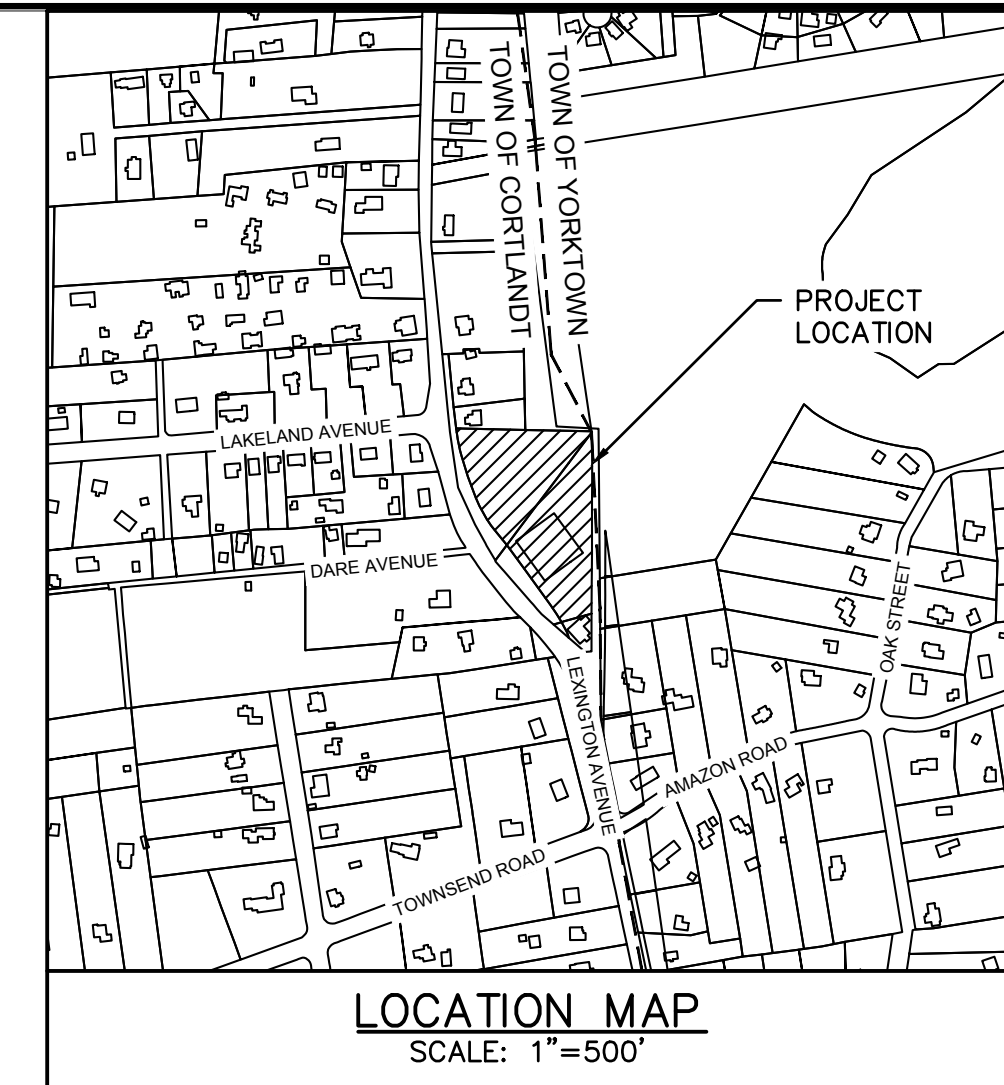
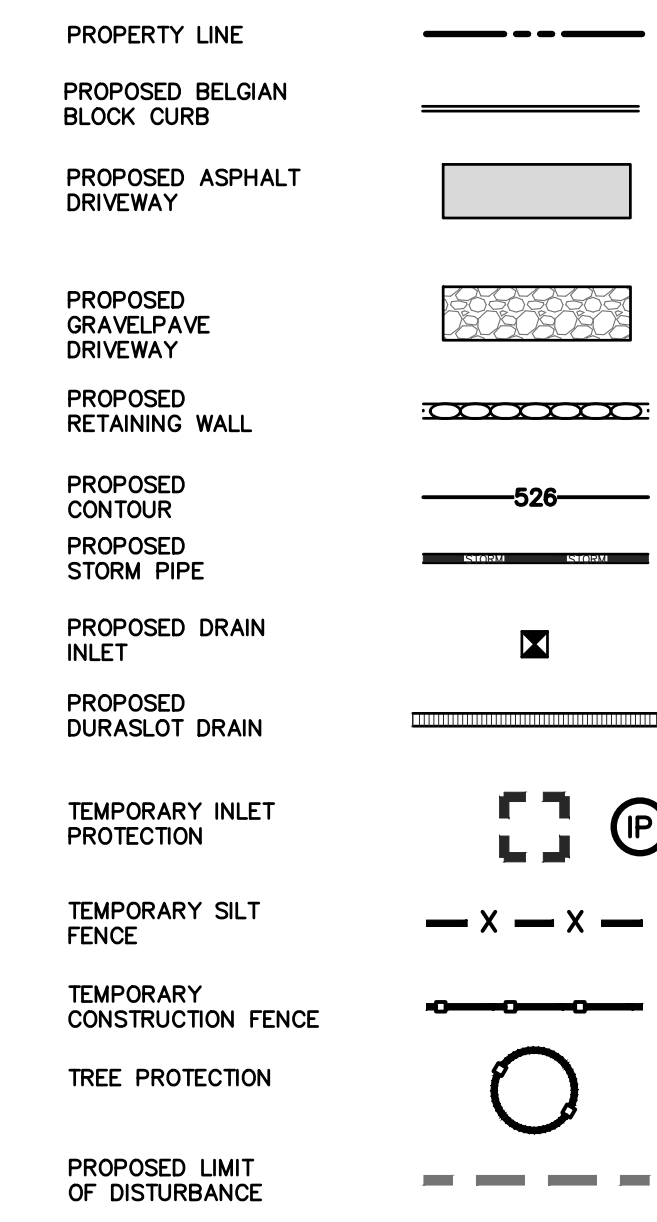


ZONING ANALYSIS TABLE

SECTION: 24.15 BLOCK: 1 LOT: 8	DISTRICT: CC		
	REQ'D	EXISTING	PROPOSED
REGULATION			
Lot size (s.f.)	15,000	66,402	66,402
Min. Lot Width (ft.)	100	272.0	272.0
Max Building Coverage (%)	25	23.0%	23.0%
Minimum Landscape Coverage (%)	30	49.7%	49.7%
Max Building Floor Area	12,000	13,376	13,376
Principle Building Setbacks			
- Front (ft.)	30	36.30	36.30
- Side (ft.)	10	125.85	125.85
- Side (ft.)	10	34.53	34.53
- Rear (ft.)	10	16.71	16.71
Principle Building Height			
- Stories	2.5	<2.5	<2.5
- Feet	35	<35	<35
Parking			
- Retail Space: 6,260 SF	21	-	landbank
- Storage Space: 7,116 SF	7	-	landbank



LEGEND



SIGNATURE BLOCK
Required for Subdivisions and Site Plan

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Director _____ Date _____

Reviewed by the Department of Technical Services

Director _____ Date _____

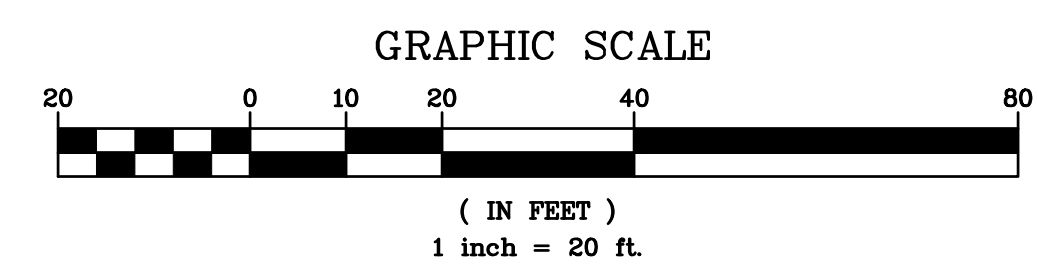
Approved by Resolution No. 31-18 of the Planning Board of the Town of Cortlandt, New York on the 28 day of AUGUST, 2018, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20 by _____

Chairman of the Planning Board

Jeff Coleman, P.E., Director DES 737-0100
 Michael Preziosi, P.E., Director DOTS 734-1060

3120 LEXINGTON AVENUE SITE PLAN
 BASED UPON EXISTING INFORMATION
 PROVIDED BY TC MERRITTS LAND
 SURVEYORS, DATED FEBRUARY 2, 2018



GENERAL NOTES:

- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
- NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.S.C., ZONING, AND THE NEW YORK STATE BUILDING CODE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
- FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOUNDATIONS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
- OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES. IN ADDITION, ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL NOT BE CALLED UPON TO COVER THE WORK. THE CONTRACTOR SHALL CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
- INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

- CONSTRUCTION SCHEDULE
 NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
 INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**
 AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.
- INSPECTION BY MUNICIPALITY - FINAL GRADING**
 REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - LANDSCAPING**
 SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING**
 GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL INSPECTION**
 ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

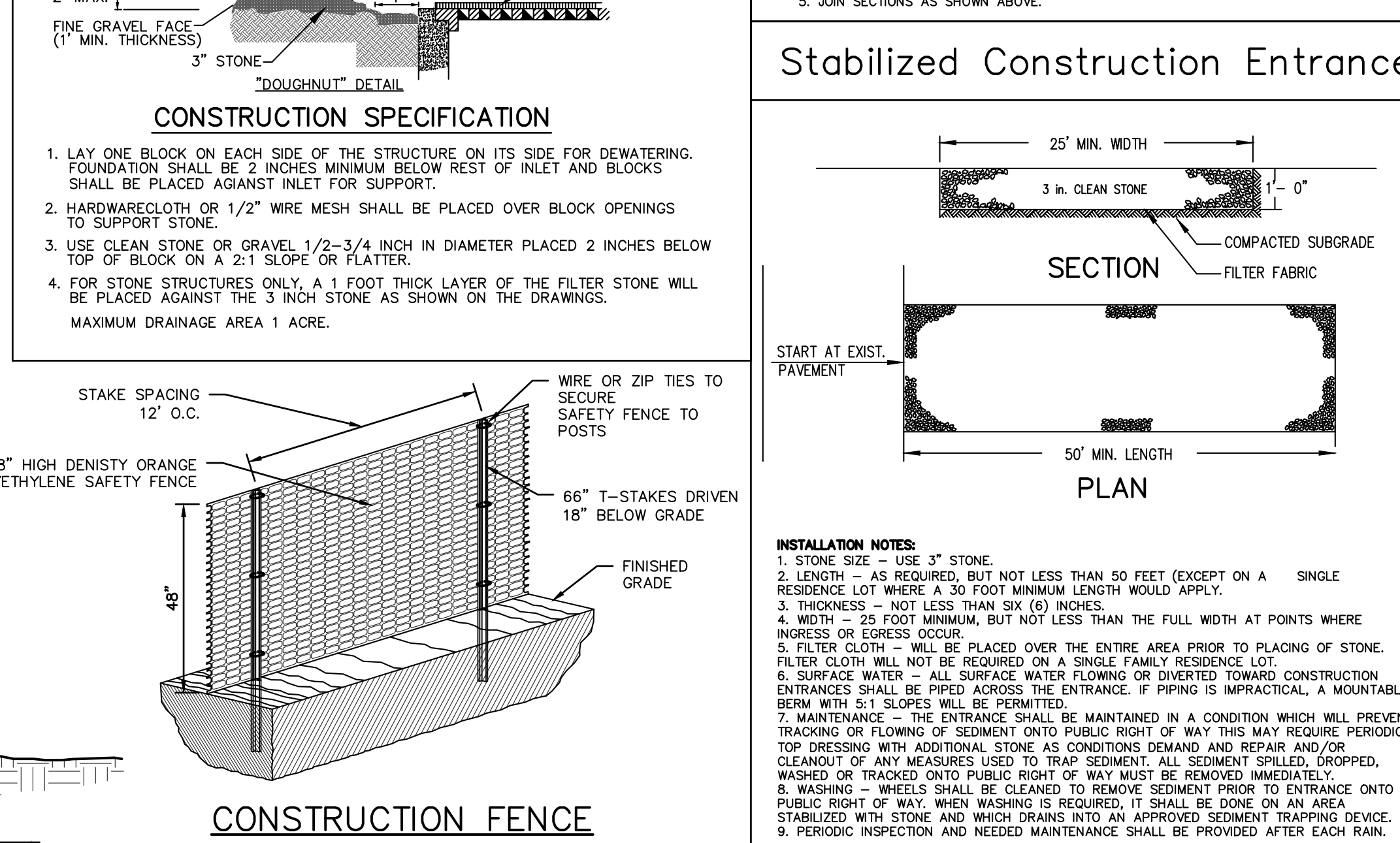
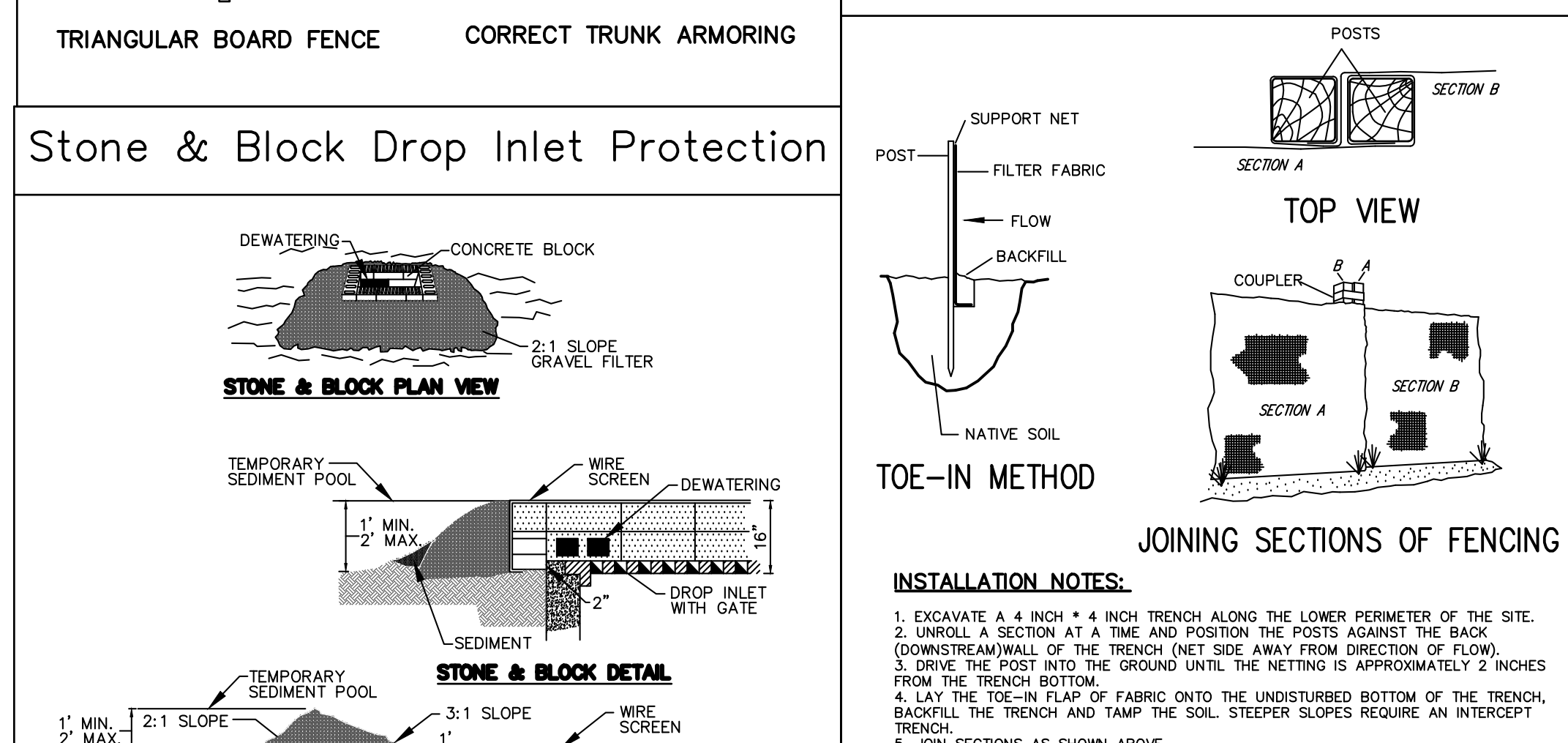
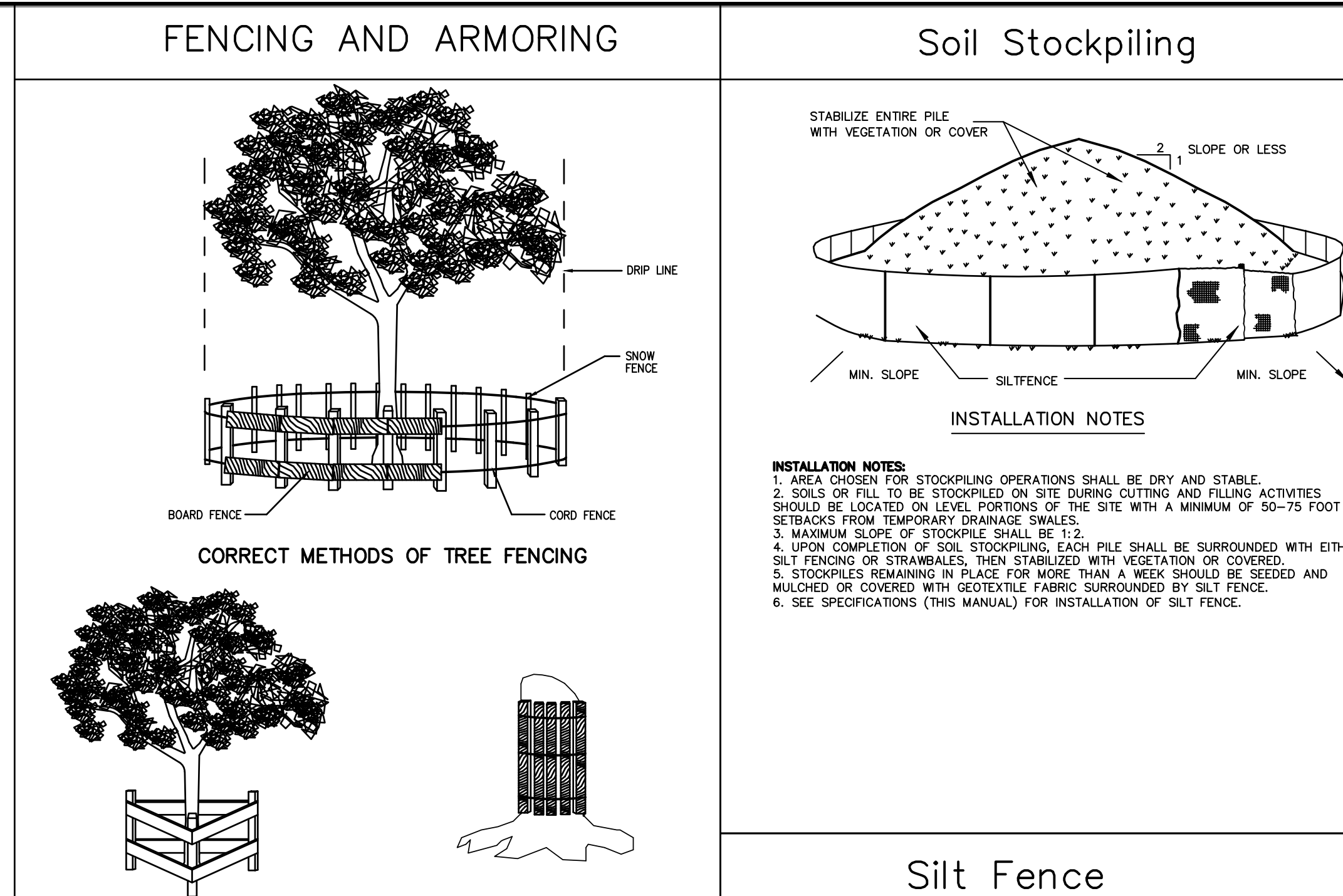
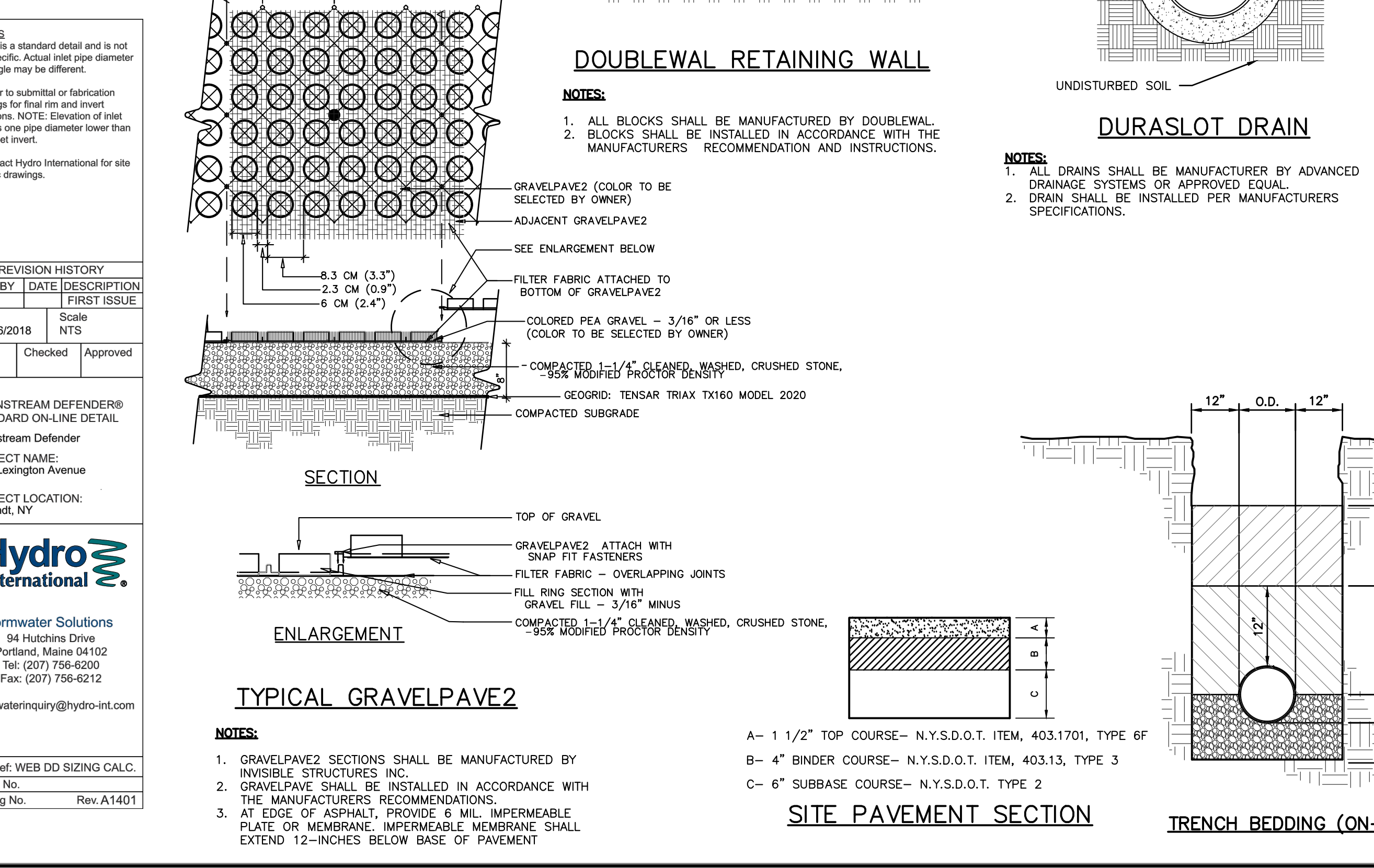
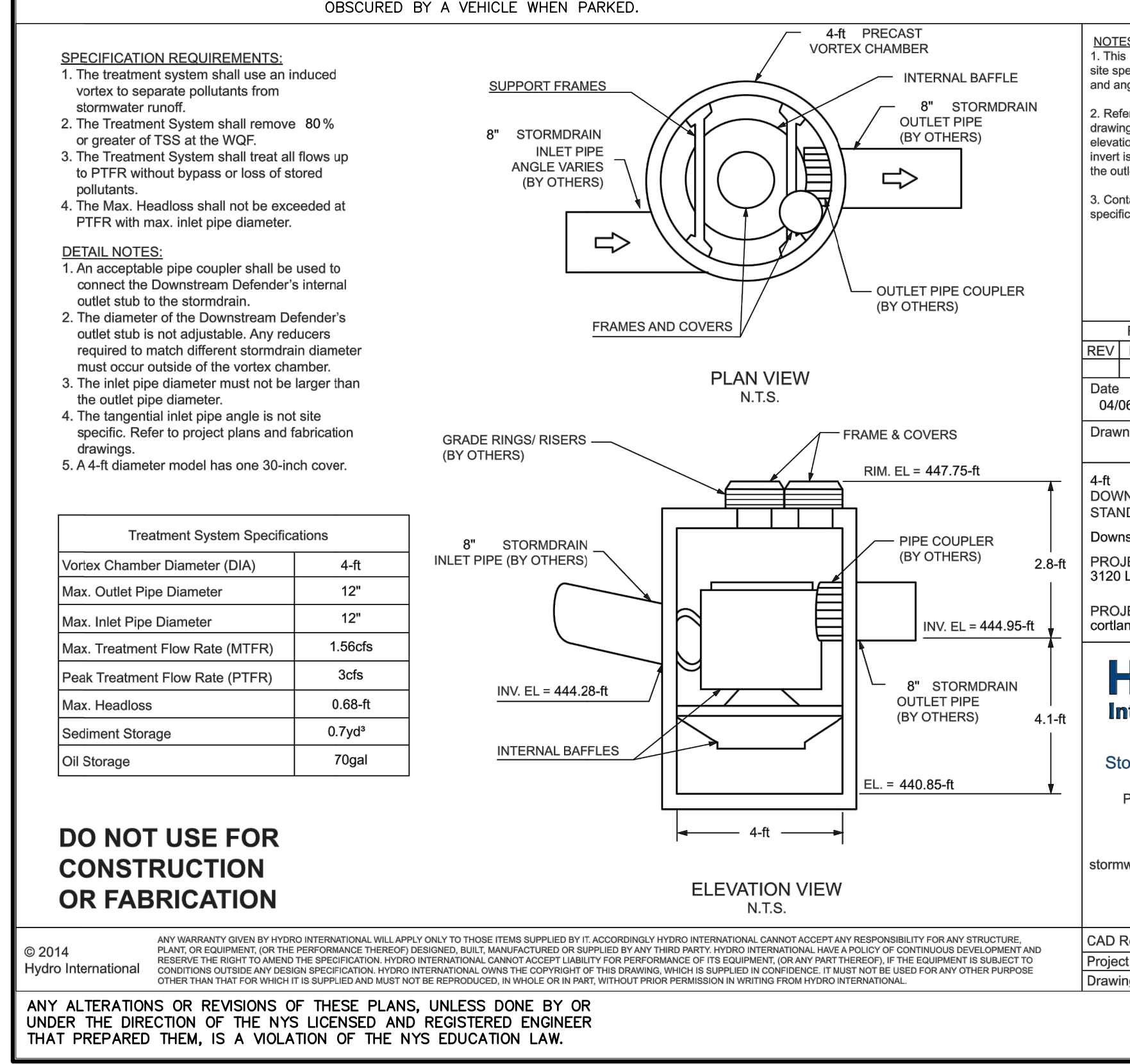
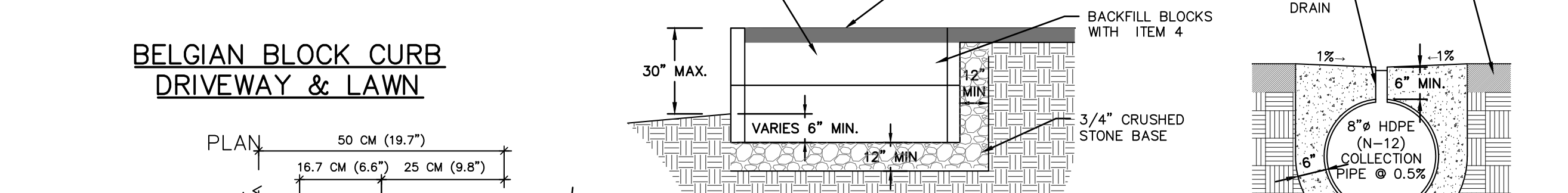
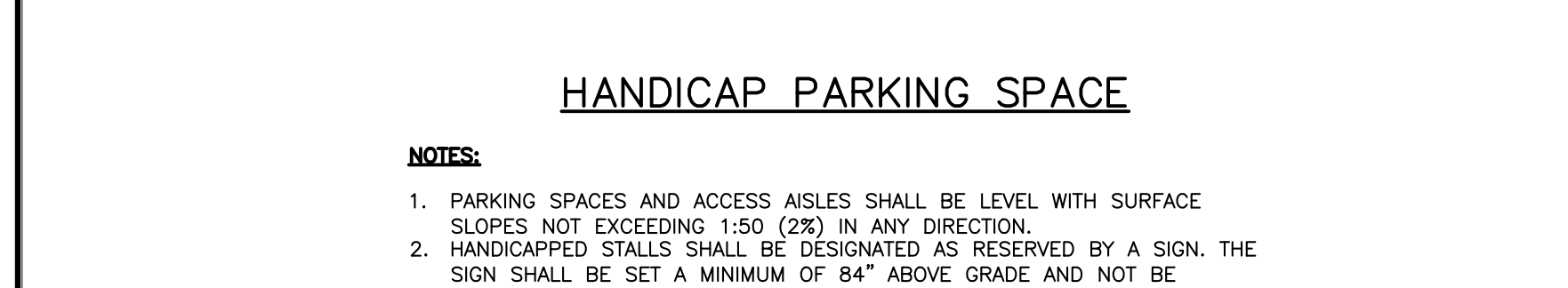
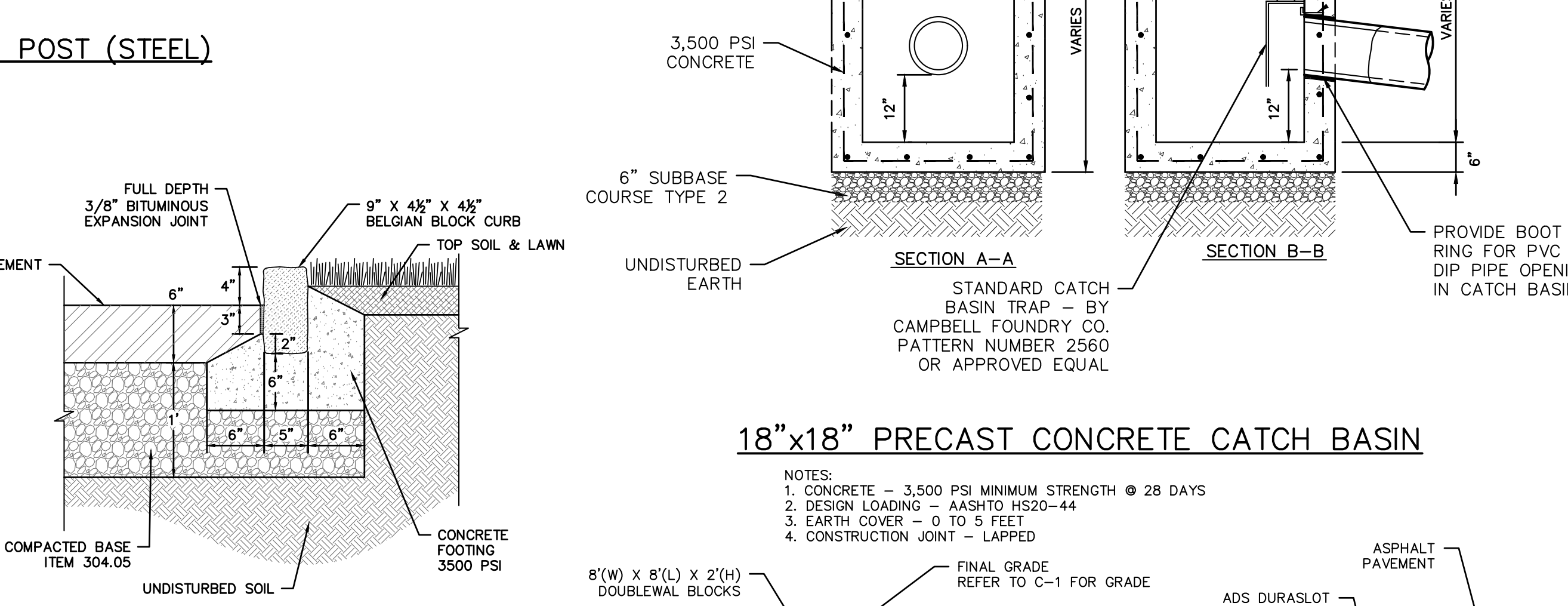
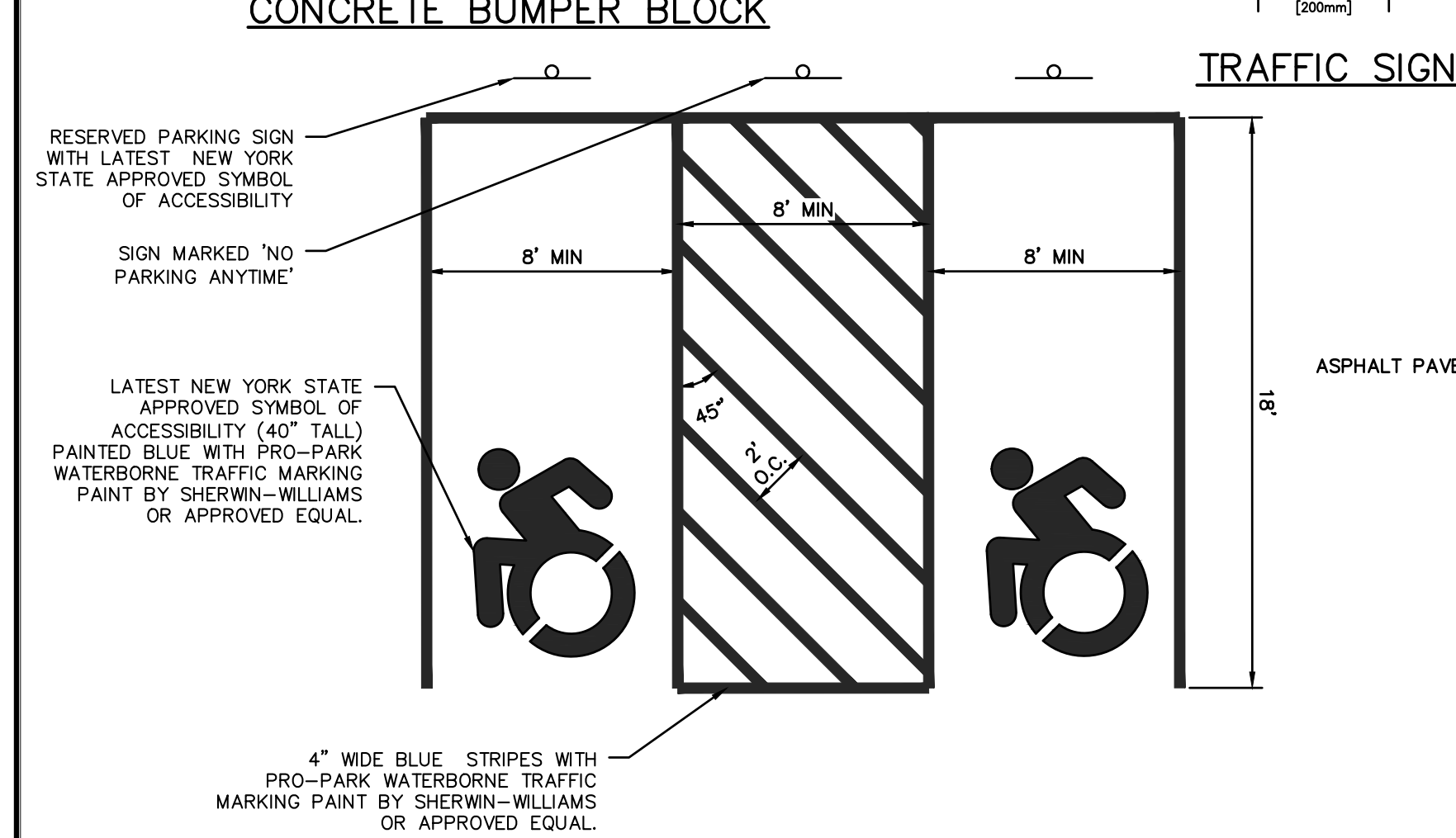
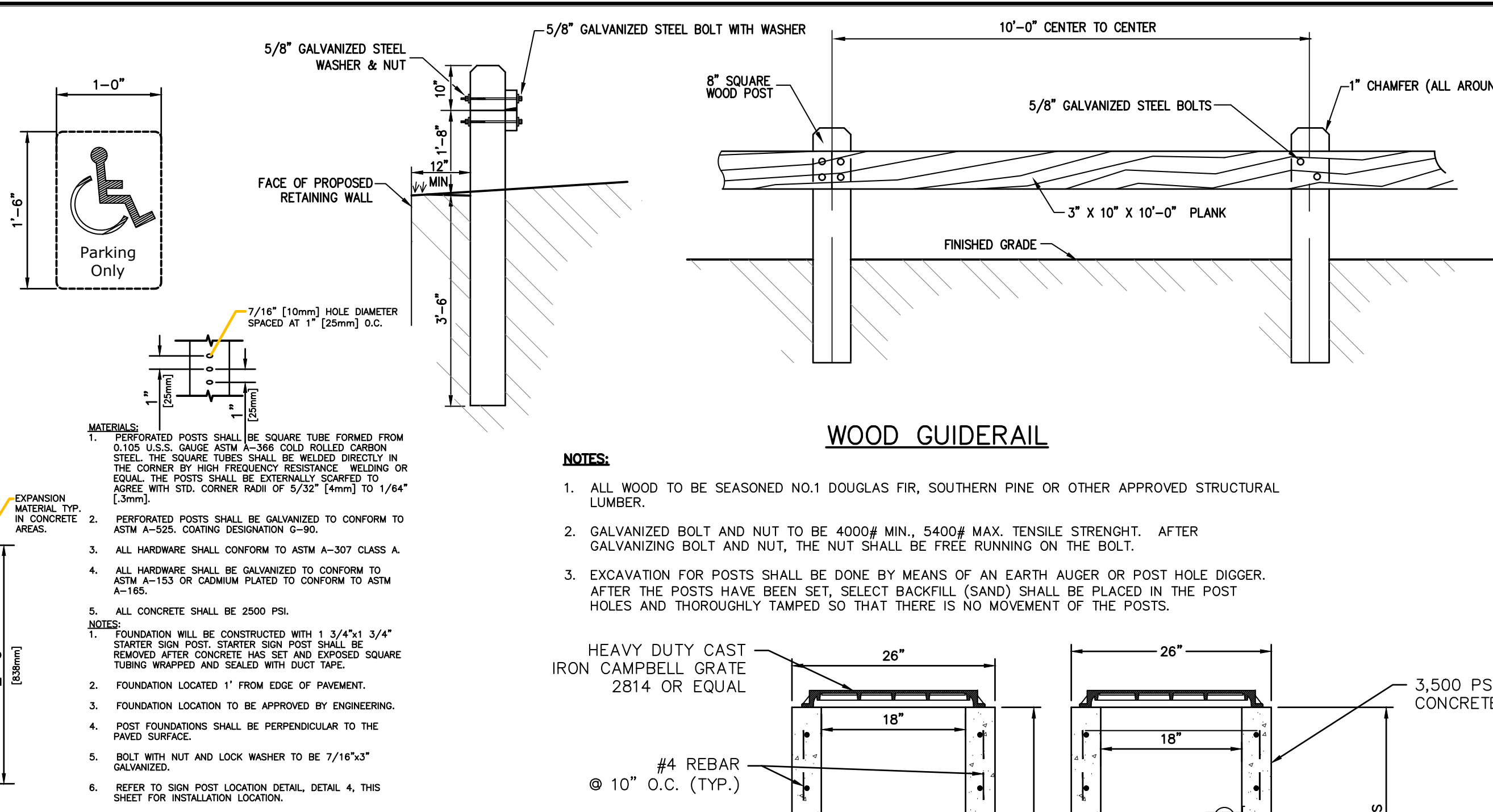
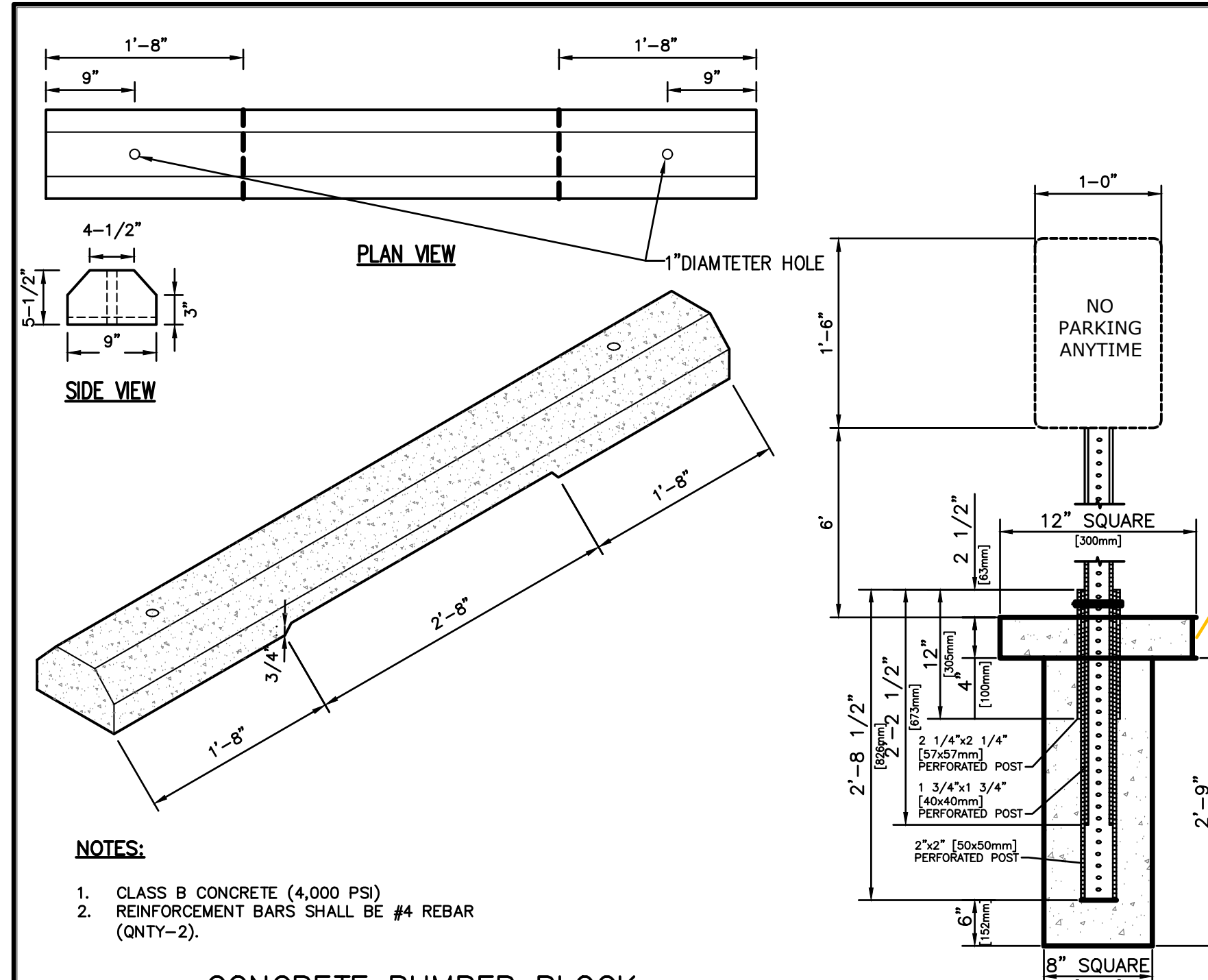
PROPOSED SITE ALTERATIONS
3120 LEXINGTON AVENUE
TOWN OF CORTLANDT
WESTCHESTER - NEW YORK

SITE PLAN

HUDSON ENGINEERING & CONSULTING, P.C.
 45 Knollwood Road - Suite 201
 Elmwood, New York 10523
 T: 914-909-0420
 F: 914-560-2086
 © 2018

Date: 03/20/18
 Scale: 1"=20'
 Designed By: T.K.
 Checked By: M.S.
 Sheet No. 3

C-1



DO NOT USE FOR CONSTRUCTION OR FABRICATION

REVISION HISTORY

REV	BY	DATE	DESCRIPTION
1	NTS	04/08/2018	FIRST ISSUE

PROPOSED SITE ALTERATIONS
3120 LEXINGTON AVENUE
TOWN OF CORTLANDT
WESTCHESTER - NEW YORK

Landscape Plan Planting & Mitigation

Notes:

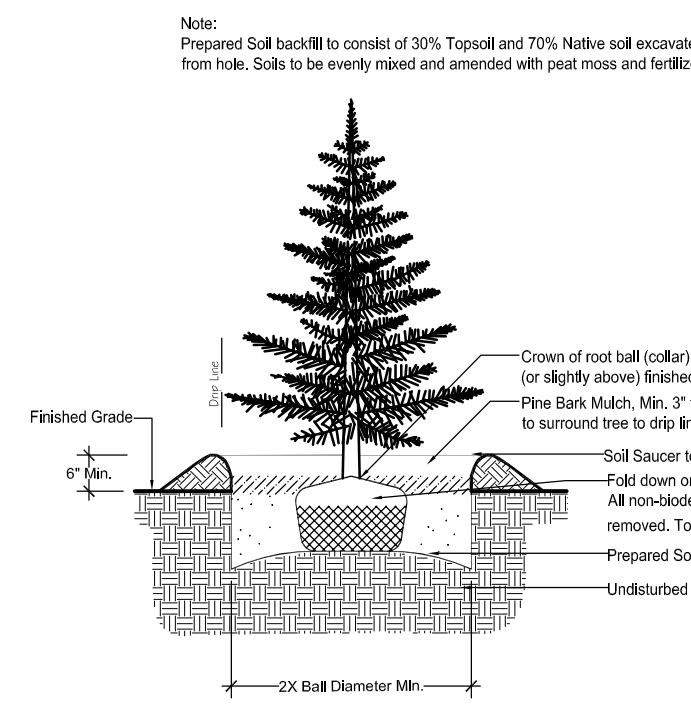
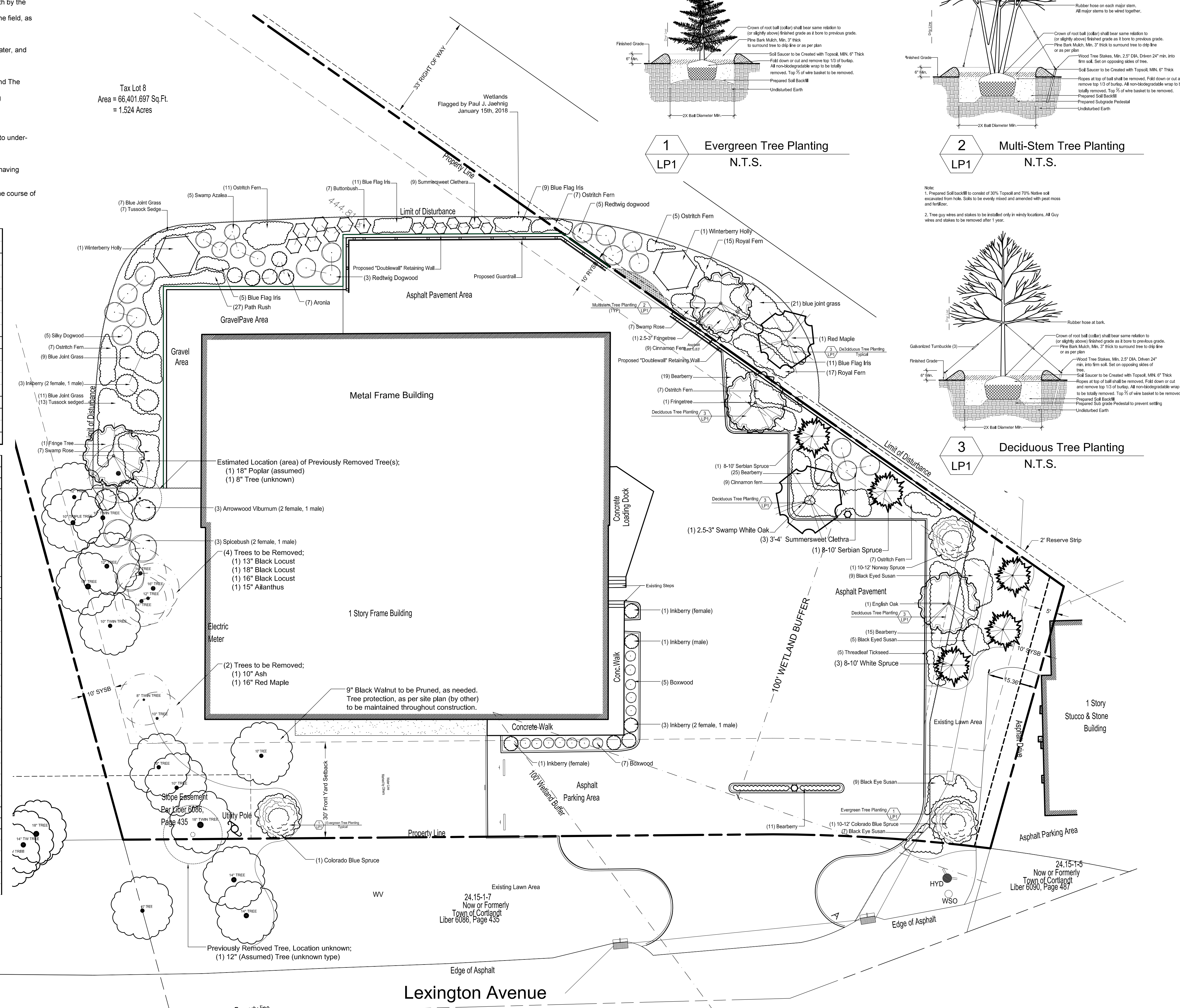
- General Notes:**
- Landscape Plan, as shown, is intended to depict landscape & wetland plantings associated with site plan(s) as prepared by other(s). In the event of a conflict the site plan (as prepared by other(s)) shall take precedence over this document.
 - Drawings as shown are intended for graphic representational purposes only. Actual site conditions, features, and dimensions may vary. It is the responsibility of the contractor/installer to verify all existing site conditions and adjust plans accordingly.
 - Proposed plant quantities and locations are approximate and are to be amended as needed at time of installation.
 - Plant substitutions, conforming to the "Town of Cortland, Tree Planting List", or approved equal, may be made at time of planting based on plant quality and availability.
 - All trees & shrubs are to be installed in accordance with tree and shrub planting guidelines as set forth by the International Society of Arboriculture.
 - Tree & Shrub plantings within close proximity to existing drainage structure(s) are to be adjusted in the field, as needed, so as to ensure adequate clearance for planting and drainage structure maintenance.
- GENERAL CONSTRUCTION NOTES:**
- The contractor shall locate and verify in the field all existing conditions, including all utilities - Gas, Water, and Electrical before the start of construction.
- Requirements of Regulatory Agencies:**
- All work to comply with all codes, rules, regulations, laws and ordinances of the State of New York and The Town of Cortland.
 - All work shall comply with the Building Code of the State of New York and all other authorities having jurisdiction.
 - It is the responsibility of the owner to obtain any and all applicable permits.

- Tree Work**
- Tree thinning to be performed on a yearly (or as needed) basis to ensure adequate light penetration to under-story plantings, as needed.
 - Removal of existing trees as noted is intended to provide access to existing structure(s) and/or prevent/eliminate present or future hazard(s) to the existing structure(s).
 - A Tree removal permit is to be obtained from the Town of Cortland (and/or other pertinent authority having jurisdiction) prior to commencement of any tree removal work.
 - Tree removal work shall be limited to those trees listed (noted) for removal within this drawing.
 - All existing trees shall be protected, as needed, to prevent and ensure against damage throughout the course of work.

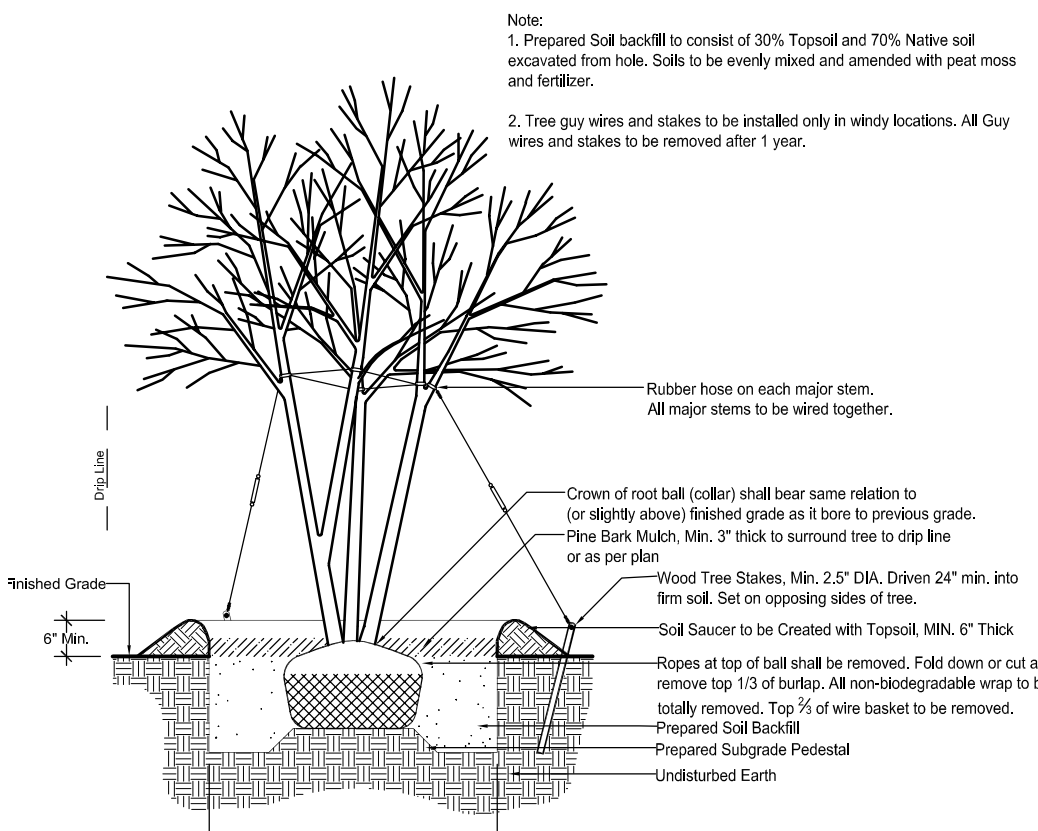
Tax Lot 8
Area = 66,401.697 Sq.Ft.
= 1.524 Acres

Schedule of Tree Removal & Mitigation			
Quantity	DBH	Description	Location
Proposed Tree Removal			
1	16"	Red maple	North/West Side of 1 Story Frame Building
1	10"	Ash	North/West Side of 1 Story Frame Building
1	15"	Ailanthus	North/West Side of 1 Story Frame Building
1	13"	Black Locust	North/West Side of 1 Story Frame Building
1	18"	Black Locust	North/West Side of 1 Story Frame Building
1	16"	Black Locust	North/West Side of 1 Story Frame Building
6	Total Quantity To Be Removed		
Previously Removed Tree(s) (Estimated)			
1	18"	Poplar (or similar)	North/West Side of Metal Frame Building
1	8"	Deciduous Tree (unknown variety)	North/West Side of Metal Frame Building
1	12"	Deciduous Tree (unknown variety)	West Side of Front Yard Area (within woodline)
3	Estimated total of Trees Previously Removed		
9	Total Tree Removal Quantity		
Tree Mitigation Rate of 1.5 times Total Removed: $9 \times 1.5 = 13.5$			

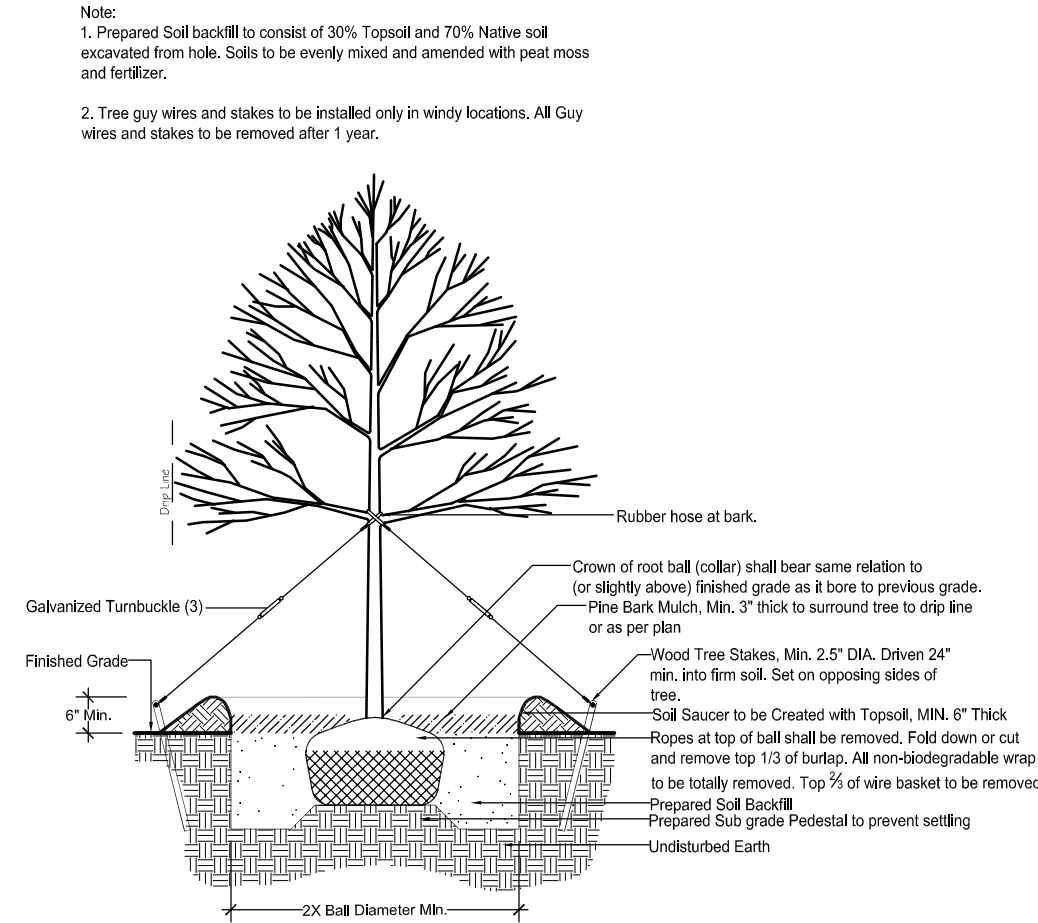
Schedule of Proposed Plantings				
Quantity	Botanical Name	Common Name	Size/Condition	Note(s)
Trees				
1	Acer rubrum	Red Maple	3-3.5"	
4	Chionanthus virginicus	Fringetree	3-3.5" DBH	
1	Picea Abies	Norway Spruce	10-12" B&B	
3	Picea glauca	White Spruce	8-10" B&B	
2	Picea omorika	Serbian Spruce	8-10" B&B	
2	Picea pugnans	Colorado Blue Spruce	10-12" B&B	
1	Quercus bicolor	Swamp White Oak	3-3.5" DBH	
1	Quercus robur	English Oak	3-3.5" DBH	
14	Total Quantity of Trees			
Shrubs				
70	Arctostaphylos uva-ursi	Bearberry	1 gal. cont.	
7	Aronia melanocarpa	Black Chokeberry	3 gal. cont.	
7	Cephalanthus occidentalis	Buttonbush	3 gal. cont.	
12	Clethra alnifolia	Summersweet Clethra	2 gal. cont.	
5	Cornus amomum	Silky Dogwood	3 gal. cont.	
8	Cornus sericea 'Bailey'	Red Twig Dogwood	3 gal. cont.	
12	Buxus sempervrens	American Boxwood	30-36"	
9	Clethra alnifolia	Summersweet Clethra	3-4" B&B	
8	Cornus alba 'Sibirica'	Redtwig dogwood	5 gal. cont.	
5	Rhododendron viscosum	Swamp Azalea	3 gal. cont.	
14	Rosa palustris	Swamp Rose	3 gal. cont.	
6	Ilex glabra	Inkberry	7 gal. cont.	female
3	Ilex glabra	Inkberry	7 gal. cont.	male
1	Ilex verticillata	Winterberry Holly	30-36"	female
1	Ilex verticillata	Winterberry Holly	30-36"	male
2	Viburnum dentatum	Arrowwood Viburnum	5 gal. cont.	female
1	Viburnum dentatum	Arrowwood Viburnum	5 gal. cont.	male
2	Lindera benzoin	Spicebush	3-4'	female
1	Lindera benzoin	Spicebush	3-4'	male
Perennials, Grasses, & Groundcover(s)				
18	Osmundastrum cinnamomeum	Cinnamon Fern	2" plug	
48	Calamagrostis canadensis	Blue Joint Grass	2" plug	
20	Carex stricta	Tussock Sedge	2" plug	
5	Coreopsis verticillata	Threadleaf Tickseed	1 gal. cont.	
25	Iris versicolor	Blue Flag Iris	1 gal. cont.	
49	Matteuccia struthiopteris	Ostrich Fern	2" plug	



1 Evergreen Tree Planting
LP1 N.T.S.



2 Multi-Stem Tree Planting
LP1 N.T.S.



3 Deciduous Tree Planting
LP1 N.T.S.

Sherwood & Truitt LLC
A Landscape Architect
Owned Company
460 Spring Dr.
Yorktown Hgts. NY 10598
Tel: (914) 962-2340
E-mail:
SherwoodandTruitt@gmail.com

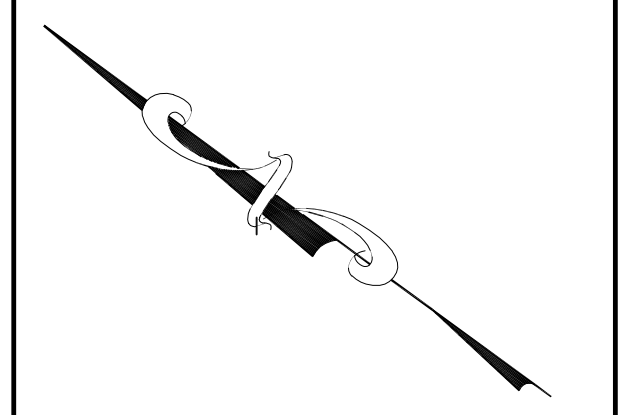
Revisions:	
Date	Description
04/13/2018	Landscape Plan
06/24/2018	Plan Revision 1
08/13/2018	Plan Revision 2
08/21/2018	Plan Revision 3
09/14/2018	Plan Revision 4

Project Title:
Proposed Site Plan Alterations

Project Location:
3120 Lexington Ave
Cortlandt, NY

Description
Landscape Plan

Date :	09.14.2018
Drawn By :	BST
Drawing # :	001
Scale :	1" = 16'-0"



Sheet No.
LP-1
3 of 3