

May 25, 2022

Loretta Taylor, Chairman
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, New York 10567

**Re: Site Plan for Accessory Building
For Albert Picarello
2015 Albany Post Road
Tax ID: 58.18-2-19**

Dear Chairman Taylor and Members of the Planning Board:

Find enclosed the following information for the above-referenced project:

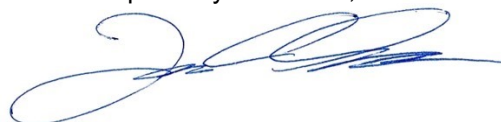
1. Planning Board Application Fee of \$500
2. Planning Board Escrow Fee of \$5,000
3. Planning Board Application
4. Short Environmental Assessment Form (SEAF) (8 copies)
5. Property Deed (2 copies)
6. Property survey (2 full size & 6 at 11"x17")
7. Site Development Plan (2 full size & 6 at 11"x17")
8. Site Photos (2 copies)
9. List of Adjoining Property Owners (& Across Street)
10. Thumb Drive with PDF of all information submitted

PROJECT NARRATIVE

This office has been retained by Mr. Albert Picarello Jr. ("Applicant") to seek Site Development Plan Approval from the Planning Board for a application proposing an accessory metal storage building at 2015 Albany Post Road. The property has an existing commercial building, seven (7) parking spaces, Town water service and septic system. The subject property is 26,562 SF (0.61 acres) and located in the HC (Highway Commercial) Zoning District. The proposed improvements include construction of a 35' wide x 75' long x +/-20' high metal building for the storage of bicycle parts, bicycles and associated equipment related to the existing bicycle business ("Down Cycles") that has been in continuous operation for the last 23-years. The proposed storage building will allow for the removal of two (2) existing trailers and a car-port type structure that are currently utilized storage of bicycles, bicycle parts, etc. as there is limited space in the existing building. The proposed building will not require water and/or sewer connections. The proposed development will require 0.29 acres of disturbance.

We respectfully request the application be included on the Planning Board's June 7, 2022 meeting agenda for consideration. Should you have any questions or require additional information, do not hesitate to contact me at the above number. Thank you for your time and review of this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

cc: Albert Picarello, Owner/Applicant w/enclosures
Peter G. Lavery, Esq.
File: Picarello-2015 Albany Post Road-Cortlandt-Site Plan-Initial Submission-20220525

TOWN OF CORTLANDT – PLANNING BOARD APPLICATION

CHECK TYPE OF APPROVAL(S) REQUESTED:

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

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

NOTE: Please see INSTRUCTIONS AND CHECKLIST.

NAME OF PROJECT: Site Plan for Albert Picarello **SBL:** 58.18-2-19

ADDRESS OF PROJECT: 2015 Albany Post Road **OR SITE LOCATION: ON THE**

North **SIDE OF** Albany Post Rd (NY-9A) **ZONING DISTRICT:** HC
DIRECTION STREET

OWNER:

NAME: Albert Picarello
MAILING ADDRESS: 2015 Albany Post Road, Cortlandt Manor, NY 10567
EMAIL: anewaj@gmail.com **TELEPHONE #:** 914-827-9570

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

NAME: Albert Picarello
MAILING ADDRESS: 2015 Albany Post Road, Cortlandt Manor, NY 10567
EMAIL: anewaj@gmail.com **TELEPHONE #:** 914-827-9570

ENGINEER/ARCHITECT

NAME: Cronin Engineering, P.E., P.C.
ADDRESS: 39 Arlo Lane, Cortlandt Manor, New York 10567
EMAIL: jim@croninengineering.net **TELEPHONE #:** 914-736-3664 x 213

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION

NAME: Peter G. Lavery, Esq.
ADDRESS: 33 Finney Farm Rd, Croton, NY
EMAIL: peter@laverylegal.com **TELEPHONE #:** 917-922-6503

SCOPE/DESCRIPTION OF PROJECT

Project proposes a 35' W x 75' L x 20' H metal building to be utilized for storage and maintenance of bicycles, parts, etc. for the existing Down Cycles business.

(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)

CONTINUED ON BACK.....

CONFIRMATION OF ALL TAXES PAID:

RECEIVER OF TAXES

DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

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

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE 

If signing on behalf of an entity*: N/A

NAME TITLE

PLEASE PRINT

NAME: Albert Picarello DATE: May 25, 2022

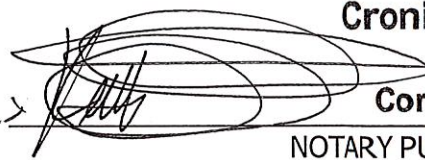
NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 25th day of May, 2022, before me a notary public, the undersigned personally appeared Albert Picarello, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal.

Notary Public.

KEITH STAUDOHAR
Notary Public, State of New York
No. 01ST4989872
Qualified in Dutchess County
Term Expires December 16, 2017

2025



Cronin Engineering, PE, PC

39 Arlo Lane

Cortlandt Manor, NY 10567

NOTARY PUBLIC

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

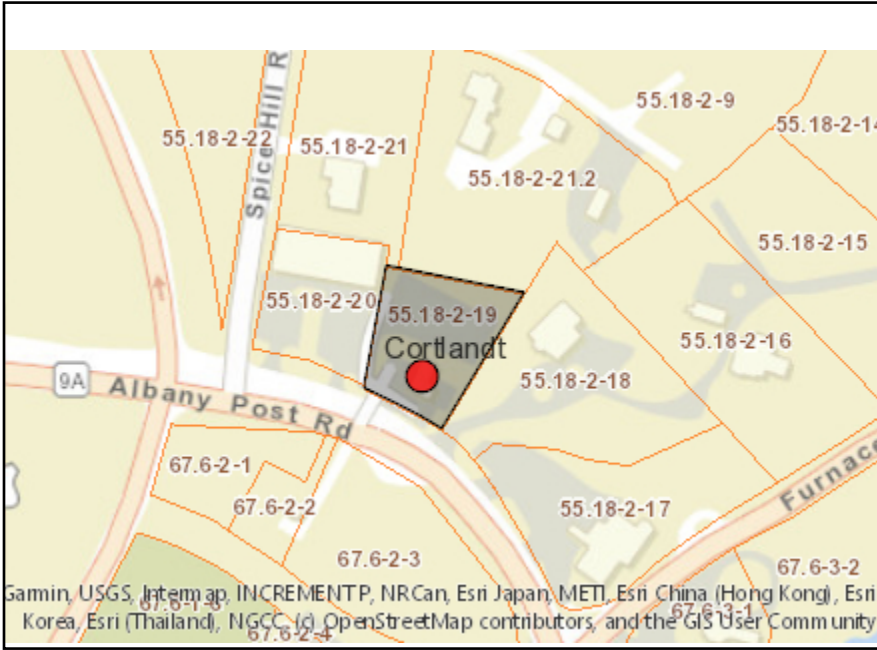
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):				
<input type="checkbox"/> Parkland				

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



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

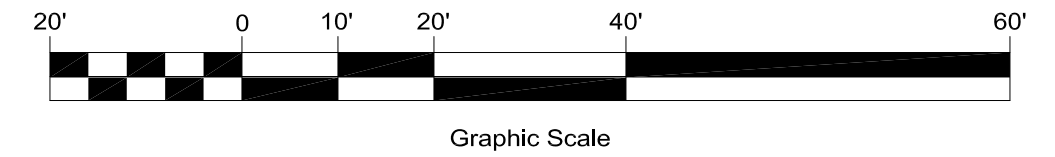


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

18814-was

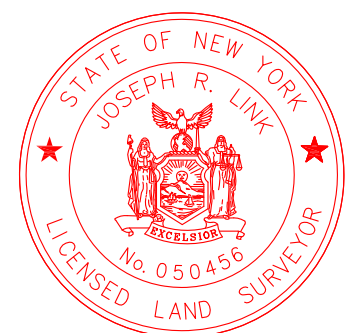
SURVEY OF PROPERTY SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY NEW YORK

SCALE : 1"= 20'
SURVEYED: JULY 12,2021



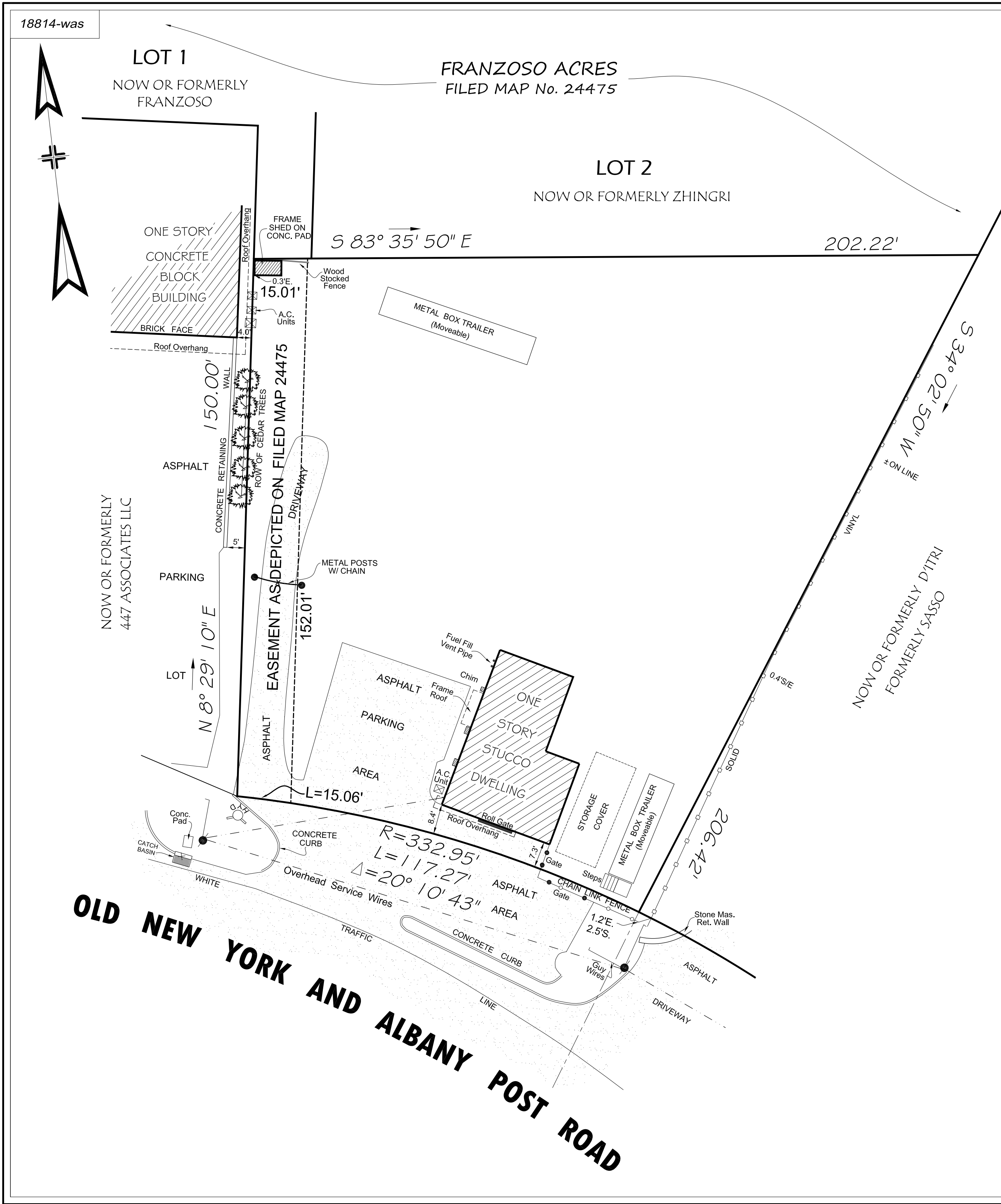
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CORTLANDT MAP 55.18 * BLOCK 2 * LOT 19 PROPERTY AREA = 26,562 Sq. Ft. / 0.6098 Acres Address: 2015 ALBANY POST ROAD
- THE PREMISES SHOWN HEREON BEING THE SAME AS DESCRIBED IN CONTROL No. 422110208 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN ARE FOR INFORMATIONAL PURPOSE ONLY. THEY ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- COPYRIGHT 2021 JRL LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR:
ALBERT PICARELLO



Joseph R. Link

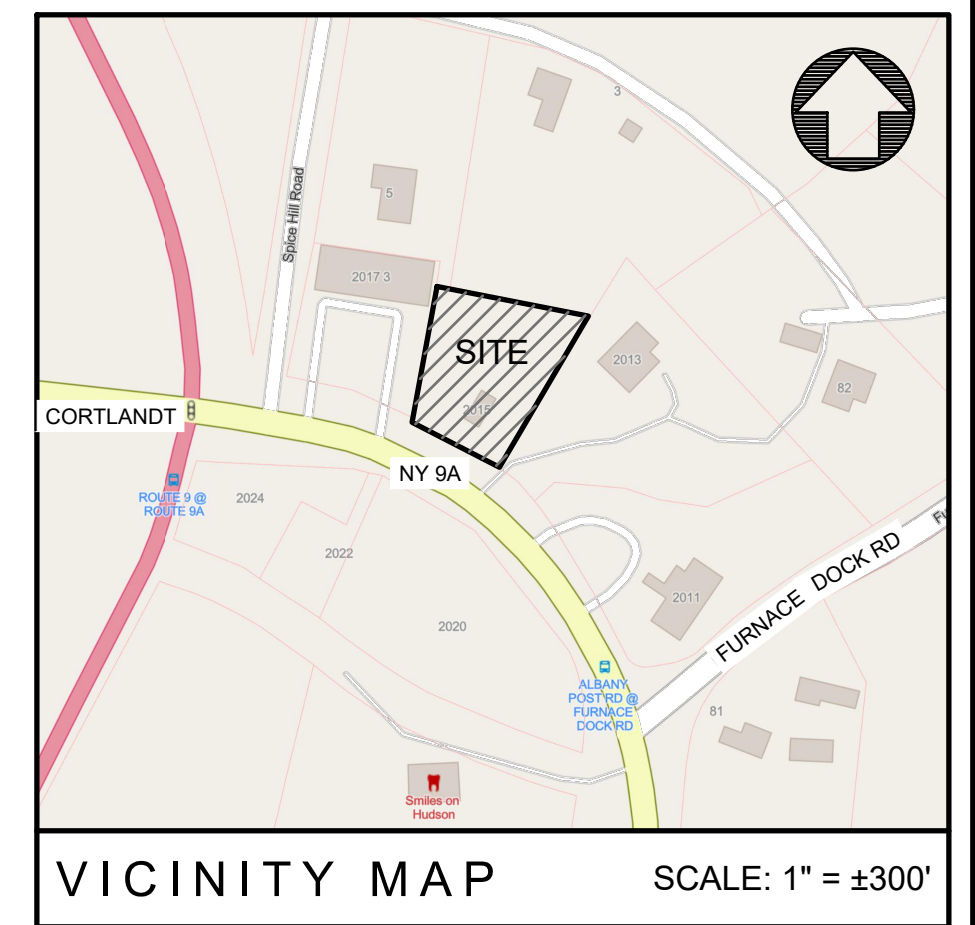
JOSEPH R. LINK
NEW YORK STATE LICENSED LAND SURVEYOR NO. 050456
NEW YORK STATE LICENSED LAND SURVEYOR SEAL
Phone: 914-941-1440 Web <http://jrllandsurveying.com>



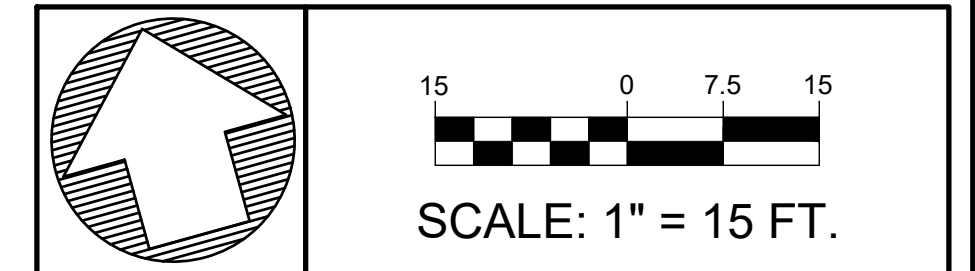
OLD NEW YORK AND ALBANY POST ROAD

SITE DEVELOPMENT PLAN FOR ALBERT PICARELLO

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK



**Dig Safely.
New York**
(800) 962-7962
www.digsafelynewyork.com



OWNER/APPLICANT

ALBERT PICARELLO
2015 ALBANY POST ROAD,
CORTLANDT MANOR, NEW YORK 10567

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
• COPYRIGHT 2022 BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS		
#	REASON	DATE
2		
1		

MUNICIPAL TAX IDENTIFICATION:		
SECTION:	55.18	
BLOCK:	2	
LOT:	19	
SUBLOT:	----	
DRAWN BY:	AD	
CHECKED:	JA	PATRICK M. BELL, PE LICENSE #087679
PROJECT:	PICARELLO	
DATE:	MAY 25, 2022	
JOB #:	210710	

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

39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS / REMOVALS PLAN

SITE PLAN FOR ALBERT PICARELLO

LOCATION:
2015 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 4 EX-1.1

- ### GENERAL NOTES
- SURVEY INFORMATION SHOWN HEREON IS BASED ON A MAP PREPARED BY JRL LAND SURVEYORS, P.C., ENTITLED "SURVEY OF PROPERTY SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK, PREPARED FOR ALBERT PICARELLO" DATED JULY 12, 2021.
 - PARCEL TAX MAP DESIGNATION: SECTION: 55.18, BLOCK: 2, LOT: 19
 - TOTAL AREA OF LOT: 26,562 SQ. FT. (0.6098 ACRES)
 - PARCEL IS LOCATED IN THE TOWN OF CORTLANDT HC (HIGHWAY COMMERCIAL) ZONING DISTRICT.
 - THE PROJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.
 - THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
 - IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.

- ### DEMOLITION NOTES
- NO WORK SHALL BE PERFORMED UNTIL A PERMIT IS ISSUED BY THE TOWN OF CORTLANDT.
 - ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
 - BUILDINGS TO BE DEMOLISHED AND DISPOSED OF IN A MANNER CONSISTENT WITH STANDARD DEMOLITION PRACTICES. ALL MATERIALS MUST BE REMOVED FROM SITE AND DISPOSED OF IN A LAWFUL MANNER.
 - EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN PLACE AS DIRECTED BY ENGINEER PRIOR TO DEMOLITION WORK.
 - ALL BACKFILLING SHALL BE ACCOMPLISHED WITH ONSITE SOILS FROM WITHIN THE PROJECT LIMITS OF DISTURBANCE.
 - ANY PROPOSED SOIL BROUGHT TO THE SITE WILL BE REQUIRED TO BE TESTED AND CERTIFIED AS CLEAN.
 - ANY AGGREGATE BROUGHT TO THE SITE SHALL MEET THE NYSDEC'S DEFINITION OF A BENEFICIAL USE AND BE CERTIFIED AS SUCH BY THE DESIGN ENGINEER.
 - NO CONSTRUCTION DEBRIS IS PERMITTED ON SITE.
 - ANY CONSTRUCTION DEBRIS GENERATED MUST BE LAWFULLY DISPOSED OF OFFSITE.
 - PROCESSING OF EXCAVATED ROCK FROM THE PROJECT SITE IS PERMITTED PROVIDED THE TOWN APPROVES THE LOCATION AND DURATION OF OPERATIONS. THE EQUIPMENT MUST HAVE ALL COUNTY AIR QUALITY APPROVALS.

- ### TOWN OF CORTLANDT GENERAL NOTES:
- PRIOR TO A C.O. BEING ISSUED, THE TOWN WILL REQUIRE A CERTIFICATION LETTER FROM A NYS LICENSED ENGINEER THAT THE COMPLETED SITE WORK AND DRAINAGE IMPROVEMENTS (IF ANY) WILL NOT CAUSE AN ADVERSE IMPACT ON ADJOINING OR DOWNSTREAM PROPERTIES.
 - THE APPLICANT IS REQUIRED TO CONTACT THE TOWN OF CORTLANDT HIGHWAY DEPARTMENT REGARDING UTILITY PERMITS AND MODULAR HOME TRANSPORT, IF MODULAR CONSTRUCTION IS PROPOSED. THE PROPOSED ROUTE OF THE MODULAR HOME MUST BE PROVIDED TO AND APPROVED BY THE TOWN OF CORTLANDT BEFORE A BUILDING PERMIT CAN BE ISSUED.
 - ADDITIONAL INFORMATION, NOTES, ETC. AS DETERMINED BY THE DIRECTOR OF TECHNICAL SERVICES MAY BE REQUIRED IN ACCORDANCE WITH THE TOWN OF CORTLANDT CODE, SECTION 307-69, "PROCEDURES FOR MINOR PROPOSALS FOR SINGLE AND TWO-FAMILY DWELLINGS". DEVIATION FROM THE REQUIREMENTS HEREIN SHALL BE AT THE DIRECTION OF THE TOWN OF CORTLANDT.
 - SIGNS, MASONRY, CONCRETE, STONE WALLS, FENCES, BUSHED, PLANTING AND/OR TREES ARE NOT ALLOWED WITHIN THE RIGHT-OF-WAY. MASONRY/STEEL MAILBOX STRUCTURES WILL NOT BE PERMITTED. WOODEN MAILBOX POSTS ARE RECOMMENDED. A STANDARD U.S. MAILBOX SHALL BE UTILIZED.
 - PROPOSED ROAD WIDENING EASEMENT PROVIDED IN CONTEMPLATION OF A FUTURE ROAD WIDENING DEDICATION. PROPERTY OWNERS OF LOTS 1 AND 3 SHALL BE RESPONSIBLE FOR THE STONE WALLS THEREIN AND MAINTENANCE OF THE EASEMENT AREA UNTIL SUCH TIME AS THE DEDICATION TAKES PLACE.

- ### TOWN OF CORTLANDT MINOR PROPOSAL NOTES:
- THE OWNER/APPLICANT SHALL BE REQUIRED TO FILL OUT AND SUBMIT AN APPLICATION FOR A BUILDING PERMIT WITH FEE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF CORTLANDT WATER DEPARTMENT BUSINESS OFFICE, ENGINEERING DIVISION AND DIVISION OF CODE ENFORCEMENT A MINIMUM OF 24 HOURS PRIOR TO REQUESTING A CONSTRUCTION INSPECTION.
 - IF RECYCLED MATERIAL OR FILL IS BEING IMPORTED TO THE SITE AS PART OF THIS PROJECT, REQUIRED TESTING AND CERTIFICATION LETTERS ON THE RECYCLED MATERIAL/ FILL SHALL BE SUBMITTED TO THE TOWN PRIOR TO PLACING THE MATERIAL.

MUNICIPAL APPROVAL

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES:

DIRECTOR OR AUTHORIZED AGENT DATE

REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES:

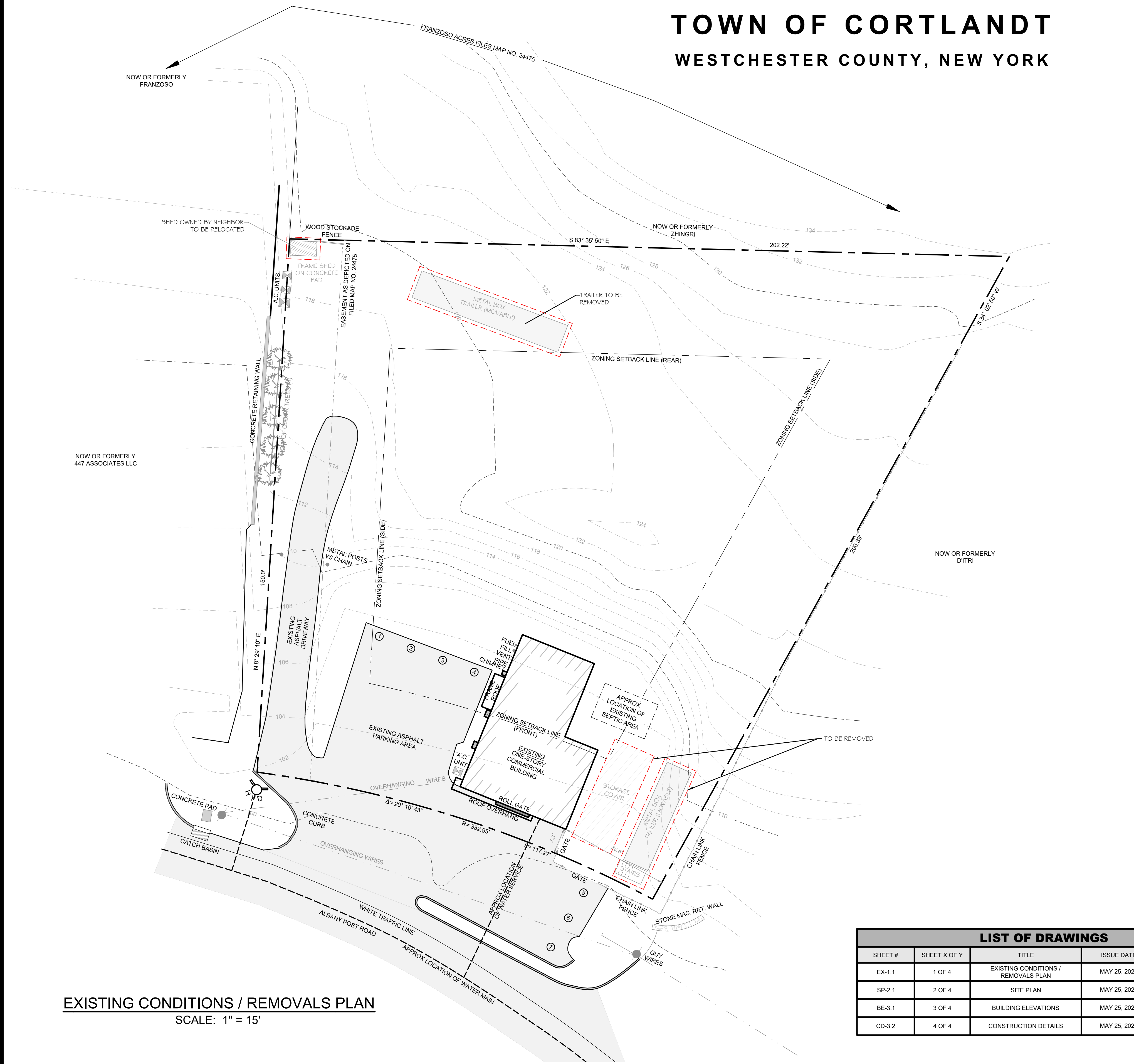
DIRECTOR OR AUTHORIZED AGENT DATE

APPROVED BY RESOLUTION NO. _____ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE ____ DAY OF _____, 2022, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION IN THIS PLAN OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS ____ DAY OF _____, 2022 BY:

CHAIRMAN OF THE PLANNING BOARD

LIST OF DRAWINGS				
SHEET #	SHEET X OF Y	TITLE	ISSUE DATE	LAST REVISED
EX-1.1	1 OF 4	EXISTING CONDITIONS / REMOVALS PLAN	MAY 25, 2022	N/A
SP-2.1	2 OF 4	SITE PLAN	MAY 25, 2022	N/A
BE-3.1	3 OF 4	BUILDING ELEVATIONS	MAY 25, 2022	N/A
CD-3.2	4 OF 4	CONSTRUCTION DETAILS	MAY 25, 2022	N/A



EXISTING CONDITIONS / REMOVALS PLAN
SCALE: 1" = 15'

ZONING DATA CHART - HC (HIGHWAY COMMERCIAL)										
LOT DESCRIPTION	MINIMUM LOT AREA (SQ FT)	LOT WIDTH (FEET)	FRONT YARD PRIMARY STRUCTURE (FT)	FRONT YARD ACCESSORY STRUCTURE (FT)	SIDE YARD PRIMARY STRUCTURE (FT)	SIDE YARD ACCESSORY STRUCTURE (FT)	REAR YARD PRIMARY STRUCTURE (FT)	REAR YARD ACCESSORY STRUCTURE (FT)	MINIMUM LANDSCAPE COVERAGE (%)	MAXIMUM BUILDING COVERAGE (%)
MINIMUM REQUIRED	20,000	100	30	30	30	30	30	30	30%	20%
EXISTING	26,562	158	7.3'	-	30.8	-	109.5	-	84%	5%
PROPOSED	N/C	N/C	N/C	90.5	N/C	38.5	N/C	32	68%	15%

*PRE EXISTING NON CONFORMING CONDITION

BUILDING HEIGHT CALCULATION								
GRADE POINT	A1	A2	B3	B4	C5	C6	D7	D8
20' FROM BUILDING	115.0	114.0	118.0	122.1	124.9	125.9	121.0	117.9
AVERAGE FINISHED GRADE	119.75							
HIGHEST POINT OF BUILDING	139.5							
CALCULATED BUILDING HEIGHT	19.8'							

- MAXIMUM BUILDING HEIGHT IN HC ZONE IS 35 FEET.
- (A) THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE WITHIN 20' OF THE STRUCTURE TO THE HIGHEST POINT OF THE STRUCTURE (ZONING 307-4).
- (B) HEIGHT LIMITATIONS SHALL NOT APPLY TO CHIMNEYS NOR TO ELEMENTS LOCATED ON ROOFS, INCLUDING ROOF ANTENNAS, TOWERS, GASLES, SCENERY LIGHTS, CUPOLAS, WATER TANKS, NECESSARY MECHANICAL EQUIPMENT AND SIMILAR STRUCTURES NOT FOR HUMAN OCCUPANCY. PROVIDED THAT NONE OF THE FOREMENTIONED STRUCTURES SHALL COVER AT ANY LEVEL MORE THAN 25% OF THE AREA OF THE ROOF ON WHICH THEY ARE LOCATED AND FURTHER PROVIDED THAT NO SUCH STRUCTURE TO THE HIGHEST POINT OF THE STRUCTURE. (307-18 (2)).
- SEE BUILDING HEIGHT & STORY CALCULATION SPREADSHEETS FOR 1) BLDG HEIGHT CALCULATION 2) STORY ABOVE GRADE PLANE (1) 3) STORY ABOVE GRADE PLANE (2) 4) STORY ABOVE GRADE PLANE (3), AS APPLICABLE.

PARKING DATA CHART		
DESCRIPTION	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
STANDARD SPACES	4	5
HANDICAP SPACES	1	1
TOTAL SPACES	5	6

PURSUANT TO SECTION 307-29 OF THE TOWN CODE: "Other personal or business service or repair facility" 1 per 300 square feet of habitable ground floor space, plus 1 per 500 square feet of habitable floor space on upper floors

* EXISTING HABITABLE GROUND FLOOR SPACE = 1,250 SF/300 SF = 4.16 SPACES

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABLE STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED WITH A QUICK GROWING RYE AND PERENNIAL GRASS MIXTURE AND MULCHED. PERMANENT VEGETATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
- ALL PROPOSED DISTURBED SLOPES 2H:1V OR GREATER SHALL BE STABILIZED BY AN EROSION CONTROL BLANKET. (SEE PLAN FOR MANUFACTURER AND TYPE WHERE APPLICABLE)

MUNICIPAL APPROVAL

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES:

DIRECTOR OR AUTHORIZED AGENT _____ DATE _____

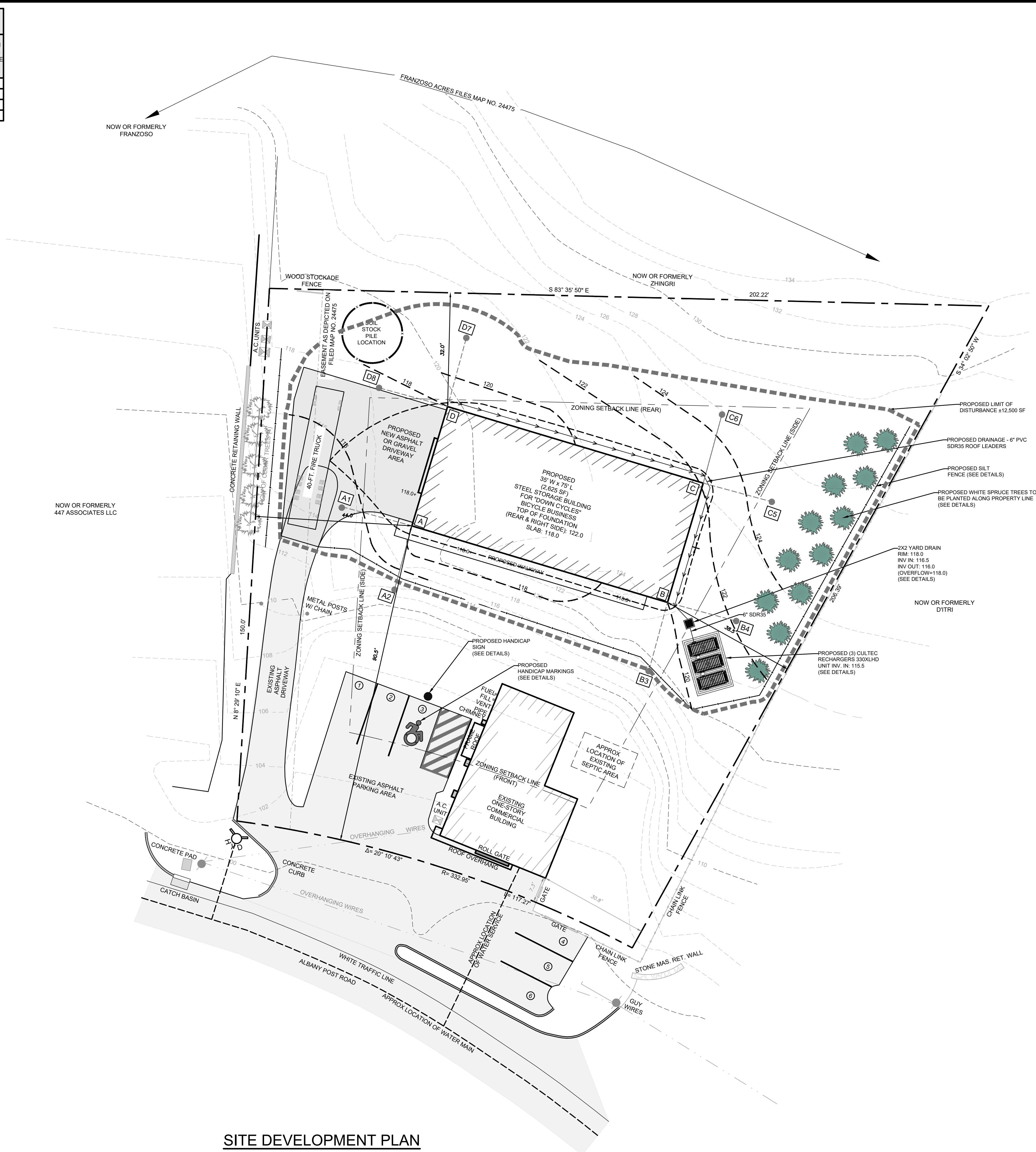
REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES:

DIRECTOR OR AUTHORIZED AGENT _____ DATE _____

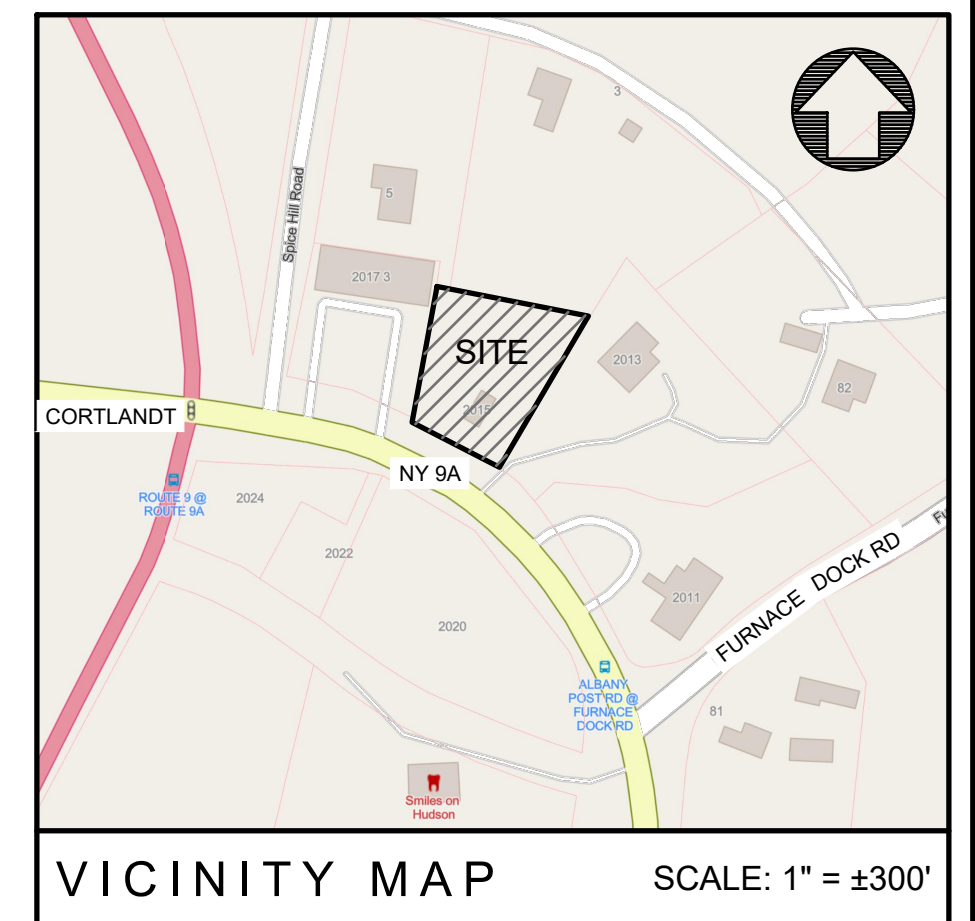
APPROVED BY RESOLUTION NO. _____ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE _____ DAY OF _____, 2021, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 2021 BY:

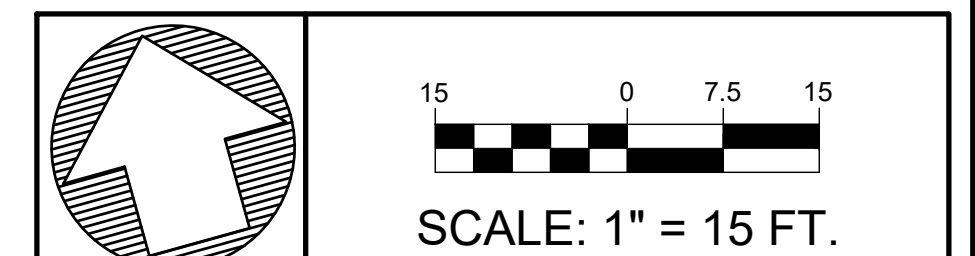
CHAIRMAN OF THE PLANNING BOARD



SITE DEVELOPMENT PLAN
SCALE: 1" = 15'



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www.digsafelynewyork.com



OWNER/APPLICANT
ALBERT PICARELLO
2015 ALBANY POST ROAD,
CORTLANDT MANOR, NEW YORK 10567

UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
* COPYRIGHT 2022 BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS		
#	REASON	DATE
2		
1		

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	55.18
BLOCK:	2
LOT:	19
SUBLOT:	----
DRAWN BY:	AD
CHECKED:	JA
PROJECT:	PICARELLO
DATE:	MAY 25, 2022
JOB #:	210710

PATRICK M. BELL, PE LICENSE #087679	

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

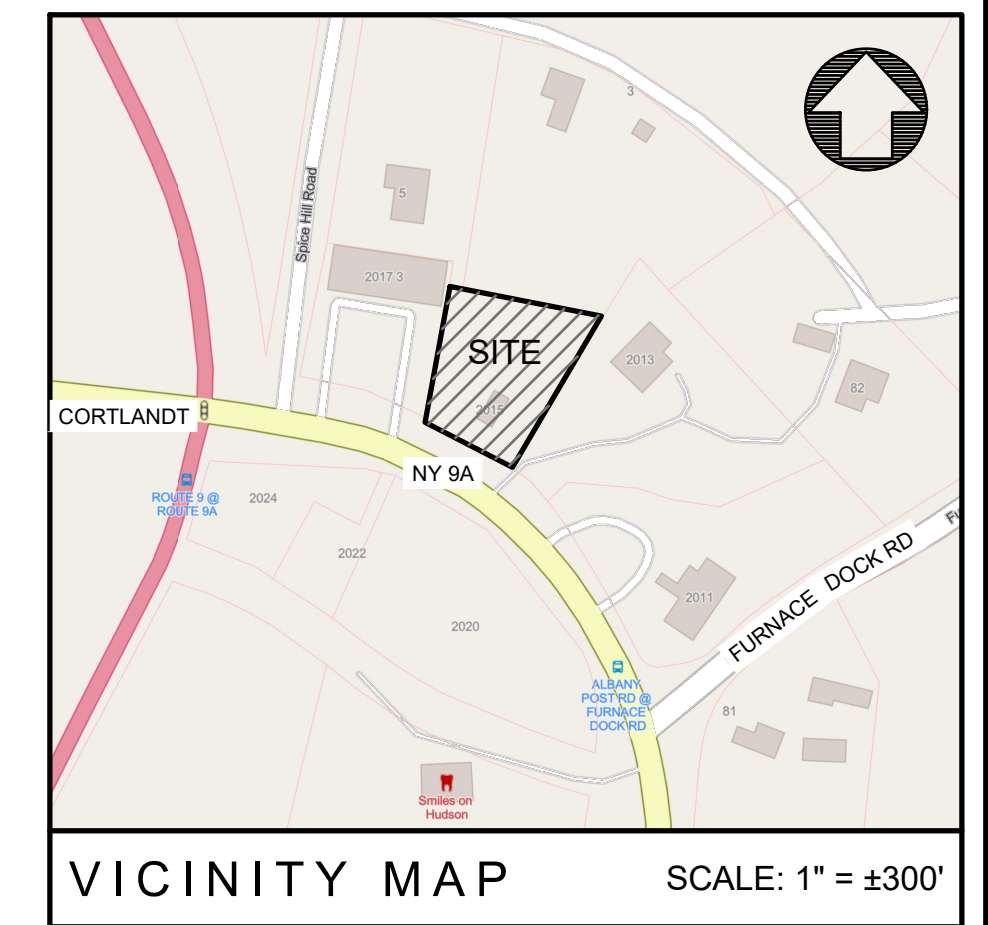
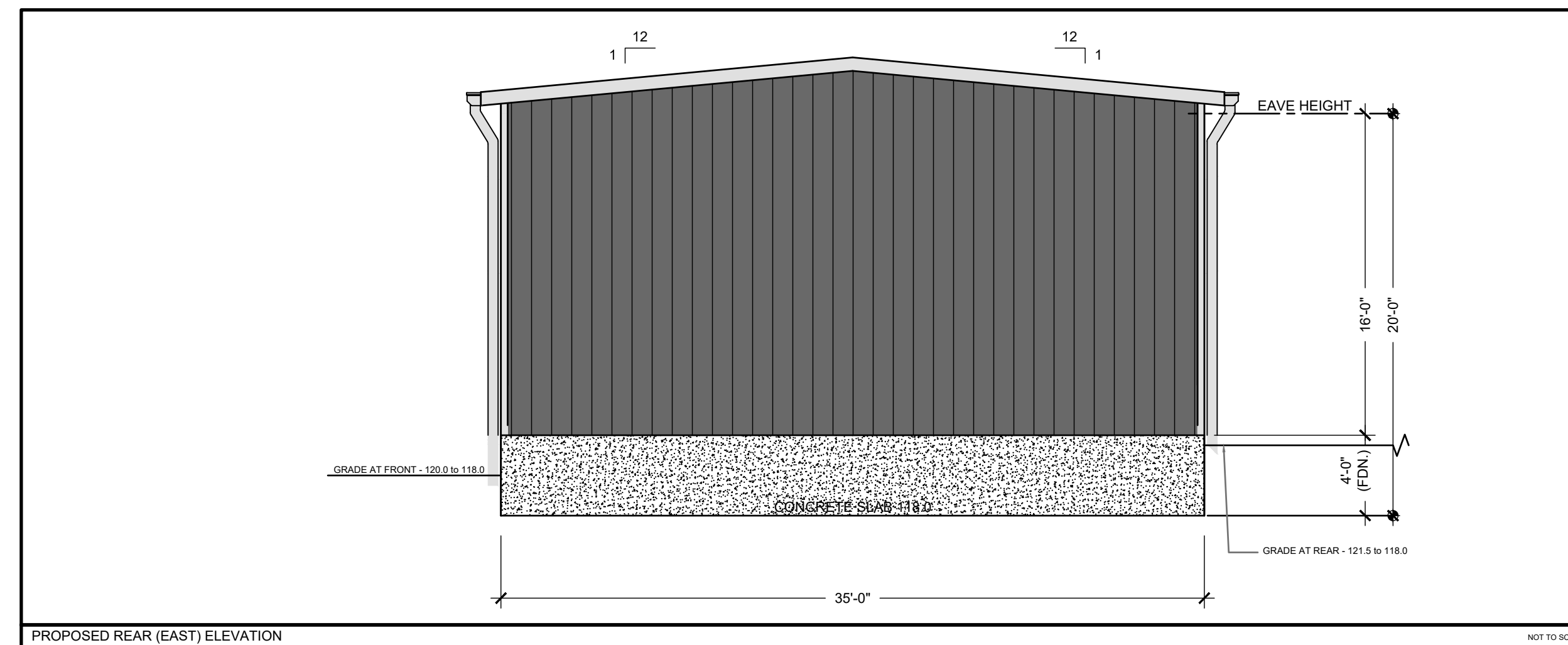
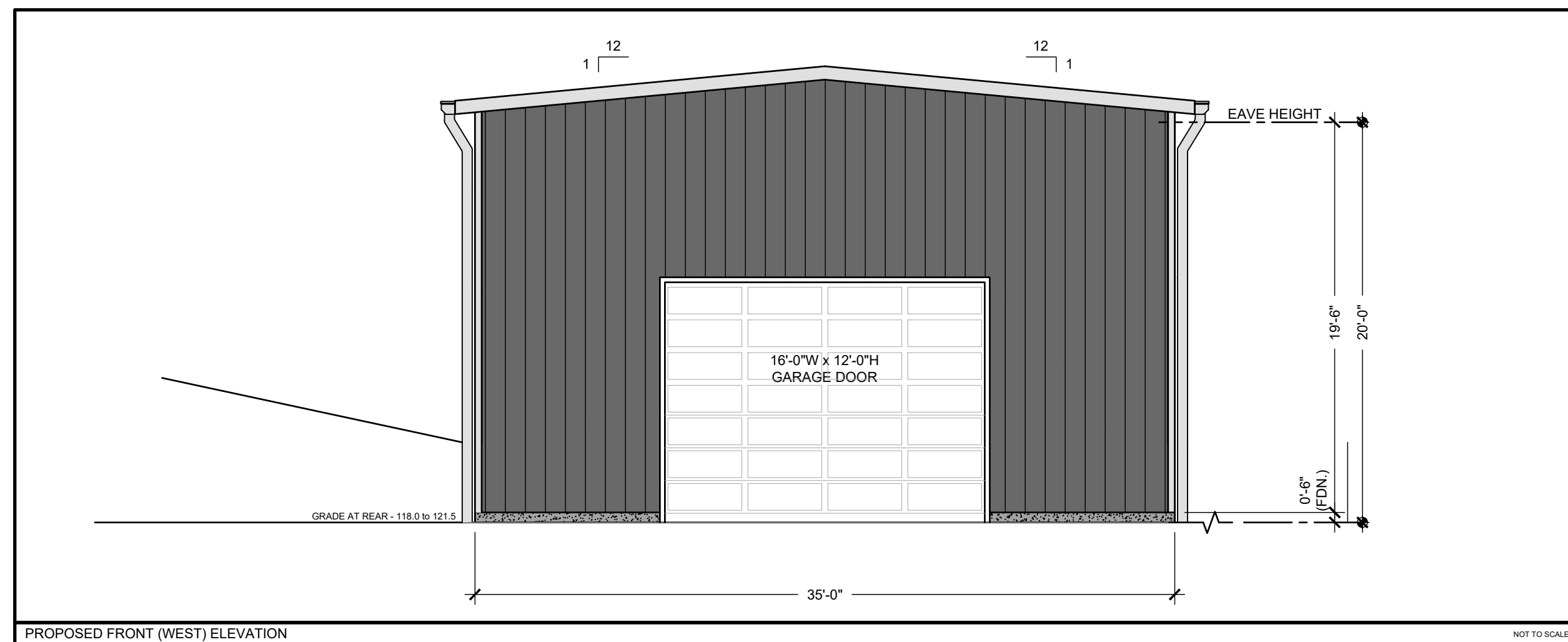
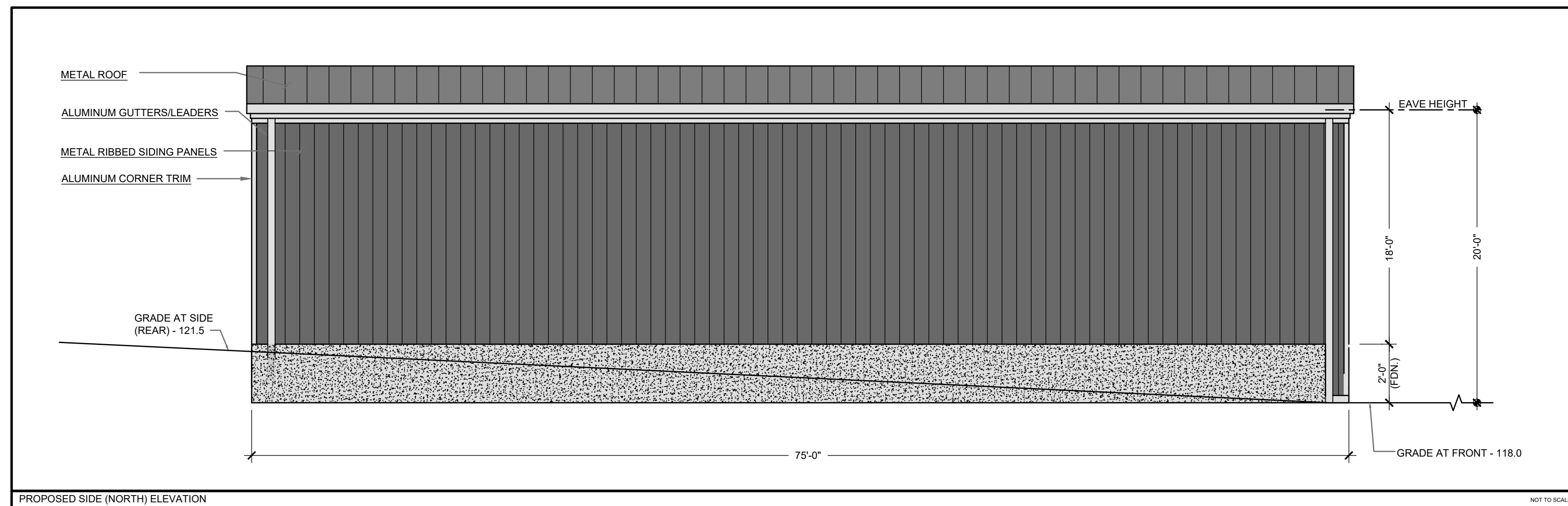
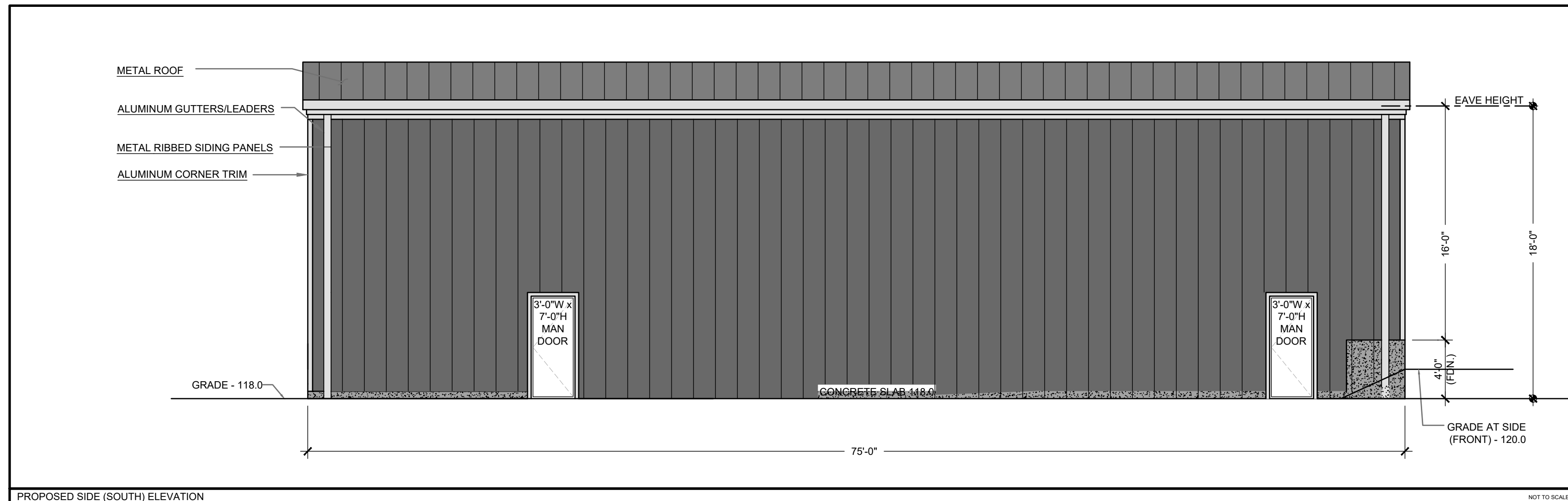
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE PLAN FOR ALBERT PICARELLO

LOCATION:
2015 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 2 OF 4 SP-2.1



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OWNER/APPLICANT

ALBERT PICARELLO
 2015 ALBANY POST ROAD,
 CORTLANDT MANOR, NEW YORK 10567

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISIONS

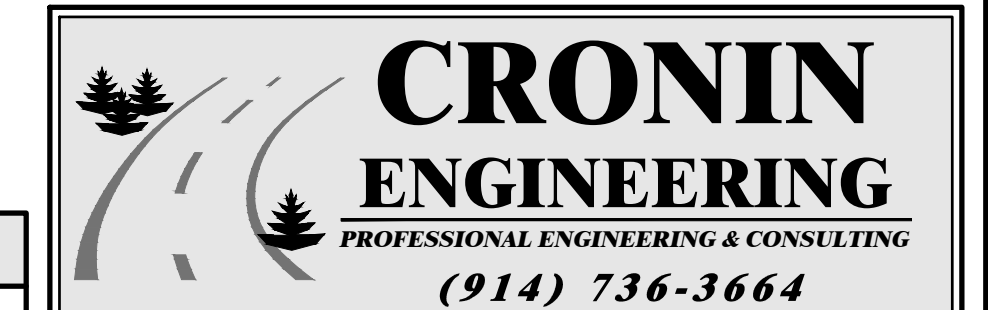
#	REASON	DATE
2		
1		

MUNICIPAL TAX IDENTIFICATION:

SECTION: 55.18
 BLOCK: 2
 LOT: 19
 SUBLOT: ----
 DRAWN BY: AD
 CHECKED: JA
 PROJECT: PICARELLO
 DATE: MAY 25, 2022
 JOB #: 210710



PATRICK M. BELL, PE
 LICENSE #087679



39 Arlo Lane
 Cortlandt Manor, New York 10567

BUILDING ELEVATIONS

SITE PLAN
 FOR
 ALBERT PICARELLO

LOCATION:
 2015 ALBANY POST ROAD
 TOWN OF CORTLANDT, NEW YORK

SHEET 3 OF 4 BE-3.1

MUNICIPAL APPROVAL

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

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DIRECTOR OR AUTHORIZED AGENT DATE

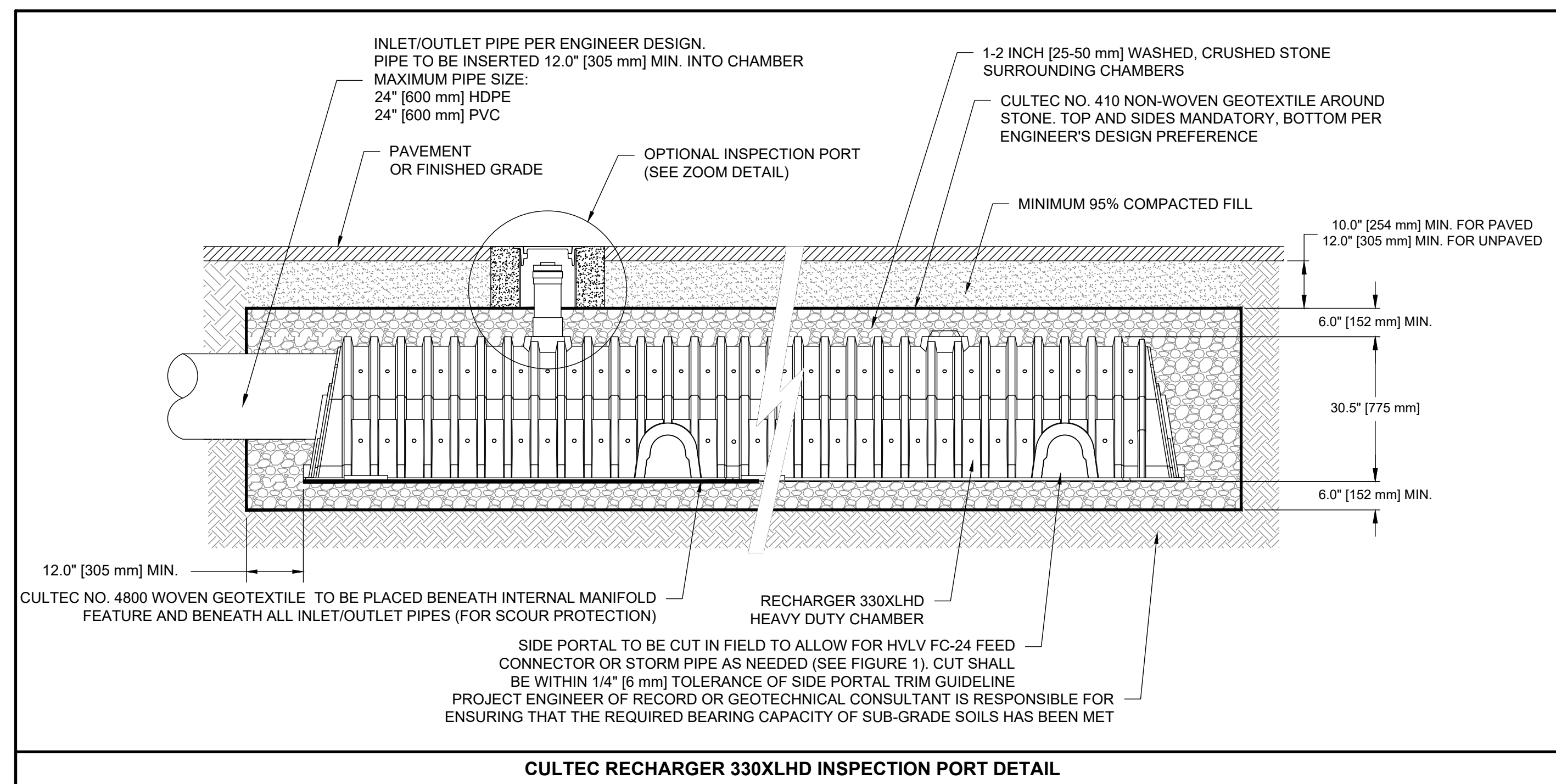
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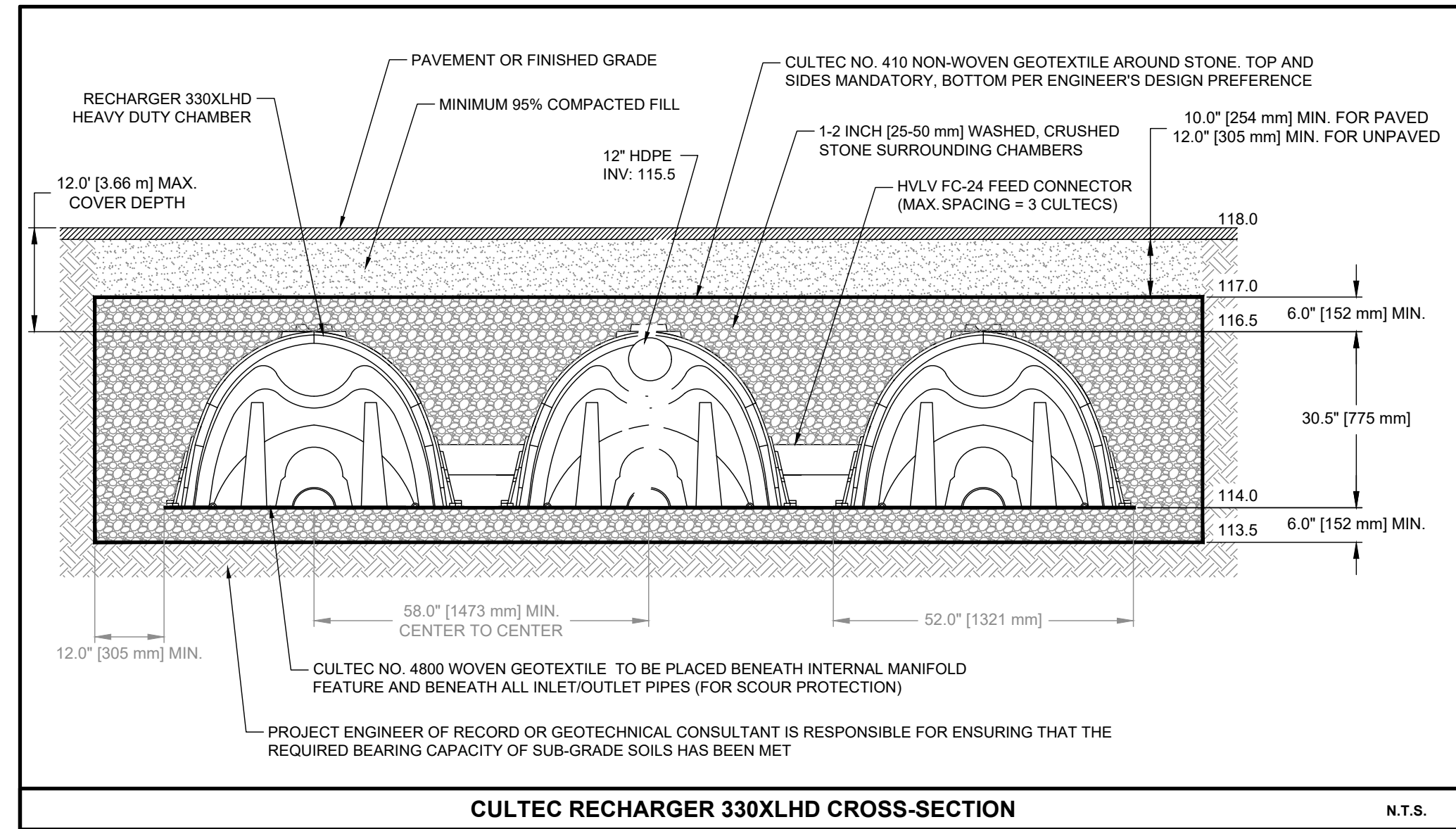
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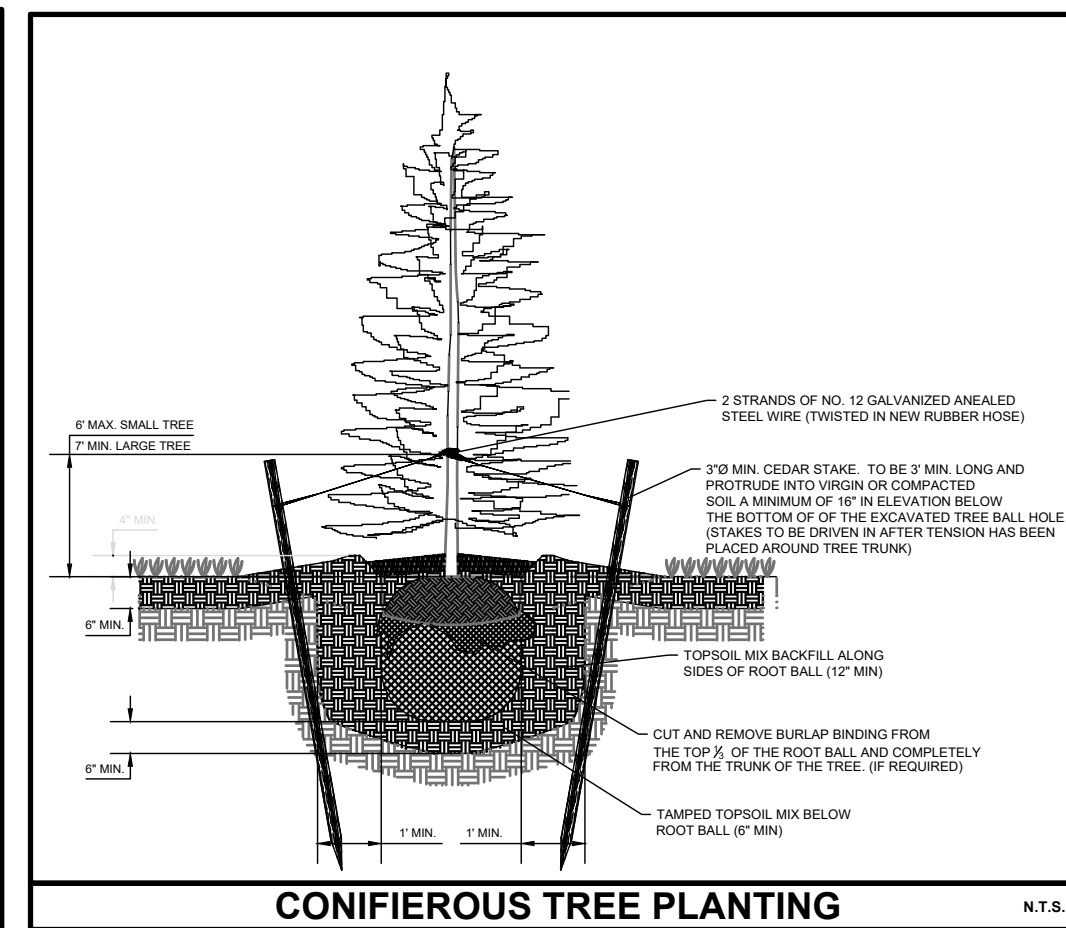
CHAIRMAN OF THE PLANNING BOARD



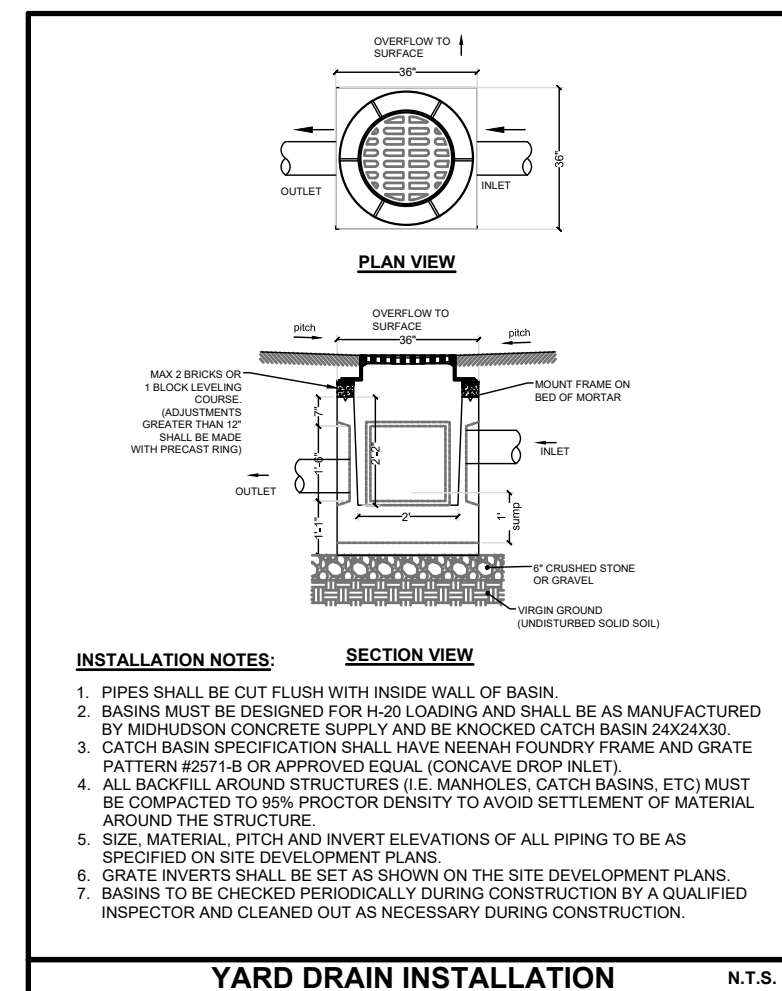
CULTEC RECHARGER 330XLHD INSPECTION PORT DETAIL



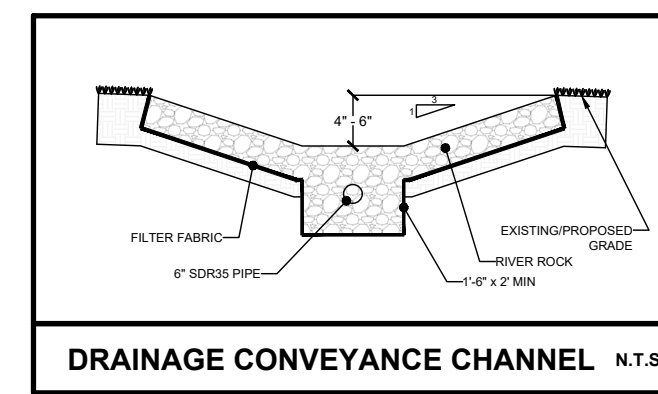
CULTEC RECHARGER 330XLHD CROSS-SECTION



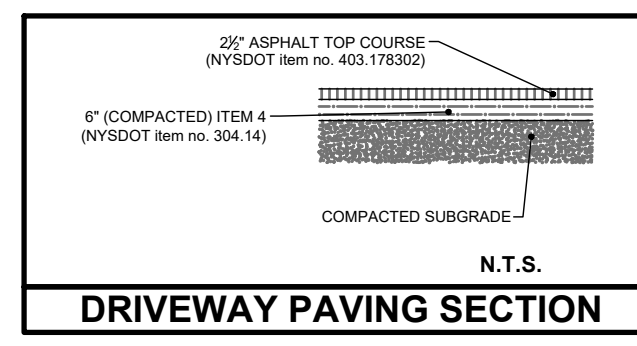
CONIFEROUS TREE PLANTING



YARD DRAIN INSTALLATION



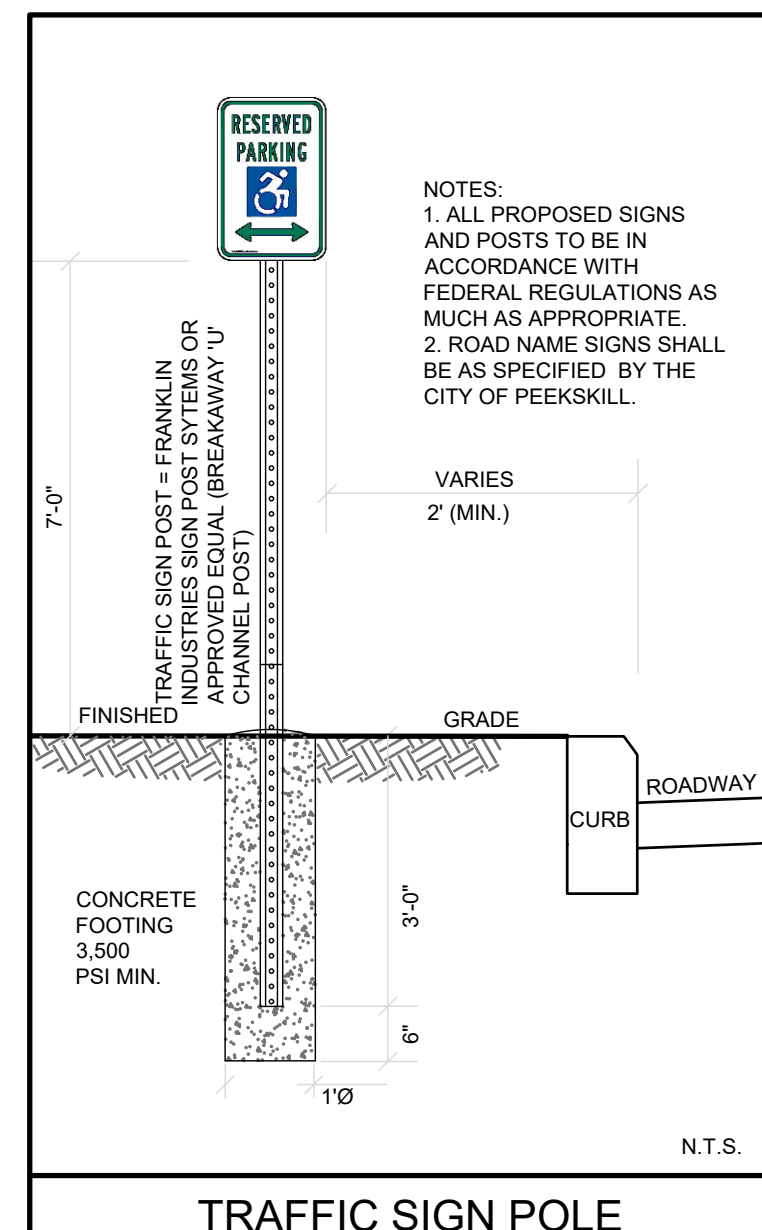
DRAINAGE CONVEYANCE CHANNEL



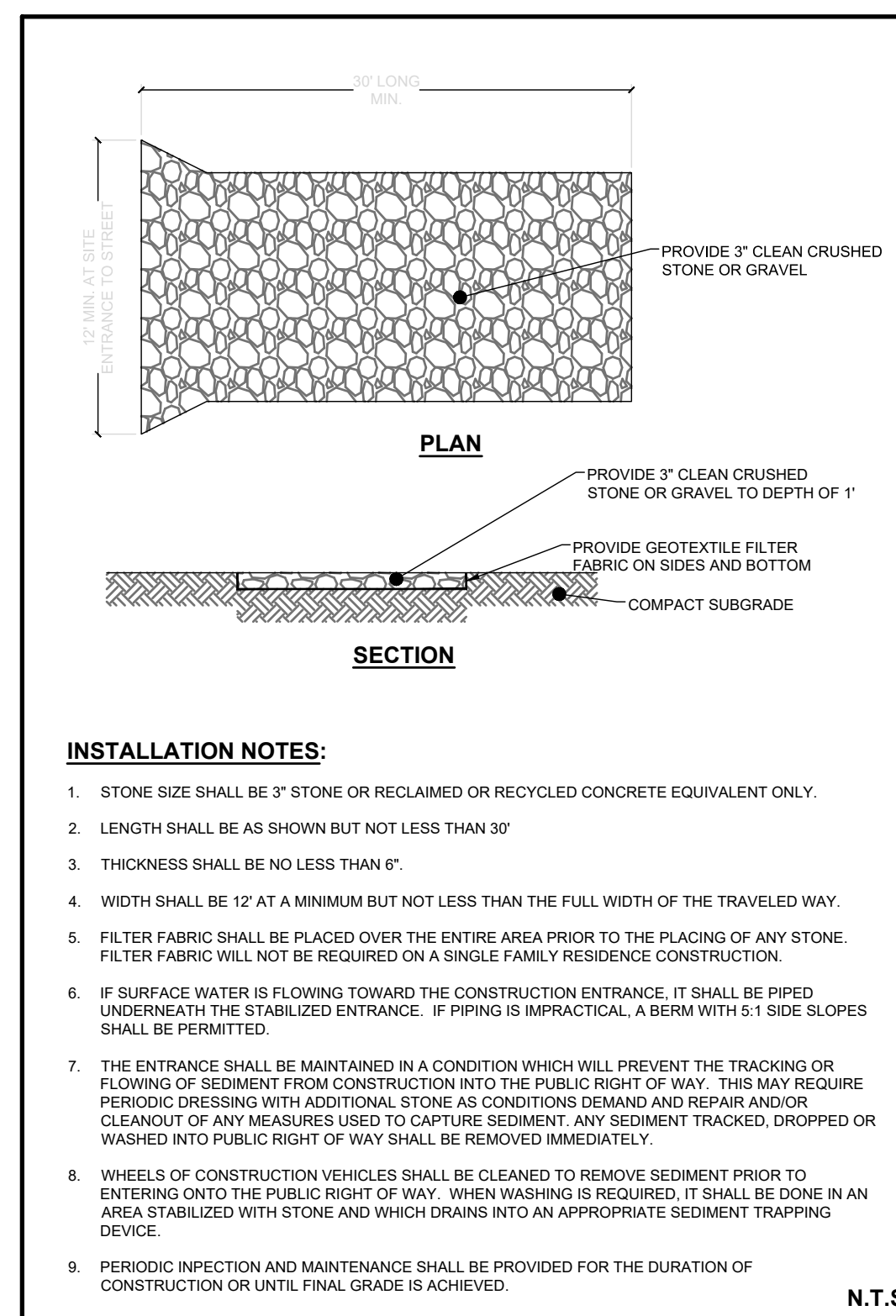
DRIVEWAY PAVING SECTION



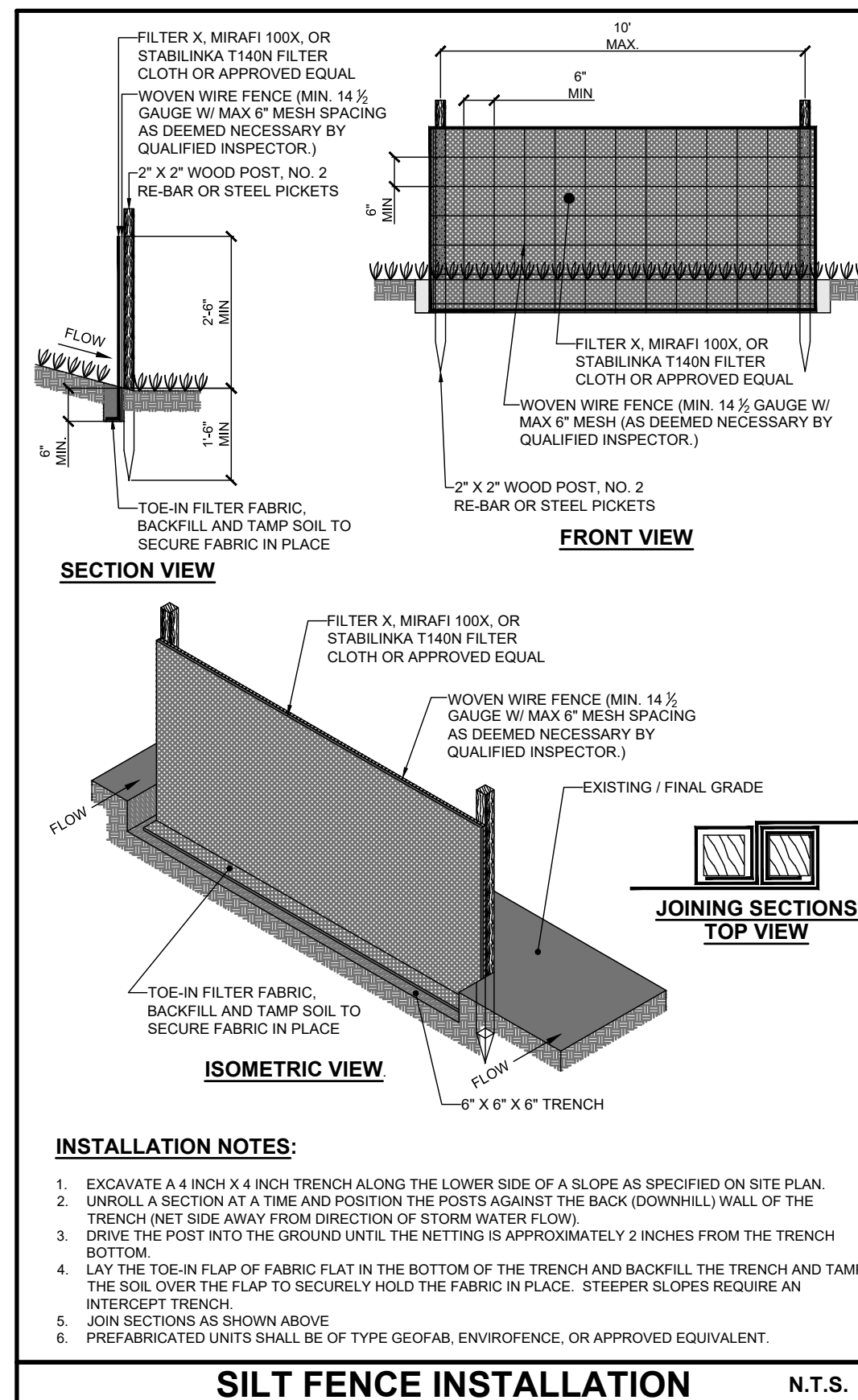
FLOOD LIGHT FIXTURE PHOTOGRAPH (ABOVE GARAGE)
HEATH ZENITH® 240 DEGREE MOTION SENSING SECURITY LIGHT WITH BULB SHIELDS - BRONZE (Model # : SL-5318-BZ) OR EQUIVALENT



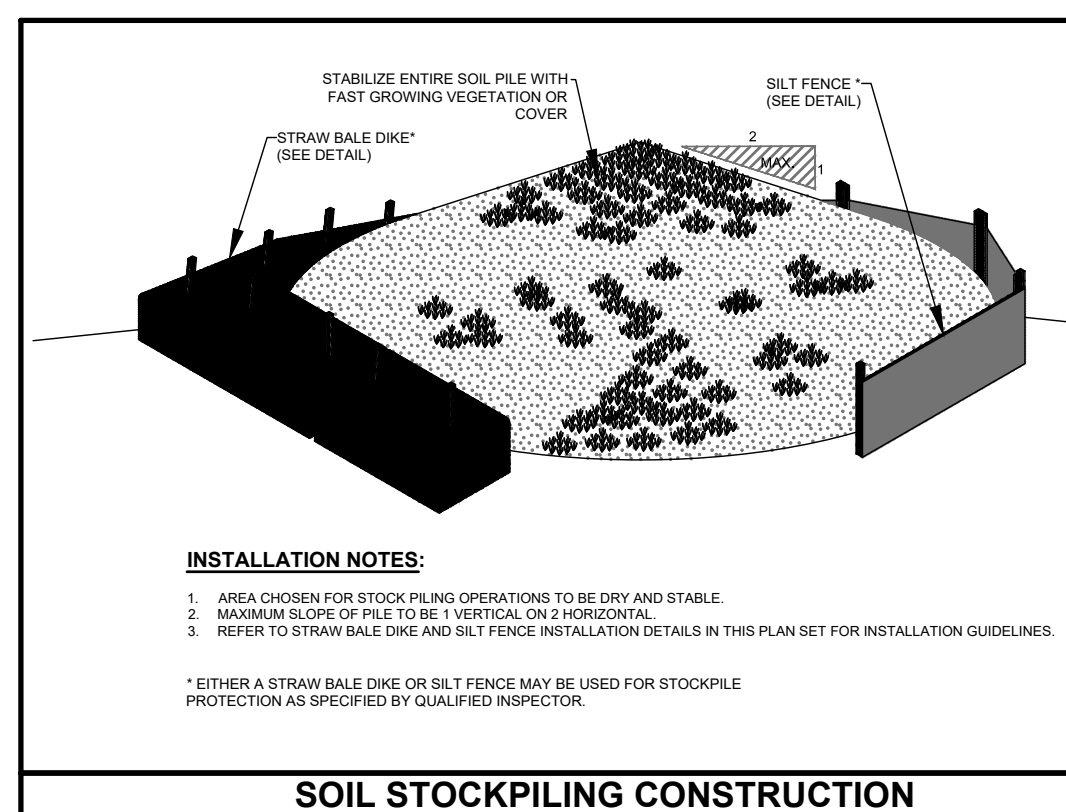
TRAFFIC SIGN POLE



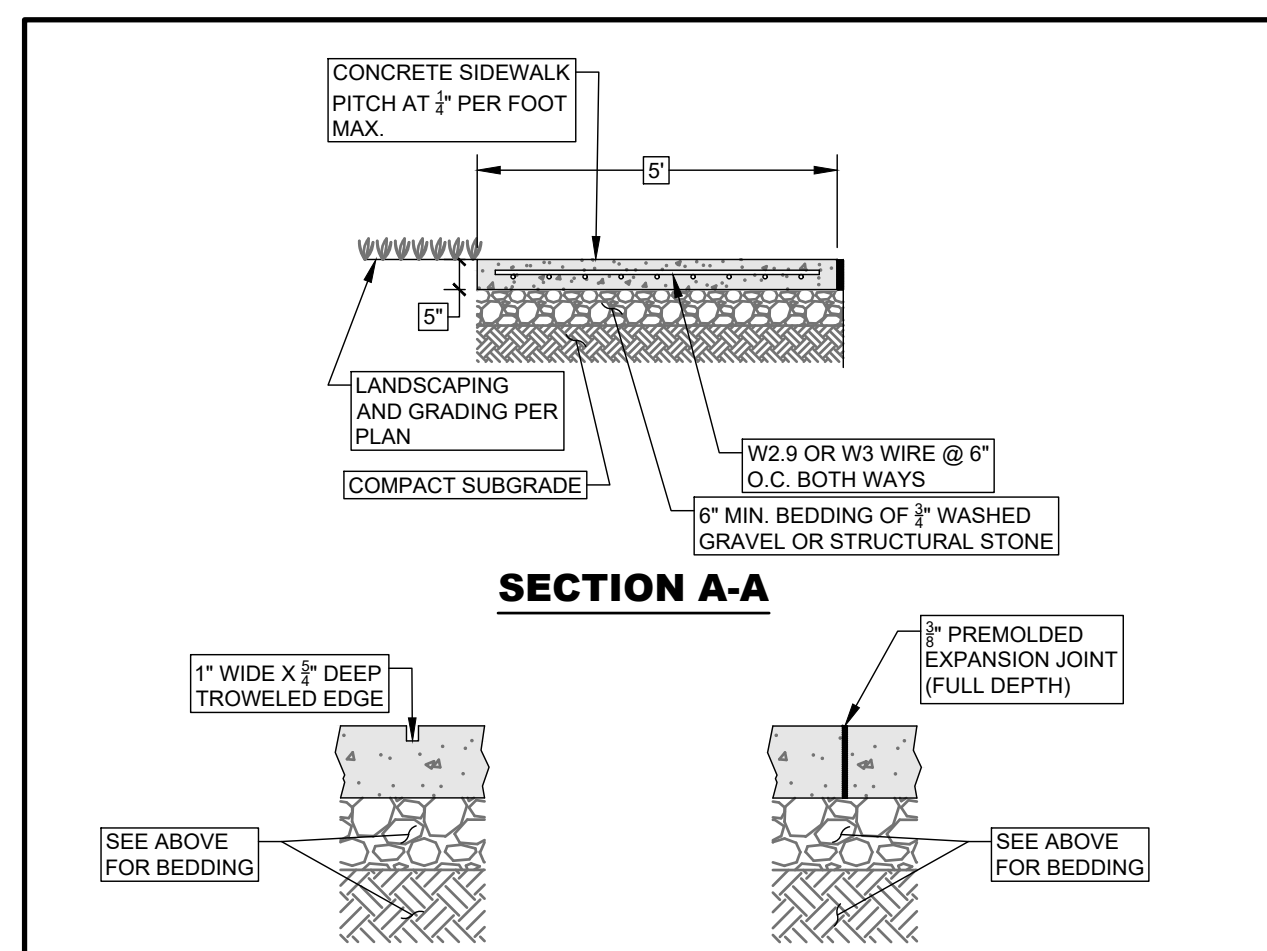
STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE INSTALLATION

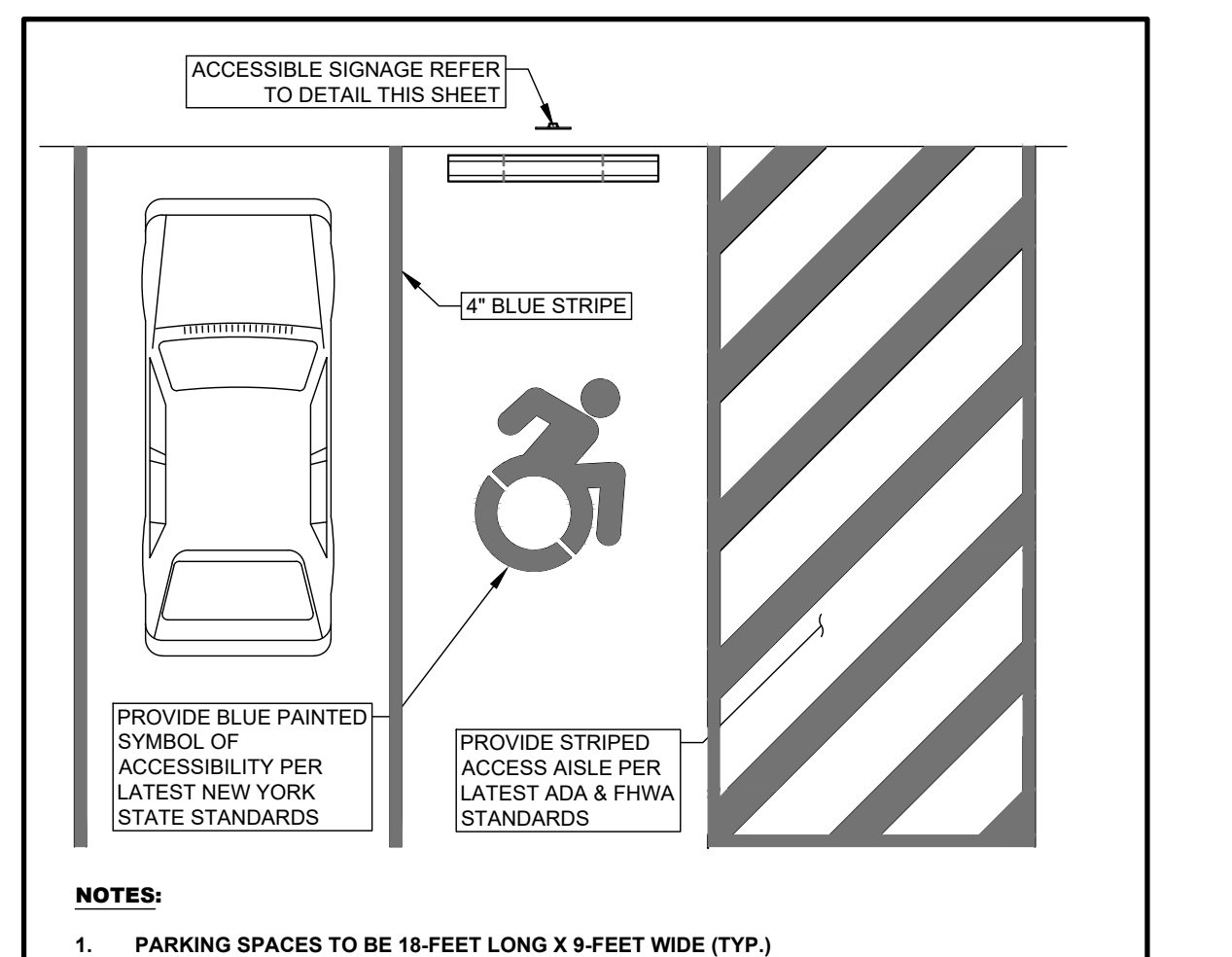


SOIL STOCKPILING CONSTRUCTION



CONCRETE SIDEWALK

- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF SECTION 501 NYS DOT STANDARD SPECIFICATIONS CODE FOR TRANSPORTING AND PLACING OF PORTLAND CEMENT CONCRETE.
 - CONCRETE TO BE PLACED IN ONE COURSE TO THE FULL DEPTH.
 - PROVIDE CONCRETE CLASS "A" AS PER NYS DOT SECTION 501-2 WITH 3,500 PSI MINIMUM 28 DAY STRENGTH.
 - CURING OF CONCRETE SHALL CONFORM SECTION 502 NYS CODE.
 - SIDEWALK TO BE PLACED ON 6" THICK BASE OF COMPACTED 3/4" GRAVEL OR STRUCTURAL SOIL (AS SPECIFIED).
 - SIDEWALK SLAB SHALL HAVE A MINIMUM THICKNESS OF 5" AND 7" MIN. AT DRIVEWAY SECTIONS.
 - WIRE FABRIC TO BE W2.9 OR W3 WIRE AT 6" CENTERS TRANSVERSELY AND LONGITUDINALLY, AND SHALL BE EMBEDDED TO MID-DEPTH IN THE SLAB.
 - LONGITUDINAL JOINTS TO BE PLACED TO FULL DEPTH OF SLAB BETWEEN SIDEWALK AND CURB.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PLACED TO THE FULL DEPTH OF SLAB AND BE SPACED 20 FEET APART. THE EDGES OF TRANSVERSE JOINTS TO BE FINISHED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS.
 - ALL JOINTS SHALL BE PREMOLDED BITUMINOUS TYPE, 3/8" OR 1/2".
 - CONCRETE SURFACE TO BE SCORED AND TOoled AT INTERVALS OF 5 FEET.
 - THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH SURFACE, THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE, AND SHOULD BE SLIP RESISTANT.
 - CONTRACTOR TO PREVENT AGAINST ANY LOW SPOTS WHERE WATER CAN COLLECT AND ANY POSSIBLE REDIRECTION OF STORMWATER.
 - CONTRACTOR TO USE RESILIENT JOINT FILLER ACCORDING TO SECTION 705-07 NYS CODE AND INSTALL AT ALL JOINTS BETWEEN SIDEWALK, RAMPS, AND CURBS.
 - CONCRETE SIDEWALK TO RECEIVE (1) ONE COAT OF ANTI-SPLALLING COMPOUND AT A RATE OF 1 GALLON PER 150 SQUARE FEET. COMPOUND SHALL BE HYDRATANE BY POLYMER PLASTICS CORPORATION OR ANY OF THE COMPOUNDS ON THE APPROVED MATERIALS LIST BY THE NYS DOT FOR MEMBRANE CURING COMPOUNDS (7-11-05), CLEAR WITH FUGITIVE DYE.



PARKING STALL MARKINGS

MUNICIPAL APPROVAL

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DIRECTOR OR AUTHORIZED AGENT DATE

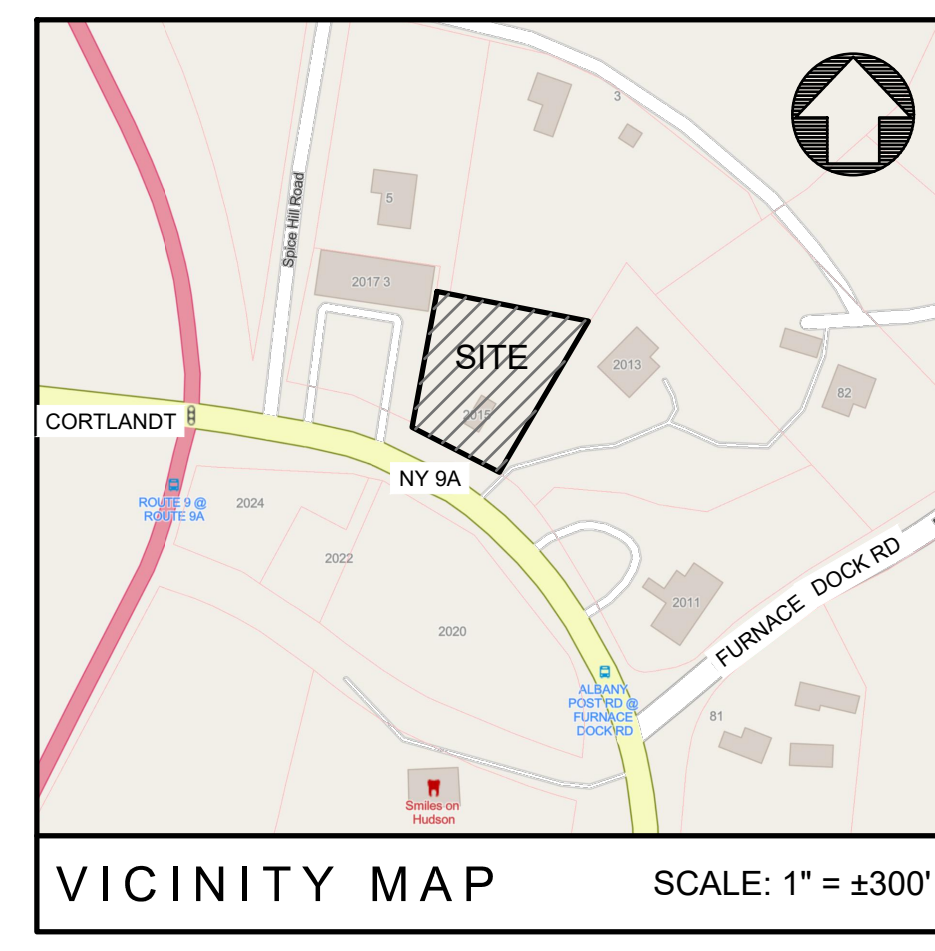
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SIGNED THIS _____ DAY OF _____, 2021 BY: _____

CHAIRMAN OF THE PLANNING BOARD



VICINITY MAP SCALE: 1" = 130'

OWNER/APPLICANT

ALBERT PICARELLO
2015 ALBANY POST ROAD,
CORTLANDT MANOR, NEW YORK 10567

REVISIONS

#	REASON	DATE
2		
1		

MUNICIPAL TAX IDENTIFICATION:

SECTION: 55.18
BLOCK: 2
LOT: 19
SUBLOT: ----
DRAWN BY: AD
CHECKED: JA
PROJECT: PICARELLO
DATE: MAY 25, 2022
JOB #: 210710

PATRICK M. BELL, PE
LICENSE #087679

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

39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SITE PLAN FOR ALBERT PICARELLO

LOCATION:
2015 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK

SHEET 4 OF 4 CD-3.2

2015

DOWN
Cycles
↓↓↓
BICYCLES
SALES • SERVICE
914 • 827 • 9570





801-734-1111
Cortland Plaza
ROASTED WINES
CLEANERS
APPLIANCES

ONE WAY









May 25, 2022

**Picarello Site Development Plan Application
2015 Albany Post Road, Cortlandt Manor, NY 10567
Tax Map Designation 55.18-2-19**

ADJOINING PROPERTY OWNERS

1.	55.18-2-19	Albert J. Picarello, Jr.	2015 Albany Post Rd (Project Site)
2.	55.18-2-18	Marisa D'Itri	2013 Albany Post Rd
3.	55.18-2-20	447 Associates LLC	2017 Albany Post Rd
4.	55.18-2-21.2	Jose E. Zhingri	3 Spice Hill
5.	55.18-2-21	Peter P. Franzoso	5 Spice Hill
6.	67.6-2-3	Keogh M A Sniffen Plan	2020 Albany Post Rd

