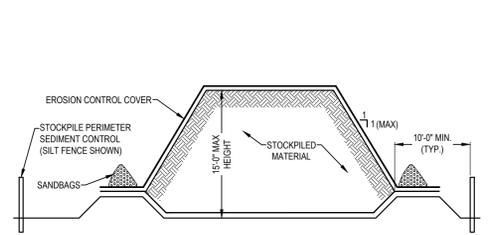
CONSTRUCTION SPECIFICATIONS:

- NON-DRIVING AREAS:
 - VEGETATIVE COVER: TEMPORARY SEEDING SHALL BE AS FOLLOWS:
 - IN RYE GRASS: ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7LBS/1000SF)
 - USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER
 - USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER
 - CERTIFIED "ARODSTOCK" WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS/SF)
 - USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER
- DRIVING AREAS:
 - SPRINKLING: THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES TO PROVIDE SHORT TERM LIMITED DUST CONTROL.
 - POLYMER ADHESIVES: POLYMERS ARE MIXED WITH WATER AND APPLIED TO THE DRIVING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
 - BARRIERS: WOVEN GEO-TEXTILES CAN BE PLACED ON THE DRIVING SURFACE. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS.
 - WINDBREAK: A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE:

MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL

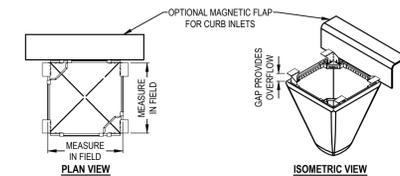


STOCKPILE NOTES:

- STOCKPILE MANAGEMENT INCLUDES MEASURES TO MINIMIZE EROSION AND SEDIMENT TRANSPORT FROM SOILS OR OTHER ERODIBLE MATERIALS STORED AT THE CONSTRUCTION SITE. SPECIAL ATTENTION SHOULD BE GIVEN TO STOCKPILES IN CLOSE PROXIMITY TO NATURAL OR MANMADE STORM SYSTEMS. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT.
- THIS DETAIL DOES NOT APPLY TO CONTAMINATED MATERIALS WHICH REQUIRE ADDITIONAL MEASURES.
- LOCATE STOCKPILES AS FAR AWAY FROM BODIES OF WATER, INFILTRATION AREAS, INLETS, AND OTHER DRAINAGE SYSTEM COMPONENTS AS POSSIBLE SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
- WHEN THE STOCKPILE IS NO LONGER NEEDED, PROPERLY DISPOSE OF EXCESS MATERIALS AND RE-VEGETATE OR OTHERWISE STABILIZE THE GROUND SURFACE WHERE THE STOCKPILE WAS LOCATED.
- FOR STOCKPILES MAINTAINED FOR MORE THAN ONE DAY, A SEDIMENT CONTROL SYSTEM, CONSISTING OF SILT FENCING OR COR LOG, SHALL BE INSTALLED AND MAINTAINED ON DOWNHILL SIDES TO CONTAIN MATERIAL.
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWN-DRAINAGE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON.
- FOR STOCKPILES IN ACTIVE USE, PROVIDE A STABILIZED DESIGNATED ACCESS POINT ON THE UPGRADIENT SIDE OF THE STOCKPILE.
- SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.
- INSPECT STOCKPILE SEDIMENT CONTROL SYSTEM IMMEDIATELY AFTER MODIFYING STOCKPILE.
- REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVERS AS NEEDED, OR AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY.
- FOR STOCKPILES INACTIVE FOR MORE THAN 14 DAYS, STABILIZE THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT USING AN EROSION CONTROL SYSTEM, CONSISTING OF TEMPORARY SEEDING AND MULCHING, PLASTIC / GEOTEXTILE COVERING, SOIL BINDERS, OR EROSION CONTROL BLANKETS. USE OF MULCH OR SOIL BINDERS ONLY IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR NO MORE THAN 60 DAYS.
- IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

MATERIAL STOCKPILE

N.T.S.

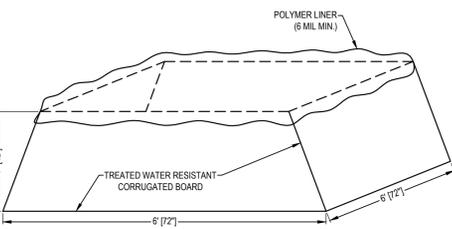


NOTES:

- CONTRACTOR TO PROVIDE IN-FIELD MEASUREMENTS TO MANUFACTURER AS REQUIRED TO MANUFACTURER.
- THE FOLLOWING REQUIRES ADDITIONAL REVIEW BY MANUFACTURER:
 - GRATES WITH EXTENDED BOTTOMS
 - ANY OBSTRUCTED INLET OPENINGS
- 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.



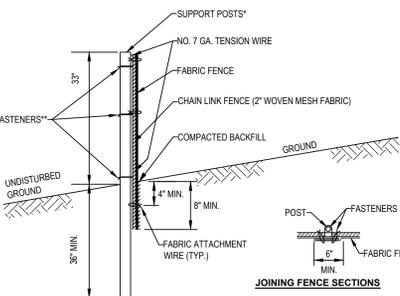
CONCRETE WASHOUT NOTES:

- THE CONCRETE WASHOUT(S) SHALL BE INSTALLED PRIOR TO THE DELIVERY OR PLACEMENT OF CONCRETE.
- WHEN DEEMED NECESSARY BY THE ENGINEER THE CONTRACTOR SHALL PLACE SIGNS THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT(S).
- THE CONCRETE WASHOUT AREA SHALL BE REPLACED AS NECESSARY AND/OR ABOVE TO MAINTAIN CAPACITY FOR LIQUID WASTE.
- CONCRETE WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
- UNDER NO CIRCUMSTANCES ARE DRAINAGE STRUCTURES, OPEN DITCHES, STREETS, OR STREAMS TO BE USED FOR CONCRETE WASHOUT LOCATIONS.
- LOCATE CONCRETE WASHOUT AT LEAST 50' FROM ALL DRAINAGE FACILITIES, OPEN DITCHES, AND OTHER WATER BODIES.
- THE CONCRETE WASHOUT SHALL BE USED FOR THE WASHING OF PORTLAND CEMENT CONCRETE RELATED ITEMS (TRANSIT-MIX TRUCKS, TOOLS, MIXERS, ETC.) ONLY.

CONCRETE TRUCK/MIXER WASHOUT AND GROUT WASTE

ITEM 209-06

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:

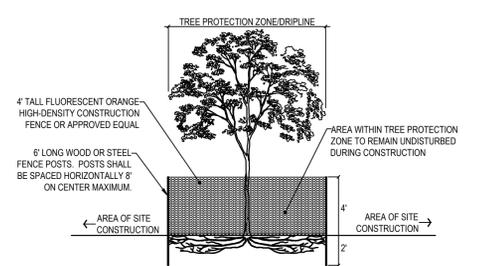
- NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE.
- FENCE MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
- FABRIC ATTACHMENT WIRES SHALL BE PLACED ABOVE 17\"/>

SUPER SILT FENCE (33\"/>

N.T.S.

NOTES FOR ALL TYPES OF SILT FENCE:

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

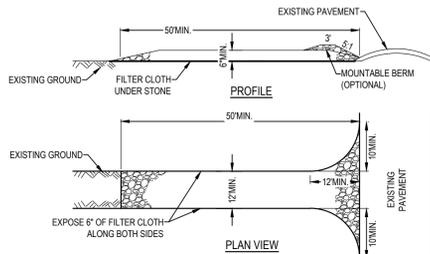


TREE PROTECTION FENCE NOTES:

- TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW TREE CANOPY DRIP LINE OR PROPOSED LIMITS OF DISTURBANCE.
- 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:

- STONE SIZE - USE 1 1/4 INCH STONE.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- CONTRACTOR TO ENSURE THAT THE TRACKING PREVENTION REMAINS EFFECTIVE DURING ALL CONSTRUCTION PHASES.
- ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
- CONTRACTOR TO RELOCATE TRACKING PADS AS NECESSARY.
- EXPOSE 6\"/>

STABILIZED CONSTRUCTION ACCESS

N.T.S.



VICINITY MAP

N.T.S.

PROJECT DATA

APPLICANT/OWNER	3 LOCUST AVENUE LLC 42 ADELPHI ROAD CORTLAND MANOR, 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
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
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

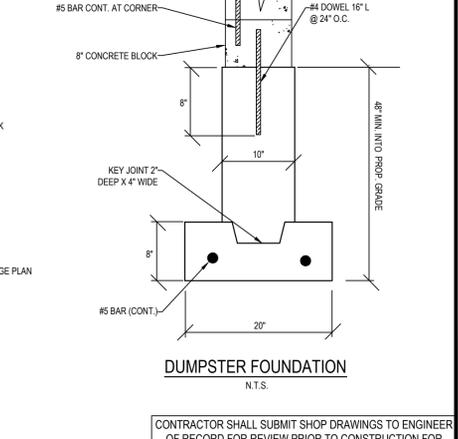
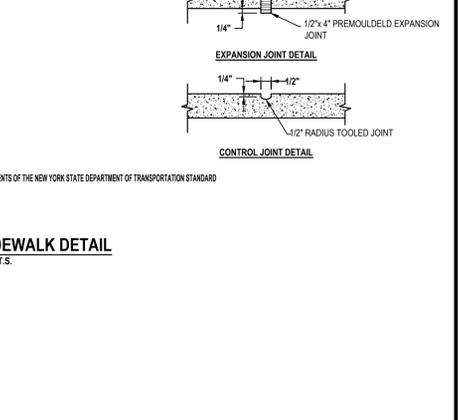
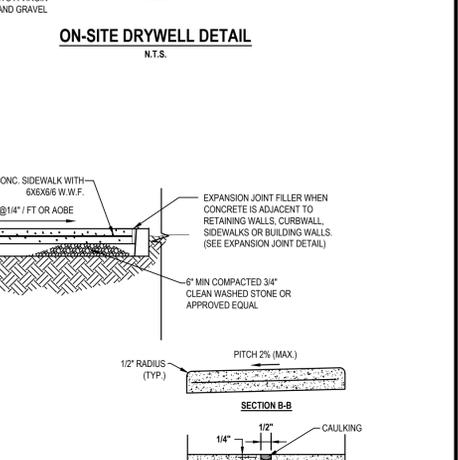
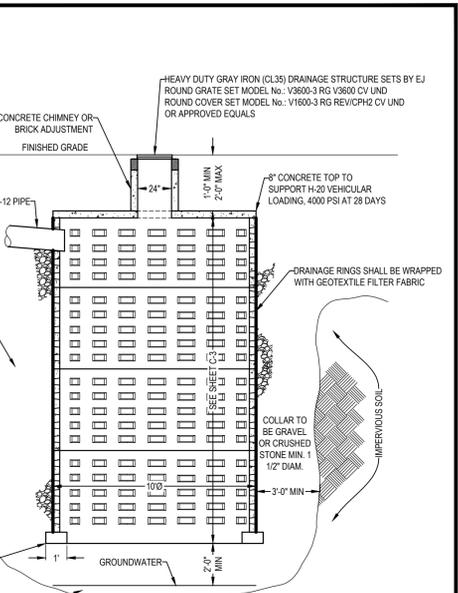
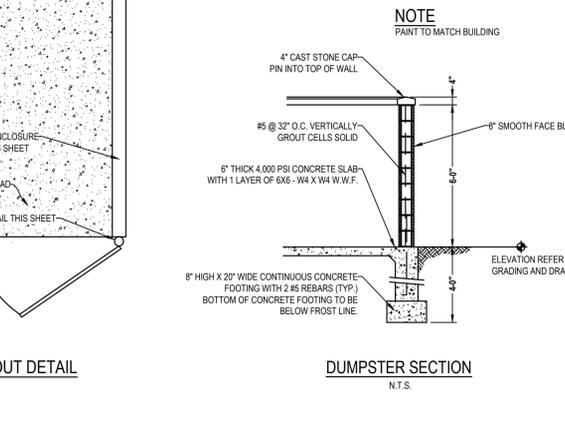
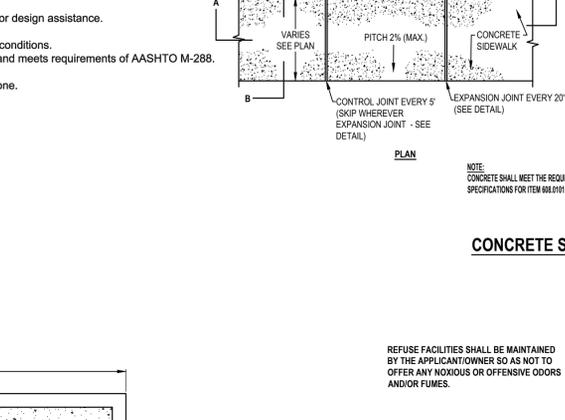
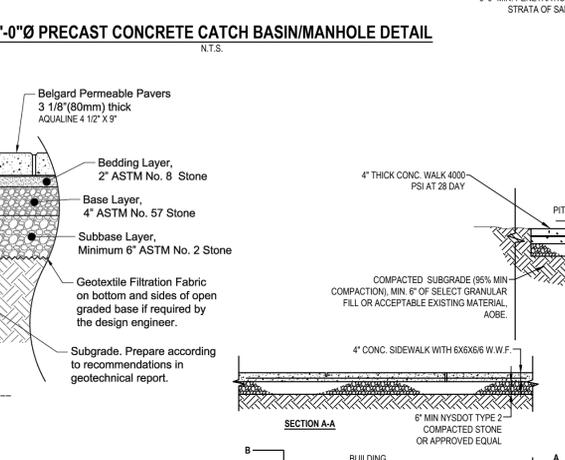
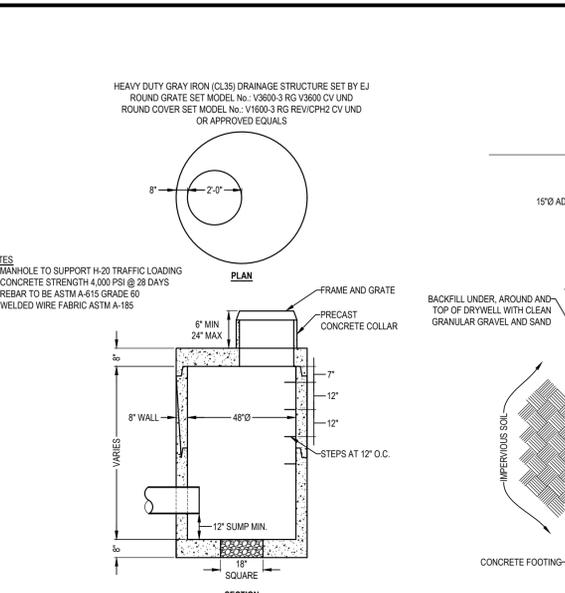
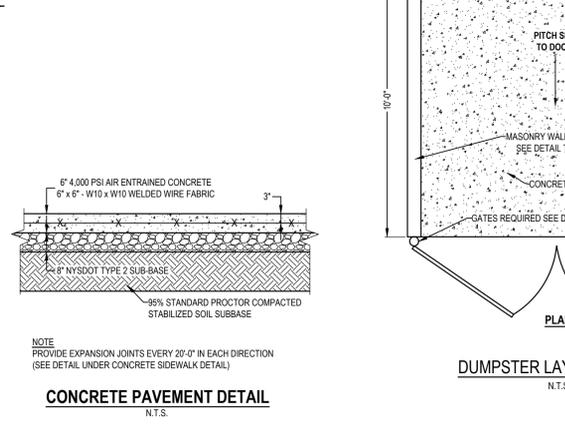
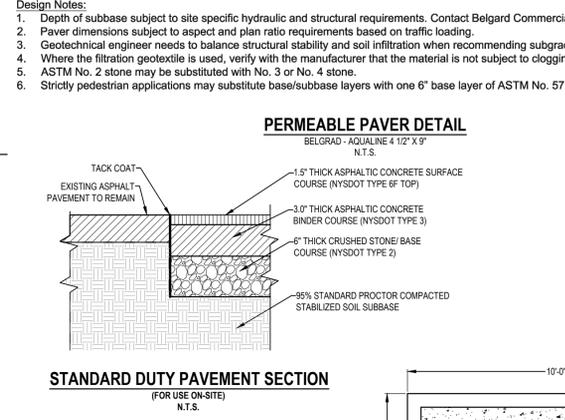
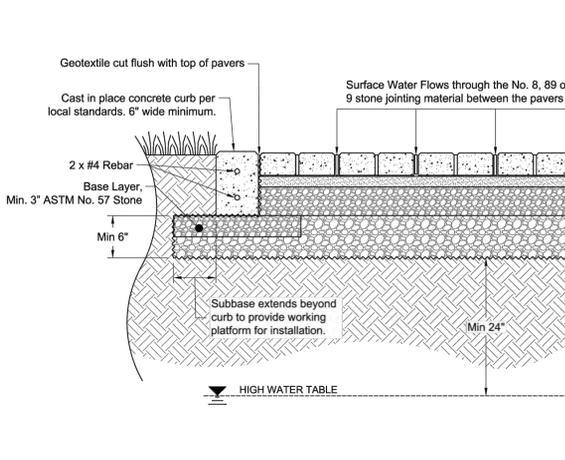
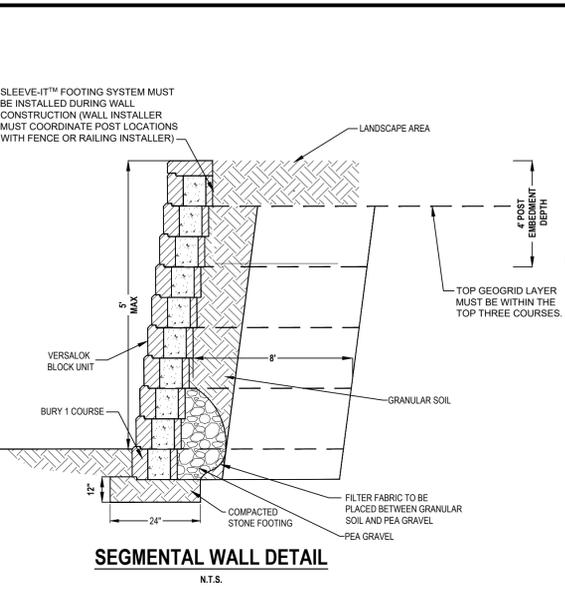
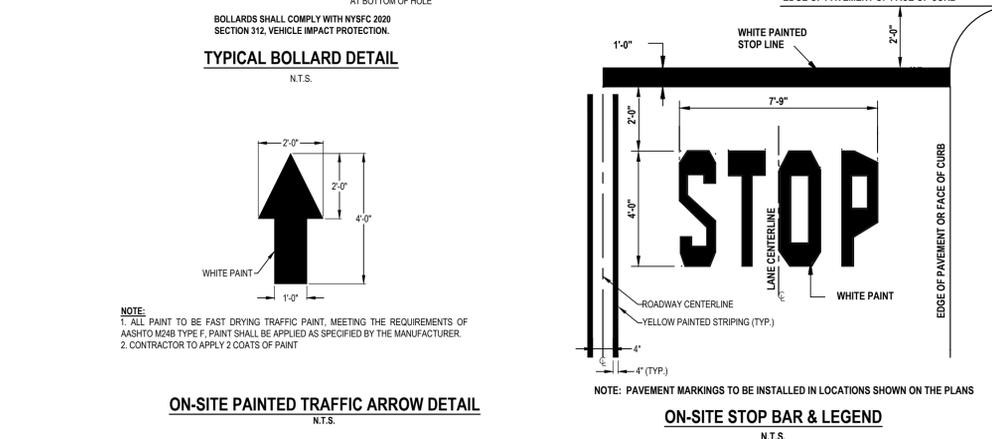
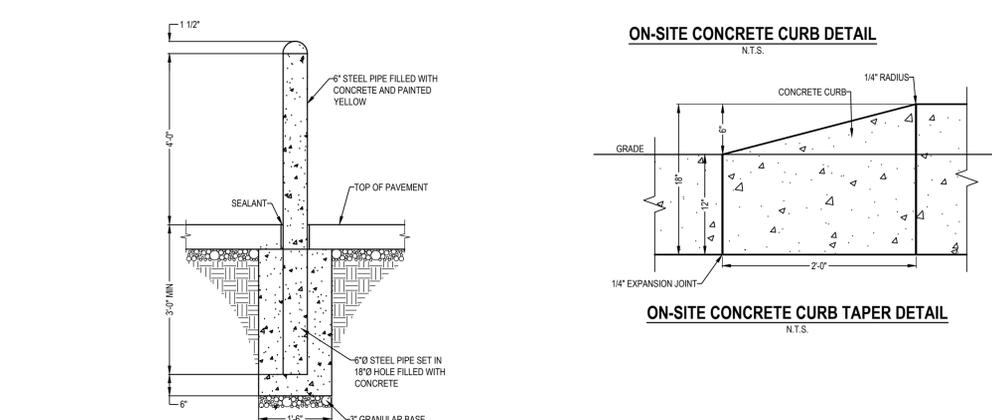
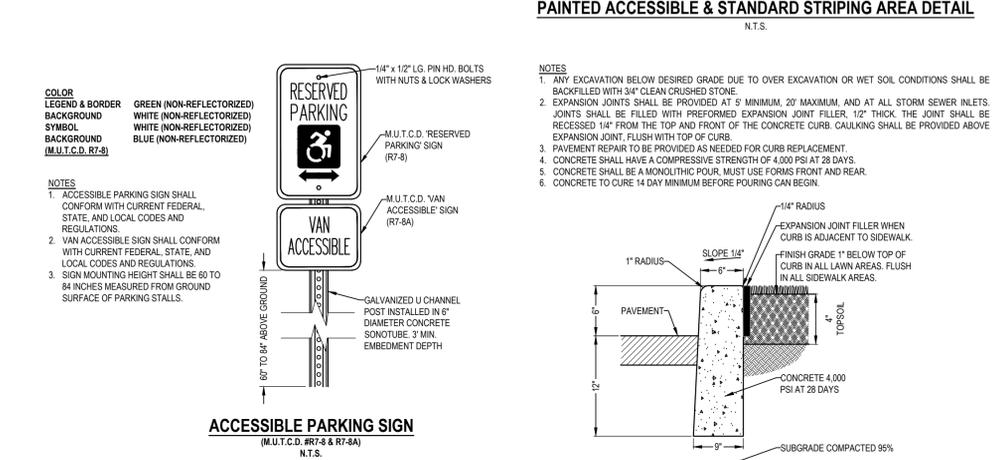
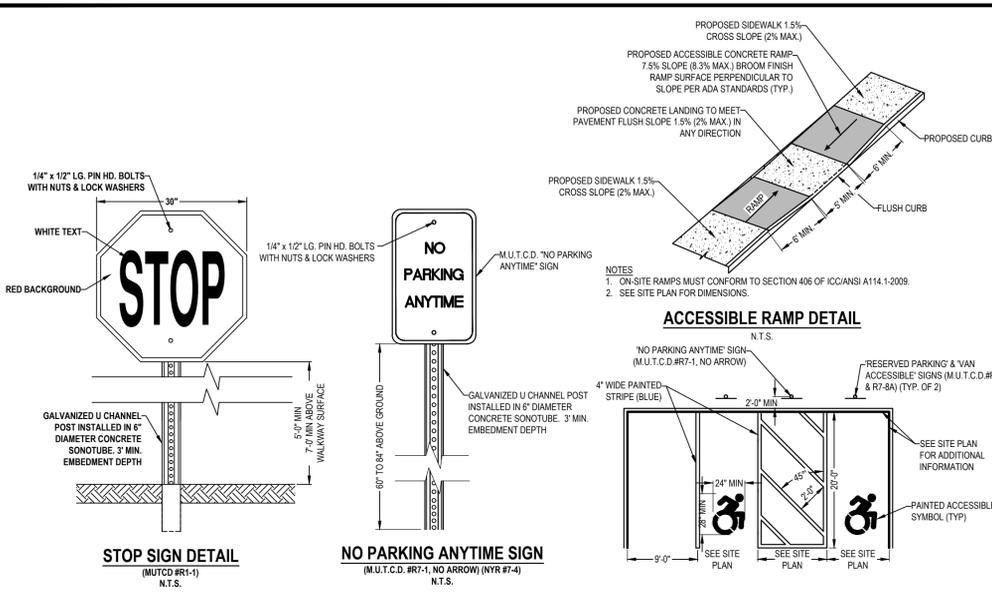
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DRAWING No.: **C-8**

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PROJECT DATA

APPLICANT/OWNER	3 LOCUST AVENUE LLC 42 ADEQUACT 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)
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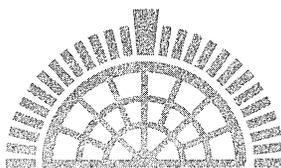
PROPOSED SELF-STORAGE FACILITY
3 LOCUST AVENUE
CORTLAND MANOR, NY 10567
COUNTY OF WESTCHESTER
SECT.: 34.5, BLOCK: 2, LOT: 6

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 #081588

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



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May 1, 2024

Hon. Steven Kessler, Chairman and Members of the Planning Board
1 Heady Street
Cortlandt Manor, NY 10567
Attn.: Chris Kehoe, Director of Planning and Community Development

*Re: Hudson Ridge Wellness Center, Inc.
PB 6-15
Resolution No.: 7-23
Request for One Year Extension of Site Development Plan Approval –
May 7, 2024 Meeting*

Dear Chairman Chairman Kessler and Members of the Board:

As you know, on June 7, 2023, the Board rendered its Resolution of Site Development Plan and Special Permit Approval for the above-referenced Application. At pps. 6-7 of its Resolution, the Board provided that the Approval would be valid for 12 months for the Applicant to satisfy all conditions and to obtain the signature of the Chairman on the Site Development Plan. This 12-month period was accompanied by the proviso that absent a “substantial change” in the condition of the site or its environs, the Approval may be extended for two additional years, in one-year intervals, upon timely application, with an explanation for the necessity of an extension.

On behalf of the Applicant, as the Approval will expire on June 7, 2024, we respectfully request a one-year extension, to and including, June 7, 2025.

Notably, there has been no “substantial change in the condition of the site and/or its environs”.

Further, as indicated in the letter of the Applicant’s representative, Mr. Steven Laker submitted herewith, the Applicant has spent the past year diligently pursuing primarily the satisfaction of Condition No. 2(a) of the Resolution, to the effect that the Applicant must obtain Conditional Approval of the Westchester County Department of Community Mental Health and the Board of Certification of OASAS, the licensing authority for the Applicant’s specialty hospital. See, e.g., Mr. Kehoe’s enclosed letter in response to the County’s inquiry. As previously explained, the licensing process is an extremely arduous one. As stated in Mr.

Hon. Steven Kessler, Chairman and Members of the Board
May 1, 2024
Page 2

Laker's letter, the Applicant has made substantial progress in that process. In fact, the Applicant recently achieved a major milestone with the Westchester County Department of Community Health, which enables it to move forward with OASAS.

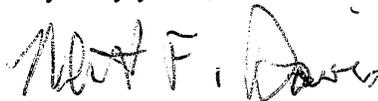
In addition, as further noted in Mr. Laker's letter, the Applicant has been heavily involved with the Westchester County Department of Health, whose approvals are needed for the Applicant's wastewater treatment and well water systems, as referenced in Condition No. 12 of the Board's Resolution.

These County and State approvals represent the most significant conditions in the Board's Resolution to be satisfied prior to the Chairman signing of the Plan and like this Board's approval, represent the necessary threshold approvals, without which the Applicant may not proceed. Accordingly, without obtaining such approvals, the meeting of any other conditions would be superfluous. The Applicant anticipates obtaining these threshold approvals within the next year and complying with the other relevant conditions within that time period as well.

Thus, we respectfully request that the Board grant the Applicant the initial one-year extension period afforded in its Resolution to and including June 7, 2025, just as it has routinely done in granting similar extensions to many other applicants.

Thank you.

Very truly yours,



Robert F. Davis

RFD:dds
Enclosures

c: Mr. Steven Laker

April 29, 2024

Singleton, Davis & Singleton PLLC

120 East Main Street

Mount Kisco, NY 10549

Attn: Robert Davis

RE: Hudson Ridge Wellness Center, Inc.

Dear Bob,

In regards to the request for a one-year extension of site development plan approval for the Hudson Ridge Wellness Center project please note the team has been progressing diligently to satisfy all conditions of approval.

Of note, after numerous community outreach efforts and subsequent support, we have recently received confirmation from Westchester County Commissioner Michael Orth that our proposed residential program and its principals can move forward and meet with NYS OASAS. As you know receiving the County directive to meet with State took an enormous effort and a significant amount of time.

We are pleased to be given the opportunity to meet with the State and respectfully ask the Town to please consider an extension on the site development plan so we can continue to satisfy all conditions including the most significant OASAS approval.

Additionally new Septic System application has been submitted to update the previously approved permits from the WCDH and NYSDEC. This new application addresses the reduced Hospital population as well as technical comments received from the Westchester County Health Department. The updated plans also address minor changes to the internal piping that were requested. We anticipate approval of the system in a month or two as the system has been reduced in size yet is in keeping with the original permit.

Thank you,



Steven Laker

Representative for Hudson Ridge Wellness Center, Inc.



TOWN OF CORTLANDT
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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Director

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

April 2, 2024

BY EMAIL: mmo6@westchestercountyny.gov
& FIRST CLASS MAIL

Mr. Michael Orth
Commissioner
Westchester County Department of Community Mental Health
112 East Post Road
White Plains, NY 10601

Re: Hudson Ridge Wellness Center

Dear Commissioner Orth:

It has recently come to my attention that the county is requesting confirmation of Hudson Ridge Wellness Center's community outreach and public engagement efforts, as part of their pending application before the Westchester County Department of Community Mental Health to establish an OASAS-licensed residential treatment program for those suffering from alcohol and drug addiction.

In response to that request, I have attached the applicable, signed resolutions of our Town's Planning Board and Zoning Board of Appeals. The dates of the public hearings and meetings related to this application, held from July 2015 through June 7, 2023, when final site plan and special permit approvals were granted, are also cited in the attached certified resolutions.

Please do not hesitate to contact me if you require any additional information regarding this matter.

Very truly yours,

Chris Kehoe

Chris Kehoe, AICP
Director of Planning & Community Development