



TOWN OF CORTLANDT PLANNING BOARD

Steven Kessler
Chairperson

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David Douglas
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Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080
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Planning Staff email:
chrisk@townofcortlandt.com

Town Supervisor
Richard H. Becker, MD

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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/87314610339?pwd=aDcAYiyqZaKBahyj0s0SBGB9wOhYhr.1>

WORK SESSION.....JULY 1, 2025 6:00 PM

1. Discuss July 1, 2025 Regular Planning Board Meeting Agenda.

MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING*
JULY 1, 2025

1. **PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **CHANGES TO THE AGENDA BY MAJORITY VOTE**
4. **ADOPTION OF THE MINUTES OF THE MEETING OF JUNE 5, 2025**
5. **CORRESPONDENCE**

- PB 6-15** a. Letter dated June 23, 2025 from Debra Carter the Town Receiver of Taxes confirming unpaid school taxes enabling the Planning Board to consider rescinding Resolution 11-25 which granted the 2nd, one-year time extension of the Conditional Site Plan Approval and a Special Permit for the Hudson Ridge Wellness Center located at 2016 Quaker Ridge Rd.
- PB 2025-11** b. Letter dated June 24, 2025 from David Steinmetz, Esq. requesting a Site Inspection for the Dakota Recycling Services, LLC and Dakota Concrete Services, LLC located at 2099 Albany Post Rd.
- PB 2023-5** c. Letter dated June 17, 2025 from David Steinmetz, Esq. requesting the 6th, 90-day time extension of Final Plat Approval for the Evergreen Subdivision located at 2003 Crompond Road.

- PB 2020-6** **d.** Letter dated June 18, 2025 from Russell Rodriguez of Palisades Fuel requesting Planning Board approval of a time extension to apply for a building permit for the proposed Gas Station/Convenience Store located at 2060 E. Main St.

6. OLD BUSINESS

- PB 2025-10** **a.** Application of PSW Realty, for the property of AJ Picarello Jr., for Site Plan approval and a Special Permit for a Specialty Trade Electrical Contractor for property located at 2015 Albany Post Rd. Drawings latest revised dated June 18, 2025. (see prior PB 2022-6)
- PB 2024-6** **b.** Application of Richard Williams, P.E., on behalf of JAM Storage, LLC, for the property of Francisco Portillo, for Site Plan Approval and a Wetland Permit for the construction of an approximately 60,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd. Drawings dated May 27, 2025.
- PB 2025-7** **c.** Application of the Yeshiva Ohr Hamier for Site Plan approval, an amended Special Permit for a University, College or Seminary and a Wetland Permit for a proposed 51,730 sq. ft. dormitory building, renovation of staff housing and the enlargement of the existing sanctuary located at the existing Yeshiva Ohr Hamier campus at 141 Furnace Woods Rd. Drawings dated April 18, 2025. (see prior PB 7-09)
- PB 2025-8** **d.** Application of BEB Capital, LLC for the property of Skyview/Westview LLC and Eastview/Southview, LLC for Site Plan approval, a Residential Reuse Special Permit (RRUSP) and for Tree Removal and Steep Slope permits for a proposed 70-unit residential development located on E. Main St. (Route 6), Regina Avenue and Lexington Ave. Drawings latest revised May 22, 2025.
- PB 2025-5** **e.** Application of VS Construction Corp. for Site Plan approval and for Tree, Wetland and Steep Slope permits for a proposed 97,700 sq. ft. Assisted Living Facility located in the Medical Oriented District (MOD) at 2003 Crompond Road. Drawings latest revised May 22, 2025.

7. ADJOURNMENT

Next Regular Meeting; THURSDAY, SEPTEMBER 4, 2025 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com

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



TOWN OF CORTLANDT

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1030

DEBRA A CARTER
RECEIVER OF TAXES

To: Steven Kessler, Chairman
Planning Board

From: Debra Carter
Receiver of Taxes

Date: 6/23/2025

RE: 2016 Quaker Ridge Rd 79.11-1-18

Dear Chairman Kessler,

This letter is to inform you that as of June 23, 2025 the 2nd half of the 2024 School taxes remain unpaid. The total amount due is \$51,521.11. On July 1 all unpaid 2024 taxes will be rolled into a Lien on the property.

If you have any other questions, please don't hesitate to contact me.

Debra Carter

Debra Carter
Receiver of Taxes

June 24, 2025

Via OpenGov

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

***Re: PB 2025-11 – Site Plan Approval
2099 Albany Post Rd (SBL 55.9-1-3)***

Dear Chairman Kessler and Members of the Planning Board:

As you are aware, this firm represents Bilotta Realty of Westchester, Inc., owner of the property located at 2099 Albany Post Road in the Town of Cortlandt, a portion of which is the subject of the above-referenced application.

On June 5, 2025, the Planning Board declared its intent to be lead agent under SEQRA. Because the July 1st Planning Board meeting occurs prior to the expiration of the 30-day period to respond to the lead agency notice and because no August Planning Board meeting is scheduled, lead agency status cannot be declared until your Board's September 4th meeting. Accordingly, to move this Application forward, we ask that this Application be placed on the July 1st Planning Board meeting agenda for purposes of scheduling a site visit.

We look forward to again appearing before your Board at the July 1st Planning Board meeting. In the meantime, if you have any questions or require any further information, please do not hesitate to contact us.

Very truly yours,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

cc: *(via e-mail)*

Chris Kehoe, AICP

Thomas Wood, Esq.

Michael Cunningham, Esq.

SJB Architecture & Design

George J. Mottarella PE, LS, PC

Bilotta Realty of Westchester Inc.



**Department of
Transportation**

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

JAMES RUSAK, P.E.
Assistant Commissioner
Regional Affairs and Asset Management

June 16, 2025

Mr. Chris Kehoe, AICP, Director,
Department of Planning & Community Development
1 Heady Street
Cortlandt Manor, NY 10567

Re: SEQR# 25-118
DAKOTA RECYCLING SERVICES LLC
AND DAKOTA CONCRETE LLC
2099 Albany Post Road
Montrose, NY 10548
Town of Cortlandt, Westchester County

Mr. Kehoe,

The New York State Department of Transportation (NYSDOT) is in receipt of the **DAKOTA RECYCLING SERVICES Site Plan Approval** notice of Intent to serve as Lead Agency from the Town of Cortlandt Planning Board. The NYSDOT consents to the Town of Cortlandt Planning Board assuming the role of Lead Agency for review of the referenced proposal.

NYSDOT is transitioning to PermiTrack (Permitrack.dot.ny.gov), an online highway work permit portal. Please follow the instructions in the attached to establish the accounts required. Once established, please ignore any email message(s) regarding approvals; you can apply for any permit(s) required once your PermiTrack account is established. If you have any questions at all, please contact Darrin Moret, the R8 RPE at 845-437-3331.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Groucher", written over a horizontal line.

David A. Groucher

Region 8 Highway Work Permits

New York State Department of Transportation, Hudson Valley

Traffic & Safety Group, R8

4 Burnett Blvd, Poughkeepsie NY 12603

(845) 431-5897 | david.groucher@dot.ny.gov | www.dot.ny.gov

STATE OF NEW YORK
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER

Proposed Lead Agency: Town of Cortlandt Planning Board

Name of Proposed Action/Project: PB 2025-11 Application of Application of Dakota Recycling Services, LLC and Dakota Concrete Services, LLC for the property of Briga Enterprises Inc. & Bilotta Realty of Westchester Inc. for Amended Site Plan approval for the existing Dakota Recycling Services and Dakota Concrete Services to ensure compliance with Town, County and State standards for property located at 2099 Albany Post Rd. Drawings dated May 27, 2025. The Town of Cortlandt Planning Board declared their Intent to be Lead Agent on June 5, 2025.

RESPONSE TO REQUEST THAT THE ABOVE-NAMED AGENCY SERVE AS LEAD AGENCY REGARDING THE ABOVE ACTION

On behalf of NYS DOT, I, DAVID Groucher acknowledge receipt of the Lead Agency Notice in this matter.

The above-named involved agency hereby:

[PLEASE CHECK ONE]

☒ **CONSENTS** that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.

☐ **DOES NOT CONSENT** to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).

☐ **TAKES NO POSITION** on Lead Agency designation.

DATED: 6/16/25, New York

NYS DOT
Agency Name
By: David Groucher
[signature]
DAVID GROUCHER
[print signer's name]

Please return to:

Mr. Chris Kehoe, AICP, Director, Department of Planning & Community Development
1 Heady Street
Cortlandt Manor, NY 10567
Phone: 914-734-1080
chrisk@townofcortlandt.com

June 17, 2025

Via OpenGov (PBCK23-13)

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

***Re: VS Construction Corp. (PB2023-5)
2003 Crompond Road (Section 33.12 Block 2 Lots 1, 7 & 8)***

Dear Chairman Kessler and Members of the Planning Board:

As you all know, our Firm represents VS Construction Corp. (the “Applicant” or “VS Construction”), owner of the above-referenced Property in connection with the Town’s Medical Oriented District (“MOD”).

We received Final Subdivision Plat approval from your Board in November 2023, and an extension of that approval was most recently granted by your Board in May 2025 (PB Resolution No. 10-25, attached). As there is no August Planning Board meeting and the approval extension expires August 3, 2025, we hereby request a further extension of that approval. Our clients and engineering team are continuing to work with Town staff to finalize the utilities, including storm water and sewer design, and related details, such that the County can indeed sign off on the Plat Map. While this process is ongoing and not yet complete, we do expect it to be done shortly.

We look forward to appearing before your Board at your July meeting. In the meantime, please do not hesitate to contact us with any questions

Respectfully,

ZARIN & STEINMETZ LLP

By:



David S. Steinmetz
Brian T. Sinsabaugh

Enclosure: PB Res. No. 10-25

Copy to:

Chris Kehoe, AICP, Planning Director
Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
VS Construction Corp.
DTS Provident Design Engineering LLP

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

RESOLUTION NO. 10-25

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

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

WHEREAS, by Resolutions 4-24, 7-24, 12-24 & 2-25 the Planning Board previously granted four, 90-day time extensions of Final Plat approval, and

WHEREAS, by a letter dated April 9, 2025 David Steinmetz, Esq. requested the 5th, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval.



NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 5th, 90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on August 3, 2025.

Adopted: May 6, 2025
Cortlandt Manor, New York

A handwritten signature in black ink, appearing to read "Ch Kehoe", written in a cursive style.

Chris Kehoe
Director, Dept. of Planning and Community Development
Clerk to the Planning Board

DRAFT

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

RESOLUTION NO. 15-25

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

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

WHEREAS, by Resolutions 4-24, 7-24, 12-24, 2-25 & 10-25 the Planning Board previously granted five, 90-day time extensions of Final Plat approval, and

WHEREAS, by a letter dated June 17, 2025 David Steinmetz, Esq. requested the 6th, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 6th, 90-day time extension of Final Plat approval is hereby **APPROVED**, said extension to expire on November 1, 2025.

TO BE CONSIDERED FOR ADOPTION: JULY 1, 2025

PALISADES FUEL



Palisades Fuel, Inc.
P.O. Box 1200
Ossining, NY 10562-0996
Phone: 914 945-0645
Facsimile: 914 762-4905

Chris Kehoe, AICP
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

June 18, 2025

Re: Palisades Enterprises LLC
Section 23.20, Block 2, Lot 10

Dear Chris:

Please find enclosed a copy of the Grading / Layout Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Enterprises, LLC, dated August 1, 2022, last revised September 6, 2022, Sheet 1 of 8 Sheets. The plans have been approved by Resolution No.4-22 dated March 1, 2022.

The set of plans has been endorsed by the Department Heads and the Planning Board Chairman on October 11, 2022.

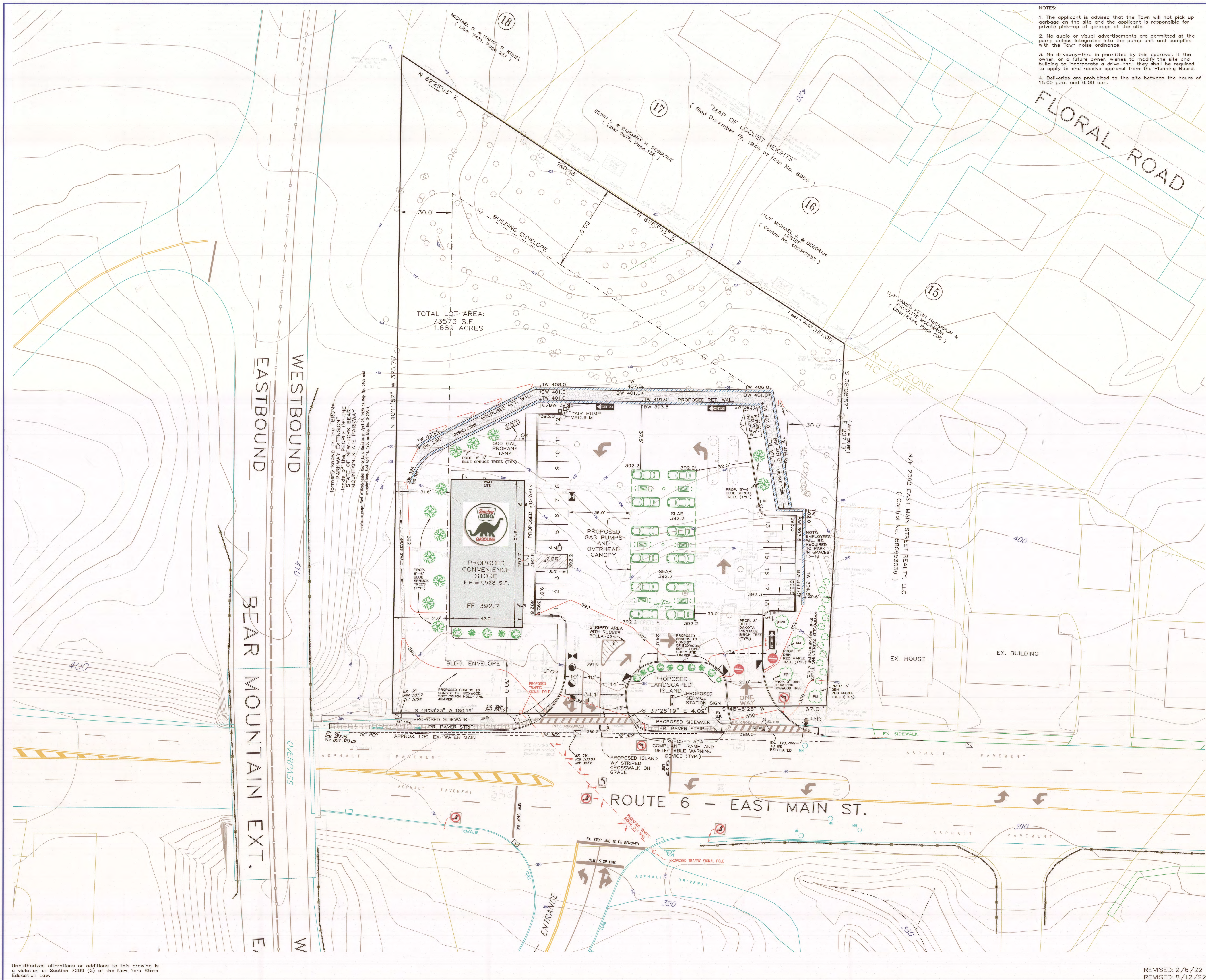
The applicant has since been working on the approvals from NYS DOT for the traffic control system and this has taken an exorbitant amount of time in their offices.

As these approvals have expired, we are requesting the Planning Board re-approve the Site Plan.

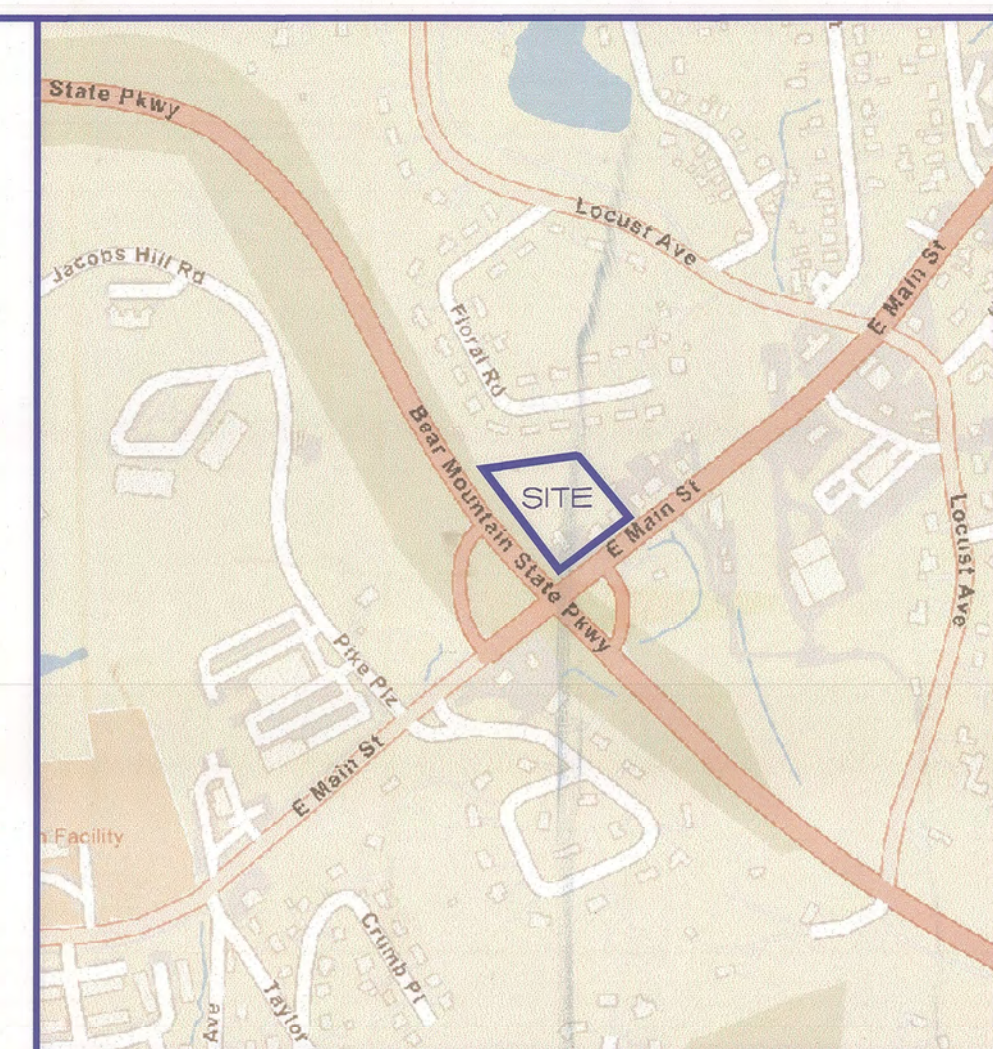
Please call if you have any questions.

Sincerely

Russell Rodriguez
Palisades Fuel / Vice President



- NOTES:
1. The applicant is advised that the Town will not pick up garbage on the site and the applicant is responsible for private pick-up of garbage at the site.
 2. No audio or visual advertisements are permitted at the pump unless integrated into the pump unit and complies with the Town noise ordinance.
 3. No driveway-thru is permitted by this approval. If the owner, or a future owner, wishes to modify the site and building to incorporate a drive-thru they shall be required to apply to and receive approval from the Planning Board.
 4. Deliveries are prohibited to the site between the hours of 11:00 p.m. and 6:00 a.m.



LOCATION MAP
N.T.S.

SCALE IN FEET
0 10 20 40

ZONING SCHEDULE

PALISADES ENTERPRISES LLC	REQUIRED	PROVIDED
ZONE: HC, HIGHWAY COMMERCIAL	HC ZONE	
23.20-1-10, 11, 12 & 13		
MINIMUM LOT AREA (S.F.)	20,000 SF	73,873 SF
MINIMUM LOT WIDTH	100'	247'
MAXIMUM HEIGHT IN STORIES	2 1/2	2 1/2
MINIMUM YARD DIMENSIONS		
FRONT	30'	30'
SIDE	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	4.7%
MINIMUM LANDSCAPE COVERAGE	30%	63%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	25'	25'
OFF-STREET PARKING SPACES (BASED ON USE)		
RETAIL STORE: 2800 SF HABITABLE (1000 SF)	9	14
OFFICE SPACE: 1000 SF HABITABLE (1400 SF)	3	4

NOTE: SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS DEPICTED ON THE FEMA FIRM PANEL.

- LEGEND
- | EXISTING | PROPOSED | |
|----------|----------|--------------------|
| [Symbol] | [Symbol] | CATCH BASIN |
| [Symbol] | [Symbol] | DRAIN MANHOLE |
| [Symbol] | [Symbol] | SAN. SEWER MANHOLE |
| [Symbol] | [Symbol] | HYDRANT |
| [Symbol] | [Symbol] | DRAIN INLET |
| [Symbol] | [Symbol] | WATER VALVE |
| [Symbol] | [Symbol] | UTILITY POLE |
| [Symbol] | [Symbol] | LIGHT POLE |
| [Symbol] | [Symbol] | TREE |
| [Symbol] | [Symbol] | CONTOUR LINE |
- The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services
Director: *NA* Date: _____

Reviewed by the Department of Planning & Community Development
Director: *CLM* Date: 10/11/22

Reviewed by the Planning Board Engineer
Engineer: *HA* Date: 10/11/22

Approved by Resolution No. 4-22 of the Planning Board of the Town of Cortlandt, New York on the 11th day of October, 2022, subject to all requirements and conditions of said Resolution. Any change, revision, modification or revision in this plan or site development plan, after the above date, shall void this approval.

Signed this 11th day of October, 2022 by

Ralph G. Mastromonaco
Chairperson of the Planning Board

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

GRADING/LAYOUT
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
AUGUST 1, 2022
SHEET 1 OF 8 SHEETS

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2020-6**

RESOLUTION NO. 16-25

WHEREAS, the application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and a Special Permit pursuant to Chapter 307-63 of the Town of Cortlandt Code and for Steep Slope and Tree Removal Permits for a proposed gas station/convenience store submitted by **Palisades Enterprises, LLC**, for the construction of a new 2,940 sq. ft. gas station/convenience store with a canopy to cover six (6) pump islands with twelve (12) filling locations as shown on an 8 page set of drawings entitled “Proposed Convenience Store/Gas Station Rehabilitation prepared for Palisades Enterprises, LLC” prepared by Ralph G. Mastromonaco, P.E. latest revision dated January 21, 2022 and a 4 page set of elevation drawings entitled “2058 East Main Street” prepared by Joseph Thompson, R.A. dated April 21, 2020 was approved by PB Resolution 4-22 on March 1, 2022, and

WHEREAS, the subject parcel of approximately 1.68 acres is located at 2060 East Main St. (Cortlandt Boulevard) and is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 2, Lot 10, and

WHEREAS, all conditions of the above referenced approval were met by the applicant and the Chair of the Planning Board signed the subject site plan on October 11, 2022, and

WHEREAS, said approval requires the applicant to apply for building permit within one-year of the Chair signing the subject site plan, and

WHEREAS, the applicant is still working with the NYSDOT on the required permits with respect to the required traffic control system upgrades at the site driveway, U.S. Route 6 and the Bear Mountain Parkway ramp, and

WHEREAS, by a letter dated June 18, 2025 Russell Rodriguez, Vice-President of Palisades Fuel

requested time extensions for which to apply for a building permit in order to continue to work with the NYSDOT.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants a retroactive one-year time extension and an additional one-year time extension for the applicant to apply for the a building permit as required by PB Resolution 4-22, said extension to expire on October 11, 2025.

TO BE CONSIDERED FOR ADOPTION: JULY 1, 2025



TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP – Director

Planning Staff:
Heather LaVarnway, CNU-A, AICP
Michelle Robbins, AICP
Rosemary B. Lasher

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080

Town Supervisor
Richard H. Becker, MD

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

MEMORANDUM

TO: Planning Board Members

FROM: Chris Kehoe, AICP, Planning Director, Department of Planning & Community Development *CK*
Heather LaVarnway, CNU-A, AICP, Planner, Department of Planning & Community Development *HL*

SUBJECT: PB 2025-10 Application of PSW Realty, for the property of AJ Picarello Jr., for Site Plan approval and a Special Permit for a Specialty Trade Electrical Contractor for property located at 2015 Albany Post Rd. and designated on the Town of Cortlandt Tax Maps as Section 55.18, Block 2, Lot 19.

DATE: June 9, 2025

1. The Planning Division conducted a review of the subject application consisting of a drawing entitled "Site Plan for PSW Realty" prepared by Cronin Engineering, PE, P.C. dated May 22, 2025.
2. The subject application seeks Site Development Plan approval and a Special Permit for a Specialty-Trade Electrical Contractor to be located in the former Down Cycle building located at 2015 Albany Post Rd. (Route 9A). The subject parcel of 26,562 sq. ft. is zoned HC, highway-commercial. An existing one-story commercial building with a parking area is located on the lower portion of the property adjacent to Route 9A. The back of the property rises approximately 20 feet to a level area. A specialty-trade electrical contractor is permitted at the site by Special Permit as per Chapter 307-65.6 (attached). Specialty-trade contractors are specifically defined in the Town Zoning Code. The applicant submitted an analysis of how their use and operations meets the conditions of Section 307-65.6
3. The subject application proposes to add three (3) parking spaces to the west of the existing building for customers/staff. 3 parking spaces currently exist in front of the building along Route 9A. The applicant is proposing parking on the upper level for six (6) company vans. The subject site requires 1 parking space per 300 sq. ft. of habitable floor space for a total of 4.16 spaces. The subject site plan shows 5 standard spaces, 1 handicapped space and 6 spaces for company vans, for a total of 12 spaces. The applicant is proposing to use the existing building as office space. The subject drawing notes that three (3) existing storage trailers are to be removed from the site. In addition, an existing shed, owned by a neighbor, is located on the property and is noted to be relocated. The site is serviced by on-site septic and public water. No changes to the existing curb-cut on to Route 9A are proposed.
4. The subject site received Planning Board approval via PB Resolution 9-22 adopted on July 12, 2022 for a site plan amendment to the former Down Cycle business (attached). That site plan proposed the removal of existing storage trailers, the construction of a 35' by 75' storage building on the upper level of the property, drainage improvements and landscaping. The applicant met the conditions of that

approval and the subject site plan drawings were signed; however, the site improvements were never completed.

5. A complete landscape plan shall be submitted for the subject site with number, size and species of the proposed plantings. Every effort should be made to spec native species, and avoid invasives.
6. The subject drawing shall show any proposed signage, both building and freestanding.
7. The applicant shall clarify for the Board if any improvements or modifications are proposed to the existing building.
8. The applicant is advised that all site lighting, both for the building and site, shall comply with the Town's Outdoor Lighting Standards as per 307-12.3. A photometric plan and fixture specifications shall be submitted, per those requirements.
9. The subject drawing shall be revised to show vehicular access to the upper parking area for the vans to the satisfaction of the Planning Board Engineer. Add a note to the subject drawing specifying the size and type of company van to be parked on the upper level of the site. The subject drawing shall show drainage to the satisfaction of the Planning Board Engineer.
10. The existing asphalt driveway accessing the rear of the lot overlaps with an easement, as noted on the site plan. The applicant shall provide all available details about the easement to the Planning Board.
11. Three (3) existing parking spaces are located with the right-of-way of Route 9A. The applicant shall provide a license agreement from New York State permitting the parking in their right-of-way.
12. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Short Environmental Assessment Form (attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project.
13. Enclosed are aerial view(s) of the subject site. A site plan drawing was transmitted to the members of the Planning Board at the time the application was submitted.
14. Referrals of this application include the Town Code Enforcement Division, the Fire Advisory Board, and Westchester County Planning.

CRK/HL/crk
attachments

cc: Richard H. Becker, MD, Town Supervisor
James Creighton, Town Board Liaison
Michael Cunningham, Esq. Assistant Town Attorney
Chris Lapine, P.E., Labella/Chazen
James Annicchiarico, Cronin Engineering
PSW Realty

§ 307-65.6. Specialty trade contractors. [Added 7-20-2010 by L.L. No. 12-2010]

Specialty trade contractors will be permitted by special permit of the Planning Board in the CC, HC, HC-9A, MD and M-1 Zones only as follows:

- A. The setback from residential districts shall be two times the required setback set forth in the Table of Dimensional Regulations.¹ Buffers shall be enhanced with suitable landscaping as determined by the Planning Board.
- B. On-site contractor operations. Noise levels shall not exceed 65 dB for more than two hours in total during any workday at the boundaries of residential districts, nor shall any unreasonably intrusive noise be created. An "unreasonably intrusive noise" is any sound which would annoy, disturb or irritate a reasonable person of normal sensitivities under the same circumstances. Otherwise operations shall not exceed 55 dB during the workday at the boundaries of the residential districts.
- C. Fugitive dust or odors from contractor activities must be contained on site. The Planning Board may require periodic off-site air testing as directed by the Director of Technical Services.
- D. Impervious coverage shall be limited to 55% of the site, including the building coverage.
- E. The Planning Board may require truck counters to be located at the entrance to the facility and require that the number of daily truck trips be monitored for a period of time following the issuance of a certificate of occupancy, not exceeding a period of two years, at the applicant's expense, for the purpose of validating the traffic projections and impacts created thereby.
- F. Outdoor storage of materials shall not exceed 20% of the developed site. Storage piles shall not exceed a height of 10 feet. The Planning Board may require that the storage piles be located within buildings or open sheds. Outside storage shall be limited to those specific locations approved by the Planning Board.
- G. The Planning Board may impose such additional standards in order to prevent a nuisance to neighboring properties by reason of dust or odor or any other reason.
- H. Business activities and maintenance activities requiring the use of machinery, equipment or power tools shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and from 8:00 a.m. to 5:00 p.m. on Saturdays. All such work is prohibited on Sundays and legal holidays. The Planning Board may vary the above times by not more than two hours.
- I. The Planning Board may require that security fencing be located around areas or structures to address safety concerns.
- J. Permit duration and renewal. Permits shall be issued conditionally for a three-year period upon a showing of compliance with the terms and conditions of this chapter

1. Editor's Note: The Table of Dimensional Regulations is included at the end of this chapter.

and the special permit during the preceding permit period.

- K. Unless set forth above, no variance of any of the above conditions are authorized.
- L. Nothing contained herein shall prohibit the processing and crushing of aggregate on the site of any approved subdivision and/or site plan to be utilized solely on site for the construction of the improvements required by the approval.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan & Special Permit for Switch Inc. Electrical			
Project Location (describe, and attach a location map): 2015 Albany Post Road, Croton-on-Hudson (Town of Cortlandt), New York			
Brief Description of Proposed Action: Site Plan & Special Permit for Specialty Contractor (Electrical Contractor). 6 parking spaces, no outside storage, business office and storage inside existing building.			
Name of Applicant or Sponsor: Switch Inc. Electrical		Telephone: 914-403-4153 E-Mail: john@switchinc.com	
Address: 25 N. Riverside Avenue			
City/PO: Croton-on-Hudson		State: NY	Zip Code: 10520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan & Special Permit from Planning Board, Building Department			NO YES
3. a. Total acreage of the site of the proposed action? 0.61 acres b. Total acreage to be physically disturbed? 0.00 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.61 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

ZONING DATA CHART - HC (HIGHWAY COMMERCIAL)										
MINIMUM REQUIRED	MAXIMUM PERMITTED	MINIMUM REQUIRED	MAXIMUM PERMITTED	MINIMUM REQUIRED	MAXIMUM PERMITTED	MINIMUM REQUIRED	MAXIMUM PERMITTED	MINIMUM REQUIRED	MAXIMUM PERMITTED	MINIMUM REQUIRED
AREA (SQ. FT.)	100	100	100	100	100	100	100	100	100	100
HEIGHT (FEET)	10	10	10	10	10	10	10	10	10	10
USE	HC	HC	HC	HC	HC	HC	HC	HC	HC	HC

BUILDING HEIGHT CALCULATION										
GRADE POINT	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2
10 FROM BUILDING	110.0	114.0	118.0	122.0	126.0	130.0	134.0	138.0	142.0	146.0
AVERAGE FINISHED GRADE	110.75									
FINISHED POINT OF BUILDING	130.5									
CALCULATED BUILDING HEIGHT	19.75									

PARKING DATA CHART										
VEHICLE TYPE	PARKING SPACES REQUIRED	MINIMUM SPACES REQUIRED	MAXIMUM SPACES REQUIRED	MINIMUM SPACES REQUIRED	MAXIMUM SPACES REQUIRED	MINIMUM SPACES REQUIRED	MAXIMUM SPACES REQUIRED	MINIMUM SPACES REQUIRED	MAXIMUM SPACES REQUIRED	MAXIMUM SPACES REQUIRED
STANDARD VEHICLES	2	2	2	2	2	2	2	2	2	2
HANDICAP SPACES	0	0	0	0	0	0	0	0	0	0
TOTAL SPACES	2	2	2	2	2	2	2	2	2	2

EROSION AND SEDIMENT CONTROL NOTES

1. THE PERSONS WHO SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL SHALL BE THE PERSONS WHO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

2. THE PERSONS WHO SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL SHALL BE THE PERSONS WHO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

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10. THE PERSONS WHO SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL SHALL BE THE PERSONS WHO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

MUNICIPAL APPROVAL

1. THE TOWN OF CORTLANDT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE TOWN OF CORTLANDT ZONING ORDINANCE.

2. THE TOWN OF CORTLANDT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE TOWN OF CORTLANDT ZONING ORDINANCE.

3. THE TOWN OF CORTLANDT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE TOWN OF CORTLANDT ZONING ORDINANCE.

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10. THE TOWN OF CORTLANDT HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE TOWN OF CORTLANDT ZONING ORDINANCE.

APPROVED BY THE TOWN OF CORTLANDT

APPROVED BY THE TOWN OF CORTLANDT

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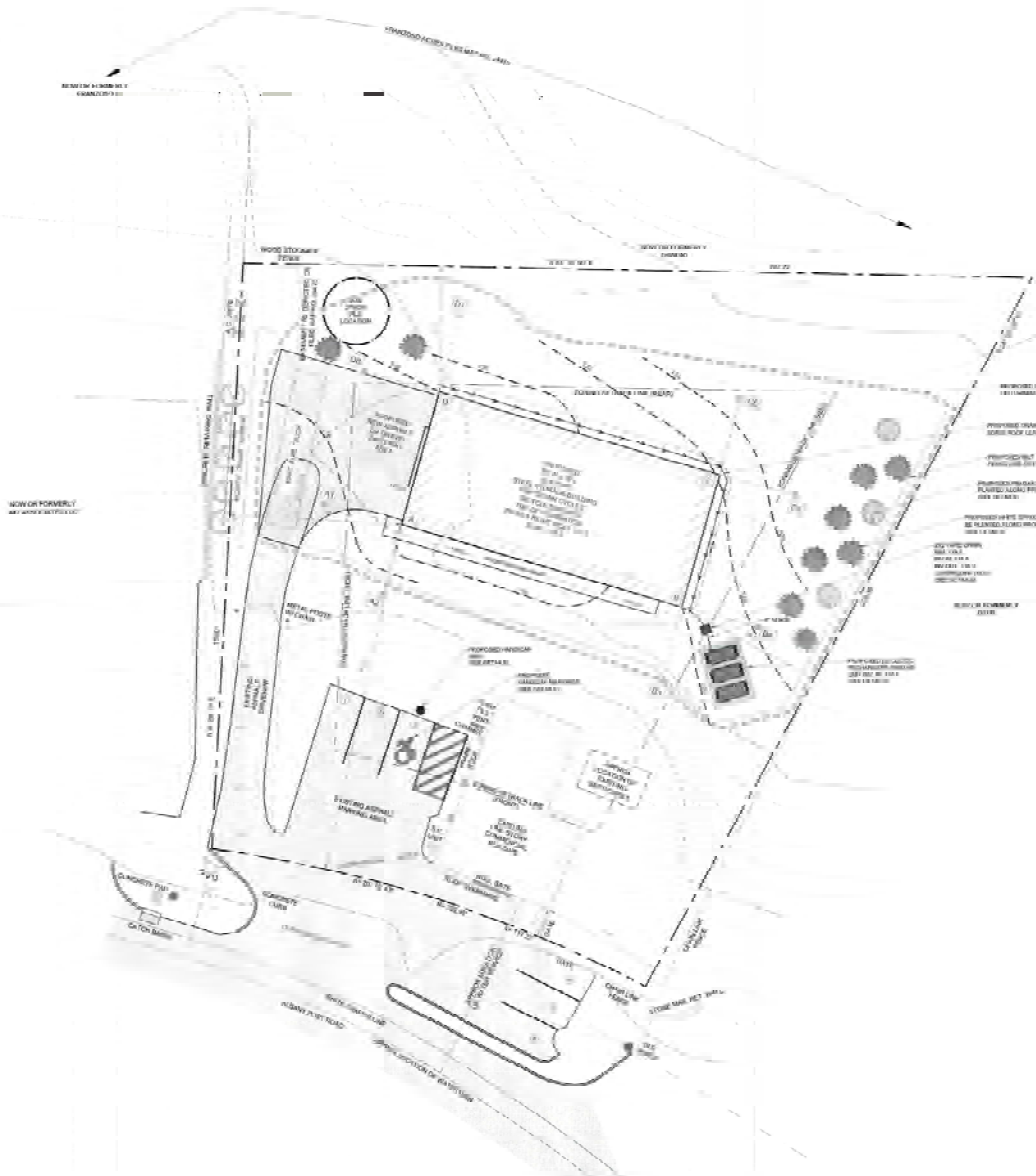
APPROVED BY THE TOWN OF CORTLANDT

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APPROVED BY THE TOWN OF CORTLANDT

APPROVED BY THE TOWN OF CORTLANDT



SITE DEVELOPMENT PLAN
SCALE: 1" = 10'



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



OWNER/APPLICANT
ALBERT PICARELLO
1015 ALBANY POST ROAD
CORTLANDT MANOR, NEW YORK 10567

UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 14, SECTION 3012.2, IF AN APPLICANT FOR ANY PERSON TO BE EMPLOYED FOR THE FIRST TIME IN THE STATE OF NEW YORK IS NOT A GRADUATE OF A HIGH SCHOOL OR THE EQUIVALENT, THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE 14, SECTION 3012.2, AND THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE 14, SECTION 3012.2, AND THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE 14, SECTION 3012.2.

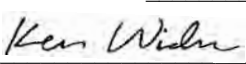
REVISIONS	
NO.	DATE
1	10/10/10
2	10/10/10
3	10/10/10
4	10/10/10
5	10/10/10
6	10/10/10
7	10/10/10
8	10/10/10
9	10/10/10
10	10/10/10

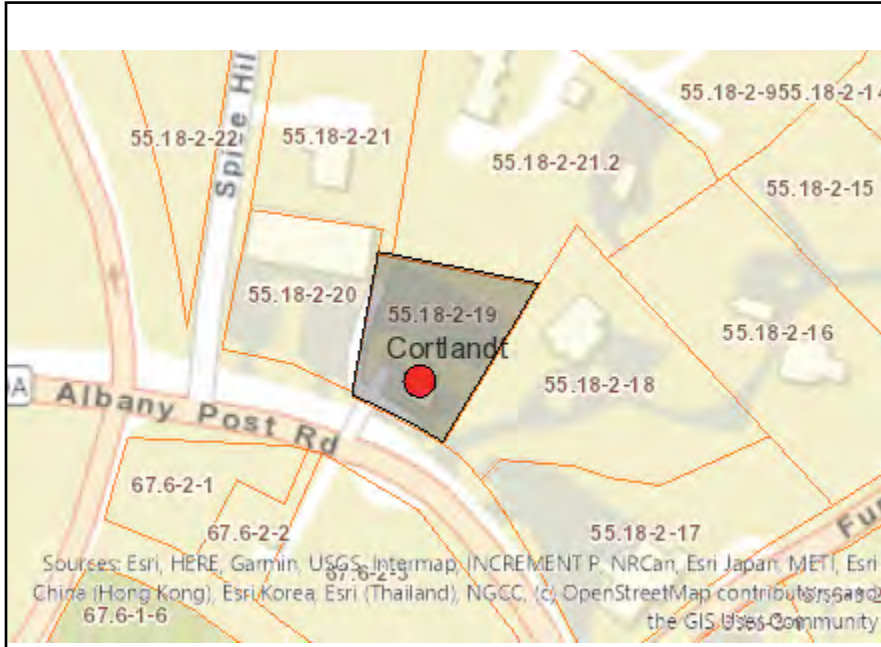
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN
SITE PLAN FOR
ALBERT PICARELLO
LOCATION:
1015 ALBANY POST ROAD
TOWN OF CORTLANDT, NEW YORK
SHEET 2 OF 4 SP-2.1

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Ken Widman - Cronin Engineering, P.E., P.C.</u> Date: <u>May 20, 2025</u> Signature: <u></u> Title: <u>Project Engineer</u>		



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



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





Google



MEMORANDUM

TO: Town of Cortlandt Planning Board

FROM: Christopher Lapine, PE,

DATE: June 11, 2025

RE: PB2025- 10 PSW Realty For The Property of AJ Picarello Jr. – 2015 Albany Post Road

LaBella has performed a review of the documents and plans in support of the 10 PSW Realty For The Property of AJ Picarello Jr. located at 2015 Albany Post Road in the Town of Cortlandt.

May 27, 2025 Submission

- Letter from Cronin Engineering, dated May 27, 2025
- Environmental Assessment Form, dated May 20, 2025
- Sheet SP-1.1 – Site Plan For PSW Realty, dated May 22, 2025 (Prepared by Cronin Engineering)
- Survey of Property Situate In The Town of Cortlandt, dated July 12, 2021 (Prepared by JRL Land Surveying)

Administrative

1. Provide a photometric plan in accordance with Town's Outdoor Lighting Standards Chapter 307. 12.3.
2. Provide a landscaping plan in accordance with Town's Landscaping Standards Chapter 307.20-307.24
3. Provide the latest testing and maintenance report for the on-site backflow preventor.
4. Provide narrative comparing contemplated wastewater generation and determination of existing sewage disposal system capability of handling the flow.
5. Violation: Code-16-460 for tree removal will need to be addressed as part of this application.

Plans

1. Survey – Provide a description of and benefactor of the easement on the west side of the property.
2. Sheet SP-1.1 – Special Note 2 indicates the plan may or may not reflect existing conditions. If the survey provided is not accurate, existing conditions should be verified and updated, and this note removed.
3. Sheet SP-1.1 – Identify location of existing septic tank.
4. Sheet SP-1.1 – Identify and detail refuse enclosure area.
5. Sheet SP-1.1 – Provide spot elevations demonstrating ADA accessible parking meets the required slopes.
6. Sheet SP1.1 – Identify path of ADA accessibility to the building and provide spot elevations to demonstrate adequate slope.

7. Sheet SP-1.1 – Provide a copy of the licensing agreement or use and occupancy permit for the three parking spaces within the NYSDOT Right-of-Way.
8. Sheet SP-1.1 – Due to steep slope south of where the vans will be maneuvering, provide a guide rails prevent vans from backing down slope.
9. Sheet SP-1.1 – It was discussed during the June 5, 2025 Planning Board Meeting, that there is a gravel parking and drive aisle extending from the existing asphalt drive where electrical vans will be parked. Please show the delineation of the gravel area on the plan.

Submission Form to the Westchester County Planning Board
For Planning and Zoning Referrals Requiring Notification Only

County Reference Number CTD N25-001

The Westchester County Planning Board has predetermined that certain categories of planning and zoning applications are matters for local determination only. For any application listed below, submission of this completed form will satisfy the requirement of NYS General Municipal Law and the Westchester County Administrative Code that the local board provided adequate notification to the county Planning Board in accordance with Planning Board procedures. No other material need be sent. Upon receipt, the county Planning Board will complete the bottom section of this form and return it to you for your records to indicate compliance with referral requirements.

When completed, save this form as a .pdf file and e-mail to: muniref@westchestergov.com or print and fax to (914) 995-3780.

Please note: All applications given a positive declaration pursuant to SEQR must be referred as a complete application. Do not use this form.

Municipality: Town of Cortlandt

Referring Agency (check one):

- ☒ Planning Board or Commission
☐ Zoning Board of Appeals
☐ City or Common Council/Town Board/Village Board of Trustees

Application Name and Local Case Number: Electrical Contractor

Address: 2015 Albany Post Road

Section: 55.18 Block: 2 Lot: 19

Submitted by (Name and Title): Chris Kehoe, AICP

E-mail address or fax number: chrisk@townofcortlandt.com

The above-referenced application qualifies for the notification-only procedure to the county Planning Board because it falls within the category of action checked below:

- ☐ **Zoning Area Variance** to decrease front yard setback, decrease minimum street frontage or decrease average lot width for property abutting a state or county road or park.
- ☒ **Special Use Permit or Use Variance** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance.
- ☒ **Site Plan** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance on property within 500 feet of:
- The boundary of a city, town or village
 - The boundary of an existing or proposed state or county park, recreation area or road right-of-way
 - An existing or proposed county drainage channel line
 - The boundary of state- or county-owned land on which a public building or institution is located or
 - The boundary of a farm located in an agricultural district.

Do not write below this line.

Date received by the Westchester County Planning Board: 6/9/25

Notification acknowledged by (name and title): Michael Vernon, Associate Planner

June 18, 2025

Steven Kessler, Chairman
Town of Cortlandt Planning Board
One Heady Street
Cortlandt Manor, New York 10567

Re: Site Plan & Special Permit Application
PSW Realty (Applicant)
Switch Inc. Electrical (Specialty Contractor)
2015 Albany Post Road
Town of Cortlandt, NY
Tax Map Designation: 55.18-2-19

Dear Chairman Kessler and Members of the Planning Board:

Please find enclosed the following information for the above-referenced application:

- Site Development Plan, dated May 20, 2025, revised June 18, 2025

We have revised the Site Plan to address the comments received from the Planning Department as well as the Town Consulting Engineer.

The following are specific responses to the comments in the Planning and Engineering review memorandums:

Planning:

5. Existing landscaping that was not previously on the Site Plan has been added (i.e. in the curbed island adjacent to Albany Post Rd, adjacent to the driveway to the rear of the property, adjacent to the parking spaces to the right of the building). In addition, we are proposing six (6) white spruce trees to be planted along the top of the slope behind the existing building, which will help to provide screening of the parking spaces in the rear of the property. We believe this existing & proposed landscaping is more than sufficient.
6. The proposed signage has been indicated on the Site Plan. The proposed sign will be for the applicants electrical company and will be located on the front face of the building to the left of the building entrance. Currently there is an existing sign for the Down Cycle business. We are aware that the proposed sign will be required to meet the building code requirements.
7. The only improvements proposed to the existing building will be minor facia repairs and painting.
8. The locations of the existing lighting has been added to the Site Plan. There are downward facing motion-detecting lights under the front corners of the front roof overhang, as well as a light on the side of the building facing down toward the parking lot.
9. The approximate location of the gravel area at the end of the driveway has been added to the Site Plan.
10. The existing easement is for the benefit of 5 Spice Hill Road (located behind the property) for the installation of a water line which we do not believe was ever installed.

11. The NYSDOT will be contacted regarding a license agreement for the parking spaces within the right-of-way. However, we would like to point out that these spaces have existed for years and are behind the existing concrete curb island.

Engineering:

Administrative

1. The locations of existing lighting have been added to the plans. There are downward facing motion-detecting lights under the front corners of the roof-overhang, as well as a light on the side of the building facing down toward the parking lot.
2. Existing landscaping that was not previously on the Site Plan has been added (i.e. in the curbed island adjacent to Albany Post Rd, adjacent to the driveway to the rear of the property, adjacent to the parking spaces to the right of the building). In addition, we are proposing six (6) white spruce trees to be planted along the top of the slope behind the existing building, which will help to provide screening of the parking spaces in the rear of the property. We believe this existing & proposed landscaping is more than sufficient.
3. The site does not currently have a backflow preventer located on the water service. An application for the installation of a backflow prevention device will be made to the Town and Health Department as part of the building permit process.
4. This information will be included in the Engineer's Report as part of the Change of Use application we will need to make to the Health Department.
5. In order to address the violation for tree removal, we are proposing six (6) white spruce trees to be planted on the site, we believe this is sufficient considering the amount of existing vegetation, which is now shown on the Site Plan.

Plans

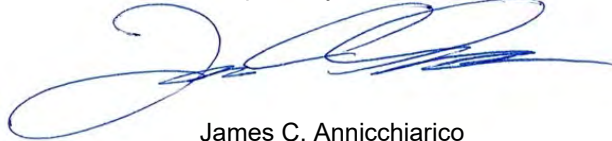
1. The existing easement is for the benefit of 5 Spice Hill Road (located behind the property) for the installation of a water line which we do not believe was ever installed.
2. The note has been removed.
3. The septic tank location has been added to the Site Plan.
4. The proposed dumpster location has been added to the Site Plan.
5. Spot elevations have been added along the path of ADA accessibility. The slope from the parking area to the corner of the building is $\pm 6\%$ and the slope from the corner of the building to the entrance is $\pm 1\%$.
6. See response to #5.
7. The NYSDOT will be contacted regarding a license agreement for the parking spaces within the right-of-way. However, we would like to point out that these spaces have existed for years and are behind the existing concrete curb island.

8. We are proposing a row of boulders along the top of the slope to prevent the vans from backing down the slope. This will be in addition to the proposed spruce trees.
9. The delineation of the gravel area has been added to the plans.

We look forward to appearing before the Planning Board to discuss the project in detail on July 1, 2025 at which time we will respectfully request that you schedule a site inspection for July and consider scheduling a Public Hearing for the September 4, 2025 meeting in light of the fact that there is no August meeting.

Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

enclosures

cc: John & Kerry Whelan, PSW Realty & Switch Inc. Electrical

File: *Whelan-2015 Albany Post Rd-Cortlandt-Site Plan & Special Permit-Letter-20250618.doc*

GENERAL NOTES

1. SURVEY INFORMATION SHOWN HEREON IS BASED ON A MAP PREPARED BY JRL LAND SURVEYORS, P.C., ENTITLED "SURVEY OF PROPERTY SITUATE IN THE TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK, PREPARED FOR ALBERT PICARELLO" DATED JULY 12, 2021.
2. TOPOGRAPHY IS BASED ON DATA FROM THE WESTCHESTER COUNTY GIS WEBSITE.
3. PARCEL TAX MAP DESIGNATION: SECTION: 55.18, BLOCK: 2, LOT: 19
4. TOTAL AREA OF LOT: 26,562 SQ. FT. (0.610 ACRES)
5. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT HC (HIGHWAY COMMERCIAL) ZONING DISTRICT.
4. THE PROJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.

SPECIAL NOTE

1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

ZONING DATA CHART - HC (HIGHWAY COMMERCIAL)

LOT DESCRIPTION	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MAXIMUM HEIGHT (STORIES / FT.)	FRONT YARD (FT.)	SIDE YARD (FT.)	REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE (%)	MINIMUM LANDSCAPE COVERAGE (%)
MINIMUM REQUIRED	20,000	100	2 1/2 / 35	30	30	30	20%	30%
EXISTING	26,562	158	1 / <35'	7.3'	30.8	109.5	5%	84%
*PRE-EXISTING NON CONFORMING CONDITION								

PARKING DATA CHART

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

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

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

SITE DEVELOPMENT PLAN

FOR

PSW REALTY

TOWN OF CORTLANDT

WESTCHESTER COUNTY, NEW YORK



MUNICIPAL APPROVAL

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

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES:

DIRECTOR _____ DATE _____

REVIEWED BY THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT:

DIRECTOR _____ DATE _____

REVIEWED BY THE PLANNING BOARD ENGINEER:

ENGINEER _____ DATE _____

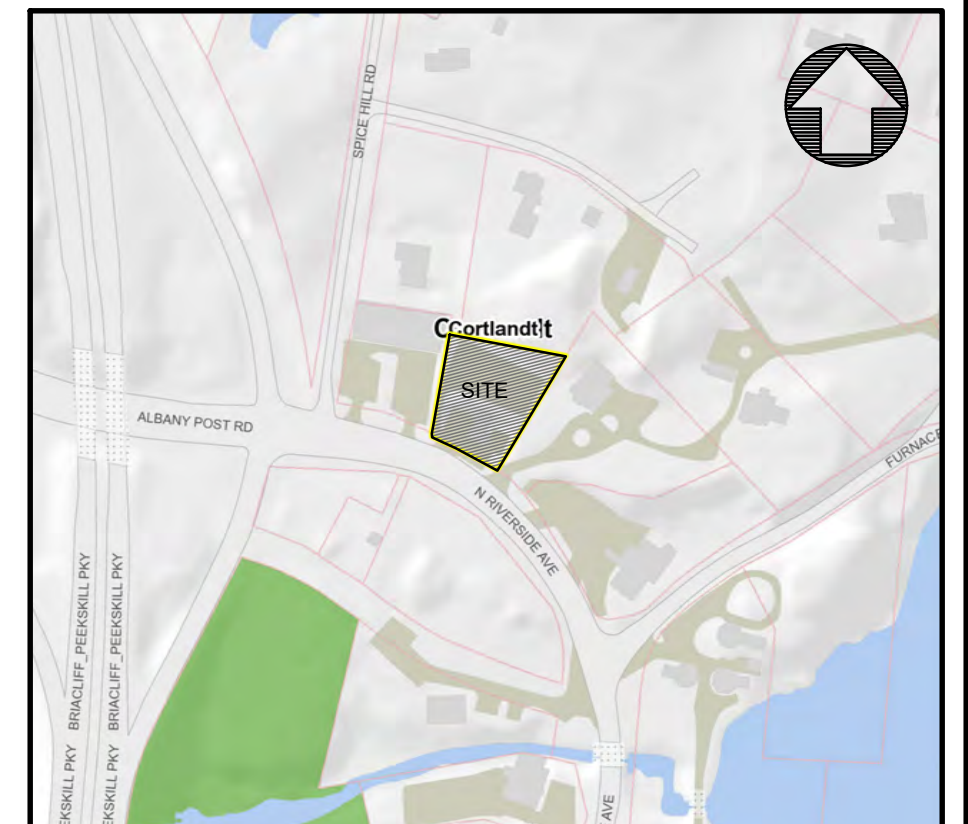
APPROVED BY RESOLUTION NO. _____ OF THE PLANNING BOARD OF THE TOWN OF CORTLANDT, NEW YORK ON THE _____ DAY OF _____, 2025, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 2025 BY:

CHAIRMAN OF THE PLANNING BOARD

STEPHEN FERREIRA, P.E., DIRECTOR DES
CHRIS KEHOE, AICP, PLANNING DIRECTOR
PLANNING BOARD ENGINEER

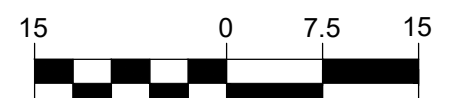
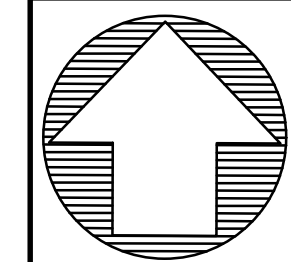
737-0100
734-1080
734-1080



VICINITY MAP SCALE: 1" = 300'



Know what's below.
Call before you dig.



SCALE: 1" = 15 FT.

CONTRACT VENDEE/APPLICANT

PSW REALTY
25 N. RIVERSIDE AVENUE
CROTON-ON-HUDSON, NY 10520

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2025" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS

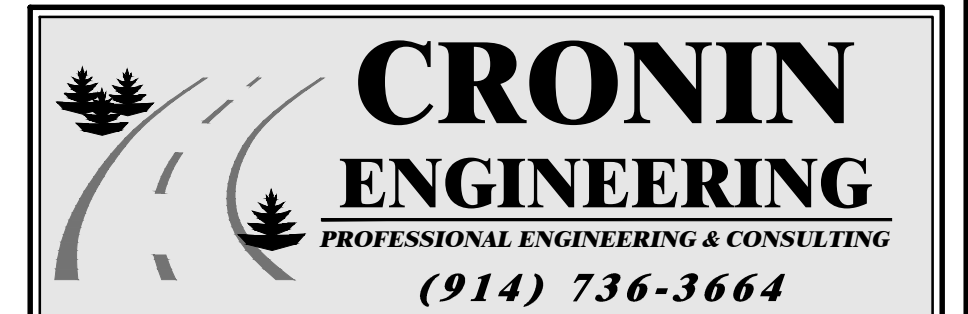
#	REASON	DATE
1	TOWN ENGINEER COMMENTS DATED JUNE 11, 2025	06-18-2025

MUNICIPAL TAX IDENTIFICATION:

SECTION: 55.18
BLOCK: 2
LOT: 19
SUBLOT: ----
DRAWN BY: KW
CHECKED: JA
PROJECT: WHelan-2015 ALBANY POST RD
DATE: MAY 22, 2025
JOB #: 250514



AUTHORIZATION No. 028856
EXPIRATION DATE: 03-31-2027
PATRICK M. BELL, PE
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

SITE PLAN FOR PSW REALTY

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

SHEET 1 OF 1

SP-1.1



Wetlands Survey

Ferris Lane Site

Ferris Lane
Cortlandt, NY

Approximately 3.1 acres

Prepared for
The Town of Cortlandt

June 12, 2024

Amended
August 30, 2024
&
June 19, 2025

www.Badey-Watson.com

Introduction

A wetland confirmation was conducted on the property identified as the Ferris Lane site, Tax I.D. Nos. 55.13-2-19 & 55.13-2-20, on Ferris Lane, Town of Cortlandt, June 3 & 10, 2024 by Michael Young, Certified Wetland Delineator. The work consisted of the taking of soil borings to identify the presence of wetland or hydric soils, and the verification or marking of wetland boundaries. The work was conducted in accordance with Chapter 179 of the Town of Cortlandt Code and was done at the request of the Town of Cortlandt Department of Planning.

Site Description

The site is approximately 3.1 acres and located along the Ferris Lane just north of Albany Post Road. The site consists of; a residence, open field, woodland boarder, small pond, streams and a wetland (see enclosed wetland map in Appendix I).

Slope across the site is fairly level, with steep slopes on the wooded boarder on the north and northeast sides of the property. The site has been reworked in the past by manmade features. Most notably with the redirecting of a stream that once went through the property to the emergent wetland and now runs along the east side of the property to a culvert before entering the same emergent wetland. The new stream and armored bank can be seen in photo 1 in Appendix II. The 2004 and 2023 aerials of the site can be seen in Appendix V.

The residence is located on the eastern corner of the property with steep wooded slopes to the north, a stream to the east, open fields to the west and the dirt drive (Ferris Lane) leading to it from the south. It sits on ground slightly above the small pond, open field and wetland.

The open field covers most of the site and is frequently mowed to be kept in the lawn state. There are a few scattered Black Willows and Sycamore in the field.

Non-wetland woodlands bordering the north and east sides of the property, having steep slopes and consist of red oak, black oak, sugar maple, tulip poplar, hickory canopy with little understory vegetation. The wooded edges consist of red maple, sycamore, sweet birch, autumn olive, multiflora rose, rubus sp., bittersweet, and mugwort. Non-wetland woodlands bordering the west side of the property have a moderate to slight slope and consist of hemlock, sycamore, red maple, black willow, with some wineberry, multiflora rose, phragmites in deep shade, porcelain berry and mugwort.

Wetlands

The wetlands boundary was delineated in the field with consecutively numbered flagging (A-1, A-2, ect.) and plotted on the enclosed Wetland Map. Wetland areas A & B were originally delineated by James Bates of Ecological Analysis on May 16, 2024, and confirmed by Michael Young on June 3 & 10, 2024. Areas C & D were added by Michael Young during the site visit on June 10, 2024.

Wetland Area A

Is on the east side of Ferris Lane and is part of the stream which runs through the east side of the site. Vegetation cover is 50 to 75% and is dominated by knotweed with red maples interspersed with the knotweed as it moves away from Ferris Lane. Along the edges where it transitions to upland consists multiflora rose mixed with the knotweed. Here the stream along Ferris Lane is the edge of the wetland with the top of bank flagged as the boundary.

Wetland Area B

Wetland area B is a kidney shaped basin approximately 0.9 acres in size. It is boarded by Ferris Lane on the east, an open field to the north and wooded uplands to the south and west. It is fed by the stream running along the east side of the site which runs through a culvert under Ferris Lane before entering the wetland.

The wetland floor is nearly level with vegetation cover 50 to 75% consisting of skunk cabbage, sensitive fern, knotweed, phragmites, silky dogwood, winterberry holly, red maple and green ash. Along the east (Ferris Lane side) the vegetation is dominated by knotweed with a few grape vines, see photo 2 in Appendix II. The south side transitions to upland quickly with a 4-6 foot incline where the vegetation becomes sugar maple and sweet birch with an herb layer dominated by garlic mustard, see photo 3 in Appendix II. The north side becomes an open field with a vegetated boarder of knotweed, multiflora rose, silky dogwood, black willow, alder, bittersweet and porcelain berry, see photo 4 in Appendix II. Water moves through the wetland from the culvert under Ferris Land to the west where it leaves the site, eventually running under Memorial Drive.

Wetland Area C

Wetland area C is the northern stretch of the stream which runs along the east side of the site. This is the area where the original flow of the stream was re-routed. Rip-rap reinforces the bank on the west side of the stream. With the top of bank flagged as the boundary, see photo 5 in Appendix II.

Wetland Area D

Wetland area D is a small pond to the west of the dwelling with a swale running through the field towards wetland area B. This feature looks to be man-made, possibly remnants from the re-routing of the stream which originally ran through the field.

The area is relatively flat. Vegetation cover is 75 – 100% with duckweed covering the still water, cattails along the edge and tussock sedge leading away from the edge of the pond, see photo 6 in Appendix II. A patch of sycamore saplings cover a mound of soil next to the pond indicating that it likely has been dug out at some point. The swale which extends from the pond is dominated by tussock sedge, see photo 7 & 8 in Appendix II. The edges of this area are maintained and mowed.

This Newly delineated area is approximately 1,750 square feet in size.

Amended 8-30-2024

On June 26, 2024, a meeting was held at Cortlandt Town Hall with representatives from the Town of Cortlandt, the Applicant, James Bates and Michael Young in attendance. The focus of the meeting was Wetland Area D. During this meeting it was revealed that the residence had a failed pressure regulator on the line coming from the water main creating an atypical condition. This resulted in overloading the septic system and water constantly running and flooding the area containing what was delineated as Wetland Area D. This condition persisted long enough for obligate wetland plants to establish.

On August 29, 2024, Chris Kehoe, Town of Cortlandt Director of Planning & Community Development, and Michael Young conducted a site visit to Ferris Lane at the request of the Applicant after having the pressure regulator corrected. The area had been filled and roughly graded.

It is my opinion that with the atypical situation corrected the area will revert to the lawn/meadow condition consistent with the rest of the site and that Wetland Area D should not be considered a Town of Cortlandt Wetland.



Photos of area filled and roughly graded taken August 29, 2024

Amended June 19, 2025

James Bates, the Applicant's wetland consultant, set additional flags to encompass the revised proposal which now has an entry constructed from Memorial Drive instead of the original plan of using the existing infrastructure of Ferris Lane. Flags were set by James Bates in the week of June 9, 2025, and verified by myself, Michael Young on June 17, 2025. The new flagging is along the stream corridor flowing from the previously flagged Wetland Area B. This is a well-defined corridor with steep slopes on either side. Flagging along the corridor is identified as C1-C10 and D1-D12.

This alternate design has good potential to reduce the direct impacts to Wetland Areas A & B that would occur during the reconstruction of Ferris Lane while also providing safer entry and exit to the site from Memorial Drive instead of Albany Post Road.



Photo on left is looking up stream at Wetland Area B
Photo on right is looking downstream within the corridor



Reinforced concrete culverts channeling the stream beneath Memorial Drive

New York State Dept. of Environmental Conservation Wetland Jurisdiction

Wetlands on this site are not identified as State Regulated Freshwater Wetlands according to the NYSDEC Environmental Resource Mapper. (see Appendix III)

Regional Drainage

Drainage runs southwest from the site and is piped through urban lands till it ultimately reaches the Hudson River approximately 0.75 miles away. (see Appendix III)

Soils

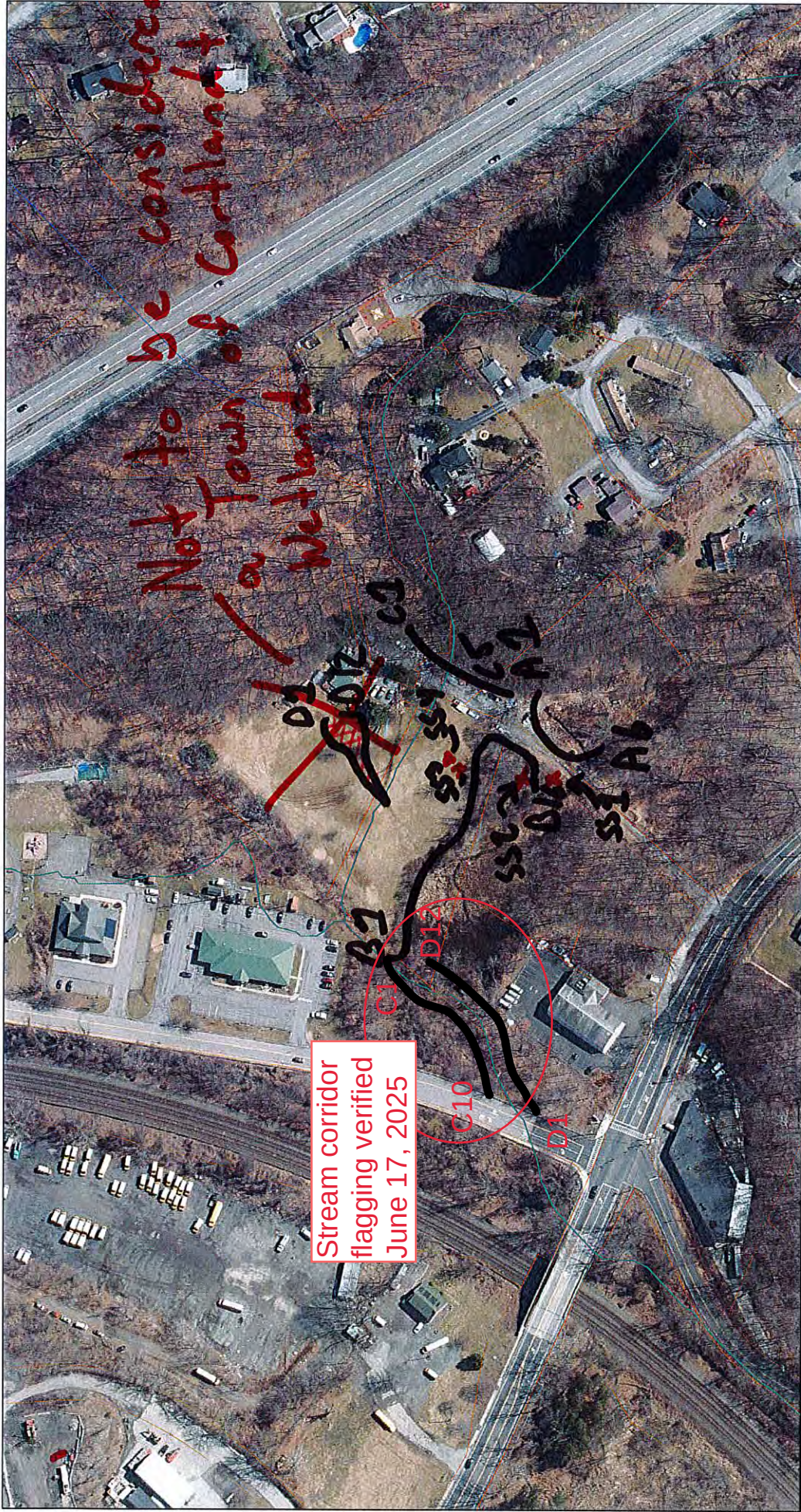
Shallow soil borings were taken using a spade and auger at selected locations on the site to identify wetland soils. Soil boring locations (SS-1, SS-2, ect.) were plotted approximately on the enclosed Wetland Map, see Appendix I. Soil borings were logged noting soil profile color, texture, redoximorphic (wetland soil) indicators and water table. Detailed descriptions of soil borings are provided in Appendix IV.

Appendix I

Wetland Flagging Map



Ferris Lane Site



June 11, 2024

1:2,257

Westchester County GIS, State of New Jersey, Esri, HERE, Garmin,
IPC, New York State, Maxar, Microsoft

NYS Department of Environmental Conservation
Not a legal document

Appendix II

Selected Site Photos



Photo 1 Looking south along reinforced stream



Photo 2 Looking into Wetland Area B from Ferris Lane



Photo 3 Looking west along southern boundary of Wetland Area B



Photo 4 Looking east along northern boundary of Wetland Area B



Photo 5 Looking south downstream along east side of site



Photo 6 Looking east across small pond part of Wetland Area D



Photo 7 Looking southwest along swale away from small pond towards Wetland Area B



Photo 8 Looking northeast along swale towards Wetland Area D

Appendix III

NYSDEC Regulated Wetlands & Drainage

Ferris Lane - DEC Regulated Wetlands & Drainage



June 11, 2024

1:9,028
0 0.07 0.15 0.25 0.3 mi
0 0.13 0.25 0.5 km

County of Westchester, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

Appendix IV

Soil Borings

KEY TO BORING LOG

SS-1	SOIL BORING
0 – 3"	DEPTH IN INCHES FROM THE GROUND SURFACE
COLOR	MUNSELL COLOR NOTATION
DARK BROWN	HUE VALUE/CHROMA 10YR 4 / 2

SS-1

Site: Level wetland basin; 50% of the surface is bare and soggy soil; edge of the red maple canopy; skunk cabbage and poison ivy.

0 – 3" Black 10YR 2/1 Clay Loam

3 – 16" Very DarkGray 10YR 3/1 Clay Loam

Water Table Encountered at 14"

SS-2

Site: Gently Sloping Woodlands; Tree Canopy of Sugar Maple and Sweet Birch; Herbaceous Layer of Garlic Mustard; twigs and Leaf Litter Present.

0 – 2" Brown 10YR 4/3 Sandy Loam

2 – 14" Olive Brown 2.5Y Sandy Loam

Water Table Not Encounter
Structural Roots Encountered at 14"

SS-3

Site: Level Lawn

0 – 3" Black 10YR 2/1 Clay Loam

3 – 15" Black 2.5Y 2.5/1 Clay Loam

15 – 17" Brown 10YR 4/3 Loam

Water Table Not Encountered

SS-4

Site: Level Lawn

0 – 5" Black 10YR 2/1 Clay Loam

5 – 10" Dark Brown 10YR 3/3 Silty Loam

10 – 18" Brown 10YR 5/3 Loam

Appendix V

Historical Aerials

Ferris Lane (2023)

2023 Aerial

Legend

-  Albany Post Rd
-  Feature 1
-  New York State Police

 Cortlandt Teen Center

 New York State Police

 Albany Post Rd

 J.Y. Moon Taekwondo

Google Earth

Image © 2024 Airbus

Deer Haunt Dr

400 ft



Ferris Lane (2004)

2004 Aerial

Legend

-  Albany Post Rd
-  Feature 1
-  New York State Police

 Cortlandt Teen Center

 New York State Police

 Albany Post Rd

 J.Y. Moon Taekwondo

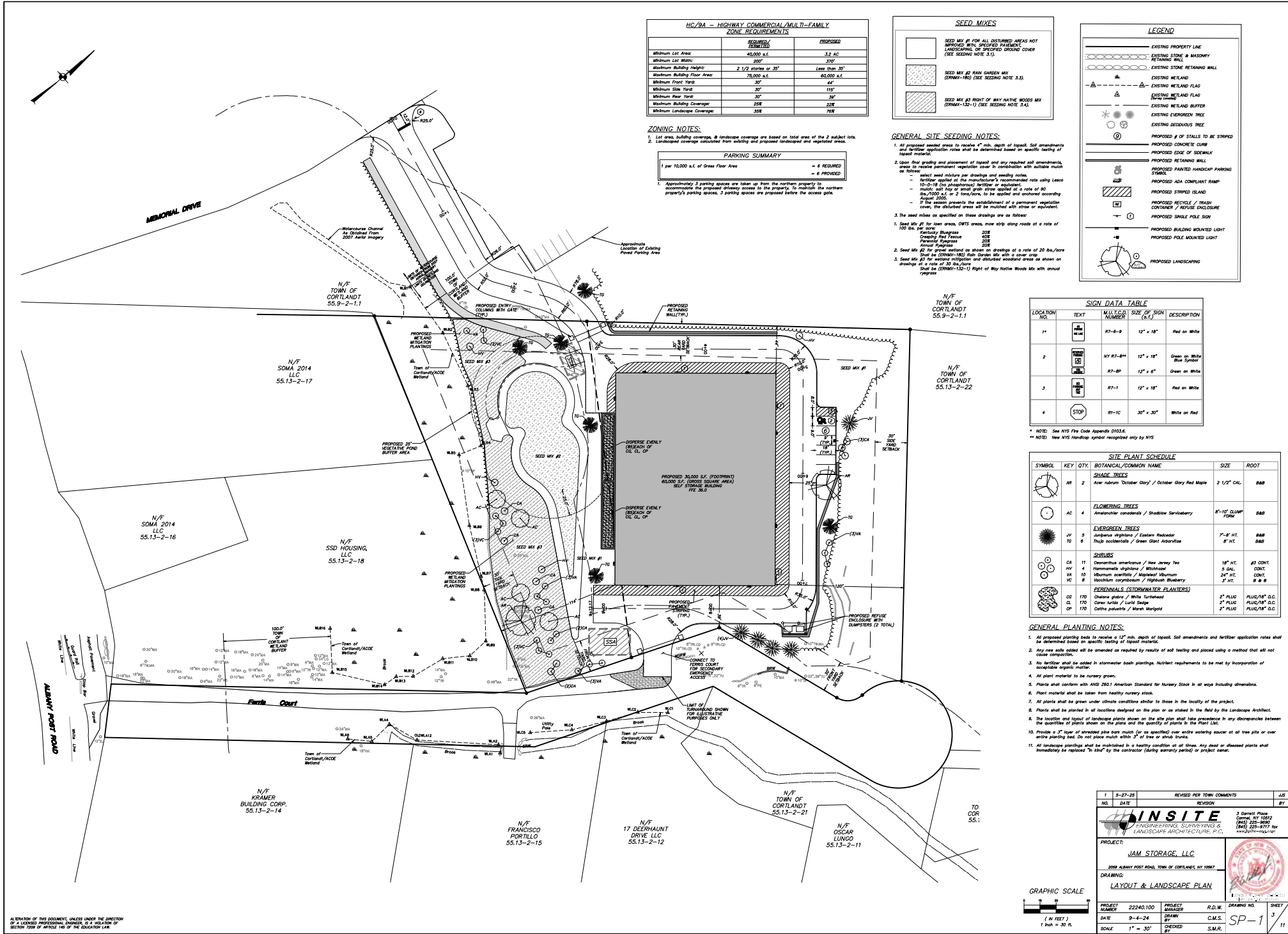
Google Earth

Image © 2024 New York GIS
Image Landsat / Copernicus

Deer Haunt Dr

500 ft







MEMORANDUM

TO: Town of Cortlandt Planning Board

FROM: Christopher Lapine, PE,

DATE: June 24, 2025

RE: PB2025- 7 Yeshiva Ohr Hameir

LaBella has performed a review of the documents and plans in support of the “Amended Site Plan Associated with the construction of the three-story dormitory building, extension of sanctuary building, conversion of existing classrooms to staff housing, and associated utility improvements. submitted on April 24, 2025:

April 24, 2025 Submission

- Letter from Zarin and Steinmetz, LLP, dated April 24, 2025
- Environmental Assessment Form, dated April 24, 2025
- Narrative For Application For Town Wetland Permit – Buffer Disturbance Yeshiva Ohr Hameir, 141 Furnace Road (To Be Reviewed by Town Planning Department)
- Site Plan Set
 1. Sheet 1 of 9 SP-1 - Cover Sheet, dated April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 2. Sheet 2 of 9 - Existing / Demolition Plan, revised dated April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 3. Sheet 3 of 9 - Site Plan, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 4. Sheet 4 of 9 - Grading and Utility Plan, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 5. Sheet 5 of 9 - Erosion and Sediment Control Plan, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 6. Sheet 6 of 9 – Proposed On-Site Sewer Design, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 7. Sheet 7 of 9 – Proposed On-Site Sewer Design, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 8. Sheet 8 of 9 – Proposed On-Site Sewer Design, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
 9. Sheet 9 of 9 – Sewer Details, revised April 18, 2025 (Prepared by Ciarcia Engineering, P.C.)
- Subdivision Plat Prepared for Town of Cortlandt, prepared by Badey and Watson, dated March 19, 2025

Administrative

1. ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, NYSDEC, WCDEF, etc.).
2. ALL approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.
3. The portions of the proposed improvements are located with Zone A Floodplain, as shown on the Flood Insurance Rate Map # 36119C0019F. Zone A does not have a base flood elevation determined. Per Chapter 175-17.E, within Zone A, when no base flood elevation data is available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade. Modify finish floor elevations should be depicted on the plans to confirm with the Town Code.
4. Per Chapter 175-14.B(3) whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by an hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the water line of a pond or other body of water can be credited as a compensating excavation. Calculations shall be provided demonstrated conformance with this requirement.
5. Per Chapter 175-15.C(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall.
6. Subsequent submittals shall include the floodplain depicted on the plans.
7. Water Main will become public. Each building shall be equipped with a separate meter, backflow and fire prevention as required. Backflow preventors shall be provided on the potable water and fire supply. Add note indicating, backflow preventors shall be designed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations, and Building Code and approved by the Town of Cortlandt's DOTS and Westchester County Department of Health.
8. Sewer main will remain private. Each building shall have its own sanitary lateral connected to the main trunk line.
9. The water main and sanitary sewer MUST be designed in accordance with Town of Cortlandt Standards, the New York State Sanitary Code and the Recommended Standards for Wastewater Facilities and Water Works (10 States), latest edition.
10. A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the water main extensions.
11. This request must identify all utilities and infrastructure proposed for dedication to the Town.
12. The applicant must prepare and submit a Map, Plan and Report (MPR) to the Town for the d water facilities.
13. Please provide a letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage to the project after all other committed flows.
14. Applicant to remit payment for water extension fees. Fees will be agreed upon prior to submission based upon the following:

15. Water main extension fee is \$4,000 plus \$2 per gallon of estimated consumption for commercial entities.
16. ALL public utilities shall be located entirely within a dedicated right-of-way or a utility easement, minimum 20 feet in width with utilities centered and no closer than 5 feet to the edge of the easement.
17. The Yeshiva was incorporated into the Peekskill Sanitary Sewer District 2022. The initial sanitary flow was 16,000 based on the existing bedroom count and student population. The current application to construct a new dormitory building is proposing an increase of approximately 9,500 gpd (actual to be determined based upon Engineer's Report(based upon correspondence with DOTS. Westchester County Department of Environmental Facilities will require inflow and infiltration (I&I) mitigation at a ratio of 1:1 for the increase in flow.
18. NO work shall be permitted in the Town of Cortlandt right-of-way without road opening and utility work permits.
19. Delineate the limits of disturbance, in order to assess whether a Stormwater Pollution Prevention Plan will be required. If disturbance is less than an acre, and there is an increase in impervious area attenuation shall be provided.
20. Provide vehicular maneuvering plans for refuse vehicles, pedestrian vehicles, and aerial fire apparatus.
21. NYS Fire Code Appendix 105.3 requires access routes to be located not less than 15-feet and not greater than 30-feet from the building and shall be positioned parallel to one entire side of the building. Please demonstrate on the plans with dimensions and positioning of fire apparatus vehicles how this is being met when submitting aerial fire apparatus maneuvering plans.
22. NYS Fire Code Section 503.1 indicates approved fire access roads shall extend to within 150-feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Please demonstrate compliance with this regulation with dimensions when submitting aerial fire apparatus maneuvering plans.
23. Sadi plans should be circulated to the fire department for review and comment.
24. 17. Applicant shall provide the Town Planning Board copies of correspondence with the NYSDEC regarding their jurisdictional determination of the on-site wetland, and whether the contemplated improvement with the 100-ft adjacent area would be considered permissible.
25. Please provide a the full boundary survey of the site in future submission, as opposed to a Subdivision Plat.
26. Please provide a wetland mitigation plan which conveys the enhancements as outlined April 24, 2025 Application for Wetland Permit for Yeshiva Ohr Hameir.

Plans

1. Sheet 1 of 9 – Provide tax parcel ID number and address of site on the cover sheet.
2. Sheet 1 of 9 – Provide a vicinity map with the names of all owners of adjacent property, and their tax identification.
3. Sheet 2 of 9 – Please identify the trees to be removed as noted on Site Plan Note 2, Sheet 3 of 9.
4. Sheet 2 of 9 – Reference the origin of the survey.
5. Clarify the intent of dimensions within the wetland on southern side of site.
6. Sheet 2 of 9: Provide delineation of saw cut line within Woods Road for existing water service lateral.

7. Sheet 2 of 9: Please provide the following notes on the plans:
 - a. Prior to site disturbance, contractor to install erosion and sediment control measures.
 - b. NO work shall be permitted in the Town of Cortlandt right-of-way without road opening and utility work permits. Add a note indicating the contractor shall call in Town Code 53 to locate the service connection at the watermain. If Code 53 does not locate service main connection at main, contractor shall perform GPR to locate service connection prior to demolition/disconnection. Indicate existing water service lateral shall be cut at the corporation valve, bent back, crimped or capped and encased (valve and end of service lateral) in KCRETE. Remove minimum next 3-ft of water service lateral and abandon in place to property line. Should the service lateral be ductile iron, the line shall be removed up to the valve. The valve shall be closed, flanged and capped (using mega lug connections) and encased in 4,000 psi. Lastly, specify contractor shall provide a traffic control plan to the highway department for approval prior to performing the work.
 - c. Contractor shall locate and remove all components of the existing subsurface sewage disposal system servicing the existing building.
 - d. Septic tanks, leaching fields, and other similar facilities associated with the existing building shall be pumped free of septage or sewage, removed and the resulting hole shall be backfilled in lifts of compacted suitable fill material.
 - e. Tanks shall be pumped by a NYSDEC Certified Septic Waste Transporter and removed from the site in accordance with NYSDEC transport and disposal requirements.
 - f. The abandonment and/or decommissioning of the existing subsurface sewage disposal system must be in accordance with the procedures approved by the Westchester County Department of Health and certified by a licensed NYS Professional Engineer.
8. Sheet 3 of 9 - Please identify the locations of school, zoning, and special district boundaries on the location map.
9. Sheet 3 of 9 - Please identify the location of the on-site path noted under Site Plan Note 3.
10. Sheet 3 of 9 - Provide parking table.
11. Sheet 3 of 9 - Provide landscaping coverage within the bulk table.
12. Sheet 3 of 9 - Identify location of ADA Accessibility parking locations and routes.
13. Sheet 3 of 9 - Provide dimensions of new addition to sanctuary.
14. Sheet 3 of 9 - Please call out areas where new curbing and asphalt are proposed.
15. Sheet 3 of 9 - Due to the height of the proposed structure, aerial fire apparatus roads will be required with a minimum unobstructed width of 26-ft in the immediate vicinity of the building, and along roadway with hydrants.
16. Sheet 3 of 9 - Add the following notes:
 - a) All disturbed areas shall be 100% stabilized and planted prior to the issuance of a Certificate of Occupancy.
 - b) The applicant shall submit an as-built survey of all improvements to be dedicated to the Town of Cortlandt for review and approval prior to acceptance of the dedication. This shall include topography and utility elevations.
 - c) The applicant shall submit an as-built survey of all on-site improvements for review and approval prior to issuance of certificate of occupancy. This shall include topography and utility elevations.
 - d) Prior to the backfilling of any storm water best management practice, DOTS-Engineering shall be notified to perform an inspection.
 - e) All proposed import fill must be tested and certified as unrestricted, suitable for residential use in accordance with Town Policy. Certification must be provided by a licensed professional. All certifications shall be addressed to Town's Planning Board Engineer. All soil analytics and reports will be forwarded to the Town's Planning Board

- Engineer for review and approval.
 - f) Prior to acceptance of the road and drainage facilities, the Town will require a certification from a NYS Engineer that the completed site work and drainage improvements will not cause an adverse impact to adjoining or downstream properties.
 - g) Rock ripping will be used wherever possible. If blasting is required, it will require prior approval from the Town of Cortlandt and an air quality permit from the Westchester County Department of Health.
 - h) There shall no processing of excavated materials by a rock crusher or similar equipment on-site.
 - i) An application for a road opening permit shall be submitted to the Department of Environmental Services (DOES).
 - j) All pavement restoration shall meet and match existing grades.
 - k) Notify DOTS 48 hours prior to initiating work.
 - l) Contractor is responsible for employing and maintaining all traffic control and safety measures during construction.
 - m) Backflow prevention devices shall be design and installed in accordance with University of Southern California List of Approved Backflow Prevention Devices, NYSDOH Guidelines for Designing Backflow Prevention Assembly Installations, and Building Code.
17. Sheet 4 of 9 – Update the FFE based upon Chapter 175-17.E of Flood Damage Prevention.
 18. Sheet 4 of 9 –Maximum fire access drive slope is 10%. Grading revisions will need to be made to accommodate the slope.
 19. Sheet 4 of 9 – Depict how roof leaders will be connected to the onsite drainage system.
 20. Sheet 4 of 9 – Depict how the proposed stormwater basin will discharge.
 21. Sheet 4 of 9 - Provide existing FFE of Cafeteria/Kitchen/Library
 22. Sheet 4 of 9 – Provide contours and spot elevations for new sidewalks between Dallas Building and Chalet Building, and courtyard.
 23. Sheet 4 of 9 – Provide a utility profile of the new on-site public watermain, including all utility crossings.
 24. Sheet 4 of 9 – Provide a 20-ft wide easement on the watermain.
 25. Sheet 4 of 9 – There is a 1-inch copper service line tap following the proposed meter pit, which terminates in the grass area. What's the purpose of the tap?
 26. Sheet 4 of 9 – Proposed hydrant is located within a parking space adjacent to the edge of the concrete sidewalk. Relocate hydrant southwest of SMH-5.
 27. Sheet 4 of 9: Potable water and fire supply:
 - a. Depict points of connection of potable water supply and fire supply.
 - b. Potable water service connection must be type k-copper or CL 54 DIP.
 - c. Applicant must provide a separate fire service using CL Class 54 DIP. A service saddle, with a pressure rating of 200 psi and tested at 150% of water line pressure, shall be required.
 - d. Applicant shall receive approval from the Westchester County Department of Health (WCDOH) prior to the installation of any potable water or fire service.
 28. Sheet 5 of 9 – Eliminate meter pit.
 29. Sheet 5 of 9 - Provide a 20-ft wide easement on the watermain
 30. Sheet 5 of 9 - Identify locations of inlet protection on plan
 31. Sheet 5 of 9 - Provide erosion blankets on proposed slopes 3:1 or steeper
 32. Sheet 5 of 9 - Delineate the limit of disturbance and provide the total proposed disturbance area on this plan.
 33. Sheet 5 of 9 - Revise the silt fence on the south side of the proposed building to fully capture all disturbed areas.

34. Sheet 5 of 9 - Revise the silt fence south of the sanctuary addition to prevent sediment laden runoff from entering the adjacent wetland. Silt fence shall not cross the wetland boundary.
35. Sheet 5 of 9 - Provide a concrete washout location on the plans.
36. Sheet 5 of 9 - Provide a construction sequencing schedule on the plan.
37. Sheet 6 of 9 - The invert of SMH-7 is higher than the rim elevation of the sanitary manhole on the profile.
38. Sheet 6 of 9 - Provide a future easement width of 20-ft along the sanitary sewer main for the benefit of the Town of Cortlandt in the event the Town is required to take ownership of the sanitary sewer main.
39. Sheet 6 of 9 - Provide utility crossings within the sanitary profile and label the station of each crossing.
40. Sheet 6 of 9 - The proposed grade is missing between Sanitary Manhole 4 and Station 6+35.
41. Sheet 6 of 9 - Label the stationing of each sanitary manhole.
42. Sheet 6 of 9 - Provide an alignment along the sanitary line with stationing.
43. Sheet 6 of 9 - Provide sanitary cleanouts along new 4-inch service lines.
44. Sheet 6 of 9 - Provide invert elevations and slopes of the new service lines.
45. Sheet 6 of 9 - Clarify the intent of the line extending south of SMH 6.
46. Sheet 6 of 9 - Revisit the rim elevations of the sanitary manholes in the profile. As they do not correlate to the grading on-site. For example, SMH 6 profile indicates a rim elevation of 310.03, where on the plan it appears to be 312.5.
47. Sheet 6 of 9 - Provide calculations which show the gravity sewer mains are being designed to provide a minimum velocity of 2-ft/sec as required in Ten States Recommended Standards for Wastewater Treatment.
48. Sheet 6 of 9 - Grease traps are required where kitchens are provided on-site. Provide a fixture plan, fixture units, and estimated flow in accordance with NYS Plumbing Code of all existing and proposed kitchens on-site. Sizing of the grease traps shall be based upon a 30-minute detention time of peak flow as set forth in 2014 NYSDEC Design Standards For Intermediate Sized Wastewater Treatment Systems.
49. Sheet 7 of 9 - This sheet appears to be mislabeled "Proposed On-site Sewer Design", as it includes a profile of a site section. The profile is not accurate, as it depicts the ridge line of the new dormitory roof at 358, when it will actually be at 368 (FFE = 316 + 52-ft high to ridge per building elevations).
50. Sheet 8 of 9 - Provide a detail for silt fence installed on pavement sections.
51. Sheet 8 of 9 - Provide a detail for erosion blankets.
52. Sheet 8 of 9 - Provide specifications for topsoil and permanent and temporary vegetative cover.
53. Sheet 8 of 9 - Provide maintenance requirements for each of the erosion and sediment control measures.
54. Sheet 8 of 9 - Provide tree protection detail for all trees within work area to remain.
55. Sheet 8 of 9 - Given the presence of onsite wetlands, dewatering may be required. Provide a detail for dewatering including discharge location and means for sediment removal.
56. Sheet 8 of 9 - Provide a concrete washout detail.
57. Sheet 8 of 9 - Incorporate attached water notes.
58. Sheet 8 of 9 - Provide wet tap and thrust block details.
59. Sheet 8 of 9 - Hydrant shall be Super Centurion 350 model #A423HP
60. Sheet 8 of 9 - Provide details of asphalt, parking and traffic signage, sidewalk, curbing, landscaping, lighting, trench saw cut and repair, ADA ramps, lighting, etc.
61. Sheet 9 of 9 - Note 6, add to be inspected by DOTS prior to backfilling.

WATER MAIN INSTALLATION STANDARDS:

1. ALL WATER MAINS SHALL BE DOUBLE CEMENT LINED CL-54 DUCTILE IRON PIPE AND ALL SERVICE TAPS SHALL BE $\frac{3}{4}$ " REPLACEMENT IN KIND OR 1" K-COPPER (NEW).

POTABLE WATER SERVICES AND FIREMATIC SERVICES SHALL REMAIN SEPARATE. MINIMUM FIRE SERVICE SHALL BE 6". A COMMERCIAL METER SHALL BE INSTALLED ON THE FIRE SUPPLY AS REQUIRED BY THE TOWN OF CORTLANDT. STANDARDS SHALL BE PROVIDED BY THE TOWN OF CORTLANDT AT TIME OF APPLICATION.

ALL MATERIAL MUST BE MANUFACTURED IN THE USA, BE SUITABLE FOR POTABLE USE AND NSF-61 APPROVED / CERTIFIED.

2. BACKFLOW PREVENTIONS DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE WESTCHESTER COUNTY CROSS CONNECTION CONTROL PRAM ([HTTPS://HEALTH.WESTCHESTERGOV.COM/CROSS-CONNECTION-CONTROL](https://health.westchestergov.com/cross-connection-control)).

- A. ALL COMMERCIAL WATER TAPS SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY WITH STRAINER.
 - B. ALL FIRE SUPPLY LINES SHALL BE EQUIPPED WITH AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY.
 - C. RESIDENTIAL MULTI-FAMILY (3 OR MORE) SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE ZONE ASSEMBLY.
 - D. SINGLE AND TWO-FAMILY HOMES SHALL BE EQUIPPED WITH A DUAL CHECK VALVE ASSEMBLY.
 - E. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AFTER THE PRESSURE REDUCING VALVE AND AFTER THE WATER METER.
 - F. ALL DEVICES MUST BE LEAD FREE, MANUFACTURED DOMESTICALLY AND USE BRASS FITTINGS.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING

MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
5. THE TOWN OF CORTLANDT SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ANY SAMPLING AND SHALL WITNESS SUCH. SAMPLING SHALL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.

TWO SAMPLES TAKEN 24-HOURS APART MUST BE TAKEN AND RETURNED TO THE TOWN OF CORTLANDT AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

6. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). CONTRACTOR SHALL SUPPLY A CHLORINATION AND DICHLORINATION PLAN IN ACCORDANCE WITH AWWA AND THE 10-STATES STANDARDS. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
7. SAMPLING SHALL BE TAKEN FROM A CORPORATION STOP LOCATED IN THE RECENTLY INSTALLED WATER MAIN. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
8. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE AS SPECIFIED ON THE ACCEPTED PLANS WITH NO ABRUPT HIGH POINTS OR LOW POINTS. VERTICAL BENDS SHALL BE AVOIDED IN DESIGN AND ONLY UTILIZED IN THE EVENT OF AN EXISTING UTILITY CONFLICT.
9. FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
10. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY WESTCHESTER COUNTY AND THEN THE TOWN OF CORTLANDT

11. PIPE BEDDING, PIPE BACKFILL, AND TRENCH BACKFILL SHALL BE $\frac{3}{4}$ " NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE.
12. MAGNETIC INDICATOR TAPE SHALL BE PLACED 18 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
13. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. WITHIN THE RIGHT-OF-WAY, PIPE BEDDING MAY BE $\frac{3}{4}$ " AGGREGATE PIPE BEDDING SHALL BE $\frac{3}{4}$ " NATURAL AGGREGATE MEETING THE MATERIAL SPECIFICATIONS OF THE MOST RECENT NYSDOT ITEM-4 DESIGNATION (304.14). RECYCLED MATERIAL IS EXPRESSLY PROHIBITED FROM USE. WITHIN THE PROPERTY PIPE BEDDING MAY ALSO BE DEAD SAND.

WATER MAIN MATERIAL STANDARDS:

ALL WATER MAINS SHALL BE CEMENT LINED CL-54 DUCTILE IRON PIPE AND ALL SERVICE TAPS SHALL BE K-COPPER. A SEPARATE METER WILL BE REQUIRED FOR POTABLE AND FIRE SERVICES. THEY ARE NOT TO BE COMBINED.

A WCDOH APPROVED BACKFLOW PREVENTION DEVICE FOR CROSS CONNECTION CONTROL SHALL BE REQUIRED FOR ALL COMMERCIAL BUILDINGS FOR BOTH POTABLE AND FIRE SERVICES AND ANY IRRIGATION SERVICE. MULTI-FAMILY RESIDENTIAL BUILDINGS SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE IF A BULK METER IS PROPOSED OR A FIRE SUPPRESSION SYSTEM IS REQUIRED. INDIVIDUAL SERVICES SHALL BE EQUIPPED WITH A DOUBLE CHECK VALVE IN ACCORDANCE WITH THE NYS PLUMBING CODE.

DUCTILE IRON PIPE

ALL PIPE SUPPLIED IS UNITED PIPE AND FOUNDRY "TYTON JOINT" WITH PUSH ON RUBBER GASKETS WITH TWO (2) BRONZE WEDGES PER JOINT, DOUBLE CEMENT LINED CLASS 54 DUCTILE IRON PIPE, WITH A PRESSURE RATING OF 350 PSI;

ALL FITTINGS SHALL BE FULL BODY, MECHANICAL JOINT WITH RETAINER GLANDS, DOUBLE CEMENT LINED, DUCTILE IRON PIPE AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY, MADE IN THE U.S.A. OR APPROVED EQUAL.

THE PIPE AND FITTINGS SHALL BE CEMENT MORTAR LINED TO TWICE THE STANDARD THICKNESS IN ACCORDANCE WITH ANSI A21.4 (AWWA C104) EXCEPT AS NOTED.

ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.

IF ADDITIONAL MATERIALS ARE REQUIRED, FITTINGS AND MAINS SHALL BE QUOTED FROM THE SAME SUPPLIER. ALL PIPES, FITTINGS (FULL BODY), GASKETS, JOINT DESIGN, ETC. SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:

DUCTILE IRON PIPE:

ANSI/AWWA C150/A21.50
ANSI/AWWA C151/A21.51
ANSI/AWWA C104/A21.4
ANSI/AWWA C600

DUCTILE IRON FITTINGS:
C110/A21.10

ANSI/AWWA
ANSI/AWWA C104/A21.4

PIPE, FITTING AND MECHANICAL JOINTS:
C111/A21.11

ANSI/AWWA

THE MECHANICAL JOINT RESTRAINT SYSTEM INCORPORATES A RESTRAINING MECHANISM IN THE FOLLOWER GLAND, WHICH SHALL IMPART A MULTIPLE WELDING ACTION AGAINST THE PIPE. GLANDS ARE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536-80.

DUCTILE IRON PIPE FITTINGS

ALL BENDS, TEES AND SOLID SLEEVES SHALL BE AMERICAN MADE FULL WEIGHT FITTINGS MANUFACTURED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS. COMPACT OR FOREIGN MADE FITTINGS SHALL NOT BE ACCEPTABLE.

ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.

ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:

DUCTILE IRON FITTINGS:
C110/A21.10

ANSI/AWWA
ANSI/AWWA/C104/A21.04

FITTING JOINTS:
C111/A21.11

ANSI/AWWA

GATE VALVES

- GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT.
- ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C509.

GATE VALVE BOXES

- ALL VALVE BOXES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY:
 - 0 TYLER UNION, MODEL 6855 SLIP TYPE, CAST IRON - 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
 - 0 ALL SERIES PARTS SHALL BE INCLUDED AS PART OF THIS PRICING.
- VALVE BOXES SHALL BE MADE IN THE U.S.A.

RETAINER GLANDS

RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBAA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.

THRUST BLOCKS

- SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS.
- SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
- SHALL BE SIZED IN ACCORDANCE WITH DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS.

FOSTER ADAPTORS

FOSTER ADAPTORS SHALL BE 6", 8" AND 10" DIAMETER, 350 PSI RATING AS MANUFACTURED BY INFACCT CORP. IT SHALL MEET THE DUCTILE IRON AND WORKING PRESSURE SPECIFICATIONS OF AWWA COMPACT FITTINGS, ANSI/AWWA C153/A21.53 AND C110/A21.10 - AMERICAN NATIONAL STANDARD FOR DUCTILE IRON COMPACT FITTINGS FOR WATER SERVICE. A 7-MIL FUSION EPOXY COATING CONFORMING TO NSF 61 AWWA C116/A21.16-09 AND SURFACE PREPARATION AND APPLICATION REQUIREMENTS FOR ANSI/AWWA C550. STANDARD ADAPTORS WITH STANDARD ACCESSORIES SHALL BE QUOTED AS PART OF THIS BID ITEM

WASHED GRAVEL OR CRUSHED STONE

MEETING MATERIAL REQUIREMENTS OF TECHNICAL SPECIFICATION ITEM - WASHED GRAVEL OR CRUSHED STONE.

NYS DOT ITEM 304.14 SUB-BASE COURSE, TYPE 4

MEETING MATERIAL REQUIREMENTS OF TECHNICAL SPECIFICATION ITEM - NYS DOT ITEM 304.14 SUB-BASE COURSE, TYPE 4.

HYDRANTS

- FIRE HYDRANTS SHALL BE "MUELLER" SUPER CENTURION 350 MODEL #A423HP, WITH SAFETY BREAKAWAY FLANGE, 3-WAY, OPENING LEFT (CCW). THE PUMPER NOZZLE / MAIN VALVE SHALL BE 5 1/4"; THE TWO HOSE NOZZLES SHALL BE 2 1/2". THIS IS THE TOWN STANDARD.
- STEM/BODY SHALL BE PAINTED YELLOW, AND CAPS SHALL BE PAINTED RED.
- TYPICAL BURY DEPTH IS APPROXIMATELY 5'. WHEN FINALIZING ORDER, THE TOWN OF CORTLANDT SHALL SUBMIT HYDRANT ARM LENGTHS PRIOR TO FABRICATION.
- HYDRANT MUST BE EQUIPPED WITH MECHANICAL JOINT NON-ROTATING BOLT DESIGN; CAST IN PAD SHOE FOR CONNECTION BACK TO PROPOSED WATER MAIN.

CORPORATION STOP

- SHALL BE MUELLER 300 BALL CORPORATION VALVE, MODEL NO. B-25008N. SIZE 3/4".

CURB STOP

- SHALL BE MUELLER CURB VALVE MODEL NO. H-25209N (NO DRAIN PORT). SIZE 3/4".

CURB BOX DRIVEWAY

- ALL VALVE BOXES FOR CURB STOPS LOCATED IN PAVEMENT OR DRIVEWAYS SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6500 SCREW TYPE / CURB SERVICE BOX, WITH A 42" - 60" EXTENSION. LIDS SHALL BE MARKED "WATER". ALL SERIES PARTS SHALL BE INCLUDED AS PART OF THIS PRICING.
- SEVERAL LOCATIONS MAY REQUIRE SERVICE BOXES. SERVICE BOXES SHALL BE CAST IRON,

2 ½" - 3", SUITABLE FOR PAVEMENT INSTALLATIONS, SCREW TYPE, ADJUSTABLE, WITH THE CAP MARKED "WATER" AND MADE IN THE U.S.A. CONTRACTOR SHALL SUBMIT A CUT SHEET ON THE SERVICE BOX TO THE TOWN FOR APPROVAL.

CURB BOX GRASS

- CURB BOXES SHALL BE MUELLER MODEL NO. H-10314, EXTENSION TYPE WITH ARCH PATTERN BASE AND MADE IN THE U.S.A. STAINLESS STEEL EXTENSION RODS WITHIN THE CURB BOXES SHALL BE FURNISHED. ALL SERIES PARTS SHALL BE INCLUDED AS PART OF THIS PRICING. SIZE ¾".
- IF NEEDED, STAINLESS STEEL EXTENSION RODS WITHIN THE CURB BOXES SHALL BE FURNISHED AND INSTALLED.

METER PIT

- WATER METER PITS SHALL BE MUELLER MODEL NO. 203RT1848FSBS000770N WITH AN 18" FULL LID OPENING, FULL PORT BALL VALVE METER INLET, DUAL CHECK VALVE METER OUTLET, ¾" MUELLER 110 COMPRESSION CONNECTION METER BOX INLET AND OUTLET FOR 5/8 X ¾" METER. COMPOSITE LID SHALL BE MUELLER MODEL NO. 311955-U.

PRESSURE REDUCING VALVE

- PRESSURE REDUCING VALVE SHALL BE WATTS ¾" LF25AUB-Z3 LEAD FREE PRESSURE REDUCING VALVE OR APPROVED EQUAL. SHALL BE FOR WATER SUPPLY PRESSURES OF UP TO 300 PSI AND SHALL BE USABLE FOR OUTDOOR AND PIT APPLICATIONS.

WATER METER

- WATER METERS SHALL BE THE NEPTUNE T-10 POTABLE WATER METER (¾" INLET AND 5/8" OUTLET). WATER METER SHALL BE CORROSION-RESISTANT, LEAD-FREE, HIGH-COPPER ALLY MAINCASE AND NSF/ANSI 372, NSF/ANSI 61. IT SHALL MEET OR EXCEED THE LATEST AWWA C700 STANDARD.
- **WATER METERS SHALL BE PROVIDED BY THE TOWN.**

CONCRETE

- SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS.
- SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
- SHALL BE SIZED IN ACCORDANCE WITH DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS.

COMPRESSION CONNECTION

- A MUELLER 110 THREE-PART UNION COMPRESSION CONNECTION FITTING, MODEL NO. H-15403N OR SHALL BE USED TO CONNECT THE NEW WATER SERVICE LINE TO THE EXISTING WATER SERVICE LINE. SIZE ¾" TO ¾".
- PLEASE NOTE: A MUELLER, 110 THREE-PART UNION COMPRESSION CONNECTION FITTING, MODEL NO. H-15403N, SHALL BE USED IF IT IS NECESSARY TO MAKE ANY REPAIRS OR SPECIAL CONNECTIONS TO THE EXISTING WATER SERVICE LINES.
- CONNECTION TO EXISTING CCWD WATER MAINS SHALL BE MADE WITH TEES, GATE VALVES AND SOLID SLEEVE DIP.
- MINIMUM EASEMENT WIDTH SHALL BE 20-FT.

- 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

TOWN OF CORTLANDT STANDARD NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF CORTLANDT DEPARTMENTS OF TECHNICAL AND ENVIRONMENTAL SERVICES AS SET FORTH BY THE DIRECTORS OR HIS DULY AUTHORIZED REPRESENTATIVE.
2. THE DEPTH OF THE PROPOSED WATER MAIN VARIES AS SHOWN ON THE PROFILE SHEETS. MINIMUM DEPTH OF COVER FROM THE PROPOSED WATER MAIN AND PROPOSED WATER SERVICES TO FINISHED GRADE SHALL BE 4'-0". CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF COVER OF EXISTING TRANSITE WATER MAIN. TYPICAL SEPARATION FROM EXISTING WATER MAIN TO PROPOSED CL-54 DOUBLE CEMENT LINED DIP WATER MAIN IS 3' TO 5'. WATER MAINS CROSSING SANITARY OR STORM SEWER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
3. THE TOWN ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE SHALL MEDIATE ANY CONSTRUCTION DISPUTES
4. ALL WATER MAINS SHALL BE AWWA C151/A21.51-17, CLASS 54 DOUBLE CEMENT LINED DUCTILE IRON PIPE, PUSH ON (RUBBER GASKET) TYPE AND INSTALLED WITH 2 BRONZE WEDGES PER JOINT. ALL PIPE AND APPURTENANCES SHALL BE MADE IN THE U.S.A. REFER TO PLANS FOR PIPE DIAMETER AND LOCATION.
5. WATER MAINS SHALL BE CHLORINATED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C651-23 OR THE LATEST AWWA STANDARD, EXCEPT THE TABLET METHOD WILL NOT BE ALLOWED. DISINFECTION SHALL BE TO THE SATISFACTION OF THE TOWN OF CORTLANDT AND/OR WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
6. ALL BACTERIOLOGICAL TESTING MUST BE PERFORMED BY A NYS APPROVED LABORATORY AND SENT TO AND APPROVED BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT BEFORE THE WATER MAIN IS PUT INTO ACTIVE SERVICE. THE TOWN OF CORTLANDT WILL COORDINATE WITH THE CONTRACTOR TO PERFORM BACTERIOLOGICAL TESTS EVERY 1,200FT +/- . THE CONTRACTOR SHALL DISINFECT THE WATER MAIN AND ALL TESTING SHALL BE WITNESSED BY THE TOWN OF CORTLANDT AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE TOWN AND WESTCHESTER COUNTY AT LEAST 48 HOURS PRIOR TO TESTING.
7. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600-17. TESTING SHALL BE AT 1.5 TIMES STANDARD OPERATING PRESSURE OR NO LESS THAN 225 PSI AS DIRECTED BY THE TOWN OF CORTLANDT. TOWN

OF CORTLANDT PRESSURE TESTING STANDARDS IS MORE STRINGENT THAN THE WCDOH: NO DROP IN WATER PRESSURE IS PERMITTED DURING TESTING.

8. THE CONTRACTOR MAY ELECT TO TEST THE PROPOSED WATER MAIN IN SECTIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PRESSURE TESTING: DISINFECTION, SAMPLING, ETC. THE TOWN OF CORTLANDT SHALL WITNESS ALL TESTS AND SAMPLING. WCDOH SHALL BE PROVIDED 48-HRS ADVANCE NOTICE OF ALL PRESSURE TESTS.
9. ALL CHANGES IN PIPE DIRECTIONS, BOTH VERTICAL AND HORIZONTAL SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH. CONCRETE SHALL NOT BE POURED DIRECTLY AGAINST ANY BOLTED CONNECTION.
10. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, DUCTILE IRON UNLESS OTHERWISE NOTED, IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C110/A21.10. ALL FITTINGS SHALL BE FULL WEIGHT FITTINGS IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS.
11. ALL GATE VALVES SHALL BE "MUELLER" 2361 SERIES, (OR APPROVED EQUAL) IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT WEDGE GATE VALVES WITH MECHANICAL JOINT CONNECTIONS.
12. LL VALVE BOXES SHALL BE TWO-PIECE SLIDING BUFFALO TYPE SET ON CMU BLOCK POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL
13. RETAINER GLANDS SHALL BE "MEGALUG" SERIES 1100 AS MANUFACTURED BY EBAA IRON, INC.
14. ALL FIRE HYDRANTS SHALL BE "MUELLER" SUPER CENTURION 350 (OR APPROVED EQUAL) WITH SAFETY BREAKAWAY FLANGE, 3 WAY OPENING LEFT (CCW). THE PUMPER NOZZLE SHALL BE 5 1/4"; THE TWO HOSE NOZZLES SHALL BE 2 1/2". HYDRANTS SHALL BE PAINTED WITH A YELLOW BODY AND RED CAPS AT THE PLANT (NOT ON SITE).
15. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY OR STORM SEWER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER.
16. IF GROUNDWATER IS FOUND WITHIN SEVEN FEET OF THE SURFACE THEN HYDRANT DRAINS SHOULD BE PLUGGED. WHEN THE DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHEN HYDRANTS DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRYWELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITH 10 FEET OF SANITARY OR STORM DRAINS.

17. NEW OR MODIFIED WATER MAINS AND APPURTENANCES SHALL NOT BE PLACED IN OPERATION UNTIL A COMPLETED WORKS OF APPROVAL IS OBTAINED FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
18. EXISTING WATER SERVICES WITHIN THE R.O.W. MAY NOT BE SHOWN ON THE PLANS. HOWEVER, THEY WILL BE MARKED OUT IN THE FIELD PRIOR TO CONSTRUCTION BY THE TOWN OF CORTLANDT WATER DEPARTMENT.
19. AT A LOCATION LESS THAN 10 FEET FROM THE BEGINNING OF THE NEW MAIN FOR DISINFECTION PURPOSES.
20. AS REQUIRED FOR PROPER DISINFECTION AND PRESSURE TESTING OR AS DIRECTED BY THE ENGINEER.
21. THE ENGINEER SHALL DIRECT PLACEMENT OF PROPOSED NEW SERVICES BEFORE TAPS ARE MADE.
22. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF VERTICAL OR HORIZONTAL DEFLECTIONS REQUIRE AN ANGLE GREATER THAN 5° IF NOT ALREADY SHOWN.
23. CONTRACTOR SHALL INSTALL CONCRETE PIPE ANCHORS SPACED 35'-0" APART IN AREAS WHERE GRADE EXCEEDS 15% AS NOTED ON THE PLANS.

SEWER MAIN STANDARDS:

- A. ALL SANITARY INFRASTRUCTURE INSTALLED SHALL BE CLASS 52 DUCTILE IRON PIPE WITH WATER TIGHT RUBBER GASKET JOINTS RESTRAINED WITH EBBA MEGALUGS OR EQUIVALENT IF BURY DEPTH IS PROPOSED TO BE GREATER THAN 6-FT. ALL OTHER APPLICATIONS MAY BE SDR-21 SEWER GRADE PIPE OR EQUIVALENT. SANITARY SERVICE LATERALS THAT ARE PRIVATELY MAINTAINED MAY BE SDR-35 OR EQUIVALENT.
- B. ALL SANITARY MANHOLE FRAMES AND GRATES SHALL BE WATERTIGHT, HEAVY DUTY (H-25), STAMPED SEWER AND HAVE A MINIMUM OPENING OF 30".
- C. ALL SANITARY MANHOLES SHALL BE 48" DIAMETER CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI, BE EQUIPPED WITH INTEGRAL SEAL AND BOOT "KOR-N-SEAL" OR EQUIVALENT AND BE COATED WITH BITUMASTIC SEAL.
- D. ALL SANITARY MANHOLES SHALL HAVE RIM AND INVERTS SHOWN, WITH TROUGHS TO HANDLE FLOW. DROP MANHOLES ARE ACCEPTABLE.
- E. ALL GRAVITY SANITARY SEWER MAINS SHALL BE DESIGNED TO HAVE A 2% PITCH.
- F. METALLIC TRACER TAPE IS REQUIRED FOR ALL HDPE AND SDR PIPE.
- G. 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.
- H. INFLOW AND INFILTRATION STUDY SHALL BE PERFORMED WITH RATES SET AT 2:1 FOR COMMERCIAL AND NON-AFFORDABLE HOUSING UNITS. A 1:1 RATE SHALL BE APPLIED FOR AFFORDABLE HOUSING.

I. MINIMUM EASEMENT WIDTH SHALL BE 20-FT.

ANY DEVIATION FROM THE ABOVE MUST BE ACCEPTED BY THE DIRECTOR'S OF TECHNICAL AND ENVIRONMENTAL SERVICES.

SHOP DRAWINGS AND SUBMITTALS ARE REQUIRED FOR ALL WATER AND SANITARY INFRASTRUCTURE AND ANY UTILITY PROPOSED FOR DEDICATION TO THE TOWN OF CORTLANDT.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

June 18, 2025

Mr. Chris Kehoe, Planning Director
Ms. Heather LaVarnway, Planner
Department of Planning and Community Development
Town of Cortlandt
1 Heady Place
Cortlandt Manor, NY 10567

Re: Yeshiva Ohr Hameir Application (PB 2025-7)

Dear Mr. Kehoe and Ms. LaVarnway:

In response to the Planning Department memo dated May 29, 2025, we offer the following additional information:

Introduction. The subject application seeks Site Plan approval, an amended Special Permit as per §307-50 University, College or Seminary, and a Wetland Permit for the construction of a 51,730 sq. ft. dormitory building, the enlargement of the existing sanctuary, and for modifications to an existing building for additional staff housing.

Response. It is also important to note that the new dormitory building will be built substantially within the footprint of and at a similar scale to the former Dodge City building that previously existed on the site.

Project Background. The Yeshiva has operated at the site, a former Dude Ranch, since the 1980s and received a Certificate of Registration from the NYS Education Department – Certificate 10-504 dated July 27, 1990.

The Zoning Board of Appeals determined by Decision & Order 23-07 (attached) adopted on March 17, 2010, as part of a concurrent review with the Planning Board, that the Yeshiva was required to obtain a Special Permit as per §307-50 for a University, College or Seminary. In addition, the Decision & Order granted a variance from §307-50(8), providing relief to the requirement that access to the premises be from a State or County highway only. With this variance the applicant is permitted to continue to access its premises from Furnace Woods Road, a Town road.

The Planning Board previously granted Site Plan and Special Permit approval for the construction of a dormitory building and an on-site wastewater treatment plant by PB Resolution 1-10 (attached) adopted on January 13, 2010. By Planning Board Resolution 18-12 (attached), dated July 10, 2012, the Planning Board granted amended Site Plan approval to eliminate the proposed wastewater treatment plant and permit the construction of an on-site pump station and a gravel access road that would permit the Yeshiva to connect to a future public sewer line. The sewer line is now under construction and will run from the Yeshiva property along Furnace Woods Road,

connecting to Maple Avenue and then terminate at an existing manhole on Lafayette Avenue near Route 202 (Crompond Rd.). The sewer project was municipally bid, funded in part by the Yeshiva and various State grants, and will serve the Yeshiva property and provide the ability for approximately 135 adjacent parcels along the route to connect. A new municipally-owned parcel has been administratively subdivided from the main parcel to house the municipally-owned sewer pump station and to provide access for maintenance.

Subsequent to the 2010 and 2012 approvals, as per the requirements of the Special Permit, the Yeshiva has submitted annual updates to the Planning Board regarding their operations and has received the required 3-year renewals of their Special Permit via PB resolutions 11-13, 5-16, 4-19, 1-22 and 1-25.

Response. The applicant is in agreement with this summary of the project history and current application.

Condition #4 of PB Res. 1-10 capped the number of students at the facility at 225, and the maximum number of people permitted to regularly occupy the site at 300, excluding special events which would be governed by the relevant fire & parking codes and other applicable codes affecting occupancy. The Town Division of Code Enforcement & Administration has regularly inspected the property and has confirmed conformance with the student and overall population cap. The applicant has asked that they no longer be subject to the cap and only be governed by applicable building, fire, parking and any other relevant codes.

Response. As a result of the newly created sewer infrastructure which will serve the Yeshiva and 135 other parcels, a student capacity of 225 is no longer necessary, as the Yeshiva can now comfortably and lawfully house more students thanks to the increased sewer capabilities and new dormitory accommodations. The original student capacity was put in place for reasons including the restrictions imposed by the lack of sewer capacity. With the new improvements, the Yeshiva should no longer be governed by a Town-imposed student capacity limitation, and instead, should be governed only by the relevant fire code, building code, parking requirements, and other applicable codes affecting occupancy.

Staff Review Comments:

1. **Bulk Table:** Sheet 3 of the site plan set only includes bulk information related to the underlying R-40 zoning district but this project is also governed by §307-50, which involves modified bulk regulations. The requirements of §307-50 should also be included on the plan set for reference.

Response: The bulk table in the site plan set has been revised as requested.

2. **Visual Impacts:** At their May meeting, the Planning Board requested the applicant provide views of the new dormitory building from the nearby public road. Views should be shown from multiple points along Furnace Woods Road, in both leaf-on and leaf-off conditions. In addition to the site line shown on Sheet 7, we suggest capturing views southbound from the vicinity of 165 Furnace Woods Road, northbound from the vicinity of 130-136 Furnace Woods Road, and from the site entrance.

Response: The Development Team maintains that based upon the location of Dodge City, and existing grades on site, no significant visual impacts will result from the new dormitory building. In addition, the Applicant is prepared to thoroughly screen the building with appropriate landscape plantings.

The project architects have prepared a visual analysis by reviewing the view into the site from several locations as requested (see attached photosimulations). While a small portion of the roof of the new dormitory building is visible from some views on Furnace Woods Road, the presence of existing structures and trees in the foreground mitigate the minor changes to this view. Additional evergreen trees can be installed for additional screening at certain locations; this will be determined as part of the final landscaping plan.

3. **Architecture:** Calculations for the overall building height of the proposed dormitory building should be shown on the plans, and the bulk table on Sheet 3 of the site plan set updated to reflect the correct proposed building height; it states a height of 30 feet which seems unlikely given that the architectural drawings show a static height of over 46 feet to the midpoint of the roof slope. For the staff housing building, the applicant should provide clarification as to whether any exterior changes are proposed, and include information about the proposed exterior materials/colors.

The subject floor plans of the proposed dormitory show first floor classrooms and 28 dormitory rooms on both the second and third floor. The applicant shall confirm for the Planning Board the total anticipated number of students who will reside in the proposed dormitory, i.e. whether the rooms are proposed to function as doubles, triples, quads, etc. The applicant shall also confirm the anticipated total student population.

Response: The calculations for building height and the updated bulk table are now shown on the site plans.

The façade of the staff housing building will be changed to incorporate the same exterior materials as the new dormitory and sanctuary buildings. The exterior of the building will be modified to include new entrances to accommodate the new building function.

As stated above, the total student population will be driven by applicable local regulations and lawful occupancy limits. At present, it is contemplated that the projected maximum student population will not exceed 300-320 students. The new dormitory rooms are anticipated to be used as quads, although the square footage of each room could accommodate a fifth student. Adding in the rooms in the existing Texas building, the maximum expected student body would be 300-320. It is unlikely that a school of this type would ever reach that maximum, but the capacity is available.

4. **Wetland Encroachment:** The Town has retained Paul Jaehnig, a town wetland consultant paid for by the applicant, to complete a confirmation of the applicant's wetland delineation but in the meantime, we note that the proposed addition to the sanctuary building appears to be located entirely within the 100-foot wetland buffer, and at its closest point appears to be just 5 feet from the edge of the wetland. In addition, a majority of the 31-space parking lot shown just west of the dormitory building also appears to be within the wetland buffer. The applicant should investigate alternate locations or methods for providing expanded sanctuary space and parking areas that could reduce or eliminate encroachment on the wetland boundary and buffer.

Response: The project team has spoken to Mr. Jaehnig about the project and the need for confirmation of the wetland delineation, but to date has not been able to schedule a site walk. We do expect that this will occur before the Planning Board's meeting on July 1, 2025.

When reviewing the existing site conditions and the potential impacts, it is important to

consider the overall history of the site. Some of the areas that are now regulated as wetland and buffer were historically part of the dude ranch campus, including a large indoor riding ring and barn (see attached annotated 1976 aerial photo). This photo also confirms the existence of the ski lift building and grassy area used as a ski hill. It is also clear in the photo that there was an existing structure (formerly known as the Dodge City building) where the proposed dormitory is to be located. The new dormitory is located entirely outside of the wetland buffer.

The proposed location of the expanded sanctuary was chosen to work with the existing structure and the function of the campus. The sanctuary area, which is used for education and prayer, quiet study and reflection is in close proximity to classrooms and library space. The proposed addition is a logical extension of that area and use when considering the function of this part of the campus. While we acknowledge that this addition is entirely within the buffer, the functionality and nature of that buffer and historic use of that part of the site needs to be considered.

As the Planning Department has indicated, the site was formerly used as a dude ranch. The buffer area in question (to the south of the existing sanctuary) was disturbed and for decades used as a ski hill during the dude ranch use, with a small building at the bottom of the hill which supported a tow rope to bring skiers up the hill. In other words, this part of the site and wetland buffer has been disturbed for many years. It was and still is maintained as lawn. During the application process in the early 2000's, the DEC determined that due to its direct connection to the larger wetland areas to the west the drainageway that had formed along the southern property line in this area should also be regulated. The fact remains that this area has been used and maintained as lawn for many years. The "wetland" as delineated by the DEC, while continuing to convey overland runoff to the area behind the ski lift shed, is dominated by invasive species and is underlain with debris dating back to the dude ranch use. It is a very low-functioning wetland.

In order to offset the disturbance to the buffer caused by the expansion of the sanctuary, the ski lift shed will be removed, the wetland area cleared of historic debris and invasive material and restored with new plantings. Hence, the wetland buffer will be significantly improved from a functionality standpoint.

Regarding the parking area, this is an existing feature, not something that is proposed. It is proposed to construct new stormwater treatment structures to treat the runoff from this and other areas of the site that historically have entered the wetlands and buffer untreated. There is a portion of the parking lot that is within the buffer that will not be required in the future; this asphalt will be removed, reducing the amount of impervious surface in the buffer.

There are other very important mitigation measures that will occur as a result of this application. There are currently four septic system areas, all of questionable function, within wetlands and/or buffers of the site. These systems will be abandoned as the site is connected to the new sewer line in Maple Avenue. This will eliminate a substantial source of excess nutrient loading to the wetland and buffer areas.

The applicant has also been slowly working toward the elimination of the non-native vegetation (primarily *Phragmites*) from the wetland. This will continue, and the applicant will also consider the dredging and restoration of the pond that was historically on the property just to the west of the parking area.

To summarize, several important mitigation/restoration measures are included as part of this

proposal:

1. Abandoning the septic areas within and immediately adjacent to the wetlands, contributing to the cost of the new sewer lines, and providing land for the new pump station;
2. Restoration of the drainageway associated with the ski hill, and removal of the ski lift building, with the installation of new native plantings to improve habitat and removal of debris that has accumulated on that part of the site;
3. Removal of asphalt in the parking area; and
4. Provision of stormwater treatment for areas of asphalt that are not currently treated and drain directly to the wetlands.

5. **Landscaping:** The applicant shall confirm whether any trees are proposed to remove from the subject site for the Town to determine if a tree permit, as per Chapter 283 is required. The four evergreen trees proposed north of the site entrance are noted on the plans as providing screening from the road. These few evergreens are shown approximately 40 feet apart, which is insufficient for screening purposes. The applicant should fill in the gaps by providing additional evergreens in that area.

The single maple tree specified for the planting area in front of the dormitory is undersized; deciduous trees should be a minimum 3" caliper at planting.

Every effort should be made to incorporate native/indigenous plant materials, and invasives should be avoided altogether. The following non-native plant materials should be re-evaluated:

- a. Consider replacing the Norway spruce (*Picea abies*) with white spruce (*P. glauca*), black spruce (*P. mariana*), or red spruce (*P. rubens*).
- b. Consider replacing the two varieties of Chinese juniper (*Juniperus chinensis*) with native varieties such as creeping juniper (*J. horizontalis*) and common juniper (*J. communis*).
- c. Myrtle is an invasive species and should be avoided altogether. Depending on soil conditions, appropriate alternatives could include golden groundsel (*Packera aurea*), bearberry (*Arctostaphylos uva-ursi*), or native varieties of juniper (mentioned above).

Response: Regarding trees, it is unlikely that any significant trees will need to be removed for this proposal. There are a few small arbor vitae near the sanctuary building that will likely be removed for construction work there, and a relatively small Norway maple near the existing ski lift building that might be removed as that building is razed. No tree removal will be required for the dormitory building construction or sewer connection.

As the landscape plan is finalized, particularly as it relates to screening on Furnace Woods Road, some small trees might be considered for removal. To summarize, no significant trees (i.e., trees greater than 12" in diameter) will be removed.

As the site plan engineering is finalized, a detailed landscape plan will be provided utilizing native plants to the extent possible for town review. This plan will increase the density of screening vegetation at key points along Furnace Woods Road to reduce the visibility of the small portions of the new dormitory building that can be seen from that road. It is noted that the attached analysis concludes that very little of the building will be visible, and that this view is consistent with the existing intermediate view of office building/cafeteria/etc., and does not represent a significant change over the existing condition.

6. **Lighting:** No lighting information or photometrics have been provided. Per §307-12.3 Outdoor

Lighting Standards, any new or modified outdoor lighting must comply with the zoning regulations.

Response: As the site plan progresses to final engineering, a photometric analysis will be prepared and submitted. This information will be available before the anticipated public hearing in September. As none of the proposed construction will occur in close proximity to property lines, it is not expected that any additional lighting will affect neighboring properties.

7. **Walking Path:** We understand that some students enjoy walking for fitness and recreation purposes and often walk along Furnace Woods Road, which has very narrow shoulders and poor visibility. To improve student safety, the applicant may want to consider creating an on-site walking/exercise path to provide a safe alternative for student recreation.

Response: The applicant is considering the addition of on-site walking paths, which will consist of 4 – 6 foot wide wood chip paths around the perimeter of the property. The exact location and layout of the paths is to be determined. It is expected that some of the students may still prefer to walk along Furnace Woods Road as an opportunity to leave campus for a short time, but the new paths will provide an alternative for students that wish to use them. It is noted that there have been no incidents and no complaints about students on Furnace Woods Road since the 2010 approvals.

8. **Traffic:** The applicant shall provide details to the Planning Board regarding daily vehicular trips to and from the site, as well as anticipated special event traffic.

Response: There will be no increase in “regular” daily vehicular trips as a result of the new construction. With the modification of the existing “pool house” building to staff housing, there will actually be a decrease in daily traffic during peak hours, since key staff members will now be living on site and not commuting. The students do not have cars.

There are periodic deliveries, generally on the order of every two to three weeks, but the number of deliveries will not increase due to an expected small increase in the student body. These deliveries occur at varying times during the day and do not impact peak traffic times on Furnace Woods Road or Maple Avenue. Three buses pick up students on Thursday evening, generally every four to six weeks, returning on Sunday. Again, this schedule is not expected to change. Once a year during Chanuka parents and grandparents are invited for a holiday celebration.

SEQRA: The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Short Environmental Assessment Form (see attached). The applicant shall submit a Full Environmental Assessment Form for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof, as applicable. The Planning Board declared their intent to be Lead Agent for the subject application on May 6, 2025.

Response: A full environmental assessment form (EAF Part 1) is attached.

9. **Referrals:** Referrals of this application include the Westchester County Planning Board, the New York State Education Department, the Westchester County Health Department, the New York State Department of Environmental Conservation, the U.S. Fish and Wildlife Service, the Lake Mohegan Fire District, the Town of Cortlandt Code Administration and Enforcement

Division, the Town Conservation Advisory Council and the Town Architectural Review Council. The Planning Board Engineer shall provide a separate review memo.

Response: Comment noted.

We look forward to further discussions about the proposed site improvements at the Board's meeting on July 1, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Marino", followed by a period.

Steve Marino, PWS
Principal/Senior Environmental Planner
Tim Miller Associates, Inc.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Yeshiva Ohr Hameir of Peekskill		
Project Location (describe, and attach a general location map): 141 Furnace Woods Rd		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the reconstruction and renovation of the dormitory and classroom building on site and an addition to the existing sanctuary building. An existing classroom building will be converted to staff housing and the property will now be connected to municipal sewer.		
Name of Applicant/Sponsor: Congregation Yeshiva Ohr Hamier	Telephone: 914-736-5602	
	E-Mail: ysrothberg@kewnet.com	
Address: 141 Furnace Woods Rd		
City/PO: Cortlandt	State: NY	Zip Code: 10567
Project Contact (if not same as sponsor; give name and title/role): Steve Marino	Telephone: 845-265-4400	
	E-Mail: smarino@timmilleraassociates.com	
Address: 10 North Street		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Sewer district extension	TBD
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town Planning Board for Special Permit, Site Plan Approval, Wetland permit	TBD
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No	Westchester County Department of Health for sewer connection	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS DEC Wetland Permit, SPDES construction permit	TBD
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

R-40 zoning classification

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Hendrick-Hudson School District

b. What police or other public protection forces serve the project site?

Westchester County Police, New York State Police,

c. Which fire protection and emergency medical services serve the project site?

Mohegan Fire Department, Mohegan EMS

d. What parks serve the project site?

Nearby parks include Blue Mountain Reservation

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Private religious institution

b. a. Total acreage of the site of the proposed action? 37.183 acres

b. Total acreage to be physically disturbed? 2.37 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 37.183 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 68 Units: sq ft

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____ school dormitory
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 2 ii. Dimensions (in feet) of largest proposed structure: 46' 7.5" height; 116' 5" width; and 166' 8" length iii. Approximate extent of building space to be heated or cooled: _____ 48,156 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☒ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Disturbance within the 100 foot regulated wetland buffer. The wetland is regulated by the Town and NYS DEC</u> _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 There will be wetland buffer disturbance of 26,834 square feet due to the proposed sanctuary building addition, asphalt parking area, and the proposed sewer connection.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: _____ 23,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:

- Name of district or service area: Cortlandt Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 24,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
 sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
 If Yes:

- Name of wastewater treatment plant to be used: Peekskill waste water treatment plant
- Name of district: Peekskill
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

- ☐ Yes ☒ No
☒ Yes ☐ No

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

- Applicant/sponsor for new district: _____

- What is the receiving water for the wastewater discharge? _____

☒ Yes ☐ No

i. How much impervious surface will the project create in relation to total size of project parcel?

 Square feet or 37.18 acres (parcel size)

directed to on site stormwater basin

- ☐
- Yes
- ☒
- No

☒ Yes ☐ No☐ Yes ☒ No

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

☐ Yes ☒ No☐ Yes ☐ No

• Tons/year (short tons) of Carbon Dioxide (CO₂)

- Tons/year (short tons) of Nitrous Oxide (N₂O)

- Tons/year (short tons) of Perfluorocarbons (PFCs)

- Tons/year (short tons) of Sulfur Hexafluoride (SF₆)

- Tons/year (short tons) of Carbon Dioxide equivalent

- Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

-

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 8am-5pm • Saturday: _____ - • Sunday: _____ - • Holidays: _____ - </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 9am-6pm • Saturday: _____ - • Sunday: _____ - • Holidays: _____ - </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 8am-5pm • Saturday: _____ - • Sunday: _____ - • Holidays: _____ -	ii. During Operations: • Monday - Friday: _____ 9am-6pm • Saturday: _____ - • Sunday: _____ - • Holidays: _____ -
i. During Construction: • Monday - Friday: _____ 8am-5pm • Saturday: _____ - • Sunday: _____ - • Holidays: _____ -	ii. During Operations: • Monday - Friday: _____ 9am-6pm • Saturday: _____ - • Sunday: _____ - • Holidays: _____ -		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Typical construction equipment will be used during the construction hours listed above _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: As the site plan progresses to final engineering, a photometric analysis will be prepared and submitted to the Town. _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Religious facility
 ii. If mix of uses, generally describe:
 Yeshiva Ohr Hameir is a private religious/boarding school. the site is surrounded by residential houses and a county park (Blue Mountain park) is located to the south and south west of the site

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.472	3.567	+0.095
• Forested	24.919	24.919	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.079	3.984	-0.095
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	4.712	4.712	0
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☒ No ☐ Yes ☒ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No - Explain: _____ _____																			
E.2. Natural Resources On or Near Project Site																			
a. What is the average depth to bedrock on the project site? _____ >6.5 ft, 2.5 feet																			
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 48 %																			
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">CtC</td> <td style="width: 20%; text-align: right;">38 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Uc</td> <td style="text-align: right;">27 %</td> <td></td> </tr> <tr> <td>UIC</td> <td style="text-align: right;">17 %</td> <td></td> </tr> </table>		CtC	38 %		Uc	27 %		UIC	17 %										
CtC	38 %																		
Uc	27 %																		
UIC	17 %																		
d. What is the average depth to the water table on the project site? Average: _____ feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☒ Well Drained:</td> <td style="width: 30%; text-align: right;">48.7 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">28 % of site</td> <td></td> </tr> </table>		☒ Well Drained:	48.7 % of site		☐ Moderately Well Drained:	_____ % of site		☒ Poorly Drained	28 % of site										
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☐ Moderately Well Drained:	_____ % of site																		
☒ Poorly Drained	28 % of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 30%; text-align: right;">70 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">15 % of site</td> <td></td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">15 % of site</td> <td></td> </tr> </table>		☒ 0-10%:	70 % of site		☒ 10-15%:	15 % of site		☒ 15% or greater:	15 % of site										
☒ 0-10%:	70 % of site																		
☒ 10-15%:	15 % of site																		
☒ 15% or greater:	15 % of site																		
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____																			
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☒ Yes ☐ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC) P-1</td> <td colspan="2">_____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☒ Yes ☐ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☒ Yes ☐ No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☒ Yes ☐ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size _____	• Wetland No. (if regulated by DEC) P-1	_____	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☒ Yes ☐ No																		
ii. Do any wetlands or other waterbodies adjoin the project site?	☒ Yes ☐ No																		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☒ Yes ☐ No																		
• Streams:	Name _____	Classification _____																	
• Lakes or Ponds:	Name _____	Classification _____																	
• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size _____																	
• Wetland No. (if regulated by DEC) P-1	_____																		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																			
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																			
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No																			
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																			
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">i. Name of aquifer:</td> <td>Principal Aquifer _____</td> </tr> </table>		i. Name of aquifer:	Principal Aquifer _____																
i. Name of aquifer:	Principal Aquifer _____																		

m. Identify the predominant wildlife species that occupy or use the project site: _____ grey squirrel _____ cottontail _____ white tailed deer _____ raccoon _____ Songbirds _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: <u>Blue Mountain Reservation</u> ii. Basis for designation: <u>Exceptional or unique character</u> iii. Designating agency and date: <u>Westchester County 1-31-90</u>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
☒ Yes ☐ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
☒ Yes ☐ No	
If Yes:	
i. Identify resource: Hudson Highlands	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic areas of statewide significance	
iii. Distance between project and resource: _____ 2.6 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
☐ Yes ☒ No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

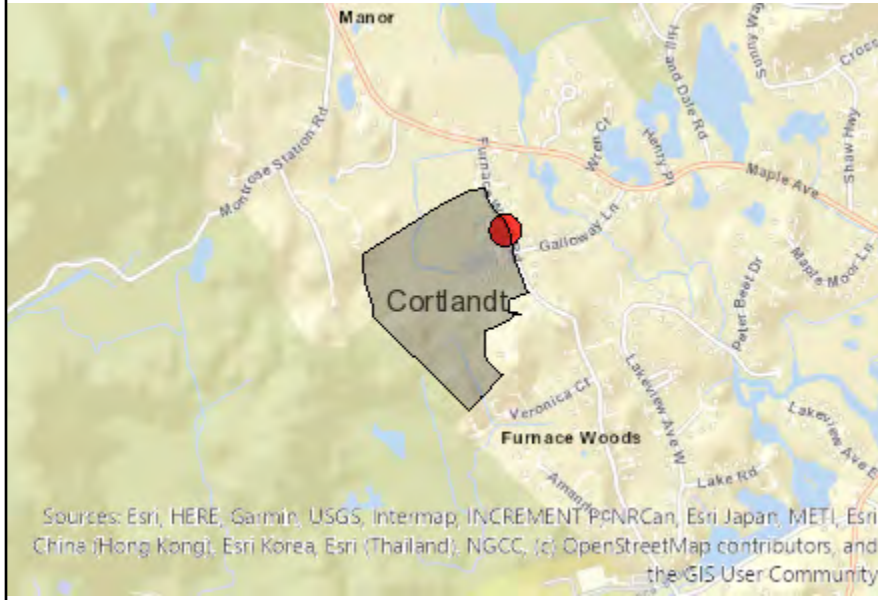
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

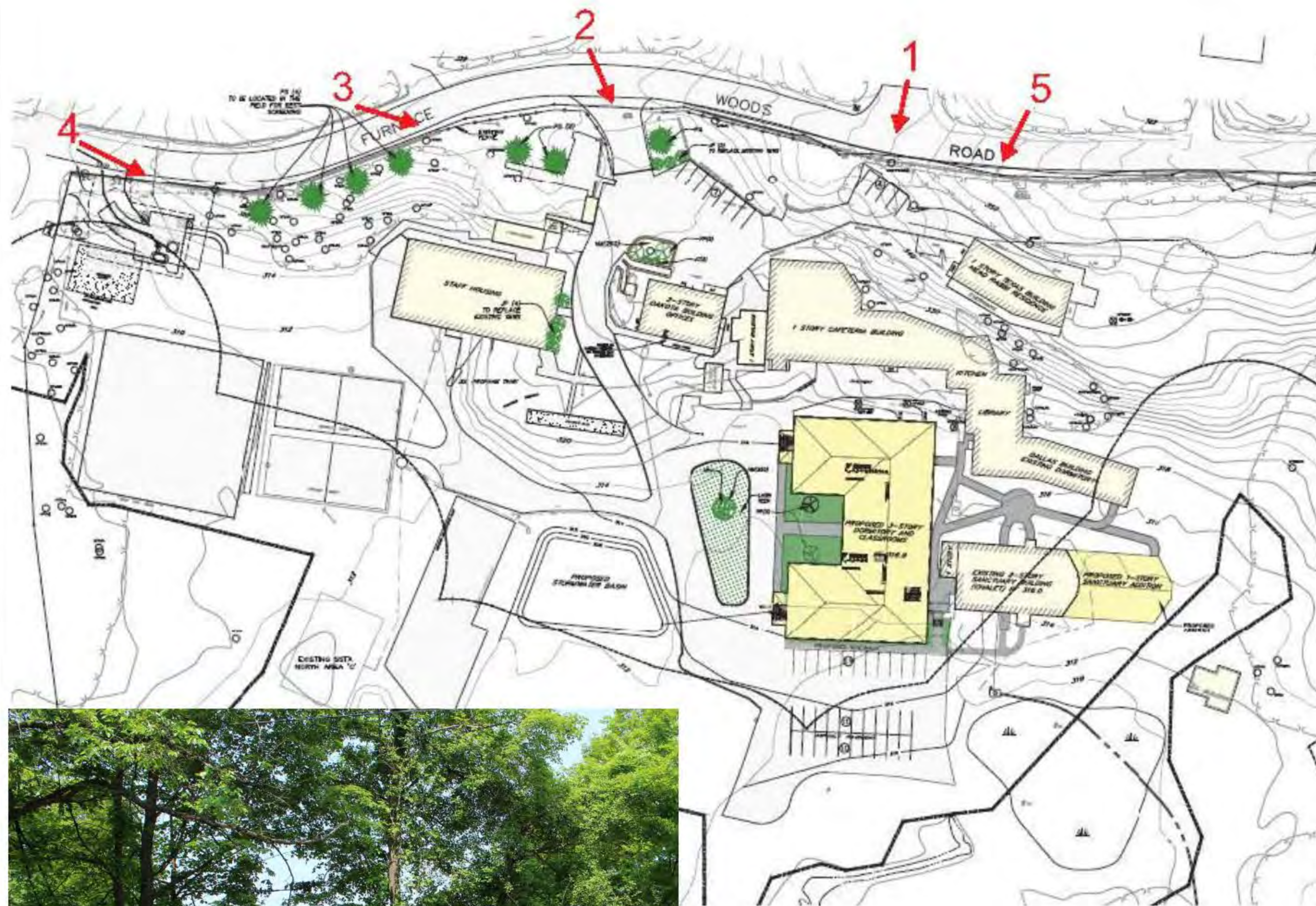


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



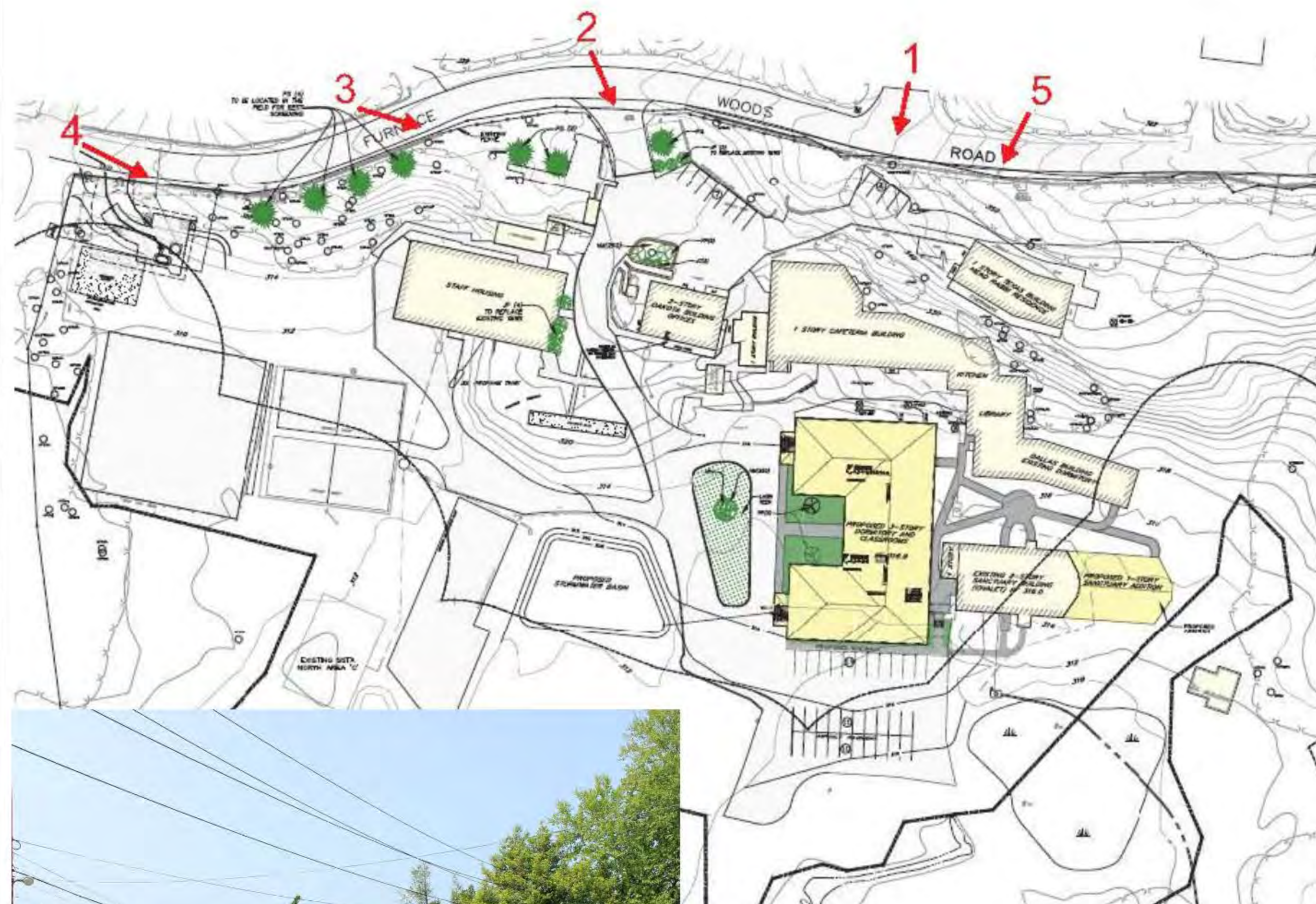
EXISTING VIEW 1



PROPOSED LEAF-ON



PROPOSED LEAF-OFF



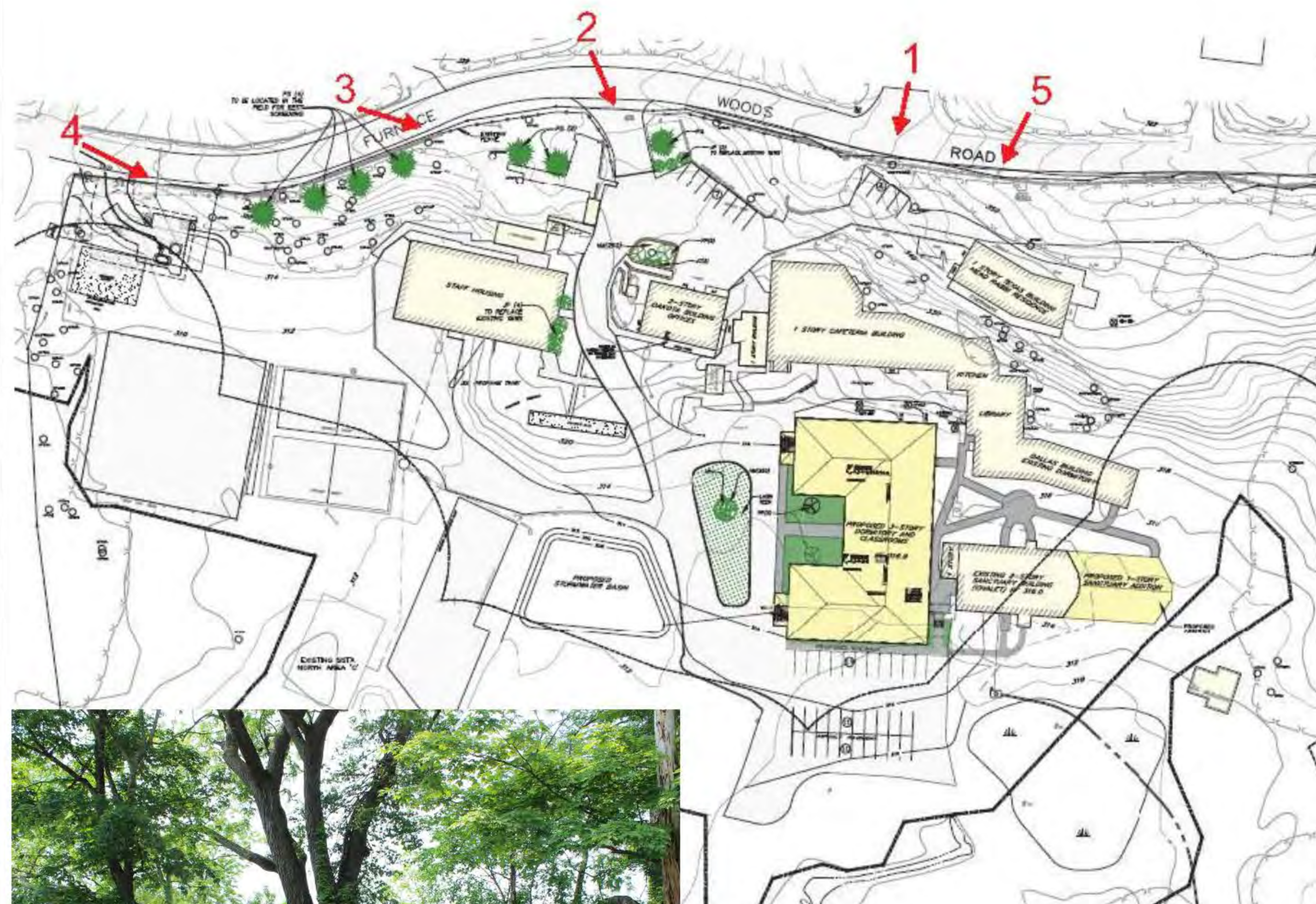
EXISTING VIEW 2



PROPOSED LEAF-ON



PROPOSED LEAF-OFF



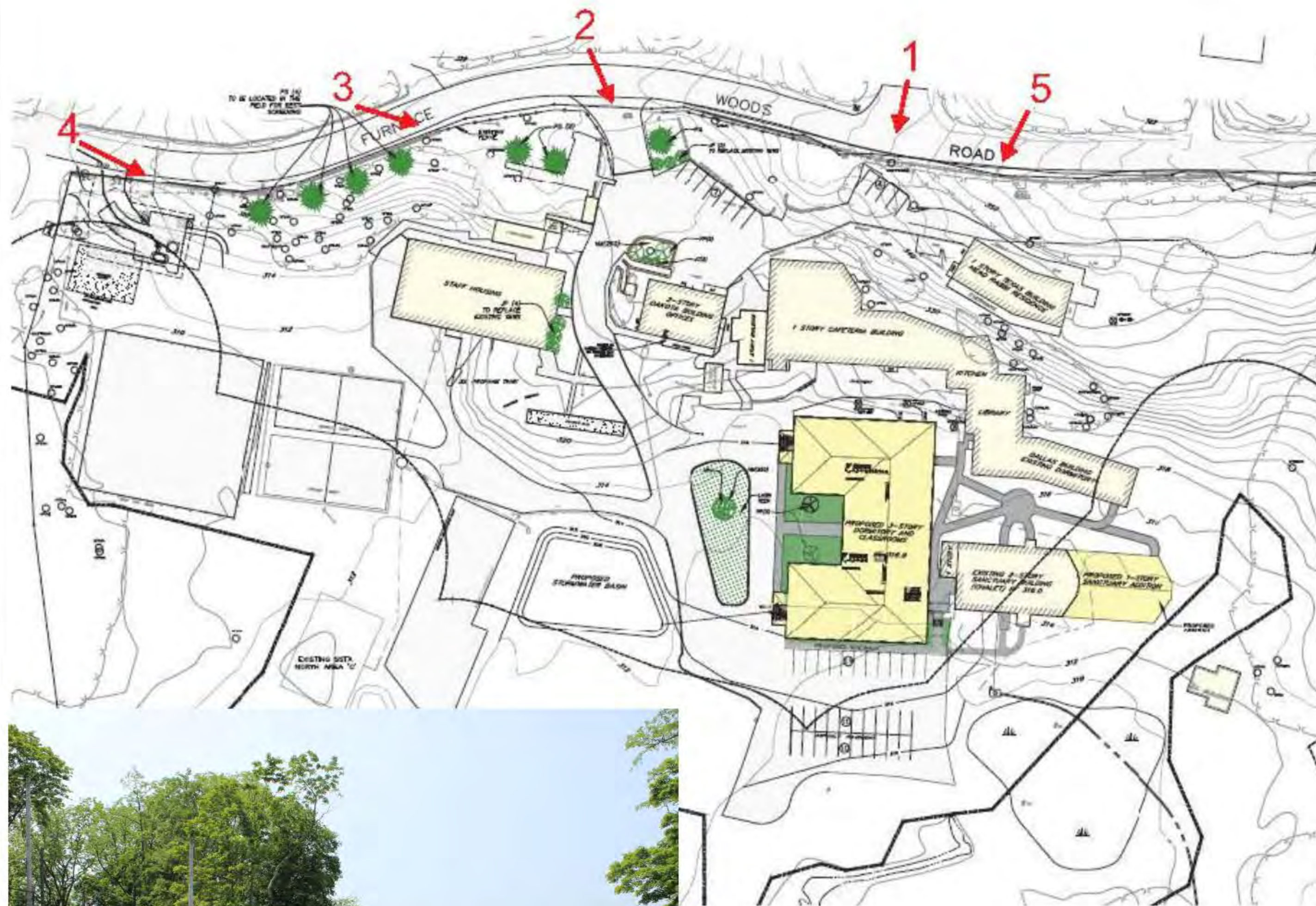
EXISTING VIEW 3



PROPOSED LEAF-ON



PROPOSED LEAF-OFF



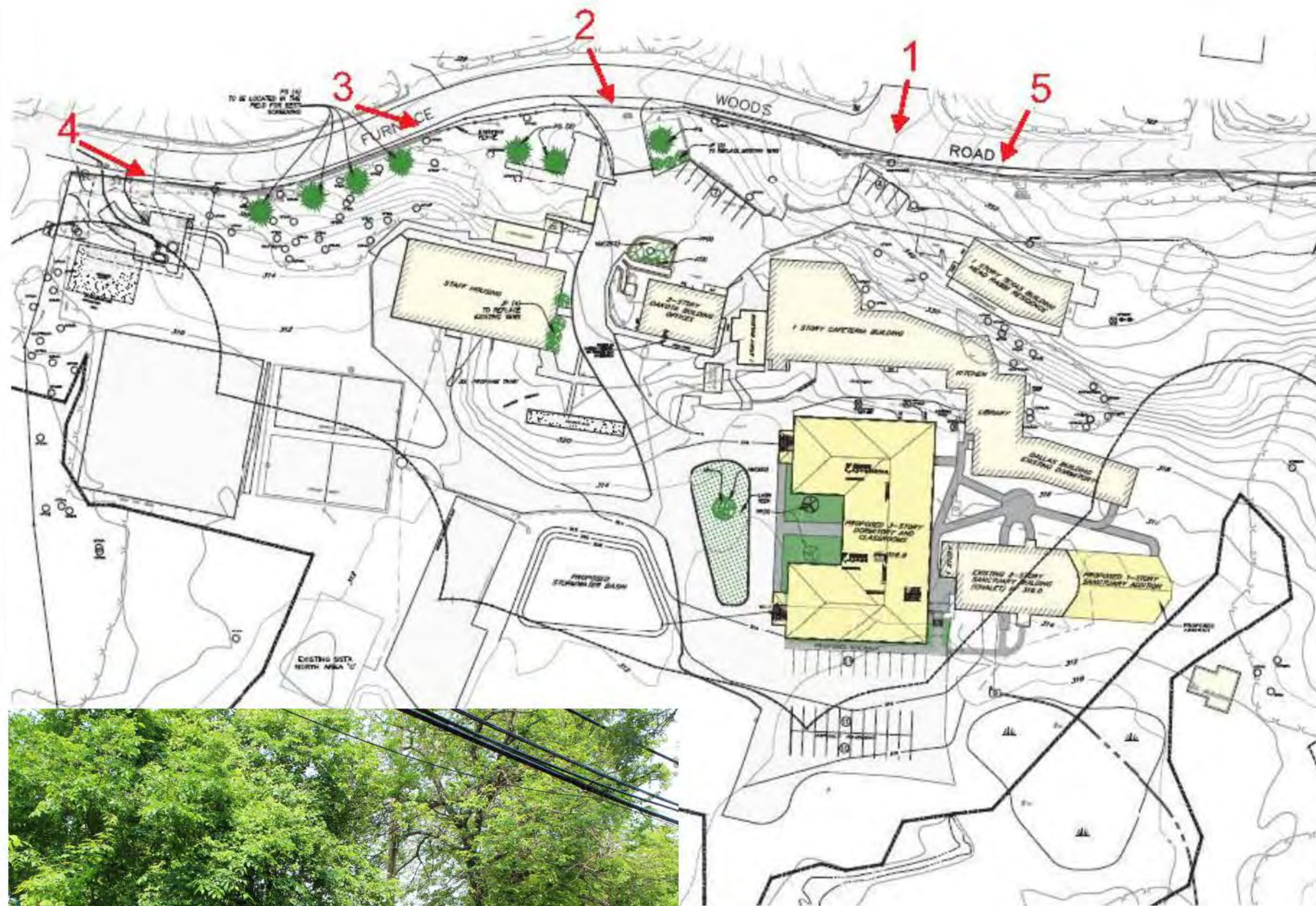
EXISTING VIEW 4



PROPOSED LEAF-ON

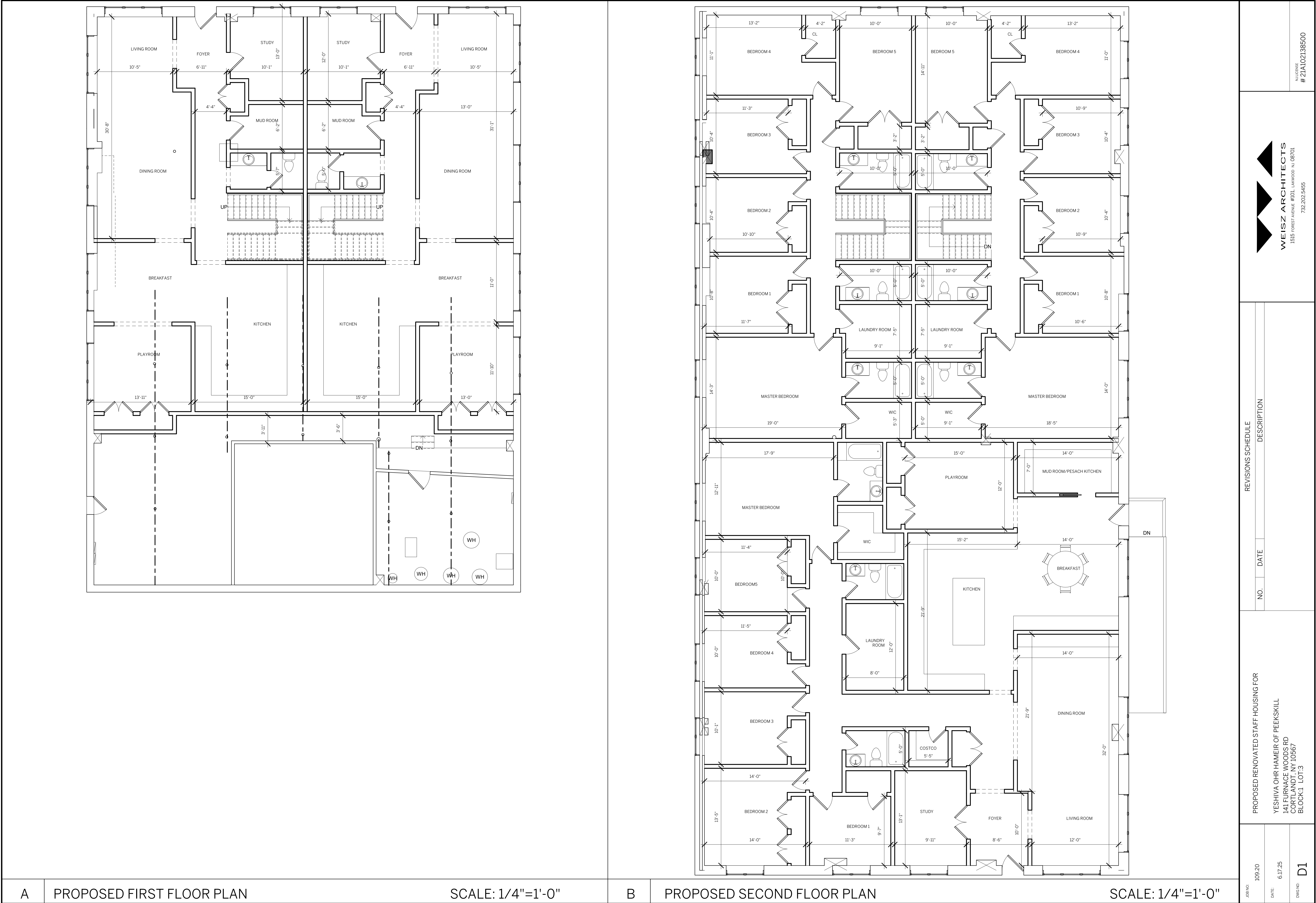


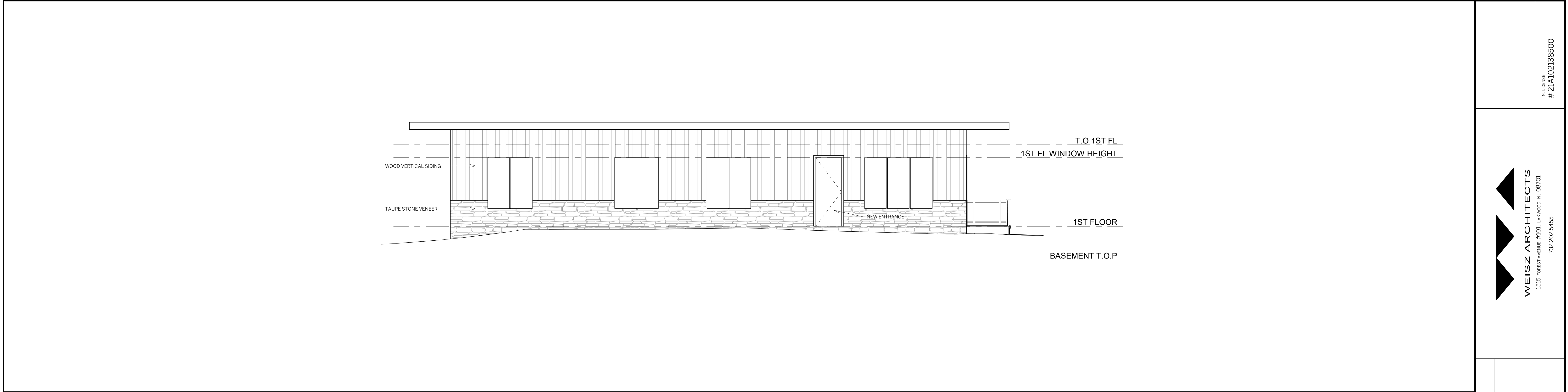
PROPOSED LEAF-OFF



EXISTING VIEW 5



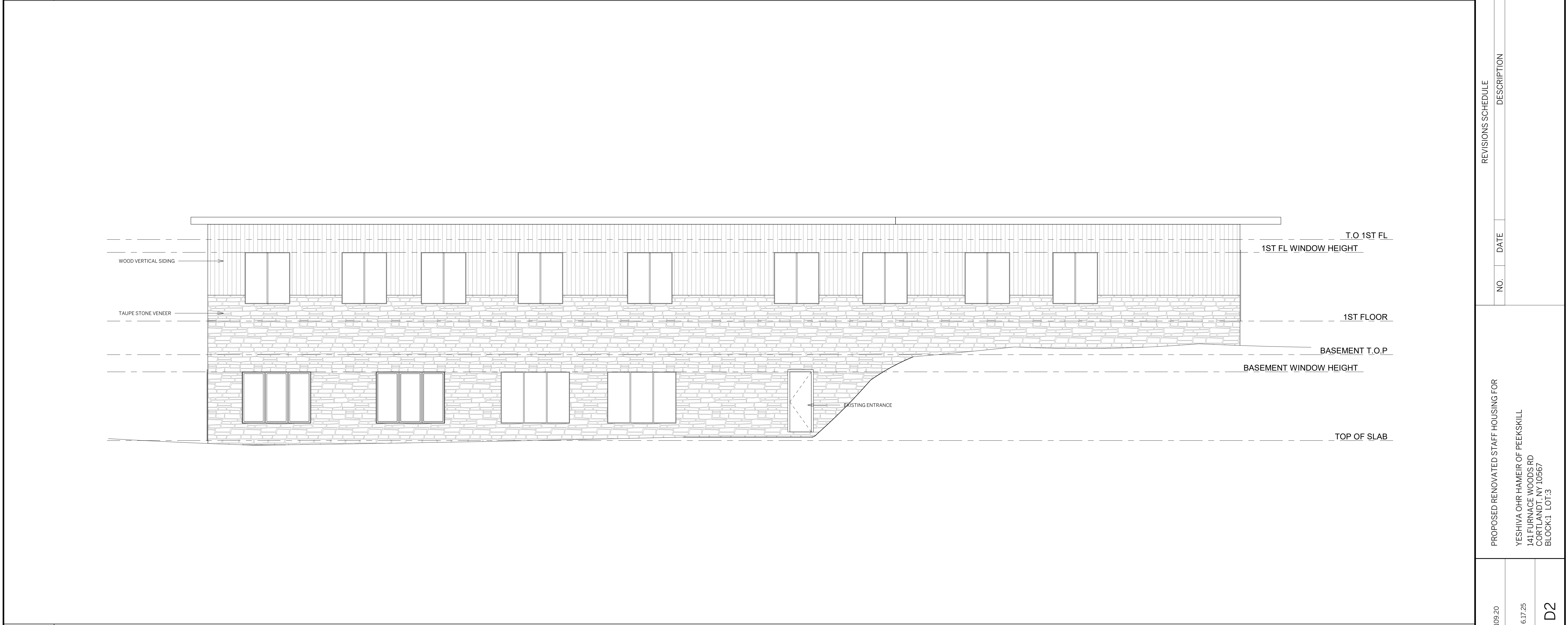




A

PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



B

PROPOSED LEFT ELEVATION

SCALE: 1/4"=1'-0"

WEISZ ARCHITECTS
1515 FOREST AVENUE #401, LAKWOOD, NJ 08701
732.202.5455

#21A102138500

REVISIONS SCHEDULE

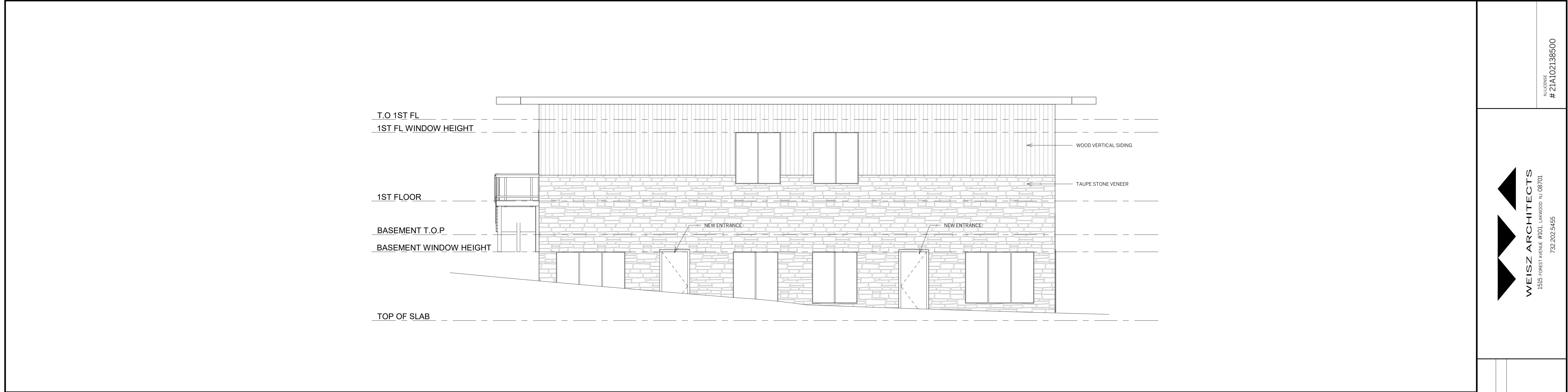
NO.	DATE	DESCRIPTION
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PROPOSED RENOVATED STAFF HOUSING FOR
YESHIVA OHR HAMEIR OF PEKSKILL
141 FURNACE WOODS RD
CORTLANDT, NY 10567
BLOCK 1 LOT 3

109.20

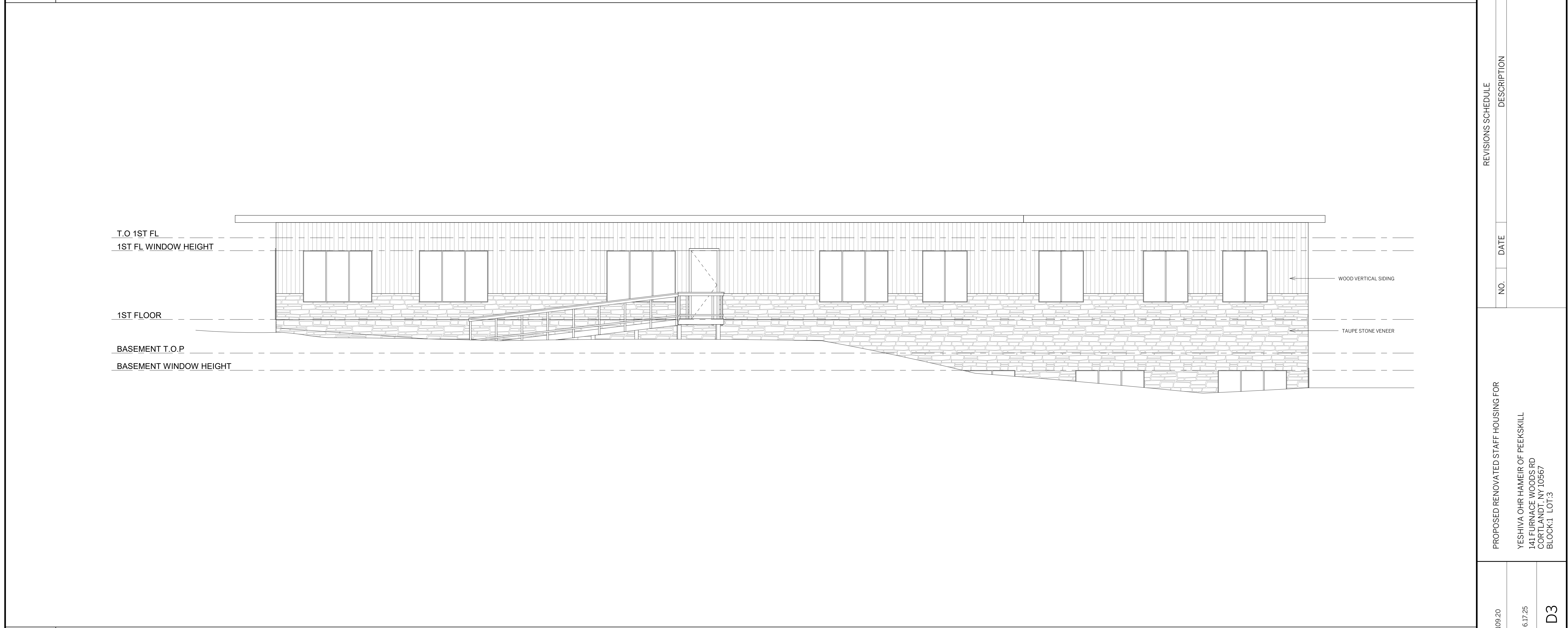
6.17.25

D2



A PROPOSED REAR ELEVATION

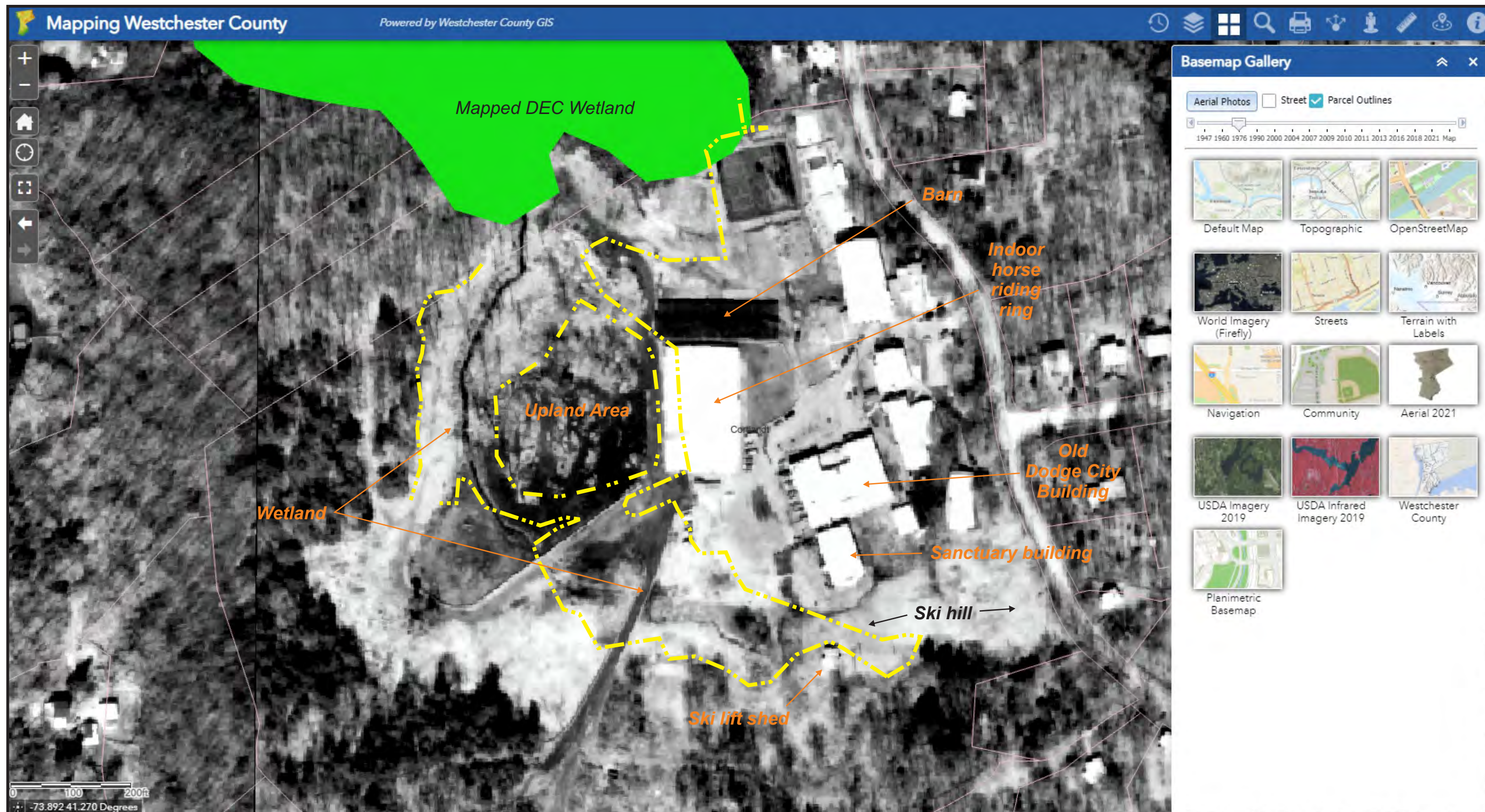
SCALE: 1/4"=1'-0"



B PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"

JOB NO: 105.20		PROPOSED RENOVATED STAFF HOUSING FOR		WEISZ ARCHITECTS 1515 FOREST AVENUE #101, LAKWOOD NJ 08701 732.202.5455		N.J. LICENSE # 21A102138500	
DATE: 6.17.25		YESHIVA OHR HAMEIR OF PEEKSKILL 141 FURNACE WOODS RD CORTLANDT, NY 10567 BLOCK 1 LOT 3					
DWG NO: D3							
REVISIONS SCHEDULE							
NO.		DATE		DESCRIPTION			



1976 Aerial Photo Showing Former and Existing Structures
Yeshiva Ohr Hameir/ Former Dude Ranch
Furnace Woods Road
Source: westchester County GIS



- Existing septic areas to be abandoned
- Former "ski hill" wetland to be restored
- New stormwater management area
- Existing asphalt to be removed
- Property given to town for pump station

Summary of Proposed Mitigation Measures
 Yeshiva Ohr Hameir
 Furnace Woods Road
 Town of Cortlandt, Westchester County
 Source: Dan Ciarcia, P.E.



Kenneth W. Jenkins
Westchester County Executive

Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

June 9, 2025

Chris Kehoe, AICP, Planning Director
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567-1254

**County Planning Board Referral File CTD 25-006 – Yeshiva Ohr Hamier
141 Furnace Woods Road
Site Plan and Special Permit Amendment**

Dear Mr. Kehoe:

The Westchester County Planning Board has received a site plan (revised April 18, 2025) and related materials for an application to expand an existing Yeshiva campus on a 37.68-acre property located at 141 Furnace Woods Road (SBL 44.12-1-3) within the R-40 – Single-Family Residential zone. The site contains a sanctuary building, classrooms, offices, a cafeteria, library, and student and staff housing, as well as recreational courts and unformalized parking lots. The site lies within a large-lot single-family residential neighborhood, with the rear of the property abutting the County's Blue Mountain Reservation. The park and the campus portion of the site are separated by a wooded area and wetlands located on the property.

The proposed redevelopment would extend the existing two-story sanctuary building to the south by 3,510 square feet. A new three-story, 48,228 square-foot dormitory and classroom building would be constructed north of the sanctuary building, atop a portion of land that had once contained a similar structure. An existing classroom building would be converted to staff housing. The existing unlined parking areas would be formalized to establish 42 parking spaces amongst three different lots. Existing driveways on the site would be maintained and continue to connect to Furnace Woods Road. A new stormwater detention basin is proposed, and the applicant is working with the Town to establish sewer connections for the site, as well as 135 neighboring properties. Due to the connection to the sewer, the applicant has requested the special permit to be amended to remove the existing 225-student limit, with the new limit to be determined by building and fire codes.

We have no objection to the Cortlandt Planning Board assuming Lead Agency status for this review. We note that the site is included within the Peekskill Sewer District, and remind the Town that any future connections to the District would require the County Board of Legislators to be notified as an Involved Agency under SEQR.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Construction within a regulated stream/wetland buffer.

The proposed development involves disturbance within a wetland buffer area. The County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided. This recommendation extends to the siting of stormwater management facilities. However, we note that the disturbance would be in relation to the extension of an existing building that exists within the buffer area. We recommend that the Town and the applicant work to ensure that sufficient measures are included within the landscaping plan to mitigate the disturbance to the wetland buffer.

We note the regulations for stream and wetland permitting through the NYS DEC have recently been updated. The applicant should submit a Parcel Jurisdiction Determination application to NYS DEC to identify any required permits for the proposed project. More information can be found at the NYS DEC website: <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination>.

2. Stormwater management.

We appreciate that the applicant proposes to install a stormwater detention basin to establish on-site stormwater controls within the property. We encourage the applicant to explore additional at-grade stormwater management solutions that treat runoff on-site wherever possible, such as using pervious paving for parking areas, or the installation of vegetative rain gardens within the landscaped areas.

3. Sewage flows

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Planning Board that municipal governments require the applicant to identify mitigation measures that will offset the projected increase in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable units.

The County Planning Board further recommends that the Town implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Town to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

4. Transportation demand management.

Ensuring that the transportation needs of residents, employees, and visitors are accommodated through means other than private automobiles is an important factor in reducing the dependency on private vehicle trips. The County's *Transportation Demand Management Toolkits* provides strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help avoid the need to park private vehicles. We recommend that the Town and applicant

review these *Toolkits*, which can be provided by the Planning Department, to ensure transportation needs are met while reducing the space set aside for vehicles. The County's Smart Commute Program can also assist employers to implement TDM strategies.

5. Recycling.

The Town should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

6. Green building technology.

We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development., including the consideration of solar arrays on the building rooftops, and electric vehicle parking capabilities within the proposed parking lot.

7. Universal Design.

We encourage the Town to consider the principles of universal design in this development, in addition to any building standards required by ADA regulations. Universal Design standards allow all residents and visitors to fully engage in our public spaces. Universal Design is also an important means of providing accessible pedestrian access and parking for persons with mobility issues. We specifically note that there appears to only be exterior staircases to the second floor of the sanctuary building, with no ADA access to the upper floor. The applicant should establish ADA accessibility to the second floor, either through a new elevator or a connection to the second floor of the proposed dormitory building, which is proposed to include an elevator.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Vincent Kopicki, Commissioner, Westchester County Department of Environmental Facilities
Craig Lader, Director of Transportation Planning, Westchester County Department of Planning
Heather Reiners, Smart Commute Program Coordinator, Westchester County DPW&T



TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP – Director

Planning Staff:
Heather LaVarnway, CNU-A, AICP
Michelle Robbins, AICP
Rosemary B. Lasher

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080

Town Supervisor
Richard H. Becker, MD

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

MEMORANDUM

TO: Planning Board Members

FROM: Chris Kehoe, AICP, Planning Director, Department of Planning & Community Development *CK*
Heather LaVarnway, CNU-A, AICP, Planner, Department of Planning & Community Development *HL*

SUBJECT: PB 2025-8 Application of BEB Capital, LLC for the property of Skyview/Westview LLC and Eastview/Southview, LLC for Site Plan approval, a Residential Reuse Special Permit (RRUSP) and for Tree Removal and Steep Slope permits for a proposed 70-unit residential development located on E. Main St. (Route 6), Regina Avenue and Lexington Ave. Section Block & Lots 24.07-1-1 & 2, 24.07-1-2, 4, 14, 20 & 21 and Section 24.11-1-2.

DATE: June 2, 2025

The Planning Department conducted a review of the subject application consisting of the following:

- A 5-page set of drawings entitled “Skyview, RRUSP Special Permit Application” Site Plan Application Drawings, Overlook Terrace” prepared by Ralph Peragine, P.E. Divney, Tung & Schwalbe, LLP latest revision dated April 1, 2025.
- 2-Page Survey prepared by Gallas Surveying Group dated December 23, 2024
- 7-page set of drawings entitled “Skyview” prepared by Raymond L. Beeler, III, R.A. dated April 1, 2025.
- Expanded Environmental Assessment Form dated April 4, 2025.
- Petition for Zoning Text Amendment dated April 4, 2025

Project Description: The subject application seeks a Residential Reuse Special Permit (RRUSP), Site Plan Approval, and Tree Removal and Steep Slope permits for a proposed 70-unit residential development located on U.S. Route 6, East Main Street, Regina Drive and Lexington Avenue. Of those, 42 units are proposed to be accessed from Route 6 and Regina Avenue and 28 units will be accessed from Lexington Avenue. The two areas are not proposed to be connected via a road but sewer and water utilities will be constructed between the two areas. The townhouse-style units will be a mix of two- and three-bedroom units, all being three levels with elevators, where some of the units will be “Uphill” units with garages facing the street, and some will be “Downhill” units with a recreation room and covered patio on the first floor and where parking is provided in adjacent surface parking areas. The units will range in size from approximately 2,400 sq. ft. to 3,100 sq. ft. The units are proposed to be condominium units, they will not be fee-simple ownership. The interior roads serving the facility will be private and the common areas will be managed by a Homeowner’s Association.

RRUSP Details: The applicant is seeking a RRUSP as per Chapter 37-94.2 of the Zoning Code (attached). The RRUSP was created to encourage the redevelopment of pre-existing non-conforming multi-family developments to provide for a wider variety of housing types, provide affordable units and encourage the redevelopment into attached or semi-attached housing units. The RRUSP permits the redevelopment to occur at a 1 to 1 ratio. Currently existing on the site are 58 units. In addition to seeking approval to construct

the 58 units the applicant is seeking a permitted bonus density of 12 additional affordable units for total of 70 units.

Zoning Text Amendment: The applicant has also submitted a Petition for a Zoning Text Amendment to the Town Board to modify two existing standards in the Residential Reuse Special Permit Section of the Town Code, §307-94.2. The applicant presented their proposed concept plan to the Town Board at a Town Board work session. The Town Board formally received the request at their regular meeting in April and referred it to the Planning Board. The requested amendments to the existing RRUSP are as follows:

- a. Request that the Section 307-94.2-C(4) be modified to empower the Town Board to grant additional building coverage of up to 200% of the existing building coverage. Currently the RRUSP requires that the maximum permitted building coverage shall not exceed 50% of the existing gross building coverage.
- b. Modify Section 307-94.2-C(3) to permit an average of 2.75 bedrooms per dwelling unit. Currently the RRUSP permits an average of 2 bedrooms per unit.

The Planning Board should review these proposed modifications and provide comments, if any, back to the Town Board regarding the two suggested changes.

Additional Staff Review Comments:

1. The property will be served by municipal sewer and water. Vehicular access to the property will be via a new connection to Regina Avenue (which connects to US Route 6 via an existing curb), and to Lexington Avenue via improvement to an existing vehicular access, creating a new 4-way intersection with Lawrence Road in the Town of Yorktown. Currently there is a 7:00am – 7:00pm left turn prohibition from Regina Avenue onto Route 6. The applicant submitted a Traffic Impact Study prepared by DTS Provident dated February 19, 2025. The Town will retain a traffic consultant, paid for by the applicant, to review the traffic impact study and make recommendations to the Planning Board. The subject survey shows a 50' wide public unimproved right-of-way parcel known as Hillside Avenue. The applicant shall confirm for the Planning Board that no connection or improvement to that parcel is proposed by this application.
2. The subject drawing shows an internal sidewalk network with a connection to an existing sidewalk on U.S. Route 6. The subject drawing does not show any sidewalks proposed along Regina Avenue. The applicant shall consider providing a sidewalk connection along Regina Avenue to Route 6.
3. A tree removal permit will be required as per Chapter 283 of the Town Code. A tree inventory shall be submitted showing the location, size, species and health of the trees and showing trees to be preserved and trees to be removed. The inventory shall be completed by a town-approved arborist.
4. A full landscape plan is required showing the number, size, species of all proposed plantings, including proposed landscaping/fencing/buffering for the proposed stormwater pond area. The proposed stormwater areas should be designed to look like naturally occurring ponds/wet areas versus engineered basins, and should include appropriate plant materials. The landscape plan shall be referred to the Conservation Advisory Council for their review and comment.
5. A complete set of elevation drawings, with the proposed colors and materials, shall be submitted for referral to the Town's Architectural Advisory Council (AAC) for their review and comment.

6. The applicant shall clarify for the Planning Board how they intend to meet the affordability requirements for the 12 proposed affordable units. The applicant shall submit a plan/narrative to explain what process the applicant will follow to market the units, income qualify potential owners/tenants, ensure ongoing compliance, etc. In addition, the applicant shall provide to the Planning Board a relocation plan for the existing tenants on the property.
7. A full Stormwater Pollution Prevention Plan (SWPPP) is required to be submitted for the subject property.
8. Section 265-11 (Subdivision) of the Town Code requires the reservation of land suitable for playgrounds or other recreational facilities or the deposit of moneys, currently \$6,000/unit, into a recreation fund in-lieu of such reservation of land. The applicant shall provide information to the Planning Board on how they intend to meet these requirements. The subject drawing shows two playground areas for the site. Additional details shall be provided for this play area.
9. As per section 307-22 of the Zoning Code parking areas with parking for 30 or more cars require landscaped areas comprised of a minimum of 5% of the total area within the perimeter of the parking area. The subject drawing shall be revised to show the required landscaping. The applicant shall also show the required number of handicapped parking spaces.
10. A full lighting plan, including photometrics and fixture specifications, is required as per §307-12.3 Outdoor Lighting Standards. Every effort should be made to provide low, evenly-distributed lighting throughout the parking and pedestrian areas of the site.
11. The subject site plan will require a Steep Slope permit as per Chapter 259 of the Town Code. A slope analysis plan has been submitted. The plan shall be modified to show areas of slope from 0-15%, 15-30% and over 30% and the amount of each area shall be quantified both in square footage and in acres. The applicant shall submit the analysis of the Standards for approval, Section 259-6 for the Planning Board to consider. Several of the proposed units appear to impact slopes of greater than 30%. The subject site plan shows significant retaining walls in both areas to be developed. Details of the retaining walls, including their height, shall be provided.
12. The subject drawing shall show the location, size and design of any proposed signage for the subject site.
13. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Full Environmental Assessment Form (see attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof, as applicable. The Planning Board declared their intent to be Lead Agent for the subject application on May 6, 2025.
14. Referrals of this application include the Westchester County Planning Board, the New York State Department of Transportation, the Westchester County Health Department, the New York State Department of Environmental Conservation, the U.S. Fish and Wildlife Service, the Lake Mohegan Fire District, The Town of Yorktown, the Town of Cortlandt Code Administration and Enforcement Division, the Town Conservation Advisory Council and the Town Architectural Review Council. The Planning Board Engineer shall provide a separate review memo.

cc: Dr. Richard Becker, Town Supervisor
James Creighton, Town Board Liaison
Chris Lapine, P.E., LaBella Associates
Michael Cunningham, Esq., Deputy Town Attorney
Gerhard Schwalbe, P.E., DTS Provident
Matt Steinberg, AICP, DTS Provident
David Steinmetz, Esq.
Ray Beeler, R.A.
BEB Capital

§ 307-94.2. Residential Reuse Special Permit. [Added 5-15-2007 by L.L. No. 10-2007]

- A. Intent and purposes. It is the intent and purpose of this section to create a special permit entitled "Residential Reuse Special Permit (RRUSP)." This special permit will allow the Town the opportunity to:
- (1) Construct new multifamily developments to replace preexisting non-conforming multifamily developments for sale or as rentals.
 - (2) Provide affordable housing units within multifamily developments.
 - (3) The intent is to achieve demolition of preexisting multi housing units and encourage their reconstruction as attached or semi-attached housing units.
 - (4) Provide the opportunity for a wider variety of housing types in the Town, including single-family homes, condominiums, town homes and apartments for elderly and young households and families of moderate income.
 - (5) Purpose. Creative reuse of smaller bungalow-type developments in the Town. Establish a more desirable living environment than would be possible through traditional subdivision in accordance with the standards established elsewhere in this article.
 - (6) Master Plan. Promote a development pattern in harmony with the objectives of the Town's Master Plan; specifically, those dealing with enhanced visual appearance of the Town.
- B. Eligibility. This article creates a special permit process and sets forth standards under which properties shall be considered eligible. In order to be eligible for such legislative consideration, lands must meet the following criteria:
- (1) Existing parcel or parcels of land that contain at least three or more preexisting residential units.
 - (2) Property may be developed at a maximum density of 20% over the existing number of residential units.
 - (3) At a minimum, all additional units over the existing number of units shall meet the Westchester County definition of affordable housing.
- C. Development standards and controls.
- (1) Bulk and area requirements will be established by the Town Board for each project. The setbacks must comply with the requirements of the district within which the proposed project is located unless it can be demonstrated to the satisfaction of the Planning Board that it is impracticable to comply, in which case the applicant will be allowed to have such setbacks as may be approved by the Planning Board but in no event shall they be less than the setbacks of the existing nonconforming structures.
 - (2) Building height. The maximum permitted building height within a RRUSP shall be 35 feet as determined by the Department of Technical Services.
 - (3) The total number of bedrooms shall not exceed an average of two bedrooms per unit.

- (4) Maximum coverage. The maximum permitted gross building coverage over the existing coverage on any RRUSP site shall not exceed 25% of the existing gross building coverage, except that the Town Board may allow a greater maximum coverage based on existing circumstances not to exceed 50%. **[Amended 1-12-2010 by L.L. No. 3-2010]**
- (5) Utilities, services and off-site improvements shall be provided as required by the Town.
- (6) This special permit shall take into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular and shall make any appropriate conditions and safeguards in harmony with the general purpose and intent of the Zoning Code and particularly with the standards contained in § 307-73.
- (7) Projects will be required to either provide new public recreation areas or to pay a recreation fee as required under § 265-11 of the Subdivision Ordinance and Local Law No. 2 of the year 2002.¹

D. Application procedure.

- (1) The applicant is encouraged, prior to formal submission of the application for Residential Reuse special permit, to meet in a preapplication conference with the Town Board and/or Town staff to review the requirements and procedures defined herein and to discuss the general planning concepts for the proposed development.
- (2) The application and approvals procedure is as follows:
 - (a) The approval of a RRUSP can only be granted by a special permit by the Town Board subject to the following procedure:
 - [1] Step 1: Submission of the RRUSP application to the Town Clerk. The applicant shall submit 25 copies of the application and fee (to be determined by the Town Board) for the special permit and site development plan approval to the Town Clerk, who shall place it on the next available agenda of the Town Board.
 - [2] Step 2: Preliminary Town Board action. The Town Board will make a determination of the completeness of the application after a review with appropriate departments of the contents of the application as enumerated below.
 - [3] Step 3: If the Town Board wishes to advance the application, the RRUSP application is referred to the Planning Board with or without the Town Board's suggestion for offsite betterments. At this step, the applicant is required to pay an additional fee to the Town at the rate as established by the Town Board for subdivisions or site plans at the time of the application.
 - [a] Other referral. To further assist in its rezoning review, the Town Board and/or Planning Board may refer the RRUSP application to any such

1. Editor's Note: See Ch. 168, Fees, Art., I.

agencies or officials of the town, county or state government as the Board may determine appropriate.

- [b] Public notice requirement: The applicant is required to comply with § 307-41C of the Zoning Code with respect to notification of the public hearing on this application.
- [4] Step 4: Review of the RRUSP application and Site Development Plan by the Planning Board.
- [a] The RRUSP Application and Site Development Plan application is referred to the Planning Board for SEQRA review and recommendation to the Town Board. During this step the Town Board will receive periodic updates from the Planning Board as part of the coordinated review procedure. If the Town Board deems it necessary, it may schedule additional Joint Planning Board/Town Board meetings.
 - [b] Upon completion by the Planning Board of the SEQRA review, the Planning Board will then recommend to the Town Board that the RRUSP application be approved or denied. Said recommendation shall include:
 - [c] Legal assurances. The applicant is required to submit a title report of the subject property to the Town's legal department. Each application for detailed site plan approval shall be accompanied by appropriate legal documents as may be necessary to provide for and assure that continued proper future maintenance and ownership responsible for all common areas, facilities and utilities within each stage of development or section thereof.
 - [d] Other assurances. The Planning Board may condition its approval upon the applicant obtaining any other necessary approvals, licenses or permits from the appropriate town, county, state or federal agencies having jurisdiction thereof.
 - [e] Compliance with standards. In arriving at a recommendation to the Town Board to approve or disapprove the RRUSP Development Plan application, the Planning Board shall have conducted a SEQRA review to determine whether the proposed uses meet the standards set forth in this section.
- [5] Step 5: Decision of Town Board. Upon receipt of the Planning Board's resolution, 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 schedule a public hearing, and following said hearing, may, by resolution, act either to approve, approve with modification or disapprove the RRUSP special permit application. If approved, the application will be referred back to the Planning Board for site development plan and/or preliminary and final subdivision approval. There

will be no additional fees at this step.

- [6] Step 6: Site development plan approval and subdivision approval by the Planning Board. Upon receipt of the Town Board's approval of the project, the Planning Board shall grant preliminary and final subdivision and site development plan approval consistent with the Town Board's approval.

E. Contents of application. The Site Development Plan shall be drawn at a scale of not less than one inch equals 100 feet and may consist of one or more sheets indicating the following information:

- (1) Ownership. Property lines and the names of all adjoining streets and property owners.
- (2) Site and neighboring uses. A map and photographs showing the uses of land on the site and adjacent to the site and a location map showing roads, parcels buildings and zoning districts within 500 feet of the proposed site.
- (3) Applicant and owner. The name and address of the applicant, the property owner, and if the applicant is other than the property owner, evidence of his authority to act, and name and address of the planner, engineer, architect, surveyor and/or other professionals engaged to work on the project.
- (4) Topography. Topographic information, including contours with a vertical interval of no more than two feet and shall be in 1929 NYSVD.
- (5) Features. Existing natural and man-made features, including streams, wetlands, significant outcroppings, stone walls, floodplains, slopes over 15%, slopes over 30%, buildings and other improvements.
- (6) Circulation. The proposed elements of the vehicular and pedestrian circulation system.
- (7) Land use plan. A land use plan showing the proposed uses of the site including open spaces and recreation area(s), the location of residential areas, their type, size and composition, any area of nonresidential use, sites reserved for public utilities, etc.
- (8) Shadow plan. Shadow plan indicating shadows cast by all proposed buildings at the winter solstice (December 21), for the purposes of assuring access to sunlight, must be submitted to the Planning Board.
- (9) Utilities and services. The nature and location of all utility and service systems and facilities, including sewer, water, storm drains, public utilities, refuse collection and antenna hookups.
- (10) Written statement. The written statement accompanying the special permit development plan shall consist of a text description of the proposed plan indicating how it will serve to implement the intent and purpose of such developments as set forth in this section, a preliminary analysis estimating the various quantitative elements of the plan, including the number of residential dwelling units (by type) calculated in accordance with the allowable density formula, the amount of nonresidential floor space, the number of off-street parking facilities, as well as the types of planned recreation facilities, proposals for the construction, operation and maintenance of all recreation facilities, open space,

parking areas, walkways, utilities, roads and other common lands and facilities will be assured. The statement shall include a table or listing showing how each of the development requirements of this article has been met in the proposed plans.

- (11) Staging plan. A proposed plan indicating the approximate staging of building construction and related improvements within the RRUSP, including the general order of construction and the estimated timing of each stage, must be submitted to the Planning Board. The staging plan shall be designed to assure that future residents of the first sections of the development shall have adequate services, including all utilities, streets, recreational facilities and landscaping, to suit their needs, even if future stages do not materialize.
- (12) Environmental documents. The application must in all respects comply with the New York State Environmental Quality Review Act (SEQR).² A full environmental assessment form shall be submitted to the Planning Board. If determined necessary, an EIS will be prepared in accordance with the requirements of SEQR, which will describe the anticipated physical impacts of the proposed development, including any negative impacts that may result and actions planned by the applicant to mitigate them.
- (13) List of approvals required. A list of approvals required from various governmental agencies prior to proceeding with the first stage and any subsequent stage of development must be submitted to the Planning Board.
- (14) The Planning Board and/or the Town Board may require the presentation of a 3-D model of the proposed development.
- (15) Fees. Initial application to the Town Board shall be accompanied by an application fee to be determined by the Town Board. If the application is referred to the Planning Board for further consideration, the Planning Board application fees shall be those that are in effect at the time for site plan and/or subdivision applications. In addition, administrative and escrow fees-will be required for SEQRA reviews.
- (16) Public hearing on special permit and site development plan. During the application process, the Planning Board shall hold public hearings on the application with appropriate legal notice, and the applicant will be required to comply with § 307-41 C of the Zoning Code with respect to notification of the public hearings on this application.
- (17) Joint meeting with the Town Board and Planning Board. The application will be reviewed at a joint meeting of the Town Board and Planning Board.
- (18) Other referral. The Town Board and/or Planning Board may refer the proposed site development plan to any such agencies or officials of the Town, county or state government as the Board may determine appropriate.

2. Editor's Note: See Article 8 of the Environmental Conservation Law.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Skyview		
Project Location (describe, and attach a general location map): 3275 Lexington Avenue (tax parcel ID 24.11-1-2), 5 Skyview Avenue (24.7-2-4), 9 Regina Avenue (24.7-2-2), 17 Regina Avenue (24.7-2-21), 19 Regina Avenue (24.7-2-20), 3211 East Main Street (24.7-1-1) 3219 East Main Street (24.7-1-2), Town of Cortlandt, New York		
Brief Description of Proposed Action (include purpose or need): Proposed redevelopment of existing 58 cottages under the Town's Residential Reuse Special Permit (RRUSP) with 70 townhouses and associated improvements. A zoning text amendment is proposed to §307-94.2 of the Town Code to allow the Town Board to increase the maximum building coverage and total number of bedrooms under a RRUSP.		
Name of Applicant/Sponsor: BEB Capital, LLC	Telephone: E-Mail:	
Address: 26 Harbor Park Drive		
City/PO: Port Washington	State: NY	Zip Code: 11050
Project Contact (if not same as sponsor; give name and title/role): Dan Penaro	Telephone: 516-207-7442 E-Mail: dpenaro@bebcapital.com	
Address: 26 Harbor Park Drive		
City/PO: Port Washington	State: NY	Zip Code: 11050
Property Owner (if not same as sponsor): Eastview/Southview Realty, LLC (3275 Lexington Avenue; 9, 17, 19 Regina Avenue) and Skyview/Westview, LLC (3211, 3219 East Main Street; 5 Skyview Avenue)	Telephone: 516-207-7442 E-Mail: dpenaro@bebcapital.com	
Address: C/O Beb Capital, LLC		
City/PO: Port Washington	State: NY	Zip Code: 11050

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Special Permit Application Approval, Town Sewer District (extension or creation), Zoning Text Amendment	
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Site Development Plan, Special Permit Application, Tree Removal, Steep Slopes	
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Westchester County DOH - Water main and Sanitary Sewer Westchester County Department of Planning - GML239 Referral	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC - SPDES Stormwater General Permit NYSDOT - Highway Work Permit Perm 33	
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R-40 (Single-Family Residential) and CD (Designed Commercial)

b. Is the use permitted or allowed by a special or conditional use permit? Residential Reuse Special Permit (RRUSP) ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Lakeland Central School District

b. What police or other public protection forces serve the project site?

NYS Police & Westchester County DPS

c. Which fire protection and emergency medical services serve the project site?

Mohegan Fire Department

d. What parks serve the project site?

Muriel H. Morabito Community Center, Michael C Mongero Veterans Memorial Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Residential

b. a. Total acreage of the site of the proposed action?	<u>±15.6</u>	acres
---	--------------	-------

±15.6 acres

b. Total acreage to be physically disturbed?	<u>±9</u>	acres
--	-----------	-------

±9 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	±19.5	acres
--	-------	-------

±19.5 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes, _____

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes: _____

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	70 (townhomes)

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 20,680 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Cortlandt Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Exptension of lines in order to supply the proposed project
- Source(s) of supply for the district: Northern Westchester Joint Waterworks

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 22,750 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Peekskill Wastewater Treatment Facility
- Name of district: Peekskill Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No

- Do existing sewer lines serve the project site? - Will a line extension within an existing district be necessary to serve the project? If Yes: - Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☒ Yes ☐ No
Extension of sewer mains from existing sewer located in Regina Avenue within area previously identified as future Cortlandt Blvd East Sewer Improvement Area _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: - Applicant/sponsor for new district: _____ - Date application submitted or anticipated: _____ - What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>±4.3</u> acres (impervious surface) _____ Square feet or <u>15.6</u> acres (parcel size) ii. Describe types of new point sources, inlets, catch basins, stormwater basins _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? On-site stormwater detention systems, other on-site infrastructure, storm sewer in public right-of-way _____ _____	☒ Yes ☐ No
If to surface waters, identify receiving water bodies or wetlands: _____ _____	
Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☒ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: _____ Tons/year (short tons) of Carbon Dioxide (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No N/A If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction:* • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: Residential: 24 hours per day / 7 days a week • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction:* • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A	ii. During Operations: Residential: 24 hours per day / 7 days a week • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction:* • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A	ii. During Operations: Residential: 24 hours per day / 7 days a week • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

*Per Town Code Chapter 197

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: TBD _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±2	±4.3	±2.3
• Forested	--	--	--
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	--
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	--
• Wetlands (freshwater or tidal)	--	--	--
• Non-vegetated (bare rock, earth or fill)	--	--	--
• Other Describe: <u>Wooded areas, landscape areas, lawn areas</u>	±13.6	±11.3	±(2.3)

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i>	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> The Sentinel of Mohegan Lake (senior assisted living located over 900 feet northeast of the Project Site)	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	☐ Yes ☒ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ > 6 _____ feet																	
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0.7 _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Paxton fine sandy loam (PnC)</td> <td style="text-align: right; border-bottom: 1px solid black;">27.8</td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Charlton fine sandy loam (ChC)</td> <td style="text-align: right; border-bottom: 1px solid black;">14.3</td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Charlton-Chatfield complex (CrC)</td> <td style="text-align: right; border-bottom: 1px solid black;">34.9</td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> </table>		Paxton fine sandy loam (PnC)	27.8	%	Charlton fine sandy loam (ChC)	14.3	%	Charlton-Chatfield complex (CrC)	34.9	%							
Paxton fine sandy loam (PnC)	27.8	%															
Charlton fine sandy loam (ChC)	14.3	%															
Charlton-Chatfield complex (CrC)	34.9	%															
d. What is the average depth to the water table on the project site? Average: _____ > 6 _____ feet																	
e. Drainage status of project site soils: ☒ Well Drained: _____ 100 _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained _____ % of site																	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 14 _____ % of site ☒ 10-15%: _____ 17 _____ % of site ☒ 15% or greater: _____ 69 _____ % of site																	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																	
h. Surface water features.																	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No																	
ii. Do any wetlands or other waterbodies adjoin the project site? *Wetlands located over 400 feet west of the Project Site * ☒ Yes ☐ No																	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.																	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No																	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">•</td> <td style="width: 15%;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td colspan="3">Wetland No. (if regulated by DEC) _____</td> </tr> </table>		•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC) _____		
•	Streams:	Name _____	Classification _____														
•	Lakes or Ponds:	Name _____	Classification _____														
•	Wetlands:	Name _____	Approximate Size _____														
•	Wetland No. (if regulated by DEC) _____																
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes:																	
i. Name of aquifer: _____																	

m. Identify the predominant wildlife species that occupy or use the project site: typical suburban species _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Taconic State Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic byway</u> iii. Distance between project and resource: <u>1.75</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BEB Capital, LLC Date 4/4/2025

Signature  Matthew N. Steinberg, AICP Title Senior Associate
DTS Provident Design Engineering, LLP



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Kenneth W. Jenkins
Westchester County Executive

Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

June 9, 2025

Chris Kehoe, AICP, Director of Planning
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567-1254

**County Planning Board Referral File CTD 25-005 – Skyview
3211 East Main Street
Zoning Text Amendment, Site Plan, and Special Permit**

Dear Mr. Kehoe:

The Westchester County Planning Board has received a proposed local law to amend the text of the Cortlandt Zoning Ordinance regarding the Residential Reuse Special Permit (RRUSP). The RRUSP is an existing mechanism that permits the redevelopment of existing low-density multifamily areas into medium-density multifamily building clusters. The applicant has requested the Town to amend the zoning requirements to permit an increase in the maximum building coverage from 50% to 100% over existing circumstances for a property utilizing the RRUSP. Also, they request an increase in the number of bedrooms per dwelling unit from 2 to 2.75.

Should the zoning amendment be adopted, the applicant has submitted site plans (dated April 1, 2025) to construct a new townhouse development on a seven-lot, 15.6-acre site with frontage on East Main Street, Regina Avenue, and Lexington Avenue (SBLs 24.11-1-2; 24.7-2-2, 4, 20, & 21; and 24.7-1-1&2). The site is split-zoned between the CD – Designed Commercial and R-40 – Single-Family Residential zones. The site currently hosts 58 bungalow-style dwelling units separated into two groups, which are stated by the developer to be in disrepair. The northern group is arrayed along Skyview Road, which connects to East Main Street and Regina Avenue. The southern group is arrayed along a common driveway that connects to Lexington Avenue across from Lawrence Road. The two groups are separated by a wooded area with steep slopes. All existing buildings and driveways would be demolished.

The proposed townhouse development would contain 70 units (22 two-bedroom and 48 three-bedroom) arranged within 17 buildings. Twelve of the units would be set as affordable housing under the County's definition, as required by the RRUSP. Each unit would consist of two stories and a basement level, with some units including a basement garage. 171 total parking spaces are proposed for the site, including resident garages and parking lots.

Ten buildings would be located within the northern section of the site, arrayed around a redesigned Skyview Avenue that would continue to connect to East Main Street and Regina Avenue, however the Regina Avenue entrance would be relocated south. A parking lot totaling 39 spaces would be located in this section to provide parking for residents without a basement garage, as well as visitors. Seven buildings would be located within the southern section of the site, which would continue to access Lexington Avenue and dead-end within the site. Associated parking lots for this section would contain 39 spaces. Both sections would include a playground area, and sidewalks would front the proposed driveways and connect to the streets. A pathway is also proposed to connect the two sections through the

wooded area between them. Stormwater detention basins are proposed to manage increase in flow, and retaining walls would be installed to manage the terrain.

We have no objection to the Cortlandt Planning Board assuming Lead Agency status for this review. We note that should the developer intend to apply for County affordable housing funding, the Westchester County Board of Legislators should be identified as an Involved Agency and supplied with Lead Agency notification.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Consistency with County Planning Board policies.

The County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995, call for directing new development to existing centers where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. We appreciate that the proposed zoning amendment and development would direct an appropriate level of residential density to the area and provide much needed additional housing for the Town and County.

However, we are concerned that the RRUSP mechanism does not include provisions regarding the potential displacement of existing residents within redevelopment sites. This is particularly an issue within potential RRUSP locations, as the existing housing stock in these areas could be considered by its nature affordable. We note that 58 existing residential units would be removed from the site, with the status of any residents not indicated in the submission. The proposed zoning amendment should include a provision that would require the applicant to submit a plan for rehousing displaced residents, such as moving cost subsidies and real estate assistance provided by the developer.

2. Affirmatively Furthering Fair Housing (AFFH).

We are supportive of the applicant including the required 12 affordable units within the development, and note that they are intended to meet the County's definition of affordable housing. We note that this definition is coded within the County's Affirmatively Furthering Fair Housing guidelines. While we appreciate that the RRUSP requires affordable housing when applicants intend to apply the special permit, we recommend that the Town reviews the County's [Model Ordinance Provisions](#) for guidance in providing fair and affordable housing throughout Cortlandt. The County developed these Provisions to standardize the affordable housing programs across Westchester to make it easier for municipalities, residents, and developers to understand qualifications and requirements, and to provide fair housing throughout all municipalities. The Model Ordinance also includes guidance regarding marketing, compliance, and income requirements.

3. NYS DOT review.

East Main Street (US Route 6) is a State highway. The Town should forward a copy of the application to NYS DOT to identify any required permits for the proposed project and to evaluate potential traffic impacts to East Main Street.

4. Transportation demand management.

We note that the zoning code requires 140 parking spaces, yet the applicant is proposing to provide 171. We question the need for an excess of 31 parking spaces, which would remove a forested section of the property and affect slopes within the site, and believe facilitating alternative means of transportation could promote a less intrusive manner of providing access to the site.

The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including excessive parking on the site. We recommend that the Town and applicant review these *Toolkits*, which can be provided by the Planning Department, to determine whether additional parking on the site is truly needed. The County's Smart Commute Program can also assist employers to implement TDM strategies.

5. Bee-Line bus access.

We note that multiple Bee-Line bus routes traverse East Main Street near the site, however the closest bus stops are located northeast at the corner of Lexington Avenue in the Lake Mohegan hamlet center. This development, along with the recently constructed Meadowbrook Commons across Regina Avenue, may induce demand for a new bus stop at the corner of Regina Avenue and East Main Street. Another bus stop may be considered for the Lawrence Road and Lexington Avenue intersection, where the southern area of housing is proposed. The applicant should consult Bee-Line's [Bus Stop Planning, Design and Placement Guidelines](#) and work with the County Planning Department and NYS Department of Transportation staff to determine the appropriate locations for bus stops to serve this development. The location of a crosswalk on East Main Street should also be examined to ensure safe access between the bus stops.

6. Pedestrian connectivity.

We appreciate that the applicant is proposing interconnected sidewalks and pathways throughout the site, which would connect to the existing sidewalk along East Main Street. We recommend that the Town continue to develop the sidewalk network within this neighborhood as redevelopment continues, especially along Lexington Avenue.

7. Construction on steep slopes.

County Planning policy promotes the preservation of steep slopes and recommends against the excessive removal of rock from our ridgelines. Intense regrading practices not only alters the character of a neighborhood, but also increases the risks of flooding, erosion, and ground destabilization. The Town should ensure that potential environmental impacts from the proposed disturbance to the slopes on the site are remediated, including the increase in downhill stormwater runoff, the potential for landslides, and the reduction of vegetation.

8. Stormwater Management.

We note that the impervious surface coverage for the site would be increased due to the proposed development, and appreciate that the applicant is considering aboveground detention basins to accommodate this increase. The applicant should be encouraged to explore additional at-grade stormwater management solutions that treat runoff on-site wherever possible, such as utilizing pervious paving for parking areas or including vegetative rain gardens within the landscaping plan.

9. Tree removal remediation.

While we appreciate that a portion of the property would be maintained as woodland, a large number of trees would be removed from the heavily wooded site. The applicant should specify how the development will abide by the Town's tree preservation requirements. Locations of new trees to be planted should be included in the landscaping plan, or if to be provided offsite, in an explanation in the narrative.

10. Recycling provisions.

The City should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

11. Universal Design.

We encourage the Town to consider the principles of universal design in this development, in addition to any building standards required by ADA regulations. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place, as well as to provide accessible pedestrian access and parking for persons with mobility issues.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Anne Darelus, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8
Craig Lader, Director of Transportation Planning, Westchester County Department of Planning
Heather Reiners, Smart Commute Program Coordinator, Westchester County DPW&T
Paul Januszewski, Vice President - Project Executive, MTA Construction and Development (TOD)

June 13, 2025

Town of Cortlandt
Department of Planning and Community Development
1 Heady Street
Cortlandt Manor, NY 10567
Attn: Chris Kehoe, AICP, Director

RE: Traffic Engineering Consulting Review – Skyview Residential Development, Town of Cortlandt, Westchester County, NY

Dear Mr. Kehoe:

On behalf of the Town of Cortlandt, LaBella Associates DPC (LaBella) has performed a traffic and transportation engineering review of the proposed Skyview residential development with site access on Regina Avenue, south of East Main Street (a.k.a. US Route 6), East Main Street east of Regina Avenue, and Lexington Avenue across from Lawrence Road in the Town of Cortlandt. In conducting this review, the following documents were considered and evaluated:

1. Traffic Impact Study (TIS) prepared by DTS Provident (DTS), dated February 19, 2025
2. Site Development Plan prepared by Gallin Beeler Design Studio, dated April 1, 2025

Project Background

The subject site is located in the Town of Cortlandt, Westchester County. The site is located between Regina Avenue and Lexington Avenue, south of East Main Street (US Route 6). The project proposes 70 townhouses and approximately 129 parking spaces that would be built on two parcels within the subject site, connected by a pedestrian path.

- One parcel would include 42 townhouses with driveway access on Regina Avenue south of East Main Street and on East Main Street east of Regina Avenue. The driveway on Regina Avenue would be located just south of Skylark Road. The access on East Main Street would consolidate three existing curb cuts into one and would be located at the eastern-most driveway to the Skyview Apartment complex. This parcel includes 69 parking spaces (including 28 indoor/driveway spaces). The Site Development Plan identifies 34 existing residential units on this parcel that would be removed as part of the project.
- The second parcel would include 28 townhouses with driveway access on Lexington Avenue at an existing curb cut opposite Lawrence Road. This parcel includes 60 parking spaces (including 20 indoor/driveway spaces). The Site Development Plan identifies 24 existing residential units on this parcel that would be removed as part of the project.

This review letter evaluates the potential impact of the proposed Skyview residential development on the roadway network. Based on information from the project's traffic



consultant, DTS Provident, there have been discussions with the NYSDOT regarding the need for time-of-day turn restrictions at some of the project driveways since the submission of the TIS. Turn restrictions during peak hours will result in the need to reroute project-generated trips and modify the TIS; this review considers that changes will be made to the traffic analyses and that additional review may be needed once the TIS is updated.

TIS Review

1. In general, the DTS TIS follows industry-accepted methodologies to assess the potential traffic impact of the development on the adjacent roadways.
2. Six study intersections (three existing and three future driveways) were counted and analyzed for operational/level of service impacts. Weekday morning and weekday evening peak-hour volumes were collected as part of the study.
3. LaBella suggests that the applicant install an automatic traffic recorder (ATR) to collect volume, speed, and classification data along the site frontage on East Main Street and on Lexington Avenue to validate the manual turning movement counts and to confirm the prevailing speed, which can be used to inform a sight distance analysis.
4. DTS states that the study peak hours are in the morning from 8:00 AM to 9:00 AM and evening from 4:00 PM to 5:00 PM. LaBella concurs with this finding.
5. DTS applied a 2.0% background traffic growth rate. LaBella suggests that DTS confirm there are no additional planned projects in the study area as it is not explicitly stated in the TIS.
6. The TIS utilized the Institute of Transportation Engineering (ITE) *Trip Generation Manual*, 11th Edition, to determine the number of trips generated by the proposed townhomes. Table 2.1 of the TIS presents trip generation for the single-family residential uses that were calculated based on Land Use Code (LUC) 215 "Single Family Attached Housing". LaBella does not concur with the findings. LaBella suggests that DTS confirm the use of the average trip generation rates for LUC 215 as they yield greater trip generation estimates.
 - a) The TIS states that during the AM peak hour, the residential units with access on Regina Avenue will generate 17 total trips (4 in and 13 out) and those with access on Lexington Avenue will generate 9 total trips (2 in and 7 out). The total AM peak hour trip generation would be 26 trips (6 in and 20 out).
 - b) The TIS states that during the PM peak hour, the residential units with access on Regina Avenue will generate 22 total trips (13 in and 9 out) and those with access on Lexington Avenue will generate 13 total trips (8 in and 5 out). The total PM peak hour trip generation would be 35 trips (21 in and 14 out).

Based on a review of average ITE trip rates for LUC 215, the project trip generation would be slightly greater as shown in the table below. The No Build and Build traffic volumes, analyses, LOS tables, and figures should be updated accordingly.



Trip Generation Estimates								
Land Use (Code)	Size	Unit	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Attached Housing (215)	42	DU	5	15	20	14	10	24
	28	DU	3	10	13	9	7	16
Total	70	DU	8	25	33	23	17	40

7. Figures 5 through 8 show the arrival and departure distributions for the development for each parcel separately. The distributions represent possible traffic patterns of future residents. LaBella concurs with the macro-level assumptions. DTS Provident has disclosed that there have been discussions with NYSDOT regarding the need for time-of-day turn restrictions at one of the project driveways since the submission of the TIS. There are existing left-turn restrictions from Regina Avenue from 7:00 AM to 7:00 PM; these turn restrictions may be required at the project driveway on East Main Street as well. Turn restrictions will result in the need to modify the arrival and departure distributions at the project driveway on East Main Street. Additional review may be needed once the TIS is updated.

8. Figures 5 and 7 reference the "43 Townhouse Lot" and should be revised accordingly.

9. Page 18 of the TIS states that "the analysis contained herein is conservative since it does not take any credit for the existing development on site". LaBella concurs that conducting a conservative analysis is appropriate but has identified instances where the analysis is inconsistent with this statement. For consistency, clarity, and accuracy, LaBella suggests that the analyses, figures, and report text be revised based on the assumption that the traffic volumes generated by the existing residential units on the Project Site are conservatively included in the existing count data at the study intersections on East Main Street with Baker Street/Canal Street, Regina Avenue, and Lexington Avenue. However, the entering/exiting volumes at the Project driveways are assumed zero for analysis conditions since the existing residential units will all be removed as part of the project.

10. Section 3.6 "Location No. 6 – Lexington Avenue & Site Driveway" describes the intersection as a three-legged unsignalized intersection. The Site Plan illustrates that the Project driveway will be located across from Lawrence Road, an existing street. LaBella suggests that the analyses, figures, LOS tables, and report text be revised such that this intersection is analyzed as a four-legged intersection under Existing, No Build, and Build conditions.

11. Section 2.1 "Description of Existing Roadway Network", Section 3.2 "Location No. 2 – East Main Street & Regina Avenue" and Section 3.4 "Location No. 4 – East Main Street & Site Driveway" do not include mention of existing eastbound queues on East Main Street. LaBella conducted a site visit and a qualitative review of the conditions at the study intersections on East Main Street and noted that eastbound queues extend at least 1,500 feet towards Regina Avenue. LaBella suggests that DTS present/analyze queue lengths on East Main



Street to determine if queues impact the ability for drivers to enter/exit the Project driveway and/or Regina Avenue.

12. Section 2.1 "Description of Existing Roadway Network", Section 3.2 "Location No. 2 – East Main Street & Regina Avenue" and Section 3.4 "Location No. 4 – East Main Street & Site Driveway" do not include mention of existing time-of-day turn-restrictions. DTS Provident has noted that there have been discussions with NYSDOT regarding the need for time-of-day turn restrictions at the project driveway on East Main Street (US Route 6) that were not analyzed in the TIS dated February 19, 2025. Turn restrictions during peak hours will result in the need to modify the TIS.

13. DTS provided an overview of crashes over a seven-year period. The period start date and end date should be specified. In general, DTS should provide crash summary tables for intersections and segments. The tables should present the total number of crashes per intersection, intersection type, severity, and contributing factors. DTS should also determine if the crash rates for each intersection and/or roadway segment is above the statewide average. LaBella recommends that the applicant describe possible ways to mitigate the crash history at intersections and along segments that exhibit a crash rate higher than the statewide average.

14. The TIS states that one fatality occurred on East Main Street at Regina Avenue. Site-generated traffic will be added to this roadway segment based on the trip distribution and assignment presented in the TIS. LaBella concurs with the statement in the TIS that the proposed Project is not anticipated to increase accident rates in the study area. LaBella also concurs that the upgraded access (understood as the consolidation of three existing driveways to one) along East Main Street will enhance the vehicle/pedestrian safety in the immediate vicinity of the proposed Project.

15. A detailed parking analysis was not provided in the TIS. Based on a review of the Town of Cortlandt zoning code, Section 300-83: Off-street parking requirements, single-family dwellings and townhouses require two parking spaces per dwelling unit, which would result in the need for 140 parking spaces (2 each for 70 dwelling units). Based on a count of parking spaces and driveways in the Site Plan, a total of 129 parking spaces would be provided as part of the proposed Project (69 spaces on the parcel with access to East Main Street (US Route 6) and Regina Avenue, and 60 spaces on the parcel with access to Lexington Avenue. The ADA-accessible parking spaces appears to be provided only on the parcel with access to Lexington Avenue. LaBella suggests that the applicant confirm the number of spaces required for the proposed Project, if the parking spaces must be provided on each parcel based on the number of dwelling units, and if ADA accessible parking spaces are required on each parcel.

Site Development Plan Review

1. Section 2.1 "Description of Existing Roadway Network" and Section 3.6 "Location No. 6 – Lexington Avenue & Site Driveway" do not include mention of the topography on Lexington



Avenue. LaBella conducted a site visit and a qualitative review of the conditions at the intersection of Lexington Avenue and the Project driveway and noted that there are no shoulders, overgrown vegetation, and that Lexington Avenue is on a hill with a crest approximately 275 feet to the north of the intersection. LaBella recommends a sight distance analysis to confirm if there are concerns about sight distance for drivers exiting the proposed development, and to provide recommendations if needed. The required sight lines should consider the proposed grade of the Project driveway at its approach to Lexington Avenue. The analysis should include photos documenting the sight lines and any obstructions that require mitigation.

2. Section 2.1 "Description of Existing Roadway Network" and Section 3.2 "Location No. 2 – East Main Street & Regina Avenue" do not include mention of the topography/grade on East Main Street. LaBella conducted a site visit and a qualitative review and noted that site distance at Regina Avenue is limited. LaBella recommends a sight distance analysis to confirm if there are concerns about sight distance for drivers exiting the proposed development, and to provide recommendations if needed. The required sight lines should consider the grade of Regina Avenue at its approach to East Main Street. The analysis should include photos documenting the sight lines and any obstructions that require mitigation.

3. What is the design vehicle for the internal roadways? Does it satisfy the dimensions of the local fire department's vehicles?

4. An AutoTurn analysis based on the design vehicle should be provided for the hammerhead turn-around areas.

5. What are the slopes and widths of the sidewalks and the pedestrian path between the two parcels? Are they ADA accessible?

6. ADA-accessible sidewalks should be provided to all parking areas. There do not appear to be sidewalks to the parking area on the parcel with access to East Main Street and Regina Avenue. Crosswalks with curb ramps should be provided to connect ADA-accessible parking spaces to the sidewalks.

Feel free to contact our office with any questions.

Respectfully submitted,

LaBella Associates, DPC

Frank Filiciotto, PE
Principal Traffic Engineer

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect: _____

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:

DTS • PROVIDENT
Intelligent Land Use

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 North Brunswick, NJ 08902

ATTORNEY:
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White Plains, NY 10601

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

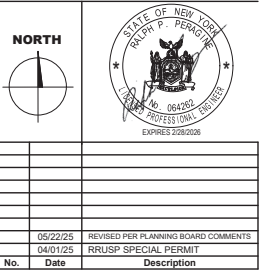
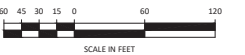
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NOT FOR CONSTRUCTION

Key Plan

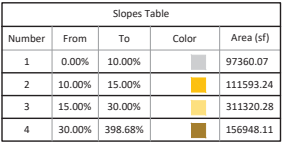


SLOPE ANALYSIS PLAN

Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-3

Scale 1" = 60'



May 16, 2025 - 1:25pm - Jessica Morgan
C:\Users\jmorgan\Documents\1085_Skyview-Westview_Cortlandt\Project Files\Special Permit (Trib)\SP-3 Slope Analysis\Plan.dwg

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Corlandt, New York

GB^{ds}

CIVIL Engineer:

Civil Engineers, Landscape Architect and Planner
DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

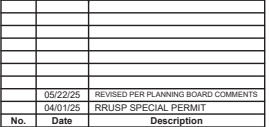
SURVEYOR: _____

ATTORNEY:

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Key Plan



Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

Scale $1" = 80'$



3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: _____
BEB Capital
 26 Harbor Park Drive
 Port Washington, NY 11050
Architect: _____

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer: _____

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

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Certificate of Authorization #0017846

SURVEYOR:
Gallas Surveying Group, LLC
 2865 US Route 1
 North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

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

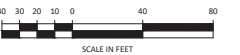
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NOT FOR CONSTRUCTION

Key Plan

[illegible]

PRELIMINARY SITE PLAN

Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-101

Scale 1" = 40'



May 16, 2025 - 2:00pm - Jessie Morgan
C:\Users\jmorgan\AppData\Local\Temp\AcPublish_40244\SP-101 102 PreliminarySitePlan.dwg

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: _____
BEB Capital
 26 Harbor Park Drive
 Port Washington, NY 11050
Architect: _____

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:

DTS • PROVIDENT
Intelligent Land Use

Civil Engineers, Landscape Architect and Planner

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

SURVEYOR: _____
Gallas Surveying Group, LLC
 2865 US Route 1
 North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

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 DRAWING.

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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

NOT FOR CONSTRUCTION

Key Plan



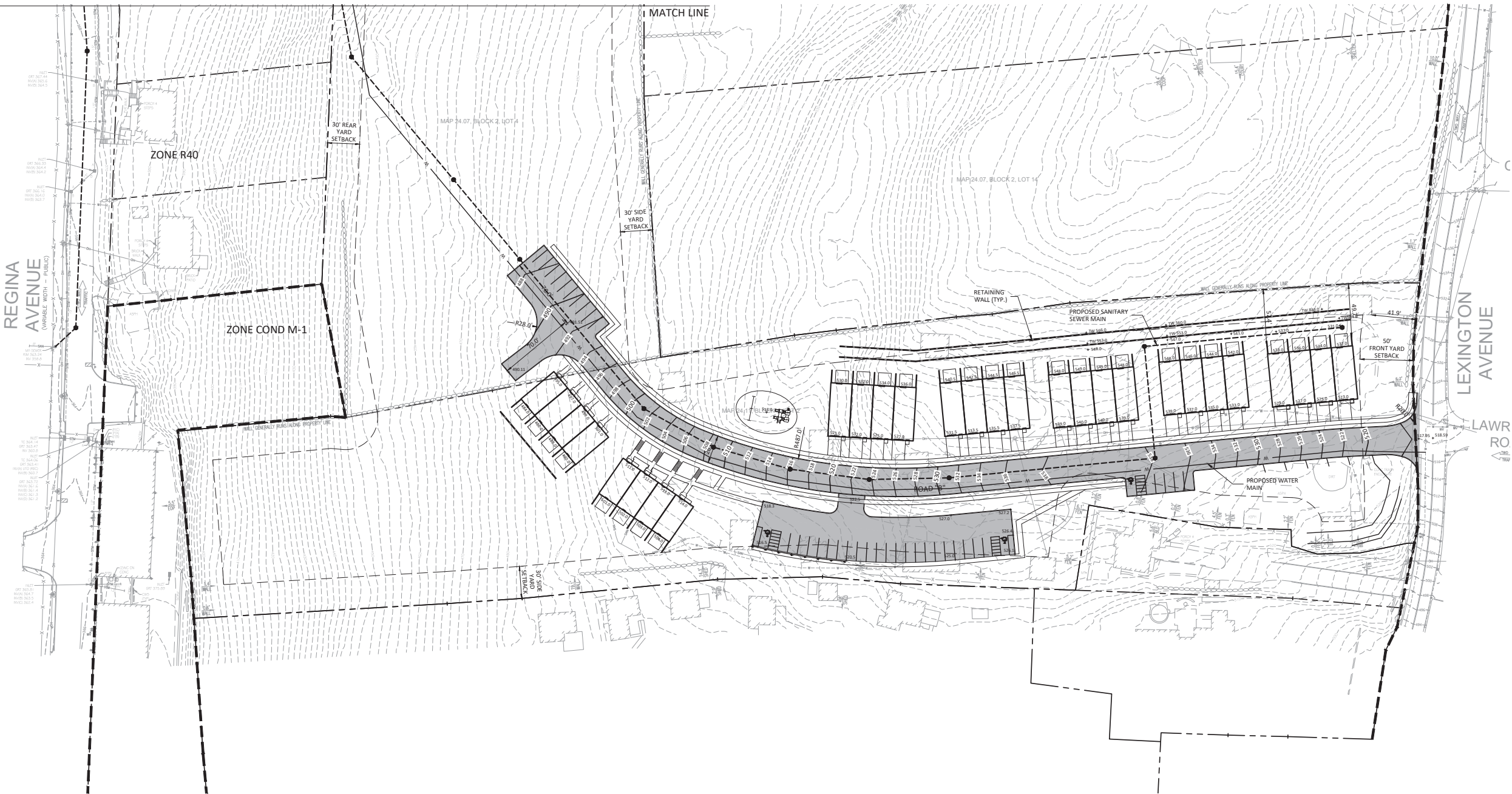
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	04/01/25	RRUSP SPECIAL PERMIT
No.	Date	Description

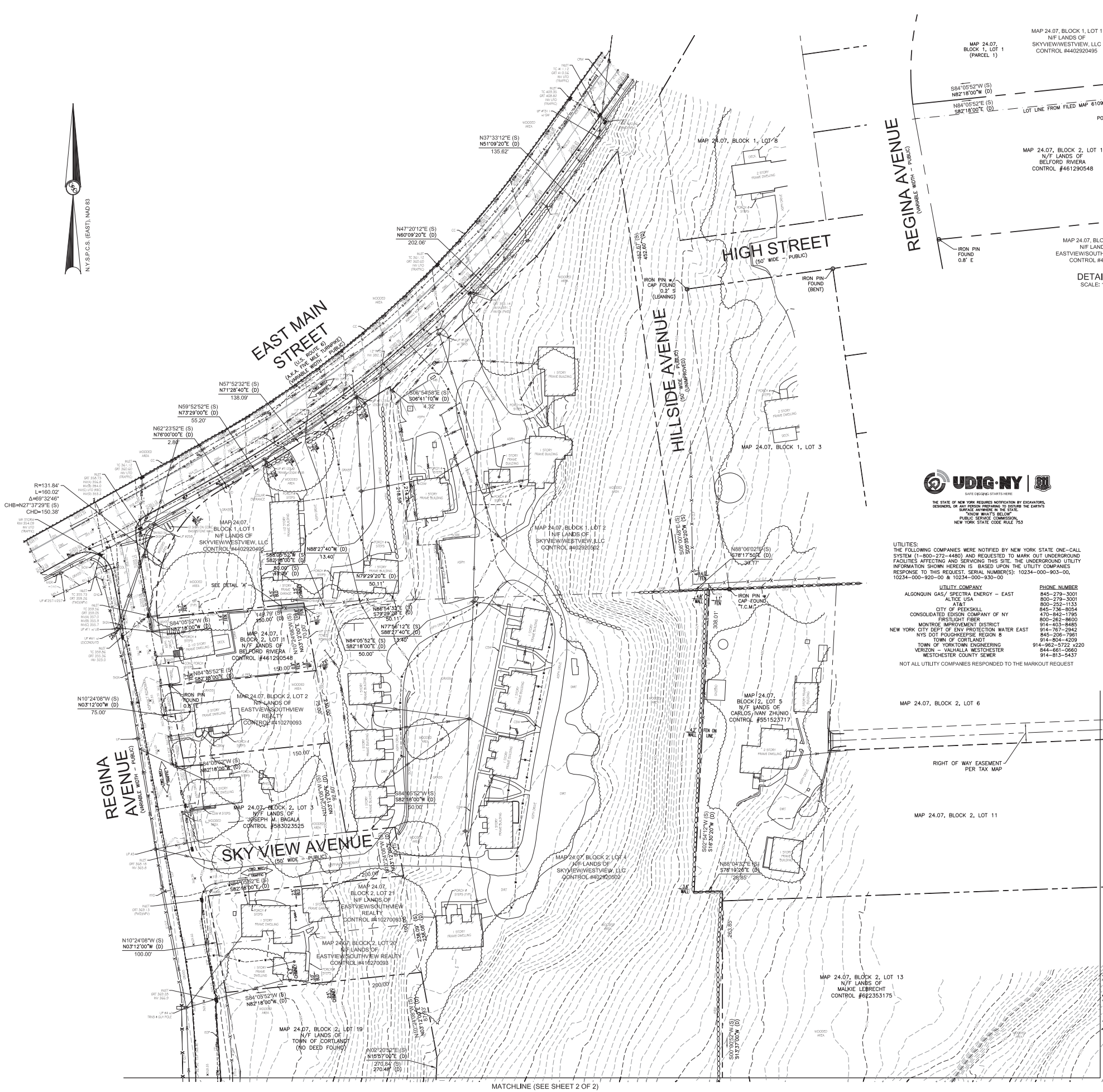
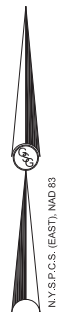
PRELIMINARY SITE PLAN

Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-102

Scale $1'' = 40'$





REGINA AVENUE
(UNPAVED WITH - PUBLIC)

HIGH STREET
(50' WIDE - PUBLIC)

HILLSIDE AVENUE
(UNPAVED WITH - PUBLIC)

REGINA AVENUE
(UNPAVED WITH - PUBLIC)

SKY VIEW AVENUE
(50' WIDE - PUBLIC)



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4440) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 10234-000-903-00, 10234-000-920-00 & 10234-000-930-00

UTILITY COMPANY
ALCOQUIN GAS / SPECTRA ENERGY - EAST
ALICE USA
AT&T
CITY OF PEESKILL
CONSOLIDATED EDISON COMPANY OF NY
FIRSTLIGHT FIBER
MONTROSE IMPROVEMENT DISTRICT
NEW YORK CITY DEPT OF ENV PROTECTION WATER EAST
NYS DOT POUGHKEEPSIE REGION 8
TOWN OF CORTLANDT
TOWN OF YORKTOWN ENGINEERING
VERIZON - VALHALLA WESTCHESTER
WESTCHESTER COUNTY SEWER

PHONE NUMBER
845-279-3001
800-279-3001
800-252-1133
845-736-8054
470-942-7795
800-262-8600
914-403-5465
914-767-2942
845-208-7961
914-804-4209
914-962-5722
845-661-5660
914-813-5437

NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST

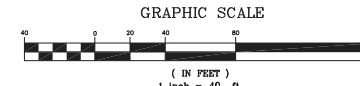
ABBREVIATIONS

AC	AIR CONDITIONER
AL	AREA LIGHT
ASC	ASPHALT CURB
ASPH	ASPHALT
BCC	BELGIAN BLOCK CURB
BD	BUILDING
BOL	BOLLARD
CBRW	CONCRETE BLOCK RETAINING WALL
CC	CONCRETE CURB
CIS	CURB / FENCE CHANGE
CLF	CHAIN LINK FENCE
COLM	COLUMN
CNC	CONCRETE
CNW	CONCRETE RETAINING WALL
CNW	CONCRETE SIDEWALK
CWS	CONCRETE WHEEL STOP
DEED	DEED
DC	DEPRESSED CURB
DW	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EOP	EDGE OF PAVEMENT
FM	FILED MAP
FN	FENCE
FW	FILLED WITH DIRT/DEBRIS
GW	GUY WIRE
HRT	GRATE
HYD	HYDRANT
INV	INVERT
IRSW	IRREGULAR STONE RETAINING WALL
ISA	LANDSCAPED AREA
MB	MAIL BOX
MC	METAL COVER
MF	METAL FENCE
MGR	METAL GUIDE RAIL
MH	MANHOLE
MP	METAL POLE
MR	METAL RAILING
NP	NO PIPES VISIBLE
PP	POST & RAIL FENCE
RFD	ROOF DRAIN
REC	RECESSED
SI	SURVEY
SB	STOP BAR
SCW	STONE & CONCRETE RETAINING WALL
SCW	STONE & CONCRETE WALL
SF	STOCKADE FENCE
TRG	TRANSFORMER
TYF	TYPICAL
UB	UTILITY BOX
UP	UTILITY POLE
UN	UNABLE TO OBTAIN
VF	VINYL FENCE
WL	WHITE LINE
WP	WOOD POST
WR	WOOD RAILING
YL	YELLOW LINE
YS	YELLOW STRIPING

MAP LEGEND

---	PROPERTY LINE
---	EXIST. BUILDING FOOTPRINT & DOORWAY AT GROUND LEVEL
---	FENCE
---	GUIDE RAIL
---	STONE WALL
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXIST. TOP OF CURB ELEVATION
---	EXIST. GUTTER ELEVATION
---	EXIST. TOP OF WALL ELEVATION
---	EXIST. BOTTOM OF WALL ELEVATION
---	DOOR SILL ELEVATION
---	GARAGE FLOOR ELEVATION
---	APPROXIMATE LOCATION UNDERGROUND WATER LINE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND GAS LINE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND ELECTRIC LINE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND TELEPHONE LINE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND CABLE TELEVISION LINE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND STORM LINE & SIZE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND SANITARY LINE & SIZE PER UTILITY MARKOUT
---	APPROXIMATE LOCATION UNDERGROUND UNKNOWN LINE PER UTILITY MARKOUT
---	HYDRANT
---	WATER VALVE
---	GAS VALVE
---	AREA LIGHT
---	MANHOLE
---	INLET
---	MONITORING WELL
---	OVERHEAD WIRES
---	UTILITY POLE
---	GUY WIRE
---	BOLLARD
---	SIGN
---	1.0'
---	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
---	WOODS LINE

SEE SHEET 2 OF 2 FOR NOTES & REFERENCES



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DATE 12-23-2024	SCALE 1"=40'	DRAWN R.M.C.	CHECKED D.A.H./C.J.O.
FIELD DATE 11-05-2024 11-11-2024 11-20-2024 12-21-2024	FIELD BOOK 219 219 219 219	PAGE 38 48-52 54 102	FIELD CREW D.A.H./C.J.O. D.A.H./C.J.O. D.A.H./C.J.O. D.A.H./C.J.O.
FILE NO. G24160	DRAWING NAME/SHEET NO. G24160.DWG	1 OF 2	

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 1, LOTS 1 & 2, MAP 24.7
3211 & 3219 EAST MAIN STREET
BLOCK 2, LOTS 2, 4, 14, 20 & 21, MAP 24.7
9, 17 & 19 REGINA AVENUE, 5 SKY VIEW AVENUE AND
291 LEXINGTON AVENUE
BLOCK 2, LOT 1, MAP 24.11
3275 LEXINGTON AVENUE
MOHEGAN LAKE (TOWN OF CORTLANDT)
WESTCHESTER COUNTY
STATE OF NEW YORK

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE





VICINITY MAP

NOTES:

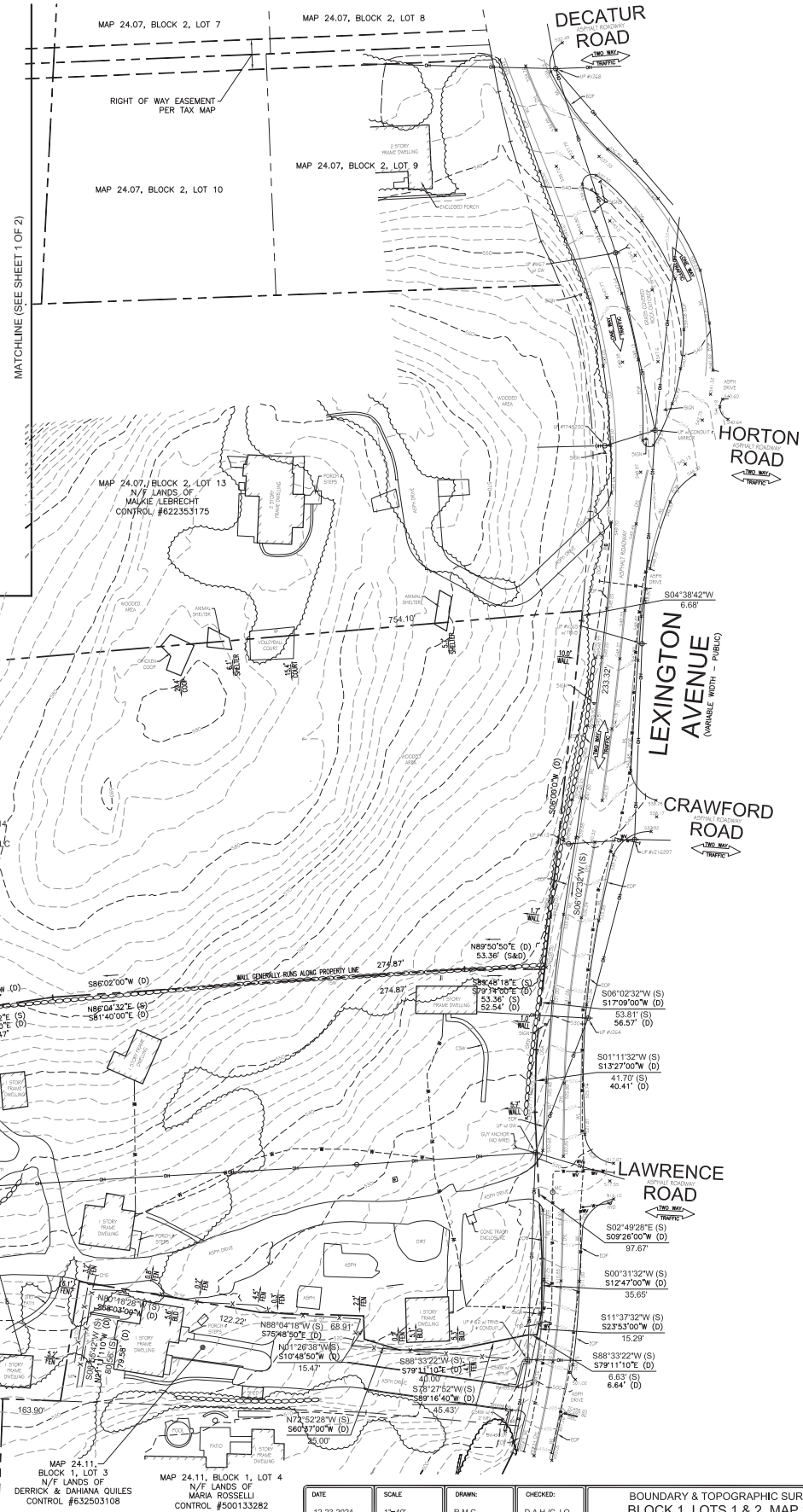
1. PROPERTY KNOWN AND DESIGNATED AS MAP 24.07, BLOCK 1, LOTS 1 & 2, MAP 24.07, BLOCK 2, LOTS 2, 4, 14, 20, & 21 AND MAP 24.11, BLOCK 1, LOT 2 ON THE OFFICIAL TAX MAP FOR THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK.
2. AREA MAP 24.07, BLOCK 1, LOT 1: 38,333 S.F. OR 0.8800 AC.
AREA MAP 24.07, BLOCK 1, LOT 2: 85,887 S.F. OR 1.9717 AC.
AREA MAP 24.07, BLOCK 2, LOT 2: 11,215 S.F. OR 0.2575 AC.
AREA MAP 24.07, BLOCK 2, LOT 4: 272,781 S.F. OR 6.2822 AC.
AREA MAP 24.07, BLOCK 2, LOT 14: 170,382 S.F. OR 3.9189 AC.
AREA MAP 24.07, BLOCK 2, LOT 20: 9,969 S.F. OR 0.2289 AC.
AREA MAP 24.07, BLOCK 1, LOT 21: 8,969 S.F. OR 0.2289 AC.
AREA MAP 24.11, BLOCK 1, LOT 2: 249,429 S.F. OR 5.7281 AC.
TOTAL AREA: 547,897 S.F. OR 12.5667 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTUS PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. ON SITE UTILITIES WERE MARKED OUT BY LEVEL A UNDERGROUND SOLUTIONS ON 11-11-2024.
4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. ELEVATIONS ARE BASED UPON NAVD 88 (BENCHMARK: NGS MONUMENT D 76, PD LY1251, ELEV: 432.35 (NAVD 88)).
6. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NOS. 3810C0202P & 3811C0303P, EFFECTIVE DATE: 09-28-2007, OBTAINED FROM FEMA.NFIP.WEB.SERVICE.ORG ON 10-23-2024).
7. THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

REFERENCES:

1. MAP OF SUNNYSIDE PARK, LAKE MOHEGAN, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, THE PROPERTY OF JANE CONKLIN - JESSIE TRAVIS, PREPARED BY PEESKILL ENGINEERING, DATED 03-10-08 AND FILED AS MAP NO. 2281 ON 04-02-1021.
2. SURVEY OF PROPERTY SITUATE IN TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, GRATZ-VOGEL-CANOR PROPERTIES, COUNTY SHEET NO. 277, COUNTY BLOCK NO. 11022, PREPARED BY J.W. IRISH, PE & LS, DATED 09-04-1940 AND FILED AS MAP NO. 5912 ON 09-04-1940.
3. MAP NO. ONE, WESTVIEW GARDENS, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, COUNTY SHEET NO. 277, COUNTY BLOCK NO. 11022, PREPARED BY J.W. IRISH, PE & LS, DATED 09-11-1946 AND FILED AS MAP NO. 6103 ON 07-03-1946.
4. SUBDIVISION MAP OF REGINA ESTATES, SITUATE IN TOWN OF CORTLANDT, WESTCHESTER, NEW YORK, COUNTY SHEET NO. 277, COUNTY BLOCK NO. 11022, PREPARED BY BUNNEY ASSOCIATES, DATED 09-05-1988 AND FILED AS MAP NO. 1600 ON 02-19-1989.
5. CAD FILE FOR CORTLAND MANOR, NOVEMBER 14, 2024 TOPOGRAPHIC MAPPING, PREPARED BY COOPER AERIAL SURVEYS CO., RECEIVED ON 12-16-2024.



MATCHLINE (SEE SHEET 1 OF 2)



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 10234-000-903-00, 10234-000-920-00 & 10234-000-930-00

UTILITY COMPANY
ALCONQUIN GAS/ SPECTRA ENERGY - EAST
ALICE USA
AT&T
CITY OF PEESKILL
CONSOLIDATED Edison COMPANY OF NY
FIRSTLIGHT FIBER
MONROE IMPROVEMENT DISTRICT
NEW YORK CITY DEPT OF ENV PROTECTION WATER EAST
NYS DOT POLICE/KEESPEE REGION 8
TOWN OF CORTLANDT
TOWN OF YORKTOWN ENGINEERING
VERIZON - VALHALLA WESTCHESTER
WESTCHESTER COUNTY SEWER

PHONE NUMBER
845-279-3001
800-279-3001
800-252-1133
845-736-8054
800-252-1133
800-262-8600
914-455-6165
914-767-2942
914-206-7981
914-804-4209
914-962-5722 x220
844-461-0660
914-813-5437

NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST



SEE SHEET 1 OF 2 FOR MAP LEGEND & ABBREVIATIONS
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

GRAPHIC SCALE
1 inch = 40 ft.

DATE	SCALE	DRAWN:	CHECKED:
12-23-2024	1"=40'	R.M.C.	D.A.H./C.J.O.
DATE	FIELD BOOK	PAGE	FIELD CREW
11-06-2024	219	48-52	D.A.H./C.J.O.
11-11/14-2024	219	154	D.A.H./C.J.O.
12-21-2024	219	102	D.A.H./C.J.O.
FILE NO.:	DRAWING NAME/SHEET NO.		
G24160	G24160.DWG	2	OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 1, LOTS 1 & 2, MAP 24.7
3211 & 3219 EAST MAIN STREET
BLOCK 2, LOTS 2, 4, 14, 20 & 21, MAP 24.7
9, 17 & 19 REGINA AVENUE, 5 SKY VIEW AVENUE AND
291 LEXINGTON AVENUE
BLOCK 2, LOT 1, MAP 24.11
3275 LEXINGTON AVENUE
MOHEGAN LAKE (TOWN OF CORTLANDT)
WESTCHESTER COUNTY
STATE OF NEW YORK



2885 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-4700
FAX: 732-422-5786
www.gallasurveying.com

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR:
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Structural Engineer:

MEP Engineer:

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan



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No.	Date	Description
04/01/25	RRUSP SPECIAL PERMIT	

EXISTING
BUILDINGS & USES -
KEY MAP

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

G04

Scale N.T.S.



Unit Count - Existing:
One-Bed 39
Two-Bed 19
Total 58

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR:
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

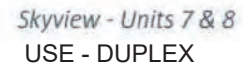
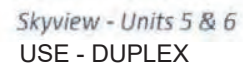
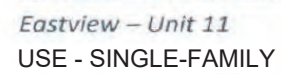
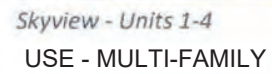
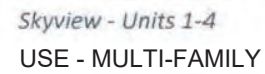
Structural Engineer: _____

MEP Engineer: _____

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan



Unit increase is limited to 20% more than existing
Existing Units = 58

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[illegible]

EXISTING
BUILDINGS & USES -
PROJECT SITE

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

G05

Scale	N.T.S.
-------	--------



SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: _____

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:



CIVIL Engineer:

DTS Provident Design Engineering

One North Broadway
White Plains, NY 10601

SURVEYOR: _____

Gallas Surveying Group, LLC

2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Structural Engineer:

MEP Engineer:

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan



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	04/01/25	RRUSP SPECIAL PERMIT
No.	Date	Description

EXISTING
BUILDINGS & USES -
NEIGHBORING
PROPERTIES

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

G06

Scale	N.T.S.
-------	--------

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway, 14th Floor
White Plains, NY 10601

SURVEYOR:
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Structural Engineer: _____

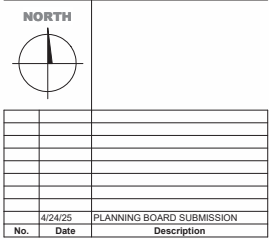
MEP Engineer:

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan

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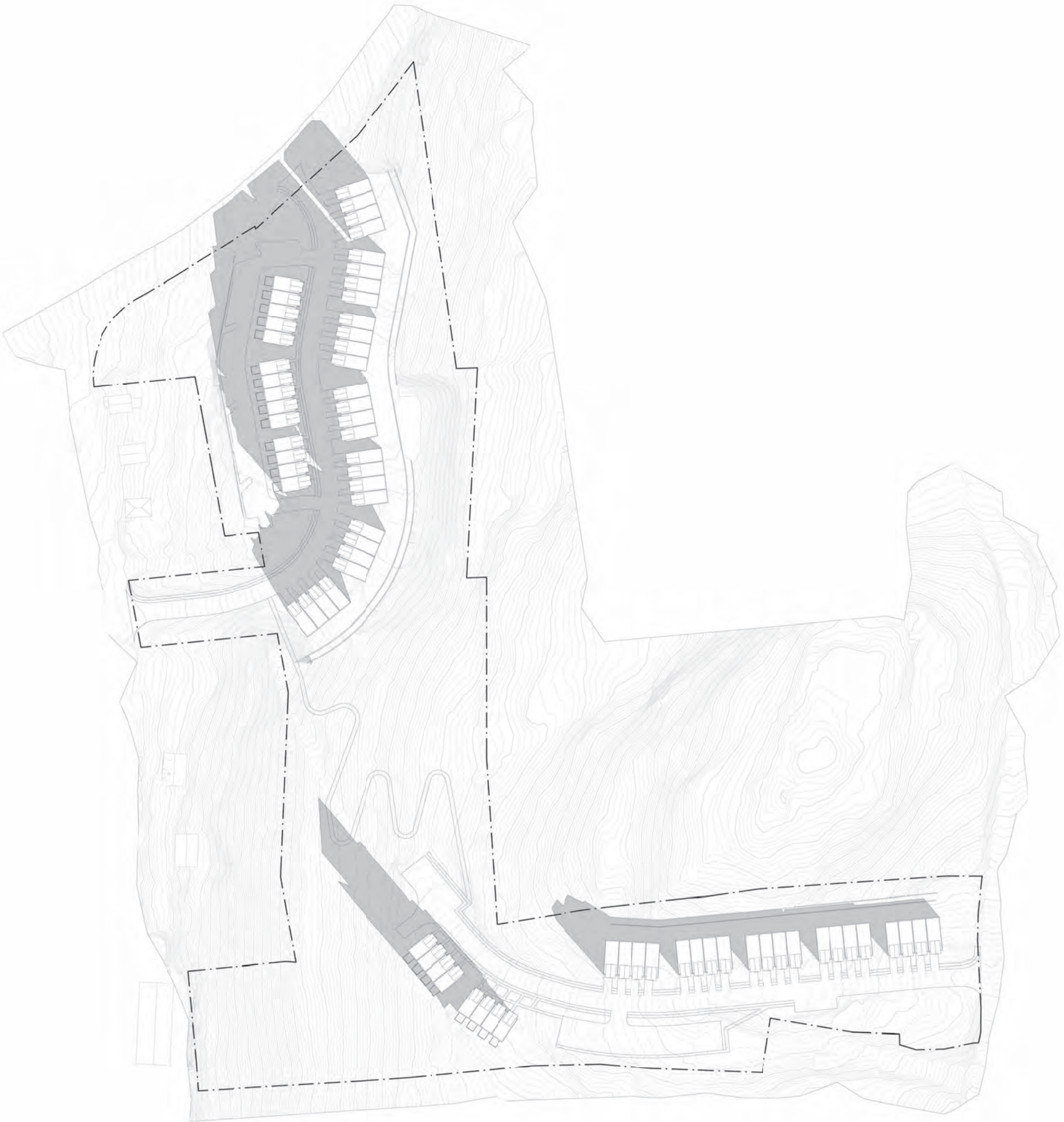


SHADOW PLAN -
12/21 @ 9AM

Project number	2329
Date	4/24/25
Drawn by	KG
Checked by	RB

A05

Scale 1" = 60'-0"



① Site Plan
1" = 60'-0"

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway, 14th Floor
White Plains, NY 10601

SURVEYOR:

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Structural Engineer: _____

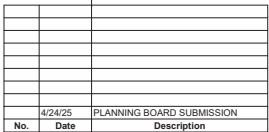
MEP Engineer:

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan

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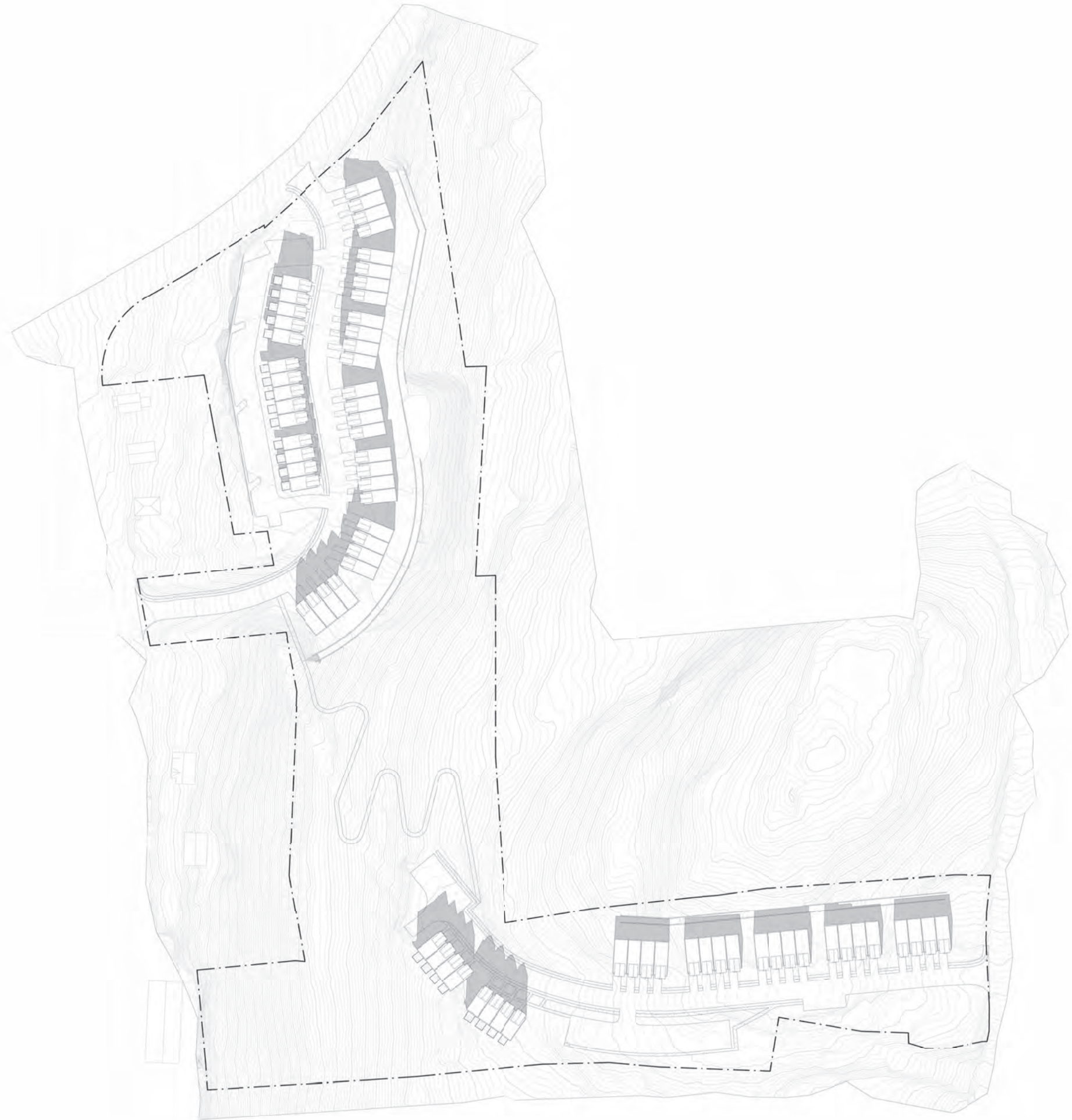


SHADOW PLAN -
12/21 @ 12PM

Project number	2329
Date	4/24/25
Drawn by	KG
Checked by	RB

A06

Scale 1" = 60'-0"



① Site Plan
1" = 60'-0"

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway, 14th Floor
White Plains, NY 10601

SURVEYOR:

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Structural Engineer: _____

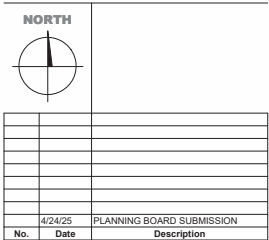
MEP Engineer:

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan

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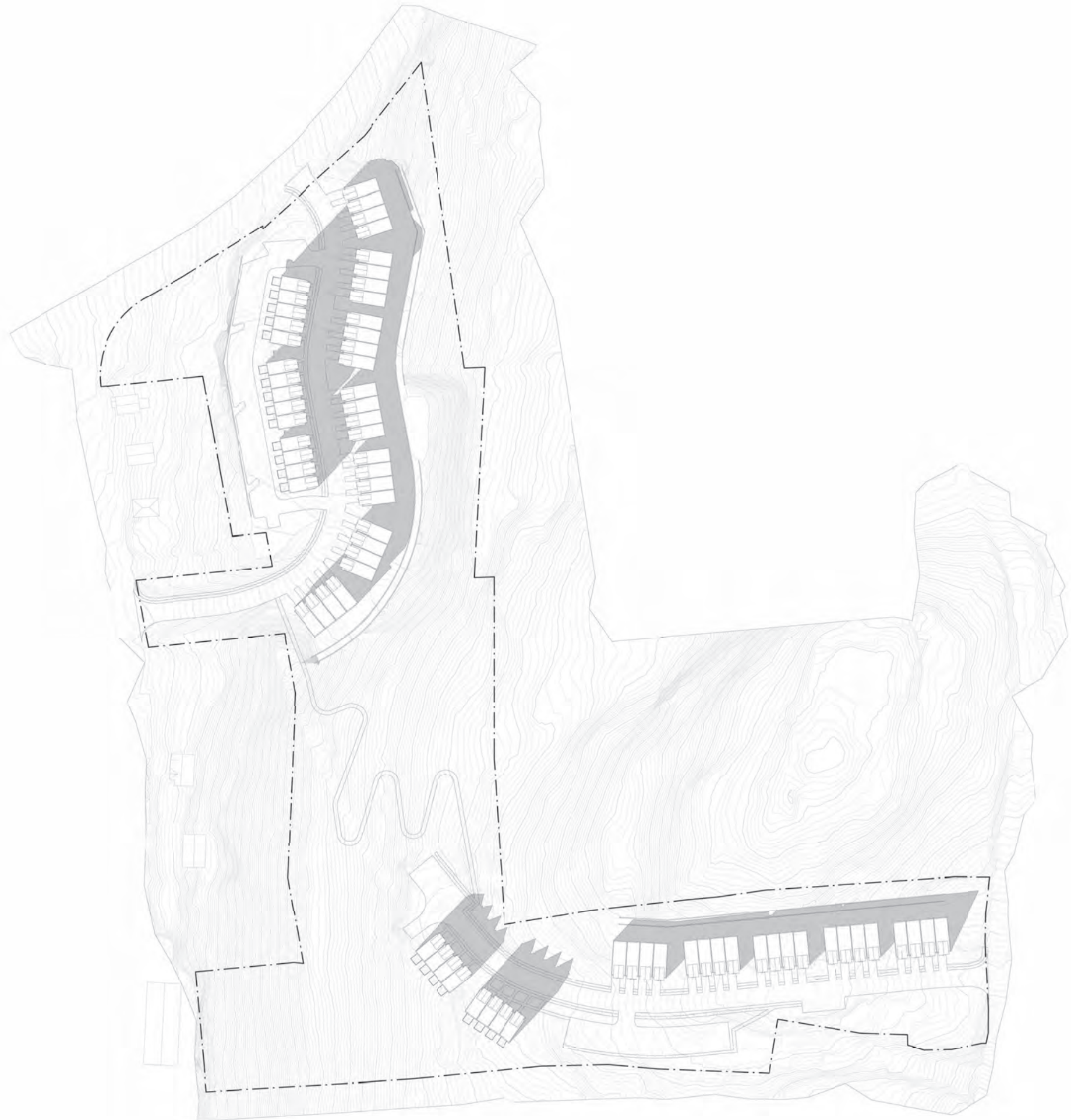
SHADOW PLAN -
12/21 @ 3PM

Project number	2329
Date	4/24/25
Drawn by	KG
Checked by	RB

A07

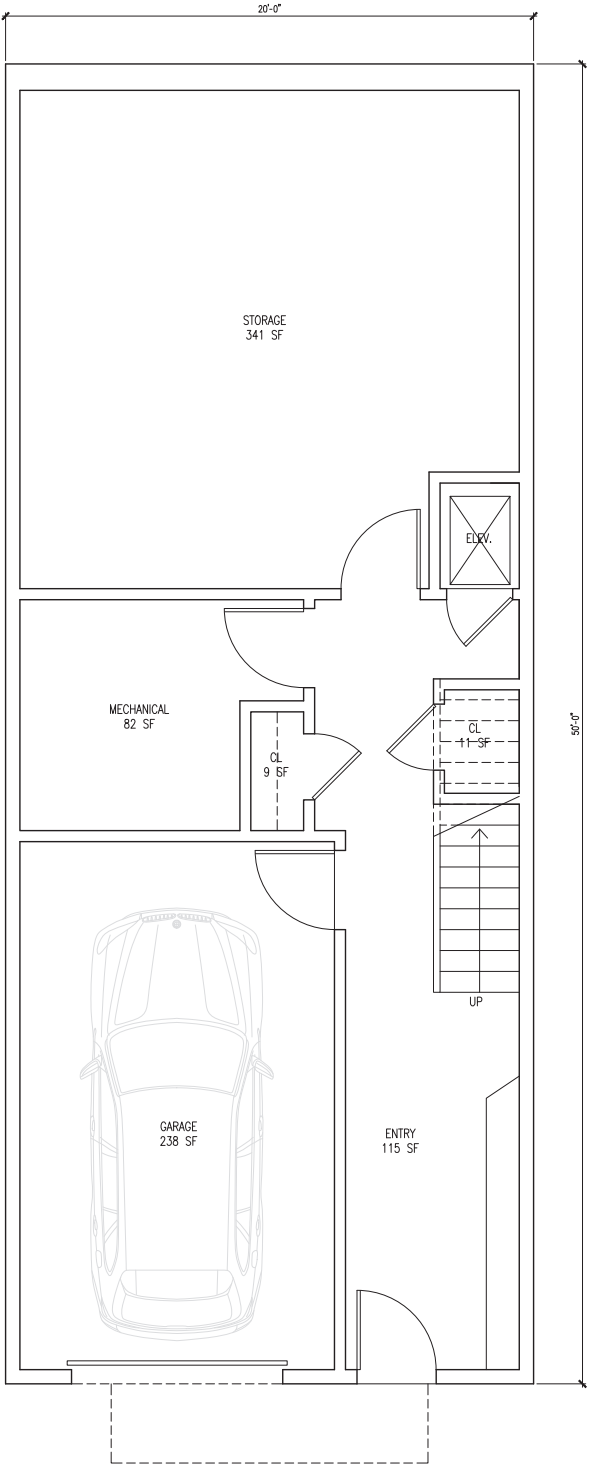
Scale 1" = 60'-0"

4/8/2025 12:06 PM

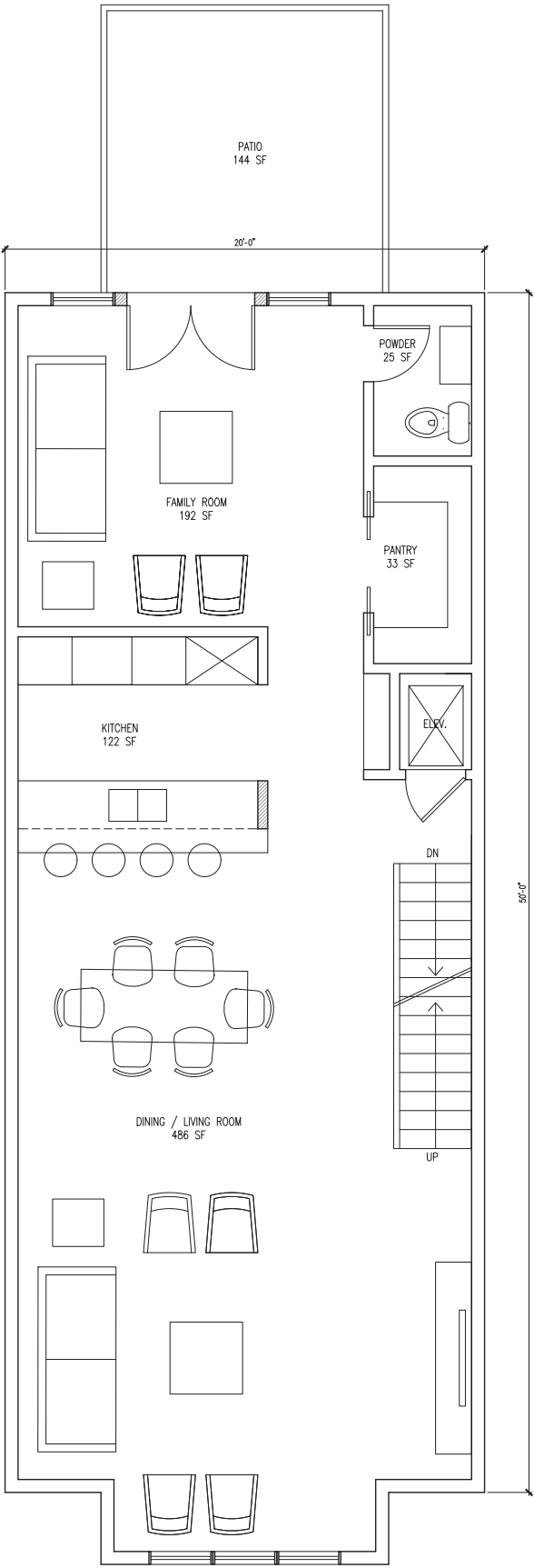


① Site Plan
1" = 60'-0"

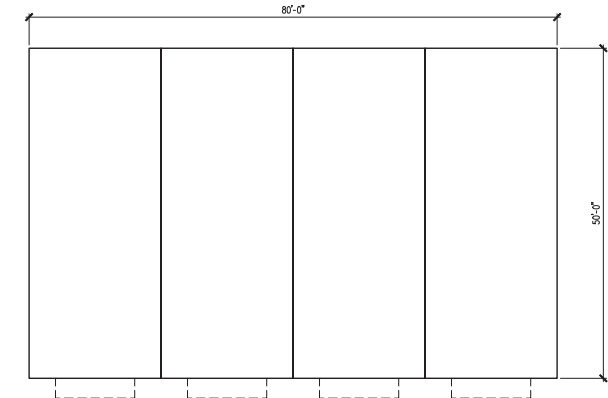
TYPE A UNITS - UPHILL	
3 BEDROOM	
2.5 BATHROOM	
LOWER LEVEL AREA	1,000 SF
MAIN LEVEL AREA	1,036 SF
UPPER LEVEL AREA	1,036 SF
TOTAL AREA	3,072 SF
FOOTPRINT (ONE UNIT)	1,000 SF
QUANTITY TYPE B UNITS	48



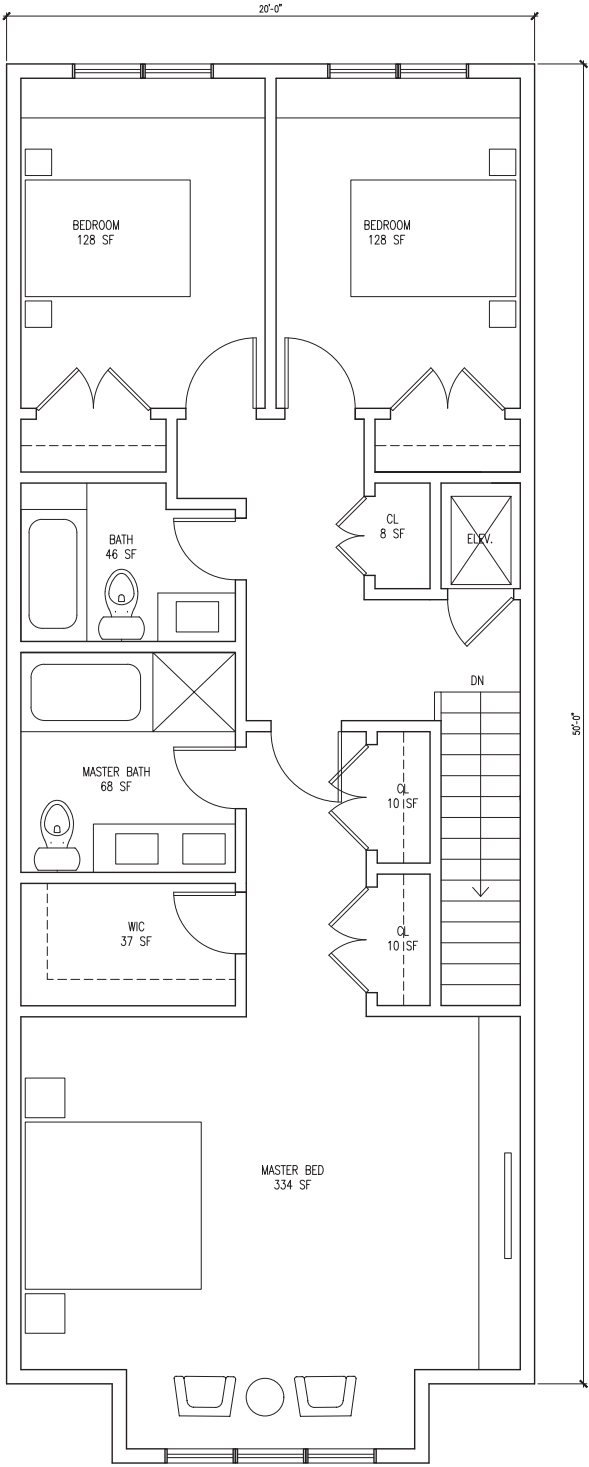
1 LOWER LEVEL PLAN
SCALE 1/4" = 1' - 0"



2 MAIN LEVEL PLAN
SCALE 1/4" = 1' - 0"



4 TYPICAL CLUSTER PLAN
SCALE 3/32" = 1' - 0"



3 UPPER LEVEL PLAN
SCALE 1/4" = 1' - 0"

SKYVIEW

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Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:
GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR:
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Key Plan



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No.	Date	Description

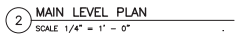
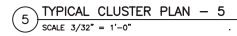
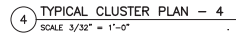
TYPE A - UPHILL FLOOR PLANS

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

A10

Scale AS NOTED

<u>TYPE B UNITS -- DOWNHILL</u>	
2 BEDROOM	
3.5 BATHROOM	
LOWER LEVEL AREA	800 SF
MAIN LEVEL AREA	800 SF
UPPER LEVEL AREA	836 SF
TOTAL AREA	2,436 SF
FOOTPRINT (ONE UNIT)	800 SF
QUANTITY TYPE B UNITS	22



Scale AS NOTED

SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
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Cortlandt, New York

Owner:

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY

CIVIL Engineer:

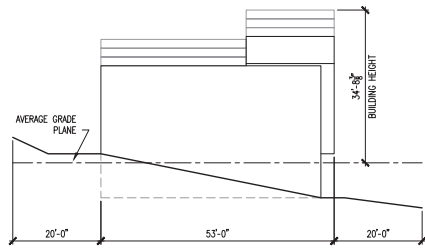
DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR:

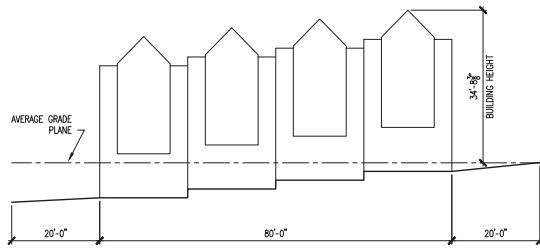
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

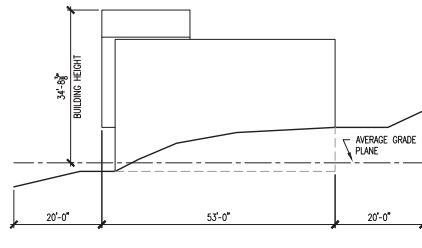
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601



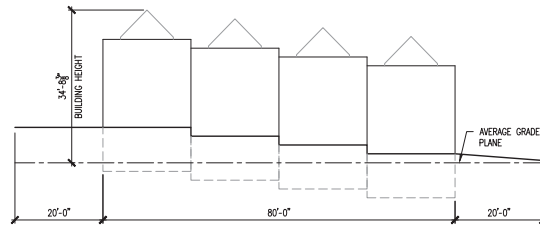
7 SOUTH ELEVATION
SCALE 1/16" = 1' - 0"



8 EAST ELEVATION
SCALE 1/16" = 1' - 0"

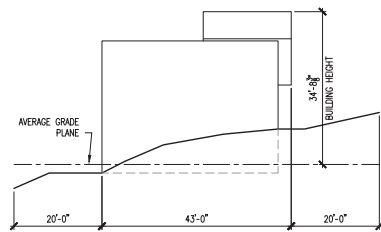


9 NORTH ELEVATION
SCALE 1/16" = 1' - 0"

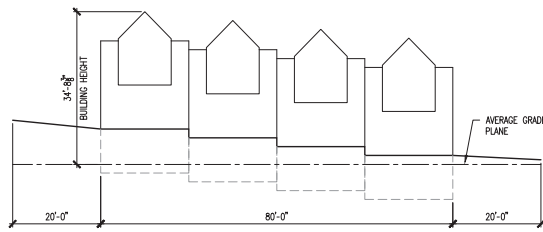


10 WEST ELEVATION
SCALE 1/16" = 1' - 0"

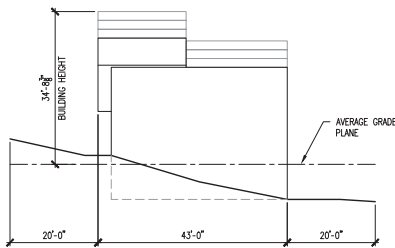
TYPE A - UPHILL UNITS



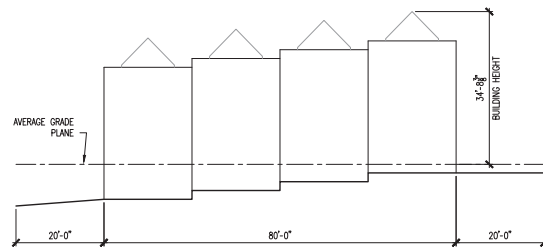
3 SOUTH ELEVATION
SCALE 1/16" = 1' - 0"



4 EAST ELEVATION
SCALE 1/16" = 1' - 0"

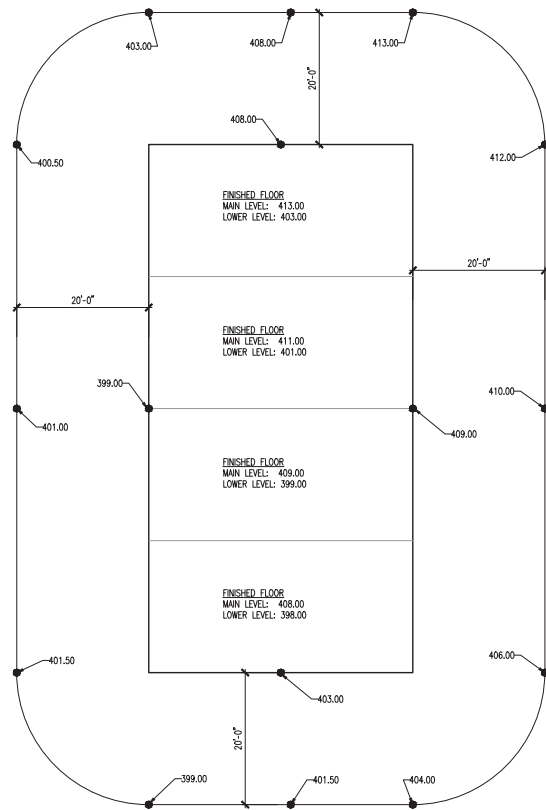


5 NORTH ELEVATION
SCALE 1/16" = 1' - 0"



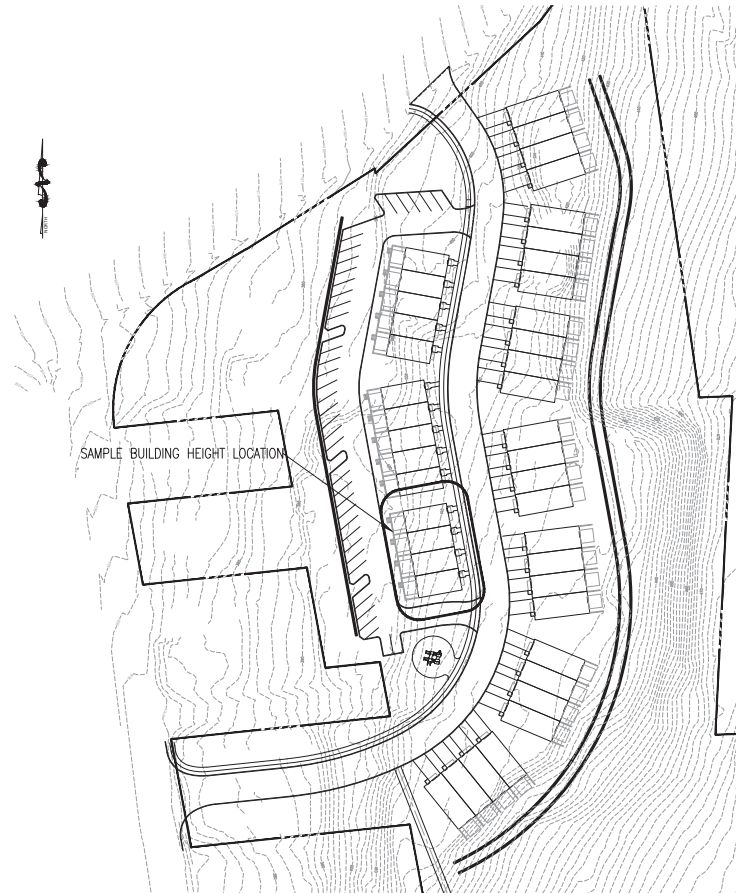
6 WEST ELEVATION
SCALE 1/16" = 1' - 0"

TYPE B - DOWNHILL UNITS



1 ENLARGED DIAGRAM
SCALE $3/32" = 1' - 0"$

PROPOSED BUILDING HEIGHT CALCULATION							
ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION 20' FROM BUILDING		PROPOSED TOP OF ROOF ELEVATION		PROPOSED BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION	408.00	NORTH ELEVATION	439.66	NORTH	31.66
		EAST ELEVATION	409.33	EAST ELEVATION	439.66	EAST	30.33
		SOUTH ELEVATION	401.50	SOUTH ELEVATION	439.66	SOUTH	38.16
		WEST ELEVATION	401.00	WEST ELEVATION	439.66	WEST	38.66
						AVERAGE	34.70



2 SITE PLAN
SCALE 1/64" = 1'-0"



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	04/01/25	RRUSP SPECIAL PERMIT
No.	Date	Description

BUILDING HEIGHT STUDY

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

A20

Scale	AS NOTED
-------	----------

SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: _____

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:

GB^{ds}

GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:

DTS Provident Design Engineering

One North Broadway
White Plains, NY 10601

SURVEYOR: _____

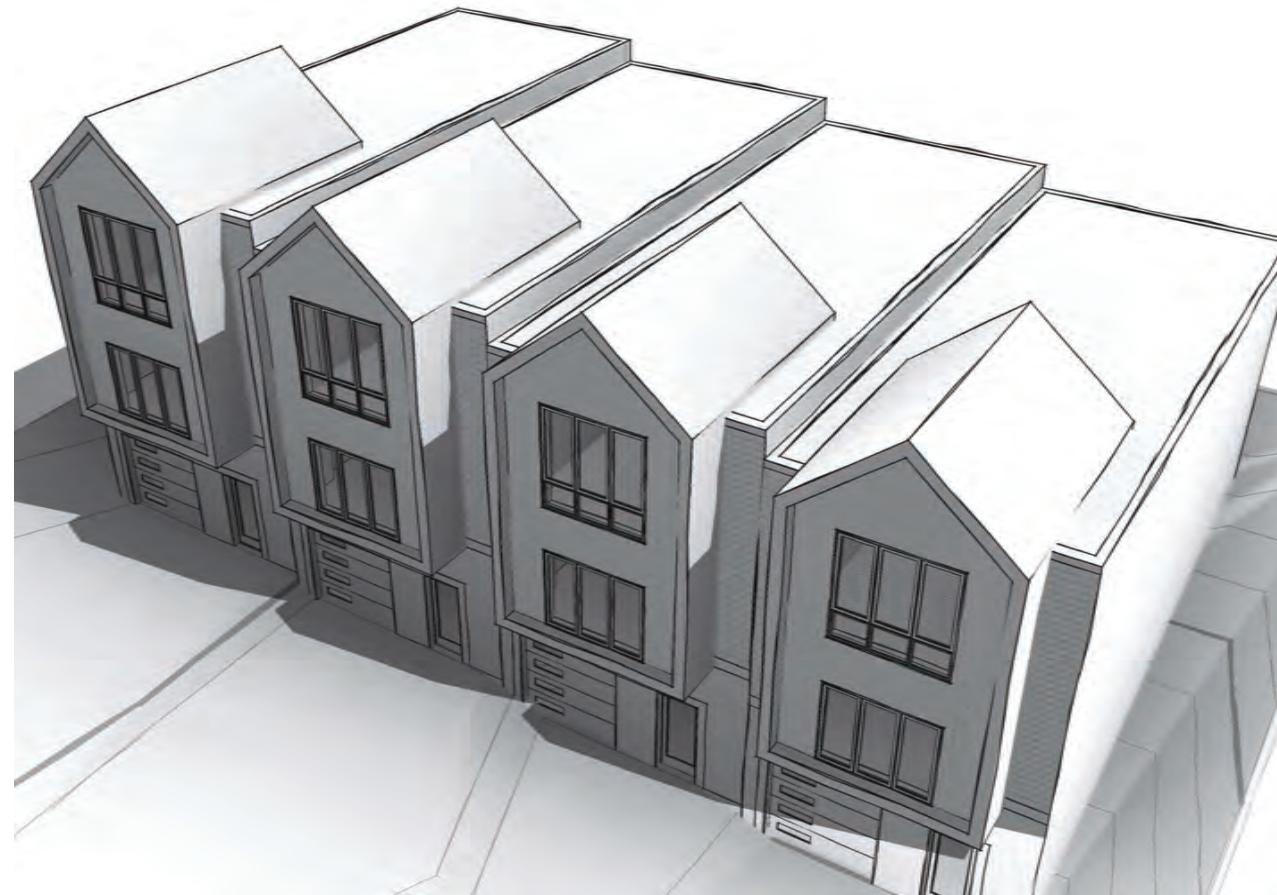
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601



1 TYPE A - UPHILL APPROACH
SCALE N.T.S.



2 TYPE A - UPHILL AERIAL
SCALE N.T.S.



3 TYPE B - DOWNHILL APPROACH
SCALE N.T.S.



4 TYPE B - DOWNHILL AERIAL
SCALE N.T.S.



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No.	Date	Description

EXTERIOR CHARACTER STUDY

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

A21

Scale AS NOTED

TO: Town of Cortlandt Planning Board

FROM: Christopher Lapine, PE, LaBella Associates, DPC

DATE: June 20, 2025

RE: 2003 Crompond Road – Evergreen Terrace Parcel 1

LaBella has performed a review of the revised plans titled “2003 Crompond Road, Cortlandt Manor, New York, Parcel 1 dated May 22, 2025 submitted by DTS Provident, and updated Steep Slopes and Wetland Narrative from DTS Provident, dated May 25, 2025.

The following documents were submitted for our review:

May 22, 2025 Submission

- **Response Letter from DTS Provident, dated May 22, 2025**
- **Site Plan Application – Parcel 1 for 2003 Crompond Road prepared by DTS Provident Design Engineering, LLP.**
 1. Cover Sheet, Revised May 22, 2025
 2. Sheet SP-0.1 – Parcel 1 - Master Site Plan, last revised May 22, 2025
 3. Sheet SP-0.2 – Site Removals Plan, last revised May 22, 2025 dated May 22, 2025
 4. Sheet SP-1.0 – Parcel 1 - Site Layout Plan, last revised May 22, 2025
 5. Sheet SP-2.0 – Parcel 1 - Site Grading and Drainage Plan, last revised May 22, 2025
 6. Sheet SP-3.0 – Parcel 1 - Site Utility Plan, last revised May 22, 2025
 7. Sheet SP-4.1 – Parcel 1 - Site Landscape Plan, last revised May 22, 2025
 8. Sheet SP-4.2 – Plant List and Planting Details, last revised May 22, 2025 (Review by Town Planning)
 9. Sheet SP-5.1 – Site Lighting Plan, last revised May 22, 2025 (Review by Town Planning)
 10. Sheet SP-5.2 – Site Lighting Details, last revised May 22, 2025 (Review By Town Planning)
 11. Sheet SP-6.1 – Parcel 1 - Site and Utility Details, last revised May 22, 2025
 12. Sheet SP-6.2 – Parcel 1 - Site and Utility Details, last revised May 22, 2025
 13. Sheet SP-6.3 – Site and Utility Details, last revised May 22, 2025
 14. Sheet SP-7.1 – Erosion and Sediment Control Plan, last revised May 22, 2025
 15. Sheet SP-7.2 – Erosion and Sediment Control Details, last revised May 22, 2025
 16. Sheet SP- 8.0 – Driveway Profile, last revised May 22, 2025
 17. Sheet SP-9.0 – Utility Profiles, last revised May 22, 2025
 18. Sheet SP-10.0 Tree Removals Plan, last revised May 22, 2025 (Review by Town Planning)
 19. Sheet SP-11.0 – Emergency Service Vehicle Maneuvering Plan, last revised May 22, 2025 dated January 23, 2025
 20. Sheet SP-11.1 – Refuse Truck Turning Movements, dated May 22, 2025

21. Sheet SP-11.2 – Delivery Truck Turning Movements, dated May 22, 2025

22. Sheet SP-12.0 – Steep Slopes Map for Overall Site, dated May 22, 2025

23. Sheet SP-12.1 – Parcel 1 – Steep Slopes Map, dated May 22, 2025

Steep Slopes and Wetland Narrative from DTS Provident, dated May 25, 2025

Our office offers the following comments:

Administrative

1. ALL plans subsequently submitted to the Town for review must be designed for construction and be complete for review by all regulatory agencies having jurisdiction (e.g. WCDOH, WCDEF, NYSDDEC, NYSDOT, etc.).
2. ALL approvals must be received by regulatory agencies having jurisdiction prior to commencement of ANY construction activities.
3. It is understood, and Engineer's Report has been submitted to the Town Department of Technical Services for review. When received, please provide the Planning Board a copy of the letter from the Town's Water Division indicating that the water system has the capacity to provide finished water storage for the project after all other committed flows.
4. The on-site water supply, with the exception of building lateral, will become a public water supply. A written request addressed to the Town Supervisor and Town Board must be submitted by the applicant regarding the water mains.
 - a. This request must identify all utilities and infrastructure proposed for dedication to the Town.
 - b. The applicant must prepare and submit a Map, Plan and Report (MPR) to the Town for the water facilities.
5. Based upon evidence of high groundwater, consider additional trench stabilization measures to minimize settling of trenches (i.e., increase depth of bedding, placement of NYSDOT modified #4 stone beneath the bedding, geotextile reinforcement, etc). Said measures should be considered at the site plan approval stage for review, especially with regards to the water line being dedicated to the Town.
6. The Fire department should review the revised plans to confirm adequate access is provided around all sides of the building.
7. Please place the requirements of § 259-6H of the town code on the erosion and sediment control plan.
8. This submission did not include an updated SWPPP, and therefore our comments from February 25, 2025 remain.

Plans

1. SP-1.0 – Emergency gate, including means of opening and locking shall be approved by the fire code official and the specific gate shall be specified on the plan. Once selected, please provide written correspondence from the fire code official of the requested gate and specify on the plans.
2. SP-1.0 – The location of the snow storage areas has been articulated in the response letter but needs to be delineated on the plans. In addition, have the engineer designing the wall certify snow storage in these areas will not impact the retaining wall.
3. SP-1.0 – Provide geotechnical report and retaining wall design report and details for the proposed on-site walls. The response indicates they will be provided with the building permit

application. However, they are an integral part of the site plan application, and as such will be reviewed as part of the entitlement process.

4. SP-1.0 – The limits of the grass pavers for the emergency access drive have been provided. Please provide specifications demonstrating they can support for loading of aerial apparatus vehicles for review and approval by the fire code official. Additionally, provide a narrative discussing the maintenance of the pavers for review and approval by the fire code official. Provide details including maintenance requirements of the grass pavers.
5. SP-1.0 – Provide geotechnical report and retaining wall design report and details for the proposed on-site walls.
6. SP-1.0 – Please identify what the hatched areas within the fence area represent.
7. SP-1.0 – Label all site signage and coordinate with the details on sheet SP-6.1
8. SP-1.0 – Response letter indicates a 4-foot fence along the top of each retaining wall. Please call out the 4-foot-high fence along each retaining wall.
9. SP-1.0 – The retaining wall on northwest corner of the site will require a variance for its encroachment within the front yard.
10. SP-2.0 – An accessible pedestrian connection to the sidewalk within the future Right-of-Way shall be provided in accordance 36 CFR Part 1190 Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way.
11. SP-2.0 – All stormwater treatment practices should be design offline per the NYS DEC SWDM. No bypass is depicted on the plans where one is needed. Upstream bypass details are provided by NYS DEC SWDM.
12. SP-2.0 – The basin shown at the northeast corner of the site is stated to be a bioretention area in previous comment responses. Please revise the labelling of the plans to reflect as such.
13. SP-2.0 – Provide spot elevations including top of curb and bottom of curb elevations at the ends of parking and loading areas to confirm grading. For example, at the refuse area, the finished floor elevation is shown to be level with the nearby pavement. If this is the case, provide bollards or other protective measures along the building face where no curbing is proposed. Please add physical top curb/bottom curb elevations throughout the parking lot.
14. SP-2.0 – Revise the plan so the proposed underground infiltration chambers do not overlap with the proposed sewer main. There has been no change to the plans since the last submission. The infiltration chamber on the west side of the building still overlaps with the sewer main.
15. SP-2.0 – Infiltration facilities are not permitted in areas where natural grade is greater than 15%, per NYSDEC Stormwater Design Manual. The existing grade adjacent infiltration practice on the west side of the building is greater than 15%.
16. SP-2.0 – An easement will be required for the stormwater line crossing the future road to be dedicated to the Town.
17. SP-2.0 – If it is not the intention to utilize existing wetlands as attenuation practice, please provide information on attenuation practice.
18. SP-2.0 – Infiltration practices in proximity to retaining walls shall be meet the separation requirements of NYS Stormwater Management Design Manual Chapter 6.
19. SP2.0 – Depict all pre-treatment measures prior to stormwater management practices (i.e. western stormwater management practice).
20. SP-2.0 – The response letter indicates all roof runoff will be piped to the infiltration basin on west side of the site. Please provide notes or a pipe extending from the building to the contemplated stormwater management area.
21. SP-2.0 – The Applicant has indicated there will be an excess cut of 40,000 cys, and it will be stored on the Evergreen Manor Site Area (not on subject parcel for this application) for reuse

on the development of other parcels within the subdivision. As conditional subdivision approval has been granted for the construction of the main access drive, and associated sanitary sewer, water, and drainage, no other site plans have appeared before the Planning Board that identifies where this excess soil will be stockpiled. As this is a large amount of soil, and additional tree removal may be necessary to accommodate the stockpiling of said soil, the location, size of the stockpile, and height should be depicted for review by the Planning Board; and erosion and sediment control measures evaluated as part of the Stormwater Pollution Prevention.

22. SP-2.0 – Depict underdrains behind all retaining walls.
23. SP-2.0 – Match crowns at CB-BM 17 and CB-BM-16 (18-inch diameter HDPE and 15-inch diameter HDPE).
24. SP-2.0 – Relocate callouts for DI BM-4 and DI BM-5 as they are overlapping top of wall elevations.
25. SP-2.0 – Please depict the full grading within the stormwater management basin on northeast portion of the site. The basin is adjacent to the retaining wall with a bottom of wall elevation of 386. The bottom of the basin (3-ft away) is at elevation 377.5. It appears the volume of the basin will be impacted by the grading. Please clarify.
26. SP-3.0 – The response letter indicates the hydrant will be relocated and no new tap provided. However, a separate tap for the relocated hydrant near the main access to the subdivision is being proposed as opposed to an extension off the existing hydrant connection. Please clarify.
27. SP-3.0 – As the proposed use will have kitchen facilities provide sizing, details, and location of grease trap and sampling manhole.
28. SP-3.0 – Provide stationing of the Sanitary Sewer Main and Watermain.
29. SP-3.0 – Shift watermain along emergency access to maintain 10-ft separation to stormwater management facility.
30. SP-3.0 – Revise the plan to remove overlapping text. Ensure that the existing grades and proposed site plan developments are not obstructed.
31. SP-3.0 – Please turn on proposed grading in the background to confirm acceptable rim elevations.
32. SP-3.0 – Provide additional space between SMH B-2 and retaining wall to allow for construction.
33. SP-4.1 – Plan should reference 72 trees and 2,500 shrubs to be planted as referenced in the Steep Slopes and Wetland narrative
34. SP-6.1 – Provide details for the proposed retaining walls. Response indicates the retaining walls will match previously approved retaining walls for the main access drive. As this is a separate application from the Subdivision, all relevant details and profiles of the retaining walls shall be included in this plan set.
35. SP-6.2 – Further details and specifications of the stormwater management practices shall be provided as the design progresses forward.
36. SP-6.2 – Provide a detail for the outlet control structure for all stormwater management practices.
37. SP-6.2 – Provide dimensions (length, width, depth) for the riprap outlet protection, as well as d50 size of stone.
38. SP-6.2 – Provide 12-inches of bedding course for all drainage structures.
39. SP-6.3 – Provide a note on sanitary manholes indicating, “apply 2-2mils of bituminous material “Inertol no. 49 Koppers Super Service Black or Approved Equal, applied in accordance with manufacturer’s specifications.” Previous submission marked this note as present on the detail but is absent from sheet SP-6.3.

40. SP-6.3 – Indicate sanitary manholes shall have a minimum compressive strength of 4500 psi. Previous submission marked this note as present on the detail but is absent from sheet SP-6.3.
41. SP-6.3 – Indicate 12-inches of bedding course for sanitary manholes.
42. SP-6.3 – Add or integrate the following sanitary sewer notes:
 - a) All sanitary infrastructure installed shall be class 52 ductile iron pipe with watertight rubber gasket joints restrained with EBBA Megalugs or equivalent if bury depth is proposed to be greater than 6-ft.
 - b) Prior to the backfilling of any sanitary sewer line and manholes, DOTS-Engineering shall be notified to perform an inspection.
 - c) The contractor shall test all sewer main pipes for maximum deflection of 5% of outside diameter. Deflection tests shall be performed using a circular steel ball on a sled 1/16 inch in diameter smaller than allowable inside diameter of sewer main pipe when deflected to a maximum of 5% of outside diameter. Deflection of any pipe within an area of cut shall be done no sooner than 30 days after the date of installation of the pipe; and within an area of fill shall be done no sooner than 60 days, after the date of installation of the pipe.
 - d) 10 State Standards and NYS DOH sanitary code shall be followed.
43. SP7.1 – Provide an erosion and sediment control plan prior to construction to understand the practices that will be installed prior to site work.
44. SP-7.1 - The phasing of the development should be clarified. Is it the intent to complete the construction of the main access drive prior to the start of construction on Parcel 1? The plans show the use of erosion and sediment control measures in areas proposed to be completed during the first phase of construction. This will need to be established before Planning Board approval to ensure proposed erosion and sediment controls are implanted as they are designed.
45. SP-7.1 –Provide inlet protection on all catch basins and drain inlets.
46. SP-7.1 – How does the sediment trap on the southern side of the site discharge.
47. SP-7.1 – Provide a construction sequencing schedule. The current work schedule provided needs to be expanded to include the phasing of specific project improvements.
48. SP-7.1 – Provide a Pre-Construction Erosion and Sediment Control Plan which identifies the measures to be in place prior to construction initiation. Include this on the updated project phasing plan.
49. SP-7.2 – Per the New York State Standards and Specifications for Erosion and Sediment Control, discharge of turbid water pumped from the standpipe should be to a sediment trap, sediment basin, filter bag or stabilized area, such as a filter strip. Revise the plans accordingly and provide a detail for any additional practices required.
50. SP-7.2 – Provide pipe sizes on sediment trap detail and provide size and spacing of riser pipe perforations in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
51. SP-7.2 – Provide maintenance schedule and requirements for practices.
52. SP-9.0 – Water line profile shall include full extent of the waterline improvements, including connection to Crompond Road.
53. SP-9.0 Provide stationing of all hydrants and valves.
54. SP-9.0 - Provide stationing and invert elevations of all crossings (3 storm crossings missing).
55. SP-9.0 – Provide a profile for the Sanitary Sewer Connection.
56. SP-11 – Turn off removal note.

57. SP-11 – 2020 NYS Fire Code Appendix 105.3 requires access routes to be located not less than 15-feet and not greater than 30-feet from the building and shall be positioned parallel to one entire side of the building. The response letter indicates the revised plans meet these requirements. Please demonstrate on the plans with dimensions and positioning of fire apparatus vehicles how this is being met.
58. SP-11 – 2020 NYS Fire Code Section 503.1 indicates approved fire access roads shall extend to within 150-feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The current routes available on the plans does not allow compliance with this regulation. Although the fire code official is authorized to increase the dimension to 150-ft where the building is equipped with an automatic sprinkler, the Town has not typically granted this exception. Please demonstrate compliance with this regulation with dimensions on the plan.
59. SP-11.1 – It's highly likely that a front load refuse vehicle will be utilized on-site for trash pickup. Please revise the truck turning movement plan to depict a front load as opposed to a rear load movement.
60. SP-11.2 – The delivery truck will be projecting approximately 10-ft into the drive aisle while unloading. A suitable unloading area should be provided free from drive aisle obstruction

SWPPP Supplement – Outstanding Comments February 25, 2025

1. The SWPPP supplement does not include enough information for a complete review. Provide additional information including supporting calculations that show the SWPPP is compliant with the NYS DEC SWDM and the GP-0-25-001.
2. Include sediment trap design calculations in future submittal.
3. On table NO. 1, Existing Drainage Conditions, there are multiple changes from the 2019 Master SWPPP and the Parcel 1 supplement for Watershed EX 3. They have been listed below:
 - a. The total impervious cover has increased from 0.59 in 2019 Master SWPPP to 1.93 acres in the Parcel 1 supplement.
 - b. The total area Decreased from 11.37 acres to 10.03 acres.
 - c. The time of concentration has decreased from 0.22 hours to 0.15 hours

Provide justification for these changes to the existing conditions. The existing conditions used should be based off on site conditions prior to the 2023 approval.

4. SW-2.0 – The time of concentration flow path for watershed 1C is shown crossing over the proposed retaining wall and into watershed 1E4. Revise the TC line and updated the time of concentration for this drainage area as necessary.
5. SW-2.1 – Provide the results of the soil testing shown on this sheet.

Chris Kehoe

From: Steinberg, Matthew N. <msteinberg@dtsprovident.com>
Sent: Thursday, June 19, 2025 3:42 PM
To: Chris Kehoe; Heather LaVarnway
Subject: Evergreen Manor - Assisted Living Perspective Rendering

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris and Heather,

I just uploaded the perspective rendering of the Evergreen Manor assisted living building, which was based on the intersection at Crompond Road and Conklin Road looking at the facades facing the public roadway and the Evergreen Manor road.

The PDF also includes minor revisions to the architectural plans to reflect some changes made in the perspective rendering to clean up the look of the building. We can send hard copies of this as well, but I wanted to confirm the size/quantity needed.

Thanks, Matt

Matthew N. Steinberg, AICP
msteinberg@dtsprovident.com

DTS ♦ PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: (914) 428-0010 | F: (914) 428-0017
www.dtsprovident.com



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REVISIONS

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EXPIRES 3.31.2028

ARCHITECT :

STEIN TROOST LLC
architecture

T 203.831.9983
teintroost@snet.net
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one morgan avenue norwalk connecticut 06851

BENCHMARK CORTLANDT

CROMPOND RD
CORTLANDT, NY

RENDERING

Proj No:	2023-10
Date:	6.19.25
Scale:	NTS
Drawn By:	MTT
Checked By:	MS
Approved By:	

A0.0

[illegible]

REGISTERED ARCHITECT
MICHAEL B. STONE
NO. 071781
STATE OF NEW YORK
EXPIRES 3.31.2028

one morgan avenue norwalk connecticut 0685

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BENCHMARK
CORTLANDT

CROMPOND RD
CORTLANDT, NY

FIRST FLOOR
PLAN

Proj No: 2023-10	A1.0
Date: 5.19.25	
Scale: 3/32"=1'-0"	
Drawn By: MTT	
Checked By: MS	
Approved By:	

A1.0



LEGEND

-  COMMON AREAS
-  UNITS
-  CORRIDORS
-  ADMINISTRATION/BACK OF HOUSE

[illegible]

EXPIRES 3.31.2028

one morgan avenue norwalk connecticut 06851

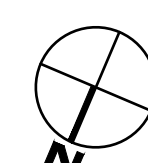
BENCHMARK
CORTLANDT

CROMPOND RD
CORTLANDT, NY

SECOND FLOOR
PLAN

Proj No: 2023-10	A2.0
Date: 5.19.25	
Scale: 3/32"=1'-0"	
Drawn By: MTT	
Checked By: MS	
Approved By:	

A2.0



LEGEND

-  COMMON AREAS
-  UNITS
-  CORRIDORS
-  ADMINISTRATION/BACK OF HOUSE

[illegible]

one morgan avenue norwalk connecticut 0685

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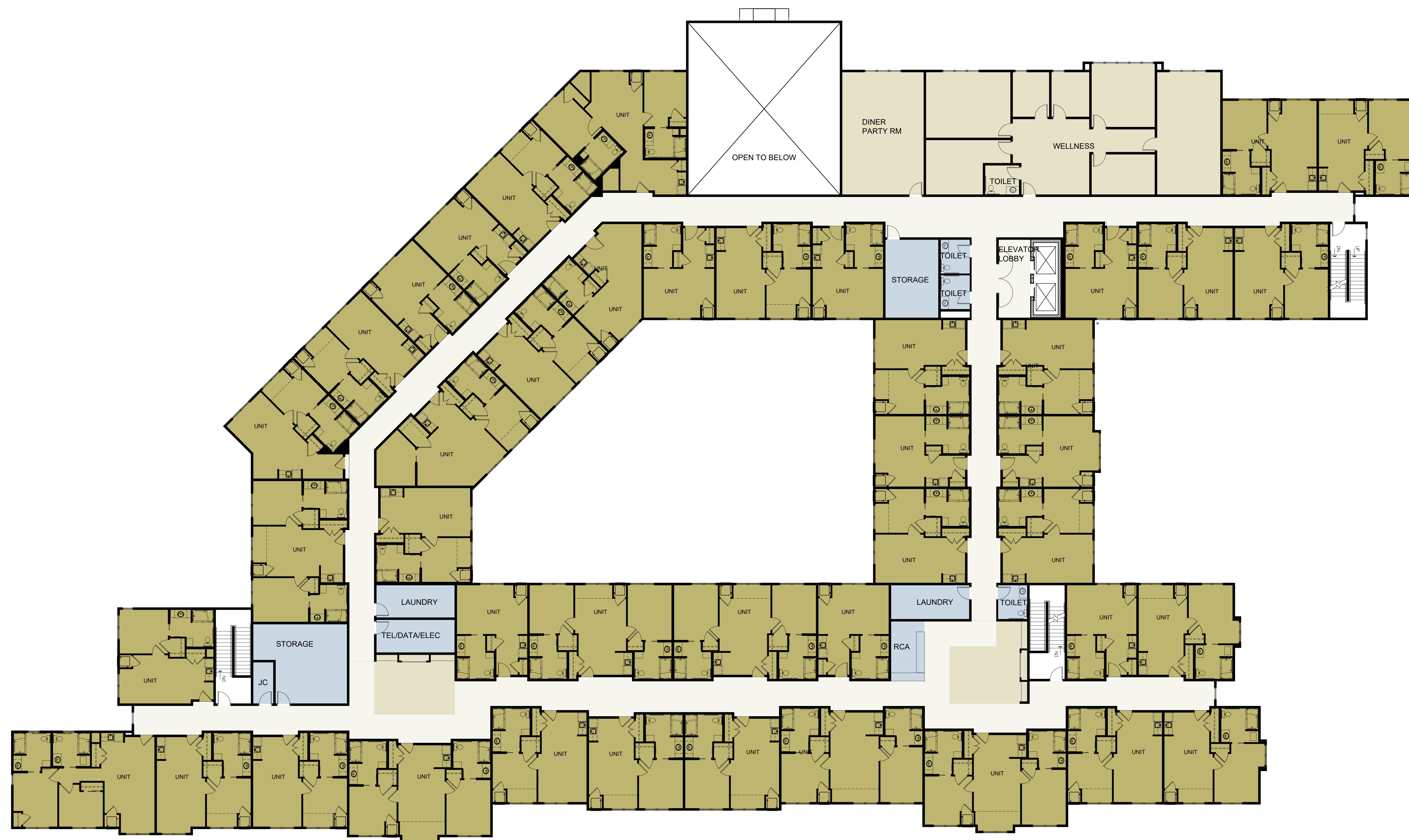
BENCHMARK
CORTLANDT

CROMPOND RD
CORTLANDT, NY

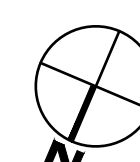
THIRD FLOOR
PLAN

Proj No: 2023-10	A3.0
Date: 5.19.25	
Scale: 3/32"=1'-0"	
Drawn By: MTT	
Checked By: MS	
Approved By:	

A3.0



THIRD FLOOR PLAN	36403 GSF
43 UNITS, 51 BEDS	

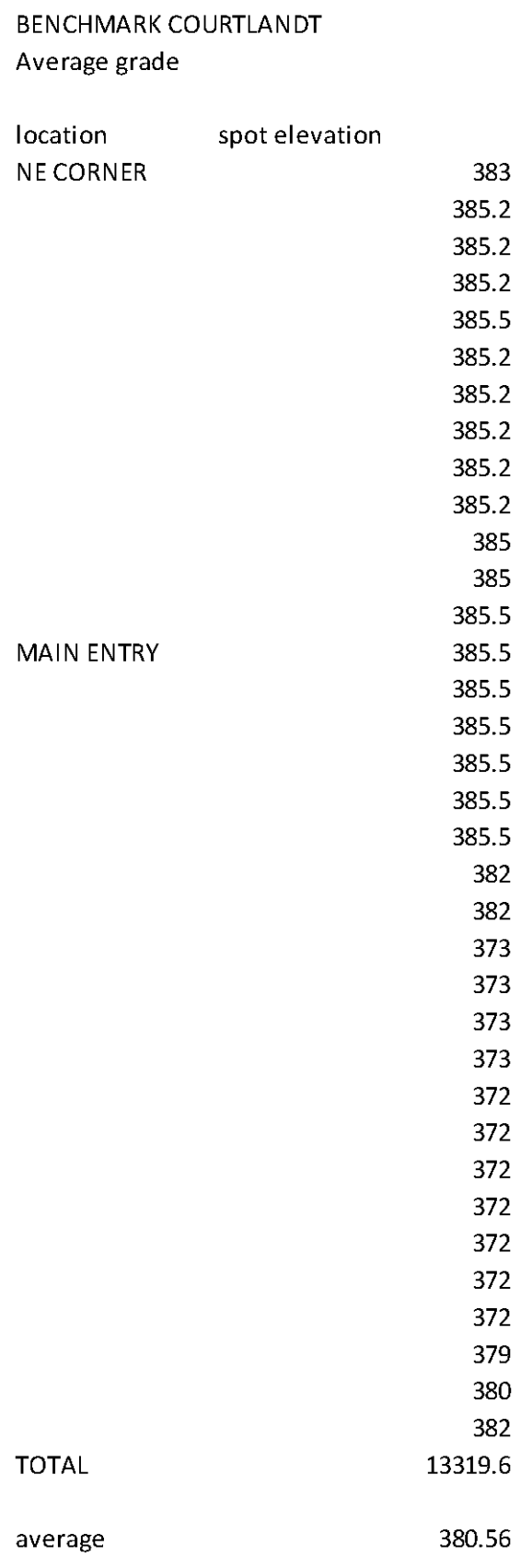


LEGEND

-  COMMON AREAS
-  UNITS
-  CORRIDORS
-  ADMINISTRATION/BACK OF HOUSE



A5.0

[illegible]

e morgan avenue norwalk connecticut 06851

NYSBC AVERAGE GRADE CALCULATION

Proj No: 2023-10	A6.0
Date: 5.19.25	
Scale: 1"=30'	
Drawn By: MTT	
Checked By: MS	
Approved By:	

A6.0



LAKE MOHEGAN FIRE DISTRICT

THOMAS EADE
FIRE CHIEF

June 6, 2025

Martin Rogers
Director of Code Enforcement
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

RE: Proposed Evergreen Manor, Crompond Road, Cortlandt Manor, NY 10567

Dear Director Rogers,

I wanted to submit concerns identified during my plan review of the proposed assisted living facility located on Crompond Road (AKA Evergreen Manor Project), Cortlandt Manor NY 10567. The primary concern I have relates to the entrance and the access for the Fire Department apparatus. I will email you with the current dimensions and turning radius of our current and largest apparatus. **Please note:** the apparatus shown on the plans (labeled SP-11 Emergency Service Vehicle Maneuvering Plan) show the incorrect apparatus relative to Lake Mohegan Fire District. I would like them to show apparatus compliance pursuant to FCNYS chapter 5 and appendix D.

I am also concerned with the degree of slope for the proposed turn into the "service entrance" which I understand is the proposed FDC location. Please confirm the location of the fire department connections. The Lake Mohegan FD apparatus that would potentially have this task would be our Quint (Ladder 35). This is a larger apparatus, and I believe would have a tough time making these turns to properly position at the FDC.

Grade (Emergency Access) Code Requirement: Fire Apparatus Access Roads shall not exceed 10 percent (10%) in grade longitudinally.

I also recommend identifying the Cross Slope of the road section to ensure that the slope does not exceed five percent (5%). In order to accommodate proper angles of approach and departure, the gradient in fire access roads shall not exceed a five percent (5%) change along any ten (10) foot section.

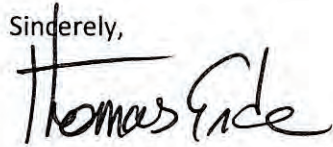
The current parking illustrated on the plans highlights potential issues in respect to FD access. During an alarm, our agency will be dispatching two engines (pumpers) and two ladders (aerials) to this facility. We

also depend on an automatic mutual aid response from neighboring City of Peekskill FD. Inclement weather and specific times of day (peak number of vehicles in the lots) pose significant challenges positioning and operating emergency incidents at this location as currently shown on the proposed plans.

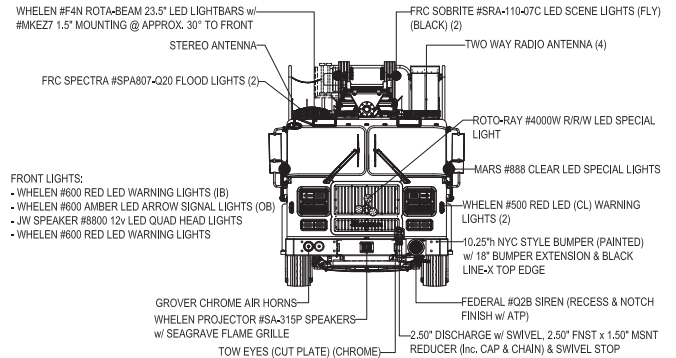
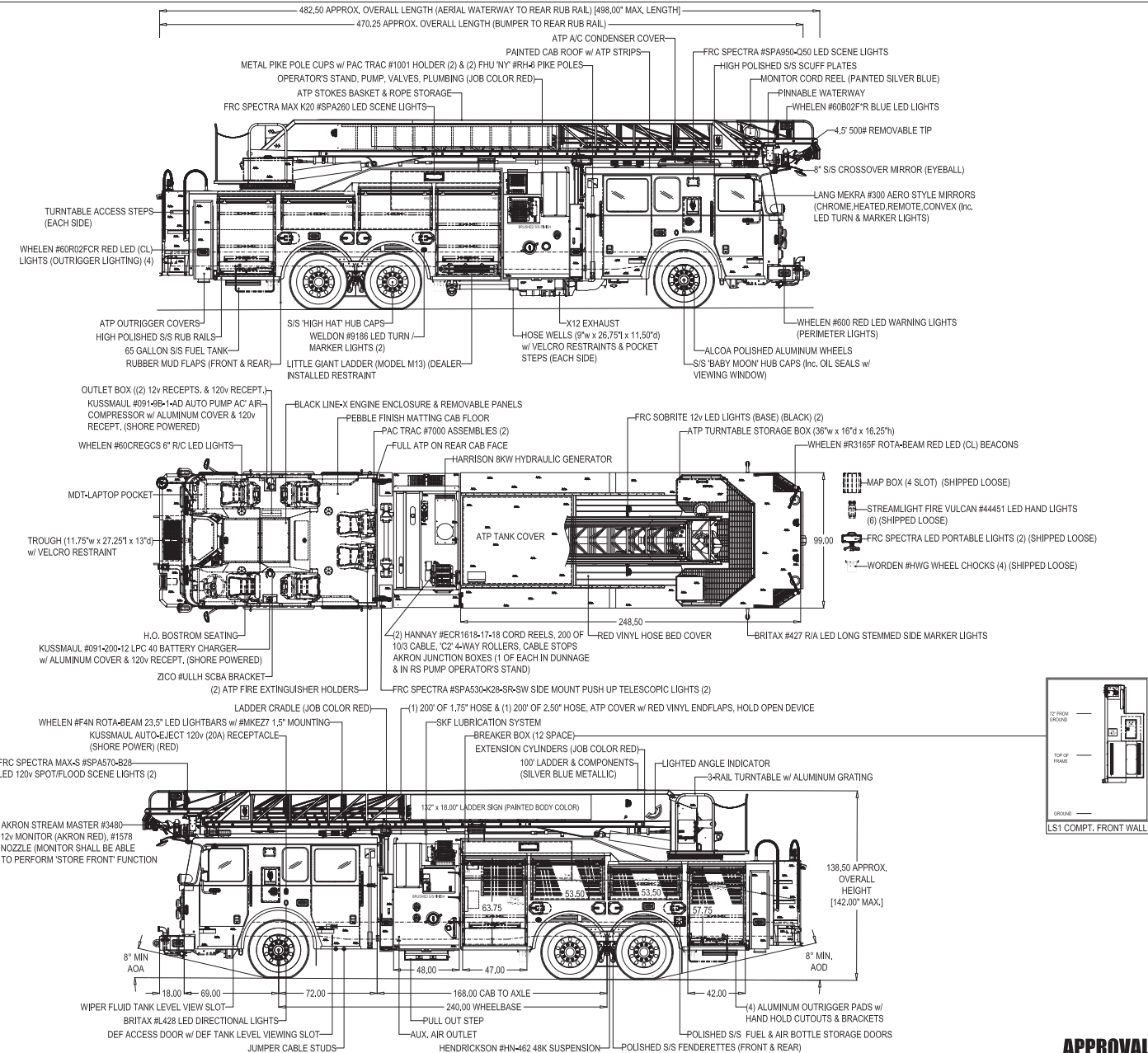
I urge the Town of Cortlandt to consider bringing these concerns back and ask to provide compliance with the above Emergency Access sections of the NYS Fire Code.

Please let me know if you have any questions or if you require further.

Sincerely,

A handwritten signature in black ink that reads "Thomas Eade". The signature is written in a cursive style with a large, stylized "T" and "E".

Thomas Eade



FRONT LIGHTS:
- WHELEN #600 RED LED WARNING LIGHTS (8)
- WHELEN #600 AMBER LED ARROW SIGNAL LIGHTS (8)
- JW SPEAKER #8800 12v LED QUAD HEAD LIGHTS
- WHELEN #600 RED LED WARNING LIGHTS

FWD <i>Seagrave</i>		FWD SEAGRAVE HOLDINGS, LP / 105 EAST 12TH STREET CLINTONVILLE, NY 54929	
LAKE MOHEGAN FIRE DISTRICT MOHEGAN LAKE, NEW YORK			
PREPARED BY: DWL	DATE: 06-17-2020	MODEL: TP65CT	
CAB: MARAUDER 141	FRONT AXLE: DANA D2200 22.8K DISC		
ENGINE: CUMMINS X12 500HP	REAR AXLE: DANA DR46-170H / 47K / DISC		
PUMP: WATERLOUS CSJ 2000 GPM	FRONT TIRES: MJ / 425 / 6SR22.5 / XZY3		
BODY: 3CR12 S/S / FORCE (248.50")	REAR TIRES: MJ / 12R22.5 / X WORKS Z		
TANK: 500 GALLON / R (UPF BRAND)	AERIAL: 100' / #500 FORCE		

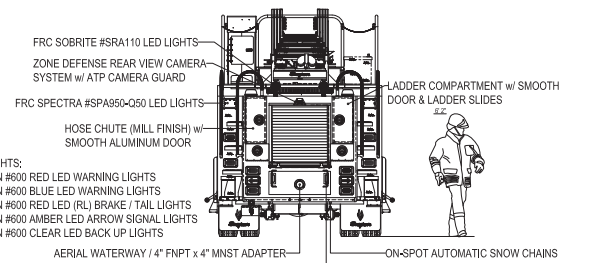
LADDER BANKING AS NOTED:

• LEFT SIDE BANKING (LEFT TO RIGHT)
- DUO-SAFETY #900A 24' 2-SECTION LADDER
- DUO-SAFETY #875-DR 16' ROOF LADDER
- DUO-SAFETY #875-DR 18' ROOF LADDER
- DUO-SAFETY #585A 10' FOLDING LADDER

PIKE POLE STORAGE:
- ALUMINUM PIKE POLE TUBES (MILL FINISH) (6)
- FHU #RH8 'NY' ROOF HOOK w/ STEEL HANDLE
- FHU #RH6 6' PIKE POLES w/ STEEL HANDLES (2)
- FHU #RHF-10 10' PIKE POLES w/ FIBERGLASS HANDLES (2)
- FHU #RWH56 6' DRYWALL HOOK
- FHU #BRH46 6' BOSTON RAKE HOOK

• RIGHT SIDE BANKING (LEFT TO RIGHT)
- DUO-SAFETY #1200-A 28' 2-SECTION LADDER
- DUO-SAFETY #1200-A 35' 2-SECTION LADDER

• RIGHT SIDE BODY BANKING (RS LADDER COMPT.)
- DUO-SAFETY #875-DR 20' ROOF LADDER
- DUO-SAFETY #1200-A 35' 2-SECTION LADDER



APPROVAL DRAWING PE85180

2	06-25-2020	DCU1	DWL
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ALL DIMENSIONS ARE MEASURED IN INCHES, UNLESS OTHERWISE NOTED.

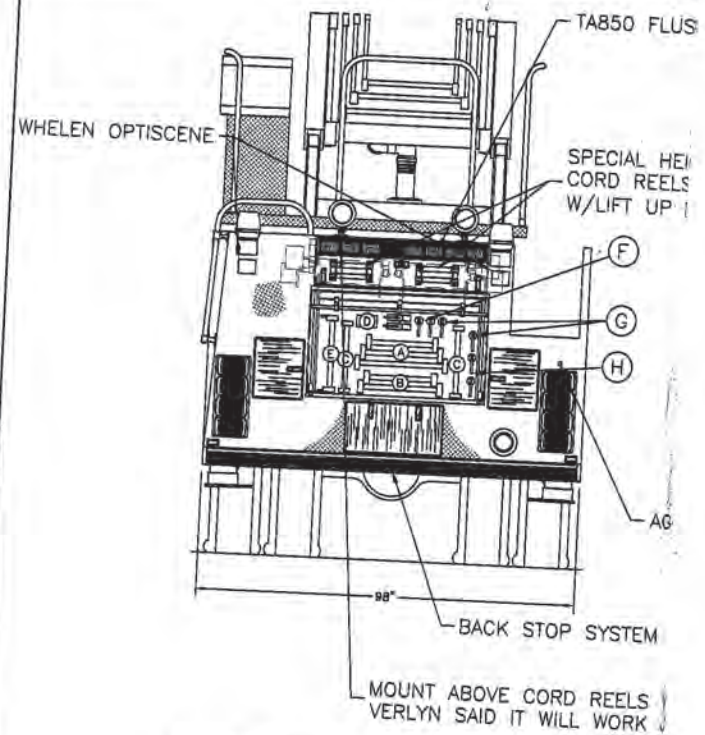
THIS DRAWING IS FOR REFERENCE OF CONFIGURATION; MINOR DETAILS MAY NOT BE SHOWN, DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE, THE SALES ORDER AND APPROVED SALES ORDER CHANGES WILL PREVAIL, WHERE DISCREPANCIES EXIST.

THE INDICATED VEHICLE HEIGHT REPRESENTS A CALCULATED DIMENSION. ACTUAL SHIPPED HEIGHT MAY VARY.

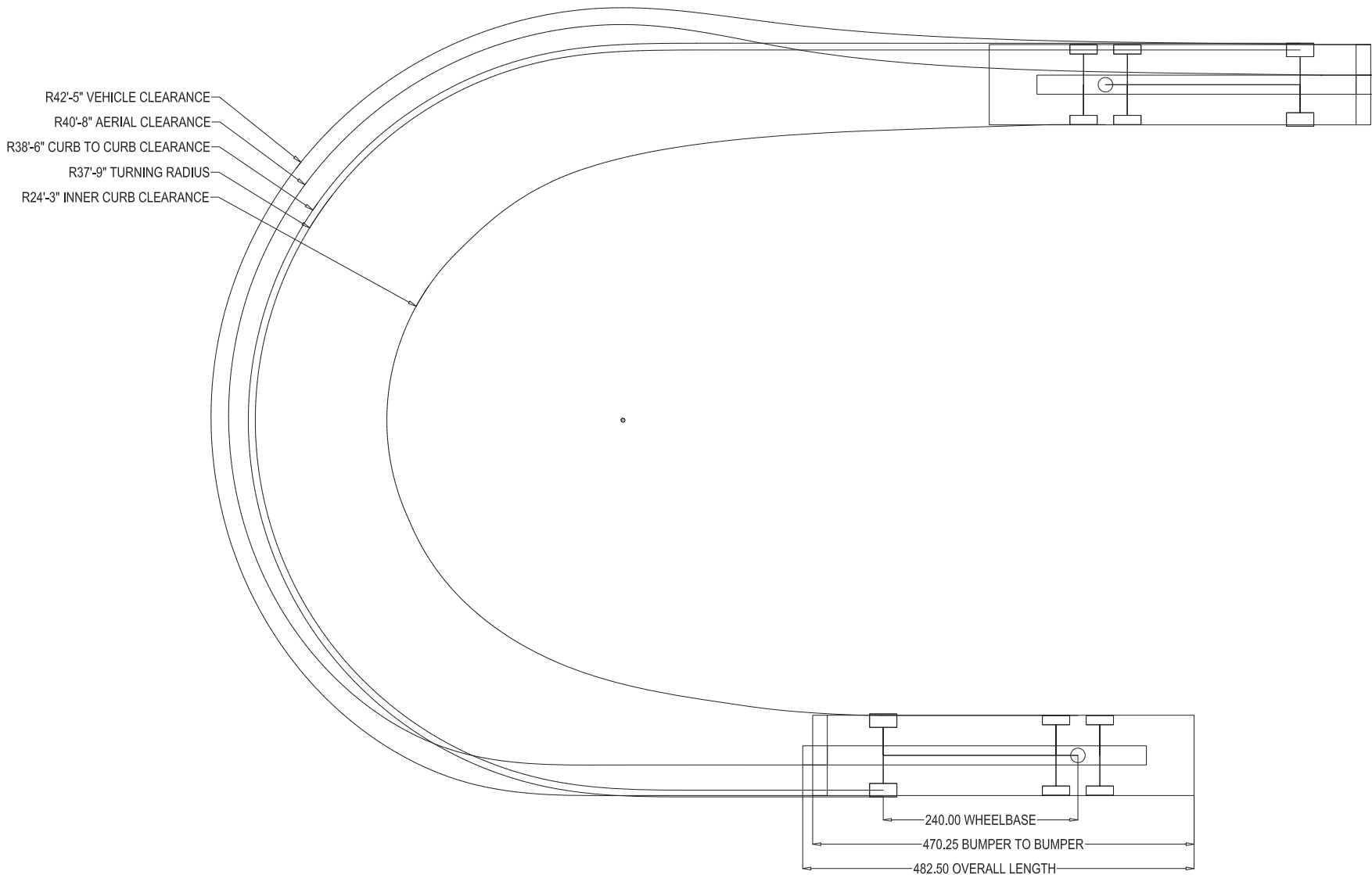
THE HOSE CAPACITY IS A CALCULATED AMOUNT. ACTUAL CAPACITY MAY VARY DEPENDING ON VENDOR OF THE HOSE.

CUSTOMER SIGNATURE OF APPROVAL		SIG. DATE	
PSW		08-25-2020	
REV.	DATE	REV. BY	
1	06-17-2020	DWL	
1	08-10-2020	DWL	

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GROUND LADDERS & PIKE POLES			
ITEM	LADDER LENGTH	MODEL	QTY
A	35' 3 SEC	1225A	1
B	24' 2 SEC	900A	1
C	16' ROOF	875A	3
D	10' ATTIC	585A	1
E	14' COMBO	35A	1
F	4' D-HANDLE	-	2
G	6' PIKE POLE	-	2
H	8' PIKE POLE	-	2
I	12' PIKE POLE	-	2



TURNING RADIUS DRAWING PE85180 T-RAD

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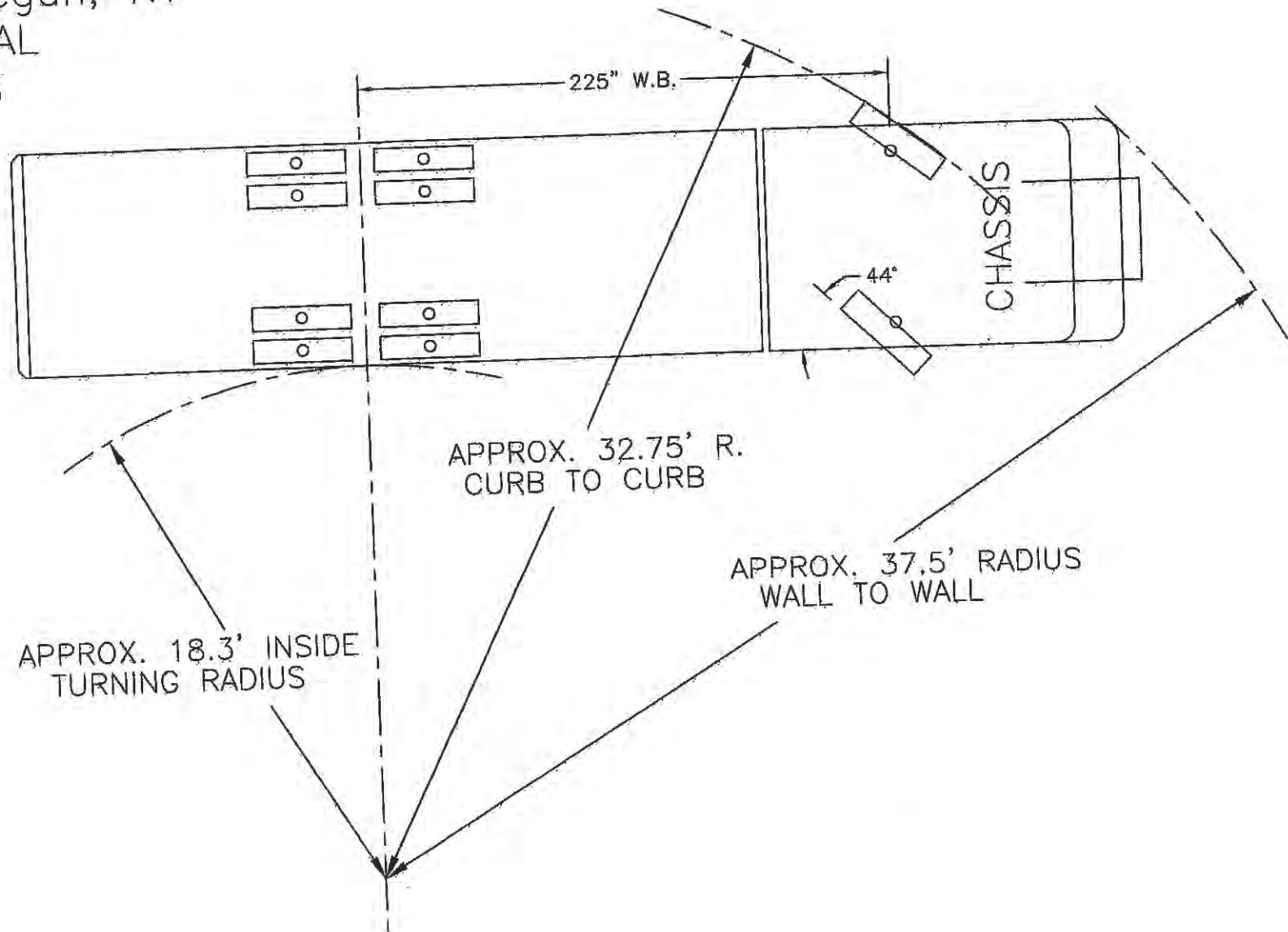
THE INDICATED VEHICLE HEIGHT REPRESENTS A CALCULATED DIMENSION. ACTUAL SHIPPED HEIGHT MAY VARY.

THE HOSE CAPACITY IS A CALCULATED AMOUNT. ACTUAL CAPACITY MAY VARY DEPENDING ON VENDOR OF THE HOSE.

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LADDER TRUCK SPECIFICATIONS FROM MANUFACTURER

Lake Mohegan, NY
105' AERIAL
SO# 2678



TRUCK SPECIFICATIONS USED
IN DESIGN

