

July 19, 2023

Via Town's Online Application Portal (ID No. PBCK-22-2)

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

**Re: Bilal Ahmad - Application for Site Plan Approval (PB 2022-10)
2054 East Main Street, Section 23.20 Block 1 Lots 2 & 3 (the "Property")**

Dear Chairperson Kessler and Members of the Planning Board:

As you are aware, our firm represents Bilal Ahmad, the Applicant in the above-referenced application for Site Plan Approval, and contract vendee of the Property.

We last appeared before your Board June 6, 2023, at which time the public hearing on the application was opened. During the meeting, there were several questions regarding the use of renewable energy as part of this project. Please find below a detailed summary of the sustainability features proposed to be incorporated.

- Site Plan set, prepared by DTS Provident Design Engineering, LLP and last revised July 19, 2023
 - o Title Sheet (Sheet No. C-1)
 - o Existing Conditions & Constraints Plan (Sheet No. C-101)
 - o Site Plan (Sheet No. C-102)
 - o Grading Utility Plan (Sheet No. C-201)
 - o Sections (Sheet No. C-202)
 - o Striping & Sign Plan (Sheet No. C-301)
 - o Tree Plan (Sheet No. C-401)
 - o Erosion Control Plan (Sheet No. C-501)
 - o Details (Sheet 1) (Sheet No. C-601)
 - o Details (Sheet 2) (Sheet No. C-602)
 - o Details (Sheet 3) (Sheet No. C-603)
 - o Landscape Plan (Sheet No. C-701)
- Roof Plan (Sheet No. A103), prepared by Rod A. VanDerWater Architect PC and dated June 12, 2023
- Building Section Plan (Sheet No. A202), prepared by Rod A. VanDerWater Architect PC and dated June 25, 2023

The Applicant is proposing to construct a Courtyard by Marriott brand hotel on the Property, a hotel brand within the Marriott International, Inc. (“Marriott”) flag. In September 2021, Marriott made a public commitment to (i) set science-based emissions reduction targets across all scopes, in line with 1.5°C emissions scenarios; and (ii) set a long-term science-based target to reach net-zero value chain greenhouse gas (GHG) emissions by no later than 2050, in line with the criteria and recommendations of the Science Based Targets initiative. To achieve this goal, Marriott has adopted a sustainability strategy driven by a wide range of initiatives to reduce environmental impacts through the construction and operation of sustainable hotels and responsible sourcing while protecting and restoring the ecosystems on which life depends. Specifically, Marriott has vowed to reduce water intensity by 15%, carbon intensity by 30%, and waste-to-landfill by 45% by 2025. It has also promised to run its hotels using 30% renewable energy while ensuring they meet the highest efficiency standards by 2025. As discussed below, the hotel proposed in this Application furthers these initiatives adopted by Marriott.

First, the Applicant proposes the use of a rooftop solar energy system that will provide a minimum of 30% of the hotel’s energy needs. The solar energy system will not only provide clean energy for the site but will also reduce energy needs associated with the hotel’s hot water needs. Thermal collectors pull heat from the solar panels which is then used to heat water before it enters the hot water heaters for distribution through the hotel. The rooftop solar panel system is proposed to be installed as depicted on the enclosed Roof Plan (*See* Sheet No. A103). The Applicant intends to screen the solar energy equipment using parapets. (*See* Building Sections Plan (Sheet No. A202) and Elevation Plan (Sheet No. A201), enclosed). The solar panels themselves will not emit noise. The rooftop heat pump will emit approximately 62 db of noise when active. The rooftop dedicated outdoor air units (DOAU) will emit approximately 83 db. These rooftop units would be located over 350 feet and over 600 feet from the nearest residential structures to the south and to the north, respectively. Because the Property is adjacent to the Bear Mountain Parkway and E Main Street/US Route 6, the noise from these units will not be easily perceptible from adjacent properties over the ambient background noise.

Second, the Applicant proposes the use of on-site EV charging stations for use by its guests. Previously, the Applicant had proposed the installation of two charging stations and conduits to three other future charging stations. The Applicant has revised its site plan drawing to provide a total of six charging stations to be fully installed and operational at the initial hotel opening. Potential guests can use the Marriott Bonvoy® Mobile app to search for hotels with EV charging stations. The EV charging stations have been relocated on the revised site plan to an area visible from the front entrance to ensure that the spaces are only utilized by the hotel’s guests. (*See* Striping & Sign Plan (Sheet No. C-301), enclosed).

Third, the Applicant’s proposed landscaping is comprised of plants that require minimal maintenance, thus eliminating the need for an irrigation system and reducing the Property’s water demands. A list of the plant types proposed is provided on the enclosed Landscape Plan (Sheet C-701), prepared by Keplinger Freeman Associates and last dated July 19, 2023. In addition, the enclosed Tree Plan has been revised to accurately reflect the information provided in the Town consultant Sav-A-Tree’s July 7, 2023 letter to the Town’s Department of Planning & Community Development.

In addition to the above, the proposed hotel will further the sustainability initiatives adopted by Marriott through certain practices adopted by all Marriott brands. One example is the reduction of single-use plastics, including the replacement of tiny, single-use toiletry bottles of shampoo, conditioner and bath gel in guestroom showers with larger pump-topped bottles. As this practice by Marriott is implemented globally, Marriott estimates that this toiletry program prevents about 500 million tiny bottles annually from going to landfills (an estimated 1.7 million pounds of plastic).

We hope that the above responses satisfy the comments of the Board, and of all interested agencies/departments. We look forward to once again meeting with your Board and closing the public hearing. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____

David S. Steinmetz
Brian T. Sinsabaugh

Copied (via email):

DTS Provident Design Engineering, LLP
Keplinger Freeman Associates, LLC
GTS Consulting
Bilal Ahmad
Phil Hersh, Esq.

SLOPE AREA TABLE (ENTIRE LOT AREA)					
NO.	SLOPE CLASS MIN.	SLOPE CLASS MAX.	AREA (s.f.)	% OF LOT AREA	COLOR
1	0.00%	15.00%	45,614	42.8%	Light Gray
2	15.00%	20.00%	20,443	19.2%	Medium Gray
3	20.00%	30.00%	26,878	25.2%	Yellow
4	30.00%	MAX.	13,656	12.8%	Dark Yellow

SLOPE RANGE - DISTURBED AREA ONLY				
NO.	SLOPE CLASS MIN.	SLOPE CLASS MAX.	AREA (s.f.)	COLOR
1	0.00%	15.00%	42,858	Light Gray
2	15.00%	20.00%	20,443	Medium Gray
3	20.00%	30.00%	24,565	Yellow
4	30.00%	MAX.	6,781	Dark Yellow

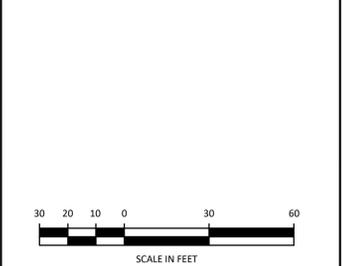
WETLAND CHART			
HATCH	CATEGORY	AREA	DISTURBANCE AREA
	WETLANDS	1,677 SF	1,389 SF
	WETLAND BUFFER	27,924 SF	24,231 SF

Table of Soil Characteristics					
Ref:	NRCS Web Soil Survey, National Cooperative Soil Survey				
Map Unit Symbol	Map Unit Name & Description	Hydro Group	Depth to Bedrock	Depth to Water	Drainage Class
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C	20" TO 39"	18" to 37"	Well Drained
LcB	Leicester loam, 2 to 8 percent slopes, very stony	A/D	> 80"	6" TO 18"	Somewhat Poorly Drained



NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	7/19/2023

CONSTRAINTS LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR LINE
	100 FT. WETLAND SETBACK
	LOCAL FLAGGED WETLAND LINE
	EXISTING TREE W/ SIZE & SPECIES



Attorney
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601
Tel: 914-682-7800

Architect
Rod A. VanDerWater Architect, p.c.
7301 Barberr Lane
Manlius, NY 13104
Tel: 315-415-9988

Landscaper
Architect
Keplinger Freeman Associates, LLC
6320 Fly Road, Suite 109
East Syracuse, NY 13057
Tel: 315-445-7980

Surveyor
Donald R. Stedje, P.L.S.
112 Murray Avenue
Goshen, NY 10924
Tel: 845-325-9734

Owner/Applicant
Bilal Ahmad
116 Courtyard Drive
Oneonta, NY 13820
Tel: 315-219-2156

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Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document
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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

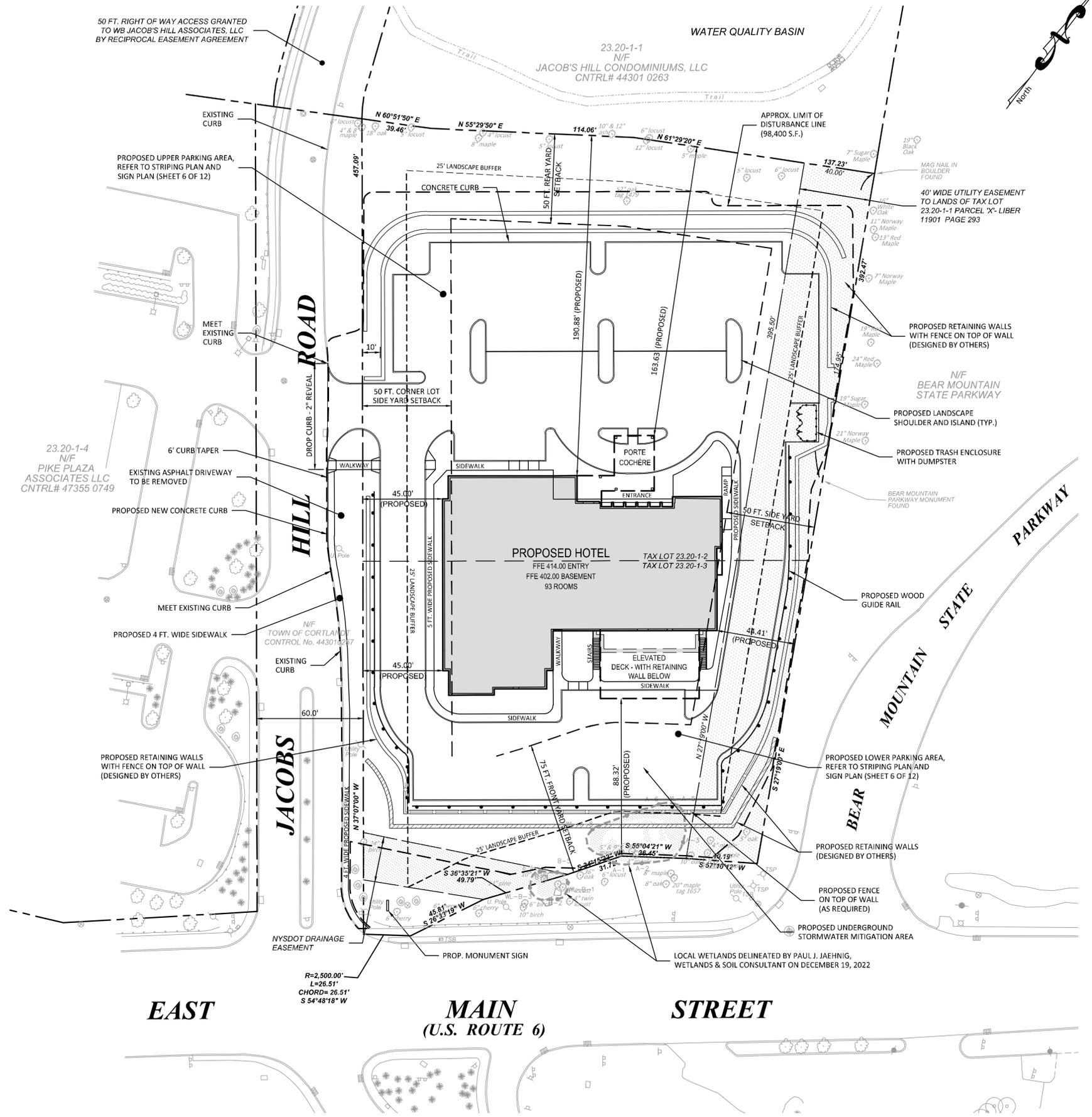
TITLE:
EXISTING CONDITIONS AND CONSTRAINTS PLAN

Scale: 1" = 30'
Date: 04/26/2023
Drawn By: KMM
Checked By: PIG
Project No.: 1021
Sheet No.: 2 of 12
Dwg. No.: C-101

TOWN OF CORTLANDT			
TABLE OF DIMENSIONAL REGULATIONS, NON RESIDENTIAL DISTRICTS			
SECTION 307-17 - ATTACHMENT 5			
SECTION: 23.20, BLOCK: 1, LOT 2 & 3			
ZONING DISTRICT: CD DESIGNED COMMERCIAL DISTRICT			
PROPOSED HOTEL			
ZONING REQUIREMENT	REQUIRED/ PERMITTED	PROVIDED	COMMENTS
MINIMUM LOT AREA (S.F.)	80,000	106,591	CONFORMS
MINIMUM LOT WIDTH (FT.)	200	253.50'	CONFORMS
MAXIMUM HEIGHT	3 STORIES/ 35 FEET	5 STORIES / 48'-10"	VARIANCE REQUIRED
FRONT YARD SETBACK (FT.)	75	88.32'	CONFORMS
SIDE YARD SETBACK (FT.)	50	44.41'	VARIANCE REQUIRED
REAR YARD SETBACK (FT.)	50	163	CONFORMS
MAXIMUM BUILDING COVERAGE (% OF LOT AREA)	20% (21,318 S.F.)	16.11% (17,174 S.F.)	CONFORMS
MINIMUM LANDSCAPE COVERAGE (% OF LOT AREA)	25% (26,648 S.F.)	36%	CONFORMS

TOWN OF CORTLANDT			
ADDITIONAL REQUIREMENTS			
PROPOSED HOTEL			
ZONING REQUIREMENT	REQUIRED/ PERMITTED	PROPOSED	COMMENTS
LANDSCAPE BUFFER	25 FEET, 3 SIDES	NORTHEAST: 0 FEET SOUTHEAST: 28 FEET SOUTHWEST: 0 FEET	VARIANCE REQUIRED

TOWN OF CORTLANDT	
SCHEDULE OF PARKING REQUIREMENTS AS PER SECTION 301-29	
USE:	MINIMUM NUMBER OF SPACES
HOTEL	1 PER ROOM PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT
NUMBER OF PROPOSED ROOMS	= 93
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT	= 7
REQUIRED NUMBER OF SPACES	93 SPACES + 7 SPACES 100 SPACES REQUIRED
NUMBER OF PROPOSED PARKING SPACES:	93 SPACES WITH 4 ACCESSIBLE SPACES* *VARIANCE REQUIRED
TOTAL AREA OF PERIMETER OF PARKING AREA	= 15,282 S.F.
5% OF TOTAL OF PARKING AREA	= 765 S.F.
LANDSCAPE AREA PROVIDED AROUND PARKING AREA	= 5,624 S.F.



NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	7/19/2023

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED BUILDING LINE
- SETBACK/YARD LINE
- EXISTING CURB
- PROPOSED CONC. CURB
- PROPOSED DROP CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB RAMP
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL

30 20 10 0 30 60
SCALE IN FEET

- Attorney: Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601
Tel: 914-682-7800
- Architect: Rod A. VanDerWater Architect, p.c.
7301 Barberr Lane
Manlius, NY 13104
Tel: 315-415-9988
- Landscape Architect: Keplinger Freeman Associates, LLC
6320 Fly Road, Suite 109
East Syracuse, NY 13057
Tel: 315-445-7980
- Surveyor: Donald R. Stedje, P.L.S.
112 Murray Avenue
Goshen, NY 10924
Tel: 845-325-9734
- Owner/Applicant: Bilal Ahmad
116 Courtyard Drive
Oneonta, NY 13820
Tel: 315-219-2156

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Intelligent Land Use

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Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE: **SITE PLAN**

Scale: 1" = 30'

Date: 04/26/2023

Drawn By: KMM

Checked By: PJG

Project No.: 1021

Sheet No.: 3 of 12

Dwg. No.: C-102

Seal: STATE OF NEW YORK
PETER J. GREGORY
LICENSED PROFESSIONAL ENGINEER
No. 071226

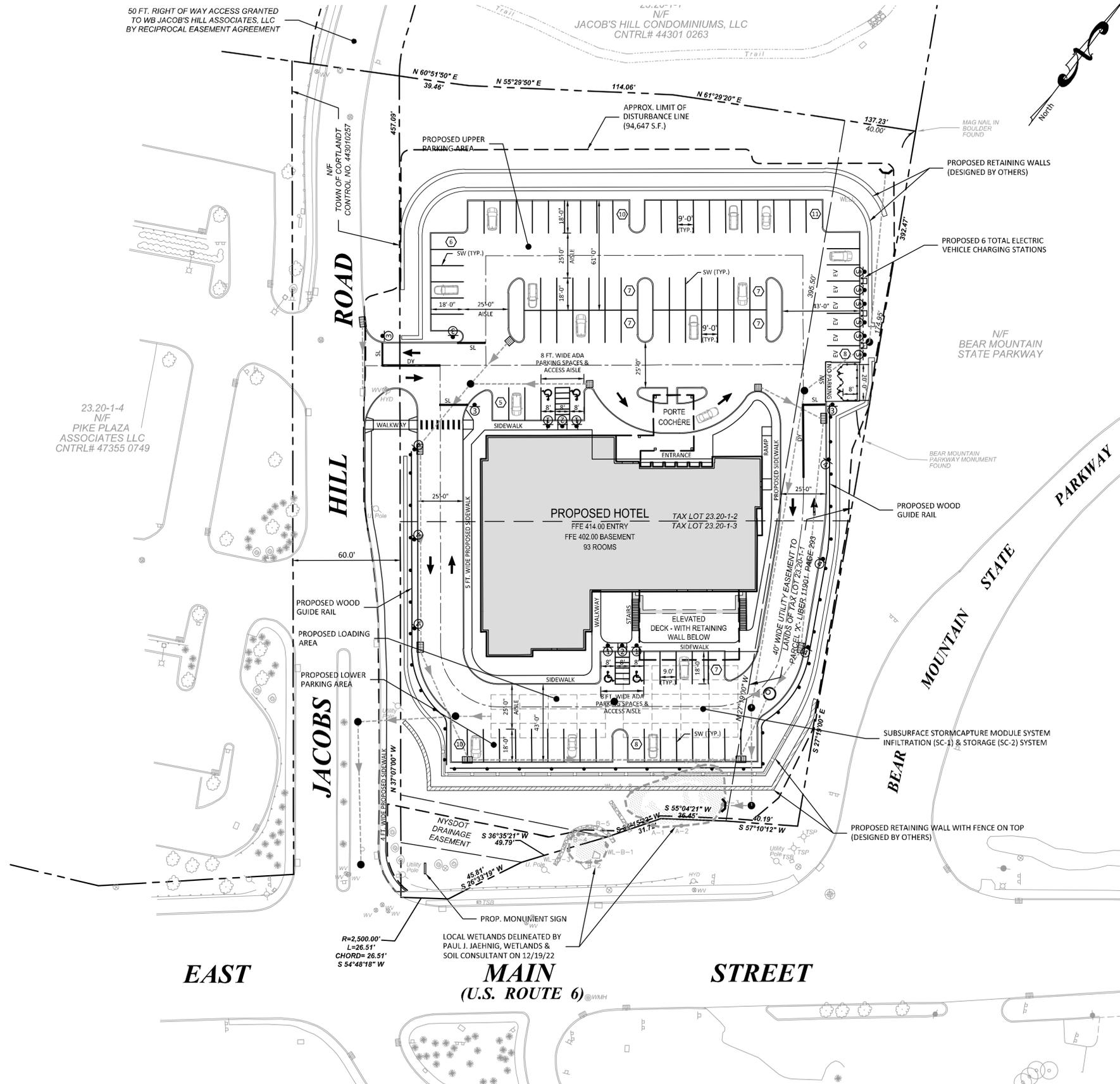
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SIGN LEGEND			
PLAN LEGEND	MUTCD	SIZE	SIGN LEGEND
1	R7-8X	12" x 18"	RESERVED PARKING (SYMBOL)
2	R7-8P	12" x 9"	VAN ACCESSIBLE
3	R1-1	12" x 18"	STOP
4	R7-1	12" x 18"	NO PARKING ANY TIME <->
5	NA	12" x 18"	ELECTRIC VEHICLE CHARGING

NOTES:

- ALL SIGNS SHALL CONFORM TO THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT, LATEST REVISION.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING ANY DIMENSION GREATER THAN 24 INCHES.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0" TO THE BOTTOM OF THE SIGN.
- ALL SIGNS SHALL UTILIZE A CHANNEL-TYPE MOUNTING.
- ALL SIGNS SHALL BE REFLECTORIZED.
- SIGNS NO. 6 & 7 SHALL HAVE A RED LEGEND WITH WHITE BACKGROUND.

TOWN OF CORTLANDT	
SCHEDULE OF PARKING REQUIREMENTS AS PER SECTION 301-29	
USE:	MINIMUM NUMBER OF SPACES
HOTEL	1 PER ROOM PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT
NUMBER OF PROPOSED ROOMS	= 93
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT	= 7
REQUIRED NUMBER OF SPACES	93 SPACES + 7 SPACES 100 SPACES REQUIRED
NUMBER OF PROPOSED PARKING SPACES:	93 SPACES WITH 4 ACCESSIBLE SPACES* *VARIANCE REQUIRED
TOTAL AREA OF PERIMETER OF PARKING AREA	= 15,282 S.F.
5% OF TOTAL OF PARKING AREA	= 765 S.F.
LANDSCAPE AREA PROVIDED AROUND PARKING AREA	= 5,624 S.F.



NO.	REVISION	DATE
1	PLANNING BOARD REVIEW	5/31/2023
2	ISSUED TO PLANNING BOARD	7/19/2023

STRIPING & SIGN PLAN LEGEND	
SW	SOLID WHITE LINE, 4" WIDE
SL	STOP LIMIT LINE, WHITE, 12" WIDE
DY	DOUBLE YELLOW, 2 LINES, 4" WIDE
(20)	NO. OF PARKING STALLS PER BAY LINE
(P)	PROPOSED TRAFFIC SIGN
(A)	ADA PAVEMENT MARKING (BLUE)
(A)	PAINTED DIRECTIONAL ARROW (WHITE)
EV	ELECTRIC VEHICLE CHARGING STATION (6 TOTAL)

SCALE IN FEET

Attorney	Zarin & Steinmetz, LLP 81 Main Street, Suite 415 White Plains, NY 10601 Tel: 914-682-7800
Architect	Rod A. VanDerWater Architect, p.c. 7301 Barberr Lane Manlius, NY 13104 Tel: 315-415-9988
Landscapes Architect	Keplinger Freeman Associates, LLC 6320 Fly Road, Suite 109 East Syracuse, NY 13057 Tel: 315-445-7980
Surveyor	Donald R. Stedje, P.L.S. 112 Murray Avenue Goshen, NY 10924 Tel: 845-325-9734
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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE:	
STRIPING & SIGN PLAN	
Scale:	1"=30'
Date:	04/26/2023
Drawn By:	KMM
Checked By:	PJG
Project No.:	1021
Sheet No.:	6 of 12
Dwg. No.:	C-301



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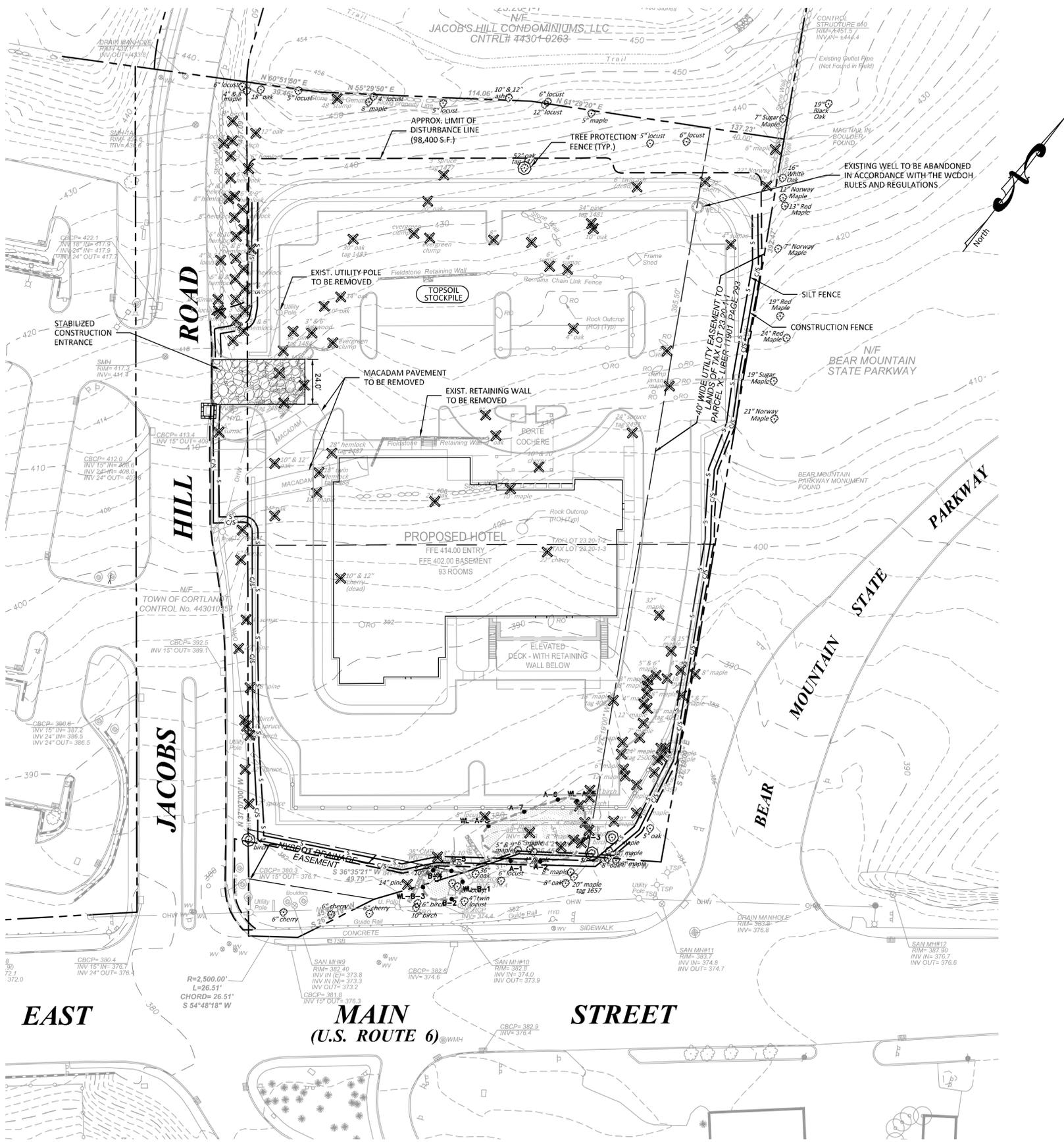
TREE LIST																	
Tag	Common Name	Latin Name	DBH	Cond.	Remove	Invasive Species	Map Code	Notes	Tag	Common Name	Latin Name	DBH	Cond.	Remove	Invasive Species	Map Code	Notes
69	Red maple	Acer rubrum	7	Fair	No	No	NA	None	467	Black locust	Juglans nigra	5	Fair	Yes	No	5" Sumac	None
135	Sugar maple	Acer saccharum	24	Fair	No	No	NA	None	468	Mulberry	Morus spp.	13&1	Poor	Yes	No	10 & 12" Oak	None
265	Red Maple	Acer rubrum	13	Fair	No	No	NA	None	469	Black locust	Juglans nigra	23	Fair	Yes	No	24" Oak	None
421	American linden	Tilia americana	5	Fair	Yes	No	4" Sumac	None	470	Mulberry	Alnus spp.	13	Poor	Yes	Yes	12" Locust	None
422	Crabapple	Malus spp.	18	Critical	Yes	No	22" Cherry	None	471	Black locust	Juglans nigra	5	Poor	Yes	No	6" Sumac	None
423	Norway maple	Acer platanoides	22	Fair	Yes	Yes	22" Maple	None	472	Black locust	Juglans nigra	4	Poor	Yes	No	4" Sumac	None
424	Sugar maple	Acer saccharum	6	Fair	Yes	No	6" Maple	None	473	White pine	Pinus strobus	20	Good	Yes	No	20" Pine	None
425	Black locust	Robinia pseudoacaci	6	Fair	No	Yes	6" Locust	None	474	Mulberry	Morus spp.	17	Fair	Yes	No	18" Pine	None
426	Black locust	Robinia pseudoacaci	5	Fair	No	Yes	5" Locust	None	475	Blue spruce	Picea pungens	6	Fair	Yes	No	6" Birch	None
427	Ash	Fraxinus spp.	6	Dead	Yes	No	6" Twin Ash Dead	None	476	Blue spruce	Picea pungens	14	Fair	Yes	No	14" Spruce	None
428	White oak	Quercus	10	Fair	Yes	No	10" Oak	None	477	Mulberry	Morus spp.	6	Fair	Yes	No	6" Birch	None
429	White oak	Quercus	33	Fair	Yes	No	34" Pine	Old tag 1481	478a	Blue spruce	Picea pungens	12	Fair	Yes	No	12" Spruce	None
430	Allanthurus	Allanthurus altissima	5	Fair	No	Yes	5" Maple	None	478b	White oak	Quercus alba	16	Fair	No	NA	None	None
431	Black locust	Robinia pseudoacaci	7	Fair	No	Yes	6" Locust	None	479	Blue spruce	Picea pungens	11	Critical	Yes	No	12" Spruce	None
432	Black locust	Robinia pseudoacaci	13	Poor	No	Yes	12" Locust	None	480	Eastern cottonwood	Populus deltoides	24	Fair	No	No	24" Birch	None
433	Black locust	Juglans nigra	12&1	Poor	No	No	10&12" Ash	None	481	Hawthorn	Crataegus	6	Good	No	No	6" Cherry	None
434	Black locust	Robinia pseudoacaci	5	Poor	No	Yes	5" Locust	None	482	Hawthorn	Crataegus	6	Good	No	No	6" Cherry	None
435	Black locust	Robinia pseudoacaci	4	Poor	No	Yes	4" Locust	None	483	Hawthorn	Crataegus	6	Fair	No	No	6" Cherry	None
436	Norway maple	Acer platanoides	8	Fair	No	Yes	8" Maple	None	484	American elm	Ulmus americana	10	Fair	No	No	10" Birch	None
437	Oak stump	Quercus	52	Dead	Yes	No	48" Stump	None	485	Black locust	Robinia pseudoacaci	6	Poor	No	Yes	6" Birch	None
438	Shagbark hickory	Carya ovata	5	Fair	No	No	5" Locust	None	486	White pine	Pinus strobus	15	Poor	Yes	No	14" Pine	None
439	Red oak	Quercus rubra	16	Fair	No	No	18" Oak	None	487	Black locust	Robinia pseudoacaci	10	Poor	No	No	10" Locust	None
440	Sugar maple	Acer saccharum	9	Fair	No	No	4 & 8" Maple	None	488	White pine	Pinus strobus	10	Poor	No	No	3&10" Pine	None
441	Black locust	Robinia pseudoacaci	6	Fair	No	Yes	6" Locust	None	489	Black locust	Robinia pseudoacaci	6	Poor	No	Yes	6" Locust	None
442	Canadian hemlock	Tsuga canadensis	7	Critical	No	No	8" Birch	None	490a	Black locust	Robinia pseudoacaci	9	Poor	No	Yes	8" Locust	None
443	Black oak	Quercus velutina	11	Fair	Yes	No	12" Oak	None	490b	Black locust	Robinia pseudoacaci	19	Good	No	NA	None	
444	Canadian hemlock	Tsuga canadensis	8	Dead	Yes	No	8" Birch	None	491	Black locust	Robinia pseudoacaci	6	Poor	No	Yes	4" Locust	Remove Twin
445	Black locust	Robinia pseudoacaci	8	Fair	Yes	Yes	8" Locust	None	492	Eastern cottonwood	Populus deltoides	37	Fair	No	No	36" Oak	None
446	Canadian hemlock	Tsuga canadensis	6	Critical	Yes	No	3 & 6" Hemlock	None	493	Black locust	Robinia pseudoacaci	6	Poor	No	Yes	6" Locust	None
447	Canadian hemlock	Tsuga canadensis	58.8	Critical	Yes	No	5 & 8" Hemlock	None	494	Red maple	Acer rubrum	13	Fair	No	No	5 & 9" Maple	None
448	Canadian hemlock	Tsuga canadensis	48.9	Critical	Yes	No	48.8" Hemlock or 6&9" Hemlock. Same tree #2	None	495	Red maple	Acer rubrum	7	Fair	No	No	6" Maple	None
449	Canadian hemlock	Tsuga canadensis	48.6	Dead	Yes	No	4" Hemlock	None	496	Red maple	Acer rubrum	5	Fair	No	No	4" Maple	None
450	Black locust	Robinia pseudoacaci	8	Fair	Yes	Yes	8" Hemlock	None	497	Black locust	Robinia pseudoacaci	5	Fair	Yes	Yes	5" Locust	None
451	Canadian hemlock	Tsuga canadensis	8	Dead	Yes	No	8" Hemlock	None	498	Red maple	Acer rubrum	7	Fair	Yes	Yes	5" Locust	None
452	Canadian hemlock	Tsuga canadensis	4 & 5 & 5	Critical	Yes	No	4" Hemlock	None	499	Red maple	Acer rubrum	4	Fair	Yes	No	4" Maple	None
453	Canadian hemlock	Tsuga canadensis	78.10	Poor	Yes	No	6 & 10" Hemlock	None	500	Black locust	Robinia pseudoacaci	8	Poor	No	No	8" Oak	None
454	Canadian hemlock	Tsuga canadensis	4 & 6 & 8	Poor	Yes	No	3"	None	501	White ash	Fraxinus americana	8	Critical	No	No	8" Maple	None
455	Canadian hemlock	Tsuga canadensis	48.9	Poor	Yes	No	5 & 8" Hemlock	None	502	Black locust	Robinia pseudoacaci	19	Fair	No	No	20" Maple	None
456	Canadian hemlock	Tsuga canadensis	8	Poor	Yes	No	8" Hemlock	None	503	Red maple	Acer rubrum	8	Fair	Yes	No	8" Maple	None
457	Canadian hemlock	Tsuga canadensis	78.6	Poor	Yes	No	6&8" Hemlock	None	504	Red maple	Acer rubrum	4	Fair	Yes	No	4" Birch	None
458	Canadian hemlock	Tsuga canadensis	38.4	Poor	Yes	No	3 & 4" Hemlock	None	505	American elm	Ulmus americana	10	Fair	No	No	10" Oak	None
459	Canadian hemlock	Tsuga canadensis	9 & 5	Poor	Yes	No	4"	None	506	American elm	Ulmus americana	8	Fair	No	No	8" Oak	None
460	Canadian hemlock	Tsuga canadensis	6	Fair	Yes	No	3 & 6" Hemlock	None	507	Sugar maple	Acer saccharum	13	Fair	No	No	12" Maple	None
461	Allanthurus	Allanthurus altissima	6	Fair	Yes	Yes	6" Sumac	None	508	White ash	Fraxinus americana	6	Critical	No	No	6" Maple	None
462	Allanthurus	Allanthurus altissima	5	Fair	Yes	Yes	5" Locust	None	509	Sugar maple	Acer saccharum	4	Fair	No	No	4" Maple	None
463	Allanthurus	Allanthurus altissima	9	Fair	Yes	Yes	9" Sumac	None	510	Black locust	Robinia pseudoacaci	17	Fair	Yes	No	18" Maple	None
464	Canadian hemlock	Tsuga canadensis	9	Poor	Yes	No	3 & 8" Hemlock	None	511	Sugar maple	Acer saccharum	5	Dead	Yes	No	4" Maple	None
465	Canadian hemlock	Tsuga canadensis	58.3&8	Poor	Yes	No	3"	None	512	Red maple	Acer rubrum	9	Poor	Yes	No	8" Birch	None
466	Canadian hemlock	Tsuga canadensis	9	Poor	Yes	No	9" Hemlock	None	513	Red maple	Acer rubrum	5	Fair	Yes	No	5" Birch	None
									514	Sugar maple	Acer saccharum	10	Good	Yes	No	9" Maple	None
									515	American elm	Ulmus americana	5	Fair	No	No	5" Oak	None
									516	Sugar maple	Acer saccharum	6	Fair	Yes	No	5" Maple	None
									517	Sugar maple	Acer saccharum	11	Fair	Yes	No	12" Maple	None
									518	Sugar maple	Acer saccharum	11	Fair	Yes	No	12" Maple	None
									519	Sugar maple	Acer saccharum	11	Fair	Yes	No	6" Maple	None
									520	Sugar maple	Acer saccharum	6	Fair	Yes	No	6" Maple	None
									521	Black locust	Juglans nigra	27	Fair	Yes	No	24" Maple	None
									522	Sugar maple	Acer saccharum	7	Fair	Yes	No	6" Maple	None
									523	Red maple	Acer rubrum	17	Fair	Yes	No	6 & 18" Maple	Old tag 2499
									524	White ash	Fraxinus americana	11	Critical	Yes	No	11" Ash	Old tag 4087
									525	Sugar maple	Acer saccharum	19	Poor	Yes	No	18" Maple	None
									526	Sugar maple	Acer saccharum	20	Fair	Yes	No	20" Maple	None
									527	Sugar maple	Acer saccharum	5	Poor	Yes	No	5" Maple	None
									528	Sugar maple	Acer saccharum	8	Fair	Yes	No	7" Maple	None
									529	Sugar maple	Acer saccharum	12	Fair	Yes	No	12" Maple	None
									530	Sugar maple	Acer saccharum	23	Fair	Yes	No	20" Maple	Old tag 4091
									531	Sugar maple	Acer saccharum	4	Fair	Yes	No	4" Maple	None
									532	Red maple	Acer rubrum	14	Dead	Yes	No	14" Maple	Old tag 4092
									533	Sugar maple	Acer saccharum	8	Fair	Yes	No	8" Maple	None
									534	Sugar maple	Acer saccharum	8	Fair	Yes	No	8" Maple	None
									535	Sugar maple	Acer saccharum	8	Fair	Yes	No	8" Maple	None
									536	Sugar maple	Acer saccharum	9	Fair	Yes	No	5 & 6" Maple	None
									537	Sugar maple	Acer saccharum	14	Fair	Yes	No	16" Maple	None
									538	Sugar maple	Acer saccharum	6&6	Fair	Yes	No	6 & 7" Maple	None
									539	Sugar maple	Acer saccharum	8	Fair	Yes	No	8" Maple	None
									540	Sugar maple	Acer saccharum	4	Fair	Yes	No	4" Maple	None
									541	Sugar maple	Acer saccharum	14&7	Fair	Yes	No	7 & 15" Maple	None
									542	Sugar maple	Acer saccharum	31	Good	Yes	No	32" Maple	None
									543	Crabapple	Malus spp.	20	Poor	Yes	No	22" Cherry	None
									544	Black locust	Juglans nigra	22	Fair	Yes	No	24" Oak	None
									545	Norway maple	Acer platanoides	10	Fair	Yes	Yes	10" Maple	None
									546	Mulberry	Morus spp.	19&1	Fair	Yes	No	10 & 20" Cherry	None
									547	Norway spruce	Picea abies	50	Poor	Yes	No	24" Spruce	Old tag 2493
									548	Black oak	Quercus velutina	4	Fair	Yes	No	4" Oak	None
									549	Japanese maple	Acer palmatum	8 & 6 & 4	Poor	Yes	No	5"	None
									550	Pin oak	Quercus palustris	4	Good	Yes	No	4" Oak	None
									551								

NEW YORK SOIL EROSION AND SEDIMENT CONTROL NOTES

- SOIL EROSION AND SEDIMENT CONTROL (E&S) MEASURES/PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION, AND PART I.B. OF THE NYSDC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, PERMIT NO. GP-0-20-001.
- THE OWNER/OPERATOR, CONSTRUCTION MANAGER, CONTRACTOR, AND/OR OTHER REPRESENTATIVE MUST NOTIFY THE DESIGNATED MS4 OFFICIAL AT LEAST 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY, SO THAT INSPECTIONS CAN BE SCHEDULED.
- E&S MEASURES/PRACTICES, AS COORDINATED WITH THE PHASING/TIMING OF PROJECT CONSTRUCTION, SHALL BE INSTALLED/IMPLEMENTED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE NOTES ON THE DRAWINGS AND/OR AS SPECIFIED IN THE SWPPP. E&S DEVICES/PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER VEGETATIVE CLEARING OPERATIONS AND PRIOR TO ANY GRADING OR OTHER MAJOR SOIL DISTURBANCE.
- THE CONTRACTOR SHALL CONFINe SOIL DISTURBANCE ACTIVITIES TO THE AREAS CONTAINED WITHIN THE LIMITS OF CONSTRUCTION WORKSPACE/LIMITS OF PROJECT DISTURBANCE SHOWN ON THE PLANS. SUCH ACTIVITY SHALL GENERALLY CONSIST OF, BUT NOT BE LIMITED TO, CLEARING, GRUBBING, ROW AND TEMPORARY CONSTRUCTION WORKSPACE DEMOLITION, EARTHWORK AND GRADING, UTILITY TRENCH EXCAVATION, BACKFILLING, HYDROSTATIC TESTING, AND SITE RESTORATION AND STABILIZATION.
- THE TRAINED CONTRACTOR (AS DEFINED IN GP-0-20-001) SHALL INSPECT THE E&S DEVICES/PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED WITHIN ALL WORK AREAS (ACTIVE AND INACTIVE) DAILY UNTIL EITHER TEMPORARY OR PERMANENT STABILIZATION HAS BEEN ACHIEVED, TO ENSURE THAT THEY ARE BEING MAINTAINED IN AN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED E&S DEVICES/MEASURES WITHIN TWENTY-FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES, OR AFTER SUCH DEFICIENCIES ARE REPORTED BY THE INSPECTOR(S), NYDCP AND/OR DESIGNATED MS4 OFFICIAL.
- THE CONTRACTOR SHALL BE PREPARED, IN ACCORDANCE WITH NOTE NO. 10 BELOW, TO IMPLEMENT ADDITIONAL AND/OR INTERIM DRAINAGE CONTROLS AND E&S MEASURES/PRACTICES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE AVAILABLE ON-SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EMERGENCY E&S AND DRAINAGE IMPROVEMENTS WITHIN TWENTY-FOUR (24) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
- SOIL E&S MEASURES/PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE ENVIRONMENTAL INSPECTOR(S) AND/OR NYDCP. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER/OPERATOR SHALL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENTLY RESTORED AREAS.
- THE ENVIRONMENTAL AND/OR E&S INSPECTOR(S), NYDCP, AND/OR DESIGNATED MS4 OFFICIAL MAY REQUEST THE INSTALLATION OF ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ON-SITE OR OFF-SITE EROSION AND/OR SEDIMENTATION OCCURRING DURING CONSTRUCTION.
- TEMPORARY SOIL STABILIZATION** - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY CEASED AND IS NOT SUBJECT TO CONSTRUCTION TRAFFIC, APPLICATION OF THE BELOW MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE MEASURES SHALL BE DONE IN ACCORDANCE WITH THE BLUE BOOK, AS FOLLOWS:
 - FERTILIZER: FERTILIZER OR LIME WILL NOT BE USED.
 - SEED: ANNUAL RYE, WHICH SHALL INCLUDE EITHER ANNUAL RYEGRASS (LOLIUM PERENNE SSP. MULTIFLORUM) APPLIED AT THE RATE OF 30 LBS./ACRE, OR WINTER RYE.
 - MULCH: SMALL GRAIN STRAW MULCH APPLIED AT A RATE OF 90-100 LBS./1000 S.F. OR 2 TONS/ACRE, OR EQUIVALENT, TO BE APPLIED AND ANCHORED ACCORDING TO THE NYS STANDARDS OR AS SPECIFIED ON THE DRAWINGS.
 - PAVED AREAS: ARE CONSIDERED STABILIZED AFTER PLACEMENT AND COMPACTION OF PAVEMENT SUBBASE/BEDDING MATERIAL.
 - STEEP SLOPES: IN ACCORDANCE WITH NOTE NO. 14 BELOW.
- WINTER STABILIZATION** - IF WEATHER OR OTHER CONDITIONS AFTER OCTOBER 15 CAUSE INTERRUPTION OF CONSTRUCTION OR RESTORATION ACTIVITY AND PREVENT THE ESTABLISHMENT OF TEMPORARY COVER/STABILIZATION PER NOTE NO. 11 ABOVE, ONE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED UNTIL TEMPORARY VEGETATIVE OR FINAL RESTORATION MEASURES CAN BE COMPLETED:
 - SEED WITH 1.67 BUSHELS PER ACRE (100 LBS./ACRE) OF CERTIFIED "AROSTOXYL" WINTER RYE (CEREAL RYE). MULCH THE ROW AT 3.0 TONS PER ACRE WITH WHEAT STRAW.
 - APPLICATION OF HYDROMULCH/SOIL STABILIZERS - SHALL BE CLASS IV, TYPE A - BONDED FIBER MATRIX (BFM) OR TYPE C - FLEXIBLE GROWTH MEDIUM (FGM) AS SPECIFIED IN SECTION 713-07 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS.
- PERMANENT SOIL STABILIZATION** - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS PERMANENTLY CEASED AND IS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE OF FINAL ACCEPTANCE (INCLUDING SPREADING OF STOCKPILED TOPSOIL). FINAL STABILIZATION MEASURES SHALL BE APPLIED AS FOLLOWS:
 - COMPOST AND ADD SOIL PH MODIFIERS: COMPOST AND PH MODIFIERS WILL BE APPLIED IN ACCORDANCE WITH THE SOIL RESTORATION SPECIFICATIONS IN THE BLUE BOOK OR AS INDICATED ON THE DRAWINGS, AND IN ACCORDANCE WITH SECTION 2.5 OF THE SWPPP.
 - SEED MIXTURE AND MULCH: PERMANENT STEEP SLOPES SEED MIX AS SPECIFIED ON THE PROJECT LANDSCAPE/PLANTING PLAN (BY OTHERS). TO BE PLANTED BETWEEN MARCH 15 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 15 (PREFERRED). MULCH SHALL BE SMALL GRAIN STRAW AT A RATE OF 90-100 LBS./1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO THE LOCAL STANDARDS AND SPECIFICATIONS IN THE BLUE BOOK.
 - TREES, SHRUBS, AND PLANTS WITH MULCH: TO BE PLANTED AS SPECIFIED AND DETAILED ON THE PROJECT LANDSCAPE/PLANTING PLAN (BY OTHERS). MULCH SHALL BE SHREDDED CEDAR BARK AS APPROVED BY THE LANDSCAPE ARCHITECT, SPREAD AT A THICKNESS OF 2 OR 3 INCHES WHERE SPECIFIED ON THE PROJECT LANDSCAPE/PLANTING PLAN.
 - UNTIL PERMANENT STABILIZATION IS ACHIEVED (I.E. MINIMUM 80% DENSITY OF VEGETATIVE AND/OR HARDSCAPE COVER), CONSTRUCTION WORK AREAS WILL BE SUBJECT TO A CONTINUED INSPECTION AND MAINTENANCE PROGRAM AS SPECIFIED IN THE DRAWINGS AND/OR SWPPP. FOR AREAS WHERE ESTABLISHMENT OF VEGETATION IS UNSUCCESSFUL IN THE FIRST GROWING SEASON AFTER SEEDING, PH AND ORGANIC MATTER LEVELS SHALL BE CHECKED USING LAB ANALYSIS TO DETERMINE IF ADDITIONAL MODIFIERS ARE NEEDED PRIOR TO RESEEDING.
- CUT OR FILL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3H:1V), AND AREAS OF SOILS WITH SEVERE EROSION POTENTIAL WHERE INDICATED ON THE PLANS SHALL BE STABILIZED IMMEDIATELY AND AFTER GRADATION OF DAILY CONSTRUCTION ACTIVITIES AS DIRECTED BY THE ENVIRONMENTAL/E&S INSPECTOR(S), WITH A TEMPORARY COVER OF STRAW MULCH OR EQUIVALENT AT A RATE OF 3 TONS/ACRE (SEE THE LOCAL STANDARDS AND SPECIFICATIONS IN THE BLUE BOOK) OR WITH EROSION CONTROL MATTING (BLANKETS).
- PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES USING MANUAL AND/OR MECHANICAL SWEEPING MEASURES.
- CATCH BASINS/DRAIN INLETS AS SHOWN ON THE PLANS, OR AT OTHER LOCATIONS AS DIRECTED BY THE ENVIRONMENTAL/E&S INSPECTOR, MUST BE PROTECTED ACCORDING TO THE METHODS SHOWN ON THE E&S DETAIL SHEETS OR IN THE BLUE BOOK PRIOR TO THE START OF CONSTRUCTION. STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, AND OTHER SENSITIVE AREAS (WITH SILT FENCE WHERE APPLICABLE) WHERE SPECIFIED THAT ARE NOT TO BE DISTURBED.
- STORM WATER RUNOFF FROM DISTURBED AREAS AND DISCHARGES FROM ALL DEWATERING AND HYDROSTATIC TESTING OPERATIONS MUST PASS THROUGH A SEDIMENT FILTER DEVICE OR PRACTICE AS DETAILED ON THE DRAWINGS OR AS APPROVED BY THE ENGINEER, ENVIRONMENTAL/E&S INSPECTOR, AND/OR NYDCP BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS, OR DRAINAGE INTO INLETS, WATERWAYS, OR OTHER DRAINAGE SYSTEMS. THE FILTERING DEVICE/PRACTICE SHALL BE LOCATED WHERE SHOWN ON THE PLANS; IN FLAT, UPLAND AREAS WHERE VEGETATION IS PRESENT (IF POSSIBLE).
- DUST CONTROL** - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING EARTHWORK AND GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPEATED TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.

TABLE 4.6		
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENTS	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A&B APPLY 6 INCHES OF TOPSOIL	HSG C&D APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B AREATE* AND APPLY 6 INCHES OF TOPSOIL	HSG C&D APPLY FULL SOIL RESTORATION**
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS, TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES. CONSTRUCT A SINGLE-PHASE OPERATION FENCE AREA.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	

* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER
 ** PER "DEEP RIPPING AND DECOMPACTION, DEC 2008"
 HSG - HYDROLOGIC SOIL GROUP
 SOURCE: NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL NOVEMBER 2016



NO.	REVISION	DATE
1	ISSUED TO PLANNING BOARD	7/19/2023

EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- INLET SEDIMENT BAG
- SILT FENCE/SEDIMENT BARRIER
- CONSTRUCTION FENCE
- TREE TO BE PROTECTED
- TREE TO BE REMOVED
- LIMITS OF DISTURBANCE

Scale: 1" = 30'

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Owner/Applicant	Bilal Ahmad 116 Courtyard Drive Oneonta, NY 13820 Tel: 315-219-2156

DTS • PROVIDENT
Intelligent Land Use

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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE:
EROSION CONTROL PLAN

Scale: 1" = 30'

Date: 04/26/2023

Drawn By: KMM

Checked By: PIG

Project No.: 1021

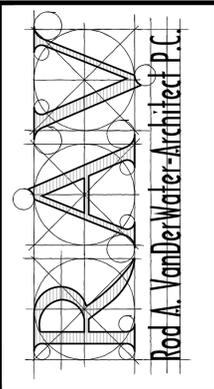
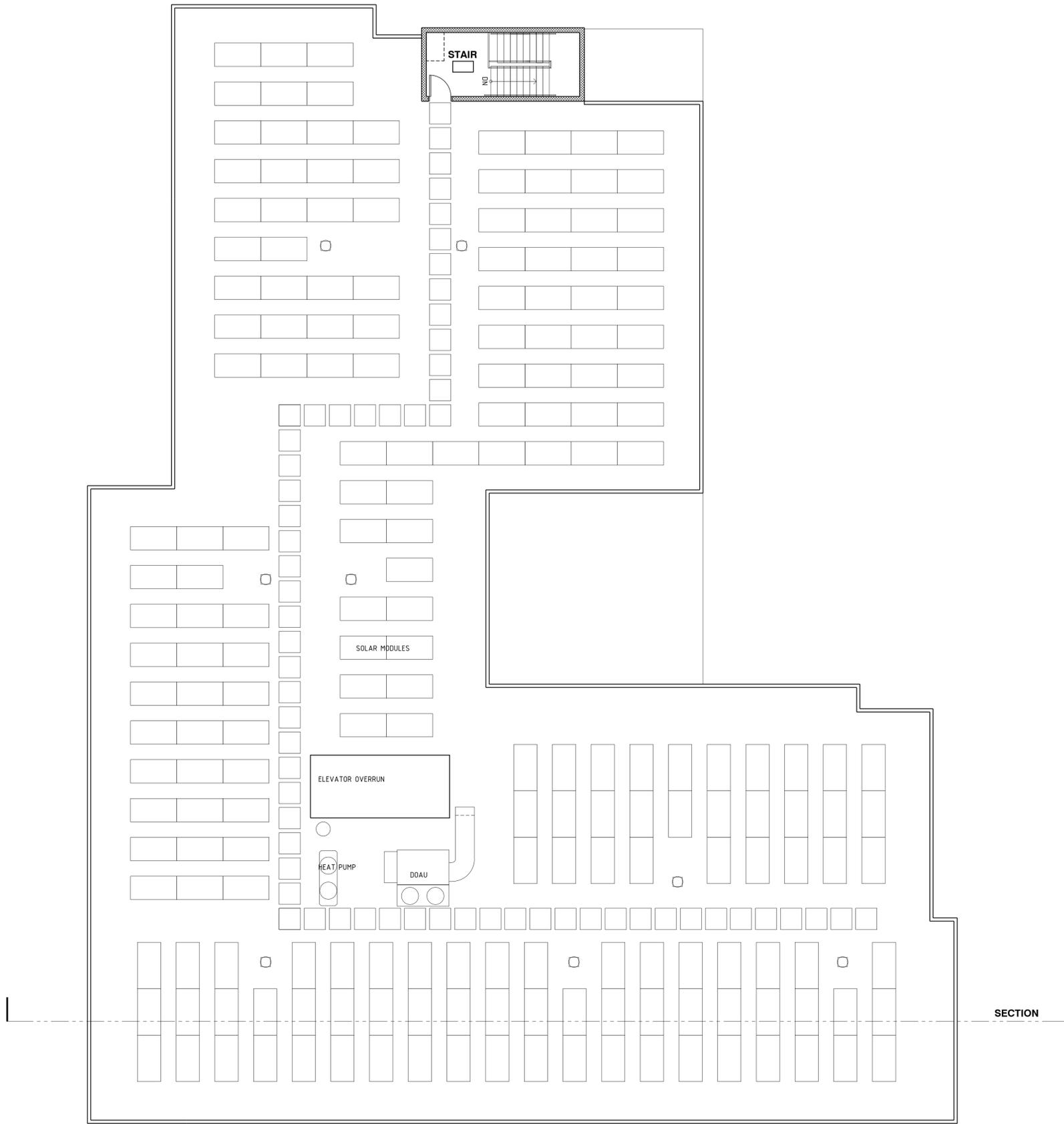
Sheet No.: 8 of 12

Dwg. No.: C-501

Seal: STATE OF NEW YORK
PETER J. GREGORY
LICENSED PROFESSIONAL ENGINEER
No. 071226

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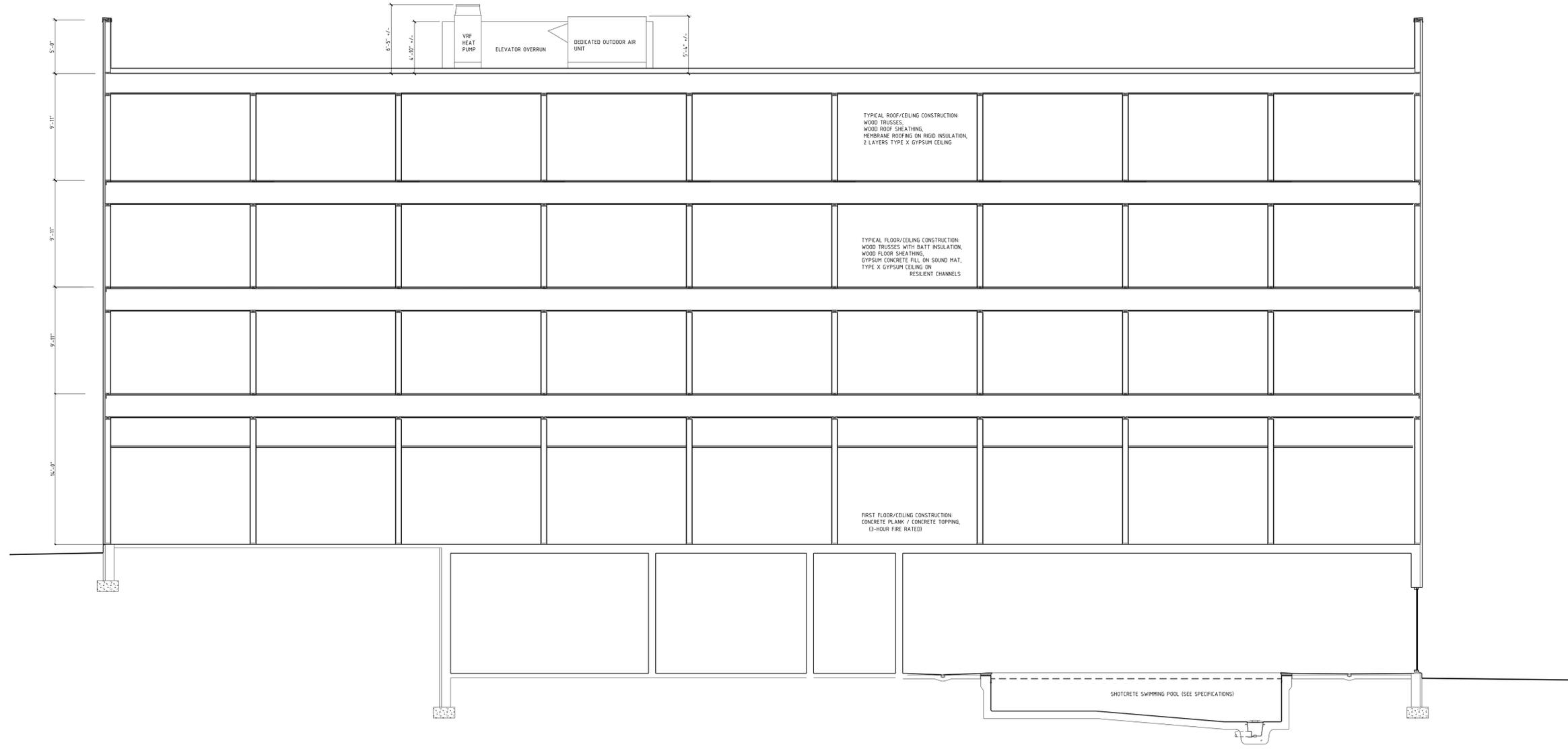
DATE
6/12/23

PROJECT NUMBER

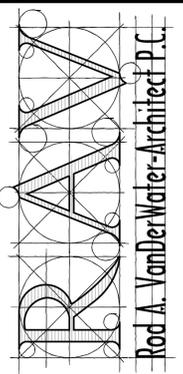
DRAWING TITLE
ROOF PLAN

SHEET NUMBER
A103

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BUILDING SECTION



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DATE
6/25/23

PROJECT NUMBER

DRAWING TITLE
BUILDING SECTION

SHEET NUMBER
A202