

Steven Kessler Chairperson

Thomas A. Bianchi Vice-Chairperson

David Douglas Nora Hildinger Kevin Kobasa Peter McKinley Jeff Rothfeder

TOWN OF CORTLANDT PLANNING BOARD

Town Hall, 1 Heady Street Cortlandt Manor, NY 10567 Main #: 914-734-1080 Fax #: 914-788-0294

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/84984185114?pwd=bVRHU3JVcllOR01PQ2ZTM25CMjdaQT09

1. Discuss July 9, 2024 Regular Planning Board Meeting Agenda.

MEETING AGENDA.....<u>PLANNING BOARD</u> <u>TOWN OF CORTLANDT</u> <u>6:30 TUESDAY EVENING*</u> JULY 9, 2024

- 1. <u>PLEDGE TO THE FLAG</u>
- 2. <u>ROLL CALL</u>
- 3. CHANGES TO THE AGENDA BY MAJORITY VOTE
- 4. ADOPTION OF THE MINUTES OF THE MEETING OF MAY 7, 2024

5. <u>CORRESPONDENCE</u>

- PB 16-99a.Letter dated April 11, 2024 from John Bevegna, P.G. regarding modifications to the
Hollowbrook Golf Club Annual Monitoring
- **PB 2020-10 b.** Letter dated June 18, 2024 from Judson K. Siebert, Esq. requesting the 2nd, one-year time extension of Conditional Site Plan approval for the <u>Cortlandt CSG, LLC</u> application for a solar energy system located on Lexington Avenue.
- **PB 2023-5** c. Letter dated June 26, 2024 from David Steinmetz, Esq. requesting the 2nd, 90-day time extension of Final Plat Approval for the <u>Evergreen Subdivision</u> located at 2003 Crompond Road.
- **PB 2020-14 d.** Letter received by the Planning Department on June 28, 2024 from Eva Giorgi of <u>Teatown</u> transmitting the Cliffdale Meadow Revegetation Report as required by Planning Board Resolution 4-21.

- e. Referral from the Town Board of the draft Lighting Ordinance.
- **f.** Referral from the Town Board of the proposed Battery Energy Storage System (BESS) ordinance.

6. <u>OLD BUSINESS</u>

PB 2024-1 a. Application of <u>KPB Properties LLC</u> for Site Development Plan approval and a referral from the Town Board of a Petition for a Zoning Text Amendment for a proposed 4-story, 75,000 sq. ft. self-storage facility located at 3 Locust Avenue. Drawings latest revised June 20, 2024.

7. <u>NEW BUSINESS</u>

PB 2024-2 a. Application of <u>George McCombe</u> for Preliminary & Final Approval for a 2-lot minor subdivision of a 2-acre parcel of property located at 107 Mountain View Road. Drawings dated June 10, 2024.

8. <u>ADJOURNMENT</u>

<u>Next Regular Meeting; TUESDAY, SEPTEMBER 10, 2024 at 6:30 PM</u> <u>Agenda information is also available at www.townofcortlandt.com</u>

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

TOWN OF CORTLANDT

PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall 1 Heady Street Cortlandt Manor, NY 10567 May 7, 2024 6:20 p.m. - 6:43 p.m. May 7, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson Thomas A. Bianchi, Vice-Chairperson David Douglas, Member Nora Hildinger, Member Kevin Kobasa, Member Peter McKinley, Member Jeff Rothfeder, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning Michael Cunningham, Deputy Town Attorney Joseph Fusillo, P.E., Planning Board Engineer

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1	January 9, 2024
2	(The board meeting commenced at 6:30 p.m.)
3	MR. STEVEN KESSLER: Ready? All right,
4	welcome to the May 7th meeting of the Cortlandt
5	Planning Board. Please rise for the pledge.
6	MULTIPLE: I pledge allegiance to the
7	flag of the United States of America and to the
8	Republic for which it stands, one nation under
9	God, indivisible, with liberty and justice for
10	all.
11	MR. KESSLER: Thank you, the roll
12	please, Chris.
13	MR. CHRIS KEHOE: Mr. Kabasa?
14	MR. KEVIN KABASA: Here.
15	MR. KEHOE: Ms. Hildinger?
16	MS. NORA HILDINGER: Here.
17	MR. KEHOE: Mr. Rothfeder?
18	MR. JEFFREY ROTHFEDER: Here.
19	MR. KEHOE: Mr. Kessler?
20	MR. KESSLER: Here.
21	MR. KEHOE: Mr. Bianchi?
22	MR. THOMAS BIANCHI: Here.
23	MR. KEHOE: Mr. Douglas?
24	MR. DAVID DOUGLAS: Here.
	Canaya Worldwida, Inc.

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2	MR. KEHOE: Mr. McKinley?
3	MR. PETER MCKINLEY: Here.
4	MR. KESSLER: Thank you. We have one
5	change to the agenda this evening. We'll be
6	removing PB-1699 regarding the Holbrook Golf Club
7	Annual Monitoring Program and hopefully that'll
8	be on the agenda next month. Can I please have a
9	motion to remove that from the agenda?
10	MR. BIANCHI: So moved.
11	MR. KESSLER: Second, please.
12	MR. MCKINLEY: Second.
13	MR. DOUGLAS: Second.
14	MR. KESSLER: On the question. All in
15	favor?
16	MULTIPLE: Aye.
17	MR. KESSLER: Opposed? Can I please have
18	a motion to adopt the minutes from our meeting of
19	April 2nd?
20	MR. BIANCHI: So moved.
21	MR. KESSLER: Second, please.
22	MR. DOUGLAS: Second.
23	MR. KESSLER: And on the question? All
24	in favor?
	Geneva Worldwide, Inc.

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2	MULTIPLE: Aye.
3	MR. KESSLER: Opposed? Okay. First item
4	this evening under correspondence is a letter
5	dated April 10, 2024 from David Steinmetz,
6	requesting the first 90-day time extension of
7	final plat approval for the Evergreen Subdivision
8	located at 2003 Crompond Road. Anybody here
9	representing the applicant?
10	MR. BRIAN SINSABAUGH: Yes. Hi, good
11	evening. Chair, members of the board, my name's
12	Brian Sinsabaugh. I'm an attorney with Zarin and
13	Steinmetz, on behalf of the applicant.
14	MR. KESSLER: So what's been going on
15	since you made us hurry up and get everything
16	done three months ago? Six months ago I should
17	say.
18	MR. SINSABAUGH: So we've been moving
19	through, we've been analyzing some of the
20	additional information that needs to be
21	submitted. We're looking also to we've been
22	working also with the town engineer with regard
23	to compliance on the site.
24	MR. KESSLER: So nothing's happened in

1	Page 6 January 9, 2024
2	terms of infrastructure or trees or anything else
3	that we approved last time?
4	MR. SINSABAUGH: No, sir.
5	MR. KESSLER: And do you expect in the
6	next 90 days for things to move along?
7	MR. SINSABAUGH: We do.
8	MR. KESSLER: Any, anybody have any
9	questions, comments about this application? All
10	right, if not, Nora?
11	MS. HILDINGER: I make a motion to adopt
12	Resolution for PB 2023-5.
13	MR. KESSLER: Second please.
14	MR. MCKINLEY: Second.
15	MR. DOUGLAS: Second.
16	MR. KESSLER: And, and on the question?
17	All in favor?
18	MULTIPLE: Aye.
19	MR. KESSLER: Opposed? All right, thank
20	you. Next item letter dated May 1, 2024 from
21	Robert Davis requesting the first one-year time
22	extension of the special permit and site
23	development plan approval for the Hudson Ridge
24	Wellness Center, located at 2016 Quaker Ridge
	Geneva Worldwide, Inc.

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2	Road. Mr. Davis, good to see you again.
3	MR. ROBERT DAVIS: Good to see you. Good
4	evening. Time flies when you're having fun.
5	MR. KESSLER: It's hard to believe. So
6	what's been going on there since we
7	MR. DAVIS: Well, I'll just offer a
8	couple of general comments and then I'll, I'll
9	turn it over to, to Mr. Laker. As, as you know,
10	we've been before the town, informally and then
11	formally for some ten years. You're well aware
12	Mr. Chairman of the proceedings before this
13	board, Mr. Douglas, the proceedings before the
14	MR. KEHOE: You just need to speak into
15	the mic, please.
16	MR. DAVIS: I'm sorry. Is that better?
17	MR. KESSLER: Better, yeah.
18	MR. DAVIS: Yes, what I was saying is
19	your, your, your board is well aware of how long
20	this process has been. It's been about ten years
21	at this point before your board and, and the
22	zoning board. The applicant has spent literally
23	hundreds of thousands of dollars in the process.
24	There's been associated litigation. So, time is

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money to the applicant and has there's no
motivation whatsoever to delay the process. And
in fact, I know, although I've been peripherally
involved in, in the proceedings since last year
in terms of the licensing process, I know Mr.
Laker's been engaged on an almost daily basis,
and it's been a very arduous process.

And the approvals from the County Department of Community Mental Health and the state licensing authority, OASAS, that works in tandem with the county is a very arduous one. And you can understand why that would be for this type of facility. And it's in everyone's interest, including the neighborhood that it is.

So we're here tonight -- you provided in your resolution for an extension of site plan approval. That has no impact on the special permit you issued or the variance of the zoning board, or the parking waiver special permit, or even the board's neg dec.

It's just with respect to the site plan. And, one of the, the main criteria in your resolution for an extension is no substantial

1	Page 9 January 9, 2024
2	change in the site or the environs. And there has
3	been no such change, probably no real change
4	whatsoever.
5	So, what we've been working on is the
6	approval, the licensing approval from the county
7	and the state, because like your board's approval
8	and that, the variance of the zoning board,
9	that's the next threshold approval, if you will.
10	And without that approval, all of the other
11	conditions are irrelevant.
12	We have been working through our
13	engineer with the County Health Department as Mr.
14	Laker mentioned in his letter. But the main focus
15	has been on, on, on the main, remaining approval,
16	which is from the state. Substantial progress has
17	been made with that. It's moving on to the state
18	level at this point and we have no reason,
19	whatsoever to believe that that approval will not
20	be forthcoming.
21	We can't always control the timing of
22	it, despite our diligent efforts because you
23	can't really dictate what the state does or how
24	fast it moves. But things are very optimistic in

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2	that regard.
3	So what I'll do if, if I may, is turn
4	things over to Mr. Laker. He can give you a few
5	more, details of that process.
6	MR. KESSLER: Before that, just a couple
7	questions. If I, if I recall the process again,
8	it was you go to Westchester County, they give
9	you approval to go to talk to the state?
10	MR. DAVIS: Correct. Generally, that's
11	true.
12	MR. KESSLER: And Westchester County has
13	given you approval to talk to the state?
14	MR. DAVIS: They, as I understand it,
15	and as Mr. Laker will discuss in a little more
16	detail, they basically are involved in what they
17	call the community outreach, which is a very
18	extensive process, getting approvals from the
19	local legislature, getting information from Mr.
20	Kehoe on what's been going on with the town, that
21	type of thing. It really is a really extended
22	process.
23	But as of April, this past month,
24	they've, given us the directive and they've
	Conova Worldwide, Inc.

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2	advised the state that it's okay to proceed with
3	the state and the state is involved in a
4	different aspect which is the overall program of
5	the hospital, the more technical details, having
6	satisfied the community outreach portion of their
7	process.
8	MR. KESSLER: And if I recall the
9	process again, once you go to OASAS, they make a
10	recommendation and that goes to some other board
11	for their final approval?
12	MR. DAVIS: No, I think the OASAS Board
13	of Certification, as I understand it, Mr. Laker
14	will correct me if I'm wrong, that's the final
15	licensing authority.
16	MR. KESSLER: Okay. All right. One final
17	question. Has anything, have you been doing
18	anything to fix up the buildings, as, as repairs
19	are needed on the site at all?
20	MR. DAVIS: Well, a lot had been done as
21	we were before the various boards. But the, the
22	overall process to comply with the comments of
23	your engineering and building department,
24	that'll, that'll start in earnest, you know, at

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2	such time as we meet the other conditions. You
3	know, that's all part of the building permit
4	process.
5	MR. KESSLER: But I thought you were
6	doing work just to keep things in I think keep
7	buildings from collapsing and water getting into
8	the buildings and those kinds of things.
9	MR. DAVIS: Well, some, some work had
10	been done and building permits were secured for
11	that work, you know, in the course of the last
12	decade. But in terms of moving forward with the
13	design for the hospital, I'm not aware of that.
14	But Mr. Laker
15	MR. KESSLER: So you're saying nothing's
16	been done in the last, in the last year in terms
17	of any requesting any additional building
18	permits?
19	MR. DAVIS: I'm not aware of any
20	additional building permits, but Mr. Laker will
21	confirm that.
22	MR. KESSLER: Okay.
23	MR. BIANCHI: One other question before
24	you turn it over, is there any legal action going
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2	on right now with the neighborhood?
3	MR. DAVIS: There, there's one
4	MR. BIANCHI: Is more anticipated?
5	MR. DAVIS: Yeah, there's, there, there
6	are no legal actions going on with respect to the
7	approvals of this board. There's one long,
8	pending appeal that's awaiting argument in the
9	appellate division that was on the zoning board's
10	determination with respect to the use being a
11	hospital where the, the appeal is not on the
12	substance of the case. But the, neighbors had
13	sought the right to intervene in that case, which
14	was denied by Supreme Court, Westchester County.
15	So that there's no, there's no way of
16	knowing with the appellate division, which is I
17	think the busiest court in the U.S., when that
18	appeal is coming up to be heard.
19	And then there's another appeal, which
20	they took that hasn't been perfected yet. That is
21	briefs haven't been filed yet, with the with
22	respect to the decision of the zoning board to
23	grant the variance. So, and whether that's a use
24	variance or an area variance, which the board had

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2	ruled in both cases, the zoning board had ruled
3	in both cases in our favor.
4	So those appeals, are pending. We
5	obviously oppose them and think they're not
6	meritorious and, you know, we'll we're
7	defending them vigorously.
8	MR. KESSLER: Could the resolution of
9	those appeals affect the progress you want to
10	make on, on, on this project?
11	MR. DAVIS: We're moving full speed
12	ahead. You know, there's no stay preventing us.
13	That litigation doesn't prevent us from doing
14	anything. We regard it as non-meritorious and
15	we're, we're defending it. And it has nothing to
16	do really with this board.
17	MR. KESSLER: Okay.
18	MR. DAVIS: Yeah, I'll let Mr. Laker
19	give you some update on the OASAS process.
20	MR. KESSLER: Sure.
21	MR. STEVE LAKER: Good evening chairman
22	and members of the board, Steve Laker,
23	representative of Hudson Ridge Wellness Center.
24	As this board's aware, in February of 2023, we

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2	submitted the initial submission to OASAS. In		
3	July of 2023 we then commenced outreach to the		
4	referral network and that was directed by the		
5	commissioner of, of, of mental health,		
6	Westchester County.		
7	We were then directed to get community		
8	support and some reach out to county		
9	legislator, Catherine Borgia at the time, and we		
10	have a support letter from her. We then, in late		
11	2023, early 2024, continued our community		
12	outreach, which received positive and documented		
13	results from all the, the providers that we		
14	reached out to. And then additionally, in		
15	February of 2024, we were asked to reach out to		
16	specific civic organizations. And we have a		
17	support letter from Friends of Recovery.		
18	As of April 11, 2024, we were directed		
19	by the commissioner at the county to proceed at		
20	the state level. And as of now, we have a		
21	tentative meeting this week, either Thursday or		
22	Friday, depending upon the scheduling, to meet		
23	with the state and see where we proceed from		
24	there.		

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2	MR. KESSLER: Have you formally			
3	submitted an application to OASAS?			
4	MR. LAKER: No, that's the level where			
5	we're at. We submitted the, the pre-con one, and			
6	again, Cicero can speak to that, you know, more			
7	fully. But we submitted that back in February,			
8	2023. But we have to meet before the state, which			
9	that's what we're scheduled to do this week.			
10	MR. KESSLER: Got it.			
11	MR. ROTHFEDER: And the state is a step			
12	before OASAS?			
13	MR. LAKER: The state is OASAS. I'm			
14	sorry.			
15	MR. ROTHFEDER: The state is, you mean			
16	OASAS?			
17	MR. LAKER: Yes.			
18	MR. KESSLER: Any			
19	MR. ROTHFEDER: And, I'm sorry. And, and			
20	so when you meet with, the state, is that			
21	considered putting your application into OASAS?			
22	MR. LAKER: Yeah. That's when you really			
23	get into the nuts, the nuts and bolts. You get			
24	down to all the, the details			

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2	MR. ROTHFEDER: Right.			
3	MR. LAKER: once you get to that			
4	level.			
5	MR. KESSLER: You still have to put			
6	together the formal application outlining the			
7	programs, the staff			
8	MR. LAKER: Exactly.			
9	MR. KESSLER: the qualifications,			
10	everything?			
11	MR. LAKER: That's all put together.			
12	The, but yes, that's the process. That's when			
13	they'll review everything.			
14	MR. KESSLER: But that has not been			
15	submitted yet?			
16	MR. LAKER: Nope.			
17	MR. KESSLER: Okay.			
18	MR. LAKER: No.			
19	MR. ROTHFEDER: Okay. Is that what			
20	you're going to present to the state?			
21	MR. LAKER: Exactly.			
22	MR. ROTHFEDER: Okay.			
23	MR. LAKER: We're not allowed, nobody's			
24	allowed until you get signed off by local and			

1	Page 18 January 9, 2024
2	regional, the local and regional offices
3	
	MR. ROTHFEDER: Right.
4	MR. LAKER: and that's what we just
5	received.
6	MR. ROTHFEDER: Got it.
7	MR. KESSLER: I see.
8	MR. LAKER: And it took a tremendous
9	amount of effort, community outreach, like I
10	said, different civic organizations and political
11	support, so.
12	MR. ROTHFEDER: Okay.
13	MR. LAKER: And we were successful in
14	receiving that. We're happy that we're in the
15	position, you know, that we are right now and
16	just hope that the, the board would grant us the
17	additional time needed to obtain the license.
18	MR. BIANCHI: Are you, how, how
19	confident are you that the one-year extension
20	that you're requesting is going to be sufficient
21	
22	MR. LAKER: We believe now
23	MR. BIANCHI: to get this approval?
24	MR. LAKER: A major hurdle was going
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	228 Park Ave S - PMB 27669. New York, NY 10003

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2	through the local and regional offices. Now that			
3	we're, we're able to get before the state we			
4				
	believe that the 12 months would be sufficient.			
5	MR. KEHOE: Town code only permits them			
6	to make an application for a one-year time			
7	extension and on a site plan they can only get			
8	two one-year time extensions.			
9	MR. KESSLER: Okay.			
10	MR. KEHOE: I believe, Mike, that's town			
11	policy. I mean, that, that was passed by the town			
12	board. There's, you know, as you know, there's			
13	unlimited time extensions on like final approval.			
14	I think there's six extensions permitted on			
15	preliminary, but they can only get two. So they			
16	can be back a year from now with no problems.			
17	MR. KESSLER: Right.			
18	MR. KEHOE: But they couldn't, they			
19	can't get any more than that.			
20	MR. KESSLER: That's it. Yeah. You're			
21	aware of that now?			
22	MR. LAKER: Yes. Thank you.			
23	MR. KESSLER: Just sort of on a side			
24	note, did you happen to see that River Journal			

1	Page 20 January 9, 2024			
2	article?			
3	MR. LAKER: I did. I did.			
4	MR. KESSLER: Okay. And			
5	MR. LAKER: No comment.			
6	MR. KESSLER: Any other comments from			
7	the board?			
8	MR. BIANCHI: No.			
9	MR. KESSLER: So if not, we've got			
10	Kevin.			
11	MR. KOBASA: Motion to adopt resolution			
12	5-24, for planning board application 6-15 for the			
13	one-year time extension.			
14	MR. KESSLER: Second please.			
15	MR. MCKINLEY: Second.			
16	MR. ROTHFEDER: Second.			
17	MR. KESSLER: And on the question, all			
18	in favor?			
19	MULTIPLE: Aye.			
20	MR. KESSLER: Opposed? All right, good			
21	luck.			
22	MR. LAKER: Thank you.			
23	MR. DAVIS: Thank you very much.			
24	MR. KESSLER: All right. All right, our			
	Geneva Worldwide, Inc. 228 Park Ave S - PMB 27669. New York, NY 10003			

1	Page 21 January 9, 2024			
2	final item this evening is the application of KBP			
3	Properties for site development plan approval and			
4	a referral from the town board of a petition for			
5	a zoning text amendment for a proposed four-story			
6	75,000 square foot self storage facility located			
7	at 3 Locust Avenue. Good evening again.			
8	MR. SINSABAUGH: Hi, Good evening,			
9	chairman, members of the board, my name is Brian			
10	Sinsabaugh on behalf of the applicant. Also with			
11	me here tonight live are Sean Barton and Michael			
12	Humphrey on behalf of the applicant and owner. I			
13	also have via Zoom, our consultants which			
14	include, we have a consultant from Key			
15	Engineering Marc Pilotta. We also have Joseph			
16	Nietzel of JMN Architecture and Richard D'Andrea			
17	of Collier's Engineering.			
18	MR. KESSLER: Okay. But tonight. we're			
19	only dealing with the zoning amendment.			
20	MR. SINSABAUGH: Correct.			
21	MR. KESSLER: We're not dealing with the			
22	application. The staff is still preparing their			
23	review memoranda for this application			
24	MR. SINSABAUGH: Correct.			

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2	MR. KESSLER: which they will issue			
3	hopefully shortly. So our issue tonight really is			
4	just to discuss your proposed zoning amendment			
5	that you presented to the town board for their			
6	consideration.			
7	MR. SINSABAUGH: Correct.			
8	MR. KESSLER: And we discussed this at			
9	the work session.			
10	MR. KEHOE: Right. So they, they			
11	prepared one to the town board, staff reviewed it			
12	and did the review memo and gave it to you. The			
13	applicant then responded to our review memo in			
14	this big packet, which was emailed to you			
15	MR. KESSLER: Yes.			
16	MR. KEHOE: and I think given to you			
17	again in hard copy tonight. And I think they			
18	addressed most of our comments satisfactorily,			
19	but we should have that discussion.			
20	MR. KESSLER: On the zoning amendment?			
21	MR. KEHOE: Yes. So everything, as we			
22	talked at the work session, there's nothing in			
23	the zoning amendment that is more lenient than			
24	what currently exists in the town code in terms			

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2	of dimensional requirements?			
3	MR. KEHOE: Can Brian?			
4	MR. SINSABAUGH: That's correct.			
5	MR. KESSLER: That's correct.			
6	MR. SINSABAUGH: I prefer actually			
7	MR. CUNNINGHAM: Excluding height.			
8	MR. ROTHFEDER: Except for height.			
9	MR. KESSLER: Except for height.			
10	MR. SINSABAUGH: Excluding height,			
11	right.			
12	MR. KESSLER: Okay. And as we discussed			
13	at the work session, I think the feeling of the			
14	board and our recommendation to the town board			
15	will be that the height should remain at 35 foot			
16	subject to a variance. So keep the height at 35			
17	foot, at 35 feet, as it is throughout the town.			
18	And if you make the case that it should be			
19	higher, then the ZBA will grant the variance for			
20	that.			
21	MR. SINSABAUGH: I mean if that's the			
22	board's position			
23	MR. KESSLER: But it's only a			
24	recommendation.			

1	Page 24 January 9, 2024			
2	MR. SINSABAUGH: or recommendation. I,			
3	I know that we've, presented in our last			
4	application, I know we started at 50 feet.			
5	MR. KESSLER: Right.			
6	MR. SINSABAUGH: We have reduced that			
7	significantly. So we feel that it is consistent			
8	with the area. We try to give, what we provided			
9	in terms of additional criteria for special			
10	permit to try to buffer that, to provide some			
11	level of buffer I guess to any adjacent property			
12	owners. I understand that that's a recommendation			
13	that you do have for the board.			
14	MR. KESSLER: Yeah. And you can argue			
15	that with the town board and, you know, whether			
16	they accept our recommendation or not, it's up to			
17	the town board. But I think the consensus here			
18	that that's the recommendation that this board			
19	will give and, you know, and, and, but it's			
20	ultimately the town board's decision			
21	MR. SINSABAUGH: Mm-hmm.			
22	MR. KESSLER: on how they want to			
23	write the zoning amendment.			
24	MR. SINSABAUGH: Okay. One thing I did			

Page 25

1	Page 2. January 9, 2024			
2	want to cover with the board this evening is just			
3	procedural aspects of the application. I know			
4	that town board had requested that your board			
5	take lead agency. I know that was circulated			
6	previously. I was hoping that you would declare			
7	lead agency tonight. I believe the 30 days has			
8	passed. The, the one item I do have is that			
9	before the town board does the planning board			
10	cannot approve the application without obviously			
11	the town board adopting their, their criteria.			
12	But the town board can't adopt their criteria			
13	without a negative declaration from your board,			
14	so			
15	MR. KESSLER: Declaration of lead			
16	agency?			
17	MR. SINSABAUGH: No, no negative			
18	declaration under SQRA.			
19	MR. KESSLER: Oh, negative dec.			
20	MR. SINSABAUGH: So I want to just			
21	discuss procedure this evening, just to ensure			
22	that we are moving this forward and that while			
23	this is referred back, that possibly that this			
24	continues to be reviewed. One important aspect. I			

January	9,	2024
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do understand that while the town board is going
through their approvals, and you are going
through your process of review, I know that a
negative declaration could be issued prior to a
public hearing and allowing the public to be
heard on the actual site plan application, I
think that that would be proper. We'd be asking
that the board consider issuing a negative
declaration prior to public hearing, to allow the
town board to act.

12	MR. KESSLER: I, I've got to ask this.
13	MR. KEHOE: We don't typically do that.
14	MR. CUNNINGHAM: I think you'd have to
15	have at least a public hearing and, and then the
16	public hearing would probably have to be closed.
17	I don't think this board would have to give site
18	plan approval before it could issue a neg dec.
19	MR. SINSABAUGH: Correct.
20	MR. CUNNINGHAM: But, I think the board
21	
22	MR. ROTHFEDER: But I don't think we
23	know enough about the site plan.
24	MR. CUNNINGHAM: Right, right. Yeah.

1	Page 27 January 9, 2024
2	MR. SINSABAUGH: Mm-hmm.
3	MR. KEHOE: Well, I don't think Brian's
4	necessarily asking for it
5	MR. SINSABAUGH: I'm not asking for it
6	tonight.
7	MR. KEHOE: now.
8	MR. KESSLER: Oh.
9	MR. KEHOE: But procedurally, we have
10	always liked to hear from the public before you
11	issue a SQRA declaration, which is not
12	necessarily the way the state wants it
13	MR. SINSABAUGH: Correct.
14	MR. KEHOE: but that's your process,
15	so.
16	MR. DOUGLAS: Well, why, why shouldn't
17	we adhere to that? I mean why is this any
18	different than any other application?
19	MR. KEHOE: Well, I think Brian's saying
20	because, and I don't think it's an issue because
21	the town board can't act on the zoning text
22	amendment until you issue a negative declaration.
23	But that seems so far down the road that I don't
24	think it's an issue yet.

1	Page 28
1	January 9, 2024
2	MR. KESSLER: When do you think the town
3	board would be taking up the zoning amendment?
4	MR. KEHOE: Well, all I can give you is
5	the Meadowbrook Pondview example. They have a
6	text amendment, you sent comments back to them
7	and nothing has happened, partly because the
8	applicant hasn't really proceeded with the site
9	plan application. But I don't know the timing for
10	them to act on it. I think they want to wait,
11	Mike, don't they?
12	MR. CUNNINGHAM: Right. I, I would think
13	this application would have to get far enough
14	along and I would think they would likely
15	wouldn't act on it until probably a public
16	hearing is closed before this board, I would
17	think.
18	MR. KEHOE: But, but you can declare
19	yourselves lead agent.
20	MR. KESSLER: We did that last meeting.
21	MR. KEHOE: You only declared you
22	declared your intent to be lead agent. And then
23	when the county commented and DEP commented and
24	DOT, they comment, but what they're really

1	Page 29 January 9, 2024
2	supposed to just say is they have no objection to
3	you being lead agent, but they put a lot of other
4	comments in there. So it would be appropriate to
5	declare yourselves lead agent with respect to the
6	site plan.
7	MR. KESSLER: Okay.
8	MR. CUNNINGHAM: Or it's lead agency
9	overall.
10	MR. KEHOE: Okay.
11	MR. KESSLER: Yeah.
12	MR. CUNNINGHAM: It's just lead agency
13	under SQRA.
14	MR. KEHOE: Okay.
15	MR. SINSABAUGH: Correct.
16	MR. KESSLER: Okay. So let's
17	MR. SINSABAUGH: The concern for on
18	our side is just timing in terms of the fact that
19	we do have July, August coming through and in
20	terms of where this falls, ensuring that this
21	continues to move forward throughout the, the
22	town board process and planning board.
23	MR. KEHOE: Well planning staff can
24	commit to having our review memo to you in plenty
	Concre Worldwide Inc

1	Page 30 January 9, 2024
2	of time for you to be able to respond to be on
3	the June agenda.
4	MR. SINSABAUGH: All right.
5	MR. KEHOE: Okay. Because I know your
6	firm particularly is always anxious that we don't
7	have a meeting in August.
8	MR. SINSABAUGH: Yes.
9	MR. KEHOE: Yeah. So, that makes the
10	July meeting critical. So, but, but we will be
11	able to have if you're prepared and your
12	professionals are prepared to have a site plan
13	discussion and at least an initial one, I can't
14	guarantee what's going to come from that site
15	plan discussion
16	MR. SINSABAUGH: Mm-hmm.
17	MR. KEHOE: at the June meeting.
18	MR. SINSABAUGH: Okay. Understood.
19	MR. KESSLER: Okay. So with that, I
20	think we have a couple motions to do here, David.
21	MR. DOUGLAS: I think the first motion
22	is to that for us to declared ourselves to be
23	the lead agents.
24	MR. KESSLER: Sounds right. Second,
	Geneva Worldwide, Inc.

1	Page 31 January 9, 2024
2	please.
3	MR. ROTHFEDER: Second.
4	MS. HILDINGER: Second.
5	MR. KESSLER: And on the question, all
6	in favor?
7	MULTIPLE: Aye.
8	MR. DOUGLAS: I, I think there's one
9	other motion but may, maybe there's a third one
10	I'm not aware of. But the, the, and also make a
11	motion to direct the staff to prepare, prepare a
12	memo with our comments, to provide it to the, to
13	the, town board, and most specifically with
14	regard to our recommendation that a variance
15	should be required with regard to the height.
16	MR. KESSLER: That sounds right. Second,
17	please.
18	MR. KOBASA: Second.
19	MR. KESSLER: And on the question? All
20	in favor?
21	MULTIPLE: Aye.
22	MR. KESSLER: And maybe third, refer
23	back?
24	MR. DOUGLAS: Is there another motion?
	Geneva Worldwide, Inc.

1	Page 32 January 9, 2024
2	MR. KESSLER: You said maybe there were
3	three.
4	MR. DOUGLAS: Oh, no I thought maybe you
5	thought there was three.
6	MR. KESSLER: No, no, I didn't think
7	there were three.
8	MR. ROTHFEDER: Unless you refer it
9	back?
10	MR. KESSLER: Uh, oh, refer it back?
11	MR. ROTHFEDER: Yeah.
12	MR. KESSLER: Okay. Let's refer, yeah,
13	refer it back, yeah, thank you.
14	MR. DOUGLAS: I, I move that we refer
15	this back to staff for, to produce a
16	MR. KEHOE: Yeah, site plan review memo.
17	MR. DOUGLAS: Right.
18	MR. KESSLER: Second, please.
19	MR. BIANCHI: Second.
20	MR. KESSLER: On the question. All in
21	favor?
22	MULTIPLE: Aye.
23	MR. KESSLER: Opposed? All right.
24	MR. SINSABAUGH: Thank you.
	Geneva Worldwide, Inc. 228 Park Ave S - PMB 27669. New York, NY 10003

1	Page 33 January 9, 2024
2	MR. MCKINLEY: Time is 6:43. Meeting's
3	adjourned.
4	MR. KESSLER: Thank you.
5	(The public board meeting concluded at
6	6:43.p.m.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the board meeting of the Town of Cortlandt on May 7, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

BLA

Date: May 22, 2024

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003



April 11, 2024

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

Via e-mail: MichaelP@townofcortlandt.com

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

Dear Mr. Preziosi:

At the April 2, 2024 Town Planning Board meeting, Eugene Peterson, on behalf of the Hollow Brook Golf Club, addressed the Board requesting a modification to the groundwater and surface water monitoring program. The current program includes sampling two groundwater monitoring wells and the Hollow Brook (surfaced water) twice a year during the golf season. In addition, a surface water storm event sample from the Hollow Brook is collected once per year, depending on conditions.

The golf course is seeking to reduce the cost burden of the program by eliminating a sampling point. Based on previous discussions between the Town, WSP and the course, it was suggested during the Planning Board meeting that the storm water sampling event be eliminated. Based on the water quality history at the course over the last 20 years, including the lack of any toxicologically significant detections in the Hollow Brook, we agree with elimination of the storm event sample beginning with the 2024 monitoring season.

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

Kind regards,

WSP USA

John Benvegna, PG Vice President

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

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



City Of Peekskill Water & Sewer Department

David Rambo Water & Sewer Superintendent Cornell Hammonds Assistant Water & Sewer Superintendent

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

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

Dear Mr. Preziosi,

Thank you for the opportunity to allow us to comment on the "proposed" request by Hollow Brook Golf Club (HBGC) to eliminate storm water triggered sampling events. While we are pleased to see the detection of pesticides has been reduced from 11 detections in 2019 to just one detection in 2023, we are concerned about the proposed modifications to the sampling regimen and any increased potential opportunity of contamination of our source water that would not be detected as a result.

After reviewing the past sampling protocols, we see reductions have been made to both the sampling frequency and locations. Furthermore, we cannot overlook the fact that there has not been a storm event sample taken within the past five years. Reports dating from pre-construction to 2010 show storm-triggered samples were collected annually from 2007-2010, pesticides were detected in each of those events. During one season, compounds were detected at concentrations that, based on the May 2002 Environmental Management Plan, would be considered toxicologically significant. We view the sampling regimen as an effective tool used to alert HBGC to take appropriate management action to reduce pesticide application.

Within the 2022 Annual Monitoring Report dated February 20, 2023, the fourth paragraph references an email from April 27, 2020 that states, "...temporary modifications were approved as such:

1) Eliminate groundwater sampling at Monitor Wells GW-3 and GW-4;

2) Eliminate surface water sampling at locations SW-3, SW-5 and SW-1; and,

3) Eliminate the storm water sampling event."

Were storm-water events removed permanently, or was this intended to be a temporary pause in storm-water sample events due to the Covid-19 pandemic? As a result of this decision, we do not have any recent data to justify the request to remove this sample.

The City of Peekskill does not agree with the removal of a storm triggered sampling event without consistent, recent, and relevant data that shows no detectable or hazardous concentrations of pesticides are being transported from the subject property into the Peekskill Hollow Creek during peak flow events. The City of Peekskill recommends that a new criteria for the storm-triggered sampling event be created based upon a new storm-water study by an independent consultant to ensure that the effluent from the Hollow Brook Golf Course does not contribute pesticides at any level to our drinking water source.

Again, thank you for allowing us to comment on the HBGC Monitoring Plan. We hope these comments will open up a dialogue between the Town of Cortlandt, HBGC and the City to ensure all protective measures are being taken to protect the drinking water for over 25,000 people. Please let us know if you have any further comments or questions.

Sincerely,

Joseph Scapoli

Joseph Scapoli City of Peekskill Watershed Inspector

CC: C. Kehoe, T/Cortlandt
D. Rambo, C/Peekskill Water Dept.
C. Hammonds, C/Peekskill Water Dept.
C. Matra, C/Peekskill Water Dept.



June 18, 2024

VIA EMAIL AND OVERNIGHT DELIVERY

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

Re: Cortlandt Lexington I LLC, as Successor to Cortlandt CSG, LLC Solar Energy System/Extension of Site Plan Approval Resolution No. 6-23

Dear Chairman Kessler and Planning Board Members:

By Resolution No. 6-23 (a copy of which is attached), the Planning Board granted a one-year extension of the conditional site plan approval issued under Resolution No. 8-22 to Cortlandt Lexington I LLC, successor to Cortlandt CSG, LLC. The approval was extended through July 12, 2024.

I again request, on behalf of Cortlandt Lexington I LLC and 202 Cortlandt, LLC (fee owner of the underlying premises), an extension of the conditional site plan approval through July 12, 2025. Cortlandt Lexington I, LLC and 202 Cortlandt, LLC seek to preserve this approval as they continue to evaluate whether the solar project approved under the terms of Resolution No. 8-22 will proceed, a process that involves securing a solar energy operator prepared to take on this project. Cortlandt Lexington I LLC and 202 Cortlandt, LLC again acknowledge the obligations borne, under Cortlandt Town Code §255-9(h), should this project proceed.

An application fee of Two Hundred Fifty and No/100 (\$250.00) Dollars accompanies this request.

Respectfully submitted. W udsbn K. Siebert

JKS/dy

Main Office
 445 Hamilton Avenue
 White Plains, NY 10601
 Phone 914.946.4777
 Fax 914.946.6868

- Mid-Hudson Office
 200 Westage Business Center
 Fishkill, NY 12524
 Phone 845.896.0120
- New York City Office 60 East 42nd Street New York, NY 10165 Phone 646.794.5747

JUDSON K. SIEBERT Principal Member jsiebert@kblaw.com



Honorable Steven Kessler, Chairman and Members of the Cortlandt Planning Board June 18, 2024 Page 2

cc: Christopher Kehoe, AICP, Director of Town of Cortlandt Department of Planning & Community Development Michael Cunningham, Esq., Cortlandt Deputy Town Attorney



TOWN OF CORTLANDT DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP Director

Planning Staff Michelle Robbins, AICP Rosemary Boyle-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 Francis X. Farrell Cristin Jacoby Robert Mayes

June 7, 2023

Judson K. Siebert, Esq. Keane & Beane 445 Hamilton Avenue White Plains, NY 10601

RE: PB 2020-10 Application of <u>Cortlandt CSG LLC</u>, for the property of 202 Cortlandt, LLC for Site Development Plan approval and a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2.3 MW community solar power system located on an approximately 33.86-acre parcel of property located on the north side of Route 202, west of Lexington Avenue.

Dear Mr. Siebert,

Enclosed please find a copy of Resolution No. 6-23 which was adopted by the Planning Board at their meeting on June 6, 2023 which grants the 1st, one-year time extension of conditional approval for the subject application.

If you have any questions regarding this matter please contact my office.

Sincerely,

Chris Kehoe, AICP Director of Planning & Community Development

CRK/crk encl.

cc w/res:

Richard H. Becker, MD, Town Supervisor James Creighton, Town Board Liaison Michael Cunningham, Esq., Deputy Town Attorney Laroue Shatzkin, Town Clerk

RESOLUTION NO. 6-23

TOWN OF CORTLANDT PLANNING BOARD PB 2020-10

WHEREAS, the application of Cortlandt CSG LLC for the property of 202 Cortlandt, LLC for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and as per Chapter 255 (Solar) of the Town of Cortlandt Code and for Tree Removal, Steep Slope and Wetland Permits for a proposed Solar Energy System as shown on a 9 page set of drawings entitled "Site Development for Cortlandt CSG LLC" prepared by Cronin Engineering, P.E., P.C. latest revision dated June 1, 2022 was approved by Planning Board Resolution 8-22 adopted on July 12, 2022, and

WHEREAS, the subject parcel of approximately 33 acres is located on the west side of Lexington Avenue, north of Crompond Road (Rt. 202) and is designated on the Town of Cortlandt Tax Maps as Section 34.07, Block 1, Lots 2-9 & 11-17, and

WHEREAS, by a letter dated May 25, 2023 Judson K. Siebert, Esq. requested the 1st, one-year time extension of Conditional Site Plan approval.

NOW THEREFORE BE IT RESOLVED, that the request of Judson K. Siebert, Esq for the 1st, one-year time extension of Conditional Site Plan approval is hereby **APPROVED**, subject extension to expire on July 12, 2024.

Adopted: June 6, 2023 Cortlandt Manor, New York

Filed in the Office of the Town Clerk and Planning Board this <u>7</u> day of June, 2023.

Chris Kehoe Clerk to the Planning Board

© 2021 INTUIT INC. 1-800-433-8810 CODA MEMO PAY TO THE ORDER OF and a Kulick Town of Cortlandt KEANE & BEANE, P.C. ATTORNEY PROFESSIONAL ACCOUNT 445 HAMILTON AVENUE WHITE PLAINS, NY 10601 Town of Cortlandt 1830680° CASH ONLY IF ALL CheckLock[™] SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING 10 2 10000 2 1 I B PROTECTED AGAINST FRAUD 8 -16 206 36 300E 5I JPMORGAN CHASE BANK KEW GARDENS, NY 11375 1-2/210 ****** \$ **250.00 6/22/2024 DOLLARS 89068 Ð Intuit® CheckLock eck Detai

TOWN OF CORTLANDT PLANNING BOARD PB 2020-10

RESOLUTION NO. 6-24

WHEREAS, the application of Cortlandt CSG LLC for the property of 202 Cortlandt, LLC for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and as per Chapter 255 (Solar) of the Town of Cortlandt Code and for Tree Removal, Steep Slope and Wetland Permits for a proposed Solar Energy System as shown on a 9 page set of drawings entitled "Site Development for Cortlandt CSG LLC" prepared by Cronin Engineering, P.E., P.C. latest revision dated June 1, 2022 was approved by Planning Board Resolution 8-22 adopted on July 12, 2022, and

WHEREAS, the subject parcel of approximately 33 acres is located on the west side of Lexington Avenue, north of Crompond Road (Rt. 202) and is designated on the Town of Cortlandt Tax Maps as Section 34.07, Block 1, Lots 2-9 & 11-17, and

WHEREAS, the Planning Board granted the 1st, one-year time extension of Site Development Plan approval by Resolution 6-23 on June 6, 2023, and

WHEREAS, by a letter dated June 18, 2024 Judson K. Siebert, Esq. requested the 2nd, one-year time extension of Conditional Site Plan approval, on behalf of <u>Cortlandt Lexington I, LLC and</u> <u>202 Cortlandt, LLC, as successor to Cortlandt CSG, LLC</u> in order to continue to meet the conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of Judson K. Siebert, Esq for the 2nd, one-year time extension of conditional Site Plan approval is hereby **APPROVED**, subject extension to expire on July 12, 2025.

TO BE CONSIDERED FOR ADOPTIONON JULY 9, 2024



David S. Steinmetz david@zarin-steinmetz.com Also admitted in DC

June 26, 2024

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

Hon. Steven KesslerChairperson of the Town of Cortlandt Planning Board and Members of the Planning Board1 Heady StreetCortlandt Manor, New York 10567

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

Dear Chairperson Kessler and Members of the Planning Board:

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

We look forward to appearing before your Board on July 9, 2024 meeting. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ LLP

David S. Steinmetz

By: ____

David S. Steinmetz Brian T. Sinsabaugh



Cortlandt Planning Board June 26, 2024 | Page 2

Copied (via email): VS Construction Corp. DTS Provident Design Engineering, LLP Michael Cunningham, Esq. Chris Kehoe, AICP

TOWN OF CORTLANDT PLANNING BOARD PB 2023-5

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 Resolution 4-24 adopted on May 7, 2024 the Planning Board granted the 1st, 90-day time extension of Final Plat approval, and

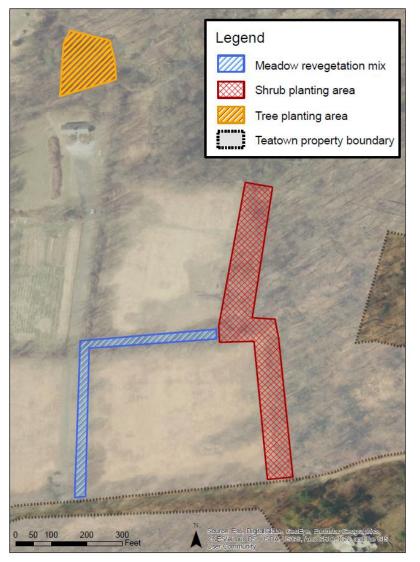
WHEREAS, by a letter dated June 26, 2024 David Steinmetz, Esq. requested the 2nd, 90-day time extension of Final Plat approval for the subject application in order to continue to meet the conditions of said approval. NOW THEREFORE BE IT RESOLVED that the request of David Steinmetz, Esq. for the 2nd, 90-day time extension of Final Plat approval is hereby APPROVED, said extension to expire on November 7, 2024.

TO BE CONSIDERED FOR ADOPTION: JULY 9, 2024



Cliffdale Meadow Revegetation Report: June 2024

This report is an update on the 100 trees and shrubs planted in spring 2022. With the preceding drought, several saplings died and were replaced later in Fall 2023. June 2024 data documents survival status and measured height of remaining plantings. The map from the original plan shows locations of tree plantings, primarily grouped in 5 areas within the orange and red zones to streamline watering (figure 1).



Revegetation Plan

Figure 1: Cliffdale meadow restoration area with proposed revegetation sites for each option



Background

Plant species included in the revegetation can all be found in the attached spreadsheets, including initial planting heights, tree number, and location. Figure 2 depicts some of the shrub and tree plantings. Large amounts of invasive brush had to be cleared to make space for the native plantings, clearing approximately 0.5 acres of invasive barberry, multiflora rose, Japanese honeysuckle, and oriental photinia. Invasive removal and maintenance around these plantings will be continuous over the next 2-3 growing seasons until plants have become established. Any trees and shrubs that do not survive the summer will be replaced with plantings each Fall to maintain at lease 50 trees and 50 shrubs in the restoration areas.



Figure 2. Planting sites showing tree tubes along trails in two of the five planting clusters



Fall 2023 – Present

In the fall of 2023, Teatown Lakes Preserve implemented a management strategy using goats for continued maintenance of the invasive hedgerow. As part of this initiative, trees and shrubs were planted in as replacements for 2023's dead specimens. However, due to staff turnover, the newly planted replacements were unnumbered. Consequently, when our new team collected data this Spring, some of these unnumbered replacement trees and shrubs were not included in our latest data set, despite being alive. Nevertheless, most numbered trees and shrubs from the 2023 replacement plantings have been identified and will be considered in our ongoing efforts. To ensure compliance with our original agreement, we will total live tree and shrub plantings and replant appropriate tree and shrub species to reach 50+ each. Meadow Restoration Plantings 11.2.22 V2.xlsx



Figure 3. Planting sites in late June 2024 showing tree tubes with significant growth.



2024 Planting Plan

The new plantings will utilize species that have been cultivated in our propagation garden for two years, thus ensuring well-developed root systems. The tree species to be planted include American hornbeam (Carpinus caroliniana), witch hazel (Hamamelis virginiana), and winged sumac (Rhus copallinum). Available shrub species for replanting are common ninebark (Physocarpus opulifolius), silky dogwood (Cornus amomum), pasture rose (Rosa carolina), and swamp rose (Rosa palustris). By employing these established species, we aim to improve the survival rates.

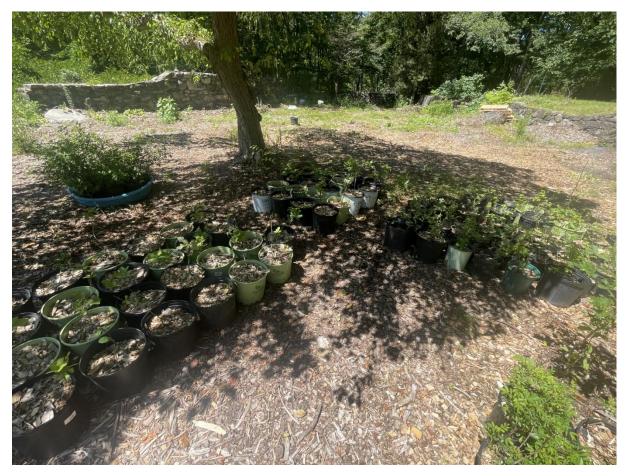


Figure 4. A few select species in propagation garden.

Local Law No. ____ of 2024

(A LOCAL LAW REGULATING THE INSTALLATION OF OUTDOOR LIGHTING WITHIN THE TOWN OF CORTLANDT)

Section 1. Legislative Intent

The Supervisor and Town Board have noted the receipt of complaints regarding some Outdoor Lighting installations in the Town of Cortlandt, and in understanding recent changes in technology that have led to an almost complete adoption of LED lighting technologies for both residential and non-residential lighting installations, along with the pros and cons of LED lighting, the Town seeks to adopt these Outdoor Lighting Standards to protect and promote the public health, safety and welfare of the residents of Cortlandt, as well as preserve the quality of life, retain community character and afford the public the ability to view the night sky. This Local Law is enacted for the purpose of creating regulations for the installation and use of Outdoor Lighting within the Town of Cortlandt.

Section 2. Amendments to Chapter 307-4 Definitions of the Town Code

Chapter 307-4 of the Town of Cortlandt Town Code, entitled "ZONING" shall be amended to include the following Definitions:

§307-4 Definitions.

BUG RATING

A luminaire classification system that classifies backlight (B), uplight (U) and glare (G) ratings for an LED lighting fixture. See Figure IV-1.

COLOR RENDERING INDEX (CRI)

A number ranging from 0-100 that rates a light source for how closely it renders the color of objects as "natural," with a higher number corresponding to a color rendering that is closer to the natural color.

CORRELATED COLOR TEMPERATURE (CCT)

A rating of the warmth or coolness of light output as expressed in degrees Kelvin (K).

DARKSKY

Formerly known as the International Dark-Sky Association (IDA), DarkSky International (DarkSky) is a US-based non-profit organization that provides leadership, tools, and resources for individuals, policymakers, and industry, in order to reduce light pollution and promote responsible outdoor lighting that is beautiful, healthy, and functional.

DARKSKY APPROVED

A program by DarkSky that provides objective, third-party certification for lighting products, lighting designs, and installed lighting projects that minimize glare, reduce light trespass, and reduce light pollution.

FIXTURE, FULLY-RECESSED CANOPY

An outdoor lighting fixture recessed into a ceiling so that the bottom of the fixture is flush with the ceiling, eliminating any potential for side glare.

FIXTURE, FULLY-SHIELDED

An outdoor lighting fixture that, by design of the housing, does not allow any light to be emitted above a ninety-degree, horizontal plane from the base of the fixture. Fully shielded fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated, and direct glare will result. A fully-shielded fixture has a maximum BUG uplight rating of U0 (uplight zero). See Figure IV-2.

FIXTURE, LIGHTING

A complete lighting unit, consisting of one or more lamps (light sources), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply, but not including the support assembly (pole, mounting bracket, etc.). Also referred to as a "luminaire". See Figure IV-3.

FIXTURE, WALLPACK

A lighting fixture designed for direct mounting on building walls whose primary function is to light the area adjacent to a structure.

FOOTCANDLE (FC)

The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot. One footcandle is equal to one lumen per square foot, or 10.76391 lux.

GLARE

The eye's line-of-sight contact with a direct light source that causes annoyance, discomfort, or loss in visual performance and ability. Note: As used in this section, this term is not synonymous with the term "glare" as used in the BUG rating defined above.

HEIGHT, MOUNTING

The vertical distance from the ground directly below the center line of the luminaire to the lowest direct-light-emitting part of the luminaire.

ILLUMINANCE

The amount of light falling on a surface area, measured in either footcandles (lumens per square foot) or lux (lumens per square meter). One footcandle equals 10.76 lux though, for convenience, 10 lux is commonly used as an equivalent.

ILLUMINATING ENGINEERING SOCIETY (IES)

The Illuminating Engineering Society (formerly the Illuminating Engineering Society of North America) is a nonprofit membership organization that provides professional development, publications, networking, and educational opportunities to their membership, which includes engineers, designers, educators, manufacturers, distributors, scientists, and industry personnel.

Through their American National Standards Institute (ANSI), they develop and publish technical standards regarding lighting.

KELVIN (K)

The measured temperature of light. In lighting applications, Kelvin is used to measure the color temperature of a light bulb. The higher the Kelvin (K) rating, the whiter the light.

LIGHT TRESPASS

Light emitted by a lighting installation that falls outside the boundary of the property on which the installation is sited (also called spill light). See Figure IV-4.

LUMEN

A unit of measurement for quantifying the amount of light energy emitted by a light source (as distinct from "watt," a measure of power consumption).

LUMINAIRE

See "FIXTURE, LIGHTING".

LUX

One lumen per square meter; unit of illuminance. One lux equals approximately 0.092903 footcandle.

OUTDOOR LIGHTING

The illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

SECURITY LIGHTING

The minimum amount of outdoor lighting necessary to illuminate points of entry into or exit from a structure, exterior walkways, or outdoor storage areas for purposes of nighttime safety. Security lighting shall not include any lighting that is primarily for aesthetic or advertising purposes and does not directly contribute to the safety or security of the premises, such as sign, parking lot, display, landscaping, or architectural lighting.

UNIFORMITY RATIO

A calculation used to assess whether the Outdoor Lighting levels provide uniform illumination distribution for a given area, calculated as the ratio of the minimum lighting level to the average lighting level (min/avg), as expressed in decimal form. A value of one (1) represents a completely uniform distribution.

UPLIGHTING

Any light source that distributes illumination above a ninety-degree horizontal plane.

Section 3. Addition of Section 307-12.3 of the Town Code

The following Section with a title of "Outdoor Lighting Standards" shall be added to the Town Code:

§307-12.3 Outdoor Lighting Standards.

- **A. Purpose.** The general purpose of this Section is to protect and promote the public health, safety and welfare of the residents of Cortlandt, as well as preserve the quality of life, retain community character and afford the public the ability to view the night sky, by establishing regulations and a process for review of Outdoor Lighting. This Section establishes standards for Outdoor Lighting in order to accomplish the following:
 - 1. To protect against light pollution, glare, light trespass, and dramatic contrasts between lit and unlit areas while ensuring that sufficient lighting can be provided where needed to promote safety and security;
 - 2. To ensure that vehicle and pedestrian circulation areas, parking lots, public gathering spaces, approaches to buildings, and other areas have adequate, but not excessive, outdoor illumination to promote safety and utility at night;
 - 3. To promote the conservation of energy and the reduction of greenhouse gas emissions from outdoor lighting, in accordance with the Town's pledge to be a New York State Climate Smart Community;
 - 4. To protect and reclaim the ability to view the night sky;
 - 5. To reduce the impact of artificial lighting on human health, flora, fauna, and the environment.

B. Applicability.

1. Single-Family and Two-Family Dwellings.

- a. Existing Installations. All existing Outdoor Lighting on a structure and /or property devoted exclusively to single- or two-family residential use, installed prior to the effective date of this ordinance, shall be exempt from the provisions of this ordinance provided the existing lighting does not result in any Light Trespass and/or Glare to neighboring properties. Any lighting resulting in such must be shielded or replaced to prevent Light Trespass and/or Glare, or mitigated with landscaping and/or fencing or other visual buffering.
- b. Installation, Replacement, Modification, or Refurbishment of Existing Installations, Including Bulb Replacements. All new and existing Outdoor Lighting on a structure and/or property devoted exclusively to single- or two-family residential use which is installed, replaced, modified, refurbished, and/or retrofitted, including the replacement of light bulbs, after the effective date of this ordinance, shall be the minimum necessary, in both number of Luminaires and intensity of light, to achieve the intended purpose of the lighting, shall not result in Light Trespass and/or Glare onto neighboring properties, and shall meet the standards as provided in Section 307-12.3-F.

2. All Uses Other than Single-Family and Two-Family Dwellings.

- a. Addition, Replacement, Modification, Alteration, and Refurbishment of Existing Installations, Including Bulb Replacement or Improvements. All existing and proposed Outdoor Lighting for uses other than single and two-family residential uses and/or property, which is replaced, modified, refurbished, retrofitted, installed, added, improved, and/or altered after the effective date of this Section, shall meet the standards as provided in this Section.
- b. Properties Undergoing Substantial Improvement. Any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started, shall comply with this §307-12.3 Outdoor Lighting Standards. The does not, however, apply to either of the following:
 - (i) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that is the minimum necessary to ensure safe conditions.
 - (ii) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.
- c. Municipal Lighting.
 - (i) LED lighting must be installed for all Outdoor Lighting purposes in connection with every municipal major renovation or new construction project that involves the expenditure of municipal capital dollars except as follows:
 - I. Where LED lighting is not technically feasible in connection with a specific lighting situation, as determined by the project architect or other associated design professional;
 - II. Where the use of LED lighting in a specific situation presents an undue cost burden, as determined by the Department of Environmental Services, Department of Technical Services, or other Town staff or consultants; or
 - III. Where the Town or its consultants determines that an alternative lighting proposal is more energy efficient.
 - (ii) This requirement shall apply to all projects funded by the Town's annual capital budget ordinance, unless in any particular fiscal year the ordinance contains specific contrary language, and shall apply in addition to any other restrictions placed on the expenditure of capital dollars contained in such an ordinance.

C. Exempt outdoor lighting.

- 1. Lighting that is required by federal or state laws or regulations;
- 2. Emergency lighting, as needed by police, fire, medical, utility or other emergency service;

- 3. Temporary lighting for construction sites, provided that such lighting is discontinued immediately upon completion of the construction work necessitating said lighting, and provided that such lighting is the minimum lighting needed, does not create Glare or extend beyond the property line;
- 4. Lighting of a single-family or two-family dwelling lot that is not part of a site plan or outdoor lighting plan for any other common or public area, provided that such lighting is directed downward, and is aimed to prevent Light Trespass and Glare on adjacent properties;
- 5. Low voltage seasonal holiday lighting and decorations that are displayed for not more than 60 consecutive days nor more than 60 total days in any one year, provided they comply with section 307-12.3-D.7;
- 6. Low voltage decorative string/rope lights on a building as long as such lights are not prohibited in subsections 307-12.3-D.6 or 307-12.3-D.7 herein.
- 7. Solar-powered lights of five watts or less per fixture used in residential landscaping applications and to illuminate walkways;
- 8. Temporary lighting for theatrical or performance areas;
- 9. Underwater lighting in swimming pools and other water features;
- 10. Lighting of public art, monuments, and statuary that has been permitted or otherwise approved by the Town, provided lighting is properly aimed and shielded to contain light to the art feature and not create Glare onto any public right-of-way or adjacent or nearby properties;
- 11. Other Town, county, or state lighting installed for the benefit of public health, safety, and welfare;

D. Prohibited outdoor lighting.

- 1. Uplighting is prohibited. Externally lit signs, displays, buildings, structures, streets, parking areas, recreational areas, landscaping, and other objects lit for aesthetic or other purposes shall be illuminated only with steady, stationary, Fully-Shielded Fixtures without causing Glare or Light Trespass beyond the property line.
- 2. Roof-mounted area lighting is prohibited.
- 3. The use of search lights, strobe lights, klieg lights, laser lighting, or any similar highintensity light is prohibited, expect for use in emergencies by police, fire, or medical personnel or at their direction.
- 4. The use of mercury vapor lamps is prohibited.
- 5. Unshielded fixtures are prohibited.
- 6. Neon/LED tube or rope lighting used to outline or highlight a building or a building's features is prohibited.

- 7. Any lighting that flashes, blinks, scintillates, revolves, rotates, flickers, fades, fluctuates, moves, runs, or that uses electrical pulsation, or that does not maintain a stationary and constant intensity, color, or direction at all times is prohibited, with the exception of motion-activated security lighting.
- **E. Permit Requirements**. A permit is required for Outdoor Lighting associated with any project other than Single- or Two-Family Dwellings. The following information is required to be submitted as part of the permit application:
 - 1. A Luminaire schedule indicating the number, location, Mounting Height, orientation, type of illuminating device, and lighting levels of all proposed and existing outdoor Lighting Fixtures;
 - 2. A photometric lighting plan, such as that furnished by manufacturers, showing lighting levels in Footcandles at ground level;
 - 3. Manufacturer's cut sheets of all proposed Lighting Fixtures clearly indicating the selected BUG Rating (or cut-off classification if no BUG Rating is available), Correlated Color Temperature (CCT) in Kelvin (K), Color Rendering Index (CRI), Glare reduction/control devices, and motion-activated control devices for each fixture type;
 - 4. For the areas of the site that will be illuminated, as determined by the Director of Code Enforcement and/or Planning Board, a calculation of average, maximum, and minimum lighting levels, and the Uniformity Ratio. Unlit areas beyond the boundaries of the lighting installation shall not be included in the calculations for average, maximum, and minimum lighting levels.
 - 5. Location and use of adjacent properties;
 - 6. Additional information that the Planning Board or Director of Code Enforcement determines is necessary, including but not limited to a statement of the proposed hours and days of the week when the Lighting Fixture(s) will be on and when they will be extinguished;

F. General Outdoor Lighting Requirements.

- 1. Illuminance and Uniformity. Outdoor Lighting levels shall comply with the following:
 - a. Parking lots, pedestrian walkways, main building entrances, areas under gasoline station canopies, and other areas of a site to be lit shall have a maximum average lighting level of one (1.0) Footcandle.
 - b. The Uniformity Ratio (calculated by dividing minimum/average) shall not be less uniform than 1:3 (0.33) for all parking and traffic areas, or 1:4 (0.25) for pedestrian areas. Uniformity ratios closer to one (1.0) are preferred.
 - c. Design should establish a hierarchy of lighting to assure a smooth transition from bright areas to those with subdued lighting.
 - d. An exception to the maximum permitted lighting levels shall be made for ATM machines. Lighting levels for ATM machines shall be in accordance with the New York State ATM Safety Act, and shall not exceed the standards set forth therein.

2. Fixture Design and Shielding.

a. All outdoor Lighting Fixtures shall have a maximum BUG Rating of zero (U0) to prevent Glare, Light Trespass, and sky glow. Fixtures that do not have a BUG Rating shall be classified by the IES as Fully-Shielded Fixtures or shall have the "DarkSky Approved" seal of approval.



Figure IV-1: (Image credit: City of Fort Collins, CO)

- b. All outdoor Lighting Fixtures installed under canopies, building overhangs, roof eaves, or similar structure, including those beneath gasoline service station canopies, shall be fully-recessed so that the bottom of the fixture is flush with the plane of the ceiling.
- c. All Lighting Fixtures shall be installed and maintained so that no light is emitted above a horizontal plane running through the lowest part of the fixture. The lighting shall be shielded to prevent direct Glare and/or Light Trespass and shall be contained to the target area.



Figure IV-2. (Image credit: DarkSky)

- d. Floodlighting is discouraged but, if used, must be (1) shielded to prevent Glare for drivers and pedestrians; (2) must not permit Light Trespass beyond the property line, and (3) must not emit light above a seventy-five-degree (75°) horizontal plane.
- e. All Outdoor Lighting shall be designed, located, installed, fitted, shielded, and directed so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse the area, and so as not to create a nuisance by projecting or reflecting objectionable light onto an adjacent use or property.



Figure IV-3. (Image credit: Dark Sky Society, illustrations by Bob Crelin)

3. **Correlated Color Temperature (CCT)**. All LED light sources shall have a maximum Correlated Color Temperature of 2,700K.

- 4. Color Rendering Index (CRI). All LED light sources shall have a minimum Color Rendering Index (CRI) rating of 80.
- 5. Light Trespass. All outdoor lights and externally illuminated signs shall be designed, located, installed, and directed in such manner as to prevent Light Trespass at and across the property lines, to prevent direct Glare at any location off the property, and to be shielded to confine the light within the property, as follows:
 - a. In all residential districts, and wherever a nonresidential use abuts a residential use, lighting levels at the property line shall not exceed zero (0.0) Footcandle. In addition, no direct light source shall be visible at the property line at ground level or above.



Figure IV-4. (Image credit: City of Fort Collins, CO)

- b. For all other nonresidential uses in a nonresidential zoning district, lighting levels may be allowed up to 0.1 Footcandle at the property line with the exception of public highways and rights-of-way as per 307-12.3(F)(5)(c), though no Light Trespass is preferred.
- c. Light Trespass onto a public highway or right-of-way shall not exceed zero (0.0) Footcandle.
- 6. **Mounting Height**. Unless specified elsewhere herein and except for recreational facilities, such as baseball and other field sports, the maximum allowable Mounting Height of a freestanding or wall-mounted Luminaire shall be 15 feet above the average finished grade. In the Conditional M-1, M-1A, and MD zones, the maximum allowable Mounting Height of a freestanding or wall-mounted Luminaire shall be 20 feet above the average finished grade.
- 7. Lighting Controls. For all nonresidential uses, all Outdoor Lighting except Security Lighting shall comply with the following:

- a. Be turned off no later than one (1) hour after the close of business and shall remain off until no earlier than one (1) hour before the business reopens;
- b. Security Lighting that meets the lighting standards outlined in this Section shall be controlled by motion-sensors, dimmers, photocells, or other technology to allow reduction of lighting levels during off hours as deemed appropriate;
- c. Outdoor Lighting associated with all uses other than Single- and Two-Family Dwellings shall include dimmer or other technologies that allows for the lighting to be reduced it, upon installation, it is determined to be brighter than permitted.
- 8. **Recreational Facilities, Public or Private**. Lighting Fixtures for outdoor recreational facilities shall be Fully-Shielded Fixtures and DarkSky Approved, as defined in this Section. Certification by the DarkSky Approved Outdoor Sports Lighting program is preferred but not required.
- **G.** Construction and Maintenance. Outdoor Lighting Fixtures shall be installed and maintained so as to always meet the requirements of this section, in addition to the following:
 - 1. Verification of Installation. Prior to issuance of a certificate of occupancy, the developer or property owner must be able to verify to the Director of Code Enforcement, in writing, that all outdoor Lighting Fixtures were installed as described on the approved plans. The Town retains the right to field-inspect the installation to confirm accuracy via a light meter.
 - 2. Lamp or Fixture Substitution. Should any outdoor Lighting Fixture or the type of light source therein be changed after a lighting permit and/or site plan approval has been issued, a change request must be submitted to the Director of Code Enforcement for revised approval. The Director of Code Enforcement, in consultation with the Planning Department and the Engineer for the Town, shall review the change request to assure compliance with this Section. If the change request is not substantial, the Director of Code Enforcement shall forward such request to the Planning Board for an amended lighting permit and/or site plan approval, as applicable, which must be received prior to substitution.
 - 3. Approved Materials and Methods of Construction or Installation/Operation. The provisions of this Section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this Section, provided any such alternate has been approved by the Director of Code Enforcement upon confirmation that it:
 - a. Provides at least approximate equivalence to the applicable specific requirement of this Section, and
 - b. Is otherwise satisfactory and complies with the purpose of this Section.

Section 4. Amendments to Section 307-71(C)(15) of the Town Code

The existing language in Section <u>307-71(C)(15)</u> shall be removed and replaced with the following:

All site development plans that involve Outdoor Lighting shall submit the materials required as per §307-12.3(E) Permit Requirements.

Section 5. Severability

If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

Section 6. Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF CORTLANDT LAROUE ROSE SHATZKIN, TOWN CLERK

Adopted June 11, 2024 At a Regular Meeting Held at Town Hall

(A LOCAL LAW ADDING PROVISIONS TO THE TOWN CODE WITH RESPECT TO BATTERY ENERGY STORAGE SYSTEMS)

Section 1. Legislative Intent

Battery energy storage is gaining traction as a way to build resiliency into the energy grid, with various applications of the technology resulting in interest by individual homeowners, small businesses, and larger operators submitting proposals to municipalities. The benefits of battery energy storage must be balanced with the safety concerns, . The Town Board seeks to codify requirements to allow for the implementation of battery energy storage systems as part of a broader solution to climate change and energy resiliency, while ensuring the safety and health of the residents of Cortlandt.

Section 2. Additions to the Town Code

The following provisions shall be added to the Town Code in relation to Battery Energy Storage Systems:

1. Statement of Purpose

This Battery Energy Storage System Law is adopted to advance and protect the public health, safety, welfare, and quality of life of the residents of the Town of Cortlandt by creating regulations for the installation and use of battery energy storage systems, with the following objectives:

A. To provide a regulatory scheme for the designation of properties suitable for the location, construction, and operation of battery energy storage systems;

B. To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems; and

C. To mitigate the impacts of battery energy storage systems on environmental resources such as important agricultural lands, forests, wildlife, and other protected resources.

2. Definitions

As used in this Chapter, the following terms shall have the meanings indicated:

ANSI: American National Standards Institute

BATTERY(IES): A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this law, batteries utilized in consumer products are excluded from these requirements. Battery(ies) shall be considered separate and distinct from a "public utility facility" as found in the Zoning Chapter of the Town Code.

BATTERY ENERGY STORAGE MANAGEMENT SYSTEM: An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

BATTERY ENERGY STORAGE SYSTEM: One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A Battery Energy Storage System shall be considered separate and distinct from a "public utility facility" as found in the Zoning Chapter of the Town Code. A battery energy storage system is classified as either Tier 1, Tier 2, or Tier 3 as follows:

- A. Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to 80 kWh and shall consist of only a single energy storage system technology.
- B. Tier 2 Battery Energy Storage Systems have an aggregate energy capacity greater than 80 kWh or are comprised of more than one storage battery technology, and are only permitted in connection with the storage of energy generated from an on-site renewable energy installation such as but not limited to solar.
- C. Tier 3 Battery Energy Storage Systems have an aggregate energy capacity greater than 80 kWh or are comprised of more than on storage battery technology, and are not associated with the storage of energy generated from an on-site renewable energy installation such as but not limited to solar.

CELL: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

COMMISSIONING: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

ENERGY CODE: The New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law, as currently in effect and as hereafter amended from time to time.

EXTERIOR WALL INSTALLATION: The installation of a Tier 1 Battery Energy Storage System outdoors on the exterior wall(s) of buildings as per the requirements in the Uniform Code.

INDOOR INSTALLATION: Battery energy storage systems installed within the interior of a structure as permitted in the Uniform Code.

NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL): A U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NEC: National Electric Code.

NFPA: National Fire Protection Association.

NON-PARTICIPATING PROPERTY: Any property that is not a participating property. **NON-PARTICIPATING RESIDENCE:** Any residence located on non-participating property. **OCCUPIED COMMUNITY BUILDING:** Any building in Occupancy Group A, B, E, I, R, as defined in the Uniform Code, including but not limited to schools, colleges, daycare facilities, hospitals, correctional facilities, public libraries, theaters, stadiums, apartments, hotels, and houses of worship.

OPEN PARKING GARAGE INSTALLATION: The installation of a battery energy storage system within or upon an open parking garage.

OUTDOOR INSTALLATION: The installation of a battery energy storage system outside of a building and in conformance with the Uniform Code. Rooftop Installations, Open Parking Garage Installations, and Exterior Wall Installations are not considered Outdoor Installations.

PARTICIPATING PROPERTY: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the battery energy storage system owner (or affiliate) regardless of whether any part of a battery energy storage system is constructed on the property.

ROOFTOP INSTALLATION: The installation of a battery energy storage system on a rooftop and not enclosed by a building.

UNIFORM CODE: The New York State Uniform Fire Prevention and Building Code (Uniform Code) adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

3. Applicability

A. The requirements of this Local Law shall apply to all battery energy storage systems permitted, installed, or modified in the Town of Cortlandt after the effective date of this Local Law, excluding general maintenance and repair.

B. Battery energy storage systems constructed or installed prior to the effective date of this Local Law shall not be required to meet the requirements of this Local Law.

C. Modifications to, retrofits, or replacements of an existing battery energy storage system that increase the total battery energy storage system designed discharge duration or power rating shall be subject to this Local Law.

4. General Requirements

A. A building permit and an electrical permit shall be required for installation of all battery energy storage systems.

C. All battery energy storage systems shall be designed, erected, and installed in accordance with all applicable provisions of the Uniform Code, all applicable provisions of the Energy Code, and all applicable provisions of the codes, regulations, and industry standards as referenced in the Uniform Code, the Energy Code, and the Town Code.

5. Permitting Requirements for Tier 1 Battery Energy Storage Systems

Tier 1 Battery Energy Storage Systems are subject to the following:

- A. Shall be permitted in all zoning districts.
- B. Are exempt from site plan and special permit review, but require issuance of a building permit from the Town.

C. Shall be an Exterior Wall Installation or an Indoor Installation as permitted in the Uniform Code. All other methods of installation are prohibited.

6. Permitting Requirements for Tier 2 and Tier 3 Battery Energy Storage Systems

- A. Tier 2 and Tier 3 Battery Energy Storage Systems are permitted through the issuance of a site plan and special permit from the Planning Board as follows:
 - 1) Tier 2 systems solely associated with the storage and on-site use of energy generated from an on-site renewable energy installation, such as but not limited to solar, are permitted by special permit in the MD Designed Industrial, M-1 and M-1A Light Industrial, HC Highway Commercial, and CD Designed Commercial districts.
 - 2) Tier 3 systems are permitted by special permit in the MD Designed Industrial, and M-1 and M-1A Light Industrial districts.
 - 3) All Tier 2 and Tier 3 systems shall be ground-mounted Outdoor Installations. All other methods of installation are prohibited.
 - B. Applications for the installation of Tier 2 and Tier 3 Battery Energy Storage Systems shall comply with the following:
 - Be reviewed by the Engineering, Planning, and Code Enforcement Departments for completeness. An application shall be complete when it addresses all matters listed in this Local Law including, but not necessarily limited to: (i) compliance with all applicable provisions of the Uniform Code and all applicable provisions of the Energy Code and (ii) matters relating to the proposed Tier 2 or Tier 3 Battery Energy Storage System and Floodplain, Utility Lines and Electrical Circuitry, Signage, Lighting, Vegetation and Tree-cutting, Noise, Decommissioning, Site Plan, Special Permit, Ownership Changes, Safety, and Permit Time Frame and Abandonment.
 - C. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
 - D. Signage.
 - 1) The signage shall be in compliance with the Uniform Code and shall include the type of technology associated with the battery energy storage system, any special hazards associated, the type of suppression system installed in the area of battery energy storage system, and 24-hour emergency contact information, including reach-back phone number.
 - As required by the NEC, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
 - E. Lighting. Lighting of the battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall be shielded and downcast from abutting properties.
 - F. Vegetation and tree-cutting. A 10-foot perimeter around the Tier 2 or Tier 3 Battery Energy Storage System, both within and outside of the required fencing, shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, or similar plants used as

ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.

- G. Noise. The 1-hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 60dba as measured at the outside wall of any non-participating residence or occupied community building. Applicants may submit equipment and component manufacturers noise ratings to demonstrate compliance. The applicant may be required to provide a noise study with Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard.
- H. Decommissioning.
 - 1) Decommissioning Plan. The applicant shall submit a decommissioning plan, developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal from the facility. The decommissioning plan shall include:
 - a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - c. The anticipated life of the battery energy storage system;
 - d. The estimated decommissioning costs and how said estimate was determined;
 - e. The method of ensuring that funds will be available for decommissioning and restoration;
 - f. The method by which the decommissioning cost will be kept current;
 - g. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
 - h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
 - 2) Security.
 - a. The Owner, applicant, successors or assigns, shall continuously maintain a fund or bond payable to the Town of Cortlandt in a form approved by the Town Attorney for the life of the facility. The deposit, execution, or filing with the Town Clerk of a cash, bond, or other form of security reasonably acceptable to the Town Attorney and/or the Town Engineer, shall be in an amount sufficient to ensure the good faith performance of the terms and conditions of the permit issued pursuant hereto, but in no event less than the amount determined above in Section G. 1) d., e., and f., and to provide for the removal and restorations of the site subsequent to removal. The amount of the bond or security shall be 200% of the cost of removal of the Battery Energy Storage System and restoration of the property with the greater of an escalator of 2% or CPI annually

for the life of the Battery Energy Storage System. All costs of the financial security shall be borne by the Owner / applicant.

- b. In the event of default upon performance of such conditions, after proper notice and expiration of any cure periods, the cash deposit, bond, or security shall be forfeited to the Town, which shall be entitled to maintain an action thereon. The cash deposit, bond, or security shall remain in full force and effect until restoration of the property as set forth in the decommissioning plan is completed.
- c. In the event of default or abandonment of the battery energy storage system, the system shall be decommissioned as set forth herein.
- I. Site plan and special permit application. For Tier 2 and Tier 3 Battery Energy Storage Systems, site plan and special permit approvals shall be required. Any site plan and special permit applications shall include the following information plus all other Site Plan and Special Permit requirements found throughout the Town Code:
- 1) An electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices.
- 2) A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters, and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
- 3) Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit.
- 4) 6) Name, address, phone number, and signature of the project Applicant, as well as all the property owners, demonstrating their consent to the application and the use of the property for the battery energy storage system.
- 5)
- 6) Commissioning Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in the Uniform Code. Where commissioning is required by the Uniform Code, Battery energy storage system commissioning shall be conducted by a New York State (NYS) Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in the Uniform Code shall be provided to the Town prior to final inspection and approval and maintained at an approved on-site location.
- 7) Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with the Uniform Code. The Applicant must satisfy all comments from the Fire District that would be tasked with responding during an emergency. The Applicant shall be solely responsible for purchasing any new equipment required to ensure the safety of the community and shall provide on-site training to personnel of the Fire District. All Fire Safety Compliance Plans shall include a

fire department key box installation (Knox Box), a conspicuously posted phone number in the case of an emergency, and confirmation of either an existing or installation of a fire hydrant on the same side of the street and within fifty (50) feet of the Battery Energy Storage System.

- 8) Operation and Maintenance Manual. Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing, and commissioning information and shall meet all requirements set forth in the Uniform Code.
- 9) Erosion and sediment control and storm water management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Planning Board during site plan review.
- 10) Prior to the issuance of the building permit or final approval by the Planning Board for site plan and special permit, but not required as part of the application, design documents must be signed and sealed by a NYS Licensed Design Professional.
- 11) Emergency Operations Plan. A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.

b. Procedures for inspection and testing of associated alarms, interlocks, and controls.

c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.

f. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.

g. Other procedures as determined necessary by the Town or Fire District to provide for the safety of occupants, neighboring properties, and emergency responders.

h. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

I. Special Permit Standards.

1) Setbacks. The Tier 2 and Tier 3 Battery Energy Storage Systems shall be located a minimum of 100 feet away from the nearest structure, and a minimum of 200 feet from the nearest residential structure, as measured from the outer surface of the required fencing or as otherwise required by the Uniform Code based on the Structure and/or Use.

2) Height. The height of Tier 2 and Tier 3 Battery Energy Storage Systems shall not exceed 20 feet.

3) Fencing Requirements. Tier 2 and Tier 3 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by an 8-foot-high fence with a self-locking gate to prevent unauthorized access.

4) Screening and Visibility. Tier 2 and Tier 3 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, landscaping, fencing, or other screening methods that will harmonize with the character of the property and surrounding area and not interfering with ventilation or exhaust ports.

J. Ownership Changes. If the owner of the Tier 2 or Tier 3 Battery Energy Storage System changes or the owner of the property changes, the special permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special permit, site plan approval, and decommissioning plan. A new owner or operator of the Tier 2 or Tier 3 battery energy storage system shall notify Code Enforcement and Fire District of such change in ownership or operator within thirty (30) days of the ownership change. A new owner or operator must provide such notification to Code Enforcement in writing. The special permit and all other local approvals for the Tier 2 or Tier 3 battery energy storage system would be void if a new owner or operator fails to provide written notification to Code Enforcement in the required timeframe. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Local Law.

K. Insurance Requirements.

No permit shall be issued until the Department of Technical Services is in receipt of a certificate of insurance for comprehensive general liability naming the Town of Cortlandt as additional insured.

- 1) At its sole cost and expense, Owner shall maintain in full force and effect the following insurance coverages insuring against claims which may arise from or in connection with the Owner's operation and use of the Tier 2 or Tier 3 Battery Energy Storage System.
 - a. Commercial General Liability insurance with minimum limits of \$2,000,000 per occurrence and \$3,000,000 general aggregate for bodily injury, personal injury, and property damage. Such insurance and the umbrella liability insurance described below shall be endorsed to include Town of Cortlandt as additional insureds.
 - b. Workers' Compensation insurance with statutory limits and Employers Liability with a \$1,000,000 per accident limit for bodily injury or disease.
 - c. Automobile Liability insurance covering all owned, non-owned, and hired vehicles with a \$1,000,000 per accident limit for bodily injury and property damage.
 - d. Property insurance against "all risks" or otherwise providing "special form" coverage at least as broad as the current ISO Special Form policy, for loss to any Alterations, tenant improvements or betterments made by Owner, and Owner's personal property

and equipment on a full insurable replacement cost basis as reasonably determined by Owner.

- e. Pollution liability insurance, in such form and with coverage amounts reasonably approved by the Town of Cortlandt based upon Owner's use of Hazardous Substances at the Battery Storage System Location.
- f. Umbrella liability insurance with a minimum limit of \$5,000,000 per occurrence and aggregate.
- 2) Owner shall deliver to the Town of Cortlandt certificates of all insurance reflecting evidence of required coverages prior to initial occupancy, and annually thereafter.
- 3) If, in the opinion of Town of Cortlandt's insurance advisor, the amount or scope of such coverage is deemed inadequate at any time during the use of the Battery Energy Storage System, Owner shall increase such coverage to such reasonable amounts or scope as the Town of Cortlandt's advisor deems adequate, provided such coverage is consistent with coverages being required of comparable properties in the greater Tri-state Metro industrial market and that such increases shall not be required more often than once every year.
- 4) All insurance required under this Paragraph shall be issued by insurers licensed to do business in the state in which the Premises are located and which are rated A or better by Best's Key Rating Guide and shall be endorsed to require the insurer to endeavor to provide at least 30-days prior notification of cancellation or material change in coverage to said additional insureds, and if the insurer fails to do so, Owner shall be required to provide such notice.
- 5) Owner shall protect, defend, indemnify, and hold the Town of Cortlandt harmless from and against any and all loss, claims, liability, or costs (including court costs and attorneys' fees) incurred by reason of:
 - a. any damage to any property or death, bodily, or personal injury to any person occurring in or about the facility, the building, or the Battery Energy Storage System, or the Property to the extent that such injury or damage shall be caused by or arise from any negligence or willful misconduct or of Owner, its agents, servants, employees, invitees, contractors, suppliers, subtenants, or visitors;
 - b. the use of the facility, the building, or the Battery Energy Storage System, the conduct or management of any work or anything whatsoever done by the Owner on or about the facility, the building, or the Battery Energy Storage System; or
 - c. any breach or default on the part of Owner in the performance of any covenant or agreement to be performed under the Special Permit.

The provisions of this Paragraph shall, with respect to any claims or liability accruing prior to such termination of the use of the facility, survive the expiration date or earlier termination of this Special Permit.

7. Safety

A. System Certification. Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

1) UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),

2) UL 1642 (Standard for Lithium Batteries),

3) UL 1741 or UL 62109 (Inverters and Power Converters),

4) Certified under the applicable electrical, building, and fire prevention codes as required.

5) Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

B. Site Access. Battery energy storage systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal.

C. Battery energy storage systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

8. Permit Time Frame and Abandonment

A. The Special Permit for Tier 2 and Tier 3 Battery Energy Storage Systems shall be valid for a period of 36 months, provided that a building permit and operating permit are issued for construction during this time. In the event construction is not completed in accordance with the final site plan, as may have been amended and approved, as required by the Planning Board, within 24 months after approval, the approvals shall expire. The special permit shall be contingent on renewal of the operating permit prior to the end of each 36-month cycle.

B. The Town may in its sole discretion agree to extend the time to complete construction upon reasonable written notice of request.

C. The battery energy storage system shall be considered abandoned when it ceases to operate consistently for more than twelve (12) months, upon which time the owner (and operator, if different) shall be notified by the Town that the system has been abandoned and decommissioning must commence. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the Town may but is not obligated to, at its sole discretion, enter the property and utilize the available bond and/or security for the removal of a Tier 2 or Tier 3 Battery Energy Storage System and restoration of the site in accordance with the decommissioning plan.

9. Enforcement

Any violation of this Battery Energy Storage System Law shall be subject to the same enforcement requirements, including the civil and criminal penalties, provided for in the zoning or land use regulations of the Town Code.

10. Public Benefit Contribution

Each applicant for a Tier 2 or Tier 3 Battery Energy Storage System shall be required to enter into a public benefit contribution agreement to benefit police, fire, basic life support, and advanced life support services in the Town of Cortlandt. Sufficiency of the contribution and duration of the agreement shall be determined by the Town Board.

Section 3. Severability

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 4. Effective date

This local law shall take effect immediately upon filing with the Secretary of State.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF CORTLANDT LAROUE ROSE SHATZKIN, TOWN CLERK

Adopted At a Regular Meeting Held at Town Hall



July 2, 2024

OpenGov Portal & FedEx

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

Re: 3 Locust Avenue LLC – Site Development Plan (PB 2024-1) 3 Locust Avenue, Cortlandt Manor, NY (SBL 34.5-2-6)

Chairman Kessler and Members of the Planning Board:

Our firm represents 3 Locust Avenue LLC (the "Applicant") in connection with the enclosed application for site development plan and special permit approvals pursuant to Town Code Chapter 307 Articles X and XII, to permit the construction of a four-story 75,000 square foot self-storage facility and associated site improvements on the Property. We write in response to the comment letters received from the Town and its consultants, and respectfully request placement on the Board's July 9th Agenda for continued review of the Application.

Since we last appeared at your Board's June 7th meeting, the Applicant has responded to the Town's comments and concerns by reducing the building height. As shown on the enclosed site plan and elevation drawings, the modified building design reduces the building height to 37.99 feet. This is shorter than the existing building on the Property. The site plan has been further modified to respond to the comments in LaBella's June 6, 2024 memo and the Town staff's May 21, 2024 memo.

For your review, please find enclosed the following:

- 1. Civil Site Plan set, prepared by Key Civil Engineering, P.C. and last revised June 20, 2024
- 2. Architectural Elevation Plans, prepared by JMN Architecture, P.C. and last revised July 2, 2024
- 3. Truck Turning Diagram, prepared by Colliers Engineering and dated June 25, 2024
- 4. Comment Response (to LaBella's 6/6/2024 letter), prepared by Key Civil Engineering, P.C. and dated July 2, 2024

In addition to the above, below are written responses to the May 21, 2024 Planning Department staff memo.

Response to Comment No. 3:

- a) Existing and proposed fence locations, heights and designs have been provided on the enclosed plans.
- b) The Applicant is no longer proposing wall signs. Sign details are included on the Site Plan (Dwg No. C-1), identified as "Proposed Freestanding Sign (Elevation View)."
- c) The existing wall along the entry drive is to remain and will not be modified. The wall detail on the Detail Sheet (Dwg. No. C-9) is for the proposed segmental block retaining wall surrounding the handicap parking in the Locust Ave frontage.

Response to Comment No. 4: The Applicant has modified its building design to reduce the building height to 37.99 feet, which is less than the height of the existing building. The Applicant has carefully designed the building to best match the existing building's design so as to maintain the community character. This includes the building's façade design, eliminating building signage, reducing the impervious surface area with the front yard setback along Locust Avenue, adding additional landscaping throughout the front and side yard setbacks, and by maintaining a building height that is less than the existing building.

The Application includes improvements to the existing ballfield. The permeable paving area is proposed to ensure that the site can be easily maintained in areas where athletes and their families regularly traverse. The Applicant is also proposing in the area of the permeable pavers uses accessory to the ballfield, including a children's playground and/or batting cages. The details of these uses will be further discussed and formalized with the Parks & Recreation Advisory Committee (PRC) and the Town Board.

Response to Comment No. 5: The Applicant has been in correspondence with the New York City Department of Environmental Protection (NYCDEP) regarding the continued use of the ballfield, the outfield of which encroaches onto the NYC-owned property. The Applicant will cooperate with the NYCDEP and pursue any necessary permits for the ballfield.

Response to Comment No. 6: To mitigate any conflicts in the front yard parking along Locust Avenue, the Site Plan has been modified to relocate the dumpster to the northwest corner of the rear parking area and a defined loading area has been identified with striping. The front office location provides for constant viewing of this parking area, and customers violating parking will be directed to move their vehicle(s) to the rear parking lot.

Response to Comment No. 7: Metal canopies have been added to the Site Plan (Dwg No. C-1).

<u>Response to Comment No. 8</u>: The Applicant is no longer proposing wall signs. Sign details are included on the Site Plan (Dwg No. C-1), identified as "Proposed Freestanding Sign (Elevation View)."

Response to Comment No. 9: The dumpster has been relocated to a location in the north-west corner of the proposed parking area. The enclosed truck turning diagram will be updated to show the maneuverability of a garbage truck on the site and the accessibility of the dumpster in the proposed location.

<u>Response to Comment No. 10</u>: The Landscape Plan (Dwg No. C-5) has been updated to include an Existing Tree Legend table and to identify existing trees to be removed. Notably, an Ailanthus tree (invasive species) is identified as being removed from the Property.

<u>Response to Comment No. 11</u>: Due to site modifications, the parking area west of the building no longer provides parking for 30 or more vehicles (29 spaces provided).

Response to Comment No. 12: The total number of parking spaces proposed has been reduced since the last submission, from 38 to 36. The additional parking (26 spaces) is included for use in connection with the adjacent ballfield. The Applicant is analyzing the ballfield's parking needs based upon the Cortlandt American Little League's (CALL) use for games and will report back to the Town with statistics supporting the parking figures. If parking can be reduced, the Applicant will review possible landbank parking to ensure sufficient off-street parking should use increase after the proposed ballfield improvements.

A Truck Turning Diagram prepared by Colliers is enclosed.

<u>Response to Comment No. 13</u>: The Applicant seeks a waiver, pursuant to Town Code Section 307-22(B)(4) from the Planning Board of the Town Code Section 307-23 25-foot landscape buffer requirement. The Applicant is proposing to largely maintain the existing buffer between the westerly boundary line and the existing paved parking area. The exception is the increased buffer along the northwesterly corner of the parking area, which provides additional buffer and screening from the drive aisle and dumpster location (dumpsters will be located in a dumpster enclosure). Further, the Applicant proposes significant plantings along the westerly boundary in the buffer area and new fencing. (See Site Plan (Dwg. No. C-1), Landscape Plan (Dwg No. C-5)). The combination of the landscaping and fencing will provide adequate screening from the adjacent use, and represents a significant improvement over existing conditions.

Response to Comment No. 14: An updated Site Light Plan (Dwg No. C-6) is enclosed.

Response to Comment No. 15: The Applicant has not proposed a change to the Property's existing curb cut to Locust Avenue.

<u>Response to Comment No. 16</u>: The Applicant is not proposing a sidewalk along the westerly side of the building. It is anticipated that, given the low traffic volume, that customers will utilize the proposed loading zones.

The Applicant has not proposed any sidewalks along Locust Avenue as there are no sidewalks in the area to connect to.



Town of Cortlandt Town Board 3 Locust Avenue LLC / 3 Locust Ave. July 2, 2024 | Page 4

Conclusion

We strongly believe that this Application satisfies the Town Code's special permit standards and conditions and will be a positive addition to both the surrounding neighborhood and the community as a whole. The Applicant respectfully requests that the Planning Board support the requested zoning text changes.

We look forward to appearing before your Board at the July 9th Planning Board work session and meeting for a continued review of this development. In the meantime, if you have any questions or require any further information, please do not hesitate to contact us.

Respectfully submitted,

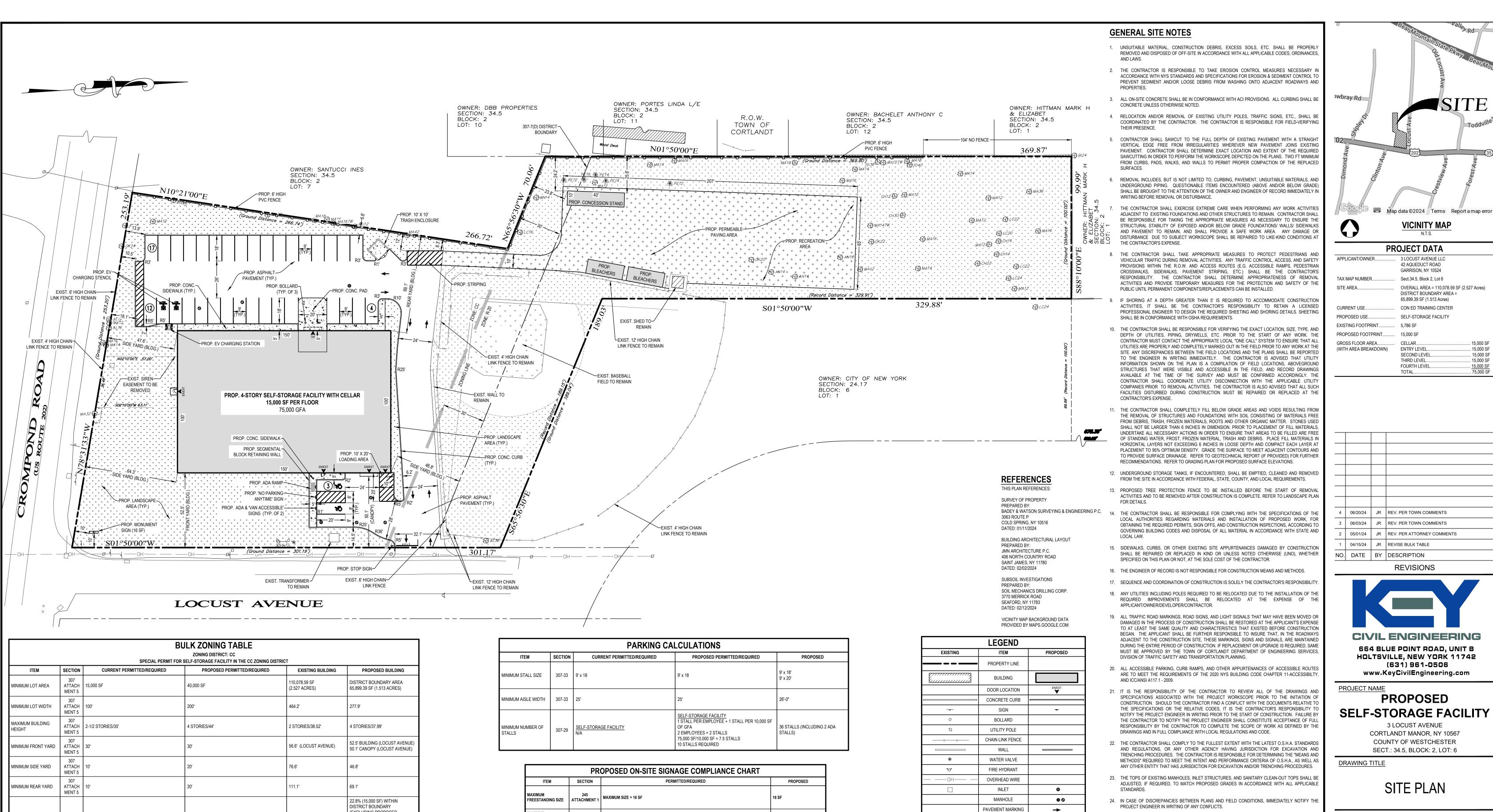
ZARIN & STEINMETZ LLP

By:

Brian T. Sinsabaugh

Enclosures.

Copied (via email):
Chris Kehoe, AICP, Dir. of Planning & Community Development Thomas Wood, Town Attorney
Michael Cunningham, Deputy Town Attorney
3 Locust Avenue LLC
KPB Properties LLC
JMN Architecture P.C.
Key Civil Engineering P.C.



ITEM	SECTION	CURRENT PERMITTED/REQUIRED	PROPOSED PERMITTED/REQUIRED	EXISTING BUILDING	PROPOSED BUILDING
MINIMUM LOT AREA	307 ATTACH MENT 5	15,000 SF	40,000 SF	110,078.59 SF (2.527 ACRES)	DISTRICT BOUNDARY AREA 65,899.39 SF (1.513 ACRES)
MINIMUM LOT WIDTH	307 ATTACH MENT 5	100'	200'	464.2'	277.9'
MAXIMUM BUILDING HEIGHT	307 ATTACH MENT 5	2-1/2 STORIES/35'	4 STORIES/44'	2 STORIES/38.52'	4 STORIES/37.99'
MINIMUM FRONT YARD	307 ATTACH MENT 5	30'	30'	56.6' (LOCUST AVENUE)	52.5' BUILDING (LOCUST AVENUE) 50.1' CANOPY (LOCUST AVENUE)
MINIMUM SIDE YARD	307 ATTACH MENT 5	10'	20'	76.6'	46.8'
MINIMUM REAR YARD	307 ATTACH MENT 5	10'	20'	111.1'	69.1'
MAXIMUM BUILDING COVERAGE	307 ATTACH MENT 5	25%	25%	WITHIN OVERALL AREA 5.3% (5,786 SF)	22.8% (15,000 SF) WITHIN DISTRICT BOUNDARY (EXCLUDING PROPOSED CONCESSION STAND) 13.6% (15,000 SF) WITHIN OVERALL AREA (EXCLUDING PROPOSED CONCESSION STAND)
MINIMUM LANDSCAPE AREA	307 ATTACH MENT 5	30%	35%	WITHIN OVERALL AREA 63.3% (69,624 SF) 69,624 SF/110,078.59 = 63.3% INFIELD DIRT AREA OF BASEBALL FIELD NOT INCLUDED	WITHIN DISTRICT BOUNDARY 41.6% (27,437 SF) 27,437 SF/65,899.35 = 41.6% WITHIN OVERALL AREA 49.9% (54,678 SF) 54,678 SF/110,078.59 = 49.7% INFIELD DIRT AREA OF BASEBALL FIELD NOT INCLUDED
MAXIMUM BUILDING FLOOR AREA	307 ATTACH MENT 5	12,000 SF NO SINGLE USE OTHER THAN A FOOD STORE SHALL OCCUPY MORE THAN 4,000 SF	75,000 SF FOR SELF-STORAGE FACILITY	11,572 SF	75,000 SF

(IN FEET)

1 inch = 30 ft.

Call Before You Dig

Respect the Marks Dig With Care

Wait The Required Time

Confirm Utility Response



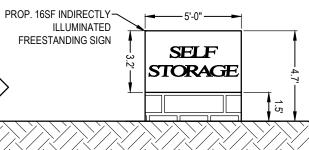


PARKING CALCULATIONS						
ITEM	SECTION	CURRENT PERMITTED/REQUIRED	PROPOSED PERMITTED/REQUIRED	PROPOSED		
MUM STALL SIZE	307-33	9' x 18	9' x 18	9' x 18' 9' x 20'		
MUM AISLE WIDTH	307-33	25'	25'	26'-0"		
MUM NUMBER OF LLS	307-29	SELF-STORAGE FACILITY N/A	SELF-STORAGE FACILITY 1 STALL PER EMPLOYEE + 1 STALL PER 10,000 SF OF GFA 2 EMPLOYEES = 2 STALLS 75,000 SF/10,000 SF = 7.5 STALLS 10 STALLS REQUIRED	36 STALLS (INCLUDING 2 ADA STALLS)		

	· · · ·	OPOSED ON-SITE SIGNAGE COMPLIANCE CHART	
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MAXIMUM FREESTANDING SIZE	245 ATTACHMENT 1	MAXIMUM SIZE = 16 SF	16 SF
MAXIMUM Freestanding Height	245 ATTACHMENT 1	MAXIMUM HEIGHT = 10'	4.7'
WALL SIGN SIZE	245 ATTACHMENT 1	1 SF PER 2 LF OF BUILDING FRONTAGE MINUS THE SF OF FREESTANDING OR PROJECTION SIGNS 1 SF PER 2/150SF = 75 SF - 16 SF = 59 SF PERMITTED	NO WALL SIGNS PROPOSE
WALL SIGN HEIGHT	245 ATTACHMENT 1	10 FEET, BUT NOT ABOVE EAVE LINE	NO WALL SIGNS PROPOSE

PROPOSED BUILDING HEIGHT CALCULATIONS					
ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION 20' FROM BUILDING	PROPOSED TOP OF ROOF ELEVATION	PROPOSED BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT307 ATTACHMENT 5NORTH ELEVATION = 390.40 EAST ELEVATION = 385.75 SOUTH ELEVATION = 385.75 SOUTH ELEVATION = 385.77 WEST ELEVATION = 393.03NORTH ELEVATION = 427.58' EAST ELEVATION = 427.58' WEST ELEVATION = 427.58'NORTH = 37.18' EAST = 41.83' SOUTH = 38.41' WEST = 34.55' AVERAGE = 37.12'					
		EXISTING BUILDING HEIGHT C	ALCULATIONS		
ITEM	SECTION	EXISTING AVERAGE GRADE ELEVATION 20' FROM BUILDING	EXISTING TOP OF ROOF ELEVATION	EXISTING BUILDING HEIGHT	
MAXIMUM BUILDING 307 HEIGHT ATTACHMENT S		NORTH ELEVATION = 384.95 EAST ELEVATION = 384.33 SOUTH ELEVATION = 384.10 WEST ELEVATION = 385.00	NORTH ELEVATION = 423.0' EAST ELEVATION = 423.44' SOUTH ELEVATION = 423.0' WEST ELEVATION = 423.0'	NORTH =38.05' EAST = 39.11' SOUTH = 38.9' WEST = 38.0' AVERAGE = 38.52'	

	LEGEND	
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	DOOR LOCATION	EN/EXT
	CONCRETE CURB	
	SIGN	+
0	BOLLARD	
Ø	UTILITY POLE	
oo	CHAIN LINK FENCE	
	WALL	
۲	WATER VALVE	
V	FIRE HYDRANT	
— — OH— —	OVERHEAD WIRE	
	INLET	۲
	MANHOLE	8 0
	PAVEMENT MARKING	→
(S	TREE	
	PARKING COUNT	8
	LANDSCAPE/GRASS/ WOODED AREA	<u>к</u> кк ккк ккк ккк ккк к
	PERMEABLE PAVING	+ + + +
	CONCRETE	



PROPOSED FREESTANDING SIGN (ELEVATION VIEW) N.T.S.

DATE:	03/22/2024
SCALE:	1" = 30'
PROJECT NUMBER:	24001
DRAWING BY:	JR
CHECKED BY:	JF
APPROVED BY:	MP
SEAL & SIGNATURE:	ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
KILL RC PILOTIA KLICER NOT VILLENTERALED 081558 10 PROFESSIONALLE MOT VILLENTERALED 081558 10 PROFESSIONALLE MOT VILLENTERALED 081558 10 PROFESSIONALLE	DRAWING No:
MARC PILOTTA, P.E. NEW YORK STATE PROFESSIONAL ENGINEER #081558	PAGE No: 1 OF 10

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Rd

SITE

15.000 SI

15,000 SF

. 15.000 SF

. 15,000 SF

15,000 SF 75,000 SF

NTS

25. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF

26. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND

27. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL

28. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

29. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH

30. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE

32. 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 "JOSEPH M. FUSILLO, PE, ENV

SP". ALL SOIL ANALYTICS AND REPORTS WILL BE FORWARDED TO THE TOWN'S PLANNING BOARD

REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY

DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE

RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE

APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.

PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.

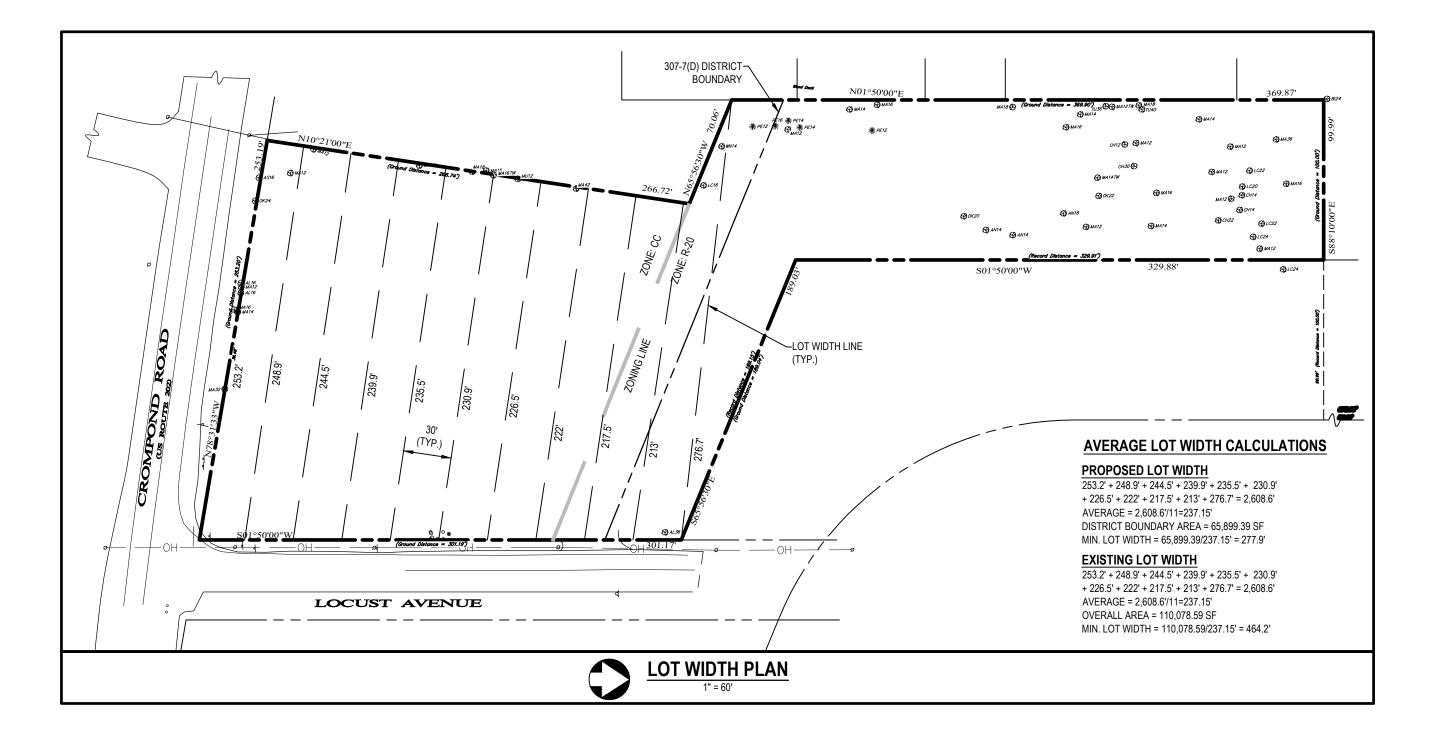
TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.

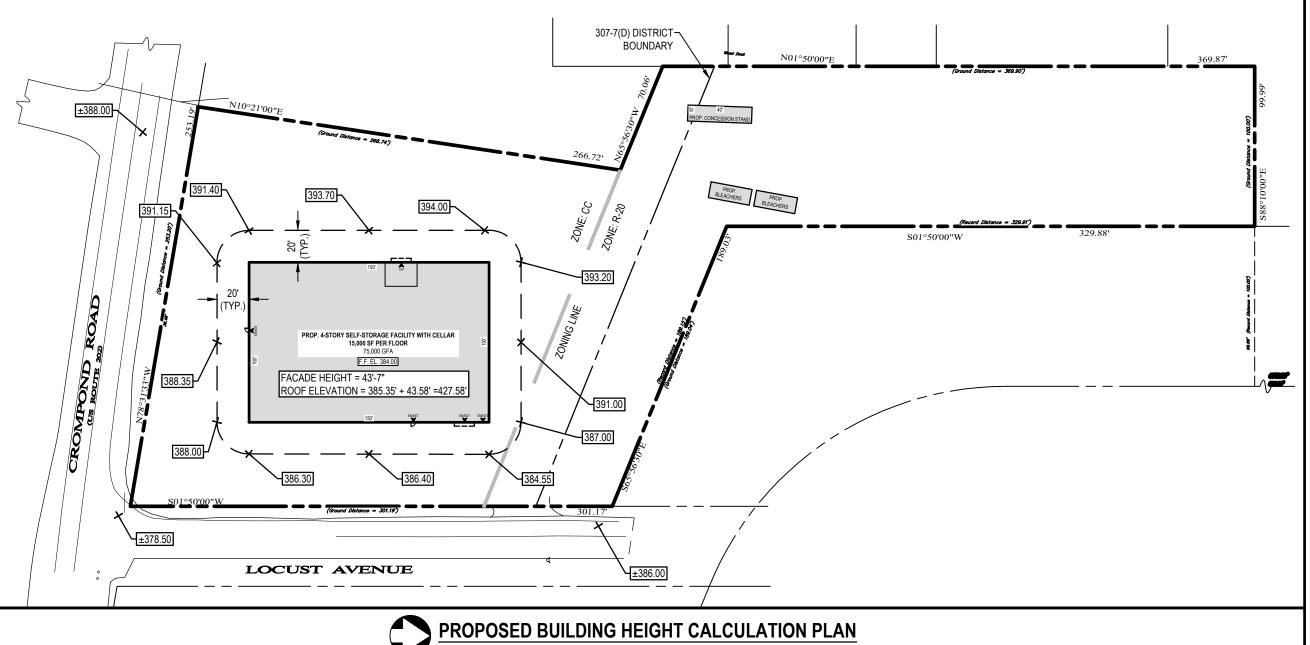
31. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.

CONSTRUCTION OF COMPLETE WORKING SYSTEMS.

ASSOCIATED DISCHARGE PERMITS.

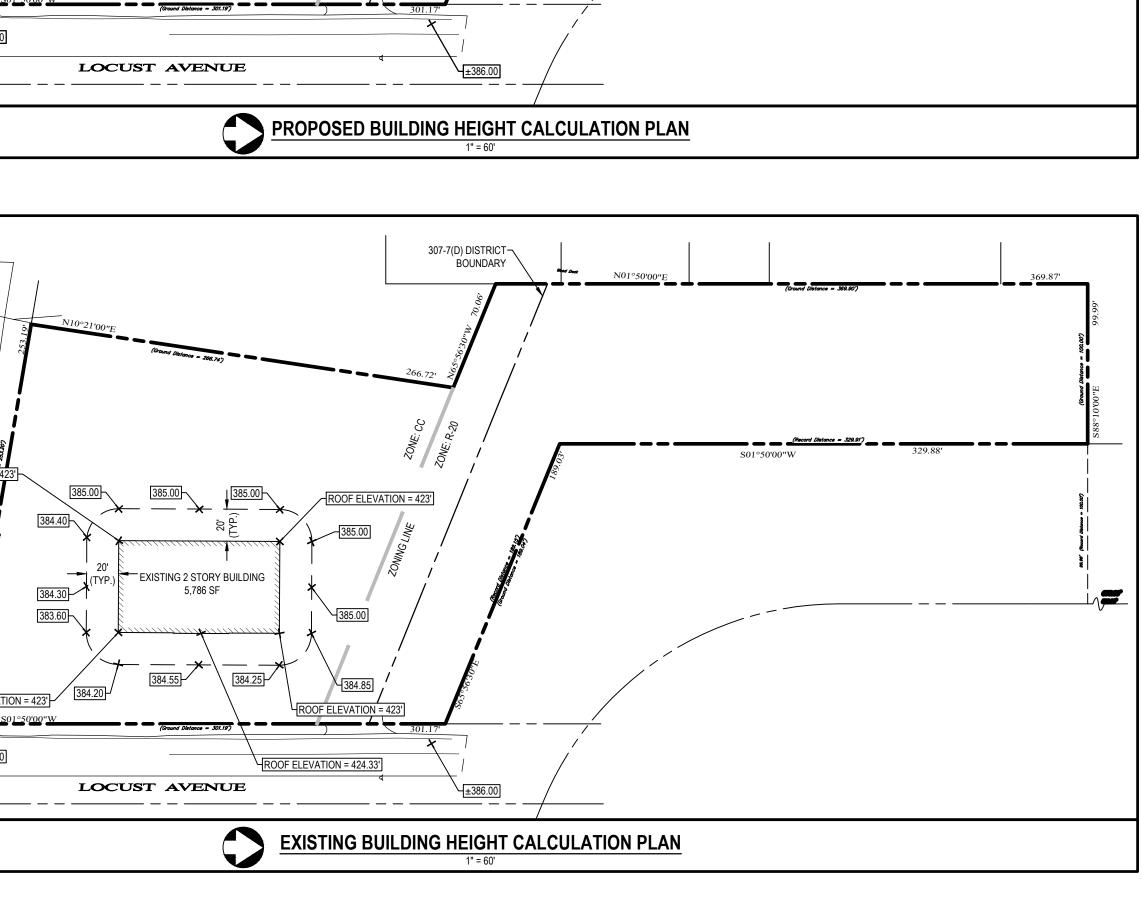
ENGINEER FOR REVIEW AND APPROVAL.





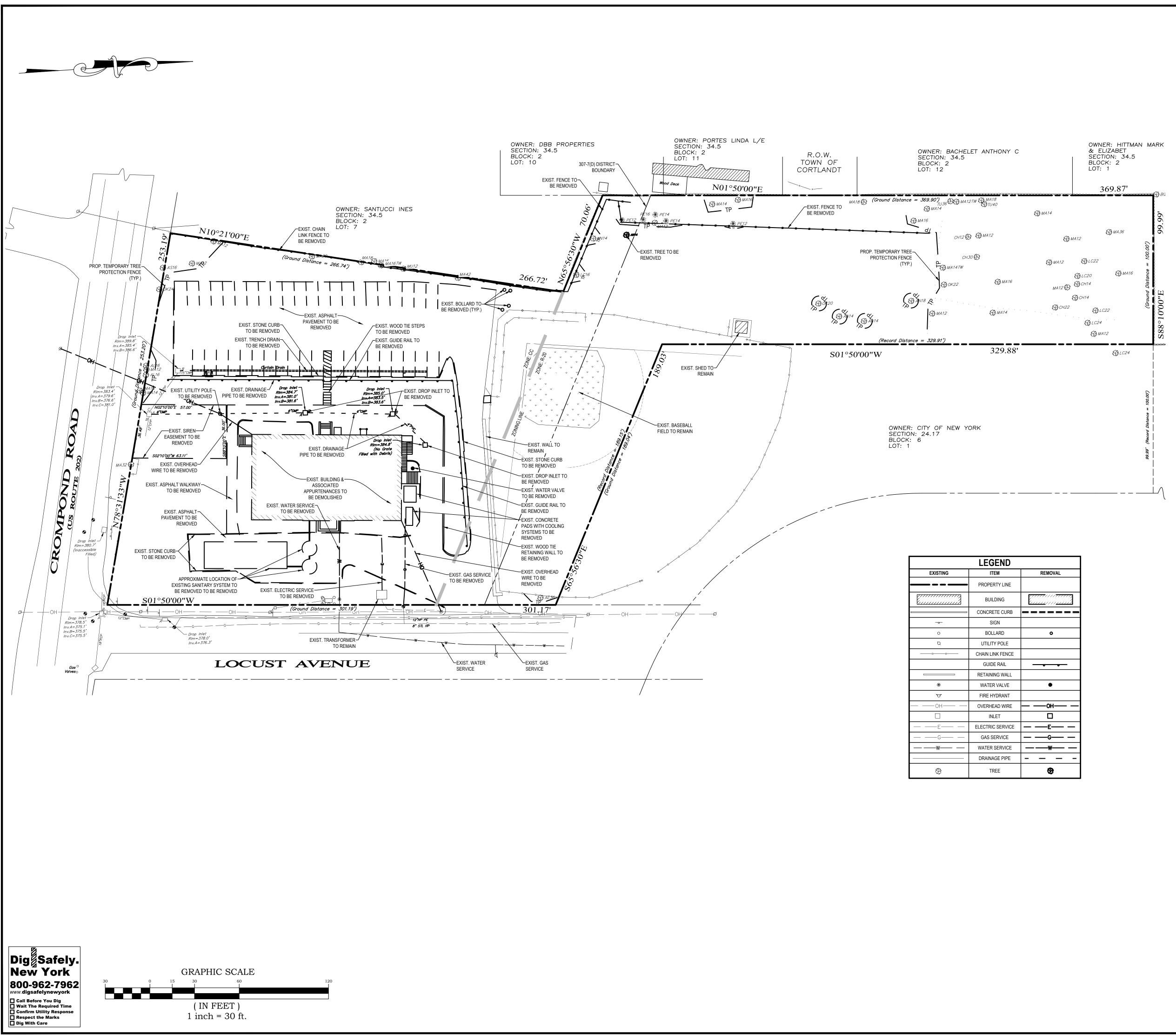
ROOF ELEVATION = 423 ROOF ELEVATION = 423 ROOF ELEVATION = 423 CONTRACTOR ROOF ELEVATION = 4 SO L°S VO ±378.50	

		PROPOSED BUILDING HEIGHT C	ALCULATIONS	
ITEM	PROPOSED BUILDING HEIGHT			
MAXIMUM BUILDING 307 HEIGHT ATTACHMENT 5		NORTH ELEVATION = 390.40 NORTH ELEVATION = 427.58' EAST ELEVATION = 385.75 EAST ELEVATION = 427.58' SOUTH ELEVATION = 389.17 SOUTH ELEVATION = 427.58' WEST ELEVATION = 393.03 WEST ELEVATION = 427.58'		NORTH = 37.18' EAST = 41.83' SOUTH = 38.41' WEST = 34.55' AVERAGE = 37.99'
		EXISTING BUILDING HEIGHT CA	ALCULATIONS	
ITEM	SECTION	EXISTING AVERAGE GRADE ELEVATION 20' FROM BUILDING	EXISTING TOP OF ROOF ELEVATION	EXISTING BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION = 384.95 EAST ELEVATION = 384.33 SOUTH ELEVATION = 384.10 WEST ELEVATION = 385.00	NORTH ELEVATION = 423.0' EAST ELEVATION = 423.44' SOUTH ELEVATION = 423.0' WEST ELEVATION = 423.0'	NORTH =38.05' EAST = 39.11' SOUTH = 38.9' WEST = 38.0' AVERAGE = 38.52'



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	Map data ©2024 Terms Report a map error
	VICINITY MAP N.T.S.
	PROJECT DATA
	APPLICANT/OWNER
	TAX MAP NUMBER Sect.34.5, Block 2, Lot 6 SITE AREA OVERALL AREA = 110,078.59 SF (2.527 Acres)
	DISTRICT BOUNDARY AREA = 65,899.39 SF (1.513 Acres)
	CURRENT USE CON ED TRAINING CENTER PROPOSED USE SELF-STORAGE FACILITY
	EXISTING FOOTPRINT 5,786 SF PROPOSED FOOTPRINT
	GROSS FLOOR AREA CELLAR
	SECOND LEVEL
	TOTAL
	Image:
	(631) 961-0506 www.KeyCivilEngineering.com
	PROJECT NAME PROPOSED SELF-STORAGE FACILITY S LOCUST AVENUE CORTLANDT MANOR, NY 10567 COUNTY OF WESTCHESTER SECT.: 34.5, BLOCK: 2, LOT: 6 DRAWING TITLE HEIGHT & LOT WIDTH CALCULATION PLAN
	DATE: 03/22/2024
	SCALE: 1" = 60'
	PROJECT NUMBER: 24001 DRAWING BY: JR
	CHECKED BY: JF
	APPROVED BY: MP
	SEAL & SIGNATURE: ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A
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nch = 60 ft.	MARC PILOTTA, P.E. PAGE No: NEW YORK STATE PROFESSIONAL ENGINEER #081558 2 OF 10

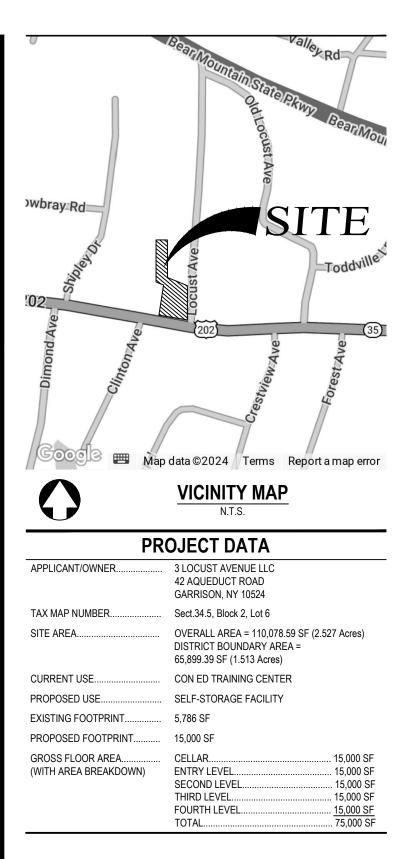
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				FEET) = 60 ft.	





- 1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- 2. THE CONTRACTOR SHALL ENSURE ANY EXISTING ASBESTOS CONTAINING MATERIALS ARE LEGALLY REMOVED FROM SUBJECT PREMISES PRIOR TO REMOVAL ACTIVITIES AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED.
- 3. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN, SUITABLE MATERIAL. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT OR CONSULT WITH THE GEOTECHNICAL ENGINEER FOR INSPECTION AND CERTIFICATION.
- 4. THE CONTRACTOR SHALL INSTALL A TEMPORARY PROTECTIVE FENCE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS AT LOCATIONS WHERE HAZARDOUS CONDITIONS EXIST AS A RESULT OF REMOVAL ACTIVITIES.
- 5. THE UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY. THE FEASIBILITY OF ALL UTILITIES (DRAINAGE, SEWER, WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) AND /OR UNDERGROUND STRUCTURES TO BE REMOVED OR RELOCATED HAS NOT BEEN CONFIRMED WITH THE GOVERNING AGENCIES AND MUST BE REVIEWED FURTHER PRIOR TO PREPARATION OF CONSTRUCTION DOCUMENTS.
- PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR IS RESPONSIBLE FOR/TO:

 ENSURE COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - b. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 c. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - d. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - e. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE ENVIRONMENTAL CONSULTANT.
- 8. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY THE STRUCTURAL OR GEO-TECHNICAL ENGINEER.
- 9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
- 10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- 11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- 12. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- 13. THIS PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND/OR OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- 15. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES OR CALL DAMAGE PROTECTION SYSTEMS FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- 17. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 18. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN DEMOLITION PERMIT AND NECESSARY UTILITY DISCONNECTS.



4	06/20/24	JR	REV. PER TOWN COMMENTS			
3	06/03/24	JR	REV. PER TOWN COMMENTS			
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS			
1	04/15/24	JR	REVISE BULK TABLE			
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	REVISIONS					



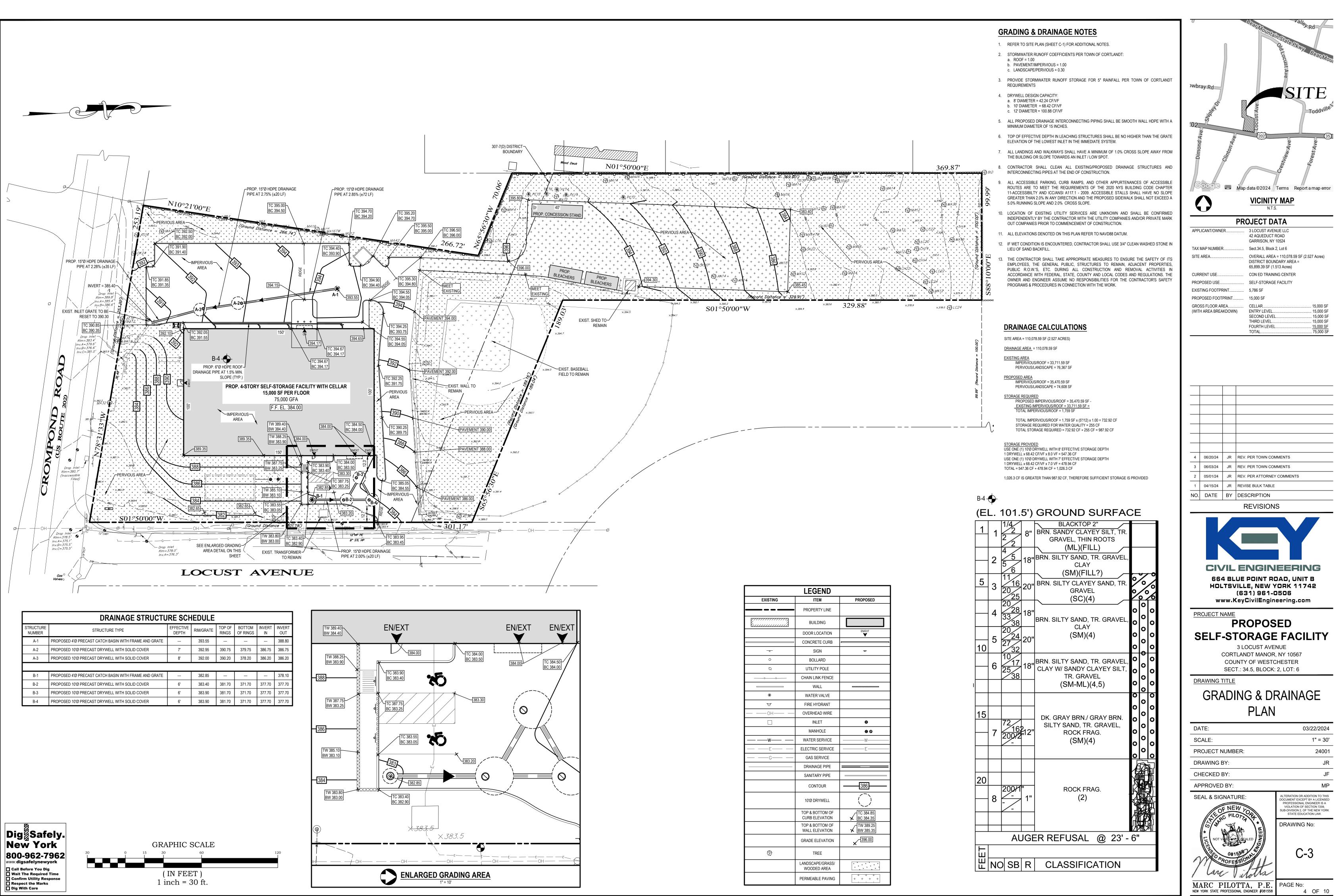
SELF-STORAGE FACILITY 3 LOCUST AVENUE CORTLANDT MANOR, NY 10567

COUNTY OF WESTCHESTER SECT.: 34.5, BLOCK: 2, LOT: 6

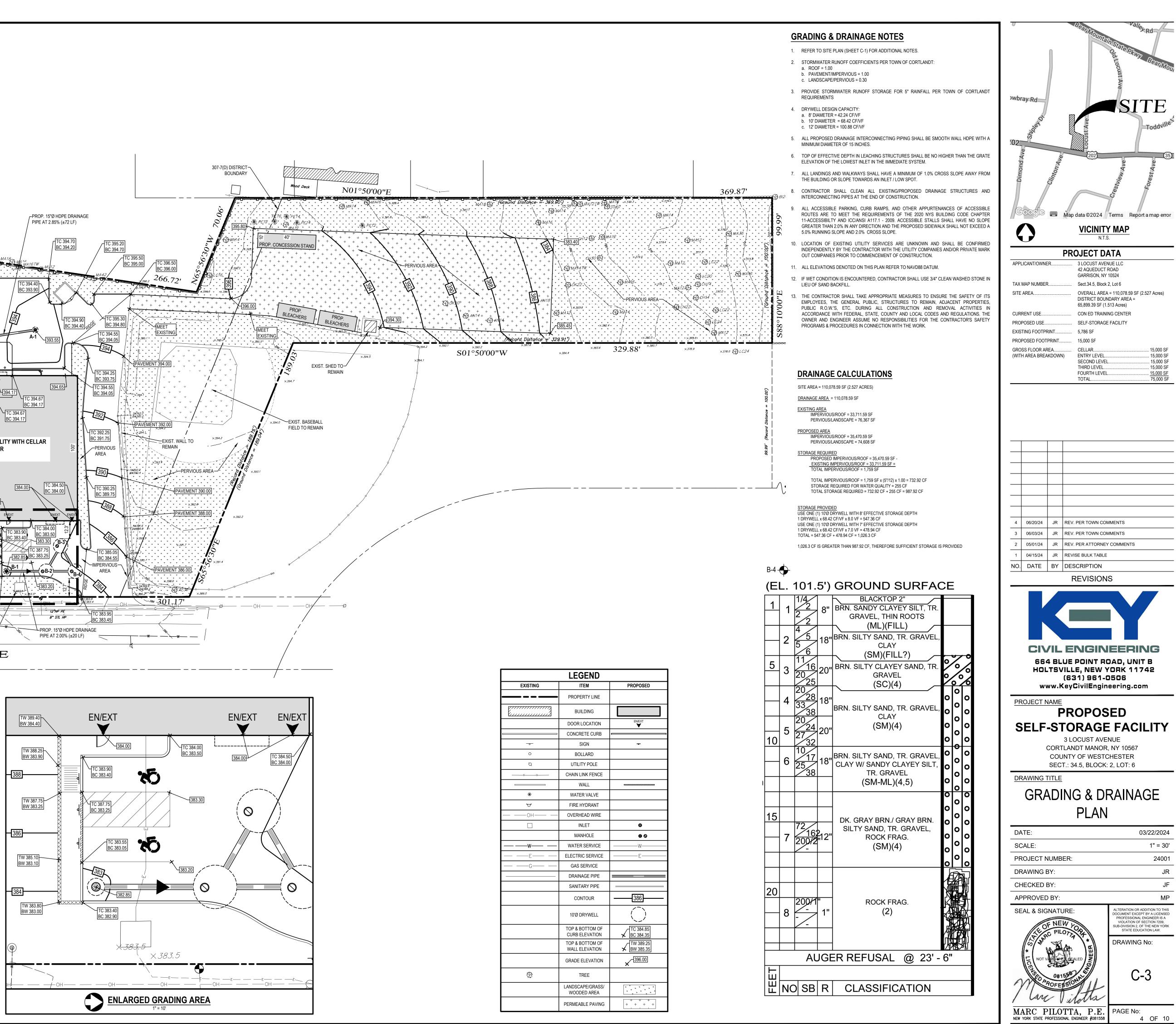
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SITE REMOVALS PLAN

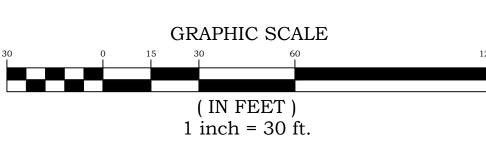
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SCALE:	1" = 30'
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MARC PILOTTA, P.E. NEW YORK STATE PROFESSIONAL ENGINEER #081558	PAGE No: 3 OF 10
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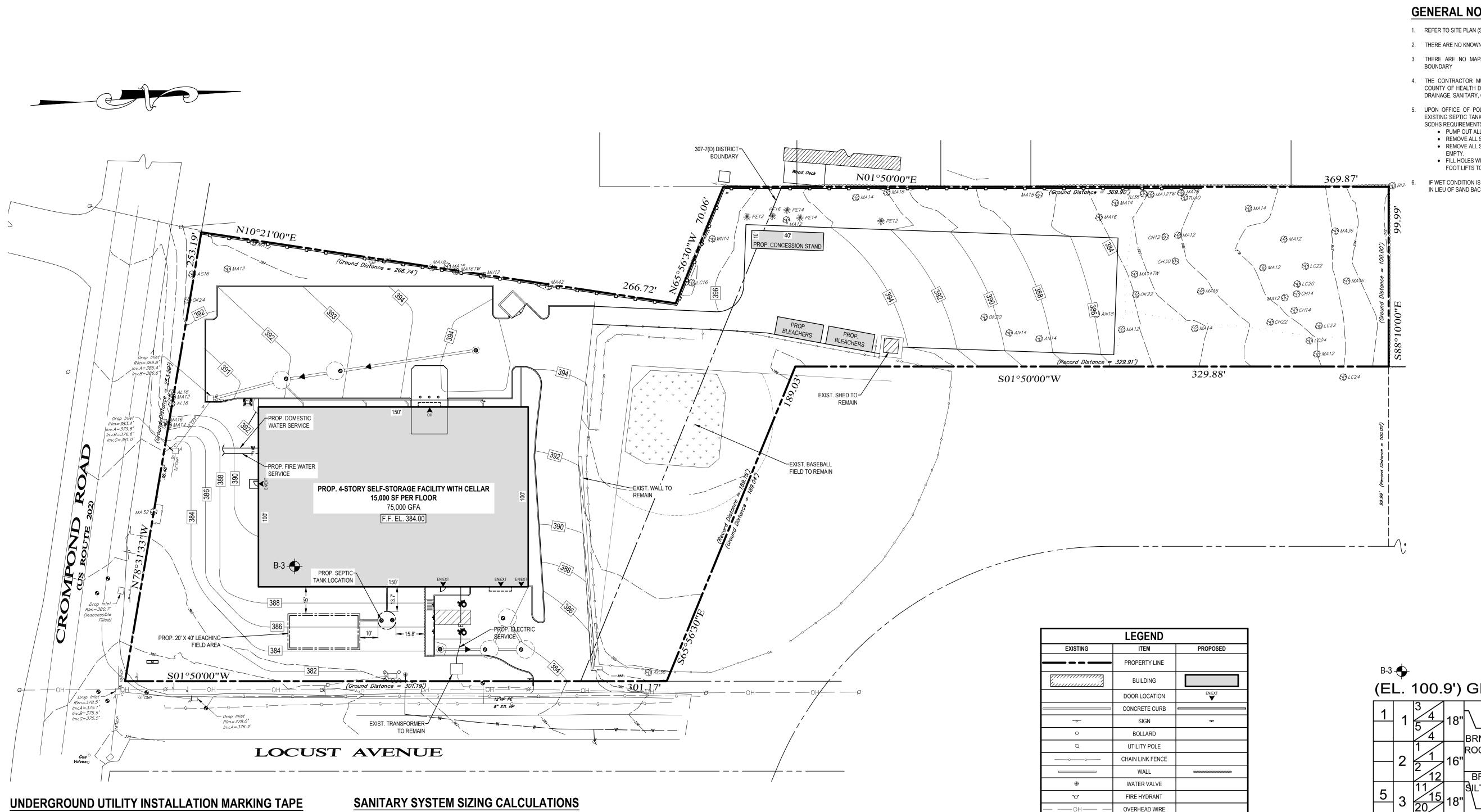
DRAINAGE STRUCTURE SCHEDULE										
STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS	BOTTOM OF RINGS	INVERT IN	INVERT OUT			
A-1	PROPOSED 4'Ø PRECAST CATCH BASIN WITH FRAME AND GRATE		393.55				388.80			
A-2	PROPOSED 10'Ø PRECAST DRYWELL WITH SOLID COVER	7'	392.95	390.75	379.75	386.75	386.75			
A-3	PROPOSED 10'Ø PRECAST DRYWELL WITH SOLID COVER	8'	392.00	390.20	378.20	386.20	386.20			
B-1	PROPOSED 4'Ø PRECAST CATCH BASIN WITH FRAME AND GRATE		382.85				378.10			
B-2	PROPOSED 10'Ø PRECAST DRYWELL WITH SOLID COVER	6'	383.40	381.70	371.70	377.70	377.70			
B-3	PROPOSED 10'Ø PRECAST DRYWELL WITH SOLID COVER	6'	383.90	381.70	371.70	377.70	377.70			
B-4	PROPOSED 10'Ø PRECAST DRYWELL WITH SOLID COVER	6'	383.90	381.70	371.70	377.70	377.70			







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——E——

——G——

83

INLET

MANHOLE

WATER SERVICE

ELECTRIC SERVICE

GAS SERVICE

DRAINAGE PIPE

SANITARY PIPE

CONTOUR

10'Ø DRYWELL

TREE

0

—w—

386

80

—Е——

UNDERGROUND UTILITY INSTALLATION MARKING TAPE

- A. SCOPE THE CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND MARKING TAPE ALONG ALL SEWER, WATER, GAS, AND ELECTRIC MAINS & CONNECTIONS.
- B. MATERIALS THE MATERIAL SHALL BE SOLID PLASTIC TAPE WITH A MINIMUM THICKNESS OF 4.5 MIL. THE TAPE SHALL BE RESISTANT TO ALKALIS, ACIDS AND OTHER DESTRUCTIVE ELEMENTS. THE TAPE SHALL BE GREEN FOR SEWER, BLUE FOR WATER, YELLOW FOR GAS, AND RED FOR ELECTRIC, 3" MIN. WIDTH, MARKED WITH THE WORDS, "CAUTION - SANITARY SEWER", "CAUTION - WATER", "CAUTION - GAS", AND "CAUTION - ELECTRIC". THE WARNING SHALL BE REPEATED EVERY 16" - 36".
- . INSTALLATION AFTER PARTIALLY BACKFILLING AND LEVELING THE TRENCHES TO A HEIGHT OF 18" - 24" ABOVE THE CROWN OF PIPE/CONDUIT, THE ROLL TAPE SHALL BE MOUNTED ON A WHEEL AND SPREAD ABOVE THE PREPARED SURFACE AS STRAIGHT AS POSSIBLE. THE TAPE SHALL BE HELD IN POSITION BY ADDING BACKFILL AND HAND SHOVELS BEFORE USING MECHANICAL EQUIPMENT TO FINISH THE BACKFILL.

SANITARY SYSTEM SIZING CALCULATIONS

OFFICE AREA = 700 SF BATHROOM (2) = 250 SF

TOTAL BUILDING AREA = 43,440 SF (EXCLUDING HALLWAYS, STAIRWELLS AND ELEVATOR PIT)

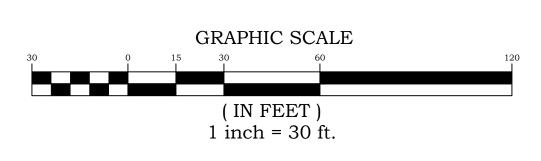
CALCULATIONS SANITARY FLOW SIMILAR USAGE - SELF-STORAGE FACILITY = 482.0 GPD TOTAL SANITARY FLOW = 482.0 GPD

- SEPTIC TANK MINIMUM REQUIRED CAPACITY = 2 DAYS TOTAL FLOW = 482.0 GPD x 2 DAYS = 964.0 GALLONS PER NYSDEC MINIMUM SEPTIC TANK CAPACITY = 1,000 GPD USE ONE (1) 8'Ø SEPTIC TANK WITH 4.0' LIQUID DEPTH CAPACITY = 1 x 4.0' x 300 GAL/VF = 1,200 GALLONS
- (EXCEEDS REQUIRED CAPACITY OF 964.0 GALLONS)

LEACHING FIELD NYSDEC TABLE 4A

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





GENERAL NOTES

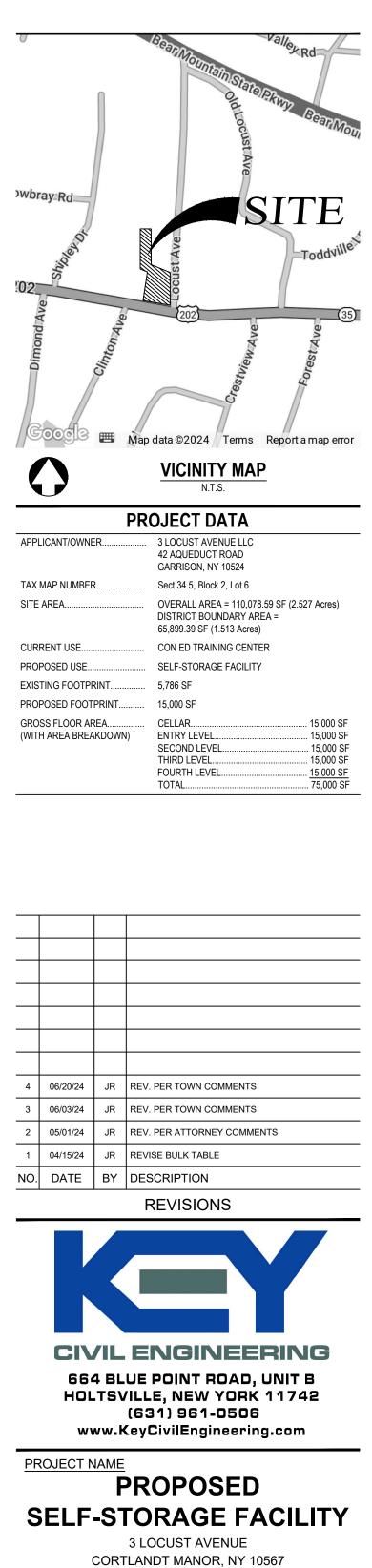
- 1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
- 2. THERE ARE NO KNOWN EXISTING WELLS PRESENT WITHIN 150' OF THE SUBJECT PROPERTY.
- 3. THERE ARE NO MAPPED DEC WETLANDS/SURFACE WATERS WITHIN 300' OF PROPERTY BOUNDARY
- 4. THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEERING DIVISION AND WESTCHESTER COUNTY OF HEALTH DEPT. 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON-SITE DRAINAGE, SANITARY, CURB, OR PAVING WORK.
- 5. UPON OFFICE OF POLLUTION CONTROL APPROVAL, THE REMOVAL OR ABANDONMENT OF EXISTING SEPTIC TANKS, AND LEACHING POOLS SHALL BE PERFORMED IN ACCORDANCE WITH SCDHS REQUIREMENTS AS FOLLOW: PUMP OUT ALL SANITARY STRUCTURES
 - REMOVE ALL STRUCTURES IN IT'S ENTIRETY AND DISPOSE OF ACCORDINGLY REMOVE ALL SLUDGE FROM THE STRUCTURES UNTIL STRUCTURE IS COMPLETELY
 - FMPTY • FILL HOLES WITH CLEAN FILL COMPACTED TO 95% PROCTOR DENSITY IN MAX ONE FOOT LIFTS TO THE ELEVATION REQUIRED.

6. IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.

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(OL) N. SILTY SAND, TR. GRAVEL, CK FRAG., THIN FINE ROOTS			/11_	Er

(SM)(FILL) BRN./ LT. GRAY BRN. SANDY SILT, TR. GRAVEL, THIN ROOT ' 3 20 18"ı (ML)(FILL) BRN. SAND, TR. GRAVEL, ROCK 12 21 25 27 14" FRAG., SILT (SP)(FILL) BRN. TR. DK. BRN. SAND, TR GRAVEL, ROCK FRAG., TR. TO LITTLE SILT (SP-SM)(FILL) BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(FILL?) 15 GRAY BRN. SILTY SAND, TR. $16 \begin{array}{r} 24 \\ 58 \\ 108 \end{array}$ GRAVEL, ROCK FRAG., CLAY (SM)(4) GRAY/ GRAY BRN. SILTY SAND, 10 20 TR. GRAVEL, ROCK FRAG. (SM)(4) 66/ 93 12" 100/2<u>"</u> AUGER REFUSAL @ 21' - 8" L NO SB R

CLASSIFICATION



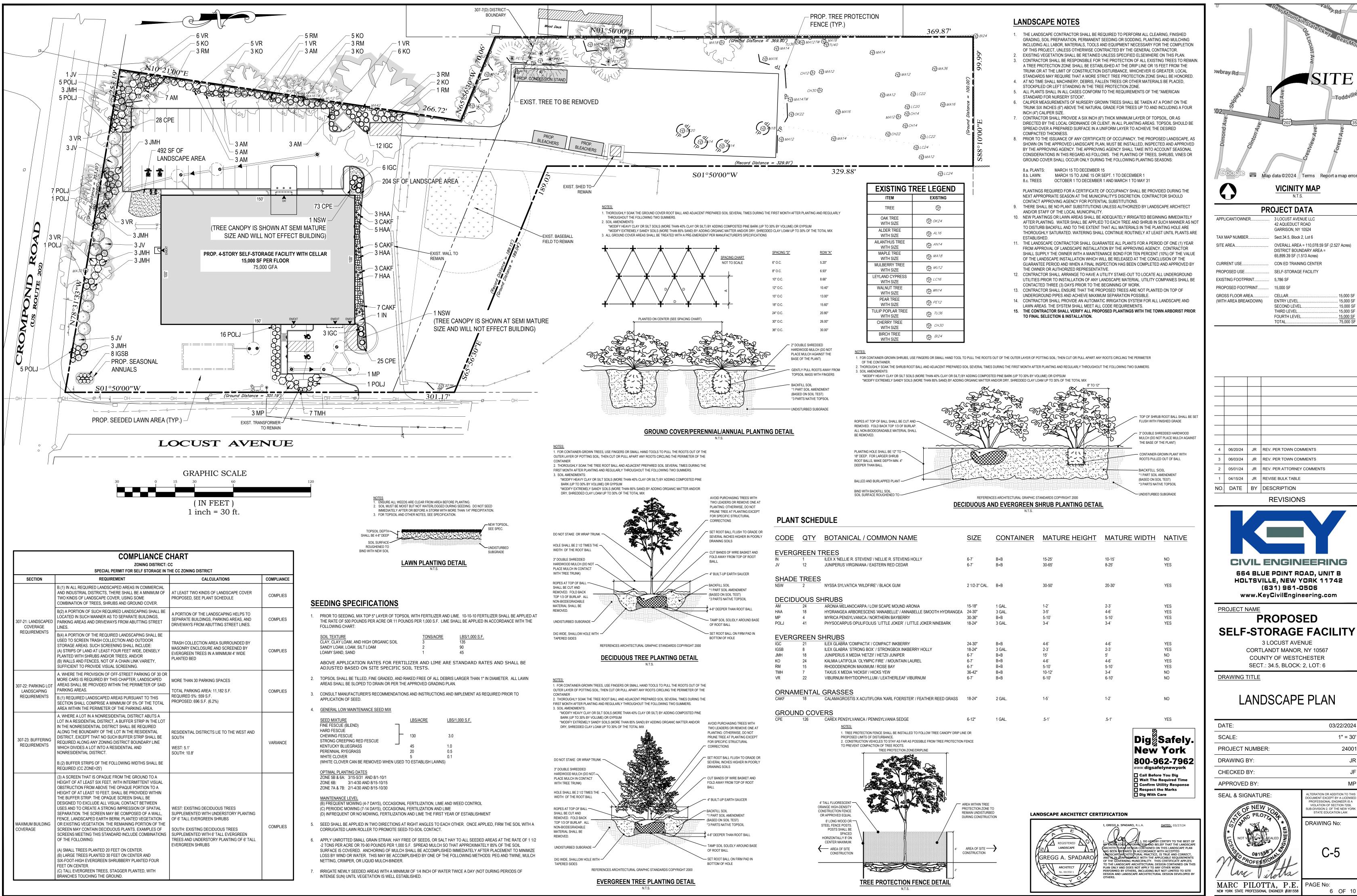
COUNTY OF WESTCHESTER SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

UTILITY PLAN

DATE:	03/22/2024
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PROJECT NUMBER:	24001
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CHECKED BY:	JF
APPROVED BY:	MP
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	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	NATIVE
	6-7` 6-7`	B+B B+B	15-25' 30-65'	10-15` 8-25'	NO YES
	2 1/2-3" CAL.	B+B	30-50'	20-30'	YES
NGEA	15-18" 24-30" 30-36" 18-24"	1 GAL. 3 GAL. B+B 3 GAL.	1-2` 3-5' 5-10` 3-4`	2-3' 4-6' 5-10' 3-4'	YES YES YES YES
	24-30" 18-24" 6-7` 6-7` 6-7` 36-42" 6-7`	B+B 3 GAL. B+B B+B B+B B+B B+B	4-6` 2-3` 15' 4-6` 5-10` 10-12' 6-10'	4-6' 2-3' 5' 4-6' 5-10' 3-4' 6-10'	YES YES NO YES YES NO NO
SS	18-24"	2 GAL.	1-5`	1-2'	NO
	6-12"	1 GAL.	.5-1`	.5-1'	YES
ORIP LIN	IE OR				

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2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
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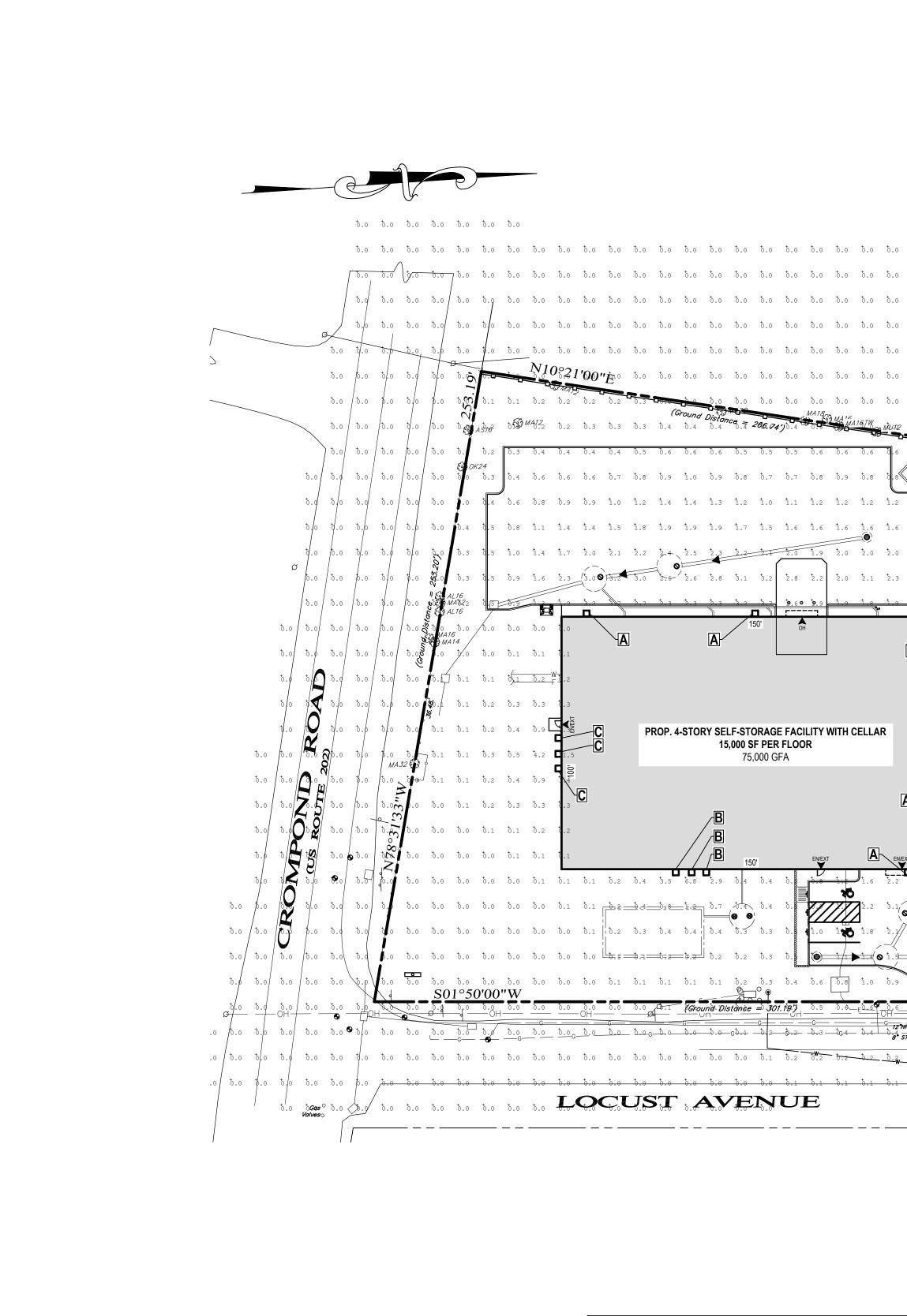
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SELF-STORAGE FACILITY

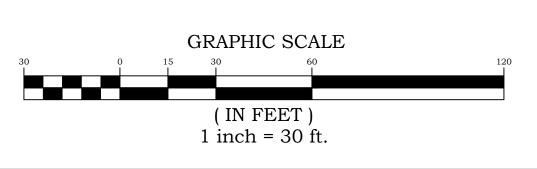
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	LUMINAIRE SCHEDULE												
SYMBOL	QUANTITY	LABEL	FIXTURE ARRANGEMENT	FIXTURE COUNT	MANUFACTURER / FIXTURE DESCRIPTION / MOUNTING TYPE	MOUNTING HEIGHT	LLF	COLOR TEMPERATURE	ARRANGEMENT WATTS	TOTAL WATTS			
•	6	A	SINGLE	1	PROPOSED / LITHONIA / DSXW2-LED-30C-1000-30K-TFTM-MVOLT / BUILDING	18'-0"	0.900	3000 K	109	654.0			
	3	В	SINGLE	1	PROPOSED / LSI / WAR-616-17L-30-PGG6-GWT / BUILDING	14'-0"	0.900	3000 K	13	39.0			
D	3	С	SINGLE	1	PROPOSED / LSI / WAR-616-17L-30-PGG6-GWT / BUILDING	13'-0"	0.900	3000 K	13	39.0			

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NON ESSENTIAL EXTERIOR LIGHTING SHALL BE TURNED OFF NO LATER THAN 10:00 P.M. FOR BUSINESSES CLOSED BEFORE 9:00 P.M.



d"series

BUILDING MOUNTED LUMINAIRE

DSXW2

TBD BY OWNER

Α

MODEL:

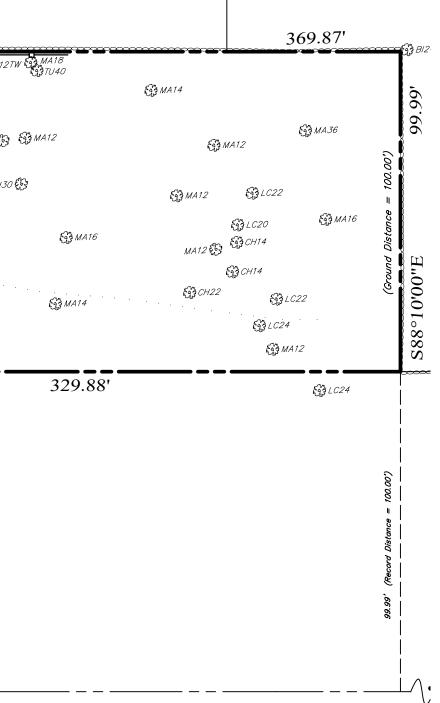
LABEL: COLOR:

CALCULATION SUMMARY											
EL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN				
G LOT	ILLUMINANCE	Fc	1.75	3.80	0.40	4.38	9.50				

SITE LIGHTING NOTES

1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.

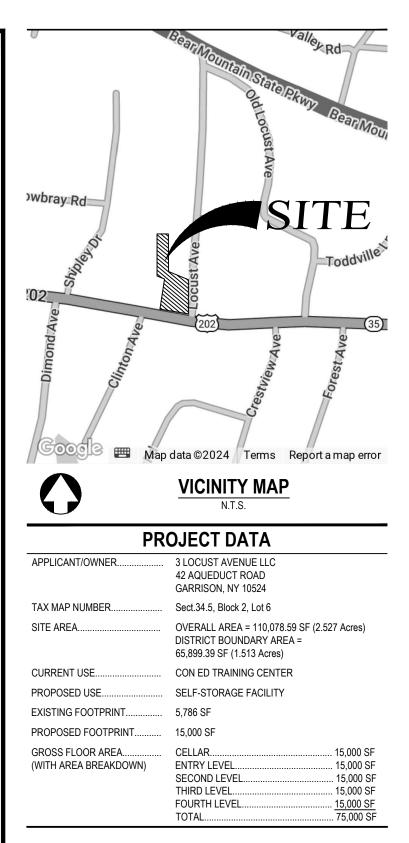
- NO REVISIONS, ALTERNATES, OR SUBSTITUTIONS TO THE CONTRACT DOCUMENTS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
- 3. ILLUMINATION LEVELS SHOWN IN FOOT-CANDLES.
- 4. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED SITE AREA LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- 5. LIGHT CIRCUITRY PLAN PREPARED BY OTHERS.
- EXISTING AREA LIGHT SPECIFICATIONS WERE OBTAINED FROM PHASE 1 SITE PLAN REVIEW: LIGHTING PLAN PREPARED BY SIDNEY B. BOWNE & SONS, LLP, DATED DECEMBER 1, 2010 (REVISION 11).
- 7. ILLUMINATION LEVELS SHOWN ON THIS PLAN WERE CALCULATED USING AGI32 PHOTOMETRIC SOFTWARE.





BUILDING MOUNTED LUMINAIRE

MANUFACTURER: LSI MODEL: WAR LABEL: B & C COLOR: TBD BY OWNER



4	06/20/24	JR	REV. PER TOWN COMMENTS						
3	06/03/24	JR	REV. PER TOWN COMMENTS						
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS						
1	04/15/24	JR	REVISE BULK TABLE						
NO.	DATE	BY	DESCRIPTION						
	REVISIONS								



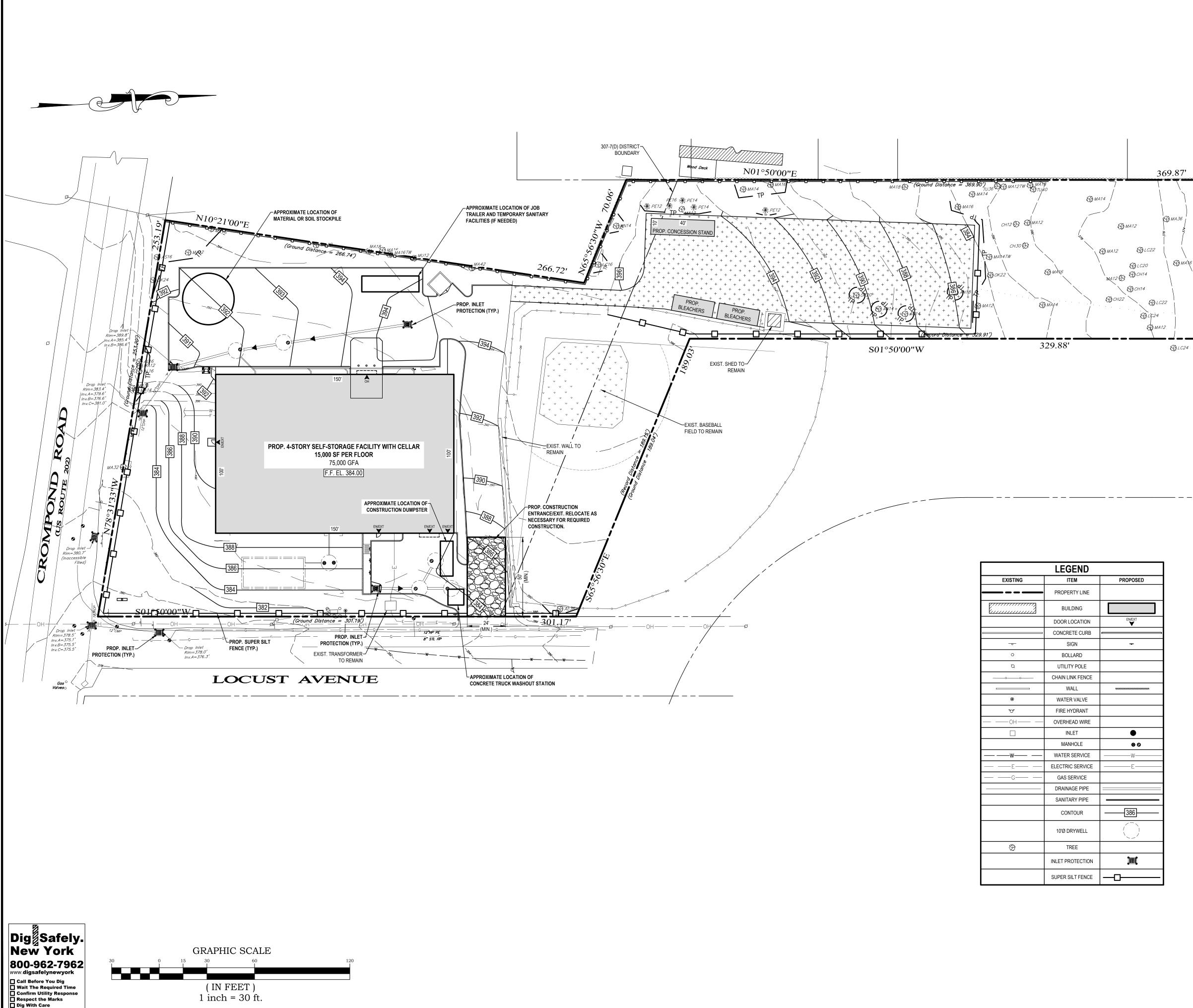
SELF-STORAGE FACILITY 3 LOCUST AVENUE CORTLANDT MANOR, NY 10567

COUNTY OF WESTCHESTER SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

SITE LIGHTING PLAN

	DATE:	03/22/2024
	SCALE:	1" = 30'
	PROJECT NUMBER:	24001
	DRAWING BY:	JR
	CHECKED BY:	JF
	APPROVED BY:	MP
	SEAL & SIGNATURE:	ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
	TO PILOTIA TO PIL	DRAWING No:
	MARC PILOTTA, P.E. NEW YORK STATE PROFESSIONAL ENGINEER #081558	PAGE No: 7 OF 10
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	PROPERTY LINE	
	BUILDING	
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	CONCRETE CURB	
- o -	SIGN	+
0	BOLLARD	
α	UTILITY POLE	
o	CHAIN LINK FENCE	
	WALL	******
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ا	TREE	
	INLET PROTECTION) (
	SUPER SILT FENCE	-0



MARC PILOTTA, P.E. PAGE No: 8 OF 10

NEW YORK STATE PROFESSIONAL ENGINEER #081558

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1_KPB Properties_3 Locust Avenue_Cortlandt Manor\Drawings\Key Civil\24001_2024.06.20_SPP-4

SEQUENCE DESCRIPTION	BMP ACTIVITIES	MAINTENANCE FREQUENCY	
PRE-CONSTRUCTION	INSTALL INLET PROTECTION ON EXISTING INLETS		
	INSTALL PERIMETER SEDIMENT CONTROL / SILT FENCE		
	INSTALL STABILIZED CONSTRUCTION ACCESS		
	INSTALL WORK TRAILER OR MAILBOX FOR CONSTRUCTION PERMIT PAPERWORK STORAGE		
	IDENTIFY THE SOIL STOCKPILE STORAGE AND CONSTRUCTION STAGING AREAS		
EARTHWORK	APPLY DUST CONTROL		
	INSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL	DAILY	
	SWEEP THE SOIL ON ROADWAYS		
BUILDING CONSTRUCTION	MATERIAL STOCKPILE PERIMETER CONTROL & AS REQUIRED		
RUN-OFF AND DRAINAGE	INSTALL NEW DRAINAGE SYSTEM		
CONTROL	INSTALL INLET PROTECTION FOR NEW SYSTEM	WEEKLY OR AS REQUIRED	
GRADING, DRAINAGE, &	GRADE SITE AREAS		
UTILITY INSTALLATION AND STABILIZATION	STABILIZE EXPOSED AREAS	AS REQUIRED	
	INSTALL EROSION CONTROL MEASURES		
FINALIZE GRADING	REMOVE TEMPORARY ESC MEASURES	MONTHLY OR AS REQUIRED	
POST CONSTRUCTION STORMWATER MANAGEMENT AND INTERCONNECTING PIPE	CLEAN ALL DRAINAGE STRUCTURES AND PIPE THAT MAY HAVE RECEIVED RUNOFF	ANNUALLY OR AS REQUIRED	
INSPECTION REQUIRED			
PRE-CONSTRUCTION			
TRAINED CONTRACTOR: DAILY	INSPECT SEDIMENT BASINS, PERIMETER SEDIMENT CONTROLS, STABILIZED CONSTRUCTION ACCESS, INLET	UPDATE SWPPP AS	
QUALIFIED INSPECTOR: 1/WK	PROTECTION, AND OTHER BMPS	REQUIRED	
POST FINAL STABILIZATION			

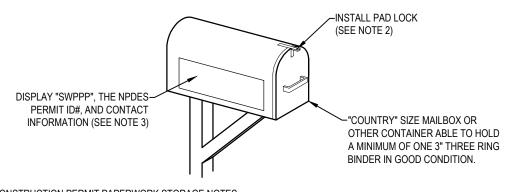
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION	ON REQUIREMENT	COMMENTS/EXAMPLES	
NO SOIL DISTURBANCE	RESTORATION NOT PER	RMITTED	PRESERVATION OF NATURAL FEATURES	
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REC	QUIRED	CLEARING AND GRUBBING	
AREAS WHERE TOPSOIL IS STRIPPED ONLY -	HYDROLOGIC SOIL GROUP A & B	HYDROLOGIC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

* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A IS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILEF

SOIL RESTORATION NOTE

** PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

- SOIL RESTORATION IS TO BE APPLIED TO PROPOSED VEGETATED AREAS WHERE ANY HEAVY CONSTRUCTION VEHICLE HAS BEEN OR OVER COMPACTION HAS OCCURRED AND FINAL STABILIZATION IS TO BEGIN. THIS IS GENERALLY APPLIED IN THE CLEANUP, SITE RESTORATION, AND LANDSCAPING PHASE OF CONSTRUCTION FOLLOWED BY THE PERMANENT ESTABLISHMENT OF AN APPROPRIATE GROUND COVER TO MAINTAIN THE SOIL STRUCTURE. SOIL RESTORATION MEASURES SHOULD BE APPLIED OVER AND ADJACENT TO ANY RUNOFF REDUCTION PRACTICES TO ACHIEVE DESIGN PERFORMANCE.
- 2. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
- 3. TO MAINTAIN SOIL RESTORATION, KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS.
- DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH
- GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED: 1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 5.2 - COMPOST STANDARDS TABLE OF THE NYS STANDARDS AND SPECIFICATIONSFOR EROSION AND SEDIMENT CONTROL. EXCEPT FOR "PARTICLE SIZE" 100% WILL PASS THE 1/2" SIEVE.
- 1.1. NOTE: ALL BIOSOLIDS COMPOST PRODUCED IN NEW YORK STATE (OR APPROVED FOR IMPORTATION) MUST MEET NYS DEC'S 6 NYCRR PART 360 (SOLID WASTE MANAGEMENT FACILITIES) REQUIREMENTS. THE PART 360 REQUIREMENTS ARE EQUAL TO OR MORE STRINGENT THAN 40 CFR PART 503 WHICH ENSURE SAFE STANDARDS FOR PATHOGEN REDUCTION AND HEAVY METALS CONTENT
- 2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
- 3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
- 4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
- 5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
- 6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST



CONSTRUCTION PERMIT PAPERWORK STORAGE NOTES: 1. CONTRACTOR MUST MAINTAIN THE SWPPP BINDER IN A SECURE LOCATION, SUCH AS A JOB TRAILER, ON-SITE

- CONSTRUCTION OFFICE, OR MAILBOX WITH LOCK. THE SECURE LOCATION MUST BE ACCESSIBLE DURING NORMAL BUSINESS HOURS TO AN INDIVIDUAL PERFORMING COMPLIANCE INSPECTION.
- PROVIDE A DIGIT OR CHARACTER PAD LOCK (MINIMUM FOUR DIGITS OR CHARACTERS) AND PROVIDE COMBINATION TO TRAINED CONTRACTOR AND QUALIFIED INSPECTOR. A KEY SHALL NOT BE REQUIRED.
- 3. CONTACT INFORMATION SHALL INCLUDE THE NAME AND PHONE NUMBER OF EACH OF THE TRAINED CONTRACTOR, QUALIFIED INSPECTOR, AND OWNER / OPERATOR.
- 4. PAPERWORK SHALL NOT BE TAKEN OFF SITE (SUCH AS STORED IN A WORK VEHICLE).
- CONSTRUCTION PERMIT PAPERWORK INCLUDES: A. SWPPP (STORMWATER POLLUTION PREVENTION PLAN). B. NOI (NOTICE OF INTENT) ACKNOWLEDGEMENT LETTER FROM DEC.
- NOI SIGNED BY OWNER AND SWPPP PREPARER. MS4 SWPPP ACCEPTANCE FORM.
- NYS DEC GENERAL PERMIT No. GP-0-15-002. F. SITE LOG BOOK INCLUDING CERTIFICATIONS, SITE INSPECTION REPORTS, AND SWPPP UPDATES.

CONSTRUCTION PERMIT PAPERWORK STORAGE NTS

GEOTEXTILE, FILTER FABRIC, OR SILT FENCE FABRIC PLACED UNDER INLET GRATE IS NOT AN ACCEPTABLE STORMWATER MANAGEMENT PRACTICE

	NYS STANDARD INLET PROTECTION T				
TYPE	EXAMPLE	USAGE			
0	FABRIC PLACED UNDER INLET GRATE	NOT PERMITTED	THIS METHOD		
I	EXCAVATED DROP INLET PROTECTION	DURING INITIAL OVERLOT GRADING AFTER THE STORM DRAIN TRUNK IS INSTALLED	MAXIMUM SIDE MINIMUM DEPT MAXIMUM DEP CONTAIN 900 C		
II	FABRIC DROP INLET PROTECTION	DURING FINAL ELEVATION GRADING PHASES AFTER THE STORM DRAIN SYSTEM IS COMPLETED	MAX SLOPE OF 1.5' MAX UN-RE MAINTAIN OVEI		
III	STONE & BLOCK DROP INLET PROTECTION	DURING THE INITIAL AND INTERMEDIATE OVERLOT GRADING OF A CONSTRUCTION SITE	MINIMUM STON MAXIMUM STOI DO NOT USE M LIMIT HEIGHT T		
IV	PAVED SURFACE INLET PROTECTION	USED AFTER PAVEMENT CONSTRUCTION HAS BEEN DONE WHILE FINAL GRADING AND SOIL STABILIZATION IS OCCURRING	USE WITH UPS TEMPORARY S PLACE AT INLE INTEGRATE TR DO NOT CAUSE		
V	MANUFACTURE D INSERT INLET PROTECTION	INSTALLED AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND DESIGN DETAILS	FABRIC WILL E STANDARD FO WILL BE INSTA THE OPEN UNC STORM DRAIN		
LET P	ROTECTION NOTES				

CONTRACTOR MAY USE THE TYPE SUITABLE FOR THE SITUATION AND THEIR MEANS AND METHODS UNLESS NOTED OTHERWISE ON PLAN. CONTRACTOR MUST SUBMIT SPECIFICATION OF ANY TYPE V TO ENGINEER BEFORE USE.

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

GUARD, AND OTHER APPROVED EQUAL MANUFACTURED INLET INSERT. **INLET PROTECTION**

DEFINITION THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

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

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

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

METHODS OF DUST CONTROL. WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL. WHERE THER IS A

POTENTIAL FOR THE MATERIAL TO WASH OFF TO A STREAM, INGREDIENT INFORMATION MUST BE PROVIDED TO THE NYSDEC. NO POLYMER APPLICATION SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE NYSDEC.

NON-DRIVING AREAS

VEGETATIVE COVER - TEMPORARY SEEDING SHALL BE AS FOLLOWS: A) RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7LBS/100OSF) B) CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 LBS, PER ACRE (2.5 LBS/SF) USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER ILCH (INCLUDING GRAVEL MULCH) - MULCH OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST. PRAY ADHESIVES - EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE

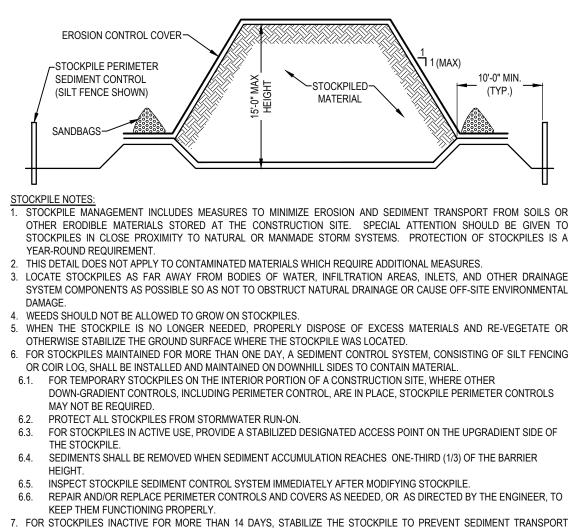
FOLLOWING TABLE: MATERIAL ACRYLIC POLYMER WATER DILUTION COURSE SPRAY LATEX EMULSION 12.5:1 FINE SPRAY **RESIN IN WATER** FINE SPRAY

DRIVING AREAS: SPRINKLING - THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES TO PROVIDE SHORT TERM LIMITED DUST CONTROL. POLYMER ADDITIVES - POLYMERS ARE MIXED WITH WATER AND APPLIED TO THE DRIVING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. BARRIERS - WOVEN GEO-TEXTILES CAN BE PLACED ON THE DRIVING SURFACE. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS.

WINDBREAK - A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

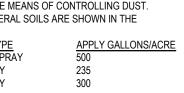
MAINTENANCE MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL



USING AN EROSION CONTROL SYSTEM, CONSISTING OF TEMPORARY SEEDING AND MULCHING, PLASTIC / GEOTEXTILE COVERING, SOIL BINDERS, OR EROSION CONTROL BLANKETS. USE OF MULCH OR SOIL BINDERS ONLY IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR NO MORE THAN 60 DAYS. 8. IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

> MATERIAL STOCKPILE N.T.S.



EQUAL OR EXCEED THE PERFORMANCE OR THE SILT FENCE FABRIC. THE INSERTS ALLED TO PRESERVE A MINIMUM OF 50% OF NOBSTRUCTED DESIGN FLOW AREA OF THE NINLET OPENING.

SURFACE STABILIZATION. ET PERIMETER OR BEYOND. RAFFIC SAFFTY SE FLOODING OR BYPASS FLOW.

ERFLOW TO DROP INTO THE DROP INLET. NE BARRIER HEIGHT OF 1'. ONE BARRIER HEIGHT OF 2'. MORTAR TO PREVENT PONDING OR BYPASS FLOW. STREAM BUFFER STRIPS AND WITH

E SLOPES OF 2:1. TH 1 FOOT PTH 2 FEET. CF PER TRIBUTARY ACRE. F 1% OF SURROUNDING AREA. EINFORCED HEIGHT OF FABRIC.

NOTES OF INLET PROTECTION IS NOT ACCEPTABLE

YPES AND USES

THE GOVERNING AGENCY. 4. DO NOT PLACE MATERIAL AGAINST SILT FENCE. 5. INSPECT SILT FENCE IMMEDIATELY AFTER PLACING ANY MATERIAL NEARBY. 6. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.

- SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE ENDS. . SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY

- NOTES FOR ALL TYPES OF SILT FENCE PLACE SILT FENCE AT LOCATIONS AS SHOWN ON PLANS AS WELL AS DETAILS.

SUPER SILT FENCE (33" HIGH) N.T.S.

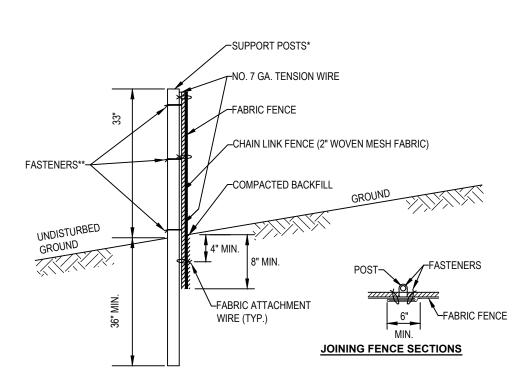
3. FABRIC ATTACHMENT WIRES SHALL ONLY BE PLACED ABOVE 17" ABOVE GRADE AND BELOW 4" BELOW GRADE.

NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE. 2. FENCE MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.

SUPER SILT FENCE NOTES

** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED @ 24" MAX. C TO C

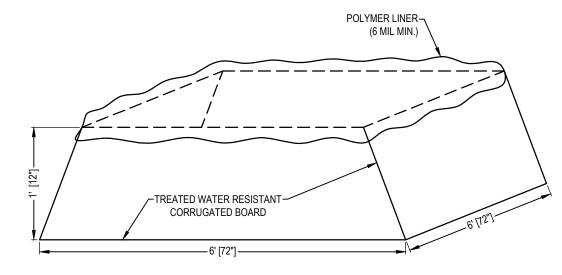
* POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.



CONCRETE TRUCK/MIXER WASHOUT AND GROUT WASTE ITEM 209-06 N.T.S.

6. LOCATE CONCRETE WASHOUT AT LEAST 50' FROM ALL DRAINAGE FACILITIES, OPEN DITCHES, AND OTHER WATER BODIES. 7. THE CONCRETE WASHOUT SHALL BE USED FOR THE WASHING OF PORTLAND CEMENT CONCRETE RELATED ITEMS (TRANSIT-MIX TRUCKS, TOOLS, MIXERS, ETC.) ONLY.

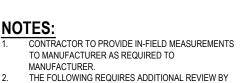
- 5. UNDER NO CIRCUMSTANCES ARE DRAINAGE STRUCTURES, OPEN DITCHES, STREETS, OR STREAMS TO BE USED FOR CONCRETE WASHOUT LOCATIONS.
- 4. CONCRETE WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
- 3. THE CONCRETE WASHOUT AREA SHALL BE REPLACED AS NECESSARY AND/OR AOBE TO MAINTAIN CAPACITY FOR LIQUID WASTE.
- 2. WHEN DEEMED NECESSARY BY THE ENGINEER THE CONTRACTOR SHALL PLACE SIGNS THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT(S).
- . THE CONCRETE WASHOUT(S) SHALL BE INSTALLED PRIOR TO THE DELIVERY OR PLACEMENT OF CONCRETE.



TYPE V EXAMPLE - SACK INLET PROTECTION

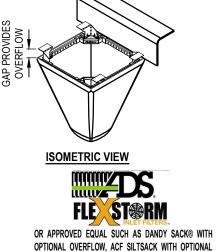
MANUFACTURER. 2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW BY MANUFACTURER - GRATES WITH EXTENDED BOTTOMS - ANY OBSTRUCTED INLET OPENINGS OR EQUAL AS APPROVED BY ENGINEER OF RECORD. AVAILABLE FOR CIRCULAR RECTANGULAR AND WITH

OR WITHOUT MAGNETIC FLAP FOR CURB OPENING.

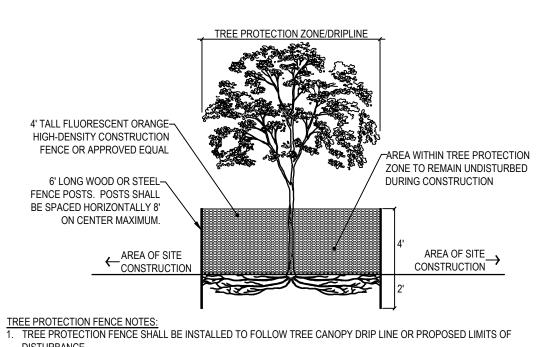




-OPTIONAL MAGNETIC FLAP FOR CURB INLETS

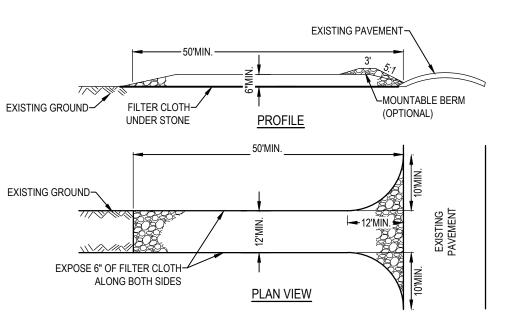


OVERFLOW.



DISTURBANCE. 2. CONSTRUCTION VEHICLES TO STAY AS FAR AS POSSIBLE FROM TREE PROTECTION FENCE TO PREVENT COMPACTION OF TREE ROOTS.

TREE PROTECTION FENCE



STABILIZED CONSTRUCTION ACCESS NOTES: STONE SIZE - USE 1-4 INCH STONE.

PHASES.

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY). THICKNESS - NOT LESS THAN SIX (6) INCHES 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

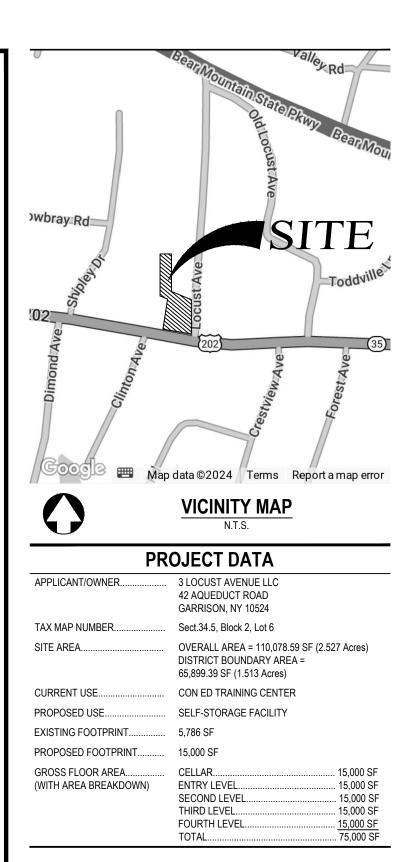
OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE. 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

THIS AREA SHALL BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE. 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

10. CONTRACTOR TO ENSURE THAT THE TRACKING PREVENTION REMAINS EFFECTIVE DURING ALL CONSTRUCTION 11. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES. 12. CONTRACTOR TO RELOCATE TRACKING PADS AS NECESSARY.

13. EXPOSE 6" END OF FILTER CLOTH ON BOTH OF THE LONGER SIDES FOR THE ENTIRE LENGTH.

STABILIZED CONSTRUCTION ACCESS N.T.S.



4	06/20/24	JR	REV. PER TOWN COMMENTS
3	06/03/24	JR	REV. PER TOWN COMMENTS
2	05/01/24	JR	REV. PER ATTORNEY COMMENTS
1	04/15/24	JR	REVISE BULK TABLE
NO.	DATE	BY	DESCRIPTION
	REVISIONS		



PROPOSED **SELF-STORAGE FACILITY 3 LOCUST AVENUE** CORTLANDT MANOR, NY 10567

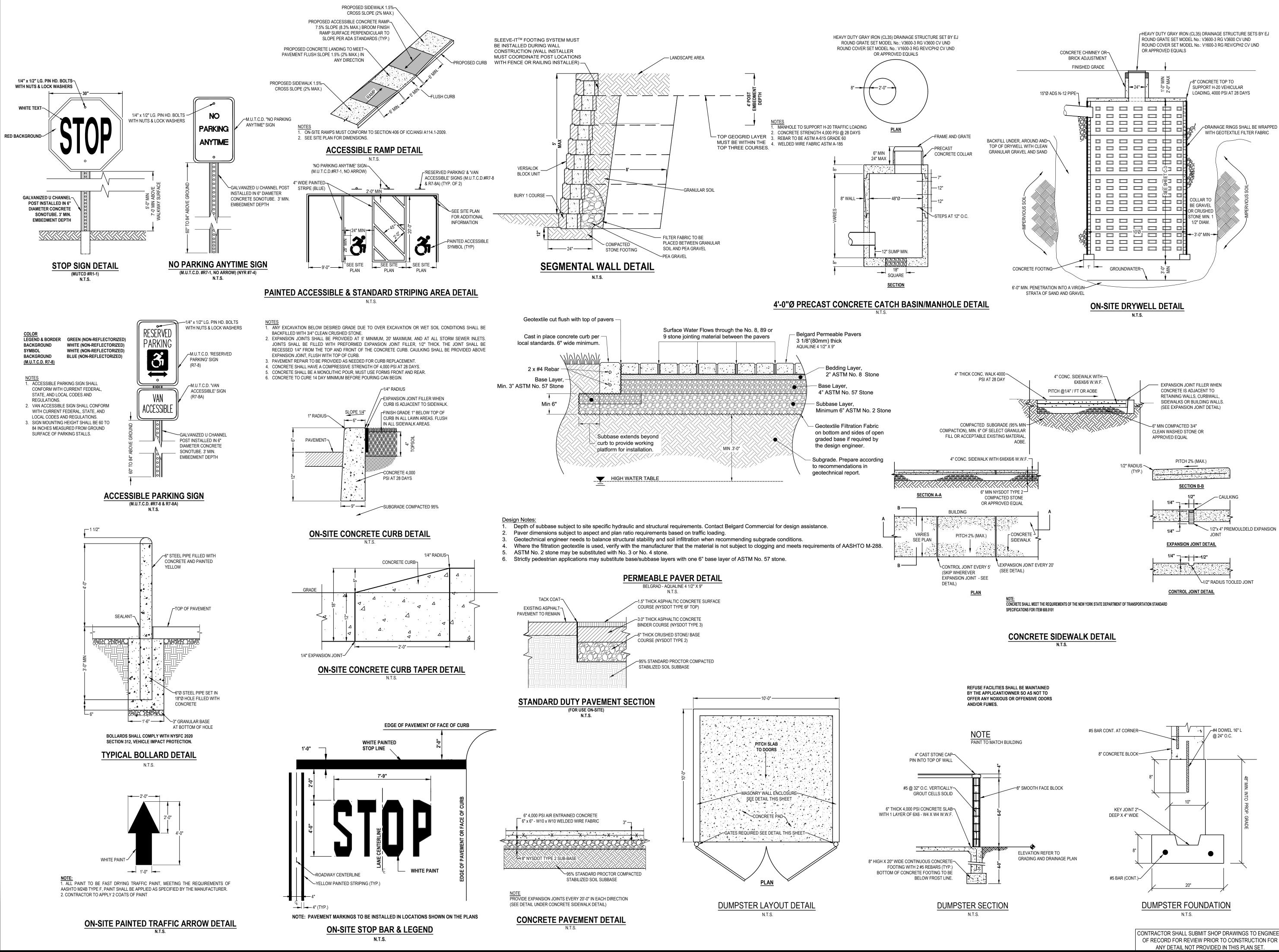
COUNTY OF WESTCHESTER SECT.: 34.5, BLOCK: 2, LOT: 6 DRAWING TITLE

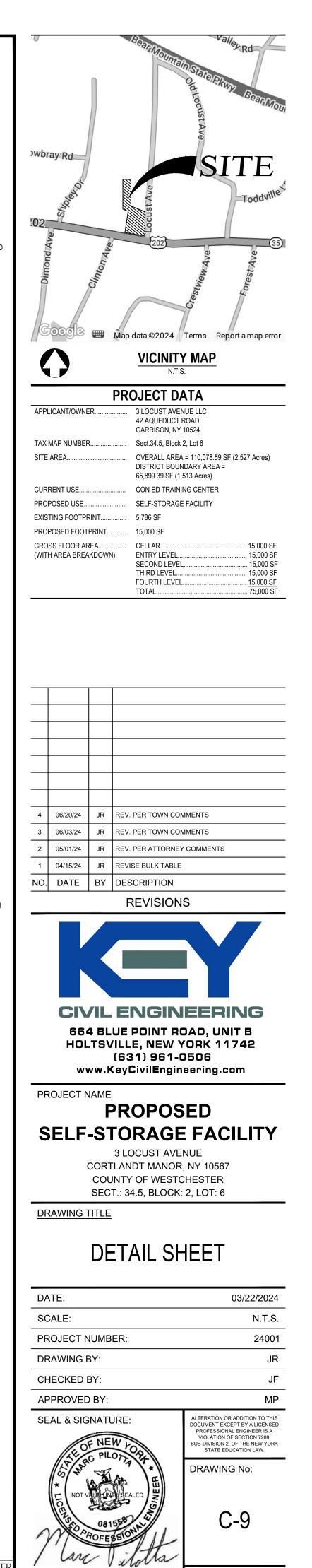
SOIL EROSION & SEDIMENT CONTROL DETAILS

DATE:	03/22/2024
SCALE:	N.T.S.
PROJECT NUMBER:	24001
DRAWING BY:	JR
CHECKED BY:	JF
APPROVED BY:	MP
SEAL & SIGNATURE:	ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
TING PILOTIA	DRAWING No:
MARC PILOTTA, P.E. New YORK STATE PROFESSIONAL ENGINEER #081558	PAGE No: 9 OF 10

_KPB Properties_3 Locust Avenue_Cortlandt Manor\Drawings\Key Civil\24001_2024.06.20_SPP-







MARC PILOTTA, P.E.

NEW YORK STATE PROFESSIONAL ENGINEER #081558

_KPB Properties_3 Locust Avenue_Cortlandt Manor\Drawings\Key Civil\2

PAGE No:

10 OF 10

24001 2024.06.20 SPP-



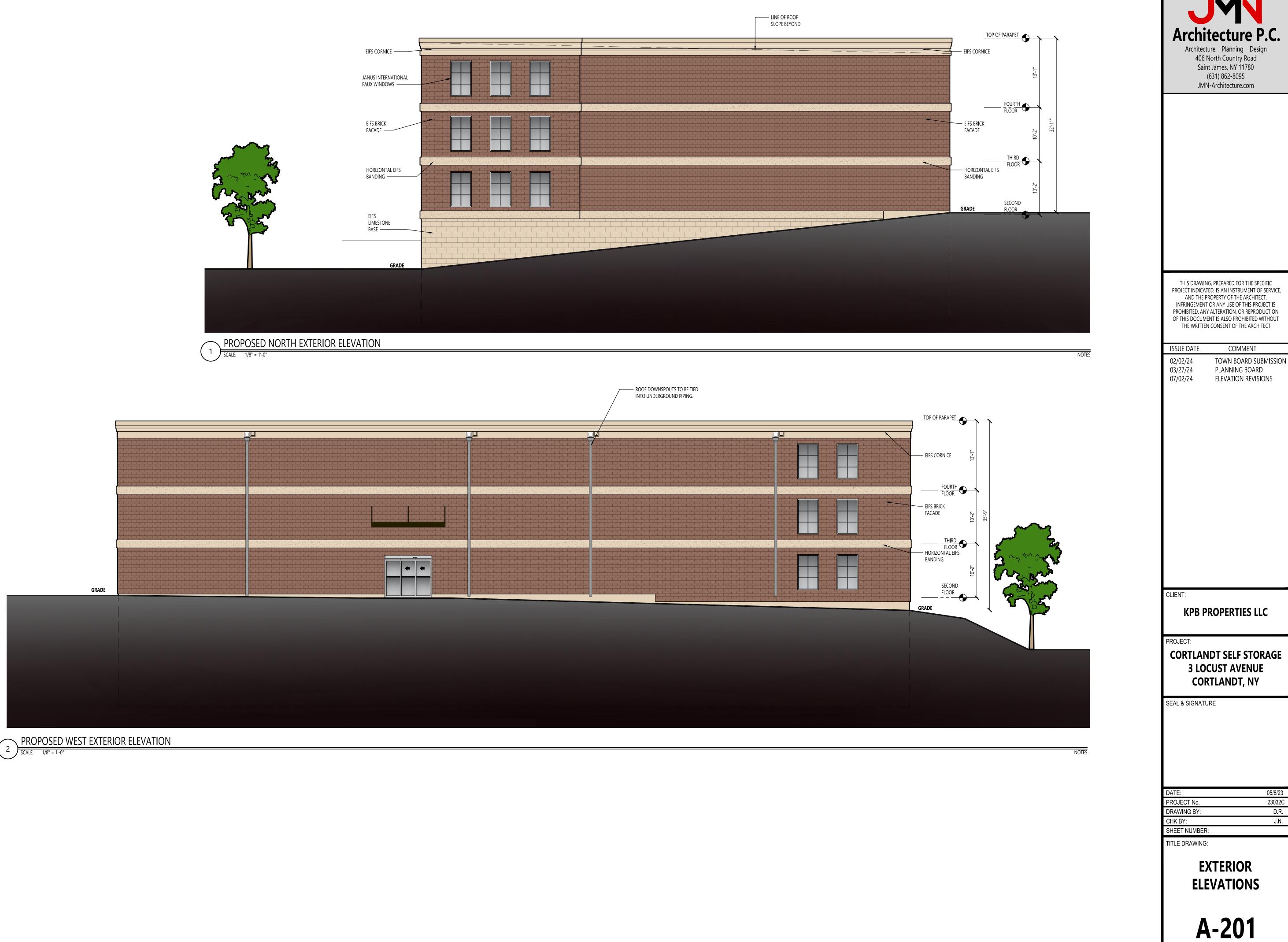
PROPOSED SOUTH EXTERIOR ELEVATION (ROUTE 202) (1) SCALE: 1/8" = 1'-0"

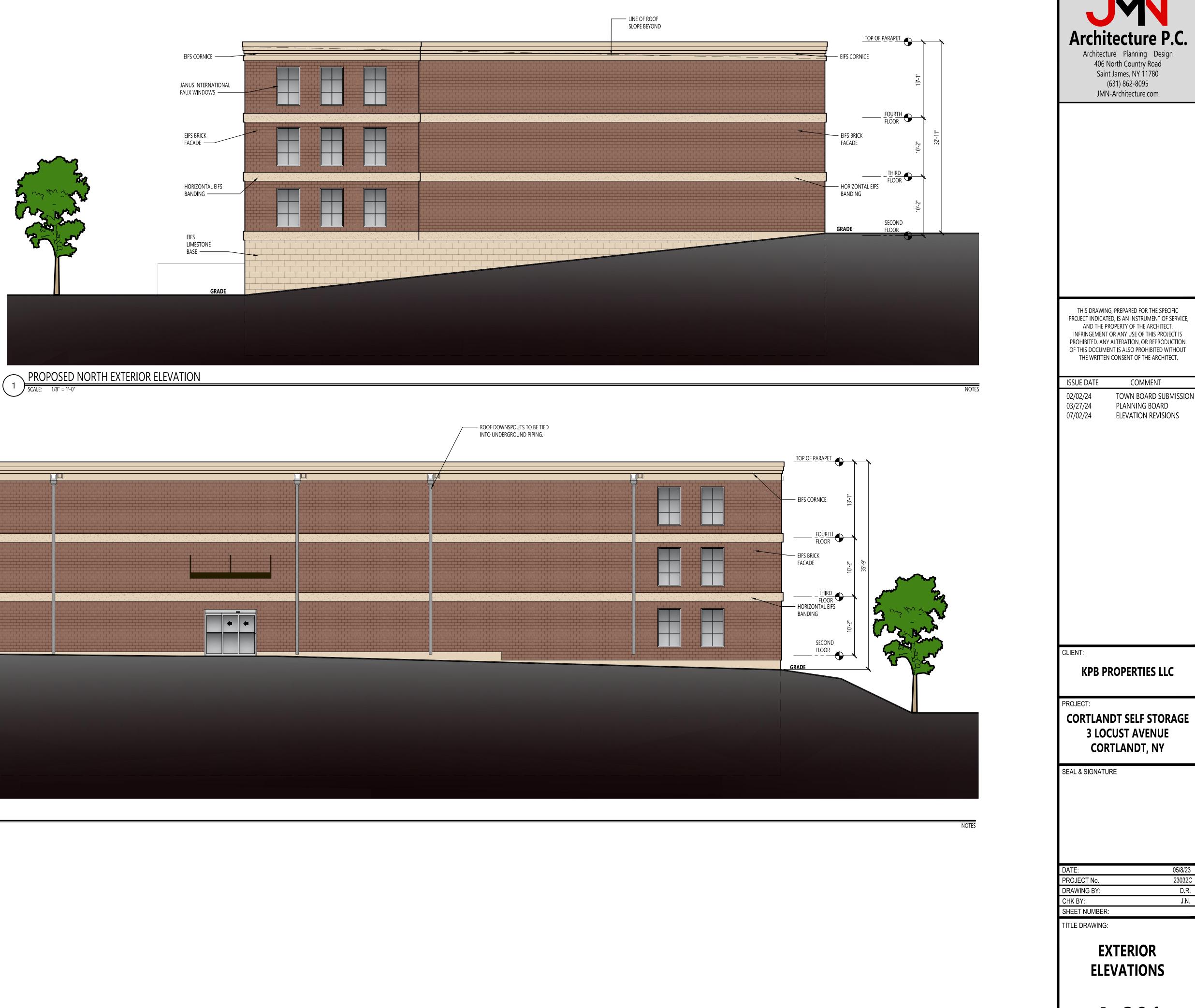


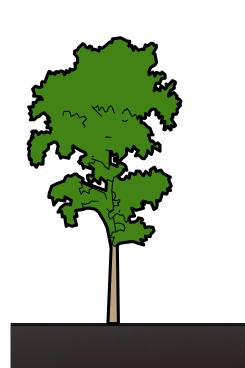
2 PROPOSED EAST EXTERIOR ELEVATION (LOCUST AVENUE)

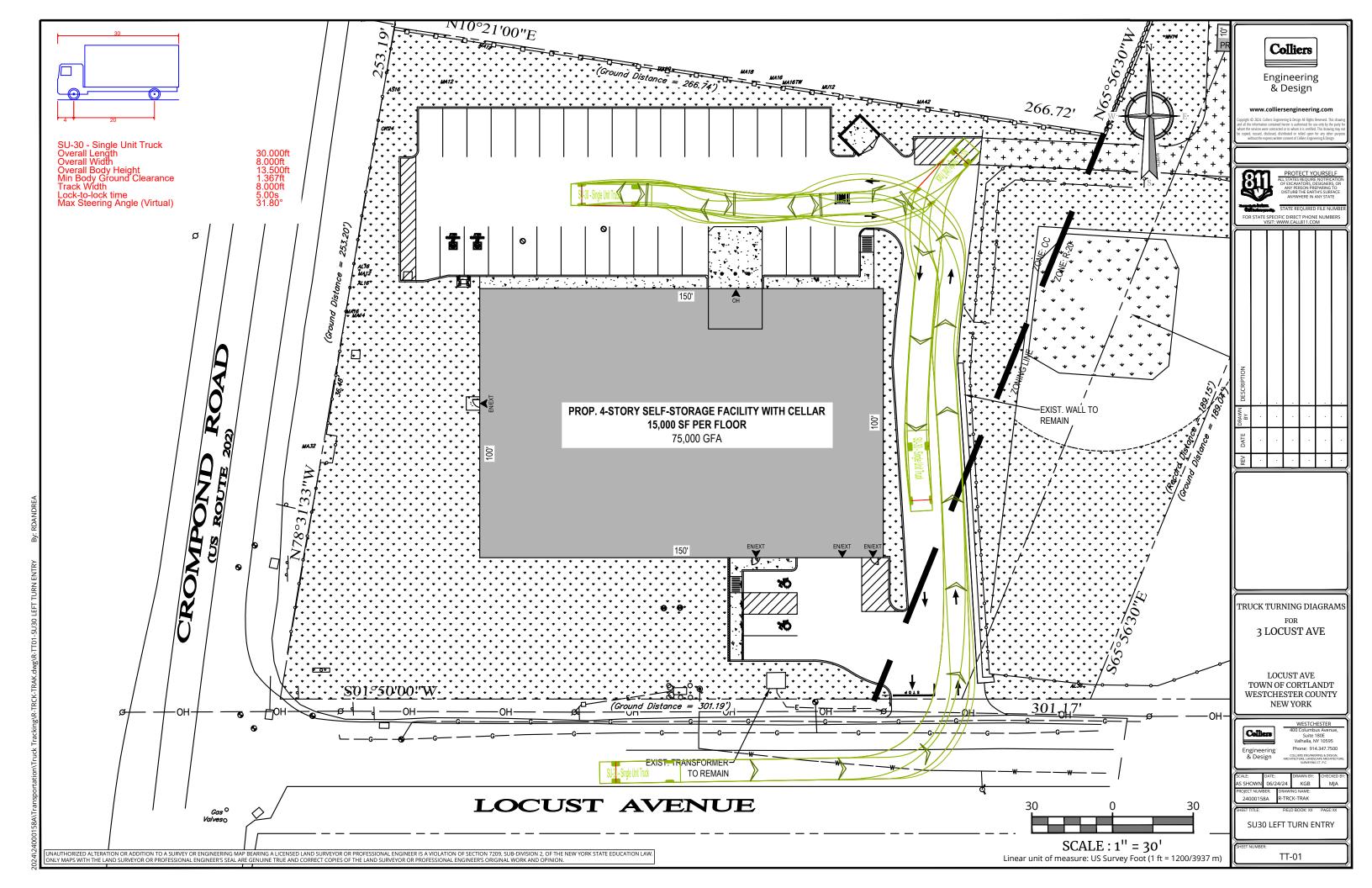
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EIFS LIMESTONE BASE SECOND GRADE	HORIZONTAL EIFS BANDING	
BASE		
10-2"	BASE	
FIRST FLOOR		10'-2"
		FIRST FLOOR

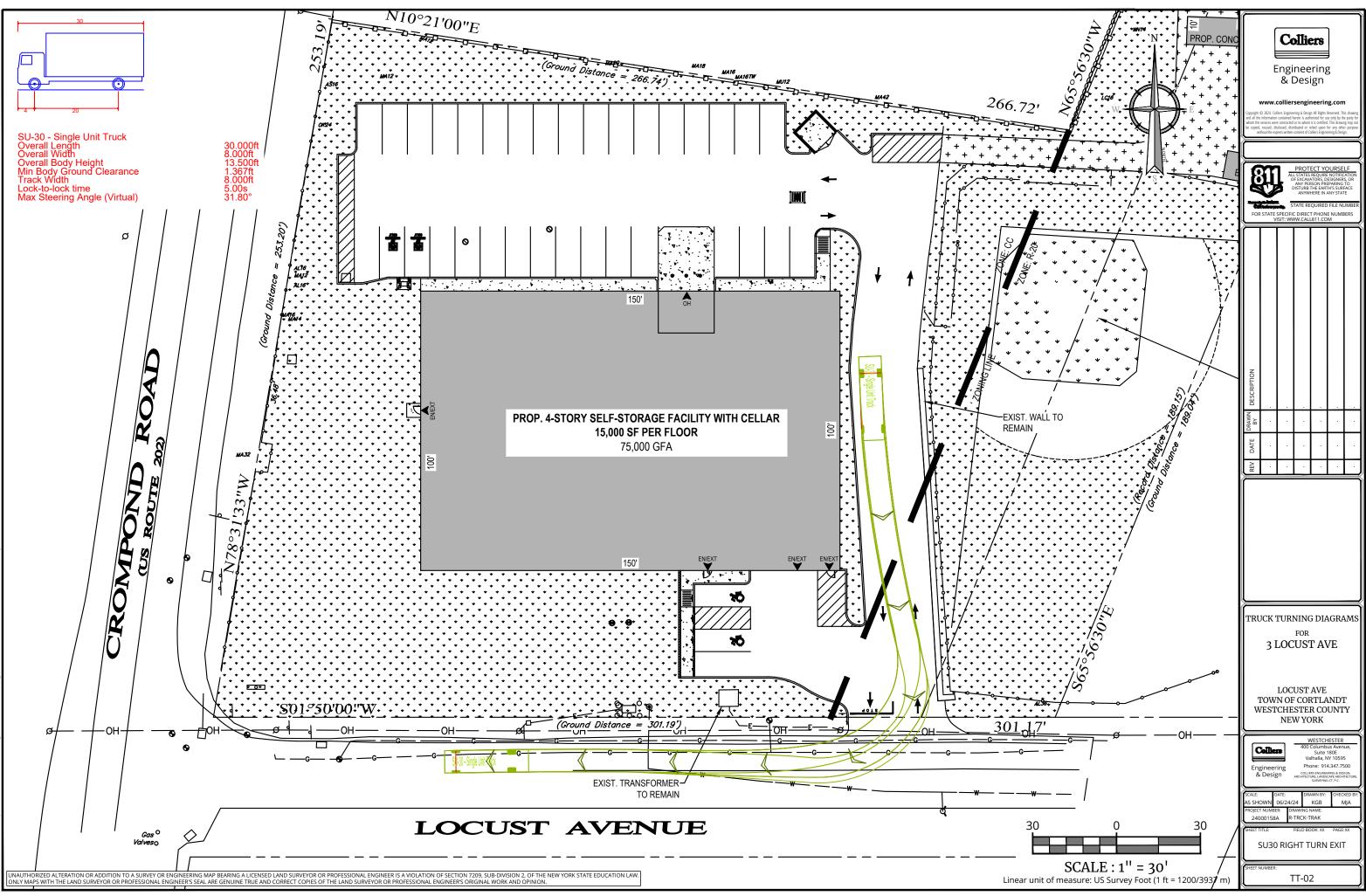
Architecture Planning Design 406 North Country Road
Saint James, NY 11780 (631) 862-8095 JMN-Architecture.com
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ISSUE DATECOMMENT02/02/24TOWN BOARD SUBMISSION03/27/24PLANNING BOARD07/02/24ELEVATION REVISIONS
CLIENT: KPB PROPERTIES LLC
PROJECT: CORTLANDT SELF STORAGE 3 LOCUST AVENUE CORTLANDT, NY
SEAL & SIGNATURE
DATE: 05/8/23
PROJECT No.23032CDRAWING BY:D.R.CHK BY:J.N.SHEET NUMBER:
TITLE DRAWING:
EXTERIOR ELEVATIONS
A-200



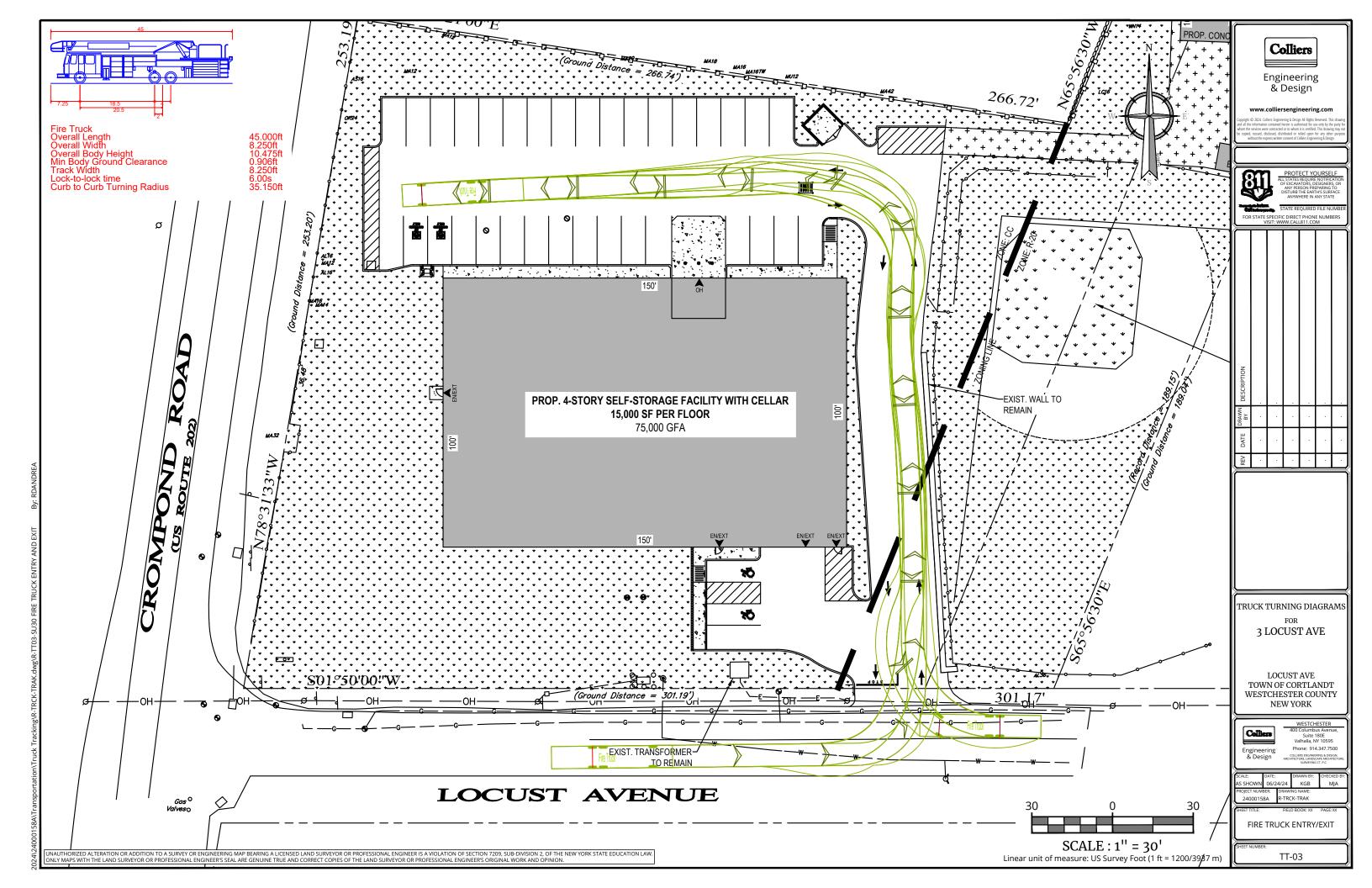








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TO: Town of Cortlandt Planning Board

FROM: Joseph M. Fusillo, PE, ENV SP, PACP®, LaBella Associates, DPC

DATE: June 6, 2024

RE: PB 2024-1 – 3 Locust Avenue

LaBella, has performed a review of the plans titled "Proposed Self-Storage Facility, 3 Locust Avenue, Cortlandt Manor, NY 10567, County of Westchester, Sect.: 34.5, Block: 2, Lot: 6" submitted by KEY Civil Engineering located at 664 Blue Point Road, Unit B, Holtsville, New York 11742 and have 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, NYSDEC, NYSDOT, etc.).
- 2. Applicant shall be required to meet the standards set forth in Chapter 157 Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board.
- 3. 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 "Joseph M. Fusillo, PE, ENV SP". All soil analytics and reports will be forwarded to the Town's Planning Board Engineer for review and approval.
- 4. Potable water:
 - a. Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district. Potable water service connection must be type k-copper or CL 54 DIP.
 - b. 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.
 - c. Applicant shall receive approval from the Westchester County Department of Health (WCDOH) prior to the installation of any potable water or fire service.
 - d. Applicant shall receive approval and permit from the New York State Department of Transportation (NYSDOT) prior to the installation of any potable water or fire service within the rights-of-way of the NYSDOT
- 5. Any proposed retaining walls will need to have complete design and be submitted to Town's Planning Board Engineer for review prior to construction.
- 6. Prior to the issuance of the Certificate of Occupancy (C.O.), 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.
- 7. Applicant shall verify plantings with Town's arborist prior to final selection and installation



SWPPP

- 8. A comprehensive storm water pollution prevention plan (SWPPP) must be prepared for the entire site. The 100-year storm event along with a water quality plan (pre-treatment) must be designed for all disturbed areas.
- 9. Soil testing for the proposed stormwater management practices should be provided. There will need to be a minimum of one (1) deep test and two (2) infiltration tests per practice. All stormwater testing should be in conformance with Appendix D of the NYS DEC SWDM and witnessed by a representative of the Town of Cortlandt.

Plans

- 10. Sheet C-1 Provide names of all adjacent property owners to include lot, block and section number
- 11. Sheet C-2 indicate location of existing waterline
- 12. Sheet C-2 indicate location of either sanitary sewer lateral or septic tank/leaching fi
- 13. Sheet C-2 Site Removal Notes, Note 2 Add the word "Legally" in front of removed from subject premises
- 14. Sheet C-2 Site Removal Notes, Note 14 Add the word "Legally" in front of disposed of in accordance
- 15. Sheet C-3 Grading & Drainage Notes, Note 14 Remove Note in entirety, this drawing is titled as a Grading Plan and thus must bear the correct grading contours for construction
- 16. Sheet C-3 Provide pretreatment for the proposed dry well
- 17. Sheet C-3 The effective depth of the proposed dry well should be taken from the invert of the outlet pipe. Revise the design as necessary.
- 18. Sheet C-3 Confirm with the manufacturer that the porous pavers can be installed at the proposed slopes shown.
- 19. Sheet C-3 Revise the plans to ensure all impervious areas are indicated
- 20. Sheet C-5 Please be advised that the following listing of plantings shown on the drawing are not native to the northeastern US region:
 - a. Ilex x 'Nellie Stevens'
 - b. Juniperus x media 'Hetzii'
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- 21. Sheet C-6 illumination is shown as spillage on adjacent roadways and properties, is this due to existing street lighting?
- 22. Sheet C-7 Provide measures to protect the drywell and porous pavers to ensure the underlying soils are not compacted during construction.
- 23. Sheet C-7 Provide a legend on this sheet.
- 24. Sheet C-9 ensure typical details conform to Town standards and are in accordance with the standards set forth by D.O.T.S.
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- 26. Sheet C-9 Revise the porous paver and drywell detail to indicate the required 3-foot separation to groundwater.



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June 7, 2024

<u>FedEx & Email</u>

Supervisor Richard Becker and Members of the Town of Cortladnt Town Board 1 Heady Street Cortlandt Manor, New York 10567

Re: 3 Locust Avenue LLC – Zoning Text Amendment Planning Board No. PB 2024-1 <u>3 Locust Avenue (SBL 34.5-2-6) ("Property")</u>

Supervisor Becker and Members of the Town Board:

As you are aware, this firm, in connection with Key Civil Engineering P.C., JMN Architecture P.C., and Colliers Engineering & Design, represents the Petitioner, 3 Locust Avenue LLC, in connection with the proposed Zoning Code text amendment to permit self-storage facilities in the Community Commercial (CC) District. This letter provides an update to your Board regarding the proposed text amendment language and responds to the Planning Board's May 17, 2024 Memorandum. Further, we ask that this matter be placed on your Board's next available work session and regular meeting agendas for continued review of the Petition and to schedule a public hearing.

This matter was last before your Board at the February 26, 2024 work session, at which time the matter was referred to the Planning Board for review and comment, as well as to begin the State Environmental Quality Review Act ("SEQRA") review process. The Petitioner appeared before the Planning Board on April 2 and May 7, 2024, and the Planning Board declared Lead Agency at the May 7th meeting. In response to comments received during the Planning Board's review, the Applicant amended the Schedule "A" to its Petition. A copy of the current Schedule "A" is enclosed, and for ease of reference, a comparison of the Petition's original Schedule "A", the enclosed Schedule "A", and the CC District's current dimensional requirements are provided in the table below.

§ 307-65.11(B)(4) Comparison	Original Schedule "A"	Current Schedule "A"	Δ Original to Current	CC District	$\Delta Current to CC$ <i>District</i>
Min Lot Area	60,000 sf	40,000 sf	(-) 20,000 sf	15,000 sf	(+) 25,000 sf
Max Lot Width	250 ft	200 ft	(-) 50 ft	100 ft	(+) 100 ft
Max Bldg. Height	50 ft / 4 stories	44 ft / 4 stories	(-) 6 ft	30 ft / 2 ¹ / ₂ stories	$(+) 14 ft / 1 \frac{1}{2} stories$
Min Front Yard	30 ft	30 ft	-	30 ft	-
Min Side Yard	10 ft	20 ft	(+) 10 ft	10 ft	(+) 10 ft
Min Rear Yard	n/a	20 ft	(+) 10 ft	10 ft	(+) 10 ft
Max Bldg. Coverage *	15%	25%	(+) 10%	25%	-
Min Landscape Area *	18%	35%	(+) 17%	30%	(+) 5%
Max Bldg. Floor Area**	75,000 sf	75,000 sf	-	-	(+) 63,000 sf

* as a percentage of Lot Area

** no building floor area identified for this use

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As shown above, additional protections for the neighboring properties, the CC District, and the Town as a whole have been incorporated through an increase in landscape area, an increase in the rear and side yard setbacks, and by a reduction to the proposed maximum building height. The proposed 20-foot rear and side yard setbacks are double the existing CC District requirements. The proposed landscape area exceeds the CC District's requirement by 5%. Lastly, the proposed maximum building height was reduced by six feet to 44 feet, a 6-foot reduction from the original Petition. In addition, the Petitioner reduced the proposed lot area and lot width requirements to better represent current lot conditions within the CC District, as these proposed figures represent a significant increase over the existing CC District requirements. In fact, the current Petition still proposes lot area and lot width requirements that are more than double the current CC District's requirements. Accordingly, the Petition proposes dimensional requirements that will mitigate impacts, if any, of a self-storage facility development meeting having a 44-foot/4-story building height and 75,000-square foot floor area. Also enclosed for reference is a copy of the most recent Site Plan (Dwg No. C-1), which was submitted to the Planning Board on May 1, 2024.

The Planning Board's Memorandum also recommended a revised definition of "Self-Storage Facility" (see Comment 2). The Petitioner does not object to incorporating this definition into its Petition.

Again, it is respectfully requested that this matter be added to your Board's next available work session and regular meeting agendas. Should you have any questions or require any further information, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By:

David S. Steinmetz Brian T. Sinsabaugh

Enclosures.

cc:

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



TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP Director

Planning Staff Heather LaVarnway, CNU-A 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:	Dr. Richard H. Becker, Town Supervisor
	Town Board Members

FROM:	Steven Kessler, Chairman SK/CK
	Members of the Planning Board

SUBJECT: <u>KPB Properties LLC</u> Petition to Town Board for Zoning Text Amendment related to **PB 2024-1** application for Site Development Plan approval for a proposed 4-story, 75,000 sf self-storage facility located at 3 Locust Avenue (Section 34.5, Block 2, Lot 6)

DATE: May 17, 2024

- 1. The Planning Board was provided with a staff review (dated 4/23/24) of the original Verified Petition for Zoning Text Amendment (dated 2/7/24) prepared by David Steinmetz, Esq. and Brian Sinsabaugh, Esq. The applicant provided subsequent revisions to the proposed text amendment in a letter to the Planning Board dated May 1, 2024. The matter was discussed by the Planning Board at their May 7, 2024 meeting.
- 2. The following revised definition for the self-storage use was provided by staff and is recommended by the Planning Board and the applicant:

§ 307-4. Definitions.

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

3. The following revised proposed text amendment language was provided by the applicant, with new language shown in <u>underline</u>. The Planning Board recommends the language as proposed except where further revisions are shown in <u>strikethrough/bold italics</u>. The Planning Board recommends that the permitted height for a self-storage facility to be permitted by Special Permit in the CC, Community Commercial Zoning District remain at 35 ft. and if a specific project seeks to exceed the 35 ft. the applicant shall apply to the Zoning Board of Appeals for the consideration of a variance.

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

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

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

§ 307-65.11. Self-Storage Facility.

<u>A. Purpose. The Town wishes to permits</u> Self-Storage Facility use in the CC District by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B), below.

B. Standards and conditions:

- (1) Self-Storage Facility use is limited to tax lots within-the CC District with frontage on US Route 202/NYS Route 35. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted.
- (2) No more than one Self-Storage Facility building per lot.
- (3) Outdoor storage, including but not limited to boats, equipment, and motor vehicles, is prohibited.
- (4) All Self-Storage Facility uses shall comply with the following dimensional requirements:
 - (a) Minimum Lot Area: 40,000 square feet
 - (b) Minimum Lot Width: 200 feet
 - (c) Maximum Building Height: 44 feet / 4 stories 35 feet
 - (d) Minimum Front Yard: 30 feet
 - (e) Minimum Side Yard: 20 feet
 - (f) Minimum Rear Yard: 20 feet
 - (g) Maximum Building Coverage: 25% of lot area
 - (h) Minimum Landscaped Area: 35% of lot area
 - (i) Maximum Building Floor Area: 75,000 square feet
- (5) All Self-Storage Facility units shall be accessible only from the interior of the building.
- (6) Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.

307 Attachment 2. Table of Permitted Uses.

	CROS	PROS	R- 160	R- 80	R- 40	R- 40A	R- 20	R- 15	R- 10	RG	СС	HC	CD	MD	M-1	НС- 9А
SELF- STORAGE FACILITY	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	2	<u>2</u>	<u>N</u>	2	<u>N</u>	N	<u>SP</u>	<u>N</u>	<u>2</u>	<u>P</u>	<u>P</u>	<u>N</u>

cc: Thomas Wood, Esq., Town Attorney Michael Cunningham, Esq., Deputy Town Attorney David Steinmetz, Esq. Zarin & Steinmetz Sean Barton, KPB Properties, LLC

EXHIBIT A

(Proposed Zoning Law Text Amendment)

§ 307-4. Definitions.

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

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

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

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

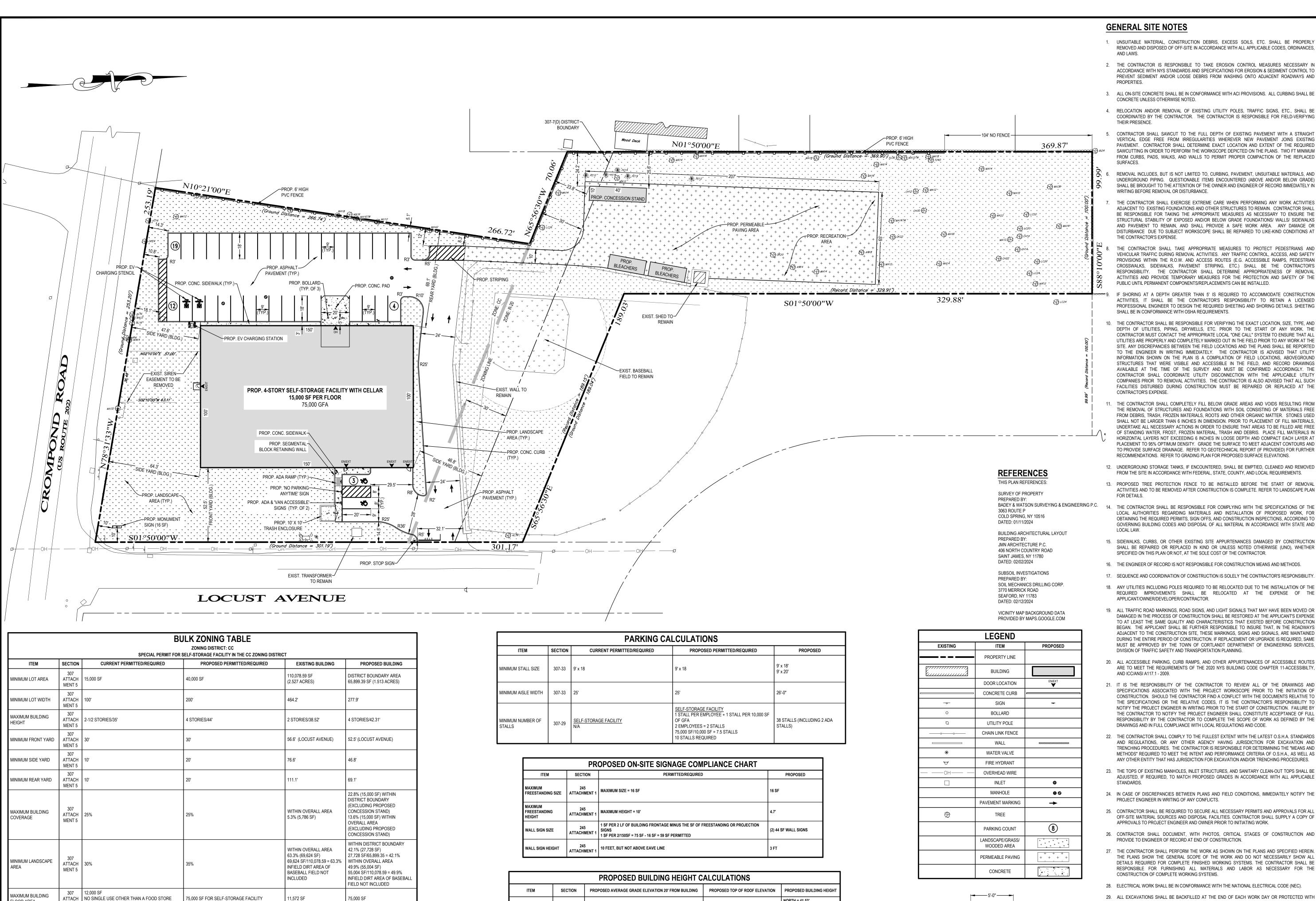
§ 307-65.11. Self-Storage Facility.

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

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

307 Attachment 2. Table of Permitted Uses.

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

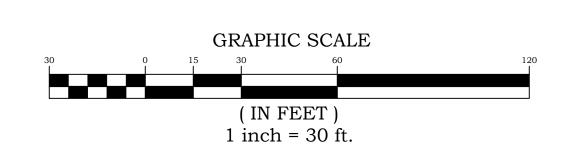


Dig Safely. New York 800-962-7962 www.digsafelynewyork Call Before You Dig] Wait The Required Time Confirm Utility Response

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MENT 5 SHALL OCCUPY MORE THAN 4,000 SF

FLOOR AREA



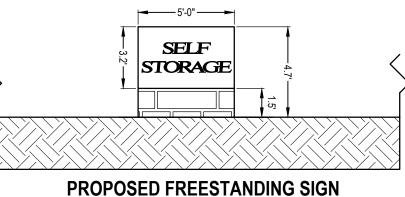


PARKING CALCULATIONS								
ITEM	SECTION	CURRENT PERMITTED/REQUIRED	PROPOSED PERMITTED/REQUIRED	PROPOSED				
MUM STALL SIZE	307-33	9' x 18	9' x 18	9' x 18' 9' x 20'				
MUM AISLE WIDTH	307-33	25'	25'	26'-0"				
MUM NUMBER OF LLS	307-29	SELF-STORAGE FACILITY N/A	SELF-STORAGE FACILITY 1 STALL PER EMPLOYEE + 1 STALL PER 10,000 SF OF GFA 2 EMPLOYEES = 2 STALLS 75,000 SF/10,000 SF = 7.5 STALLS 10 STALLS REQUIRED	38 STALLS (INCLUDING 2 ADA STALLS)				

	PROPOSED ON-SITE SIGNAGE COMPLIANCE CHART							
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED					
MAXIMUM FREESTANDING SIZE	245 ATTACHMENT 1	MAXIMUM SIZE = 16 SF	16 SF					
MAXIMUM FREESTANDING HEIGHT	245 ATTACHMENT 1	MAXIMUM HEIGHT = 10'	4.7'					
WALL SIGN SIZE	245 ATTACHMENT 1	1 SF PER 2 LF OF BUILDING FRONTAGE MINUS THE SF OF FREESTANDING OR PROJECTION SIGNS 1 SF PER 2/150SF = 75 SF - 16 SF = 59 SF PERMITTED	(2) 44 SF WALL SIGNS					
WALL SIGN HEIGHT	245 ATTACHMENT 1	10 FEET, BUT NOT ABOVE EAVE LINE	3 FT					

PROPOSED BUILDING HEIGHT CALCULATIONS							
ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION 20' FROM BUILDING	PROPOSED TOP OF ROOF ELEVATION	PROPOSED BUILDING HEIGHT			
MAXIMUM BUILDING 307 HEIGHT ATTACHMENT 5		NORTH ELEVATION = 390.40 EAST ELEVATION = 385.75 SOUTH ELEVATION = 389.00 WEST ELEVATION = 393.33	NORTH ELEVATION = 431.93' EAST ELEVATION = 431.93' SOUTH ELEVATION = 431.93' WEST ELEVATION = 431.93'	NORTH = 41.53' EAST = 46.18' SOUTH = 42.93' WEST = 38.60' AVERAGE = 42.31'			
EXISTING BUILDING HEIGHT CALCULATIONS							
				T			
ITEM	SECTION	EXISTING AVERAGE GRADE ELEVATION 20' FROM BUILDING	EXISTING TOP OF ROOF ELEVATION	EXISTING BUILDING HEIGHT			
MAXIMUM BUILDING 307 HEIGHT ATTACHMENT 5		NORTH ELEVATION = 384.95 EAST ELEVATION = 384.33 SOUTH ELEVATION = 384.10 WEST ELEVATION = 385.00	NORTH ELEVATION = 423.0' EAST ELEVATION = 423.44' SOUTH ELEVATION = 423.0' WEST ELEVATION = 423.0'	NORTH =38.05' EAST = 39.11' SOUTH = 38.9' WEST = 38.0' AVERAGE = 38.52'			

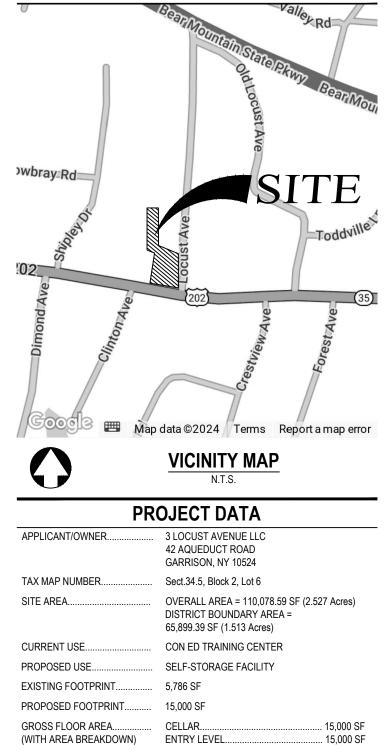
	LEGEND	
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	DOOR LOCATION	EN/EXT
	CONCRETE CURB	
	SIGN	-
0	BOLLARD	
α	UTILITY POLE	
	CHAIN LINK FENCE	
	WALL	
۲	WATER VALVE	
Y	FIRE HYDRANT	
— — OH — —	OVERHEAD WIRE	
	INLET	۲
	MANHOLE	8
	PAVEMENT MARKING	+
(j)	TREE	
	PARKING COUNT	8
	LANDSCAPE/GRASS/ WOODED AREA	к к к к к к к к к к к к к к к
	PERMEABLE PAVING	+ + + + + + + + + + + + + + + + + + + +
	CONCRETE	



(ELEVATION VIEW) N.T.S.

ION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE ATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ESENCE.	
CTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING IT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED FING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM JRBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED S.	Dimond Aug
INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND ROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN BEFORE REMOVAL OR DISTURBANCE.	ļīd
TRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES T TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL ONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE IRAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS /EMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR ANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT TRACTOR'S EXPENSE.	G
NTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND AR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY INS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN ALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S SIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE NTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.	APPL TAX I SITE
NG AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION (S, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED (IONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING IN CONFORMANCE WITH OSHA REQUIREMENTS.	CURF
TRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE (DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY TION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND IRES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS E AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY ES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH S DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CTOR'S EXPENSE.	EXIS [®] PROF GROS (WITH
TRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM OVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE BRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED DT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, KE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE DING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN TAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT INT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND IDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER ENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.	
ROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED E SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.	
ED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL IS AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN AILS.	
TRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE UTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR G THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO NG BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND W.	2
KS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION E REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER D ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.	1 NO.
NEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.	
E AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.	
ITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE D IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE IT/OWNER/DEVELOPER/CONTRACTOR.	
FIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR D IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE EAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS T TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME APPROVED BY THE TOWN OF CORTLANDT DEPARTMENT OF ENGINEERING SERVICES, OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.	
ESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILTY, ANSI A117.1 - 2009.	

- 21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION O CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE B THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
- 22. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARD AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- 23. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE
- 24. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
- 25. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- 26. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
- 27. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR TH CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
- 28. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- 29. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
- 30. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
- 31. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.



2	05/01/24	JR	REV. PER ATTORNEY COMMENTS			
1	04/15/24	JR	REVISE BULK TABLE			
NO.	DATE	BY	DESCRIPTION			
	REVISIONS					

SECOND LEVEL.

FOURTH LEVEL ..

THIRD LEVEL.

TOTAL.....

.. 15,000 SF

.. 15,000 SF

15,000 SF 75,000 SF



SELF-STORAGE FACILITY **3 LOCUST AVENUE**

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

DRAWING TITLE

SITE PLAN

PROVALS FOR ALL	DATE:	03/22/2024
JPPLY A COPY OF	SCALE:	1" = 30'
ISTRUCTION AND	PROJECT NUMBER:	24001
PECIFIED HEREIN.	DRAWING BY:	JR
ARILY SHOW ALL ACTOR SHALL BE	CHECKED BY:	JF
SARY FOR THE	APPROVED BY:	MP
ODE (NEC).	SEAL & SIGNATURE:	ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
LOCAL & STATE ANY NECESSARY	NOT WILL BEALED ON ALL MOT WI	DRAWING No:
	MARC PILOTTA, P.E. NEW YORK STATE PROFESSIONAL ENGINEER #081558	PAGE No: 1 OF 10
Y:\Key Civil\Projects\20	24\24001_KPB Properties_3 Locust Avenue_Cortlandt Manor\Drawing	s\Key Civil\24001_2024.05.01_SPP-2.dwg



Michael Preziosi, P.E. Director – D.O.T.S

Martin G. Rogers, P.E. Director of Code Enforcement/D.O.T.S.

Holly Haight Assistant Director of Code Enforcement TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES CODE ENFORCEMENT DIVISION

> Town Hall, 1 Heady Street Cortlandt Manor, NY 10567 Main #: 914-734-1010 Fax #: 914-293-0991

Town Supervisor Richard H. Becker

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

To: Town of Cortlandt Planning Board

Cc: Chris Kehoe, AICP – Director, Department of Planning & Community Development

From: Martin G. Rogers, P.E. – Director of Code Enforcement MGR

Date: July 2, 2024

Re: KPB Properties 3 Locust Avenue Tax ID 34.5-2-6

Initial review has been performed for the Drawings for the above location. The following was noted as a "redline" review on the drawings.

In addition, the following is required on the drawings.

Add warning note as required by Article 145, Professional Engineering and Land Surveying 7209 (2), and/or Commissioner's regulations Part 79-1.4, Landscape Architecture or Part 69, Architecture, 69.5b on all drawings and reports prepared and sealed by an engineer, surveyor, or architect. Similar to this:

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter an item in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

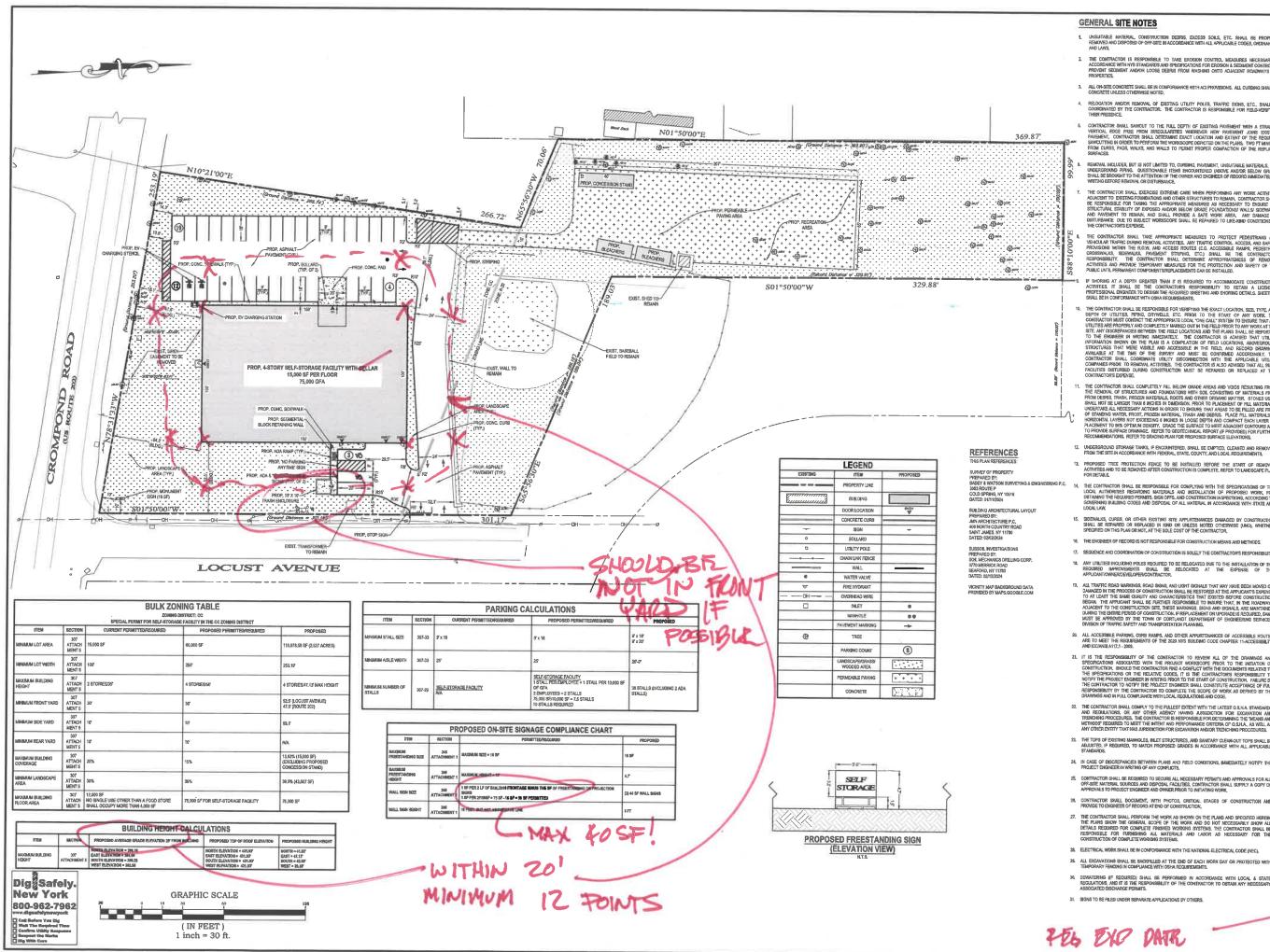
It is recommended it is within the Title Block on each sheet near the Seal and Signature of the Design Professional or Surveyor.

The New York State Department of State recently amended its regulations concerning the minimum standards for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code. Effective December 30, 2022, pursuant to 19 NYCRR 1203.3(a)(3)(ix), code administration and enforcement agencies will require, where applicable, construction documents submitted as part of an application for a building permit to include, among other things evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the New York State Education Law and practice guidelines, including but not limited to:

- the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the name nor the number is obscured in any way
- the design professional's registration expiration date
- the design professional's firm name (if not a sole practitioner), and,
- if the documents are submitted by a professional engineering firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number.

More information can be accessed on the New York State Building Standards and Codes website or by contacting New York State Department of State.

Document2



LINSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOLS, ETC. SHALL BE PROPERL REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCE AND LWRS.

THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECES ACCORDANCE WITH MYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CON PREVENT SEDMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AN PROPERTIES,

ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS, ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.

RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL B COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYIN THEIP RESERVE.

CONTRACTOR SHALL SWACUT TO THE FALL DEPTH OF DISITING PAVEMENT WITH A STRAGENT VERTICAL, EDGE FREE RROM, REGEAL/ARTES, WHEREYEN, HER PAVEMENT COME DISTING VERTICAL, EDGE FREE, RROM, REGEAL/ARTES, WHEREYEN, HER PAVEMENT VERTICAL, EDGE FROM REGEAL/ARTES (MARK) DEPTH OF THE PAVEMENT SWACUTING, VOIDENT OF PERIOD NEW WORKSONE DEPENTION ON THE REPLACED SURPRICES, PAOS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURPRICES.

REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERALS, AND UNDERGROUND FIRMS. QUESTIONARIE TEME ENCOUNTERED (MODIE NATION BELOW GRADE SYALL BE REMOVED TO THE ATTENTION OF THE OWNER AND ENGINEER OF REGORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.

THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN, CONTRACTOR SHALL BE RESPONSES FOR TAWAR THE APPORTATIVE REVEINES AN RECESSARY TO ENSIRE THE STRUCTARU. STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS WALLS SDEPAUSO AND PAVELIENT TO BEMAIN, MOS BAUL, RRYNDE A SHE WORK AREA, ANY DAMAGE OF DISTURGRANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPARED TO LIKE-RIND CONDITIONS AT THE CONTRACTORE REPENSE.

THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRUMS AND VEHCUAR TRUPPIC DURING DEMONIA ACTIVITES, ANT TRAFFIC CONTROL. ACCESS, RUD SAVETY PROVISIONE WITHIN THE ROW, MAD ACCESS ROUTES (E.G. ACCESSIAE CHARM, PEDESTRUM, CROSSINULS, SIDEWILLS, PAVABARY STRIPMA, ETC.) SIMUL BE THE CONTRACTORS RESPONSIBILIT, THE CONTRACTOR SHALL DETERMINE APPROPRIATERISES OF RESMON, ACTIVITIES AND PROVIDE TRUPPINEMENT STRIPMA, ETC.) SIMUL BE THE ADVITACTORS PRECISION SHALLT, SIDEWILLS, PAVABARY STRIPMA, THE PROTECTION AND SAVETY OF THE PRICE UNIT, PRIMEWRIC COMPONENT SIDEWILLS FOR THE PROTECTION AND SAVETY OF THE PRICE UNIT, PRIMEWRIC COMPONENT SIDEWILLS FOR THE PROTECTION AND SAVETY OF THE PRICE UNIT, PRIMEWRIC COMPONENT SIDEWILLS FOR THE PROTECTION AND SAVETY OF THE PRICE UNIT, PRICE AND P

IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTORS RESPONSELITY TO RETAIL A LICENSED PROFESSION_REMINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BEIN CONFORMANCE WITH OSH A REQUIREMENTS.

SINUL ISE IN CORFORMANCE MIT IN DRIVA RECOMPRIMENTIATION OF CONTROLOGIAN SIZE TYPE AND DEFINITION OF UTILITIES. REPRIX, DRIVABLE FOR VERSITION THE STATT OF ANY MORE THE CONTRACTOR MIST CONTRACT THE APPROPRIATE LOCATION OF CALL STATES AND DEFINITION OF UTILITIES. REPRIX, DRIVALELTS, WARED OUT IN THE HELD PROR TO ANY MORE AT LEAST STIL. ANY ISORPHICE THE APPROPRIATE LOCATIONS AND THE FAMELS SHALL BE REPORTED TO THE ENGINEERY IN WOTING IMMEDIATELTS, THE CONTRACTOR IS ADDISED THAT UTILITY INFORMATION SHOWN ON THE THE WARED OUT IN THE HELD PROR TO ANY MORE AT LEAST ANY AND ADDISON ON THE ENGINEERS. THE CONTRACTOR IS ADDISED THAT UTILITY INFORMATION SHOWN ON THE ENGINEERS. THE CONTRACTOR IS ADDISECTION, ADDISECTION, STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRIVINGS AVAILABLE AT THE THIE OF THE SIRVEY AND MORE TE CONTRACTORS ACCORDINANT, THE CONTRACTOR SHALL COORDINATE UTILITY DISCONGECTION WITH THE APPLICABLE UTILITY CONTRACTOR SHALL DURING CONSTRUCTION MUST BE REPARED ACCESSIBLE AT THE CONTRACTOR SHALL SUDARY CONSTRUCTION MUST BE REPARED ACCESSIBLE AT THE CONTRACTOR SHALL SUDARY CONSTRUCTION MUST BE REPARED AND RECORD AT THE CONTRACTOR SHALL SUDARY CONSTRUCTION MUST BE REPARED OR REPARED AT THE CONTRACTOR SHALL SUDARY CONSTRUCTION MUST BE REPARED OR REPARED AT THE CONTRACTOR SHALL SUDARY CONSTRUCTION MUST BE ADDISED.

THE CONTRACTOR SHALL COMPLETELY FALL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE BEMOVAL OF STRUCTURES AND FOUNDATIONS WITH SQL CONSISTING OF UNITERIAL SPEEC FROM DEBRS, TRANS- FROZEN METERULA, BROTS AND OTHER ORGANIC MATTER. STORES USED SHALL NOT BE LARGET HWA IS INCERS IN DIREMSION, PROR TO FAUCEMENT OF FILL MATERNALS, UNDESTAVE ALL INCESSARY ACTIONS IN ORDER TO RESIDE TAY AT BASE TO BE FILLED. AND FROM HORGENTIAL LINCESSARY ACTIONS IN ORDER TO RESIDE TAY AT BASE OF STANDING WATTER, FROST, FROZEN MATERIAL, TINSH AND DEBRS, TAVA FRAST TO BE FILLED. AND FROM HORGENTIAL LINCESSARY ACTIONS IN ORDER TO ROBE FOR THAN OF COMPLET FACT. HALL MATERNALS TO PROVIDE SUPERACE DIAMAGE. REFERING A GROUPE STANDARY OF DEBRS, TAVA FRAST PLACEDINT TO 95% OFTIMUM DEIGNTY, GRADE THE SURFACE TO HEET ADALGERT CONTOURS MAN TO PROVIDE SUPRACE DIAMAGE. REFER TO G GROUP ROLL AND FROM THE INFORMATIONS. REFER TO GRADE RECOMMENDATIONS, REFER TO GROUP AND FRAST PROVIDED IN FRAVE ALL TO PROVIDE DEFENSION.

UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVE FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.

L PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVA ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE, REFER TO LANDSCAPE PLA

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF T LOCAL AUTHINFIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, F OUTHAING THE REGURED PRIMINE, SKI OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDANC GOVERNME BULLIONIG CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE A LOCAL LAW.

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ANY UTLITTES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THI REQUIRED INFROVEMENTS SKILLAL BE RELOCATED AT THE EXPENSE OF THI APPLICATION/REVOLVELOPER/CONTRACTOR.

P. ALI, TRAINFOR RNAD MARRINGS, ROAD SIGNES, AND LIGHT SIGNALS. THAT MAY HAVE BEEN MONED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SMULL BE RESTORED AT THE APPLICATES DEVELOS TO AT LEAST THE SAME GUILTY AND CHARAGEDERISTICS. THAT EDITES DEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE RETIFIER RESPONSIBLE TO INSURE THAT, IN THE RIVATIVIST ADJACENT TO THE CONSTRUCTION SITE. THESE MARKINGS SIONA AND SIGNALS, ARE MAINTANED DURING THE ENTRE PERSON OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS RECURED, AMME MAST 3E ARPROVED BY THE TWO OF CORTUNATION DEPARTMENT OF ENGINEERING SERVICES, DWISSION OF TRAFPEC SAFETY AND TRANSPORTATION PLANNING.

ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTEMANCES OF ACCESSIBLE ROUTES TO MEET THE REQUIREMENTS OF THE 2020 MYS BUILDING CODE CHAPTER 11-ACCESSIBILITY INCOMISTIA117.1 - 2009.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AN SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PROR TO THE INITIATION OF CONSTRUCTIONS ASSOLT THE CONTRACTOR PRIO A CONFLICT WITH THE DOCUMENT REPLATIVE THE SPECIFICATIONS ON THE RELATIVE CODES, IT IS THE CONTRACTORS RESPONSIBILITY NOTIFY THE PROJECT REVIEWED IN MOTION (PRIOS TO THE STATE OF CONTRACTORS). FALLING E THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTINGE OF THE RESPONSIBILITY BY THE CONTRACTOR TO ADD FET THE SECORE OF WORK AS ADD FOR DESTINGTION TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTINGE OF THE RESPONSIBILITY BY THE CONTRACTOR TO CAMP FET THE SECORE OF WORK AS ADD FOR DESTINGTION TO THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTINGE OF THE RESPONSIBILITY BY THE CONTRACTOR TO CAMP FET THE SECORE OF WORK AS ADD FOR DESTINGTION TO THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTINGE OF THE RESPONSIBILITY BY THE CONTRACTOR TO CAMP FET THE SECORE OF THE STATE OF CONSTRUCTION, THE RESPONSIBILITY BY THE CONTRACTOR TO CAMP FET THE SECORE OF CONSTRUCTION. RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY TH DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.

THE CONTRACTOR SHALL COMPLY TO THE PALLEST EXTENT WITH THE LATEST 0.5.H.A. STANDARDS AND REQULATIONS, OR ANY OTHER AGENCY HAVING JURGSCITION FOR EXCAVATION AND TERECHING PROCEEDRES. THE CONTRACTOR IS RESPONSED FOR DETERMINE THE YARANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE ORTERIA OF 0.5.H.A. SHALL AS ANY OTHER CINITY THAT HAS JURGSCITIONED FOR DRUAANTON AND/OR TERE-HAVING PROCEINES

THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED. IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

24. IN CASE OF DISCREPANCES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY TH PROJECT ENGINEER IN WRITING OF ANY CONFLICTS,

CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATTERAL SOURCES AND DISPOSAL FACILITIES, CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PROR TO INITIATING WORK.

28. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AI PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION,

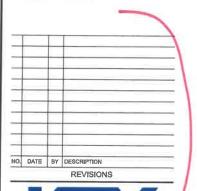
27. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN, THE FLANS SHOW THE GHERAU, BCORE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETALS REQUERE FOR COMPLETE FINISHED WOrkING SYSTELLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OF REALER FINISHED WALL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE CONTRACTOR OF COMPLETE MOREL MATERIALS. AND LABOR AS NECESSARY FOR THE MORE MORE MOREL MOREL MOREL MOREL MORE MOREL MORE MOREL MORE MOREL MOREL MORE MOREL MOREL MOREL MOREL MOREL MORE MORE MOREL MORE MOREL MOREL MOREL MOREL MOREL MOREL MOREL MOREL MOREL MORE MOREL MO

29. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA RECURRENTS.

DEWATERING (F REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.



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CIVIL ENGINEERING 664 BLUE POINT ROAD, UNIT B HOLTBVILLE, NEW YORK 11742 (831) 861-0508 www.KeyClvilEnginsering.com

PROJECT NAME

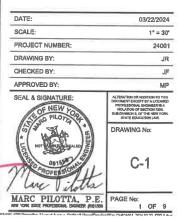
PROPOSED **SELF-STORAGE FACILITY**

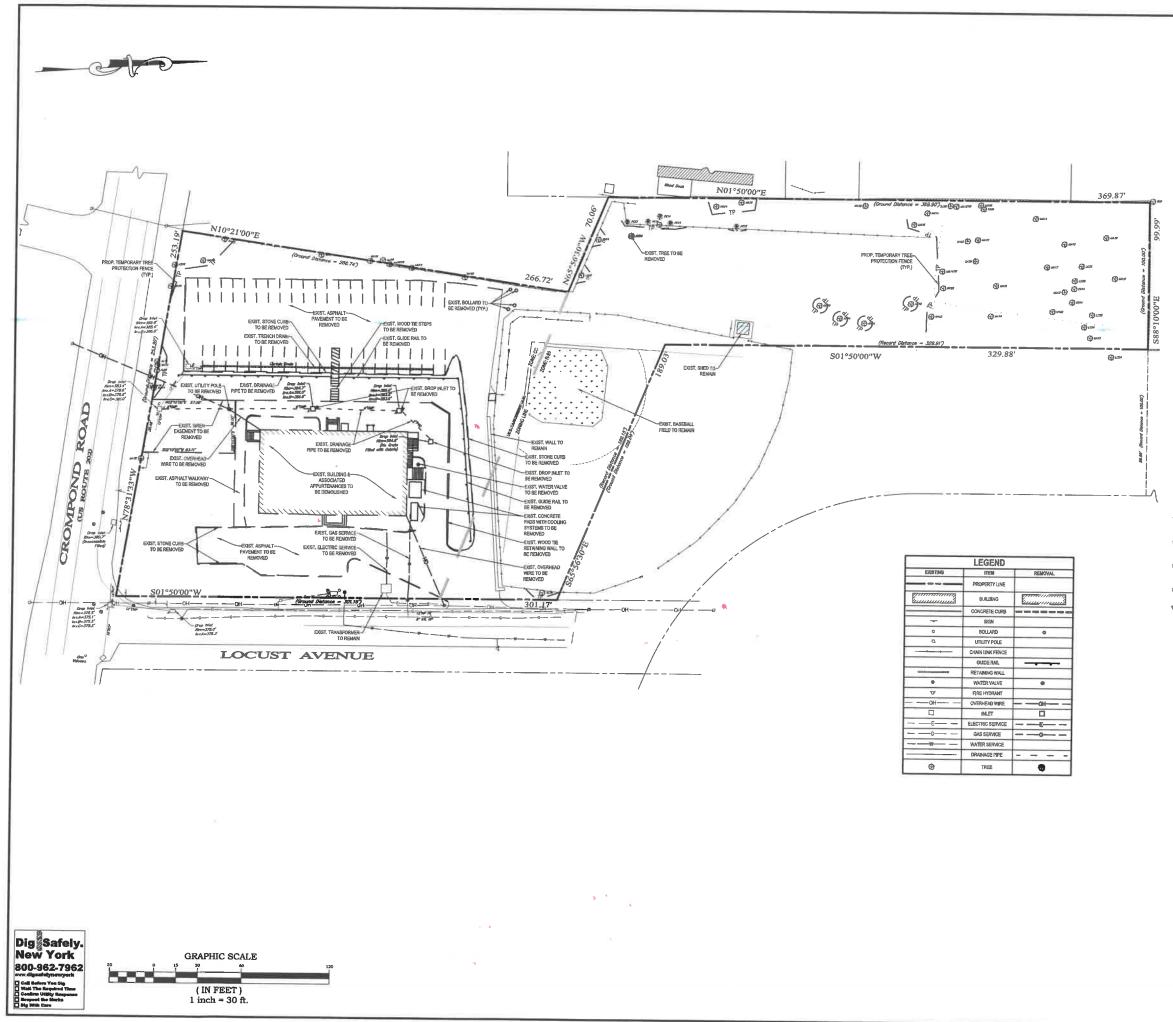
3 LOCUST AVENUE CORTLAND MANOR, NY 10567 COUNTY OF WESTCHESTER

SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

SITE PLAN





SITE REMOVAL NOTES

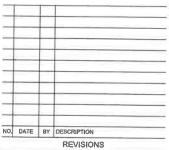
1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.

- THE CONTRACTOR SHALL ENSURE ANY EXISTING ASSESTOS CONTAMING MATERIALS ARE REMOVED FROM SUBJECT PREMISES PRIOR TO REMOVAL ACTIVITIES AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED.
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN, SUITABLE MATERIAL, THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT OR CONSULT WITH THE GEOTECHNICAL ENGINEER FOR INSPECTION AND CERTIFICATION.
- THE CONTRACTOR SHALL INSTALL A TEMPORARY PROTECTIVE FENCE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS AT LOCATIONS WHERE NAZARDOUS CONDITIONS EXIST AS A RESULT OF REMOVAL ACTIVITIES.
- THE UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPLATION OF FIELD LOCATIONS, ASDYGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD. AND RECORD DRAWNINGS SAUAURLE AT THE THE OF THE SUPPORT SHOWTY. THE FRASHINT OF ALL UTILITIES (DRAWNGE SHOWT) AND ELECTRIC, FIVINE, CASLE, ETC), AND JOC LUTEREGROUND STRUCTURES TO BE REMOVED OF RECOATED HAS NOT BEEN COMPANIED WITH THE COMPENNION AGENCES AND MAST BE REVIEWED FURTHER PRIOR TO PREVANCING CONSTRUCTIONS DOLUMENTS.

- TO REPRANTICIONE DOCUMENTIA.
 PRORT DO STANTINICA ANY DEMOLTION, THE CONTRACTOR IS RESPONSELE FORTO:

 E BOSINE COMES OF ALL PENTITS AND APPROVALS MUST BE MAINTAINED ON BESTING, COMES OF ALL PENTITS AND APPROVALS MUST BE MAINTAINED MERCINE COMES OF ALL PENTITS AND APPROVALS MUST BE MAINTAINED PROFECTION AND MAINTAINEN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOTECTION AND MAINTAINEN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOTECTION AND MAINTAINEN IN OPERATION, ALL ACTURES TO MINIMARE CORDINATION WITH UTILITY COMPANIES REGARDING VORFPORT HOUTESTIME AND MAINTAINEN IN OPERATION, ALL ACTURES TO MINIMARE CORDINATION WITH UTILITY COMPANIES REGARDING VORFPORT HOUTESTIME AND MAINTAINEN IN ACCORDANCE VORT PENEL CORDINATION WITH UTILITY COMPANIES OF ALL ADDISED OWNONDON "OFF-PENEL HOUTESTIME THE SUBLIDINGS AMAINES TRACTACIES THE IMPACT ON THE APPECTED PARTIES. STATE SPECIAL DEVICES AND ACCORDANCE WITH ALL APPECIALE DOCL STATE SPECIAL DEVICE AND DISORDED OF BY A TEDERED INCOMPANY STATE AND TEDERAL TOTAL DE LIDINGS AMAINAL CONTINUENTS AND ALL DEVICES INCOMPANY STATE AND TEDERAL TOTAL ALL APPECIALE DOCL STATE AND TEDERAL TOTAL DEVICES AND AND ASSORDED OF BY A TEDERAL TOTAL AND TEDERAL STATE DE FERTONED IN ACCORDANCE WITH ALL APPECIALE DOCT STATE AND TEDERAL TOTAL ALL ENVICOMMENTAL MORE INCLUSION MAZARDOUS MATERIAL STATE AND TEDERAL TOTAL AND LEDANCE AND MAINTAL ONSULTATI. STATE DE STATE DE ENVICADORMENTAL CONSULTATI. THE ABSENDE OF OF THE ENVIRONMENTAL CONSULTATI. MESTINGES OF OF THE ENVIRONMENTAL CONSULTATION.
 STATE AND LEDANCE AND AND AND ADVANDOUS MATERIAL STATE DE STATE DE STATE TO TATE AND LEDAL MESTINGUES OF OF OR ALL ENVIRONMEN
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITES, DEMOLTION AND REMOVAL OF ALL FOUNDATION YALLS, FOOTINGS, AND OTHER NATEBURS, WITTEN THE LIMING OF DISTUBBLICE IN ACCORDANCE WITH DIRECTION BY THE STRUCTURAL OR GEO-TECHNICAL EMISINEET.
- CONDUCT DEMOLTION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES,
- 10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DERINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- 11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SOATTERNO IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, ANDRO LOCAL STINDADRA AFTER THE DRIVINGTICH IS COMPLETE, AUACENT STIRUCTURES AND IMPROVEMENTS SHALL BE CLEMED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLTION OPERATIONS. THE CONTRACTOR IS DESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLTION" CONDITION.
- 12. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOUTTON IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNALITHORIZED PERSONS AT ANY TIME.
- 13. THIS PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMISCIONIDITIONS WHICH ARE TO BE REMOVED. If IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL INTENDEA AND ALEMANS ARE TO BE AL ACCEDATIONS WITH FEDERAL STATE, LOCAL, AND JURISCITIONU, REQMERSIONER. THE CONTINUOTER SWALL BE RESPONSIBLE FOR ALL COSTA AND/COST OFFER SMETTY PROCLUMICAN RECEMENT TO PROVIDE A SAFE WORK OFFER AND/COSTANT AND ALL ALL AND ALL ALL AND ALL ALL AND ALL ALL AND ALL ALL AND ALL ALL AND ALL ALL AND ALL ALL AND AL
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE, ALL DEMOLITION WASTES AND DEBRIS (GOLD WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES OR CALL DAMAGE PROTECTION SYSTEMS FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES, ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE EXEMPLEMENT WIRTING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 18. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN DEMOLITION PERMIT AND NECESSARY UTILITY DISCONNECTS.

2.Rd wbray Rd SITE 13:00 -13 100 wa @200 \mathbf{O} VICINITY MAP **PROJECT DATA** 3 LOCUST AVENUE LL 42 AQUEDUCT ROAD GARRISON, NY 10524 APPLICANTIONNEL TAX MAP NUMBER. Sect. 34, 5, Block 2, Lot 6 CURRENT USE CON ED TRAINING CENTE PROPOSED USE _____ SELF-STORAGE FACILITY PROPOSED FOOTPRINT 15,000 SF PROPOSED FOOTHINN CELLAR GROSS FLOOR AREA (MITH AREA BREANDOWN) SECOND LEVEL FOURTH LEVEL FOURTH LEVEL TOTAL 15,000 SF 15,000 SF 15,000 SF 15,000 SF - 15,000 SF





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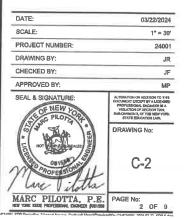
PROJECT NAME

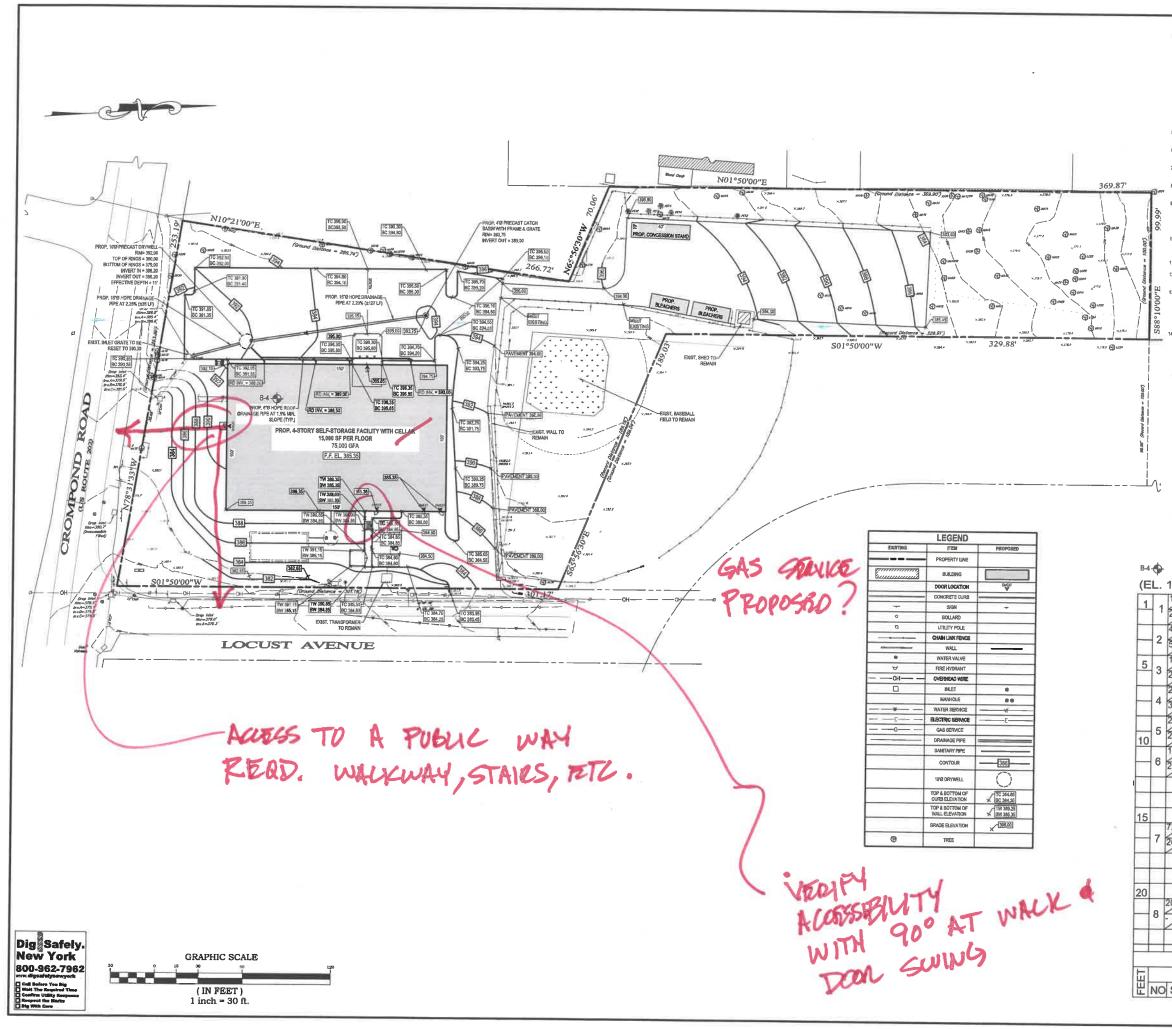
PROPOSED **SELF-STORAGE FACILITY**

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

DRAWING TITLE

SITE REMOVALS PLAN





GRADING & DRAINAGE NOTES

- 1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL MOTES.
- 2. STORUMATER RUNOFF COEPFICIENTS PER TOWN OF CORTLANDT: a. ROOF 1.00 b. PAVEMENTIMPERIVIOUS = 1.00 c. LANDSCAPE/PERVIOUS = 0.20
- 3. PROVIDE STORWMATER RUNOFF STORAGE FOR 5" RAINFALL PER TOWN OF CORTLAND REQUIREMENTS
- DRYWELL DESIGN CAPACITY: a. 8' DUALETER = 42,24 CF/VF b. 10' DUALETER = 58,42 CF/VF c. 12' DUALETER = 100.68 CF/VF
- ALL PROPOSED DRAIMAGE INTERCONNECTING PIPING SHALL BE SMOOTH WALL HDPE WITH A MINIMUM DRAMETER OF 15 INCHES.
- TOP OF EFFECTIVE DEPTH IN LEACHING STRUCTURES SHALL BE NO HIGHER THAN THE GRATE ELEVATION OF THE LOWEST INLET IN THE IMMEDIATE SYSTEM.
- ALL LANDINGS AND WALKWAYS SHALL HAVE A MINIMUM OF 1.0% CROSS SLOPE AWAY FROM THE BUILDING OR SLOPE TOWARDS AN INLET / LOW SPOT.
- CONTRACTOR SHALL CLEAN ALL EDISTING/PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES AT THE END OF CONSTRUCTION,
- ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTEMANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 MYS BULDING CODE CHAPTER TI-ACCESSIBILT AND ICCANSIS INTI-1 2020, ACCESSIBLE STALLS SHALL HAVE TO SLODE GREATER THAN 2021 IN AND ORECTON AND THE PROPOSED SIDEWALK SHALL NOT EXCEED A 50% RUNNING SOFE AND 21% CROSS SLOPE.
- LOCATION OF EXISTING UTILITY SERVICES ARE UNRINOWN AND SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES AND/OR PRIVATE MARK OUT COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION,
- 11. ALL ELEVATIONS DENOTED ON THIS PLAN REFER TO NAVDIS DATUM.
- 12. IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 34* CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EVEL THES, THE CENERAL PLALE, STRACTURES TO REJAM, ADJACEM PROPERTIES, EVEL THES, THE CENERAL PLALE, STRACTURES TO REJAM, ADJACEM PROPERTIES, ADDACEMENTER STRACTURES AND RESPONSED TO RESPONSE AND REVEALED ADDACEMENTER AND REVEALED AND THE PLANE ADDACES AND REVEALED WORKED ASSUME TO CONCENTRACTORY SAFETY PROGRAMS & PROCEEDINGS IN CONCENTRACTORY SAFETY PROGRAMS APPROXIMATE AND REVEALED AND THE WORK.
- GRADING CONTOURS ARE FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

DRAINAGE CALCULATIONS

SITE AREA = 110,078,59 SF (2,527 ACRES)

DRAINAGE AREA = 110.078.59 SF

EDISTING AREA IMPERVIOUS/ROOF = 33,711,59 SP PERVIOUS/LANDSCAPE = 78,367 SP

PROPOSED AREA IMPERIOUS/ROOF = 35,470.59 SF

STORAGE REQUIRED PROPOSED IMPERVIOUS/ROOF = 35,470,59 SF-EXISTING IMPERVIOUS/ROOF = 33,711.50 SF = TOTAL IMPERVIOUS/ROOF = 1,759 SF

TOTAL IMPERVIOUS/ROOF = 1,759 SF x (5712) x 1.00 = 732.92 CF TOTAL STORAGE REQUIRED = 732.92 CF

<u>STORAGE PROVIDED</u> USE ONE (1) USD ORKIWELL WITH I'T EFFECTIVE STORAGE DEPTH 10 RWWELL & KE OFW F 11.0 VF = 752.82 OF 752.82 OF IS GREATER THAN 732.82 OF. THENEFORE SUFFICIENT STORAGE IS PROVIDED

(EL. 101.5') GROUND SURFACE

114		BLACKTOP 2"	-	_	_
3	8"	BRN. SANDY CLAYEY SILT, TR.			
12		GRAVEL, THIN ROOTS (ML)(FILL)	L	_	_
5	10	BRN. SILTY SAND, TR. GRAVEL,			
6	110	CLAY			
1	-	(SM)(FILL?)	Ŀ	7	-0
16	20	BRN. SILTY CLAYEY SAND, TR.	ľ	0	6
25		GRAVEL (SC)(4)	e	6	6
28				0	
3/	18"	BRN. SILTY SAND, TR. GRAVEL,	P	0	٩
38	-	CLAY	٩	6	0
124	20"	(SM)(4)	0		0
7/32			0	P	0
0/1		BRN. SILTY SAND, TR. GRAVEL.	0	•	0
5/	18"	CLAY W/ SANDY CLAYEY SILT,	0	0	
38	_	TR. GRAVEL	Ľ	0	1
		(SM-ML)(4,5)	°	0	0
			o	0	0
	-		0		0
2/	_	DK. GRAY BRN./ GRAY BRN.	0	0	0
16	12"	SILTY SAND, TR. GRAVEL, ROCK FRAG.	0	0	
00/2	- L	(SM)(4)		0	Ĭ
		····// ·/	9	0	0
-	-		0		0
_	_		l		hr
					Į.
DOH		ROCK FRAG.	Ŕ		h
>	1"	(2)	4		X
-	_		3	4	8
			â	F	Ĩ.
			4	£.	Ш.
AU	GE	R REFUSAL @ 23'-	6"	_	
					1
SB	R	CLASSIFICATION		-	1
201	1.7	OLAGOIFICATION	_	_	





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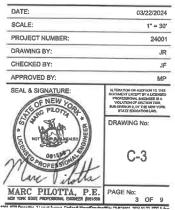
PROJECT NAME

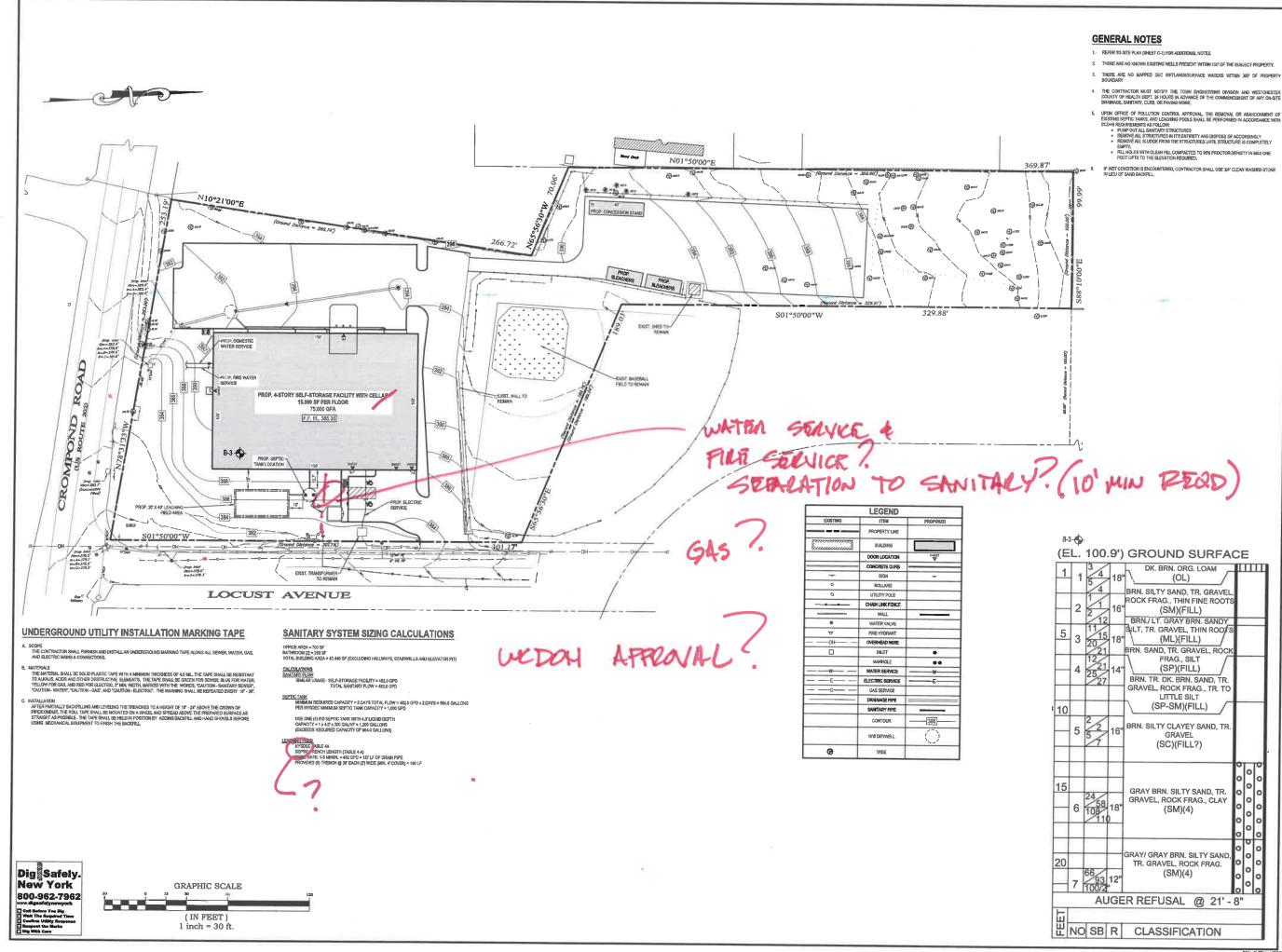
PROPOSED **SELF-STORAGE FACILITY**

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

DRAWING TITLE

GRADING & DRAINAGE PLAN





- THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEERING DIVISION AND WESTCHESTER COUNTY OF HEALTH DEFT, 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CN-SITE DRAINAGE, SAINTARY, CURB, OR PAYING WORK.



PROJECT NAME PROPOSED **SELF-STORAGE FACILITY**

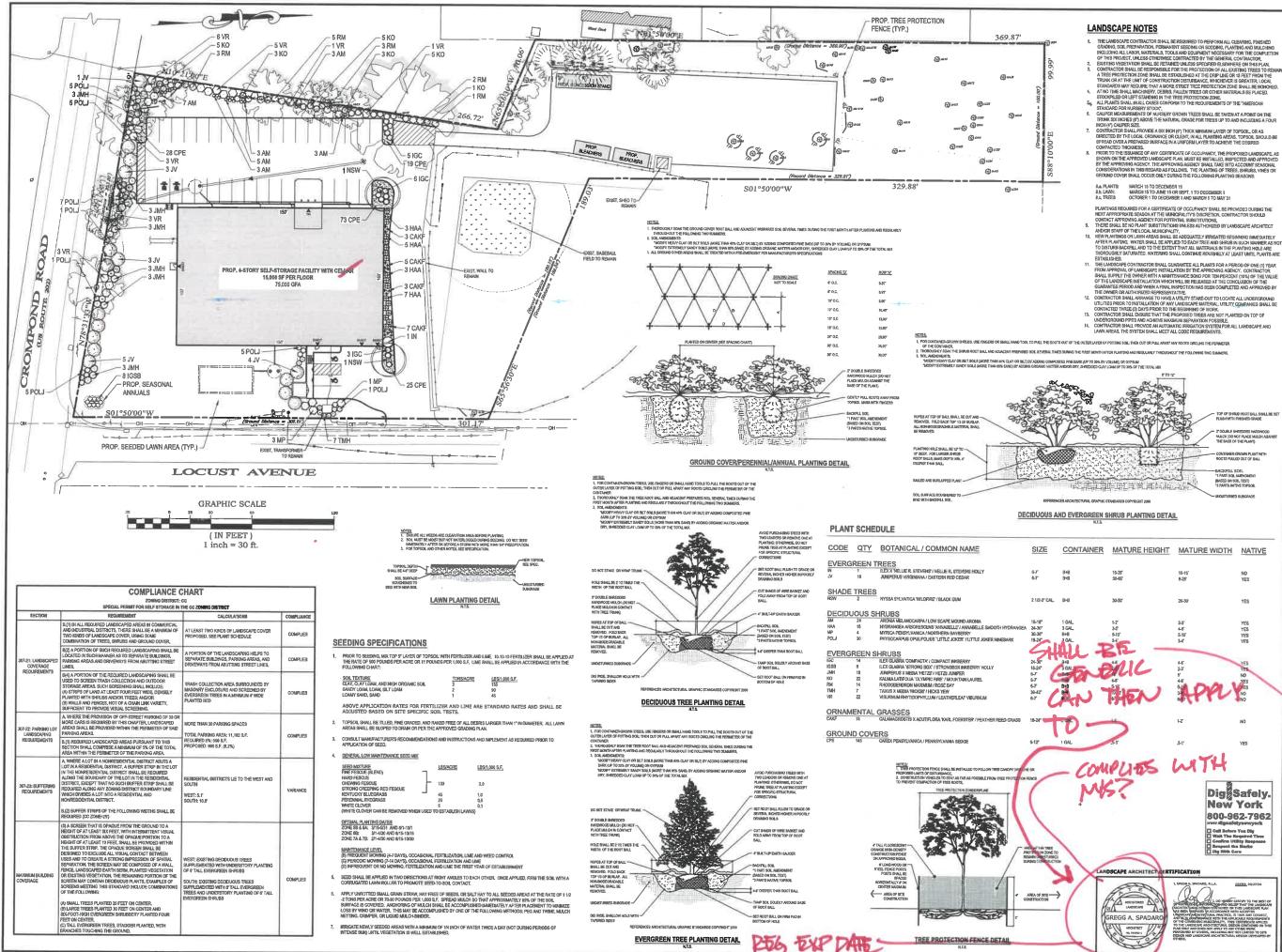
3 LOCUST AVENUE CORTLAND MANOR NY 10587 COUNTY OF WESTCHESTER SECT.: 34.5, BLOCK: 2, LOT: 6

DRAWING TITLE

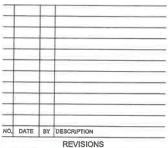
UTILITY PLAN

DATE:	03/22/2024
SCALE:	1" = 30'
PROJECT NUMBER:	24001
DRAWING BY:	JR
CHECKED BY:	JF
APPROVED BY:	MP
SEAL & SIGNATURE:	ALTERATION OF ADDITION TO THE DOCUMENT EXCEPT BY A LICE MED PROFESSIONAL SNGMEET IN A WOLATION OF SECTION 7008, SUB-DWINKIN 2, OF THE NEW YORK, STATE EDUCATION LAW.
Contraction of the second seco	DRAWING NO:
MARC PILOTTA, P.E.	PAGE No: 4 OF 9

	э)	GROUND SURFAC	- i i	-	
4	18"		I	П	П
4	16"	BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG., THIN FINE ROOTS (SM)(FILL) BRN./LT. GRAY BRN. SANDY			
1/15	18"	SILT, TR. GRAVEL, THIN ROOTS			
2/21	14"	FRAG., SILT (SP)(FILL) BRN. TR. DK. BRN. SAND, TR. GRAVEL, ROCK FRAG., TR. TO			
_		(SP-SM)(FILL)			-
2	16"	BRN. SILTY CLAYEY SAND, TR. GRAVEL (SC)(FILL?)			
4 58 08 110	18"	GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG., CLAY (SM)(4)	0 0 0 0 0	00000	0 0 0 0 0
5 93 00/2	12"	GRAY/ GRAY BRN. SILTY SAND, TR. GRAVEL, ROCK FRAG, (SM)(4)	0000	0 0 0	0000
AU	GE	R REFUSAL @ 21'-	8"		1
SB	R	CLASSIFICATION			









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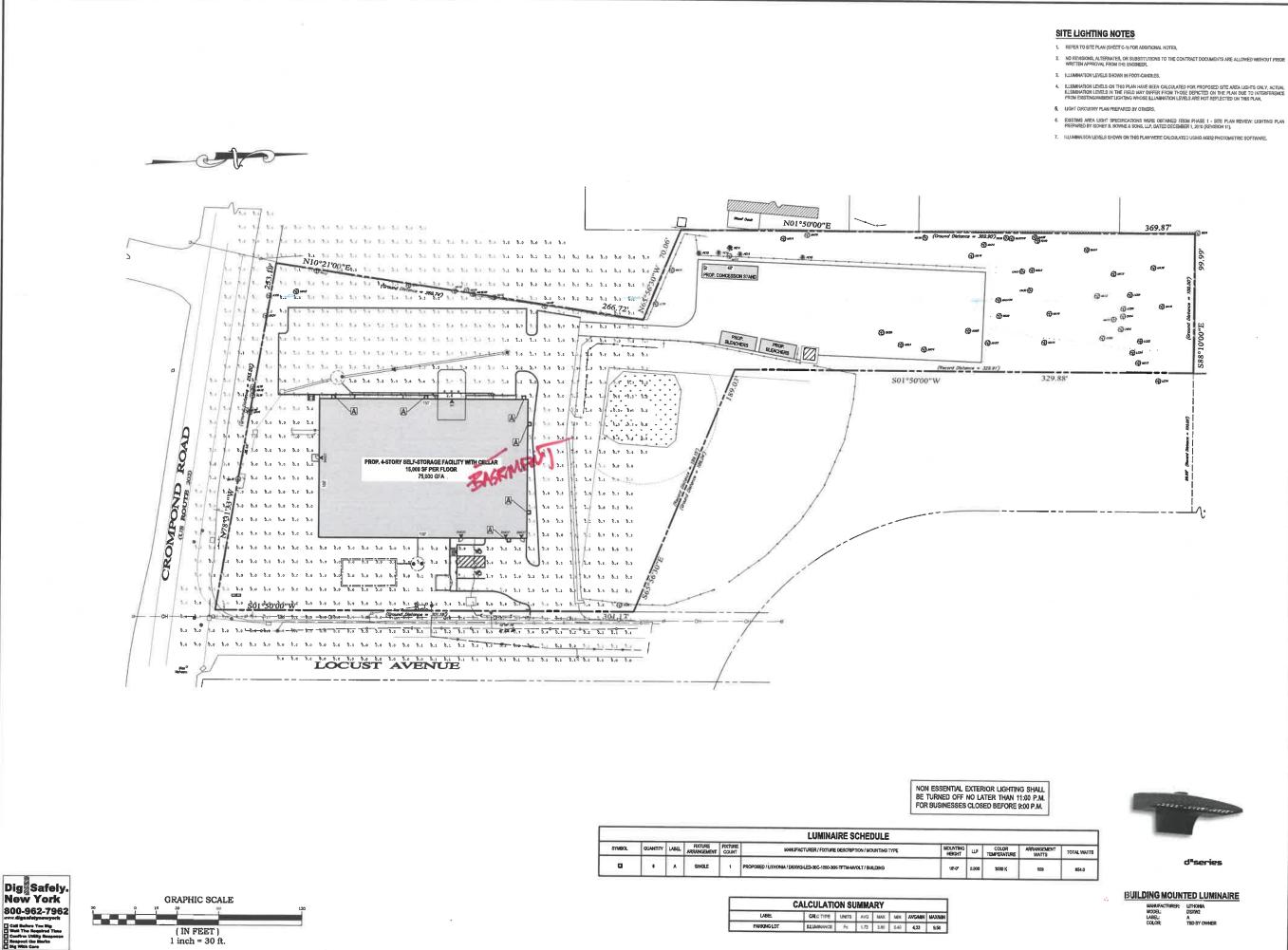
PROPOSED SELF-STORAGE FACILITY

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

DRAWING TITLE

LANDSCAPE PLAN

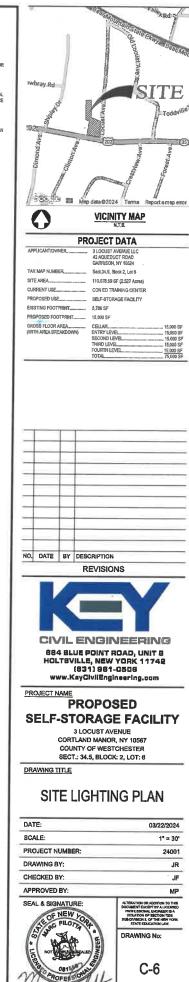




					LUMINAIRE SCHEDULE					
SYMBOL	QUANTITY	LABEL	FIXTURE ARRANGEMENT	FIXTURE	MANUFACTURER / FOCTURE DESCRIPTION / MOUNTING TYPE	MOUNTING HEIGHT	U۶	COLOR	ARRANGEMENT	TOTAL WATTS
0	6	A	SINGLE	1	PROPOSED / LITHONIA / DSXH2-LED-30C-1000-30K-TFTM-MAVOLT / BUILDING	18-0*	0.900	3000 K	109	854.0

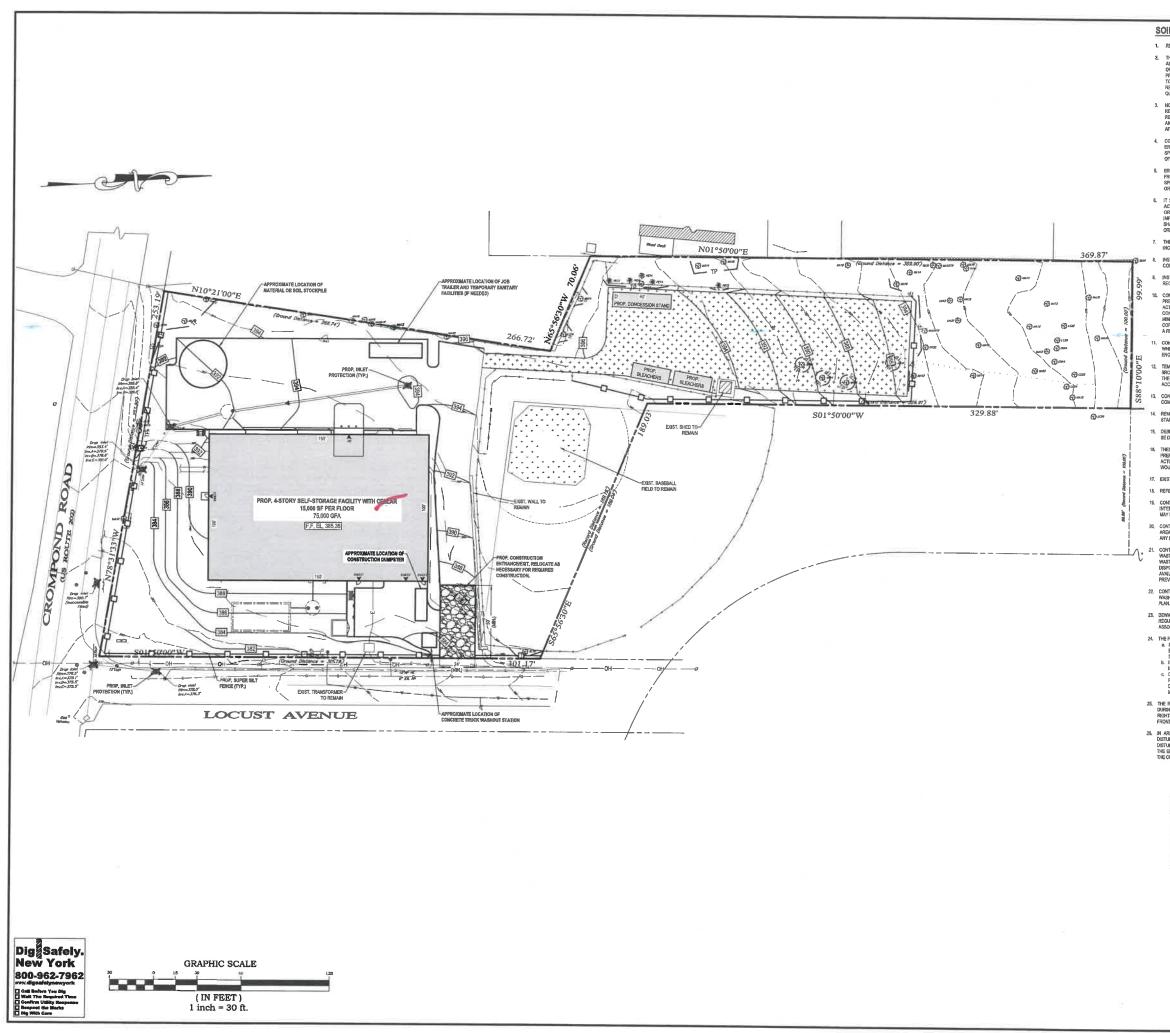
	CALCULATI	on su	MM/	RY			
LABEL	CALCTIPE	UNITS	AVG	lox	MON	AVGMEN	MAXMIN
PARIONG LOT	BLUMMANCE	ŕ.	1.73	1.60	0.40	4,33	9,50

1 inch = 30 ft.



lare litolla

MARC PILOTTA, P.E. PAGE No: 16 OF 9



SOIL EROSION & SEDIMENT CONTROL NOTES:

1. REFER TO SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.

2. THE STORMWATER POLIUTION PREVENTION PRACTICES PROPOSED HEREON HAVE BEEN IDENTIFIE AS THE INNIAME RECOMMENSED PRACTICES. NOTTIONAL STORMWATER MANAGEMENT FACILITE OR PRACTICES SHALL ES INSTALLED TO CONFY UTH ALL APPLICABLE CODES AND STRUMARDS AN PREVENT THE INGENTIAL DISCHAREGE OF SILTAJOBI RUNDEF FROM EXTIMO THE STILE CONTEXACOT TO MOTIFY IN WORTING AND CONSULT WITH THE SIMONERS OF RECOME OF ADDITIONAL MARAGEMENT RECURED ON IF THERE IS EVIDENCE INDICATION POTENTIAL OR REALEZED IMPACTS ON WATE QUALITY DUE TO ANY STORMARTER DISCHAREGE SOCIATIES DIM CONSTRUCTION ANTIFIES.

NOTHING IN THAS STORMWATER POLLITION PREVENTION PLANS DRAWINGS OR ANY ASSOCIATE REPORTS RELEVES THE CONTINUTOR OR OWNERVOREARIOR FADOR JOIN ORTANING AWY OTHER PREVENT REQUERED BY LAW OR COMPLANCE WITH TAKING ALL RESCINDELE STEPS TO MUNICE OR PREVEN ANY DISCHARGE IN VIOLATION OF IN'S DEC OR WHICH HAS A REASONABLE LIVELINDOD OF ADVERSEL ATERCTING MUNICH LEATH OR THE ENVIRONMENT.

CONTRACTOR SHALL BE FAMILIAR WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEXIMENT CONTROL, PLUE BOOKY DATED MOYEMER 2018, ANY REPORTS PREPARES SPECIFICALLY FOR THIS PROJECT. NOT THE RESURFACENTS OF THE NEW YORK STATE DEPARTMENT OF EMRICHMENTAL CONSERVATION FOR STORMMATER DISCHARGE.

EROSION CONTROL MEASURES TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNO FROM EXITING THE SITE SHALL, AT A MINIARIA, CONFORM TO THE IN'S STANDARDS AN SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL UNLESS ADDITIONAL MEASURES ARE NOTE OR REQUIRED BY THE EXAMILER OF RECORD.

I TS SHLIL NOT E & A DEPENDENT AL CONTRACTOR OR AN OWNER/OPENTOR IN AN ENTERCEMENT ACTION THAT IT WOULD NAVE BEEN RECESSANY TO HALT OR REDUCE THE CONSTRUCTION ACTIVITY ORDER TO ANALTRA CORFUNE VENT THE VISO ESTORMINISTER INSCANCE RECORRENTSO INFLIMENT ENSIGN. MAIL SEDMENT CONTROL FRACTICES, BUT DE LOSION CONTROL MESSARE BAUL ES AUSTET/ RECORDED SY CONTROL FRACTICES, BUT DENSIGN CONTROL MESSARE BAUL ES AUSTET/ RECORDED SY CONTROL FRACTICES, BUT DENSIGN CONTROL MESSARE ORDER TO MAINTAIN FFECTIVENESS OF CONTROL MESSARES.

THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES SHALL BE DEEMEI INCLUDED IN THE PRICE BID FOR THE SITE WORK.

INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK SHALL BE DONE AS INDICATED IN TH CONSTRUCTION SEQUENCE.

INSTALLATION OF ERDSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUFACTURE RECOMMENDATIONS AND REQUIREMENTS.

CONTRACTOR SWILL INSPECT THE EROSION IND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES BEINS IMPLIANTED AFTER EACH RANFALL EVENT AND DALLY WITHIN THE ACTIVE WORK MEAT TO ENSIRE THAT THEY ARE BEING MANHAURE IN EFFECTIVE OPERATING CONSTION AT ALL THESE. INSPECTION OF ALL IMPLIANTED PRACTICES SHILL OCCUP WEELX 1AT MINIMAL IF DERDENDES ARE SHE DENTRIED. THE CONTROLS SHALL BERNI INFLUENTION CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A RESOLVANCE THE FRAME.

CONTRACTOR SHALL REMOVE ANY SILT FROM SOIL EROSION AND SEDIMENT CONTROL MEASUR WHEN IT REACHES (1/2) ONE-HALF CAPACITY UNLESS OTHERWISE NOTED OR AS DIRECTED BY T ENGINEER. THE MATERIAL SHOULD BE INCORPORATED INTO THE SITE IN A STABILIZED MANNER.

TEMPORARY SEED AND MARCH SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL NOT BE SROUGHT TO INNEHD GROUP AND VEGETATED WITHIN IS DAYS, WHEN AREAS ARE DISTURBED AFTER THE GROWING SEADWI, THEY SHALL BE STABILIZED WITH GEVTEXTILE FABRIC AND MAINTAINED ACCORDING TO BEST PRACTICES.

CONTINUE INSPECTION AND REPAIR OF STORMAYATER POLLUTION PREVENTION COMPLETION OF CONSTRUCTION AND PERMANENT STABILIZATION IS ACHIEVED,

RÉMOVE EROSION CONTROL MEASURES, SILT, AND DEBRIS UPON ESTABLISHMENT OF PERM STABILIZED COVER OF ALL UPSTREAM / TRIBUTARY AREAS,

15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE, ALL UNSUITABLE MATERIAL AND DEBRIS SH BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND APPLICABLE COD

18. THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO CUR OFFICE AT THE TIME OF PLAN PREPARATION, CONTINUETOR SHALL RELAVERY EXISTING CONDITIONS AND NOTIFY OUR ORFICE IF ACTUAL STE CONTINUES OFFICE FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.

17. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.

18. REFER TO GRADING AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION

CONTRACTOR SHALL CLEAN ALL ON-SITE EXISTING & PROPOSED DRAINAGE STRUCTURES AN INTERCONNECTING PIPE AT END OF PROJECT AS WELL AS ANY OFF-SITE DRAINAGE STRUCTURES THA MAY HAVE RECEIVED RUNOFF FROM THE SITE.

20. CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION BEYOND THE LIMITS OF DISTURBE AREA AS NECESSARY TO PREVENT SAIT AND DEBNS FROM CONSTRUCTION ACTIVITIES GETTING INTO ANY DRAIMAGE SYSTEM FOR WHICH THE PROJECT IMPACTS.

22. CONTRACTOR SHALL IDENTIFY LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRET WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE NAZARDOUS MATERIALS ARE STORED ON TH FUNI.

23. DEWATERING (F REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATI REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSAR ASSOCIATED DISCHARGE PERMITS.

24. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE

IS CREATING DEVINE OF THE ALL REPORTS OF THE ALL REPORTS AND THE STILE OF STRUCTURE INTERMEDIATION OF THE ALL REPORTS AND ALL

INSTALLED, O USET CONTROL - STOCKPILES OF SOIL SHOULD BE LIMITED TO 15 MAXIMUM HEIGHT AND REMOVED OR UTILIZED FOR STE CONSTRUCTION AS SOON AS PRACTICABLE SHOULD EXCESSIVE DUST BE GENERATED, THE CONTRACTOR SHALL APPLY WATER TO BARE SOIL SURFACES TO MINIMAZE ELONIRO DUST.

25. THE RIGHT-OF-WAY IS NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIAL DURING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE RIGHT-OF-WAY DURING CONSTRUCTION WHILE STOLE FISCHIEF PROPERTY FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINEE POINTS OF MIRRESSEGGESS.

24. IN AREAS WHERE SOLL DISTURBANCE ACTIVITY HAS PERMANENTLY OR TEMPORARILY (EXISTING DISTURBED AREA WILL NOT RE DISTURBED AGAIN WITHIN 14 OLEXANAR DAYS OF THE PREMOUS SOL DISTURBANCE CARED. THE APPLICATION OF SOL INSTALLATION REAL/DAYS HEREIS MIST BE INTRUST THE END OF THE MEST BURNESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOL DISTURBANCE CATURY CARED.

	ARE	ADATA
PROPERTY /	REA	110,078,59 SF (2,527 Acres)
EDOSTING	IMPERVIOUS AREA	33,711,59 SF (0,774 Acres)
	PERVIOUS AREA	76,367 SF (1.753 Acres)
ROPOSED	IMPERVIOUS AREA	35,470.59 SF (0.814 Acres)
	PERVIOUS AREA	74,608 SF (1,713 Acres)









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PROJECT NAME

PROPOSED **SELF-STORAGE FACILITY**

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

DRAWING TITLE

SOIL EROSION & SEDIMENT CONTROL PLAN DATE: 03/22/2024



CONSTRUCTION PERMIT PAPERWORK STORAGE NTS

BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE

SHIP ACTIVITIES

INSTALL WORK TRALES OWN PROFILE AND ADDRESS OWNERS TO ADDRESS OWNERS TO ADDRESS OWNERS TO ADDRESS OWNERS OWNE

NSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL

EEKLY OR AS REQUIRED

AS REQUIRED

REQUIRED

MONTHLY OR AS REQUIRED

ANNUALLY OR AS RECUER

UPDATE SWPPP AS

CONNENTSNEKAMPLES

.

CROSSING THESE AREAS. TO PROTEC INSTALLED BMP FROM ANY ONGOING

CLEARING AND GRUSSING

PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES,

EEKLY OR AS REQUIRED

INSTALL INLET PROTECTION ON EXISTING INLETS ISTALL PERIMETER SEDIMENT CONTROL / SILT FENCE

INSTALL STABILIZED CONSTRUCTION ACCESS

MATERIAL STOCKPILE PERIMETER CONTROL & STABILIZATION

INSTALL INLET PROTECTION FOR NEW SYSTE

ISTALL EROSION CONTROL MEASURE

CLEAN ALL DRAINAGE STRUCTURES AND PIPE THAT MAY HAVE RECEIVED RUNOFF

NOTES: 1. SHIF ACTIVITIES IDENTIFIED FOR EACH PHASE DESCRIPTION SHALL BE INFLEMENTED AT THE START OF EACH SEQUEY AND SE WARTAINED UNTIL PERMANENT STABILIZATION IS ACHEVED. 2. MIR-DIBERTATION OF SHIP ACTIVITIES SHALL IN OW WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES SHALL IN NO WAY RELEVE THE CONTRACTOR OF OBLIGATIONS REGARDING NOTHER CONSTRUCTION ACTIVITIES AND THE FRANCE

SOIL RESTORATION REQUIREMENTS DURING CONSTRUCTION ACTIVITY

HYDROLOGIC SOIL GROUP & & B APPLY 6 INCHES OF TOPSOIL B INCHES OF TOPSOIL

HYDROLOGIC SOL HYDROLOGIC SOL GROUP A & B GROUP C & D

ERATE' AND APPLY APPLY FULL SOL RESTORATION*

RESTORATION NOT REQUIRED, BUT MAY BE VPDLED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.

IG IMPERVIOUS AREA WILL BE RTED TO PERVIOUS AREA,

EQU, BESTORATION NOTES: 1. SOLI RESTORATION NOTES: 0. SOLI RESTORATION ETO BE APPLED TO PROPOSED VERETATED AREAS WHERE ANY HEAVY CONSTRUCTION VEHICLE HAS BEEN 00 VORT COMPACTION HAS OCCRREDE AND PHAL STABLIZATION IS TO BEON. THIS IS GREENALLY APPLEDD THE CLEARIN, SHIT RESTORATION, AND LARROCHER (MASS) CONSTRUCTION FOLLOWED BY THE FERMINENT ESTABLISHMENT OF AN APPROPRIATE GROUND COVER TO MARTIAN THE SOLI. STRUCTURE SOLI RESTORATION MEASURES SHOULD BE APPLED OVER AND AUMCENT TO ANY RINKOFF RESULTION REVICES TO A ANALY REVOLUTION FOLLOWERS SHOULD BE APPLED OVER AND AUMCENT TO ANY RINKOFF RESULTION REVICES TO A ANALY REVOLUTION FOLLOWERS AND ALSO RESOLUTIONS FOLLOWERS AND A

AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ASLE TO PUSH A 38" METAL BAR 12 INCHES INTO THE SOLULIST WITH BOOV WIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHING XINCHES OF THE BURKAGE.

SUE RESTORATOR PROCESSING DURING PROCESSING DURING PROCESSING DURING PROCESSING DURING PROCESSION DURING CONTRACTOR DURING DURING PROCESSION DURING DURING PROCESSION DURING DURING PROCESSION DURING DURING PROCESSION DURING D

TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL

5. VEGETATE AS REQUIRED BY THE SEEDING PLAN, USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.

(SEE NOTE 2)

Y" SIZE MAILBOX O OTHER CONTAINER ABLE TO HOLD A MINIMUM OF ONE 3" THREE RING BNDER IN COOD CONDITION

3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.

6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOSY

3. TO MAINTAIN SOIL RESTORATION, KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LONDS

APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOSI

SOR, RESTORATIO

ATION NOT REQUIRED

REMOVE TEMPORARY ESC MEASURES

CONSTRUCTION STAGING AREAS

APPLY DUST CONTROL

SWEEP THE SOIL ON ROA

GRADE SITE AREAS

STABILIZE EXPOSED AREAS

RAINED CONTRACTOR: DALLY CONTROLS, STABILIZED CONSTRUCTION ACCESS, INLET PROTECTION, AND OTHER BMPS

INSTALL NEW DRAINAGE SYSTEM

SEQUENCE DESCRIPTION

15WOR

RUN OFF AND ORAINAR

RADING, DRAINAGE, &

JZE GRADIN

D INTERCONNECTING PIP

PRE-CONSTRUCTO

POST FINAL STABILIZATION

TYPE OF BOIL

EAS WHERE TOPSOIL IS STRIP CHANGE IN GRADE

ROJECTS

RED (MI)

WAL SOIL OIS

NTRO

GEOTEXTILE, FILTER FABRIC, OR SILT FENCE FABRIC PLACED UNDER INLET GRATE IS NOT AN ACCEPTABLE

STORMWATER MANAGEMENT PRACTICE

NYS STANDARD INLET PROTECTION TYPES AND USES

INLET PROTECTION NOTES: 1. CONTRACTOR MAY USE THE TYPE SUITABLE FOR THE SITUATION AND THEIR MEANS AND METHODS UNLESS NOTED 1. CONTRACTOR MAY USE THE TYPE SUITABLE FOR THE SITUATION AND THEIR MEANS AND METHODS UNLESS NOTED

OTHERWISE ON PLAN. CONTRACTOR MUST SUBMIT SPECIFICATION OF ANY TYPE V TO ENGINEER BEFORE USE. THE DRAINAGE AREA FOR A STORIAL DRAIN NULET WITHING T PROTECTION SMULL NOT EXCEED 1 ACRE. IMMEDIATELY INSTALL INLET PROTECTION WHEN A STORIA DRAININLET IS CONSTRUCTED.

OTHER APPROVED EQUAL MANUFACTURED SURFACE BARRIERS. 8. TYPE V INLET PROTECTION PRACTICES INCLUE ANNOY SACK, FLESSTORM CATCHHT, ULTRATECH ULTRA-DRAIN GUARD, NO OTHER APPROVED EQUAL MANUFACTURED INCLUE INSERT.

INLET PROTECTION

PLEPEOR TO PREVENT SUFFACE AND AR NOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH NAZARDS, AND TRAFFIC SAFETY PROBLEMS,

CONDICIS WHERE FRAFTICE APPLES OR CORSTRUCTION ROADS ACCESS POINTS, AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BUOMING MIRES OFFATE LANAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

UNITER INTERED CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AUCUNT OF AREA DISTURBED AT ONE TIME BUIFFER APESS OF VERIERATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY OR PENAMBENT STABLIZATION MENSARES SHULL BE INSTAULED, NO SPECIFIC DESIGN CRITERIA IS GIVEN; SEE CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON MISTIGOS OF POSIC CONTROL.

WATER GUALITY SHOLD BE CONSIDERED WHEN MATERALS ARE SELECTED FOR DUST CONTROL. WHERE THER IS A POTENTIAL FOR THE MATERIAL TO WARK OF TO A STREAM, INGEDIATI INFORMATION MUST BE PROVIDED TO THE MYSDED. NO POT MIRE APPLICATION SHALL TAKE PLACE WITHOUT WATER APPROXIMAL FROM THE INSEGO.

INVERTUREMENT MERCE. VEGETATIVE COVER: VEBNORARY SEEDING SHULL BE AS FOLLOWS: ANTE GRASS (MANILL OR PERENNIAL AT SU LER, REFLACER (IT. ILBY/MOOSF) B) DERTHER MARDISTORY: MINTER INTE (CEEMA, RYC) AT 100 LER, PER ACRE (25 LBB/SF) USE WINTER INTE IN ESEDING IN OCTOBERING VEBNER.

NOZZLE TYPE COURSE SPRAY

FINE SPRAY FINE SPRAY

DRIVING AREA: SPENDLING-THE STIE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ADDESS ROUTES TO PROVIDE SHORT TERM LIMITED AUTO CONTROL POLYMER ADDITIONS - POLYMERS ARE MOREOWITH WATER AND APPLIED TO THE DRIVING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION

BARRIERS - WOVEN GEO-TEXTILES CAN BE PLACED ON THE DRIVING SURFACE. STONE CAN ALSO BE USED FOR

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

DUST CONTROL

STOCKINE AVANCEMENT INCLUDES MESSIRES TO NAMINUE ENCRICO AND SEDMENT TRANSPORT FAME SQL SOL DIFRE FROMALE MATERIAL STORED AT THE CONSTITUTION SHIEL SPECIAL ATTENTION SHOLD BE GIVEN TO STOCKINES IN CLOSE PROMINITY TO NATURAL OR MANAMOE STORM SYSTEMS, PROTECTION OF STOCKIES IS A VERARCHILD REMEMBERIENT.

YEAR-ROUND REQUERENT, 2. THIS DEFLIL DOES NOT APPLY TO CONTAMINATED MATERIALS WHICH REQUIRE ADDITIONAL MEASURES, 3. LOCATE STOCIPLES AS FAR AWAY FROM BODIES OF WATER, INFLITATION AREAS, INLETS, AND DIFER DRAWINGE WITTEN COMPARITIES AN SPASTILE SO AS NOT TO ESTIDICT INTUTINO DRAWAGE OF CAUSE OFF-SITE ENVIRONMENTAL.

STILLU COMPONENTIA SE PICESTELE SO AS INO TO COSTRUCT MULTIAL DRUMMEE CR CAUSE OF SITE ENVIRONMENTAL MESTIS GUILD NO TE GELLUORE DI CORVIN ON STOCONELS, SUMENTI RESTONDELE EN LOURGEN RESEDER, PROFENZ NOROGE OF EXCESS IMPERANDA AND REVEGENTE OR OTHERWISE STANDARDE TRE GROUD BURFACE WIERE THE STOCOPILE MAN STOCOPILES MARTINES FOR MORE THAN ONE DAY. A SEDMENT CONTROL SYSTEM, CONSISTING OF SUIT FENCING OF CORTILOZAMUE RISKINGTON DURANCE MULTINE TOCONTIL MAN SUMMER STOCOPILES MARTINES ON THE MIERICR PORTION OF A CONSTRUCTION STELL WEERE OTHER DOMESCICAUENT CONTROLS, ENCLUDING PERSIETE CONTROL, MEN TALACE, STOCRITE MEDIA 1. FOR TEMPORARY STOCPILES ON THE MIERICR PORTION OF A CONSTRUCTION STELL WEERE OTHER DOMESCICAUENT CONTROLS, ENCLUDING PERSIETER CONTROL, MEN TALACE, STOCRITE MENERER DOMESCICAUENT CONTROLS, ENCLUDING PERSIETER CONTROL, MEN TALACE, STOCRITE MENERER DOMESCICAUENT CONTROLS, PROVIDE A STABILIZED DESIGNATED ACCESS POINT ON THE UPGRADENT SDE OF THE STOCOPILE. SEDMENT SHALL BE RISATULED FOR NOTE ATABLEMENT CONTROL ASE DESIGNATED ACCESS POINT ON THE UPGRADENT SDE OF THE STOCOPILE. SEDMENT SHALL BE NOVED WHEN SEDMENT ACCUMULATION REACHES ONE THED (10) OF THE BARGIER MEDIATION. DESIGN DESIGNATION STABLE READING TO MENTION TO CONTROL ASE DESIGNATED ACCESS POINT ON THE UPGRADENT SDE OF THE STOCOPILE. SEDMENT SHALL BE READING TO MENTION THE READON.

HEGHT. 63. INSPECT STOCOPILE SEQUENT CONTROL SYSTEM IMMEDIATELY AFTER MOUPTING STOCPILE 64. REPAR AMOOR REPAILOR PERMIETER CONTROLS AND COVERS AS NEEDED, OR AS DRECTED BY THE ENGINEER, TO ICEP THEIR INAUTIONING PROPERTY. 7. PRR STOCPILES INAUTINE FOR NORE THAN IN DAYS, STABLER THE STOCPILE TO PREVENT SEMINARIT TRANSPORT USING AN INFORMATION FOR NORE THAN IN DAYS, STABLER THE STOCPILE TO PREVENT SEMINARIT TRANSPORT USING AN INFORMATION CONTROL SYSTEM. ON SOLD AND CONTROL SAME THAN SOLD AND USING AN INFORMATION FOR NORE THAN IN DAYS, STABLER THE STOCHARE TO PREVENT SEMINARIT TRANSPORT COVERING, SOL INVESSI, OR EROSON CONTROL SAME THAN IN DAYS THE STOCCHARE HILL BIS IN ALCE RING MONOR THAN GO AND. 4. INFLIMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCHARED MATERIAL

MATERIAL STOCKPILE

CONSTRUCTION ROADS. WINDBREAK AS LIFENCE OR SMALLAR BARRIER CAN CONTROL, AIR OURIENTS AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EASTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

APPLY GALLONS/ACRE

235 300

NOTES

THIS METHOD OF INLET PROTECTION IS NOT ACCEPTABLE

MAX SLOPE OF 1% OF SUPPOUNDING AREA. 1.5' MAX UN-REINFORCED HEIGHT OF FABRIC, MAINTAIN OVERFLOW TO DROP INTO THE DROP INLET.

DO NOT USE MORTAR. LIMIT HEIGHT TO PREVENT PONDING OR BYPASS FLOW.

FABRIC MULE COULD BE EXCEED THE PERFORMANCE STANDARD FOR THE BLT TENCE FABRIC. THE INSERTS WILL BE INSTALLED TO PRESERVE A MINIMUM OF 50% OF THE OPEN UNDESTRUCTED DESIGN FLOW AREA OF THE STORM DRAINING TO OPENING.

PLAN VIEW

ACTOR TO PROVIDE IN-FIELD ME/ UFACTURER AS REQUIRED TO

MANUFACTURER, THE FOLLOWING RECUIRES ADOITIONAL REVIEW BY MANUFACTURER - GRATES MITH EXTENDED BOTTOMS - ANY OBSTRUCTED MUET COMMAND

NOTES:

ISOMETRIC VIEW

POLYMER LINER (6 MIL MIN.)

TYPE V EXAMPLE - SACK INLET PROTECTION

CONCRETE WASHOUT NOTES

WHEN DEEMED NECESSARY BY THE ENGINEER THE CONTRACTOR SHALL PLACE SIGNS THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT(S).

4. CONCRETE WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.

UNDER NO CIRCUMSTANCES ARE DRAINAGE STRUCTURES, OPEN DITCHES, STREETS, OR STREAMS TO BE USED FOR CONCRETE WASHOUT LOCATIONS.

8. LOCATE CONCRETE WASHOUT AT LEAST 50' FROM ALL DRAINAGE FACILITIES, OPEN DITCHES, AND OTHER WATER BODIES.

CONCRETE TRUCK/MIXER WASHOUT AND GROUT WASTE

N.T.S.

CHAIN LINK FENCE (2" WOVEN MESH FABRIC)

6"

JOINING FENCE SECTIONS

THE CONCRETE WASHOUT SHALL BE USED FOR THE WASHING OF PORTLAND CEMENT CONCRETE RELATED ITEMS (TRANSIT-MLX TRUCKS, TCOLS, INDERS, ETC.) CALY.

PORT POSTS

NO. 7 GA. TENSION WIRE

FAIRIC ATTACHMENT

" CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX, USE NO. 6 GA, ALLIMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS, CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 50" MAX, USE NO. 10 GA, GALVANIZED STEEL WIRE, FASRIC TO CHAIN FASTENERS SPACED @ 24" MAX, C TO C.

SUPER SULT FENCE NOTES: 1. NO. 7 GA. TENSION WHEN INSTALLED NORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE. 2. FEDUCE MUST BE FLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE SAMPRER MUST BE EXTENDED AT LEAST 8 FEET UPBLOPE AT 40 DEGREES TO THE WAR BARRER ALLOWMENT. 3. FARRIC ATTACHMENT WIRES SHALL ONLY BE PLACED ABOVE 17" ABOVE GRADE AND BELOW 4" BELOW GRADE.

SUPER SILT FENCE (33" HIGH)

IN CONTRACT MATERIAL AGAINST SILT FENCE. INSPECT SILT FENCE, IMMEDIATELY AFTER PLACING ANY MATERIAL NEARBY, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.

NOTES FOR ALL TYPES OF SILT FENCE: 1. PLACE SILT FRACE AT LOCATIONS AS SHOW ON PLANS AS WELL AS DETAILS. 2. SILT FRACE SMULE RESTAULES OS WATER CANNOT BIPASS THE FENCE AROUND THE ENDS. 3. SILT FRACE SMULE RESTAUCES TO THE DURATION OF THE PROJECT LINLESS OTHERWISE DIRECTED BY THE GOVERNMENT ADDRVG.

* POSTS SPACED @ 10' MAX, USE 2 1/2" DIA, GALVANIZED OR ALUMINUM POSTS

3. THE CONCRETE WASHOUT AREA SHALL BE REPLACED AS NECESSARY AND/OR ADDE TO MAINTAIN CAPACITY FOR LIQUID

DS

FLE STORM

OR APPROVED EXAL SUCH AS DAVEY SACKE WITH OPTIONAL OVERFLOW, ACF SILTBACK WITH OPTIONAL

USE WITH UPSTHEAM BUFFER STRIPS AND WITH

MAINTAIN OVER BARRIER HEIGHT OF 1. MAXIMUM STONE BARRIER HEIGHT OF 2.

TEMPORARY SUBJACE STABILIZATION, PLACE AT INLET PERIMETER OR BEYOND. INTEGRATE TRAFFIC SAFETY

DO NOT CAUSE FLOODING OR BYPASS FLOW

MAXIMUM SIDE IL OPES OF 2:

MINIMUM DEPTH 1 FOOT, MAXIMUM DEPTH 2 FEET, CONTAIN 800 CF PEH TRIBUT

USAGE

URING INITIAL OVERLOT GRADING

AFTER THE STORM DRAIN TRUNK I INSTALLED

NOT PERMITTED

DURING FINAL ELEVA

DURING THE INITIAL AND INTERMEDIATE OVERLOT GR OF A CONSTRUCTION SITE

INSTALLED AND ANCHORED II

OTECTION SYSTEM IS COMPLETED

PAVED SURFACE INLET PROTECTION SURFACE INLET PROTECTION STABILIZATION IS OCCURE

INSTALLED AND ANCHORED IN MANUFACTURE ACCORDANCE WITH THE D INSERT INLET PROTECTION RECOMMENDATIONS AND DESIGN DETAILS

DEFINITION THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

MATERIAL WATER DILUTION ACRYLIC POLYMER 8:1

CONSTRUCTION SPECIFICATIONS

LATEX EMULSION RESIN IN WATER

MND ADEAD

DIMENT CONTROL LT FENCE SHOWN

SANDEAGS

STOCKPILE NOTES: 1 STOCKPILE MAN

TYPE EXAMPLE

ABRIC PLAC

UNDER INLET GRATE

EXCAVATED DROP INLET PROTECTION

ABRIC DROP

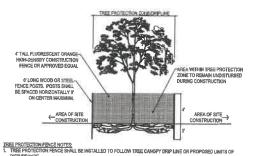
STONE & BLOCK DROP INLET PROTECTION

- SITTY IS USIGNIALE ITALUI UNA PREVENTION PANI, ON INDICE OF INTELL'ALS SUPPOPREMENT LETTER FROM DEC, NOS SIGNES EN CONTEXTALS SUPPOPREMENT NYS DEC GORGAL PERMIT N. GRA 15.02, NYS DEC GORGAL PERMIT N. GRA 15.02, STE LOB BOCK MULTIONING CENTRALITORS, STE INSPECTION REPORTS, AND SWPPP UPDATES.

4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

DISPLAY "SWPPP", THE NIFCES-PERMIT IDI, AND CONTACT INFORMATION (SEE NOTE 3)

- CONSTRUCTION PERMIT PAPERWORK INCLUDES: A. SWPPP (STORNWATER POLLUTION PREVENTION PLAN).



REE FRUITION VENDOUT COMPACTION OF COMPACTIO

TREE PROTECTION FENCE

TALL FLUORESCENT ORAN HIGH-DENSITY CONSTRUCTION FENCE OR APPROVED EQU

6' LONG WOOD OR THE FENCE POSTS. POSTS SHALL

EXISTING GROUND-

EXISTING GROUND

mes

indiana

EXPOSE 6" OF FILTER CLOTH

PACED HORIZONTALLY 8 ON CENTER MAXIMUM

FILTER CLOTH-

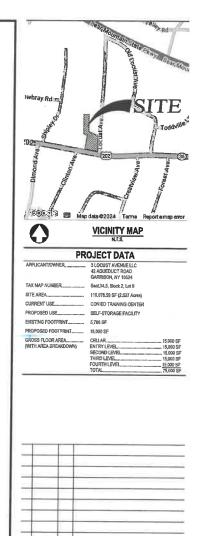


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PERIORC INSPECTION AND NEEDED MINITEMANCE SHALL BE PROVIDED AFTER EACH RAIN.
 CONTRACTOR TO ENSURE THAT THE TRACKING PREVENTION REMAINS EFFECTIVE DURING ALL CONSTRUCTION.

PRIVIES. 1. ALL SEDMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES. 12. CONTRACTOR TO RELOCATE TRACKING PADS AS NECESSARY. 13. DOTORS ET NO FILTER CALONATE INTRACKING PADS AS NECESSARY.

STABILIZED CONSTRUCTION ACCESS



NO. DATE BY DESCRIPTION **REVISIONS CIVIL ENGINEERING** 664 BLUE POINT ROAD, UNIT B HOLTSVILLE, NEW YORK 11742 (831) 881-0508 www.KeyCivilEngineering.com PROJECT NAME

PROPOSED **SELF-STORAGE FACILITY** 3 LOCUST AVENUE

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

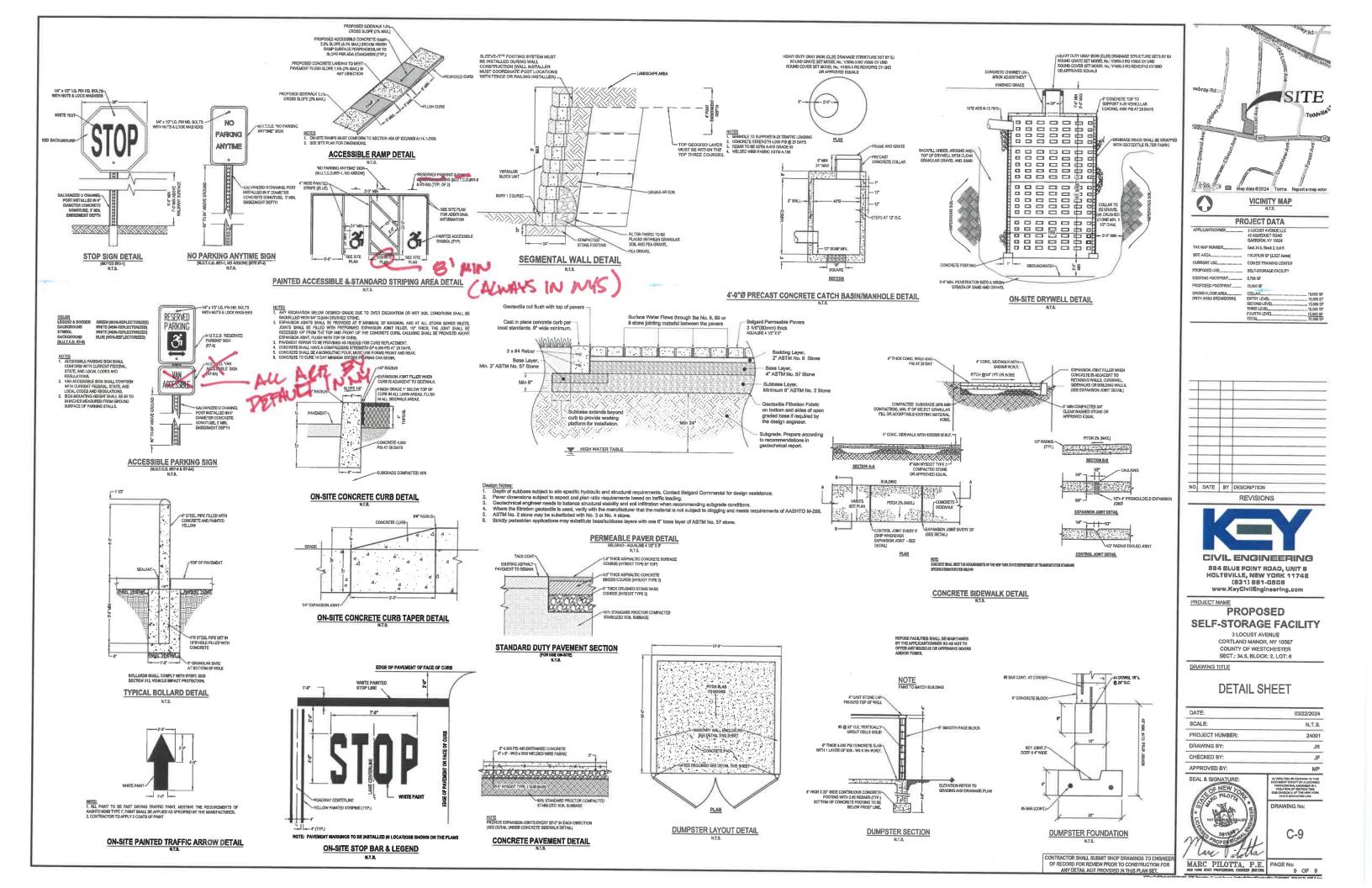
DRAWING TITLE

Know what's below, Call before you dig

1-800-272-4480

SOIL EROSION & SEDIMENT **CONTROL DETAILS**

DATE:	03/22/2024
SCALE:	N.T.S.
PROJECT NUMBER:	24001
DRAWING BY:	JR
CHECKED BY:	JF
APPROVED BY:	MP
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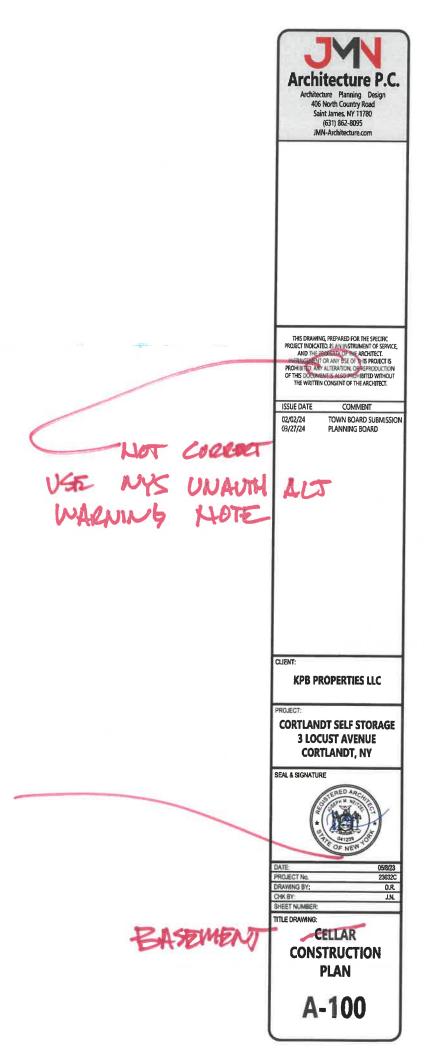
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BASEMENT 1) SCALE 1/17 = 1/27

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SECOND FLOOR CONSTRUCTION PLAN

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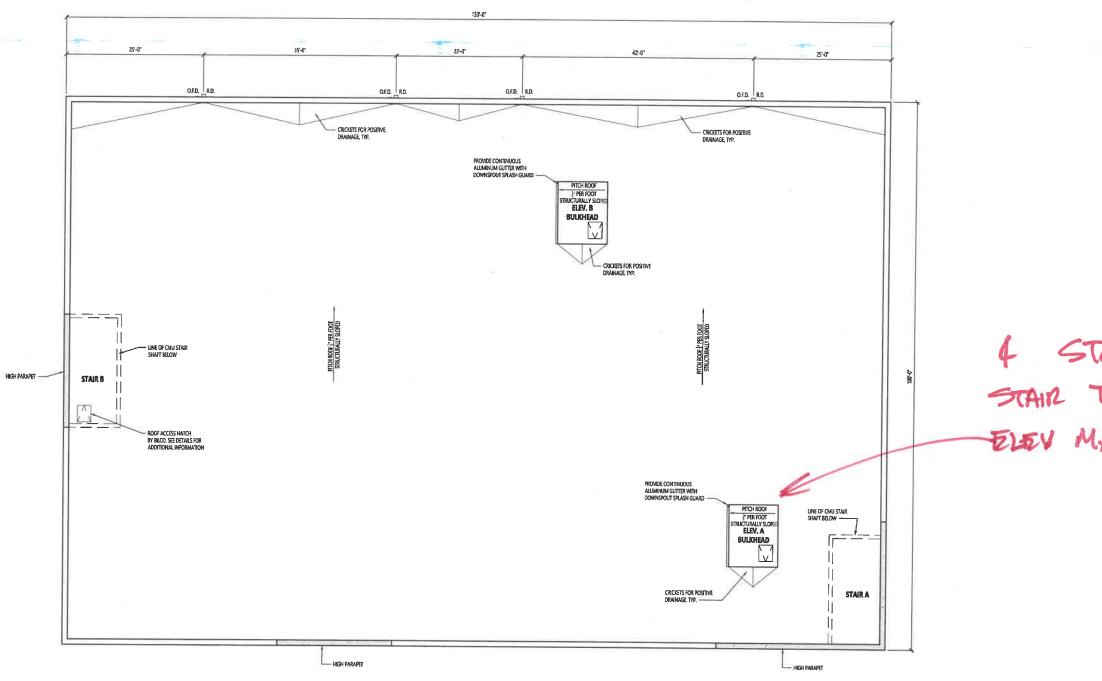
THIRD AND FOURTH FLOOR CONSTRUCTION PLAN

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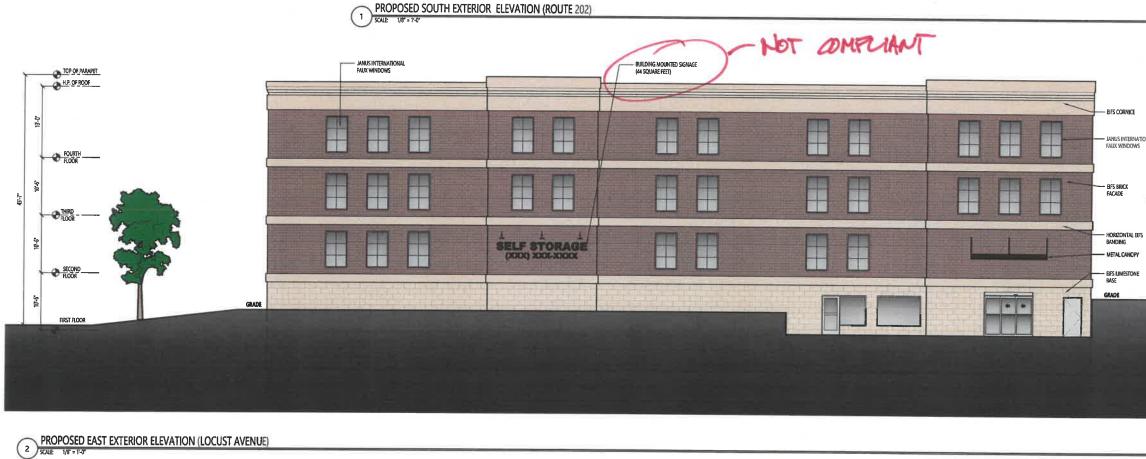
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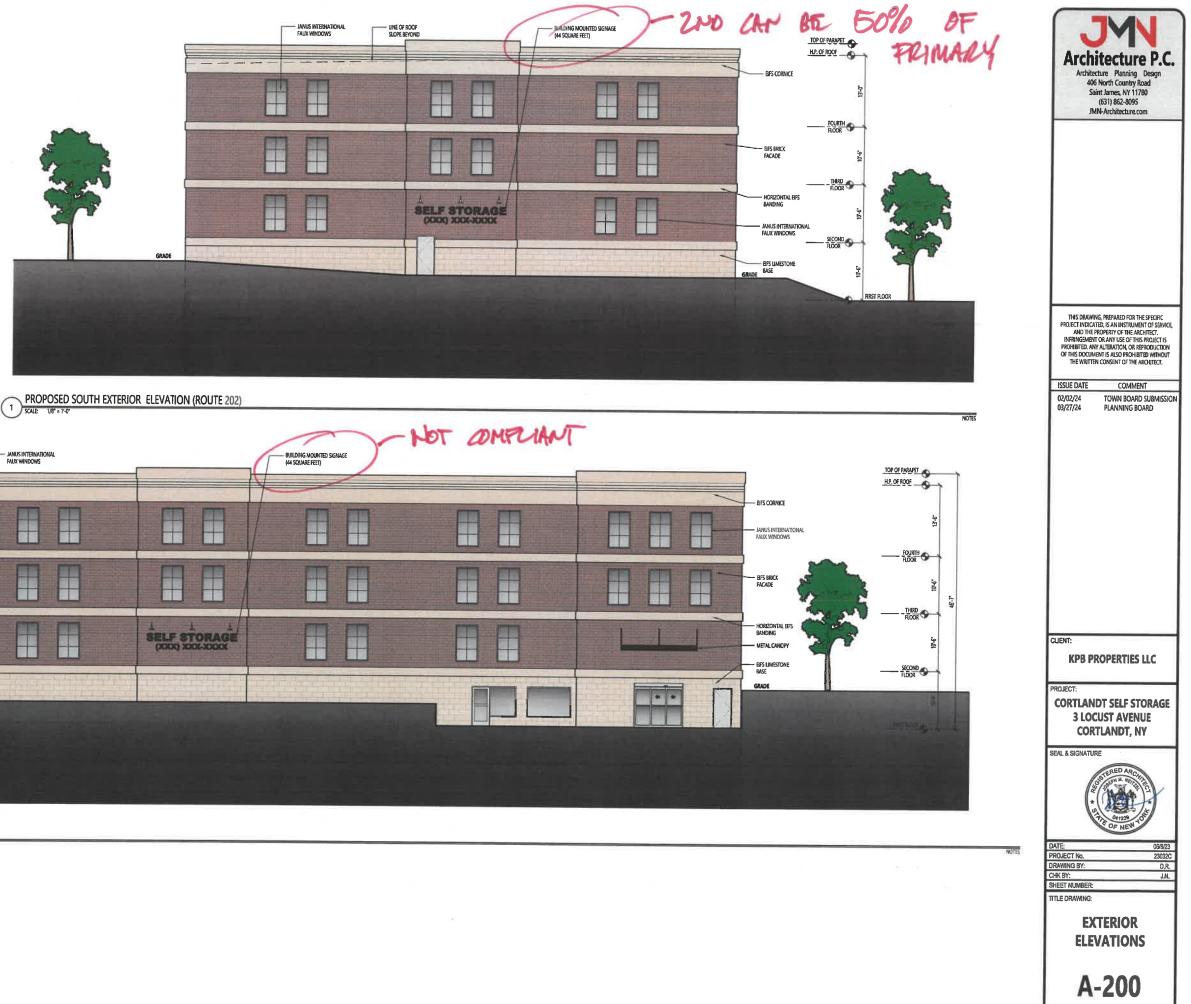


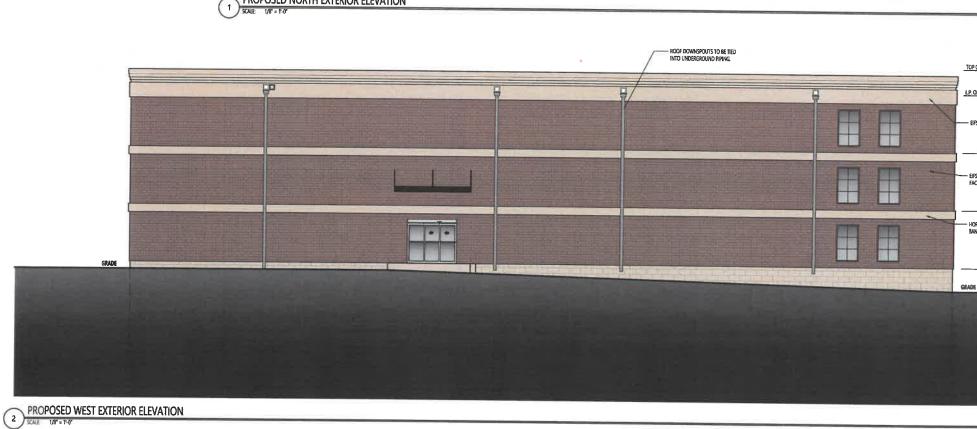
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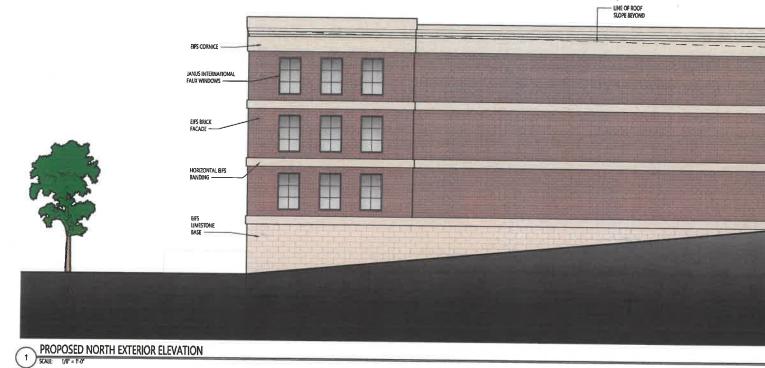
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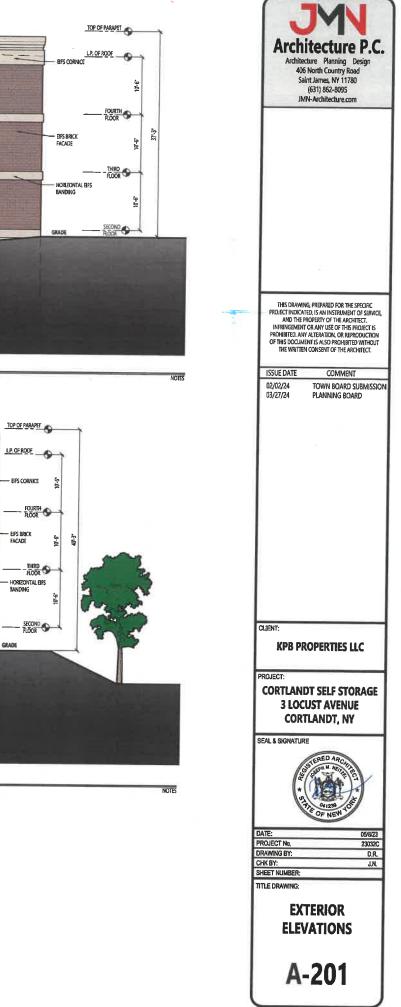
Architecture P.C. Architecture Planning Design 406 North Country Road Saint James, NY 11780 (631) 862-8095 JMN-Architecture.com THIS DRAWING, PREPARED FOR THE SPECIFC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBED, ANY ALTERATION, OR REPROJUCTION OF THIS DOCUMENT IS ALSO PROHIBET WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ISSUE DATE COMMENT 02/02/24 03/27/24 TOWN BOARD SUBMISSION PLANNING BOARD 4 STORIES STAIR TO ROOF READ? ELEV MACH RM? CLIENT **KPB PROPERTIES LLC** PROJECT: **CORTLANDT SELF STORAGE 3 LOCUST AVENUE** CORTLANDT, NY SEAL & SIGNATURE DATE: PROJECT No. 23032C DRAWING BY: CHK BY: SHEET NUMBER TITLE DRAWING: ROOF CONSTRUCTION PLAN A-104













TOWN OF CORTLANDT

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP Director

Planning Staff Heather LaVarnway, CNU-A 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:	Dr. Richard H. Becker, Town Supervisor
	Town Board Members

FROM:	Steven Kessler, Chairman $SK/CK$
	Members of the Planning Board

**SUBJECT**: <u>KPB Properties LLC</u> Petition to Town Board for Zoning Text Amendment related to **PB 2024-1** application for Site Development Plan approval for a proposed 4-story, 75,000 sf self-storage facility located at 3 Locust Avenue (Section 34.5, Block 2, Lot 6)

DATE: May 17, 2024

- 1. The Planning Board was provided with a staff review (dated 4/23/24) of the original Verified Petition for Zoning Text Amendment (dated 2/7/24) prepared by David Steinmetz, Esq. and Brian Sinsabaugh, Esq. The applicant provided subsequent revisions to the proposed text amendment in a letter to the Planning Board dated May 1, 2024. The matter was discussed by the Planning Board at their May 7, 2024 meeting.
- 2. The following revised definition for the self-storage use was provided by staff and is recommended by the Planning Board and the applicant:

## § 307-4. Definitions.

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

3. The following revised proposed text amendment language was provided by the applicant, with new language shown in <u>underline</u>. The Planning Board recommends the language as proposed except where further revisions are shown in <u>strikethrough/bold italics</u>. The Planning Board recommends that the permitted height for a self-storage facility to be permitted by Special Permit in the CC, Community Commercial Zoning District remain at 35 ft. and if a specific project seeks to exceed the 35 ft. the applicant shall apply to the Zoning Board of Appeals for the consideration of a variance.

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

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

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

## § 307-65.11. Self-Storage Facility.

<u>A. Purpose. The Town wishes to permits</u> Self-Storage Facility use in the CC District by Planning Board Special Permit, subject to the standards and conditions set forth in Subsection (B), below.

B. Standards and conditions:

- (1) Self-Storage Facility use is limited to tax lots within-the CC District with frontage on US Route 202/NYS Route 35. This provision may not be satisfied through the merger of tax lots subsequent to the date that this provision was adopted.
- (2) No more than one Self-Storage Facility building per lot.
- (3) Outdoor storage, including but not limited to boats, equipment, and motor vehicles, is prohibited.
- (4) All Self-Storage Facility uses shall comply with the following dimensional requirements:
  - (a) Minimum Lot Area: 40,000 square feet
  - (b) Minimum Lot Width: 200 feet
  - (c) Maximum Building Height: 44 feet / 4 stories 35 feet
  - (d) Minimum Front Yard: 30 feet
  - (e) Minimum Side Yard: 20 feet
  - (f) Minimum Rear Yard: 20 feet
  - (g) Maximum Building Coverage: 25% of lot area
  - (h) Minimum Landscaped Area: 35% of lot area
  - (i) Maximum Building Floor Area: 75,000 square feet
- (5) All Self-Storage Facility units shall be accessible only from the interior of the building.
- (6) Self-Storage Facilities shall comply with all other requirements of this Chapter, unless specifically modified by this Section.

## 307 Attachment 2. Table of Permitted Uses.

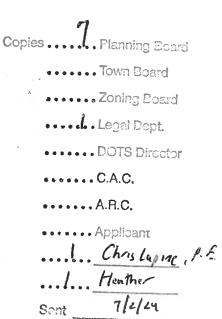
	CROS	PROS	R- 160	R- 80	R- 40	R- 40A	R- 20	R- 15	R- 10	RG	СС	HC	CD	MD	M-1	НС- 9А
<u>SELF-</u> STORAGE FACILITY	<u>N</u>	<u>N</u>	<u>2</u>	<u>N</u>	<u>N</u>	<u>2</u>	<u>N</u>	<u>N</u>	<u>N</u>	N	<u>SP</u>	N	<u>2</u>	<u>P</u>	<u>P</u>	<u>N</u>

cc: Thomas Wood, Esq., Town Attorney Michael Cunningham, Esq., Deputy Town Attorney David Steinmetz, Esq. Zarin & Steinmetz Sean Barton, KPB Properties, LLC



39 Arlo Lane Cortlandt Manor, NY 10567

T: (914) 736-3664 F: (914) 736-3693



Re: Minor Subdivision McCombe

Cortlandt Manor, NY 10567

Town of Cortlandt Planning Board Town Hall, 1 Heady Street

Steven Kessler, Chairman

107 Mountain View Road

Dear Chairman Kessler and Members of the Planning Board:

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

1. Planning Board Application fees of \$1,000 for Preliminary Subdivision and \$1,000 for Final Subdivision.

July 2, 2024

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- 2 2024

PB ZURY-Z

DEPT. OF TECHNICAL SERVICES

PLANNING DIVISION

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- 2. Planning Board escrow of \$2,500.
- 3. 2 copies of the Proxy Statement and Access Agreement.
- 4. 2 copies of the Tax Receipt
- 5. 2 copies of the Adjoining Property Owners List.
- 6. 2 copies of the Environmental Assessment Form.
- 7. 2 copies of the Property Deed.
- 8. 2 copies of the Property Survey.
- 9. 2 copies of the Subdivision and Site Development Plan, full size

## PROJECT NARRATIVE

This office has been retained by the Applicant, George McCombe, to seek Subdivision Plat Approval from the Planning Board for a minor subdivision application for 107 Mountain View Road. The property has an existing residence, driveway and sewage treatment system, labeled as Lot 1 for the subdivision. The subject property is located in the R-40 Residential Zoning District.

There are no wetlands nor steep slopes associated with this project. Tree removal is limited to proposed Lot 2 and thirteen trees are proposed to be removed. The project proposes to plant seven trees on Lot 2 as mitigation.

Lot 2 will be developed with a single family residence with access to Mountain View Road. The Lot will be served by an existing water main in Mountain View Road and an on-site wastewater treatment system.

There will be no disturbance to Lot 1 and the development of Lot 2 will only require 0.5 acres of disturbance.

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We respectfully request placement of the application on the Planning Board's July 9, 2024 meeting agenda for consideration. 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, Keith Staudohar

Cronin Engineering, P.E., P.C.

cc: McCombe via email w/ encl.

McCombe-pb subdivision-initial submission-ks-20240702

# **TOWN OF CORTLANDT – PLANNING BOARD APPLICATION**

<b>CHECK TYPE OF APPROVAL(S)</b> Preliminary Subdivisior	REQUESTED	For Official Use Only PB Case No. 2024-2 Date Received: 72
Lot Line Adjustment	Change of Use	Fee Paid: 11000 - Felin
Site Development Plar	Site Plan Amendment	yrus - Firm
Special Permit	Wetlands Permit	NOTE: Please see INSTRUCTIONS
Steep Slopes Permit	Tree Removal Permit	AND CHECKDISTE G F I IS
Cell Tower	Accessory Apartment	IN EN
VFINAL SJANN		JUL - 2 2024
NAME OF PROJECT:	McCombe Subdivision	SBL: 45 PLANWING DURINGAL SERVICES
ADDRESS OF PROJECT:_	107 Mountain View Road	OR SITE LOCATION: ON THE
West SIDE OF	ountain View Rd	ZONING DISTRICT: R-40
DIRECTION	STREET	
OWNER: George McCom		
MAILING ADDRESS: 107 Mou		
EMAIL: mccomberoofing@	IEI	LEPHONE #: 914-804-5565
APPLICANT: (*IF NOT OWN NAME: George McCombe	NER, AN OWNER CONSENT FO	ORM MUST BE ATTACHED)
MAILING ADDRESS: 107 Mo	untain View Road, Cortland	t, NY 10567
EMAIL: mccomberoofing@	gmail.com TEL	LEPHONE #: 914-804-5565
	Cortlandt Manor, NY 10567	
EMAIL: Keith@croninengin	TEL	<b>_EPHONE #:</b> 914-736-3664
ATTORNEY OR OTHER CO	ONTACT FOR THIS APPLI	ICATION
ADDRESS: EMAIL:	TFI	EPHONE #:
	I EL	

<u>SCOPE/DESCRIPTION OF PROJECT</u> Project involves the subdivision of an existing developed residential lot into two lots, resulting in one new residential building lot

## (ATTACH ADDITIONAL DOCUMENT IF NECESSARY)

CONTINUED ON BACK .....

## 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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Nome of Applicant/Spancor	Talanhana	
Name of Applicant/Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	L
	E-Mail:	
Address:		
	1	
City/PO:	State:	Zip Code:
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 rel	lief, and any c	other forms	of financial
assistance.)						

Government Entity		If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)	
a. City Counsel, Town Boa or Village Board of Trus				
b. City, Town or Village Planning Board or Comm	□ Yes □ No nission			
c. City, Town or Village Zoning Board of	□ Yes □ No Appeals			
d. Other local agencies	$\Box$ Yes $\Box$ No			
e. County agencies	$\Box$ Yes $\Box$ No			
f. Regional agencies	$\Box$ Yes $\Box$ No			
g. State agencies	$\Box$ Yes $\Box$ No			
h. Federal agencies	$\Box$ Yes $\Box$ No			
<ul><li>i. Coastal Resources.</li><li><i>i</i>. Is the project site with</li></ul>	nin a Coastal Area, o	or the waterfront area of a Designated Inland Water	rway?	□ Yes □ No
<i>ii</i> . Is the project site loca <i>iii</i> . Is the project site with	•	with an approved Local Waterfront Revitalization Hazard Area?	Program?	□ Yes □ No □ Yes □ No

## C. Planning and Zoning

C.1. Planning and zoning actions.	
<ul> <li>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?</li> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	□ Yes □ No
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
<ul> <li>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?)</li> <li>If Yes, identify the plan(s):</li> </ul>	□ Yes □ No
<ul> <li>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?</li> <li>If Yes, identify the plan(s):</li> </ul>	□ Yes □ No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
b. Is the use permitted or allowed by a special or conditional use permit?	□ Yes □ No
<ul><li>c. Is a zoning change requested as part of the proposed action?</li><li>If Yes,</li><li><i>i</i>. What is the proposed new zoning for the site?</li></ul>	□ Yes □ No
C.4. Existing community services.	
a. In what school district is the project site located?	
b. What police or other public protection forces serve the project site?	
c. Which fire protection and emergency medical services serve the project site?	
d. What parks serve the project site?	

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### **D.** Project Details n 1. Pr А, d Potential De

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D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, components)?	al, commercial, recreational; if mixed, include all
b. a. Total acreage of the site of the proposed action?	acres
	acres
c. Total acreage (project site and any contiguous properties) owned	
or controlled by the applicant or project sponsor?	acres
c. Is the proposed action an expansion of an existing project or use?	$\Box$ Yes $\Box$ No
<i>i</i> . If Yes, what is the approximate percentage of the proposed expansion and	
d. Is the proposed action a subdivision, or does it include a subdivision?	$\Box$ Yes $\Box$ No
If Yes,	
<i>i</i> . Purpose or type of subdivision? (e.g., residential, industrial, commercial;	if mixed, specify types)
<i>ii.</i> Is a cluster/conservation layout proposed?	□ Yes □ No
<i>iii</i> . Number of lots proposed?	
<i>iv</i> . Minimum and maximum proposed lot sizes? Minimum M	laximum
e. Will the proposed action be constructed in multiple phases?	$\Box$ Yes $\Box$ No
<i>i</i> . If No, anticipated period of construction:	months
<i>ii</i> . If Yes:	
• Total number of phases anticipated	
• Anticipated commencement date of phase 1 (including demolition)	
<ul> <li>Anticipated completion date of final phase</li> </ul>	monthyear
Generally describe connections or relationships among phases, inclu	
determine timing or duration of future phases:	

f. Does the project	ct include new resi	dential uses?			$\Box$ Yes $\Box$ No
If Yes, show num	bers of units prop				
	One Family	<u>Two Family</u>	Three Family	<u>Multiple Family (four or more)</u>	
Initial Phase					
At completion					
of all phases					
	osed action include	e new non-residentia	ll construction (inclu	iding expansions)?	$\Box$ Yes $\Box$ No
If Yes,	of structures				
<i>i</i> . Total number	in feet) of largest i	proposed structure:	height	width; andlength	
<i>iii</i> Approximate	extent of building	space to be heated	or cooled:	square feet	
		-			
				l result in the impoundment of any	$\Box$ Yes $\Box$ No
If Yes,	s creation of a wat	er supply, reservoir,	pond, lake, waste la	agoon or other storage?	
	impoundment.				
<i>ii</i> If a water imp	oundment the priv	ncipal source of the	water [	□ Ground water □ Surface water stream	ms $\square$ Other specify:
<i>m</i> if a water mp	ounument, the prin	leipui source or the			ins – other speeng.
<i>iii</i> . If other than v	vater, identify the	type of impounded/o	contained liquids and	d their source.	
iv Approvimate	size of the propos	ad impoundment	Volume	million gallons; surface area:	20126
				height; length	acres
				ucture (e.g., earth fill, rock, wood, cond	crete):
		r r	I	, , , , , , , , , , , , , , , , , , , ,	
D.2. Project Op	erations				
a Does the prope	sed action include	any excavation mi	ning or dredging di	uring construction, operations, or both?	□ Yes □ No
				or foundations where all excavated	- 105 - 110
materials will r		ation, grading of m	summer of utilities	or roundations where an excuvated	
If Yes:					
	rpose of the excav	vation or dredging?			
<i>ii</i> . How much ma	terial (including ro	ock, earth, sediments	s, etc.) is proposed to	b be removed from the site?	
		e?			
				ged, and plans to use, manage or dispos	e of them.
		or processing of ex			$\Box$ Yes $\Box$ No
If yes, descri	be				
		1 10			
v. What is the to	tal area to be dred	ged or excavated?		acres	
				acres	
			or dredging?	feet	- 1/ - 1/
	avation require bla				$\Box$ Yes $\Box$ No
ix. Summarize sit	e reclamation goal	is and plan:			
h Would the me	nosed action course	or regult in alteration	n of increase or de	crease in size of, or encroachment	□ Yes □ No
			ch or adjacent area?	crease in size or, or encroachinelit	
If Yes:	ing wettand, water	Jouy, shorenne, dea	en or aujacent area?		
	vetland or waterbo	dy which would be	affected (by name v	vater index number, wetland map numb	er or geographic
/·					

<i>ii</i> . Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placem alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in sq	
<i>iii.</i> Will the proposed action cause or result in disturbance to bottom sediments?	$Yes \Box No$
If Yes, describe:	$\Box$ Yes $\Box$ 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:	
. Will the proposed action use, or create a new demand for water? f Yes:	$\Box$ Yes $\Box$ No
<i>i</i> . Total anticipated water usage/demand per day: gallons/day	
<i>ii.</i> Will the proposed action obtain water from an existing public water supply?	$\Box$ Yes $\Box$ No
f Yes:	
Name of district or service area:	
• Does the existing public water supply have capacity to serve the proposal?	$\Box$ Yes $\Box$ No
• Is the project site in the existing district?	$\Box$ Yes $\Box$ No
• Is expansion of the district needed?	$\Box$ Yes $\Box$ No
• Do existing lines serve the project site?	$\Box$ Yes $\Box$ No
<i>iii.</i> Will line extension within an existing district be necessary to supply the project? f Yes:	$\Box$ Yes $\Box$ No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site? f, Yes:	□ Yes □ No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
<ul> <li>Proposed source(s) of supply for new district:</li></ul>	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
<i>vi</i> . If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
. Will the proposed action generate liquid wastes?	□ Yes □ No
f Yes:	
<i>i</i> . Total anticipated liquid waste generation per day: gallons/day	
<i>ii.</i> Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe a	
approximate volumes or proportions of each):	
<i>ii.</i> Will the proposed action use any existing public wastewater treatment facilities?	□ Yes □ No
If Yes:	
Name of wastewater treatment plant to be used:	
Name of district:	
• Does the existing wastewater treatment plant have capacity to serve the project?	$\Box$ Yes $\Box$ No
• Is the project site in the existing district?	$\Box$ Yes $\Box$ No
• Is expansion of the district needed?	$\Box$ Yes $\Box$ No

• Do existing sewer lines serve the project site?	$\Box$ Yes $\Box$ No
• Will a line extension within an existing district be necessary to serve the project?	$\Box$ Yes $\Box$ No
If Yes:	
Describe extensions or capacity expansions proposed to serve this project:	
in Will a new masternator (company) tractment district he formed to compare the preciset site?	
<i>iv.</i> Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:	$\Box$ Yes $\Box$ No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
What is the receiving water for the wastewater discharge?	
<i>v</i> . If public facilities will not be used, describe plans to provide wastewater treatment for the project, including speci	fving proposed
receiving water (name and classification if surface discharge or describe subsurface disposal plans):	rying proposed
recerring water (name and elassification in surface alsonalge of describe substitute 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	□ Yes □ No
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>i</i> . How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or acres (impervious surface)	
Square feet or acres (parcel size)	
<i>ii.</i> Describe types of new point sources.	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent pr	operties,
groundwater, on-site surface water or off-site surface waters)?	
If to surface waters, identify receiving water bodies or wetlands:	
• If to surface waters, identify receiving water bodies of weitands.	······
• Will stormwater runoff flow to adjacent properties?	$\Box$ Yes $\Box$ No
<i>iv.</i> Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	$\Box$ Yes $\Box$ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	$\Box$ Yes $\Box$ No
combustion, waste incineration, or other processes or operations?	
If Yes, identify:	
<i>i</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)	
Will be a second secon	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	$\Box$ Yes $\Box$ No
or Federal Clean Air Act Title IV or Title V Permit? If Yes:	
<i>i</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)	$\Box$ Yes $\Box$ No
ambient air quality standards for all or some parts of the year) <i>ii.</i> In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO ₂ )	
•Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
•Tons/year (short tons) of Perfluorocarbons (PFCs)	
<ul> <li>Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</li> <li>Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)</li> </ul>	
• Long/yoor (ghort tong) of Carbon Lhoyida aguiyalant of Hydrotlourocarbong (HHC'g)	
Tons/year (short tons) of Carbon Dioxide equivalent of Hydronourocarbons (HPCs)	

<ul> <li>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</li> <li>If Yes:</li> </ul>	□ Yes □ No
<ul> <li><i>i</i>. Estimate methane generation in tons/year (metric):</li></ul>	enerate heat or
<ul> <li>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</li> <li>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</li> </ul>	□ Yes □ No
<ul> <li>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?</li> <li>If Yes: <ul> <li><i>i</i>. When is the peak traffic expected (Check all that apply):</li> <li>□ Morning</li> <li>□ Evening</li> <li>□ Weekend</li> <li>□ Randomly between hours of to</li> <li><i>ii</i>. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks)</li> </ul> </li> </ul>	□ Yes □ No s):
<i>iii.</i> Parking spaces: Existing Proposed Net increase/decrease	· · · · · · · · · · · · · · · · · · ·
<ul> <li><i>iv.</i> Does the proposed action include any shared use parking?</li> <li><i>v.</i> If the proposed action includes any modification of existing roads, creation of new roads or change in existing</li> </ul>	Yes No
<ul> <li><i>vi.</i> Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?</li> <li><i>vii</i> Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?</li> <li><i>viii.</i> Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?</li> </ul>	□ Yes □ No □ Yes □ No □ Yes □ No
<ul> <li>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</li> <li>If Yes: <ul> <li><i>i</i>. Estimate annual electricity demand during operation of the proposed action:</li> <li><i>ii</i>. Antiginated sources/cumplices of electricity for the project (a.g., on site combustion, on site renewable, via grid/li&gt; </li></ul></li></ul>	
<ul> <li><i>ii.</i> Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/de other):</li> <li><i>iii.</i> Will the proposed action require a new, or an upgrade, to an existing substation?</li> </ul>	□ Yes □ No
1. Hours of operation. Answer all items which apply.       i. During Construction:       ii. During Operations:         • Monday - Friday:       • Monday - Friday:       • Monday - Friday:         • Saturday:       • Saturday:       • Saturday:         • Holidays:       • Holidays:       • Holidays:	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	$\Box$ Yes $\Box$ No
If yes:	
<i>i</i> . Provide details including sources, time of day and duration:	
<i>ii.</i> Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	
Describe:	□ Yes □ No
n. Will the proposed action have outdoor lighting? If yes:	$\Box$ Yes $\Box$ No
<i>i</i> . Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
<i>ii.</i> Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	□ Yes □ No
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:	
<ul> <li>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?</li> <li>If Yes: <ul> <li>i. Product(s) to be stored</li></ul></li></ul>	□ Yes □ No
<i>ii.</i> Volume(s) per unit time (e.g., month, year)	
<i>iii</i> . Generally, describe the proposed storage facilities:	
<ul> <li>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</li> <li>If Yes:</li> </ul>	□ Yes □ No
<i>i</i> . Describe proposed treatment(s):	
<i>ii.</i> 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	$\Box$ Yes $\Box$ No
of solid waste (excluding hazardous materials)? If Yes:	
<i>i</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)	
<ul> <li><i>ii.</i> Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste</li> <li>Construction:</li></ul>	:
Operation:	
<i>iii.</i> 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? $\Box$ Yes $\Box$ No If Yes:
<ul> <li>i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):</li> </ul>
<i>ii.</i> Anticipated rate of disposal/processing:
• Tons/month, if transfer or other non-combustion/thermal treatment, or
• Tons/hour, if combustion or thermal treatment
<i>iii</i> . If landfill, anticipated site life: years
t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous $\square$ Yes $\square$ No waste?
If Yes:
<i>i</i> . Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:
<i>ii.</i> Generally describe processes or activities involving hazardous wastes or constituents:
<i>iii</i> . Specify amount to be handled or generated tons/month
<i>iv.</i> Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:
<i>v</i> . 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			
	project site. lential (suburban) □ Rura r (specify):		
b. Land uses and covertypes on the project site.			
Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• 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:			

c. Is the project site presently used by members of the community for public recreation? <i>i.</i> If Yes: explain:	□ Yes □ No
<ul> <li>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?</li> <li>If Yes,</li> </ul>	□ Yes □ No
<i>i</i> . Identify Facilities:	
e. Does the project site contain an existing dam?	□ Yes □ No
If Yes:	
<ul> <li><i>i.</i> Dimensions of the dam and impoundment:</li> <li>Dam height:</li></ul>	
Dam length: feet	
Surface area: acres	
Volume impounded:gallons OR acre-feet	
<i>ii</i> . Dam's existing hazard classification:	
<i>iii.</i> Provide date and summarize results of last inspection:	
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 facil If Yes:	□ Yes □ No ity?
<i>i</i> . Has the facility been formally closed?	$\Box$ Yes $\Box$ No
If yes, cite sources/documentation:	
<i>ii</i> . Describe the location of the project site relative to the boundaries of the solid waste management facility:	
<i>iii.</i> Describe any development constraints due to the prior solid waste activities:	
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:	□ Yes □ No
<i>i</i> . Describe waste(s) handled and waste management activities, including approximate time when activities occurre	ed:
<ul> <li>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?</li> <li>If Yes:</li> </ul>	□ Yes □ No
<i>i</i> . Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	$\Box$ Yes $\Box$ No
□ Yes – Spills Incidents database Provide DEC ID number(s):	
<ul> <li>Yes – Environmental Site Remediation database</li> <li>Provide DEC ID number(s):</li> </ul>	
<i>ii</i> . If site has been subject of RCRA corrective activities, describe control measures:	
<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s):	$\Box$ Yes $\Box$ No
<i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s):	

v. Is the project site subject to an institutional control limiting property uses?	$\Box$ Yes $\Box$ No
If yes, DEC site ID number:	
<ul> <li>Describe the type of institutional control (e.g., deed restriction or easement):</li> <li>Describe any use limitations:</li> </ul>	
Describe any engineering controls:	
• Will the project affect the institutional or engineering controls in place?	$\Box$ Yes $\Box$ No
• Explain:	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? feet	
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings?%	$\Box$ Yes $\Box$ No
c. Predominant soil type(s) present on project site:	%
	%
	%
d. What is the average depth to the water table on the project site? Average: feet	
e. Drainage status of project site soils:  Well Drained: % of site	
□ Moderately Well Drained:% of site	
Poorly Drained% of site	
Image: Poorly Drained      % of site         f. Approximate proportion of proposed action site with slopes:       Image: O-10%:      % of site         Image: Imag	
$\Box 15\% \text{ or greater:} \qquad \underline{\qquad}\% \text{ of site}$	
g. Are there any unique geologic features on the project site?	□ Yes □ No
If Yes, describe:	
h. Surface water features.	
<i>i</i> . Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers,	$\Box$ Yes $\Box$ No
ponds or lakes)? <i>ii.</i> Do any wetlands or other waterbodies adjoin the project site?	□ Yes □ No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
<i>iii.</i> Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal,	$\Box$ Yes $\Box$ No
state or local agency?	
<ul> <li>iv. For each identified regulated wetland and waterbody on the project site, provide the following information</li> <li>Streams: Name Classification</li> </ul>	
• Lakes or Ponds: Name Classification	
Wetlands: Name Approximate Siz	e
• Wetland No. (if regulated by DEC)	□ Yes □ No
waterbodies?	
If yes, name of impaired water body/bodies and basis for listing as impaired:	<u></u>
i. Is the project site in a designated Floodway?	$\Box$ Yes $\Box$ No
j. Is the project site in the 100-year Floodplain?	$\Box$ Yes $\Box$ No
k. Is the project site in the 500-year Floodplain?	$\Box$ Yes $\Box$ No
1. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	$\Box$ Yes $\Box$ No
If Yes: <i>i</i> . Name of aquifer:	
······································	

m. Identify the predominant wildlife species that occupy or use the project site:	
in identify the predominant whence species that becupy of use the project site.	
n. Does the project site contain a designated significant natural community?	$\Box$ Yes $\Box$ No
If Yes:	
<i>i</i> . Describe the habitat/community (composition, function, and basis for designation):	
<i>ii.</i> Source(s) of description or evaluation:	
<i>iii.</i> Extent of community/habitat:	· · · · · · · · · · · · · · · · · · ·
Currently: acres	
Following completion of project as proposed: acres	
Gain or loss (indicate + or -):	
o. Does project site contain any species of plant or animal that is listed by the federal gove	
endangered or threatened, or does it contain any areas identified as habitat for an endang	ered or threatened species?
If Yes:	
<i>i.</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	e, or as a species of $\Box$ Yes $\Box$ No
special concern?	
If Yes:	
<i>i</i> . Species and listing:	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell If yes, give a brief description of how the proposed action may affect that use:	
If yes, give a orier description of now 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 certific	ed pursuant to $\Box$ Yes $\Box$ No
Agriculture and Markets Law, Article 25-AA, Section 303 and 304?	r i i i i i i i i i i i i i i i i i i i
If Yes, provide county plus district name/number:	
<ul> <li>b. Are agricultural lands consisting of highly productive soils present?</li> <li><i>i.</i> If Yes: acreage(s) on project site?</li> </ul>	$\Box$ Yes $\Box$ No
<i>i</i> . Source(s) of soil rating(s):	
c. Does the project site contain all or part of, or is it substantially contiguous to, a register	ed National $\Box$ Yes $\Box$ No
Natural Landmark?	
If Yes: <i>i</i> . Nature of the natural landmark:	1 Footuro
<i>ii.</i> Provide brief description of landmark, including values behind designation and approximation	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?	$\Box$ Yes $\Box$ No
If Yes:	
<i>i</i> . CEA name:	
<i>ii.</i> 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 Commissio Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Pla	
If Yes:	
<i>i</i> . Nature of historic/archaeological resource:  □ Archaeological Site  □ Historic Building or District <i>ii</i> . Name:	
<i>iii</i> . 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? If Yes:	□ Yes □ No
<i>i</i> . Describe possible resource(s):	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	$\Box$ Yes $\Box$ No
If Yes:	
<i>i</i> . Identify resource:	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or etc.):	scenic byway,
<i>iii.</i> Distance between project and resource: 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>i</i> . Identify the name of the river and its designation:	
<i>ii.</i> 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 _____

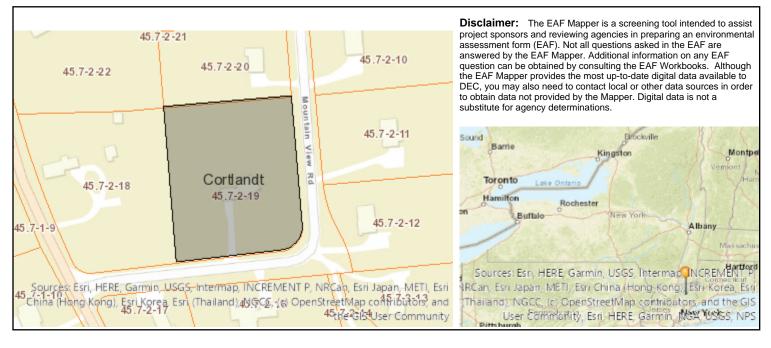
Date

_____

Title_____

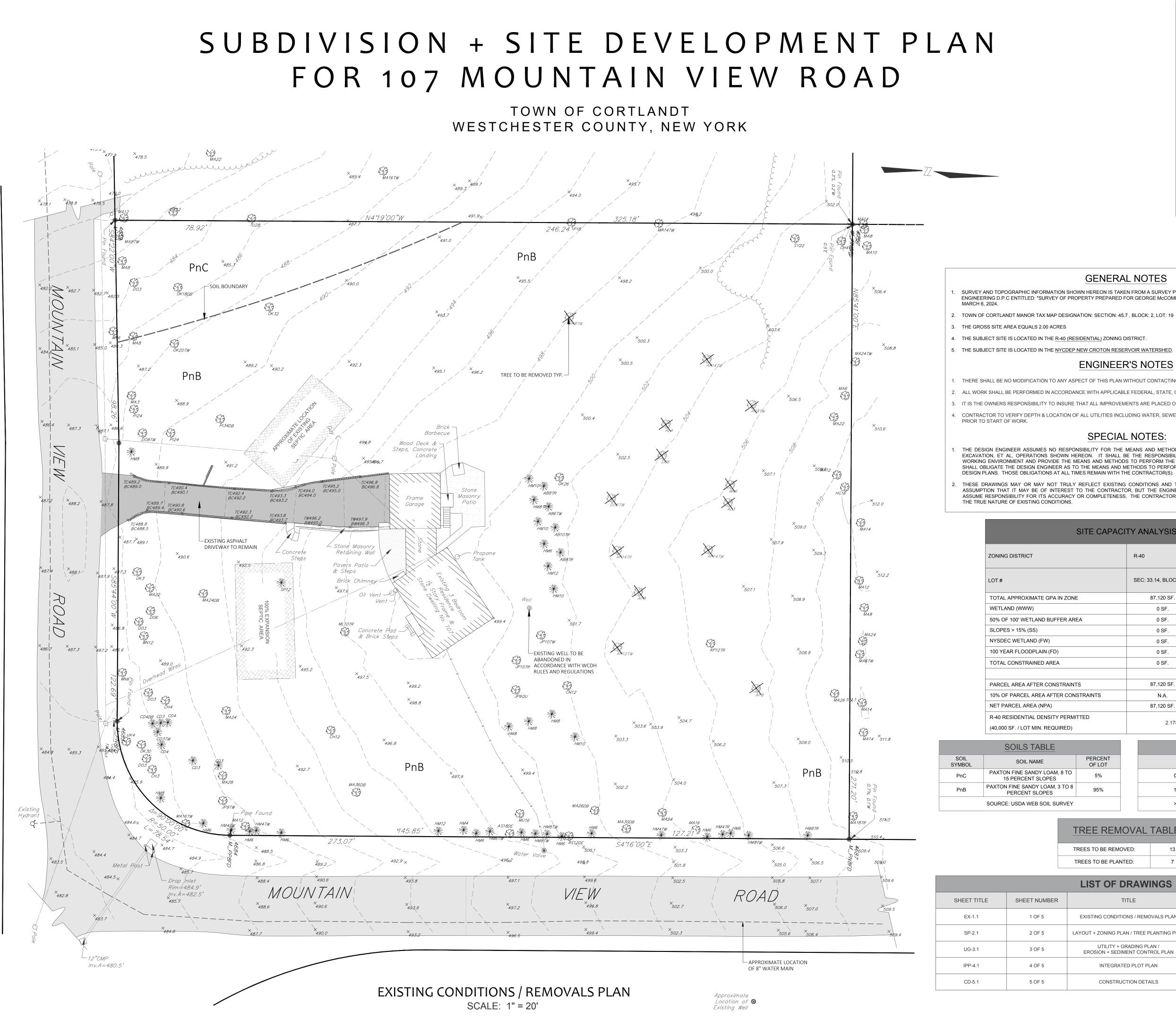
Signature____

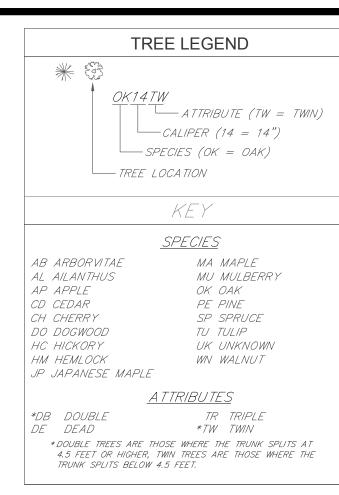
	7	>	
$\rightarrow$			



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
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]	No
E.2.h.iii [Surface Water Features]	No
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.I. [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







VICINITY MAP

SCALE: 1" = 500



## GEORGE McCOMBE 122 WOODDALE ROAD PEEKSKILL, NEW YORK 10566

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REVISIONS REASON DATE MUNICIPAL TAX IDENTIFICATION: SECTION: 45.7 BLOCK: 2 LOT: 19 SUBLOT: DRAWN BY: AD CHECKED: KS PROJECT: McCOMBE JUNE 27, 2024 DATE:



39 Arlo Lane Cortlandt Manor, New York 10567

EXISTING CONDITIONS / REMOVALS PLAN

SUBDIVISION + SITE DEVELOPMENT PLAN FOR 107 MOUNTAIN VIEW ROAD

LOCATION:	
<b>107 MOUNTAIN VIEW ROAD</b>	
TOWN OF CORTLANDT, NY	

SHEET 1 OF 5

EX-1.1

# **GENERAL NOTES**

SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C ENTITLED: "SURVEY OF PROPERTY PREPARED FOR GEORGE McCOMBE SITUATE IN THE TOWN OF CORTLANDT.." DATED

# **ENGINEER'S NOTES**

. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL. STATE, COUNTY AND LOCAL CODES, BULLES & REGULATIONS 3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.

4. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE

# SPECIAL NOTES:

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

THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF

# SITE CAPACITY ANALYSIS

	R-40	
	SEC: 33.14, BLOCK: 3, LOT	: 1
	87,120 SF.	2.0 AC.
	0 SF.	0.0 AC.
	87,120 SF.	2.0 AC.
AINTS	N.A.	N.A.
	87,120 SF.	2.0 AC.
כ		

2.	178 LOTS =	= 2 LOTS	MAX

	SLOPE ANALYSIS	
PERCENT OF LOT	SLOPE RANGE	AREA (SF)
5%	0 - 15%	87,120 SF.
95%	15% - 20%	0 SF
	> 20%	0 SF

# TREE REMOVAL TABLE

7

TREES TO BE REMOVED:	
TREES TO BE PLANTED:	

# LIST OF DRAWINGS

ISSUE DATE	LAST REVISED
6/27/2024	-
6/27/2024	-
6/27/2024	-
6/27/2024	-
6/27/2024	-
	6/27/2024 6/27/2024 6/27/2024 6/27/2024



	ZONIN	IG DATA CHAR	T - R-40 <i>(</i> SINGL	E FAMILY RES	DENTIAL)			
MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE	MINIMUM LANDSCAPE COVERAGE (%)	MAXIMUM BUILDING FLOOR AREA (SF)
40,000	150	35	50	30	30	<65% FAR	>60	SEE BELOW
87,120	268	<35	121 / 79	79	157	<5,425	94	<8,347
43,560	225	<35	121 / 79	30	30	<3,512	89	<5,403
43,560	164	<35	145	30	75	<3,512	88	<5,403
	LOT AREA (SF) 40,000 87,120 43,560	MINIMUM LOT AREA (SF)         MINIMUM LOT WIDTH (FT)           40,000         150           87,120         268           43,560         225	MINIMUM LOT AREA (SF)         MINIMUM LOT WIDTH (FT)         MAXIMUM HEIGHT (FT)           40,000         150         35           87,120         268         <35	MINIMUM LOT AREA (SF)         MINIMUM LOT WIDTH (FT)         MAXIMUM HEIGHT (FT)         MINIMUM FRONT YARD (FT)           40,000         150         35         50           87,120         268         <35	MINIMUM LOT AREA (SF)         MINIMUM LOT WIDTH (FT)         MAXIMUM HEIGHT (FT)         MINIMUM FRONT YARD (FT)         MINIMUM SIDE YARD (FT)           40,000         150         35         50         30           87,120         268         <35	LOT AREA (SF)         LOT WIDTH (FT)         HEIGHT (FT)         FRONT YARD (FT)         SIDE YARD (FT)         REAR YARD (FT)           40,000         150         35         50         30         30           87,120         268         <35	MINIMUM LOT AREA (SF)         MINIMUM LOT WIDTH (FT)         MAXIMUM HEIGHT (FT)         MINIMUM FRONT YARD (FT)         MINIMUM SIDE YARD (FT)         MINIMUM REAR YARD (FT)         MAXIMUM BUILDING COVERAGE           40,000         150         35         50         30         30         <65% FAR	MINIMUM LOT AREA (SF)         MINIMUM LOT WIDTH (FT)         MAXIMUM HEIGHT (FT)         MINIMUM FRONT YARD (FT)         MINIMUM SIDE YARD (FT)         MINIMUM REAR YARD (FT)         MAXIMUM BUILDING COVERAGE         MINIMUM LANDSCAPE COVERAGE (%)           40,000         150         35         50         30         30         <65% FAR



VICINITY MAP

SCALE: 1" = 500'



## GEORGE McCOMBE 122 WOODDALE ROAD PEEKSKILL, NEW YORK 10566

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REVISIONS REASON DATE MUNICIPAL TAX IDENTIFICATION: SECTION: 45.7 BLOCK: 2 LOT: 19 SUBLOT: --DRAWN BY: AD CHECKED: KS PROJECT: McCOMBE JUNE 27, 2024 DATE: PATRICK M. BELL, PE JOB #: 240409 LICENSE #087679



LAYOUT + ZONING PLAN / TREE PLANTING PLAN

SUBDIVI SITE DEVELOF FO	PMENT PLAN
107 MOUNTAIN	
LOCAT 107 MOUNTAIN TOWN OF COR	VIEW ROAD
SHEET 2 OF 5	SP-2.1

PLANTING CH	IART			
	SIZE			
COMMON NAME	CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	COMMENTS
SUGAR MAPLE	2"			SEE PLAN
RED OAK	2"			SEE PLAN
RIVER BIRCH	2"			SEE PLAN



	В	UILDIN	G HEIC	GHT CA	LCULA	TION		
GRADE POINT	A1	A2	B1	B2	C1	C2	D1	D2
20' FROM HOUSE	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
AV	ERAGE FINIS	HED GRADE				TBD		
HIG	HEST POINT (	OF BUILDING				TBD		
CALC	CULATED BUIL	DING HEIGHT	-			TBD		
3. (B) HEIGH ROOF AN EQUIPMEL AFOREME ON WHICH OF THE S 4. SEE BUILI ABOVE GI	TRUCTURE TO T LIMITATIONS TENNAS, TOW NT AND SIMIIL ENTIONED STF I THEY ARE LO TRUCTURE. (3	) THE HIGHES S SHALL NOT ERS, GABLES AR STRUCTU RUCTURES SH DCATED AND 07-18 (2). & STORY CAL 1) 3) STORY A	T POINT OF APPLY TO CH SCENERY L RES NOT FOI ALL COVER FURTHER PF CULATION SH BOVE GRAD	THE STRUCTI HIMNEYS NOF OFTS, CUPOI R HUMAN OCO AT ANY LEVE ROVIDED THA PREADSHEET E PLANE (2) 4	JRE (ZONING TO ELEMEN LAS, WATER CUPANCY, PF L MORE THAI T NO SUCH S S FOR 1) BLE S FOR 1) BLE	307-4). ITS LOCATEI TANKS, NEC ROVIDED TH N 25% OF TH STRUCTURE DG HEIGHT C DVE GRADE I	SHED GRADE O ON ROOFS, ESSARY MECH AT NONE OF T IE AREA OF TH TO THE HIGHE CALCULATION PLANE (3) OSED DISTU	INCLUDING HANICAL HE HE ROOF EST POINT 2) STORY
EXISTI	NG	0 SQ	FT.	PROP	OSED DISTUR	RBANCE	21,22	5 SF
PROPO	SED	5,160 S	Q. FT.		/ETLAND DIST	0.02/0.02	0 S	F
TOTAL IMPE	RVIOUS	5,480 S	Q. FT.	PROPO	SED WETLAND DISTURBANC		0 S	F
SUBDIVSIC	N LOT 2 - SI	TE VOLUME	TABLE			PIPE CHA	ART	
CUT	1	50 CU. YD.*		P	IPE LOCATION	1	TYPE	
FILL		50 CU. YD. -) 0 CU. YD.		R	OOF LEADERS	6	4"Ø SOLID PV @ 1% MIN \$	
* INCLUDES ARE		,	RESIDENCE	FC	OTING DRAIN	S	4"Ø PERFORAT	TED HDPE
AND DRIVEWAY.				FOOTIN	G DRAIN DISC	HARGE	4"Ø SOLID @ 1% MIN S	
				W	ATER SERVIC	E	1"Ø TYPE "K"	COPPER

WATER METER

UTILITIES

RAW SEWER LINE TO SEPTIC SYSTEM

NEPTUNE T-10 WATER METER

BY UTILITY COMPANY, TO BE UNDERGROUND 4"Ø SOLID PVC SDR35 @ 2% MIN SLOPE

VICINITY MAP SCALE:	1" = 50
Fig Safely. New York to the former of the fo	
SCALE: 1" = 20 F	20 
O W N E R / A P P L I C A N T GEORGE McCOMBE 122 WOODDALE ROAD PEEKSKILL, NEW YORK 10566	
UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWIT ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL EN ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO TH SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATUF DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE AL • COPYRIGHT "2024" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS R REVISIONS	NG, UNLÉ IGINEER. HE ITEM H RE AND T LTERATIC
#       REASON         MUNICIPAL TAX IDENTIFICATION:         SECTION:       45.7         BLOCK:       2         LOT:       19         SUBLOT:          DRAWN BY: AD       087679         CHECKED:       KS         PROJECT:       MICOMBE	DATE
DATE:         JUNE 27, 2024         PATRICK M. BELL           JOB #:         240409         LICENSE #08767	, PE

SHEET 3 OF 5

UGESC-3.1



ZONING DATA CHART - R-40 (SINGLE FAMILY RESIDENTIAL) MINIMUM MINIMUM MAXIMUM MINIMUM MINIMUM MINIMUM LOT AREA LOT WIDTH HEIGHT FRONT YARD LOT DESCRIPTION SIDE YARD REAR YARD BUILDING (SF) (FT) (FT) (FT) (FT) (FT) 40,000 REQUIRED 150 35 50 30 <65% 30 87,120 268 157 EXISTING LOT <35 121 / 79 79 < PROPOSED SUBDIVISION LOT 1 43,560 225 <35 121 / 79 30 30 <3 43,560 164 <35 145 30 75 PROPOSED SUBDIVISION LOT 2 <3



- APPEARED TO BE OPERATING SATISFACTORILY. LOT 1 SOILS TESTING WAS PERFORMED TO PROVIDE A VIABLE 100% EXPANSION AREA FOR THE RESIDENCE.

- THE OWTS AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION, BE REPAIRED BEFORE APPROVAL IS GRANTED.
- EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
- SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
- REFERENCE IS MADE TO THE SUBDIVISION PLAT PREPARED BY TC MERRITTS LAND SURVEYING, DATED AS REVISED DECEMBER 7, 2022.
- THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

PIPE CHART							
PIPE LOCATION	TYPE						
ROOF LEADERS	4"Ø SOLID PVC SDR35 AT 1% MIN SLOPE						
FOOTING DRAINS	4"Ø PERFORATED HDPE						
FOOTING DRAIN DISCHARGE	4"Ø SOLID HDPE AT 1% MIN SLOPE						
WATER SERVICE	1"Ø TYPE "K" COPPER						
UTILITIES	BY UTILITY COMPANY, TO BE UNDERGROUND						
RAW SEWER LINE TO SEPTIC SYSTEM	4"Ø SOLID PVC SDR35 AT 2% MIN SLOPE						

AXIMUM G COVERAGE	MINIMUM LANDSCAPE COVERAGE (%)	MAXIMUM BUILDING FLOOR AREA (SF)
5% FAR	>60	SEE BELOW
<5,425	94	<8,347
<3,512	89	<5,403
<3,512	88	<5,403
		1

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART										<i>39 Arlo Lane</i>						
LOT #	LOT AREA (AC.)	SLOPE OF		DEEP TEST	I DESCRIPTION	- PERCOLATION	WATER	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL			IMPERVIOUS		Cortlandt Manor, New York 10567	
		OWTS AREA	TEST HOLE NUMBER		RATE (MIN./IN.)	ELEVATION (IN. BELOW SURFACE)	3 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)	CURTAIN DRAIN	LAYER ELEVATION	REMARKS	INTEGRATED PL	OT PLAN	
LOT 1 107 MOUNTAIN DR	07 MOUNTAIN DR 10	±6%	EXP-1	TBD	TBD	- TBD	NONE	EXISTING	TBD	0	0	N/A	N/A	- 100% EXPANSION AREA ONLY FOR EXISTING RESIDENCE	SUBDIVISION +	
EXPANSION AREA ONLY	1.0	10/0	EXP-2	TBD	TBD	100	NONE	OWTS		Ū				- ABANDON WELL	SITE DEVELOPMENT PLAN FOR	
LOT 2 VACANT	1.0	±8%	D1	TBD	TBD		NONE								107 MOUNTAIN VIEW ROAD	
			D2 TBD TBD	- TBD	NONE	– 138 LF	125 LF	0	TBD	N/A	N/A	NONE	LOCATION:			
		1070	D3	TBD	TBD		NONE								107 MOUNTAIN VIEW ROAD TOWN OF CORTLANDT, NY	
			D4	TBD	TBD		NONE								SHEET 4 OF 5	IPP-4.1

## PROPOSED HOUSE RENDERING

# SOIL DATA NOTES

SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON OCTOBER 13, 2021. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 03 AND 04, 2021. LOT 1 HAS AN EXISTING SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING P.E. P.C., THE OWTS

## TOWN OF CORTLANDT SITE PLAN NOTES

AS PART OF THE BUILDING PERMIT PROCESS FOR THE INITIAL DEVELOPMENT OF ALL SINGLE FAMILY LOTS AN INDIVIDUAL SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT FOR APPROVAL BY THE DIRECTOR OF TECHNICAL SERVICES IN COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING AMONG OTHERS, THE TOWN'S WETLAND ORDINANCE AND STEEP SLOPE ORDINANCE AND INCLUDING SOIL EROSION AND DUST CONTROLS AND STORMWATER DRAINAGE FACILITIES DURING CONSTRUCTION. PURSUANT TO CHAPTER 283 (TREES) OF THE TOWN OF CORTLANDT CODE, TREES SHALL BE LOCATED AND IDENTIFIED ON A TREE INVENTORY AND TREE PROTECTION PLAN PREPARED BY AN ISA CERTIFIED ARBORIST AS TO SIZE AND SPECIES. TREES TO BE CUT AND TREES TO BE SAVED SHOULD BE IDENTIFIED. THE LOCATION AND SIZE OF LOADING AREAS FOR THE REMOVAL OF CUT TREES SHOULD BE SHOWN ON THE PLAN FOR TREE DISPOSITION AND CLEAN UP DESCRIBED NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOTS SHOWN HEREON UNTIL THE DIRECTOR OF TECHNICAL SERVICES APPROVES THE SITE DEVELOPMENT PLAN FOR SAME, AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS UNTIL AN "AS BUILT" SURVEY HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF TECHNICAL SERVICES. THE "AS BUILT" SURVEY SHALL SHOW COMPLETE INFORMATION INCLUDING FINAL CONTOURS, FLOOR LEVELS, AND ALL PERTINENT FEATURES.

# WCDH NOTES

THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWTS AREA UNLESS OTHERWISE SHOWN HEREON.

ALL COMPONENTS OF THE OWTS AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY" AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.

STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT. DAMAGE TO ANY PORTION OF AN OWTS AREA SHALL

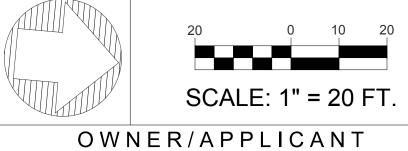
THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING



VICINITY MAP

SCALE: 1" = 500'





## GEORGE McCOMBE 122 WOODDALE ROAD PEEKSKILL, NEW YORK 10566

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 "2024" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS

#		REASON	DATE				
MU	NICIPA	L TAX IDENTIFICATION:					
SECT	FION:	45.7	STATE OF	NEW YOR			
BLOC	CK:	2	S RICK MIC	HAE PF			
LOT:		19	*				
SUBL	LOT:		50				
DRAV	WN BY:	AD					
CHEC	CKED:	KS	DES PROFES	679			
PRO	JECT:	McCOMBE	TOFES	SION			
DATE	Ξ:	JUNE 27, 2024					
JOB ‡	#:	240409	PATRICK M LICENSE				

