APPENDIX 1

Chapter 1 Appendices:

- MOD Zoning
- Evergreen Manor Site Plan Set
- Gyrodyne Site Plan Set

[Added xx-xx-2018 by L.L. No. X-2018]

§ 307-XX Medical Oriented District

- **A.** Legislative Intent. It is the intent and purpose of this section to create an optional "Medical Oriented District (MOD)" along Route 202/35 in the area surrounding the existing hospital facility generally bounded by the municipal boundary with the City of Peekskill to the west and Conklin Avenue to the east and as more particularly identified on the Town of Cortlandt Zoning Map. Property owners with eligible parcels in this district can apply to receive an MOD campus designation which can be affixed to a qualifying parcel of land. Once a parcel receives MOD campus designation, the parcel is governed by the use, dimensional and other provisions of the MOD zoning regulations, and MOD zoning replaces the existing zoning. The intent of the MOD is to encourage economic revitalization in the area surrounding the hospital center and to enable and implement the goals and recommendations outlined in *Envision Cortlandt*. It is further the intent of this district to provide a continuum of care and allow residents access to a wide range of health services and other complementary uses in one central area with the look, feel and function of a future "hamlet center."
- B. Definitions. Unless defined herein the general definitions in Chapter 307 shall apply.

ASSISTED LIVING RESIDENCE a certified adult home or facility (age 62) approved by New York State Department of Health as an Assisted Living Residence (ALR), which provides housing and personal care services and/or home care services (either directly or indirectly) in a home-like setting to five or more adult residents unrelated to the assisted living provider. ALR's must also provide daily food service, twenty-four hour on-site monitoring, case management services, and the development of an individualized service plan for each resident. ALRs shall provide each resident their own room, a small apartment, or a shared space with a suitable roommate. Residents share common areas, such as the dining room or living room, with other people who may also require assistance with meals, personal care and/or home care services.

INDEPENDENT SENIOR HOUSING WITH SERVICES Apartments that include one or more of the following supportive services: meals, housekeeping, some assistance with personal care, transportation, socialization activities, laundry, resident/service coordinator who helps residents access other services and programs from community-based agencies.

<u>STUDIO</u> a studio is a single residential unit in which the bedroom, living room and kitchen are all located in the same room. For purposes of bedroom count, a studio is a one-bedroom unit.

MEDICAL ORIENTED DISTRICT is an optional mapped district surrounding the hospital center generally bounded by the municipal boundary with the City of Peekskill to the west and Conklin Avenue to the east and as more particularly identified on the Town of Cortlandt Zoning Map. A

MOD is a new trend in health care where patients can access a range of health services (in partnerships between hospitals, private practices, commercial entities and municipalities) and other complementary uses in one central area. The intent of the MOD is to create a healthy, mixed-use, neighborhood-scale district that benefits residents and employees who reside in of the district as well as patients and families visiting the MOD.

MOD CAMPUS DESIGNATION A designation granted by the Town Board to eligible projects proposed in the MOD. Once a project receives MOD campus designation from the Town Board, the uses and development standards and controls permitted in the MOD can be applied to the project.

<u>COVERAGE, LOT</u> Percentage of the lot area covered by the combined area of all impervious surfaces on a lot, including buildings or structures, paved areas (including gravel and permeable pavement), at-grade decks, patios, and swimming pools, but not including architectural landscape features or at-grade landscape features provided above underground parking deck.

DWELLING A building that contains one or two dwelling units, used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING UNIT One or more rooms in a dwelling designed and equipped for one family to occupy separately as a housekeeping residence, reserved exclusively for the occupants of such room or rooms, with provisions for living, sleeping, eating, cooking and sanitation and having no enclosed space (other than vestibules, entrance hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. For the purposes of this definition, microwave and convection ovens, hot plates and similar movable appliances shall be considered as constituting provisions for cooking.

Every "dwelling unit" shall contain a minimum of 400 square feet of habitable space, and every room occupied for sleeping purposes shall contain a minimum of 80 square feet per occupant.

Size of Dwelling Unit	Maximum Number of Occupants	Minimum Sq. FT
Studio / Millennial	2	400
1-bedroom	2	750
2- bedroom	4	1050

PROFESSIONAL OFFICES Professional services such as the offices of doctor, dentist, chiropractor, osteopath, (excluding group counseling and pain clinics) lawyer, engineer, architect, chiropractor, osteopath, insurance agent or real estate broker are provided.

C. Authority.

The Town Board has the authority to grant eligible parcel(s) a MOD campus designation as set forth below in **§307-XX D. Eligibility.** A parcel located within the mapped MOD must receive a MOD campus designation by the Town Board to apply the uses permitted below in **§307-XX E. Use Regulations** to any new development, renovations, redevelopment, change of use, subdivision, and site plan approvals within the MOD. Once a parcel receives a MOD campus designation, any future proposed site plan amendments, subdivisions, or changes in use on the MOD campus parcel must be re-approved by the Town Board following the procedures set forth in this section.

Due to the district's importance to the long-term economic health of the Town of Cortlandt, the significance of the public services provided by the hospital facility, and its location directly abutting a neighboring municipality, it is also the intent of this section to designate the Town Board as Lead Agency for the environmental review of any parcel receiving a MOD campus designation. All applications for a MOD campus designation shall be referred to the Planning Board for site plan review and approval. The Planning Board shall have the authority to grant site plan approval for all parcels receiving a MOD campus designation.

D. Eligibility.

This section sets forth standards under which parcels would be eligible for MOD campus designation. The criteria in this section are separate and distinct from site plan and subdivision requirements which address more specific site layout and design requirements.

- **1.** The parcel is located within the MOD designated area as identified on the Town Zoning Map.
- 2. The lands proposed for consideration of MOD campus designation must consist of one or more parcels totaling (in the aggregate) 1.5 or more contiguous acres.
- **3.** The lands proposed for consideration of MOD campus designation must have access to municipal water and sewer.
- 4. The decision to approve a parcel for MOD campus designation, or to decline a parcel for MOD campus designation, is a purely legislative determination entirely within the legislative discretion of the Town Board. The Town Board shall have the right to reject any petition for MOD campus designation at any stage of the proceedings. As part of its decision whether or not to approve a parcel for MOD campus designation, the Town Board shall determine that the proposed site development plan is consistent with the following MOD objectives:
 - **a.** Economic development. Provides opportunities for a continuum of care and a range of health services and other complementary uses in one central area.
 - **b.** Redevelopment opportunities. Supports property reinvestment through renovations, expansions, redevelopment, and new construction to strengthen the private sector position and tax base.
 - **c.** Mixed-Use Center. Supports the creation of a more-vibrant center of activity throughout the day and night with a mix of medical, commercial and residential uses supporting one another that benefits residents and employees of the district as well as patients and families visiting the MOD.

- **d.** Streetscape Improvements. Replaces the visual prominence of large parking lots with attractive streetscape, landscaping, sidewalks, public spaces, activity areas (such as outdoor seating) along Route 202/35 to encourage walkability, connectivity between MOD uses and to provide a more bicycle and pedestrian friendly commercial center with connections to adjacent residential neighborhoods.
- e. Housing. Provides additional housing types to address the needs of residents of all ages and abilities, including but not limited to multigenerational, millennials, empty nesters and seniors.
- **f.** Assisted living/Independent Senior Housing with Services/skilled nursing. Provide housing that addresses an identified need to accommodate less-independent individuals and allows for aging in place.
- **g.** Service and utilities. Provides orderly and well-planned development of a scale and location that will make it feasible to construct a comprehensive package of supporting utilities, services and facilities, active and passive recreation facilities to achieve developments which are environmentally, physically, visually and economically superior with shared infrastructure including parking, and improved stormwater management such as reduced impervious surface, raingardens, shared stormwater retention areas and other latest industry best practices. All onsite utilities shall be buried underground.
- h. Microgrid. Encourage developers to create a community-minded "microgrid" with cogeneration capabilities in order to meet the power load of connected facilities in the event of an emergency or other grid outage. This may include pursuit of standalone distributive energy resources, including but not limited to generators and solar energy systems for future connection.
- i. Compatible Design. Provide buildings and amenities including lighting, streetscape, landscaping, and signage that are compatible and consistent with the architecture, streetscape, and signage of other properties located within the MOD.
- **j.** Inter-municipal cooperation. Provide opportunities for inter-municipal cooperation between the City of Peekskill and the Town of Cortlandt that encourage economic, transportation, and pedestrian connections between the adjacent municipalities.
- **k.** Comprehensive Plan. Promote a development pattern in harmony with the objectives of the Town's Comprehensive Plan.
- **5.** Once a parcel receives a MOD campus designation from the Town Board, any future proposed amendments to a MOD campus designated parcel including any future modifications to existing buildings or uses must also follow the procedures for MOD campus designation set forth in this section.

E. Use Regulations.

1. Pre-existing Uses and Buildings.

a. Any building permit or site plan approval issued before the date of adoption of this Section shall remain in effect for the underlying zone that the parcel is located within until a project is granted a MOD campus designation by the Town Board as set forth in **§307-XX D**. **Eligibility**. Buildings existing before the date of adoption, or subsequent amendment, of this

Section are allowed to expand and modify as permitted under the underlying zoning unless they have previously received a MOD designation.

b. Any single-family home that exists at the time of the adoption of this Section can continue to exist as a single-family home. Single family homes can be reconstructed on lots that contained a single family home at the time of the adoption of this Section. No new single family homes can be constructed on MOD campus designated lots.

2. MOD Campus Designation Allowed Uses.

a. **Medical Uses.** medical uses, including hospitals; specialty hospitals/clinics; rehabilitation centers; primary care facilities; walk-in/urgent care facilities; medical office space; hospice; alternative and complementary medicine; laboratories; research facilities; pharmacies; cafeterias; medical educational uses; birthing centers; ambulatory surgery; assisted living residences (ALR); independent senior living with services; skilled nursing facilities (SNF); memory care facilities or units as part of ALR or SNF.

b. **Residential uses.** multigenerational, millennial, and empty nest or a combination of these residential types.

c. **Commercial uses (non-medical uses).** Professional office space; pharmacies; cafes; bakeries; retail; restaurants (except drive thru) and other food services; banks.

d. Hotels/Inns/Bed and Breakfasts. hotels, inns, bed and breakfasts.

e. **Ancillary uses.** Structured parking; farmer's markets; drive-thrus, public open space; religious facilities; plazas and courtyards; bikeways and nature trails.

- **F. Density:** At the time of any MOD campus designation the Town Board shall allocate the density in accordance with this section.
 - 1. Density.
 - a. **Medical Uses.** In no case shall the total gross floor area of all new medical uses allowed in the MOD exceed 200,000 square feet (sf) not including assisted living residences or skilled nursing facilities.
 - b. **Residential Uses.** In no case shall the total number of new bedrooms in the MOD exceed 400 bedrooms exclusive of assisted living and skilled nursing facilities.
 - 1) No more than 2 bedrooms per dwelling unit. No more than 15 percent of the total number of dwelling units may have more than one (1) bedroom.
 - 2) Additional bedrooms may be permitted, with Town Board approval, provided the applicant provides for the design and/or construction of additional amenities within the MOD for the use and enjoyment of the general public. The amenities

shall include provisions for on-site and/or off-site improvements beyond those required to service the needs of the subject project. Examples of such public good that would be considered by the Town Board include:

- i. structured parking (where not less than 50% of the parking spaces provided are available to the public);
- ii. provision or facilitation of availability of municipal or central water and sewer facilities to serve an extended area;
- iii. provision for a transportation enhancement, such as sidewalk and streetscape improvements;
- iv. recreational areas such as a public plaza, park or playground, maintained by the applicant, which is designed as an integral part of the development, readily visible and accessible from the public way, not less than 1/4 acre in size;
- v. pedestrian bridge over road/pedestrian tunnel;
- vi. a bypass road or traffic intersection improvements or other such improvements, which would directly improve traffic conditions;
- vii. Affordable Residential housing facilities;
- viii. Payment of funds for a proportionate share of any required off-site improvements provided to the Town in lieu of or in combination with proposed amenities of a sum to be determined by the Town Board, which shall be deposited in a fund exclusively for community benefits or improvements within the MOD Campus.
- ix. The public amenities proposed must be commensurate, in the judgment of the Town Board, with the requested density increase before they may be approved.
- c. **Commercial Uses.** In no case shall the total gross floor area of all new commercial uses in the MOD exceed 60,000 sf. No single retail tenant space shall exceed 15,000 sf.
- d. **Assisted Living/Skilled Nursing Units.** The total number of assisted living bedrooms permitted in the MOD shall not exceed 130 bedrooms.
- e. **Hotels/Inns/Bed and Breakfasts.** The total number of hotel units permitted in the MOD shall not exceed 100 units.
- **2.** On parcels previously designated MOD, the Town Board cannot approve any modifications, additional development or density without a reapplication for MOD campus designation.
- **3.** The Town Board will require additional SEQRA review for any MOD designated campus parcels requesting modifications including those parcels previously designated MOD campus.

- **4. Parking, structured above-grade.** Above-grade parking structures shall be screened from view behind primary buildings, false facades or otherwise concealed in appearance through design measures as follows:
 - a) A minimum of 40% of the exterior surface area of the garage facades facing a public way or sidewalk shall be clad in materials such as brick, stone, green-wall (e.g., ivy), decorative metalwork, wood trim or other materials as approved by the Architectural Advisory Council (AAC) in lieu of bare structural concrete or masonry, to present an attractive appearance.
 - b) In addition to any other perimeter landscaping used or required, trees shall be planted at regular intervals to align with openings in the structures along facades facing a public street or highway.
 - c) All parking and security lighting shall be consistent with Town site lighting requirements and be provided with appropriately shielded, downward-facing lamps which direct the light only into the immediate parking areas as required for use.
 - d) Each application shall submit a parking management plan. If valet parking is proposed, the feasibility of valet parking must be evaluated.
- **5. Surface Parking.** When practicable, surface parking shall be located to the side and/or rear and not to the front of buildings facing Route 202. If valet parking is proposed, the feasibility of valet parking must be evaluated. The following parking standards will be applied in the MOD:

<u>Use</u>	Parking Requirement
Assisted Living/Independent Senior Living with Services/Skilled Nursing	0.5 spaces per bed
Bar, tavern, and similar uses	1 space for every 2 customer seats.
Birthing Center	1 space per bed plus 1 space for every employee
General Retail	1 space for every 250 square feet of gross floor area
Hospital	1 per bed, plus 1 per employee in largest shift or as needed
Hotels/Motels/Inns/Bed &	one parking space per room plus one space for every 3
Breakfasts	employees of the largest working shift 1 space for every 3 customer seats.
Restaurant Accessory to Hotel/Motel/Inn/Bed & Breakfast	

Medical or dental laboratory	1 per 400 square feet of gross floor area
Multifamily Housing	1.2 spaces/ studio,1.3 spaces/1-bedroom1.6 spaces/2-bedroom1.8 spaces/3-bedroom
	Plus an additional 10% of the total required parking as guest parking.
Nursing home	1 per 2.5 beds, plus 1 per employee on maximum shift
Office, medical	1 space for every 150 square feet
Office, Professional	1 per 300 square feet of habitable floor space
Pharmacy (not accessory to hospital)	1 per every 250 square feet
Restaurant/Café/bakery	1 space per 50 square feet of dining area and such employee parking area as determined by the Planning Board to be appropriate.
Specialty Hospitals and Clinics	4 per physician, plus 1 per employee
Walk-In Urgent Care	4 per physician, plus 1 per employee

- 6. Bulk and area requirements. Bulk and area requirements not addressed in the MOD regulations will be established by the Town Board for each project as part of MOD Campus Designation.
 - a. Strict Compliance. It is anticipated that that strict compliance with every dimensional standard may not always be practical or necessary to meet the purposes of this chapter. In such cases, the Town Board is authorized to modify the dimensional standards set forth to the extent necessary and appropriate to accommodate existing limitations, provided all of the following findings are made by the Town Board in rendering its decision that such modification:
 - 1) Is necessary to reasonably accommodate existing site constraints or development limitations; and
 - 2) Does not create an undue adverse effect on abutting properties or uses; and
 - 3) Does not increase the maximum number of stories of a building or maximum height of a building as noted in Section 5. b.; and

- 4) Does not conflict with the intent of the standard being waived or modified; and
- 5) Allows for an improvement that will add to the overall vitality of the MOD and advances the purposes of this chapter of the Town Code.

b. Building height.

The maximum permitted building height within the MOD shall be 60 feet including occupied roof.

c. Maximum Lot coverage.

The maximum permitted lot coverage within the MOD shall be 60 percent of the gross lot area.

- d. **Setbacks.** Must be proposed and approved by the Town Board at the time the parcel receives approval for MOD campus designation.
- 7. Internal Property Subdivision. The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area. If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. The Town Board, based on consideration of achieving superior site design and efficiency and protecting surrounding uses, has the discretion to apply alternative bulk standards, where appropriate.

Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.

8. Screening and buffering. A minimum buffer area of 25 feet shall be required between any MOD Campus designated parcel boundary and any existing residential unit. In reviewing the development plan, the Planning Board shall consider the setback and proposed screening of all parking, buildings, and active recreation areas and may require buffer areas of up to 150 feet. Buffer and screening areas shall be landscaped or left in their natural state, where appropriate. The Planning Board may require additional landscaping to screen utility buildings, refuse-collection areas, cooling systems and other similar installations and

features. The Planning Board, as part of site development plan approval, may modify the requirements of this subsection when it determines that the specific circumstances of a particular site make adherence to the requirements of this subsection unwarranted or impractical and require alternative buffering to achieve the purposes of this subsection. The reasons for any such recommended modifications must be expressed and placed into the official record of the Planning Board.

9. Layout design considerations. The Planning Board shall consider walkability and connectivity within the MOD as well as streetscape and public space as integral elements of all MOD campus site plans.

10. Design Guidelines.

- A. Architectural Design Guidelines for Buildings. Architectural design should be compatible in nature and type to other projects approved or simultaneously under consideration for MOD campus designation and shall be subject to review by the Architectural Advisory Council.
- B. Signs (including wayfinding signage). Signs shall be designed in harmony with the building and established development.
- C. Lighting. As per Town designated standards.
- **11. Vehicular circulation system and traffic access.** All streets and driveways within the MOD shall be designed to adequately accommodate fire and emergency apparatus as well as serve their intended traffic function and the anticipated volume of traffic from the proposed use.
- **12. Pedestrian circulation system.** Within MOD designated sites, a pedestrian circulation system shall be designed and installed in addition to the vehicular circulation system, which is sufficient for the needs of MOD residents, workers and visitors. Such a system might be composed of paved and unpaved walkways, lighting, streetscape amenities, and bikeways of appropriate width, design and location to serve their intended function.
- **13. Add to the recreational inventory of the Town.** MOD projects will be required to either propose new public recreation areas or pay a recreation fee as required under § 265-11 of the Subdivision Ordinance. The applicant may request a waiver or reduction in recreation fees from the Town Board for assisted living and/or skilled nursing units.
- 14. Utilities and services.
 - a. Underground lines. All power and communication lines shall be installed underground in the manner prescribed by the regulations of the government agency or utility company having jurisdiction. The applicant may request a waiver if it would cause unnecessary hardship and by waiving such requirement will have not detrimental effect on the public health, safety or general welfare as determined by the Director of Technical Services.
 - **b.** Sewer and Water. All buildings within MOD designated sites shall be served by a public central water and sewage treatment systems as approved by the appropriate government agency or agencies having jurisdiction thereof.
 - **c.** Firematic Protection. All buildings within the MOD shall provide adequate water for firematic protection in the form of onsite storage tanks as may be required by the Director of DOTS or their designee.

- **d.** Future Utility needs. Where facilities are provided, they shall be planned in such a way as to anticipate future utility needs, and wherever reasonably feasible, shall be sited to reduce the capital costs associated with any future central utility construction.
- e. Refuse collection. All MOD designated parcels shall provide private carting with an adequate means of collection and storing refuse, including the agreement to provide compactors and a centrally located refuse-collection site on premises. Any outside storage and garbage shall be in centrally located containers designed to prevent rodent infestations and shall provide sufficient screening as determined by the Planning Board.
- f. HVAC Systems. HVAC systems shall be designed so as to minimize adverse aesthetic impact and noise.
- **g.** Stormwater Runoff. A stormwater pollution prevention plan is required in accordance with all Federal, State Local rules and regulations shall be provided for both water quality and water quantity controls.
- **h.** Placement of utilities. Where possible, all utilities shall be placed within the right-of-way or utility easement.
- i. Energy efficiency. The plan for development of any site designated MOD campus shall consider the design, construction, and arrangement of buildings in such a way as to promote energy efficiency and encourage the use of alternative energy sources, such as geo-thermal and active or passive solar systems. All applicants shall be required to complete an energy analysis that quantifies the estimated reduction in electric, gas, and water usage measured against a baseline scenario of standards consumption patterns that the proposed conservation measures are anticipated to achieve.
- H. Application Process for MOD campus designation. A MOD campus designation can only be granted by the Town Board subject to the following procedure. In addition to the required hard copies, all documents must be submitted in electronic form as a PDF in compliance with the MOD Campus Designation Application Form.

1. Pre-application conference. The applicant must, prior to formal submission of their MOD campus designation application, meet in a pre-application conference with Town staff to review the requirements and procedures defined herein and discuss the general planning concepts for the proposed development.

2. Submission of an application package for a MOD campus designation to the Town Clerk. The application package shall contain the following required documents and fees:

- **a.** MOD Campus Designation Application Form and conceptual plan.
- **b.** *Environmental Documents.* The application must contain all the required SEQR documents.
- **c.** Application fee. The applicant shall submit an application fee as set by the Town Board for formal designation of MOD.
- *d. Public notice requirement.* The applicant shall follow all required public notice requirements.

3. Preliminary Town Board action. The Town Board will make a determination of the completeness of the application package and initiate an environmental review under SEQR after a review with appropriate departments.

4. Town Board Referral to Planning Board. Once the application and site development plan is declared complete by the Town Board, the Town Board will refer the application to the Planning Board for preliminary site development plan review. At this step, the applicant is required to pay the standard Planning Board application and escrow fees as established by the Town Board.

5. Review of the site development plan by the Planning Board. The Planning Board will review the site development plan. During this step, the Town Board will receive periodic updates from the Planning Board as part of the coordinated site development plan. If the Town Board deems it necessary, it may schedule additional Joint Planning Board/Town Board meetings.

- **a.** Upon completion by the Planning Board of the site plan review but prior to approving the site plan, the Planning Board will send a report with a recommendation to the Town Board that the MOD campus site development plan be granted with or without conditions or denied.
- **b.** Compliance with standards. In arriving at a recommendation to the Town Board to approve or disapprove the MOD campus site development plan, the Planning Board shall rely on the zoning and SEQRA review conducted by the Town Board to determine whether the proposed uses meet the standards set forth in this section.

6. Decision of Town Board. Upon receipt of the Planning Board's report which will recommend action to the Town Board and state appropriate conditions, including items such as posting of a performance bond, erosion control security, inspection fees, etc., if the Town Board elects to proceed, the Town Board shall conclude SEQR determination, schedule a public hearing on the MOD campus designation and following said hearing, may by resolution, act either to approve, approve with modification or disapprove the MOD campus designation application.

a. If approved, the Planning Board will complete site development plan and/or preliminary and final subdivision review. There will be no additional application fees at this step.

7. MOD campus site development plan approval. Upon receipt of the Town Board's approval of the MOD campus designation, the Planning Board shall grant final site development plan approval consistent with the Town Board's approval.

LOCATION MAP







OWNER / APPLICANT V.S. CONSTRUCTION CORPORATION 37 CROTON DAM ROAD OSSINING, NY 10562

PLANNER & CIVIL ENGINEER DIVNEY • TUNG • SCHWALBE Intelligent Land Use Divney Tung Schwalbe, LLP One North Broadway White Plains, NY 10601 P: 914.428.0010 F: 914.428.0017

2003 Crompond Road

Cortlandt Manor, NEW YORK

Draft Generic Environmental Impact Statement Site Plan

March 25, 2019

ZONING TABLE

				<u>NO.</u>	TITLE	LATEST ISSUE	BY	SCALE
PROPOSED MEI	DICAL ORIENTED DISTRICT (MOD) ⁽¹⁾	PERMITTED	PROPOSED		COVER SHEET			
				MSP-R1	REVISED MASTER SITE PLAN	12/10/18	WMW	1" = 80'
1. Density		••••	17.000	SP-0.1	EXISTING CONDITIONS PLAN	03/25/19	DTS	1" = 50'
a. Maximum Gross Floor Area of Mec b. Maximum Residential Units (exclus	sive of assisted living)	200,000 400	15,000	SP-1.0	SITE LAYOUT PLAN	03/25/19	DTS	1" = 50'
c. Maximum Gross Floor Area of Cor	nmercial Uses	60,000	22,000	SP-2.0		03/25/19	DTS	1" = 50'
d Maximum Assisted Living Bedroon	ns	130	120			00/25/15		1 = 50
e. Maximum number of hotel units		100	100	SP-3.0	UTILITY PLAN	03/25/19	DIS	$1^{"} = 50^{"}$
5. Surface Parking				SP-4.0	SOIL EROSION AND SEDIMENT CONTROL PLAN	03/25/19	DTS	1" = 50'
Use	Parking Requirement			SP-4.1	SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS	03/25/19	DTS	NTS
Assisted/Independent Senior Living	0.5 spaces per bed	$60^{(2)}$	75	SP-4.2	CONSTRUCTION PHASING PHASE 1 DEVELOPMENT	03/25/19	DTS	1" = 60'
Residential	additional 10% of required for guests	$242^{(2)}$	244	SP-5.0	LANDSCAPE CONCEPT PLAN	03/25/19	DTS	1" = 50'
Retail	1 space per 250 square feet	$60^{(2)}$	60	SP-5.1	LANDSCAPE DETAILS	03/25/19	DTS	NTS
Hotel	1 space per room + 1 space per 3 employees on largest shift	$106^{(2)}$	114	SP 6 1		03/25/10		NTS
Restaurant	I space per 50 st dining + employees as determined by Planning Board	$74^{(2)}$	74			00/05/19		NTO
Medical or Dental Laboratory	1 space per 400 square feet	$38^{(2)}$	38	5P-7.1	SITE DETAILS	03/25/19	D15	NIS
				SP-7.2	SITE DETAILS	03/25/19	DTS	NTS
6. Bulk and Area Requirements		60	<60	SP-7.3	SITE DETAILS	03/25/19	DTS	NTS
c. Maximum Lot Coverage		60%	≤00 37%	SP-7.4	SITE DETAILS	03/25/19	DTS	NTS
d. Setbacks		As Approved by Town	To Comply	SP-7.5	SITE DETAILS	03/25/19	DTS	NTS
8. Screening and Buffering		Board		SP-8.0	EMERGENCY SERVICE VEHICLE MANEUVERING PLAN	03/25/19	DTS	1" = 50'
Minimum Buffer between MOD Cam	pus and existing residential unit (feet)	25	25	SP-9.0	ROAD PROFILES	03/25/19	DTS	50'H/10'V
Footnotes:				SP-10.0	WETLAND MITIGATION PLAN AND DETAILS	03/25/19	ТМА	1" = 50'
⁽¹⁾ Per the Draft legislation for the Media	cal Oriented District (MOD) last revised January 11, 2018			SP-11.0	TREE REMOVAL AND PRESERVATION PLAN	03/25/19	DTS	1" = 50'
⁽²⁾ Required Parking Calculated as follow	vs:					12/10/19		1" - 50'
Assisted Living/Independent Senior Residential: Based on 152 IBR uni	r Living: Based on 120 beds ts and 14 2BR units					12/10/10	I CIVI	1 – 50
Retail: Based on 15,000 square feet								
Hotel: Based on 100 hotel units and estimated 17 employees during main shift								
Restaurant: Based on a dining area	of approximately 2,800 square feet (40%) plus an additional 18 sp	paces for employees.						
Medical of Dental Laboratory: Base	a on 13,000 square reer			DTS	DIVNEY, TUNG, SCHWALBE			



ARCHITECT WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC 100 CLEARBROOK ROAD ELMSFORD, NY 10523

LAND USE ATTORNEY ZARIN & STEINMETZ 81 MAIN STREET WHITE PLAINS, NY 10601

LIST OF DRAWINGS

DTS	DIVNEY, TUNG, SCHWALBE
WMW	WARSHAUER MELLUSI WARSHAUEF
ТСМ	TC. MERRITTS LAND SURVEYORS
ТМА	TIM MILLER ASSOCIATES

SURVEYOR DANIEL T. MERRITTS, PLS 394 BEDFORD ROAD PLEASANTVILLE, NY 10570 WETLANDS CONSULTANT TIM MILLER ASSOCIATES, INC. 10 NORTH STREET COLD SPRING, NY 10516





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- 5

7,000 SF RESTAURANT; 75 PARKING SPACES, 30,000 SF; 15,000 SF RETAIL, 15,000 SF MED. / DENTAL LABS; 107 PARKING SPACES 100 ROOM HOTEL; 115 PARKING SPACES

(40) (46) 120 UNIT ASSISTED LIVING FACILITY; 77 PARKING SPACES 166 RESIDENTIAL UNITS; 244 PARKING SPACES





PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP MICHELLE LLANOS 6/7/2016 9:55 AM L: \812 EVERGREEN MANOR - CORTLANDT \812 SP-0.1 EXISTING CONDITIONS PLAN.DWG SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 11-06-18 TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C. DATE OF AERIAL PHOTOGRAPHY: 12-05-04 SCALE: 1"=50' DATUM:NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT) WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE NOTE: INSPECTION ON 06/20/2018. MAGNOLIA LANF GROUND OBSCURED HAN





PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP MICHELLE LLANOS 6/7/2016 9:55 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 SP-2.0 SITE GRADING AND DRAINAGE PLAN PLT.DWG MAGNOLIA LANE) *** BIRCHWOOD LANE * 448.8 # # 447.8 -\$MH - T2 RIM:428.18 V423!0// INV IN:421.50 119.5BW INV OUT:421.40 ~~ 1. UTILITY $\overline{}$ - EASEMENT CORTI PROPOSED TAMARACK³³ SEWER DISTRICT > SANITARY SEWER MAIN . **× SMH - T1 441.8 🗭/ RIM:432.13-∕SMH/- Ę-4-3 INV OUT:427.40 RIM:382.74 INV /N:378,03 /INV OUT:377.93 ′ *└ └ └ └ ─ ─ ─ ─ ─ ─ ─ ─ ─* · LVA 1431.4 Y W/IN:384/.31 INV IN:380.60



LEGEND				
SYMBOL	DESCRIPTION			
XX	4' MIN. HEIGHT ORANGE TEMPORARY CONSTRUCTION FENCE			
	PROTECTED FILL STOCKPILE AREA			
SFSF	SILT FENCE (TYP.)			
	INLET PROTECTION			
	TEMPORARY SEDIMENT BASIN WITH RISER OUTLET PIPE			
	ANTI-TRACKING PAD			

TEEL PICKETS, OR AKES 1 1/2' TO 2' GROUND OUND BALES CONTOUR	$\begin{array}{c} \overrightarrow{} & \overrightarrow{} &$	EVERGREEN MANOR Town of CORTLANDT, New York
ADJACENT BALES. RANGLED TOWARD PREVIOUSLY $x = \frac{H_{}(Ft)}{SLOPE_{}(FT/FT)}$ $x = \frac{24^{\circ} MAX}{O CENTER}$ $x = CENTON B - B$ $x = h(Ft) = FT$ $x = h(Ft) = FT$	In the second seco	At OWNER / APPLICANT V.S. CONSTRUCTION CORPORATION 37 CROTON DAM ROAD OSSINING, NY, 10562 Av PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT DIVNEY • TUNG • SCHWALBE Intelligent Land Use Divney Tung Schwalbe, LLP One North Broadway White Plains, NY 10501 P: 914.428.0017 ARCHITECT (MASTER PLAN & PARCELS 1,2,&5) WARSHAUER MELLUSI WARSHAUER ARCHITECTS PC 100 CLEARBROOK ROAD ELMSFORD, NY, 10523 ARCHITECT (PARCEL 3) THE ARCHITECT TEAM 50 COMMANDANT'S WAY AT ADMIRAL'S HILL CHELSEA, MA, 02150 ARCHITECT (PARCEL 4) MINNO WASKO 80 LAMBERT LANE LAMBERTVILLE, NJ, 08530 LAND USE ATTORNEY ZARIN & STEINMETZ 81 MAIN STREET WHITE PLAINS, NY, 10601 SURVEYOR
THE LINES, ONS OF THE CREST HE TOE OF THE CH BANKS TO DAM FROM SCOUR ENTRANCES BELOW FROM DISPLACED STONE. 7 PPED OF ANY S OR OTHER NIC MATERIAL, OMPACTED BY ACRE OF - DIMENSIONS OF THE TRAP. IN SUCH A RS MADE AS NEEDED. NNER THAT EROSION HE DRAINAGE AREA	WOUNTABLE BERM WITH 5.1 SLOPES WILL BE PERMITTED. 1. MARTTANKE 1. M	DANIEL T. MERRITTS, PLS 394 BEDFORD ROAD PLEASANTVILLE, NY, 10570 <u>WETLANDS CONSULTANT</u> TIM MILLER ASSOCIATES, INC. 10 NORTH STREET COLD SPRING, NY, 10516
LATTER. NCH DIAMETER ALLY AND PLACED HIN SIX (6) CLOTH WIRE THEN F 40–80). THE OLE AND SIX (6) H COME PREVENT BYPASS. ER CLOTH AND WIRE A OF THE CLOTH. CTED IN FOUR (4) ACKFILL SHALL BE RUCTION CONTINUOUS WELD IN PLACE TWO 11 ER FILTER	TMN. 21 Store (OPTIONAL) FINE GRAVEL FACE 3" STONE (OPTIONAL) 3" STONE "DOUGHNUT" DETAIL CONSTRUCTION SPECIFICATIONS: 1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES INIMIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST THE INLET FOR SUPPORT. 2. HARDWARE CLOTH OR J* WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE. 3. USE CLEAN STONE OR GRAVEL J- 1 INCH SIZE PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER. BLOCK AND STONE INLET PROTECTION SCALE: N.T.S.	NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, LLP. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW. Image: Copyright Divney Tung Schwalbe, LLP 2019 All rights reserved. REVISIONS NO. DATE ISSUE Image: I
H FILTER D∦ GRAVEL H BASIN	NOTES: 1. REFER ALSO TO THE 2003 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DATED NOVEMBER 2018 AND THE ASSOCIATED DRAWINGS, "EROSION & SEDIMENT CONTROL PLAN" AND "EROSION & SEDIMENT CONTROL DETAILS", DRAWING NOS. SP-4.0 - SP-4.1, DATED 11/21/18 (OR LATEST REVISIONS THERETO.) 2. ALL SEDIMENT AND EROSION CONTROL PRACTICES HAVE BEEN DESIGNED AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE "NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" MANUAL DATED NOVEMBER 2016 (OR LATEST REVISION THERETO.)	DRAWING TITLE: DRAWING TITLE: Soil Erosion and Sediment Control Notes and Details Image: Control Notes and Details Image: Control Notes a

DRAWN BY: ML/MDG MSG PROJECT NO. 812 03/25/19 DRAWING NO. SPD-7.1

DRAWN BY: ML/MDG MSG PROJECT NO. 812 03/25/19 DRAWING NO. SP-7.3

MATERIALS: STORMTEC	H SC-740 CHAMBER SY	<u>YSTEMS</u>
	AASHTO MATERIAL	COMPACTION / DENSITY
DESCRIPTION	CLASSIFICATIONS	REQUIREMENT
/ROCK MATERIALS, NATIVE SOILS, OR PER R'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
ELL-GRADED SOIL/AGGREGATE MIXTURES, <35% INES OR PROCESSED AGGREGATE. ENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
LEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
LEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2 3}
STONE MUST ALSO BE CLEAN, CRUSHED, ANGUL MATERIALS WHEN PLACED AND COMPACTED IN ION, FOR STANDARD DESIGN LOAD CONDITIONS COMPACTION REQUIREMENTS.	AR. FOR EXAMPLE, A SPECIFICATION FOR # 6" (150 mm) (MAX) LIFTS USING TWO FULL C , A FLAT SURFACE MAY BE ACHIEVED BY RA	4 STONE WOULD STATE: "CLEAN, CRUSHED, OVERAGES WITH A VIBRATORY COMPACTOR. KING OR DRAGGING WITHOUT COMPACTION
	PAVEMENT LAY BY SITE DESIGN	ER (DESIGNED I ENGINEER)
	TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUL INCREASE COVER TO 24 (600 mm).	8" 18" (2.4 (450 mm) MIN* MA
B		6" (150 mm) MIN

(760 mm

------ 12" (300 mm) TYP

DEPTH OF STONE TO BE DETERMINED

BY SITE DESIGN ENGINEER 6" (150 mm) MIN

SUBGRADE SOILS (SEE NOTE 4)

(150 mm) MIN

← 51" (1295 mm) —

CHAMBER SYSTEMS SCALE: N.T.S.

DRAWN BY: CHECKED BY ML/MDG 812 03/25/19 **SP-7.4**

DRAWN BY: ML/MDG MSG PROJECT NO. 812 03/25/19 DRAWING NO. CHECKED BY: MSG MSG PROJECT NO. 812 DATE: 03/25/19 DRAWING NO.

PROFILE: PARCEL 1 EMERGENCY ACCESS

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP MICHELLE LLANOS 6/7/2016 9:55 AM L: \812 EVERGREEN MANOR - CORTLANDT \TIM MILLER ASSOC \19-04-11 \SM MITIGATION PLAN 1-14-19 UPDATED BY DTS.DWG Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be due twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Containergrown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plan Notes

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance. 2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final

grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.

3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved. 4. Hay and seed area of wetland expansion with Ernst Conservation Seeds Northeast Wetland Hummock Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations

5. Trees, shrubs and herbaceous materials will be planted within the proposed wetland creation area as specified on the plan and the table above. Following planting, the planted area will be ringed with deer fencing as shown on the plan and detail.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Cortlandt at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan. 2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for

each growing season. 3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.

4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a year during April through November of each year. The location of the monitoring wells are shown on the plan view grading plan.

Plantings will meet or exceed and 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate the invasive species.

Throughout the monitoring period, the mitigation area will be subject to inspection by the Town Environmental Monitor, as will the submitted monitoring reports. The Town's costs associated with such monitoring will be funded by the inspection fees paid by the applicant, which will be paid by the applicant at the signing of this agreement.

1. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (Ailanthus altissima)	Multiflora rose
Mugwort (Artemisia vulgaris)	Autumn olive (
Garlic mustard (Alliaria petiolata)	Purple loosest
Common reed (Phragmites australis)	Oriental bitters
Porcelainberry (Ampelopsis brevipedunculata)	Japanese Bari

Multiflora rose (Rosa multiflora) (Eleagnus umbellata) trife (Lythrum salicara) sweet (Celastrus orbiculatus) rberry (Berberis thunbergii) Japanese Stilt Grass (Microstegium vimeneum) Winged Euonymus (Euonymus alatus)

2. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

- 1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
- 2. If a shrub is growing amongst other native plants the plant will be most safely and effectively removed by chemical means, by first cutting back to a few stubs and stumps, about twelve inches from the base. A concentrated solution of glyphosate (Round-up or equivalent) should be painted on the ends of the stumps. This technique is most effective in the early fall months but before the approaching dormant period. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator if required. No application will be made in areas of standing water without first receiving a DEC permit for aquatic pesticide application.
- Highly invasive groundcovers, such as Japanese honeysuckle, should be sprayed with glyphosate, using a very close and targeted application during the active growing season. Repeated treatments may be necessary to remove the plant completely.
- Several methods may be utilized in removing highly invasive annuals, such as garlic mustard. If the species is growing densely without other plants, the area may be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species may also be removed by hand. Both methods should be performed before plants set seed. Both methods also may need to be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

Grading Details

It is proposed to excavate the mitigation area in order to establish pools and flow paths as shown on the grading plan. These areas will be accessed for purposes of the wetland mitigation construction from the proposed road. If suitable, topsoil removed from excavated area will be used within the new wetlands as replacement of organic material for surface preparation. Soil erosion and sediment control fencing will be installed at the outer and down slope limits of the proposed wetland expansion. The location of the proposed mitigation will be cleared as necessary, but with an eye toward preserving any trees or shrubs adjacent to the work area; some may be removed and stockpiled for replanting after completion of grading.

Where available, the upper one foot of topsoil will be stripped from the site and set aside from other site grading materials. The temporary storage area will be an upland site either removed from wetlands by 100 feet or separated from same by a soil erosion and sediment control fence. All excavations will be to finished grade elevations as indicated in the mitigation drawings. Per the above, topsoil will be stripped from the site and stockpiled for use in finishing grading. The stockpiled topsoil will be returned to the site to create a planting surface four to six inches deep for the wetland mitigation plantings as described above. Finished soils at the invert of the mitigation sites will be of landscape quality. The finished surfaces of the planting area will be smooth within specified tolerances in uniform levels or slopes between points where elevations are indicated or between such points and existing grades. The accepted grading tolerance will be a smooth and even surface, free of voids, and within 0.25 feet of the specified elevation. Leaving the surface rough, creating mounds and kettles for a variable microtopography can be beneficial. During the course of earthwork, inspections will be schedule at a frequency to be determined by the engineer/environmental consultant but no less than weekly. Some changes to the grades may be appropriate to establish flow paths and preserve trees. These determinations will be made by the wetland specialist supervising the grading.

GYRODYNE, LLC - MOD MIXED-USE CAMPUS TOWN OF CORTLANDT WESTCHESTER COUNTY, NY Site Plan Approval Drawings

CAMERON ENGINEERING & ASSOCIATES, LLP

77 Crossways Park Drive, Woodbury, NY 11797 1411 Broadway, Suite 610, New York, NY 10018 303 Tarrytown Road, 1st Floor, White Plains, NY 10603 Corporate Seal Initiated 1996 State of New York www.Cameronengineering.com

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T: (516) 827-4900

	LIST OF DIAWINGS
DRAWING No	TITLE
	COVER
C1.0	OVERALL SITE PLAN
C1.1	EXISTING CONDITIONS &
	REMOVALS PLAN
C1.2	EXISTING CONDITIONS &
	REMOVALS PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING & DRAINAGE PLA
C3.2	GRADING & DRAINAGE PLA
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.1	LANDSCAPE PLAN
C5.2	LANDSCAPE PLAN
C6.1	EROSION & SEDIMENT
	CONTROL PLAN
C6.2	EROSION & SEDIMENT
	CONTROL PLAN
C7.1	LIGHTING PLAN
C7.2	LIGHTING PLAN
C8.1	DETAILS (1)
C8.2	DETAILS (2)
C8.3	DETAILS (3)
C8.4	DETAILS (4)
C8.5	DETAILS (5)
C8.6	DETAILS (6)

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CAMERON ENGINEERING & ASSOCIATES, LLD 177 Crossways Park Drive, Woodbury, NY 11797 1411 Broadway, Suite 610, New York, NY 10018 303 Tarrytown Road, 1st Floor, White Plains, NY 10603 Corporate Seal Initiated 1996 State of New York www.Cameronengineering.com GYRODYNE, LLC - MOD MIXED-USE CAMPUS

TOWN OF CORTLANDT WESTCHESTER COUNTY, NY

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PARCEL 1 ZONING DATA	PROPOSED ZONING: MEDICAL ORIEN	ITED DISTRIC
PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000 GSF	100,000 GS
MAXIMUM RESIDENTIAL UNITS	400 UNITS	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000 GSF	4,000 GSF
PARKING	REFER TO PARKING SU	JMMARY

60' MAXIMUM

60% (ENTIRE SITE)

AS APPROVED BY TOWN BOARD TO COMPLY

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000	100,000 GSF
MAXIMUM RESIDENTIAL UNITS	400	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000	4,000 GSF
PARKING	REFER TO PARKING SU	JMMARY
BUILDING HEIGHT (FEET)	60	60'
MAXIMUM LOT COVERAGE	60%	*
SETBACKS	AS APPROVED BY TOWN BOARD	TO COMPLY

*LESS THAN 60% IN COMBINATION OF PARCELS 1, 2, AND 3.

CAMERON ENGINEERING & Associates, LLP 177 Crossways Park Drive, Woodbury, NY 11797T: (516) 827-49001411 Broadway, Suite 610, New York, NY 10018T: (212) 324-4000303 Tarrytown Road, 1st Floor, White Plains, NY 10603T: (914) 721-8300Corporate Seal Initiated 1996 State of New YorkT: (914) 721-8300 COPYRIGHT www.Cameronengineering.com

BUILDING HEIGHT (FEET)

MAXIMUM LOT COVERAGE

*LESS THAN 60% IN COMBINATION OF PARCELS 1, 2, AND 3.

SETBACKS

PROJECT NAME: GYRODYNE, LLC - MOD MIXED-USE CAMPUS

PROJECT LOCATION: TOWN OF CORTLANDT WESTCHESTER COUNTY, NY

60'

PARKING SUMMARY

Parking Required:	
*Based on a shared parking analysis based upon Clifton Park zoning (as suggested by the Town) w percent occupancy bY use by hour, there would be a peak occupancy of 619 spaces weekday and 3	hich utilizes 84 spaces
weekend. Current Plan shows 635 parking spaces.	

Site Break	down	Parki	ng Ratios	# Spaces			
20	Studio	1.2	per unit	24			
160	1 BR	1.3	per unit	208			
20	2 BR	1.6	per unit	32			
100,000	SF Medical Office	1	per 220 SF	455			
2,000	SF Retail	1	per 250 SF	8			
1,000	SF Dining Space	1	per 50 SF	20			
8	Rest. employees	1	per emp.	8			
				755			
Shared Pa	arking Chart (Clifton Pa	ark Section 20	8-29, Table A.1	ח		M/a a kan da	
			vveekdays			weekends	
Use Type		8am-6pm	6pm-12am	12am-8am	8am-6pm	6pm-12am	12am-8am
Residenti	al	50%	100%	100%	80%	100%	100%
Office		100%	20%	5%	30%	5%	5%
Potail		0.0%	000/	E0/	100%	70%	E0/

tail	90%	80%	5%	100%	70%	5%			
e Parking Usage by Time of Day									
		Weekdays		Weekends					
е Туре	8am-6pm	6pm-12am	12am-8am	8am-6pm	6pm-12am	12am-8			
sidential	132	264	264	211	264	264			
fice	455	91	23	136	23	23			
tail	32	29	2	36	25	2			
oject Total	619	384	289	384	312	289			

PARKING PROVIDED: 191 STRUCTURED PARKING SPACES (BELOW NORTH BUILDING) 444 AT-GRADE PARKING SPACES 635 TOTAL

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THESE DOCUMENTS (OR COPIES OF ANY THEREOF) PREPARED BY OR BEARING THE SEAL OF THE ENGINEER, SHALL NOT BE REUSED FOR ANY EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

	26.0' 11		3 3 3 3 3 3 3 3 3 3 3 3 3 3	24.0'		RG RG RG RG RG RG RG RG RG RG		CC S- S- S- S- S- S- S- S- S- S- S- S- S- S			NESS PLA	
	<u>6</u> 6 6 6 6 6 6 6 6	11.2'		-10.2'		1) R3.0 A3.0		CC R10.0 R10.0 R10.0 R10.0 R10.0 R10.0 R10.0	(12) R3.0 (13) (14) R3.0' R3.0' (14)	SURFA OVEF STI O.82 BUILDING DVERHANG		
		<u>ل</u>									AFAY	ETTI
T	RAFFI SIGN SYMBOL S-1 S-2	C & SIGN	PAR MUTCD R1-1 W11-2 W16-7	KING SIGNAGE LEGEND STOP PEDESTRIAN CROSSING/ ARROW PLAQUE	SIZE 30"X30" 24"X24" 24"X12"	EDULE MOUNTING HEIGHT 7'-0" 7'-0"	MANUFACTURER				NOTES 1. A CONS CLARITY EXISTING INTERIOF	DLIDATION (ONLY THE CONDITION CONDITION LOT LINES
	5-3			NU PARKING ANTIIME	12 X18"	/ -0						

SIGN SYMBOL	SIGN	MUTCD	LEGEND	SIZE	MOUNTING HEIGHT	MANUFACTURER
S-1	STOP	R1-1	STOP	30"X30"	7'-0"	
S-2		W11-2 W16-7	PEDESTRIAN CROSSING/ ARROW PLAQUE	24"X24" 24"X12"	7'-0"	
S–3	NO PARKING	N/A	NO PARKING ANYTIME	12 " X18"	7'-0"	
S-4	RESERVED	R7-8 R7-8P	RESERVED PARKING (HANDICAP SYMBOL /VAN ACCESSIBLE)	12"X18" 9"X18"	7'-0"	

MATCH LINE — EMERGENCY ACCESS

_ 6' HT. DECORATIVE SOLID PANEL FENCE ATOP WALL

S-1

18.0'

- UTILITY EASEMENT

PA

-

i a <u>na sana</u>

(12)

-24.0'-- 17.0' -

(13)

PA

<u>~4.0'</u>

18.0' 18.0'

(8)

OP

<u>NOTES:</u> 1) MOUNTING HEIGHT MEASURED FROM FINISHED GRADE OF WALKING SURFACE OR TOP OF CURB TO BOTTOM OF LARGEST SIGN. 2) CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL OF ALL SIGNS TO OWNERS REPRESENTATIVE.

CAMERON ENGINEERING & Associates, LLP COPYRIGHT www.Cameronengineering.com

GYRODYNE, LLC - MOD MIXED-USE PROJECT LOCATION:

TYPE 3 RETAINING WALL

6' HT. DECORATIVE SOLID PANEL FENCE ATOP WALL

18.0'

(8)

TOWN OF CORTLANDT WESTCHESTER COUNTY, NY

PROJECT NAME:

N OF LOTS AND SUBDIVISION IS PROPOSED AS PART OF THIS APPLICATION. FOR THE PROPOSED SUBDIVISION PROPERTY LINES ARE SHOWN. REFER TO THE IONS AND REMOVALS PLAN AND/OR THE SURVEY TO REFERENCE THE EXISTING

		TITLE:	PROJECT ENGINE
F	CAMPUS	SITE PLAN	MAD
			DESIGNED BY:
			MAD
			DRAWN BY:
			MAD
		DISCIPLINE:	CHECKED BY:
		CIVIL	КММ

_EGEND (existing)			LEGEND (proposed)			
	֎©©©	MANHOLES		PROPERTY LINE	(10)	PARKING STALL COUNT
		DRAIN INLETS/CATCH BASINS GAS VALVE		LIMIT OF WORK	<u>گ</u> ر	HANDICAP SYMBOL
		WATER VALVE HYDRANT	Ĺ	LANDSCAPING	-0-	LIGHT POLE
	**	WATER SHUT OFF VALVE	RG	RAIN GARDEN	- 0	LIGHT POLE
	¢.	LIGHT POLE	RW	RETAINING WALL		
	TC BC	TOP OF CURB BOTTOM OF CURB	(A)	ASPHALT		
		WATER MAIN	PA	POROUS ASPHALT	\$	LIGHT BOLLARD
G	JJ GG	GAS MAIN	© W	CONCRETE WALK		RETAINING WALL TYPE 1
S	SS	SANITARY SEWER MAIN ELECTRICAL LINE		CONCRETE CURB		RETAINING WALL TYPE 2
C	CC	CONDUIT LINE	(DP)	DECORATIVE POROUS PAVER		RETAINING WALL TYPE 3
						FLUSH CURB
			(PB)	POROUS BRICK		GRASSPAVE 2 REINFORCED TU

NO.	DATE	REVISION DESCRIPTION	INT.	UNAUTHORIZED ALT
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				OF THE ENGINEER.

	TITLE:	PROJECT ENGINEE
	CITE DI ANI	MAD
DE CAMPUS	JIL FLAN	DESIGNED BY:
		MAD
	DISCIPLINE:	
		CHECKED BY:
		КММ
	DISCIPLINE: CIVIL	MAD CHECKED BY: KMM

		WATER C	QUALITY VOI	WATER QUALITY VOLUME MANAGEMENT SOLUTIC						
TRIBUTARY SHED	AREA (ACRE)	IMP. AREA (SF)	% IMP.	Rv	P (INCH)	WQv (CF)	DESCRIPTION	GRAVEL DEPTH (FT)	VOLUME STORED (CF)	RRv (CF)
SHED 1	3.39									
SUB-SHED 1.1	1.14	0.68	59.6%	0.587	1.5	3,643	POROUS PAVEMENT	2.00	4,582	3,643
SUB-SHED 1.2	0.63	0.34	54.0%	0.536	1.5	1,838	POROUS PAVEMENT	1.50	2,580	1,838
SUB-SHED 1.3	1.62	0.86	53.1%	0.528	1.5	4,655	CONTECH JELLY	FISH FILTER* <i>(SE</i>	E FILTER SYSTEM SIZIN	IG CALCULA
SHED 2	4.53									
SUB-SHED 2.1	0.52	0.36	69.2%	0.673	1.5	1,906	POROUS PAVEMENT	1.00	6,349	1,906
SUB-SHED 2.2	0.34	0.34	100.0%	0.950	1.5	1,759	POROUS PAVEMENT	1.00	5,965	1,759
SUB-SHED 2.3	0.40	0.34	85.0%	0.815	1.5	1,775	POROUS PAVEMENT	3.00	2,485	1,775
SUB-SHED 2.4	3.11	2.06	66.2%	0.646	1.5	10,942	INFILTRATION UNITS	SEE DETAIL	31,616	10,942
SUB-SHED 2.5	0.16	0.16	100.0%	0.950	1.5	828	POROUS PAVEMENT	3.00	1,868	828
SHED 3	0.41									
SUB-SHED 3.1	0.41	0.41	100.0%	0.950	1.5	2,121	POROUS PAVEMENT	1.00	5,048	2,121
SHED 4	0.51									
SUB-SHED 4.1	0.51	0.51	100.0%	0.950	1.5	2,638	POROUS PAVEMENT	1.00	7,288	2,638

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				OF THE ENGINEER.

REDUCTION		PRE-DEVELOPMENT			MENT		POST-	DEVELOP	MENT		REQUI	RED DETI	INTION	
OF WQv	TRIBUTARY SHED	AREA (ACRE)	CN	Tc (HR)	PEAK DISCHARGE (CFS)	AREA (ACRE)	CN	Tc (HR)	PEAK DISCHARGE (CFS)	q₀/qi	Vs/Vr	Q (IN)	Vr (AC-FT)	Vs (AC-FT)
100%	SHED 1	3.80	82	0.15	26.19	3.39	84	0.16	22.89			N/A	((
100%	SHED 2	4.20	56	0.23	12.18	4.53	77	0.09	29.17	0.42	0.31	6.22	2.32	0.72
ONS)	SHED 3	0.41	75	0.10	2.47	0.41	82	0.10	2.75	0.90	0.18	6.83	0.23	0.04
	SHED 4	0.49	58	0.10	1.97	0.49	80	0.10	3.22	0.61	0.24	6.59	0.27	0.07
	SHED 1:													
100% 100%	POST-DEVELOP	MENT PEAK WILL IMPROV	DISCHARGE E ON THE	E RATE I EXISTING	FOR THE 100-YEAR G STORM RUNOFF FR	STORM IS LO OM THE SITE	WER THA	N THE PF	RE-DEVELOPMENT CON	NDITION. T	HEREFORE,	THE PRO	POSED	
100%	SHED 2:													
100%			ME1 31	1 363 05	- (0.72 AC_FT)									
100%							•							
	USE (52) CONT 608 CF/UNIT x	ECH TERRE 52 UNITS =	ARCH 48 (= 31,616 C	Chambei)F	RS WITH 12" STONE	BASE AND 6	" STONE	COVER (A	ASSUME 40% VOID SP	ACE).				
100%	PROVIDED DETE	NTION VOLU	ME: 31	1,616 CF	(0.73 AC-FT)									
	<u>SHED 3:</u>													
100%	REQUIRED DETE PROVIDED DETE	NTION VOLU	ME: 1, ME: 5,	742 CF 048 CF	(0.04 AC-FT) (0.17 AC-FT)*									
	SHED 4:													
	REQUIRED DETE PROVIDED DETE	NTION VOLU	ME: 3, ME: 7,	049 CF 288 CF	(0.07 AC–FT) (0.17 AC–FT)*									
	* SEE STORAGE VOL	UME PROVID	ED BY POF	ROUS PA	VEMENT UNDER WAT	ER QUALITY	VOLUME	CALCULAT	TONS.					
RATION OR DCUMENT IS TION 7209 STATE					PRO	GYR	ODY	'NE	, LLC -	– M	IOD	MI	XED.	-US
OR COPIES REPARED BY AL OF THE	CAM	eron] Assoc	Engin ziates	JEER (, LL)	ING P pro	JECT LOCATION:								
NT BE REUSED S OF THE THER PROJECT	177 Crossways P 1411 Broadway, J	ark Drive, Woodbur Suite 610, New York	y, NY 11797 , NY 10018	T: (51 T: (21		TOWN	I OF	- C(ORTLAND1	Г				
N CONSENT	303 Tarrytown R Corporate Seal Ir www.Camerone	load, 1st Floor, White nitiated 1996 State of ngineering.com	e Plains, NY 10603 New York	3 T: (91 CO	14) 721-8300 PPYRIGHT	WEST	CHE	STE	R COUNT	「Y, I	١Y			

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LEGEND (existing)		LEGEND (PROPO	OSED)	
$\begin{array}{c} \blacksquare \\ \blacksquare $	MANHOLES DRAIN INLETS/CATCH BASINS GAS VALVE WATER VALVE HYDRANT WATER SHUT OFF VALVE UTILITY POLE LIGHT POST TOP OF CURB BOTTOM OF CURB BOTTOM OF CURB WATER MAIN DRAINAGE PIPE GAS MAIN SANITARY SEWER MAIN ELECTRICAL LINE		PROPERTY LINE LIMIT OF WORK POROUS PAVEMENT – VARIOUS TYPES CONTECH TERRE ARCH 48 UNIT 4'Ø CONCRETE DRAINAGE MANHOLE TRENCH DRAIN CATCH BASIN DRAINAGE PIPE –	 PROPOSED CONTOUR TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION BOTTOM OF WALL ELEVATION CONCRETE PIPE OUTLET
ccc	CONDUITLINE		DIAMETER AS NOTED ON PLAN	

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DAT	FION:	S	
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E	CAMPUS	GRADING & DRAINAGE PLAN	PROJECT ENGINEER MAD DESIGNED BY: MAD
			drawn by: MAD
		DISCIPLINE:	CHECKED BY: KMM

	H S 0 E O	MANHOLES	
		DRAIN INLETS/CATCH BAS	IN
	GV	GAS VALVE	
	×	WATER VALVE	
	20	HYDRANT	
	**	WATER SHUT OFF VALVE	
	പ	UTILITY POLE	
	¢	LIGHT POST	
	TC	TOP OF CURB	
	BC	BOTTOM OF CURB	
-w	W	↓ WATER MAIN	
—D—	D	DRAINAGE PIPE	
—G—	G	GAS MAIN	
-2-	S	SANITARY SEWER MAIN	
-E	E	ELECTRICAL LINE	
	C	CONDUIT LINE	

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PROJECT NAME: GYRODYNE, LLC - MOD MIXED-USE CAMPUS

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	PROJECT ENGINEER: MAD DESIGNED BY: MAD
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	TTLE: UTILITY PLAN DISCIPLINE: CIVIL

ΗEI	DULE			
	SIZE	SDACINI		COMMENTS
	4" MIN. CAL.	AS SH	OWN	B&B
	4" MIN. CAL.	AS SH		B&B
	+ MIN. CAL.	AS SH	UWN	B&B
	SIZE		<u> </u>	COMMENTS
	14' HEIGHT	AS SH	OWN	B&B
	14' HEIGHT	AS SH	OWN	B&B
				B&B
	SIZE 3"-4" CAL.	AS SH	g OWN	B&B
	3"-4" CAL.	AS SH	OWN	B&B
erry	3"-4" CAL.	AS SH	OWN	bab
	0175			
	14' HEIGHT	AS SH	OWN	B&B
	14' HEIGHT	AS SH		B&B
		AS SH		bab
	SIZE			COMMENTS
	14' HEIGHT	AS SH	OWN	B&B
	14' HEIGHT	AS SH		B&B
				bab
	SIZE	SPACINO		COMMENTS
	10' HEIGHT	AS SH	OWN	B&B
niper	10' HEIGHT	AS SH	OWN	B&B
	0.77			00.0.4
	SIZE 10' HEIGHT	AS SH	J OWN	COMMENTS B&B
lar	10' HEIGHT	AS SH	OWN	B&B
,		1		
-	SIZE	SPACINO		COMMENTS CONTAINER
	24"-36"	AS SH	OWN	CONTAINER
	24"-36"	AS SH	OWN	CONTAINER
	24 [°] -36 [°] 24 [°] -36 [°]	AS SH		CONTAINER
	24"-36"	AS SH	OWN	CONTAINER
n	24"-36"	AS SH	OWN	CONTAINER
	SIZE 24"-36"	SPACING AS SH	G OWN	COMMENTS CONTAINER
el	24"-36"	AS SH	OWN	CONTAINER
	24~-36~			CONTAINER
	SI7F	SPACIN	3	COMMENTS
	24"-36"	AS SH	OWN	CONTAINER
	24"-36" 24"-36"	AS SH		
	24"-36"	AS SH	OWN	CONTAINER
	24"-36"	AS SH	OWN	
	24 – 36 24"–36"	AS SH		CONTAINER
RF (BRASS — MANAG W MIX GROUND	ED LAWI	N	
RENI	NIAL MIX GROUN	D COVE	२	
OUN	D COVER FOR S	SLOPE S	TABIL	IZATION
TLAN	ID / RAIN GARD	EN GRO	UND	COVER
			-	
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	PROJECT NO.		DRAW	ING NO.
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	DATE: 03-30-20	017		ノ.
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	G 30 Hd
	REFER
TITLE: LANDSCAPE PLAN DISCIPLINE: CIVIL	PROJECT ENGINEER MAD DESIGNED BY: MAD DRAWN BY: MAD CHECKED BY: KMM
	TTE: LANDSCAPE PLAN DISCIPLINE: CIVIL

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LŁ	GENL) (EXISTING)	
			-

	🕀 🚫 🛈 🕻	0	MANHOLES
			DRAIN INLETS/CA
	GV		GAS VALVE
	×		WATER VALVE
	*		HYDRANT
	*50		WATER SHUT OFF
	Ъ		UTILITY POLE
	¢		LIGHT POST
	TC		TOP OF CURB
	BC		BOTTOM OF CUR
			WATER MAIN
—_D—	D	D	DRAINAGE PIPE
—G	G	—G	GAS MAIN
		S	SANITARY SEWER
—_E—	—-E	—E——	ELECTRICAL LINE

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SE CAMPUS	EROSION & SEDIMENT CONTROL PLAN	PROJECT ENGINES MAD DESIGNED BY: MAD DRAWN BY:
	DISCIPLINE: CIVIL	CHECKED BY:

CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.89	2.8	0.1	8.90	28.00
Illuminance	Fc	0.88	1.4	0.4	2.20	3.50
Illuminance	Fc	1.71	4.6	0.8	2.14	5.75
Illuminance	Fc	2.13	7.5	0.7	3.04	10.71
Illuminance	Fc	2.19	5.6	0.9	2.43	6.22
Illuminance	Fc	2.49	5.7	1.0	2.49	5.70
Illuminance	Fc	2.27	5.6	0.9	2.52	6.22
Illuminance	Fc	2.38	5.5	1.0	2.38	5.50
Illuminance	Fc	3.08	5.5	1.0	3.08	5.50
Illuminance	Fc	0.65	4.3	0.1	6.50	43.00

Luminaire Schedule							
Symbol	Label	Arrangement	Description	Arr. Watts			
\odot	AE1	SINGLE	AE200-02-30K (Guide Bollard, w/ LED Lighting, 3000K)	8.8			
-Ð	LE1	SINGLE	LE-054L4-035F-30K-UV1-5A (LEO22, 3000K, Single Arm); LE999 - Special Pole (14ft)	65			
-Ð	LE2	SINGLE	LE-096L4-035F-30K-UV1-5B (LEO28, 3000K, Single Arm); LE59875-01 (20ft Pole)	116.38			
$\Theta - \Theta$	LE3	BACK-BACK	LE-096L4-035F-30K-UV1-5B (LEO28, 3000K, Double Arm); LE59875-01 (20ft Pole)	232.76			
Ð	RM1	SINGLE	RM-048L2-CLR-05C-30K-UV1-5A (Rama R8, 48 LED, Clear Lens, 3000K, w/ Clamp); RM60220-01 (6m Pole)	61.67			
*	RM5	GROUP	RM-024L2-CLR-05C-30K-UV1-5A (Rama R4, 24 LED, Clear Lens, 3000K, w/ Clamp); RM999 (30ft Pole, Spiral Configuration)	157.2			
	BE	SINGLE	BEGA - LED Wall Pack - 22 260 (3000K)	50			

		C HOSPI ENTRAI	TAL NCE	
MOD GREEN				
FTOP	TIAL IL E EVEL)	CROMPOLI ROUTE 35/20	0	
MEDICAL OFFICE BUILDING (4 STORY)			ROAD MA MA	
LOADING/SERVICE AREA				-nc. Cuto
ENUE				HOSPITAL EXIT

LIGHTING PLAN

DISCIPLINE: CIVIL

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				OF THE ENGINEER

DISCIPLINE: CIVIL CHECKED BY: KMM

CONCRETE CURB (FLUSH & 6" BARRIER) SURFACE MATERIAL

> - SEE CURB DETAIL FOR DIMENSIONS, CONCRETE STRENGTH REQUIREMENTS, ETC. SUBGRADE MATERIAL: MIN. CBR - 5% (COMPACT IF LESS THAN 5%) SLOPE TO UNDÉRDRAIN

> > SCALE: N.T.S.

R:	PROJECT NO. CE338A	DRAWING NO.
	JOB NO. CE338A DATE: 03-30-2017 SCALE:	C 8.1 SHEET
	AS SHOWN	

SCALE: N.T.S.

DECORATIVE BANNE	R POLE	BOLLARD LIGHT BASE DETAIL
	SCALE: N.T.S.	SCALE: N.T.S.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. THESE DOCUMENTS (OR COPIES OF ANY THEREOF) PREPARED BY OR BEARING THE SEAL OF THE ENGINEER, SHALL NOT BE REUSED FOR ANY EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	CAMERON ENGINEERING & ASSOCIATES, LLD 177 Crossways Park Drive, Woodbury, NY 11797 T: (516) 827-4900 1411 Broadway, Suite 610, New York, NY 10018 T: (212) 324-4000 303 Tarrytown Road, 1st Floor, White Plains, NY 10603 T: (914) 721-8300 Corporate Seal Initiated 1996 State of New York www.Cameronengineering.com COPYRIGHT	PROJECT NAME: GYRODYNE, LLC – MOD MIXED–US PROJECT LOCATION: TOWN OF CORTLANDT WESTCHESTER COUNTY, NY

SCALE: N.T.S.

- 1. CONCRETE TO BE NORMAL WEIGHT, AIR ENTRAINED 4,000 PSI @ 28 DAYS. 2. CONTRACTOR TO VERIFY ANCHOR BOLT PATTERN, PROJECTION AND
- SIZE WITH MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION. 3. PROVIDE BUSHED RIGID CONDUITS SIZED AS REQUIRED FOR BRANCH
- CIRCUIT & GROUNDING CONDUCTOR. PROVIDE CONDUIT CAP ON CONDUIT RESERVED FOR FUTURE USE.
- 4. ANCHOR BOLT ASSEMBLE TO BE PROVIDED BY POLE MANUFACTURER AND INSTALLED ACCORDING TO MANUFACTURER TEMPLATE AND RECOMMENDATIONS.
- 5. REBAR TO BE ASTM A-615 GRADE 60.

LIGHT POLE FOOTING DETAIL

SCALE: NTS

JSE CAMPUS DETAILS (2) DISCIPLINE: CIVIL

_	SCALE: NTS	
S	DETAILS (3)	PROJECT ENGINEER: MAD DESIGNED BY: MAD
	discipline: CIVIL	DRAWN BY: MAD CHECKED BY: KMM

SANITARY MANHOLE

SCALE: N.T.S.

NO.	DATE	REVISION DESCRIPTION	INT.			UNAUTHORIZED ALTE
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						ENGINEER, SHALL NO FOR ANY EXTENSION
					PROJECT OR ANY O WITHOUT THE WRITT!	
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THRUST BLOCK BEARING AREA REQUIRED IN SQ. FT.					
PIPE		F	ITTING TYP	E	
SIZE	11-1/4	22-1/2	45 °	90•	TEE
4"-6"	1.0	1.0	2.0	3.0	2.0
8"	2.0	2.0	3.0	5.0	4.0
10"	2.5	2.5	4.5	8.5	6.0
12"	2.5	3.5	6.5	12.0	8.5

CONCRETE THRUST BLOCK

CONCRETE THRUST BLOCK DETAIL SCALE: N.T.S.

SEWER CLEAN OUT

W

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PROJECT NAME: GYRODYNE, LLC - MOD MIXED-USE PROJECT LOCATION:

TOWN OF CORTLANDT WESTCHESTER COUNTY, NY

SCALE: N.T.S.

	TITLE:	PROJECT ENGINEE
		MAD
DE CAMPUS	DETAILS (4)	DESIGNED BY:
		MAD
		DRAWN BY:
		MAD
	DISCIPLINE:	CHECKED BY:
		КММ

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SOIL STOCKPILING

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PROJECT NAME: GYRODYNE, LLC - MOD MIXED-USE

PROJECT LOCATION: TOWN OF CORTLANDT WESTCHESTER COUNTY, NY

SILT FENCE DETAIL

STORM SEWER GRATE - VELC $\bigcirc \bigcirc \bigcirc \bigcirc \bigcirc$ <u>2002.002.002.002.002.002.00</u> LIFT STRAPS USED FOR EASY _____ MOVEMENT AND INSPECTION OF UNIT SLOPE OR LESS NOTES: 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2. – <u>DANDY_BAG[®]</u> 3. UPON COMPLETION OF SOIL STOCKPILING, STORM SEWER GRATE EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED. 4. SEE DETAIL FOR INSTALLATION OF SILTFENCE. MIN. 2% SLOPE ALTERNATE CURB INLET SEDIMENT PROTECTIO AREAS SCALE: NTS

> FOR REGUL (NOT F

SCALE: NTS

TITLE:	PROJECT ENGINEER:
F CAMPUS DETAILS (5)	MAD
$\int CAWIOS \int DETAILS (3)$	DESIGNED BY:
	MAD
	DRAWN BY:
	MAD
DISCIPLINE:	CHECKED BY:
	КММ

RO CLOSURE
DN IN PAVED scale: nts
ATORY APPROVAL ONLY OR CONSTRUCTION)
R: PROJECT NO. DRAWING NO.
CE338A JOB NO. CE338A DATE: 03-30-2017 SCALE: AS SHOWN CB35 SHEET 20 of 22

STYLE	DEPTH	LEGHTH	HEIGHT	PRODUCT WEIGHT
Straight	18"	99*	18"	1,499 lb
Angled Right	67"	1 05"	18"	2,242 lb
Angled Left	67"	1.05°	18"	2,242 lb

		SCALE: NTS					
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