**VILLAGE OF AIRMONT**
**PLANNING BOARD MEETING**
**TUESDAY, NOVEMBER 18, 2025**
**IN PERSON - 7:00 PM**
**REVISED AGENDA**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

5. **CONTINUED PUBLIC HEARING Shiras Miriam of Rockland County Inc**
   **46 Campbell Avenue**
   **Applicant requested an adjournment to the Thursday, January 22, 2026, PB Meeting**
   Proposed School of Religious Instruction with a Caretaker's Residence
   Proposed Site Plan & Architecturals

6. **CONTINUED PUBLIC HEARING-Congregation Ostilla 2 Beatrix Road**
   **Applicant requested an adjournment to the Thursday, January 22, 2026, PB Meeting**
   Freestanding Place of Worship
   Proposed Site Plan & Architecturals

7. **Central UTA of Monsey 236 Cherry Lane** - Request for one 90-day extension from 5/22/2025 for final site plan endorsement

8. **BEIS MEDRASH – 454 Saddle River Road** - Request for second 90-day extension from first 90 extension to 12/17/2025 for final site plan endorsement

9. **WORKSHOP-267 Cherry Lane Realty Corporation 267 Cherry Lane**
   Proposed School of Religious Instruction with a Dormitory
   Proposed Amended Site Plan & Special Permit
   **(No public comment as this is a workshop meeting not a public hearing)**

10. **CONTINUED PUBLIC HEARING- Blue Rill Estates 444 Saddle River Road**
    Proposed Plan for Senior Housing
    Proposed Amended Site Plan and Special Permit

11. **NEW BUSINESS**

12. **ADJOURNMENT**

Richard H. Sarajian
Direct Line: (845) 205- 4553
Email:rsarajian@sbnewyorklaw.com

Paul S. Baum
Direct Line: (845) 205-4556
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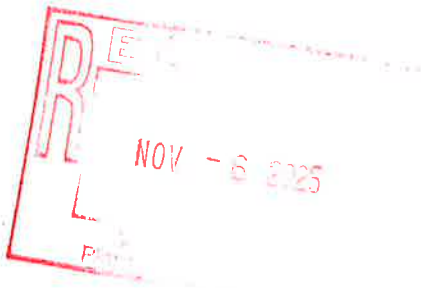
SARAJIAN & BAUM
PLLC

155 North Main Street
New City, New York 10956
Telephone: (845) 205-4558
Fax: (845) 213-2141




November 5, 2025

Honorable Yehuda Friedland
Planning Board Chairman
Village of Airmont

RE: Shiras Miriam of Rockland County Inc
46 Campbell Avenue
S/B/L: 55.15-2-82

Dear Chairman Friedland:

I represent the applicant in the above referenced matter. This matter was adjourned to the November 18, 2025 agenda for the continuation of the public hearing pending action by the Zoning Board of Appeals on the requests for variances.

The proceedings before the Zoning Board of Appeals have not been completed. The applicant will not be ready to return to the Planning Board on November 18th.

We therefore respectfully request that the public hearing presently scheduled to be continued on November 18, 2025 be adjourned to the January 22, 2026 agenda.

Thank you for your attention and consideration.

Very truly yours,

SARAJIAN & BAUM, PLLC

PAUL S. BAUM

PSB/vjl

**Plan Zone**

**From:** Moshe Pinkasovits <moshe@constarny.com>
**Sent:** Thursday, November 6, 2025 4:00 PM
**To:** Plan Zone
**Cc:** Rachel Barese
**Subject:** Re: 2 Beatrix Road

I'm working in the ARC submission.

Please adjourn us from 11/18/25 to the next available meeting.

Thanks

Moshe Pinkasovits
ConStar Construction Inc
4 Amanda Court
Airmont, NY 10952
845-222-0545

CIVILTEC
Engineering + Surveying

November 4, 2025

Village of Airmont
251 Cherry Lane
Tallman, NY 10982

RECEIVED
NOV - 6 2025
Village of Airmont
Planning & Zoning Dept

Re: Central UTA of Monsey
236 Cherry Lane
Tallman, NY 10982
Tax Lot 56.17-2-2

Dear Chairman Friedland and Planning Board Members,

We request a 90 day extension of the Site Plan approval for Central UTA of Monsey at 236 Cherry Lane. The original approval was granted on May 22, 2025.

We are currently working with the Rockland County Highway Department to finalize the sidewalk design on Cherry Lane and will continue to work towards getting all required permits.

Please contact me at (845) 547-2241 ext. 204 or by email at rsmith@civil-tec.com with any questions or concerns you may have.

Sincerely,

Rhonda Smith

Civil Tec Engineering & Surveying P.C.
139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
111 Main Street, Chester, NY 10918 Tel 845.610.3621
Civil-Tec.com

ZARIN & STEINMETZ LLP

Daniel M. Richmond
dmrichmond@zarin-steinmetz.com

November 17, 2025

RECEIVED
NOV 17 2025
Village of Airmont
Planning & Zoning Dept

Chairperson Friedland and Members of the
Village of Airmont Planning Board
Airmont Village Hall
251 Cherry Lane
Airmont, New York 10952

**Re: 454 Saddle River Road LLC;**
**Tax Lot 62.11-2-11.2;**
**Site Plan and Special Permit Application for**
**Freestanding Place of Worship;**
***Extension Request***

Dear Chairperson Friedland and Members of the Planning Board:

As you will recall, this Firm, in conjunction with Rachel Barese, P.E. of Civil Tec Engineering & Surveying, PC, represents 454 Saddle River Road LLC ("Applicant"), in connection with its proposal to create a Freestanding Place of Worship with an accessory rabbi's residence on the above-referenced property. By this letter, the Applicant respectfully requests a further 90-day extension of its time to fulfill the conditions for the signing of the project Site Plan.

Your Board granted Site Plan and Special Permit approval by Resolution dated January 23, 2025, and granted a further 90-day extension of that approval, which extended the approval to December 17, 2025. The Applicant has worked diligently to satisfy the conditions of your Board's approval, and awaits confirmation from the Board's engineer that its plan is satisfactory for signature. While the Applicant is hopeful this will occur well in advance of December 17th, in an excess of caution, the Applicant makes this request.

As always, we appreciate your Board's time and attention. Please let us know if your Board has any questions or requires any additional information.

Very truly yours,

By: _____
Daniel M. Richmond, Esq.

cc: 454 Saddle River Road LLC
Rachel Barese, P.E.
Civil Tec Engineering & Surveying, PC

Phone: (914) 682-7800
Direct: (914) 220-9792

81 Main Street, Suite 415 White Plains, New York 10601
www.zarin-steinmetz.com

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
*Counsel to* Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

PLANNING BOARD
VILLAGE OF AIRMONT

NARRATIVE SUMMARY

267 CHERRY LANE
Tax Lot 56.13-1-49

This is an application to convert the existing Ramapo Athletic Training Center to a residential men's religious school.

The site is in an R-40 zone. It has a lot area of 462,813sf (10.62ac). It is currently improved with a 16,735sf building used as a gym/fitness center – a use that dates to the 1980s.

The applicant wishes to convert the site to a residential men's religious school. The existing building would be used for academic and administrative purposes. A new 10,013sf addition would be built to provide dormitory accommodations for 150 men. The school would have no day students.

The parcel is affected by a declaration of restrictive covenants. The original declaration restricted the use to commercial recreation use. A recent modification of the declaration now allows the proposed school as well. Copies of the original and modified declaration are submitted herewith.

The proposal meets all dimensional requirements of the Zoning Code. However, a parking variance will be required because of the dormitory. The parking calculation is shown on the drawings submitted herewith.

The proposed use also requires a special permit from this Board (Zoning Code § 210-119).

***Proposed Operations***

The school will have a maximum enrollment of 150 men aged 17 to 20 for secondary religious education. It is anticipated that it will take three years to reach maximum enrollment through a process of limited year-by-year expansion. All the students will live on-site during the school session. The dormitory will be limited to enrolled students and adult resident advisors. There will be ten full-time equivalent faculty and staff at maximum enrollment.

Because all students will be residing on-site, no school buses will be used. Non-resident staff and faculty will arrive via private passenger vehicles or taxis. Thus, there will be minimal traffic generated.

Food will be prepared by an outside caterer and delivered to the site for warming and serving. There will be no on-site commercial kitchen.

On-site recreation includes a gymnasium and grassed areas.

***Special Permit Requirements***

A special permit, or special use permit, is defined as,

> an authorization of a particular land use which is permitted in a zoning ordinance or local law, subject to requirements imposed by such zoning ordinance or local law to assure that the proposed use is in harmony with such zoning ordinance or local law and will not adversely affect the neighborhood if such requirements are met.[1]

Uses that are allowed under a special permit

> have been determined to be compatible with the allowed uses in the district, but to ensure that the character of the community and other public health, safety and welfare concerns are protected, permits relating to those uses are not automatic, but are rather subject to review by a designated municipal board [citations omitted].[2]

Unlike a use variance, a special permit use is "tantamount to a legislative finding that the permitted use is in harmony with the zoning and will not adversely affect the neighborhood."[3] As such, "it must be granted where the articulated conditions have been met unless there exists a reasonable ground for denial supported by substantial evidence."[4]

The need for area variances does not constitute non-compliance with the "articulated conditions":

> Notwithstanding any provision of law to the contrary, where a proposed special use permit contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section two hundred sixty-seven-b of this article, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations.[5]

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[1] Town L. § 274-b.1.
[2] 2 Salkin, *New York Zoning Law and Practice* (4th ed.), § 30:1.
[3] *Id.* at § 30:2.
[4] *Id.*
[5] Town L. § 274-b.3.

Special permits run with the land and are not limited to the individual applicant or property owner.[6]

The proposed school must comply with the special permit requirements for "educational institutions with accessory housing" (Zoning Code § 210-119):

*The standards for educational institutions with accessory housing shall be as follows:*

*A. Required bulk standards.*
*(1) Minimum lot size: 10 acres.*
*(2) Minimum required lot frontage: 200 feet.*
*(3) Minimum required lot width at building line: 200 feet.*
*(4) Minimum required front setback from public right-of-way: 250 feet.*
*(5) Minimum required side setback: 100 feet, with a minimum total side setback of 200 feet.*
*(6) Minimum required rear setback: 100 feet.*
*(7) Minimum setback from internal roadway: 25 feet.*
*(8) Maximum building coverage shall not exceed 10% of lot area in residential districts and 20% of lot area in commercial districts. Lot area shall be calculated pursuant to Article IV, § 210-29A.*
*(9) Maximum development coverage shall not exceed 25% of lot area in residential districts and 40% of lot area in commercial districts. Lot area shall be calculated pursuant to Article IV, § 210-29A. Wherever practicable, the Planning Board shall encourage the use of pervious materials.*
*(10) Maximum permitted building height: two stories, not to exceed 30 feet, except dormitories in the VC District shall not exceed three stories or 40 feet, whichever is less. In addition to the permitted height exceptions set forth in § 210-40 of this chapter, spires, belfry, domes, crosses, cupolas and other like religiously significant architectural elements are permitted to exceed the building height by 50% or 20 feet, whichever is less.*
*(11) Minimum separation between detached buildings shall be 50 feet.*
*(12) Buffer requirements as determined by the Planning Board to protect privacy of the proposed facility and adjoining property owners, as the case may be.*

Complies.

*B. Design requirements.*
*(1) The applicant must obtain site development plan approval from the Planning Board in accordance with Article IX. In addition to all other requirements set forth in Article IX, the applicant must prepare and receive Planning Board approval for a landscaping plan addressing the following subjects:*

> *(a) Buffer area. Landscaping within the required setback areas to visually screen the educational institution with accessory housing from residential uses that are within the line of sight of the institution.*

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[6] *St. Onge v. Donovan,* 71 N.Y.2d 507, 527 N.Y.S.2d 721 (1988).

*(b) All portions of the project site not used for impervious surfaces shall be attractively landscaped or left in a natural condition.*

Complies.

*(2) Usable open space. The educational institution with accessory housing shall include at least one outdoor area of distinctive design to create an area for gathering and/or recreation for use by the students, staff, and faculty of such institution.*

*(a) The usable open space shall be linked to an on-site pedestrian walkway network.*

Complies.

*(b) For any educational institution wherein the accessory housing consists solely of dormitories, the usable open space shall equal no less than of 15% of the lot area.*

Complies.

*(c) For any educational institution wherein the accessory housing consists solely of adult family student housing, the usable open space shall be equal to no less than a ratio of three acres per 100 dwelling units, or 15% of the lot area, whichever is greater.*

Not applicable.

*(d) For any educational institution wherein the accessory housing consists of a combination of both dormitories and adult family student housing, usable open space shall equal no less than 15% of the lot area, plus additional usable open space equaling no less than a ratio of three acres per 100 dwelling units.*

Not applicable.

*(e) For any educational institution wherein any adult family student housing is proposed as accessory housing, either solely or in combination with dormitories, no less than 20% of the usable open space shall consist of active recreation.*

Not applicable.

*(3) Playing fields. Outdoor playing fields shall be set back from neighboring streets and property lines a minimum of 250 feet, and shall be screened from public view with fencing and/or buffer landscaping.*

Will comply.

*(4) Lighting. Outdoor lighting shall be limited to that necessary for operational reasons and shall be so designed as to not be incompatible with surrounding land uses. The applicant shall provide a lighting plan showing that exterior lighting will not be directly visible beyond the boundaries of the property line to the maximum extent practicable. Any lighting shall be directed away from adjoining streets and properties, and shall be arranged as to reflect the light away from any adjoining properties and abutting streets, highways and roads.*

Will comply.

*(5) Noise. Noise-producing equipment and/or uses shall be sited and/or insulated to prevent any detectable increase in noise above ambient levels as measured at the property line. Public address systems shall be absolutely prohibited.*

Will comply.

*(6) Utilities. All utilities shall be installed underground or within buildings.*

Will comply.

*(7) Architectural review. All applications for educational institution with accessory housing shall be referred to the Architectural Review Committee in accordance with Chapter 5, Architectural Review Committee, of the Village of Airmont Code.*

Noted.

*C. Parking and internal roadway requirements.*
*(1) All on-site streets, roadways, driveways and parking areas are to be edged with curb and constructed according to Village design standards.*

Complies.

*(2) Structures or parts of buildings used solely for the parking of vehicles are permitted a maximum height of three levels if the first level is within three feet vertically of grade. Under no circumstances shall a structure or building used for parking exceed 30 feet in height.*

Not applicable.

*(3) When considering a proposed parking structure, the Planning Board shall consider the effects of the proposed structure in terms of traffic and environmental concerns, such as noise, air quality and headlight glare, particularly the effects on any proximate residential properties, and shall require landscaping, fencing or other measures to mitigate any adverse effects. Parking structures shall only be incorporated into a site plan to achieve the objectives of this chapter, including, but not limited to, preservation of open space and reduction of building coverage.*

Not applicable.

*(4) On-site parking requirements shall be determined for each specific component use contained within an educational institution with accessory housing and then summed to determine the minimum number of required parking stalls. Parking shall be provided in accordance with the table below:*

**Table 1**
**On-Site Parking Requirements**

| Component Land Use | Required Off-Street Parking Spaces |
|---|---|
| Educational use | 1 space per 300 feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16 |
| Sanctuary space and other assembly spaces | 1 space for 3.5 seats or chairs. In accounting for benches and pews, 1 seat equals 3 linear feet of bench space. |
| Administrative offices | 1 space per 300 square feet of floor area |
| Residential: | |
| Student dormitory, high school | 1 space per 4 beds |
| Component Land Use | Required Off-Street Parking Spaces |
| Student dormitory, post-secondary | 1 space per 2 beds |
| Convent/rectory/monastery | 1 space per 3 beds |
| 1-bedroom dwelling unit | 1.8 spaces per unit |
| 2-bedroom dwelling unit | 2 spaces per unit |
| 3-bedroom dwelling unit | 2.1 spaces per unit |
| 4-bedroom dwelling unit | 2.4 spaces per unit |

Variance needed.

*(5) The Planning Board may reduce the number of required parking spaces in accordance with § 210-47 of this chapter.*

Not applicable.

*D. Health and safety considerations.*
*(1) Sewer. Each applicant shall demonstrate through empirical data that there is sufficient sewer capacity for the project, and shall either secure Rockland County Health Department approval of a subsurface septic disposal system or connect into an approved centralized wastewater treatment system.*
*(2) Water. Each applicant shall demonstrate through empirical data that there is sufficient water capacity for the project, and shall supply a potable water delivery system capable of meeting both the domestic water and emergency fire-fighting needs of the facility.*
*(3) Sprinkler. Fire protection must be provided by sprinkler system throughout each building, regardless of whether such building(s) is an existing structure or new construction.*

Will comply.

*E. General housing provisions.*
*(1) Housing shall only be permitted as an accessory use to an educational institution, and shall consist of either dormitories and/or adult family student housing as defined by this chapter.*
*(2) The educational institution must occupy at least 35% of the floor area of the project site.*
*(3) There shall be no more housing units constructed as part of any educational institution as there is capacity for full-time students or faculty.*
*(4) Housing units shall only be occupied in accordance with the limitations set forth in this section. The educational institution with accessory housing shall provide annual reports to the Village Building Department demonstrating compliance.*
*(5) No housing unit shall be permitted in a cellar or basement.*
*(6) No housing unit shall be sold in fee simple or subdivided from the educational institution use.*
*(7) The duration of a student's residency shall not exceed six years unless extended by Planning Board for good cause at the time of application or upon written request. Good cause shall include, but not be limited to, a longer period of full-time study consistent with recognized religious practice or belief.*
*(8) Central refuse collection areas shall be located for the convenience of all dwelling units. They shall be supplied with an adequate number and type of covered receptacles and shall be provided with proper screening and maintenance. Such areas shall not be located in the required front yard.*

Complies.

*F. Specific housing provisions.*
*(1) Dormitories.*
*(a) A dormitory or dormitory suite shall be permitted only in habitable floors of a structure as defined by the State Building Code.*
*(b) A dormitory building shall comply with the bulk standards set forth in this section.*
*(c) Each dormitory or dormitory suite constructed in association with and as part of an educational institution shall be limited in occupancy to full-time students or full-time staff. If a person ceases to be eligible for occupancy, said person must vacate the dormitory within 30 days.*
*(d) For the purposes of this section:*
> *[1] Full-time students shall be defined as students who are enrolled for no less than 15 hours of instruction per week.*
> *[2] Full-time staff shall be defined as employees of the educational institution who perform no less than 15 hours per week of work for said institution, including, but not limited to, office work, administration, and classroom instruction.*

Complies.

*(2) Adult family student housing.*

*(a) Adult students and faculty must be full-time, and the duration of residency shall be limited to the period of full-time study or teaching. If a person ceases to be eligible for occupancy, said person and family must vacate his/her dwelling unit within 30 days.*
*(b) Townhomes, attached homes and any multifamily residence building shall comply with the required bulk standards set forth in § 210-119A.*
*(c) The site density for per net acre for townhomes or attached homes shall not exceed six dwelling units per net acre.*
*(d) Fifty percent of the dwelling units shall be either one- or two-bedroom units. The remaining 50% of the dwelling units may be three- or four-bedroom units. No more than 10% of the dwelling units may be occupied by faculty.*
*(e) The residential units shall not be occupied by anyone other than adult students, adult faculty members, spouses or spousal equivalents of the adult faculty or adult students, and minor children of the adult students or adult faculty.*
*(f) Occupancy of each residential unit shall be in accordance with all applicable state laws, rules and regulations, including, but not limited to, the Property Maintenance Code of New York State as set forth in 19 NYCRR 1226, as may be amended from time to time.*
*(g) The project shall provide a separate bus stop located on-site along the street access, which may be within the required front yard. The bus stop must be designated to ensure safe pick-up and drop-off of children and to minimize impact on traffic flow.*

Not applicable.

*G. Signs. Signs shall be permitted for educational institutions with accessory housing in accordance with Article VIII of this chapter.*

Will comply. The applicant reserves the right to seek variances.

*H. Other conditions and safeguards. The Planning Board shall attach such other conditions and safeguards to the special permit use as are necessary for the protection of the health, safety and welfare of the community, and to assure continual conformance with the intent of this chapter.*

Noted.

*I. Discontinuation of use. If active and continuous use of the educational institution is discontinued during a continuous period of one year, the approval for residential use of the dormitories and/or adult family student housing in connection with said educational institution shall automatically terminate. The dormitories and/or adult family student housing must be vacated within six months of said discontinuance. The building(s) and land upon which the educational institution with accessory housing had been established shall thereafter be occupied and used only in a manner permitted in the applicable Zoning District, subject to any necessary approvals required under the chapter.*

Noted.

*J. Compliance. Failure to comply with any provision of this section shall be deemed a violation of this chapter, and may result in revocation of the special permit use, and/or any appropriate enforcement proceeding available under any local or state law, ordinance or regulation.*

Noted.

*K. Grandfathering. The provisions of this section shall not apply to any application for an educational institution with accessory housing, which is, as of the effective date hereof, the subject of a stipulation of settlement or order of a court of competent jurisdiction.*

Not applicable.

***SEQRA and GML Status***

The project is an Unlisted action under SEQRA.

The site is adjacent to Cherry Lane, a county road, and therefore requires referral to the Rockland County Planning Department under GML § 239-m.

Dated: August 21, 2025
New City, New York

EMANUEL LAW, PC

By: _____
Ira M. Emanuel

# Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-414-5522 EXT. 103 Fax: 845-414-5529
Website: www.airmont.org

## APPLICATION REVIEW FORM

### PART I

Date 10/13/2025

*Please check all that apply:*

- [X] Planning Board
- [ ] C.D.R.C. *(Informal)*
- [ ] Architectural Review Committee
- [ ] Village Board of Trustees
- [ ] Zoning Board of Appeals
- [ ] Subdivision *(indicate Sketch, Preliminary or Final)*
  Number of Lots
  - [ ] Sketch
  - [ ] Preliminary
  - [ ] Final
- [X] Site Development Plan
- [ ] Plan Sign Plan Review
- [X] Special Permit
- [ ] Zone Code Change
- [ ] Conditional Use
- [ ] Appeals to Zoning Board*
- [ ] Zoning Code Amendment
- [ ] Other *(specify)* _____

* *Fill out Part I and Part II of this form*

**PROJECT NAME** 267 CHERRY LANE

267 CHERRY LANE REALTY CORP.
*APPLICANT*

1624 Webster Ave | Bronx | NY | 10457
*STREET* | *CITY* | *STATE* | *ZIP*

1 (718) 731-6770 | IRVING@BAUERINC.COM | *FAX*
*PHONE* | *EMAIL*

267 CHERRY LANE REALTY CORP
*PROPERTY OWNER*

1624 WEBSTER AVE. | BRONX | NY | 10457
*STREET* | *CITY* | *STATE* | *ZIP*

*PHONE* | *FAX*

PAUL GDANSKI PE, PLLC.
ENGINEER / ARCHITECT / SURVEYOR

3512 WHITTIER CT | MAHWAH | NJ | 07430
STREET | CITY | STATE | ZIP

917 418 0999 | EMAIL | FAX
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ATTORNEY

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845-634-4141 | IRA@EMANUELLAW.COM | 845-634-9312
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KAREN GLUBERMAN
CONTACT PERSON

1624 Webster Ave | Bronx | NY | 10457
STREET | CITY | STATE | ZIP

845-222-9462 | KarenLynnCristiano@gmail.com
PHONE | EMAIL | FAX

**TAX MAP DESIGNATION**

| SECTION | BLOCK | LOT(S) |
|---|---|---|
| 56.13 | 1 | 49 |
| | | |

**LOCATION**

On the WEST side of CHERRY LANE,

approximately 1000 feet NORTH of ANNETTE LA.

Acreage of Parcel 10.6 ACRES Zoning District R-40

School District SUFFERN CENTRAL Postal District

**PROJECT DESCRIPTION**

SCHOOL OF RELIGIOUS INSTRUCTION & DORMITORY

**IF SUBDIVISION**

1. Is any variance from the Subdivision Regulations being requested?
   ☐ Yes ☑ No

   *If yes, list variances on separate sheet and attach to application.*

2. Is any open space being offered?
   ☐ Yes ☑ No *If yes, what amount?*

**IF SITE DEVELOPMENT PLAN**

Are any waivers from the Site Development Plan Rules and Regulations being requested?
☑ Yes ☐ No

*If yes, list waiver(s) on separate sheet and attach to application.*

**PROJECT HISTORY**

Has this project ever been reviewed before?
☐ Yes ☑ No

*If yes, list case number, name, date and the Board you appeared before:*

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

This property *IS* within 500 feet of: *(Check all that apply)*

| | | |
|---|---|---|
| ☑ State or County Road | ☐ State or County Park | ☐ Long Path |
| ☐ County Stream | ☐ Municipal Boundary | ☐ County or State Facility |

List name(s) of facility checked above:

_____

_____

_____

This property *IS* directly adjacent to:
*(Check all that apply)*

| | | |
|---|---|---|
| ☑ State or County Road | ☐ State or County Park | ☐ Long Path |
| ☐ County Stream | ☐ Municipal Boundary | ☐ County or State Facility |

List name(s) of facility checked above:

_____

_____

_____

***IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L & M AND/OR N UNLESS WAIVED FROM REVIEW.***

**REFERRAL AGENCIES**

| | |
|---|---|
| ☐ R.C. Highway Department | ☐ NYS Dept. of Transportation |
| ☐ R.C. Drainage Agency | ☐ NYS Thruway Authority |
| ☐ R.C. Dept. of Environmental Health | ☐ Adjacent Municipality |
| ☑ R.C. Sewer District #1 | ☑ Town of Ramapo Sewer Dept. |

PLANNING BOARD AND ZONING BOARD OF APPEALS APPLICANTS ONLY
YOU MUST SEND A COPY OF APPLICATION & PLANS TO:

Regional Manager
Orange and Rockland Utilities, Inc.
390 West Route 59
Spring Valley, New York 10977

I have sent copies of the plans and application to Orange and Rockland Utilities, Inc. on 10-13-25.
DATE

SIGNATURE

10-13-25
DATE

## ALL APPLICANTS
### SIGNATURE & CERTIFICATION

State of New York
County of Rockland
SS: Village of Airmont

I IRVING BAUER hereby depose and say that all the above statements contained in the papers submitted herewith are true.

SIGNATURE

1624 WARBURTON AVE APT N.Y. 10957
STREET CITY STATE ZIP

Sworn to before me this 1st day of Aug 2025.

NOTARY PUBLIC

STANLEY M. HYMAN
NOTARY PUBLIC, State of New York
No. 02HY-1915875
Qualified in Queens County
Commission Expires August 31, 2026

**AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT**

State of New York
County of Rockland
SS: Village of Airmont

I, IRVING HAVEN being duly sworn, hereby depose and say that I reside at the County of Westchester in the State of NY.

I am the * President of 267 Cherry Lane Realty Corp owner in fee simple of premises located at

267 CHERRY LANE Airmont N.Y

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber of conveyances, page _____.

Said premises have been in my/its possession since _____. Said premises are also known and designated on the Town of Ramapo Tax Map as:

Section: 56.13 Block: 1 Lot(s) 49

SIGNATURE

STREET CITY STATE ZIP

Sworn to before me this 1st day of Aug 2025.

STANLEY M. HYMAN
NOTARY PUBLIC, State of New York
No. 02HY-1915675
Qualified in Queens County
Commission Expires August 31, 2026

NOTARY PUBLIC

*If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.

## OWNERS CONSENT FORM TO VISIT PROPERTY

I, IRVING BAUER, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.

SIGNATURE

Sworn to before me this 1st day of Aug 2025.

STANLEY M. HYMAN
NOTARY PUBLIC, State of New York
No. 02HY-1915675
Qualified in Queens County
Commission Expires August 31, 2026

NOTARY PUBLIC

## AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, _____, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or Type full Name and Address

   _____

   _____

   _____

   _____

   Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the CDRC / PLANNING BOARD Board in the Village of Airmont,
   PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK

   Application, petition, or request is hereby submitted for:

   ☐ Variance or modification from the requirements of Article _____ Section _____

   ☐ Special permit per the requirements of Article _____ Section _____

- ☐ Exemption from a Plat or official map
- ☐ Review and approval of proposed Subdivision Plat
- ☐ An order to issue a certificate, permit or license
- ☐ An amendment to the Zoning Ordinance or Official Map or change thereof
- ☐ Other *(explain)* _____

To permit construction, maintenance and use of SCHOOL AND DORMITORY

_____

3. Premises affected are in a R-40 zone and from the Town of Ramapo Tax Map, the property is known as Section 56.13 Block 1 Lot(s) 49.

3. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

4. That to the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: *(if none, so state)* _____.

a. Name and Address of officer or employee:

_____

_____

_____

b. Nature of interest: _____

c. If stockholder, number of shares: _____

d. If officer or partner, nature of office and name of partnership:

_____

_____

e. If a spouse of brother, sister, parent, child, grandchild, or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

_____

_____

_____

_____

_____

_____

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, must be attached, if any of these are officers or employees of the State of New York or of the County of Rockland, or of the Village of Airmont.

I, IRWIN BAUER do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

SIGNATURE

| 1624 WEBSTER AVE | N-Y | 10597 |
|---|---|---|
| STREET CITY | STATE | ZIP |

Sworn to before me this 1st day of Aug, 2025.

NOTARY PUBLIC

STANLEY M. HYMAN
NOTARY PUBLIC, State of New York
No. 02HY-1915875
Qualified in Queens County
Commission Expires August 31, 2026

# Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-414-5522 EXT. 103 Fax: 845-414-5529
Website: www.airmont.org

## AGREEMENT TO PAY PROFESSIONAL CONSULTING FEES

### MEMORANDUM

Pursuant to the Village of Airmont Code Section §106-22, it is the applicant's responsibility to pay all professional consulting fees, public hearing notice fees and any other fees incurred as a result of site plan review and you're meeting with the Community Design Review Committee, Planning Board, Architectural Review Committee, Board of Trustees and/or Zoning Board of Appeals.

You will be receiving bills periodically from the ***Village of Airmont Professionals*** which must be paid in full in order for the application to continue to be processed. Failure to pay outstanding fees may result in the denial of your application and/or the Village placing a lien on the property. Below find the hourly rates per professional. ***Please note: Not all professionals attend every meeting.***

| | | |
|---|---|---|
| *Al Fusco, Village Engineer* | *$125.00* | *hourly* |
| *Dennis Letson; Alt. Village Engineer* | *$180.00* | *hourly* |
| *Al Fusco, Village Planner* | *$125.00* | *hourly* |
| *Chris Pavlacka, CDRC Attorney* | *$250.00* | *hourly* |
| *Rob Knoebel, PB Attorney* | *$250.00* | *hourly* |
| *Dan Kranshaar, ZBA Attorney* | *$220.00* | *hourly* |

AUG 27 2025
Village of Airmont
Planning & Zoning

☑ **The Village will provide a stenographer to any applicant at any Planning Board or Zoning Board of Appeals meeting. By checking the box to the left, the applicant agrees to pay any fees incurred by the Village for a stenographer. If this box is not checked, a stenographer will NOT be provided.**

These fees are subject to change without written notice. Thank you for your anticipated cooperation.

In the event the applicant and/or property owner fails to reimburse the village for the fees incurred by the review of its professionals, the Village may re-levy the delinquent payments as an additional tax on the property which is the subject of the application.

The undersigned is aware of the above regulations of the Village of Airmont Code §106-22, Local Law No. 14-93 and has reviewed said law and code and agrees to be bound by same.

8/1/25 — DATE
SIGNATURE OF PROPERTY OWNER

7/31/25 — DATE
SIGNATURE OF APPLICANT/REPRESENTATIVE

REVISED 5/1/2024

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

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

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

**Part 1 – Project and Sponsor Information**

267 CHERRY LANE

Name of Action or Project:
267 Cherry Lane Realty Corp.

Project Location (describe, and attach a location map):
267 Cherry Lane

Brief Description of Proposed Action:
Construction of dormitory and associated access.

Name of Applicant or Sponsor: KAREN CHRISTIANO

Telephone: 845.222.9462

E-Mail: KARENLynnChristiano@gmail.com

Address: 1642 WEBSTER AVE

City/PO: Bronx

State: N.Y.

Zip Code: 10457

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☑ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Zoning Board and Health Dept. | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? 10.6 acres
   b. Total acreage to be physically disturbed? 1.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10.6 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | |
| If Yes, identify: _____ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ☑ | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements? | | |
| If the proposed action will exceed requirements, describe design features and technologies: | | |
| All construction will comply with energy code. | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply? | | |
| If No, describe method for providing potable water: _____ | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities? | | |
| If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☑ | ☐ |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ☑ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ☑ | ☐ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | ☐ | ☑ |
| If Yes, | | |
| a. Will storm water discharges flow to adjacent properties? | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | ☐ | ☑ |
| If Yes, briefly describe: Detention will be designed. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | ☑ | ☐ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

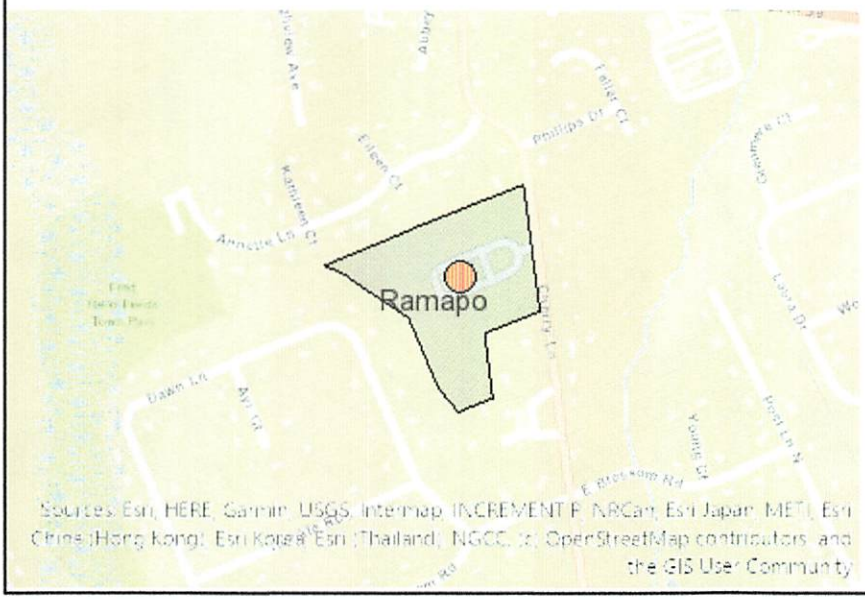
Applicant/sponsor/name: Karen Glickman Date: 7/31/25

Signature: Karen Glickman Title: Secretary

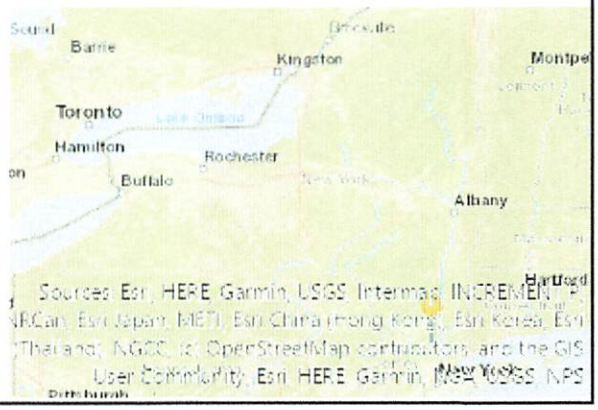
**PRINT FORM**

# EAF Mapper Summary Report

Thursday, July 31, 2025 3:48 PM




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




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

**AGREEMENT**
**BY AND BETWEEN**
**THE VILLAGE OF AIRMONT**
**AND**
**267 CHERRY LANE REALTY CORP.**

This Agreement is made this 17 day of July, 2025, by and between the **Village of Airmont**, a municipal corporation located in the County of Rockland, State of New York, having its principal offices at 251 Cherry Lane, Airmont, New York 10952 (hereinafter referred to as the "Village"), and **267 Cherry Lane Realty Corp.**, a New York corporation having offices at 267 Cherry Lane, Airmont, New York 10952 (hereinafter referred to as the "Owner").

## RECITALS

**WHEREAS**, a Declaration of Restrictive Covenants (the "Declaration") was originally recorded on March 11, 1968, and filed on December 12, 1977, in Liber 844 Page 174 in the office of the Rockland County Clerk, encumbering certain real property known as 267 Cherry Lane, Airmont, New York (the "Property"); and

**WHEREAS**, the Declaration provides that it may be modified by agreement between the then-owner of the Property and the Town Board of the Town of Ramapo; and

**WHEREAS**, the Village is the legal successor to the Town Board with respect to the Property and thus has authority to modify the Declaration; and

**WHEREAS**, the Owner has requested that the Village approve a modification to the Declaration to allow for educational use of the Property, specifically for a school use with dormitories for up to 150 students; and

**WHEREAS**, the Village previously defended litigation regarding the enforceability of the Declaration and incurred legal fees in doing so; and

**WHEREAS**, the Village is willing to approve such modification, subject to the satisfaction of certain conditions by the Owner, as more particularly set forth herein.

## AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, and undertakings contained herein, and other good and valuable consideration, the parties agree as follows:

### 1. Modification of Declaration

The Village agrees to modify the existing Restrictive Covenant to include, in addition to the existing restrictions, the operation and building of a school on the Property, including the erection of the school and a new dormitory housing for up to 150 students, subject to the satisfaction of the

conditions set forth in this Agreement. The proposed modified Restrictive Covenant is annexed hereto as **Exhibit "A."**

**2. Consideration and Conditions Precedent**

As consideration for the Village's modification of the Declaration, the Owner agrees to satisfy the following conditions:

(a) **Reimbursement for Litigation Costs**
Owner shall pay the Village **Eleven Thousand Dollars ($11,000)** as reimbursement for legal fees incurred in prior litigation concerning the Declaration on the Property.

(b) **Performance Bond**
Owner shall post a performance bond in the amount of $104,850 (per item breakdown set forth below) to ensure completion of the following improvements on the Property:

i. Maintenance of existing vegetation, shrubs, trees and other natural screening in place as of the date of this agreement. ($0.00).

ii. Repair and improvement of the lawn/grass area to address such areas disturbed by the sidewalk installation set forth below as reasonably determined necessary by the Village Engineer; ($5,100).

iii. Installation of a sidewalk, at least 4 feet wide, along the front of the Property meeting specifications as approved by the Village Engineer; ($175.00/ft for total of $99,750)

The above list is not intended to be all inclusive as to required improvements that may be imposed as part of the Village land process. The Village shall not be responsible for costs associated with any on-site or off-site improvements that may be required as a direct result of Owner's development of the property.

(c) **Submission and Execution of Modified Declaration**

The Owner shall submit to the Village for review a signed copy of the modified Declaration reflecting the terms set forth herein. The Village shall hold the executed modified Declaration in escrow until the above condition in sections 2(a) and 2(b) have been satisfied.

**3. Village Authorization**

Upon fulfillment of the condition listed in Section 2(a) and 2(b), the Village shall release the executed modified Declaration for filing and recording in the Office of the Rockland County Clerk which filing shall be performed by Owner at Owner's cost and expense. Owner shall provide the Village with a copy of the filed modified Declaration and proof of filing.

**4. Miscellaneous**

(a) **Governing Law**
This Agreement shall be governed and interpreted in accordance with the laws of the State of New York, without regard to choice of law provisions.

(b) **Entire Agreement**
This Agreement constitutes the entire understanding between the parties and supersedes all prior oral or written agreements or understandings related to the subject matter hereof.

(c) **Amendments**
This Agreement may only be modified by a written instrument executed by both parties.

(d) **Authority**
Each party represents and warrants that it has the full legal right, power, and authority to enter into this Agreement and perform its obligations hereunder.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year first written above.

**VILLAGE OF AIRMONT**

By: _____
Nathan R. Bubel, Mayor

Date: 7/21/25

**267 CHERRY LANE REALTY CORP.**

By: _____
Irving Bauer, President

Date: 7/17/25

## ACKNOWLEDGMENTS

**267 CHERRY LANE REALTY CORP.**

**State of New York**
**County of** Bronx ss.:

On the 17 day of July, 2025, before me, the undersigned, personally appeared Irving Bauer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and who acknowledged to me that he/she executed the same in his/her capacity as President of **267 Cherry Lane Realty Corp.**, and that by his/her signature on the instrument, the corporation executed the instrument.

MIRIAM RODRIGUEZ
Notary Public, State of New York
Reg. No. 01RO6392122
Qualified In Bronx County
Commission Expires May 20, 2027

Notary Public
State of New York
My Commission Expires: _____

**VILLAGE OF AIRMONT**

**State of New York**
**County of** Rockland ss.:

On the 21 day of July, 2025, before me, the undersigned, personally appeared Nathan R. Bibbel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and who acknowledged to me that he/she executed the same in his/her capacity as Mayor of **Village of Airmont** and that by his/her signature on the instrument, the corporation executed the instrument.

Notary Public Donna Lopopolo
State of New York
My Commission Expires: _____

DONNA LOPOPOLO
Notary Public, State of New York
No. 01LO6073989
Qualified in Rockland County
Commission Expires April 29, 2026

# RESTRICTIVE COVENANT MODIFICATION WITH CONDITIONS

Parcel Number (SBL):

56.13-1-49

Name: 267 Cherry Lane Realty Corp (the "Owner")

Address: 267 Cherry Lane

City, State, Zip Code: Airmont, NY 10952 (the "Property")

Date: July 17, 2025

WHEREAS, on March 11, 1968, a Declaration of Restrictive Covenants (the "Declaration") was recorded against the Property by Leonard Kohl and Irin Paris and recorded on December 12, 1977 in Liber 844 Page 174 in the office of the Rockland County Clerk; and

WHEREAS, pursuant to the Declaration, the restrictions therein may be modified by Agreement between the then owner and the Town Board of the Town of Ramapo (the "Town Board") at any time; and

WHEREAS, the Village Board of the Village of Airmont ("Village Board") is the successor to the Town Board with respect to the Property; and

WHEREAS, the Owner has requested that the Village Board modify the Declaration in order to allow a school use with dormitories; and

WHEREAS, the Village Board is desirous of modifying the Declaration in order to allow a school with dormitories which will house up to 150 students to reside at said school upon the Property.

NOW THEREFORE for good and valuable consideration receipt and sufficiency of which is hereby acknowledged, it is hereby immediately declared by and between the Owner that:

1. The Declaration is hereby modified as follows:

A. That said real property described in Schedule "A," attached hereto and made a part hereof, shall be permanently restricted to either:

1. Privately owned recreational use, operated commercially for profit, or otherwise, at the sole discretion of the owner, so long as such use complies with all applicable zoning and building codes; or

2. The erection of a school with dormitories housing up to 150 students, so long as such building and use are compliant with the building codes and zoning code applicable to such property.

B. That any references to the "Town of Ramapo" shall now be deemed to refer to the "Village of Airmont."

C. That the covenants and restrictions herein set forth are to run with the land and shall be binding upon 267 Cherry lane Realty Corp, their heirs, executors, administrators and assigns forever; provided, however that same shall inure only to the benefit of the Village of Airmont as represented by its duly constituted Village Board of Trustees, and not to any individual persons residing or owning property in said Village of Airmont; provided further that the covenants and restrictions here and set forth may at any time be modified by agreement between the then owner of said real property described in Schedule A and the then Village Board of the Village of Airmont.

IN WITNESS WHEREOF, Owner and Village Board, intending to be legally bound hereby, have duly executed this Restrictive Covenant Modification as of the day and year first above written.

**267 Cherry Lane Realty Corp**

By: _____
Irving Bauer, President

**Village of Airmont**

By: _____
Nathan Bubel, Mayor

STATE OF NEW YORK )
) ss.:
COUNTY OF BX )

On the 17 day of July 2025 in the year 2025, before me, the undersigned, personally appeared Irving Bauer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

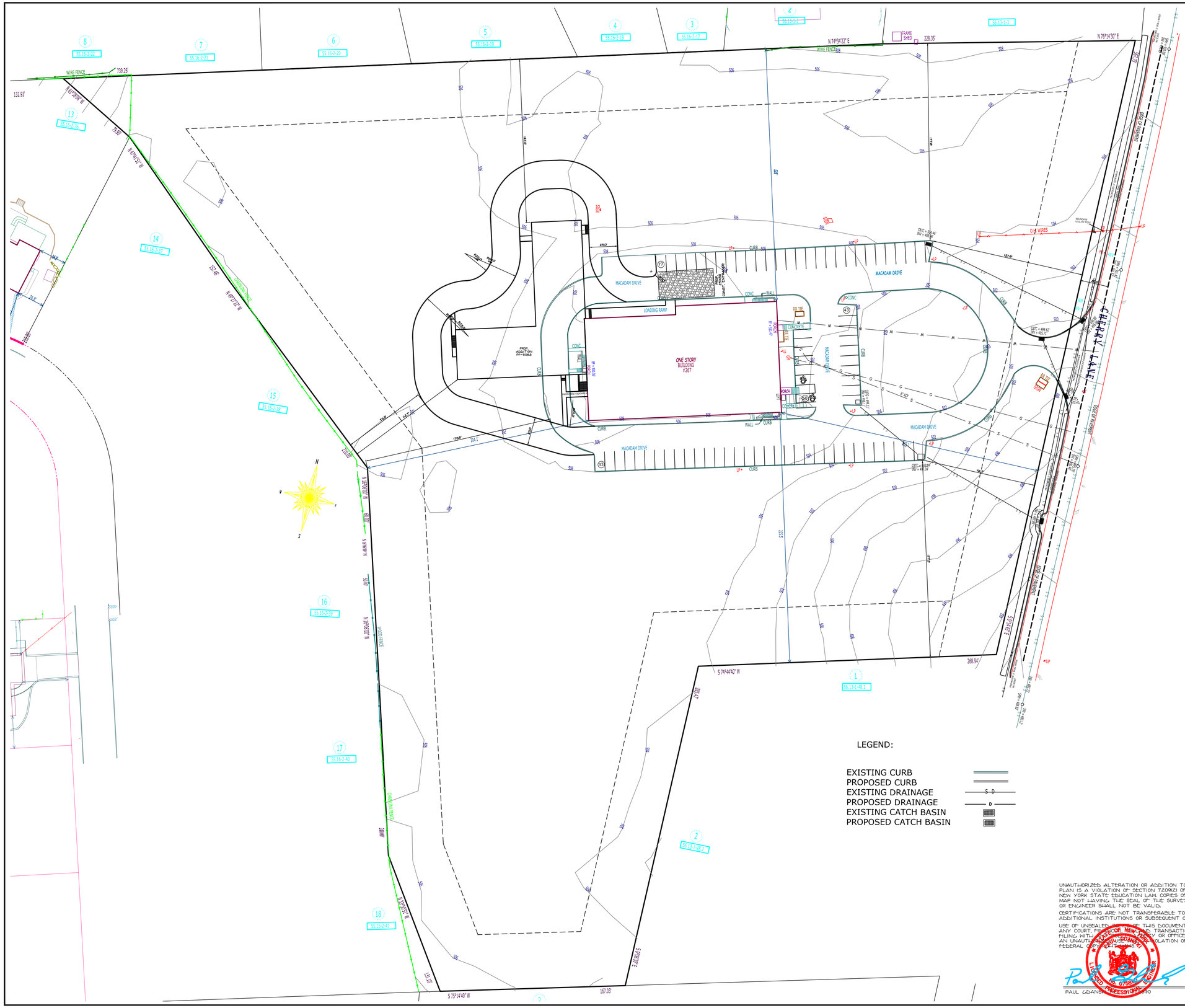
MIRIAM RODRIGUEZ
Notary Public, State of New York
Reg. No. 01RO6392122
Qualified in Bronx County
Commission Expires May 20, 2027

STATE OF NEW YORK )
) ss.:
COUNTY OF Rockland )

On the 21 day of July in the year 2025, before me, the undersigned, personally appeared Nathan R. Bubel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

DONNA LOPOPOLO
Notary Public, State of New York
No. 01LO6073989
Qualified in Rockland County
Commission Expires April 29, 2026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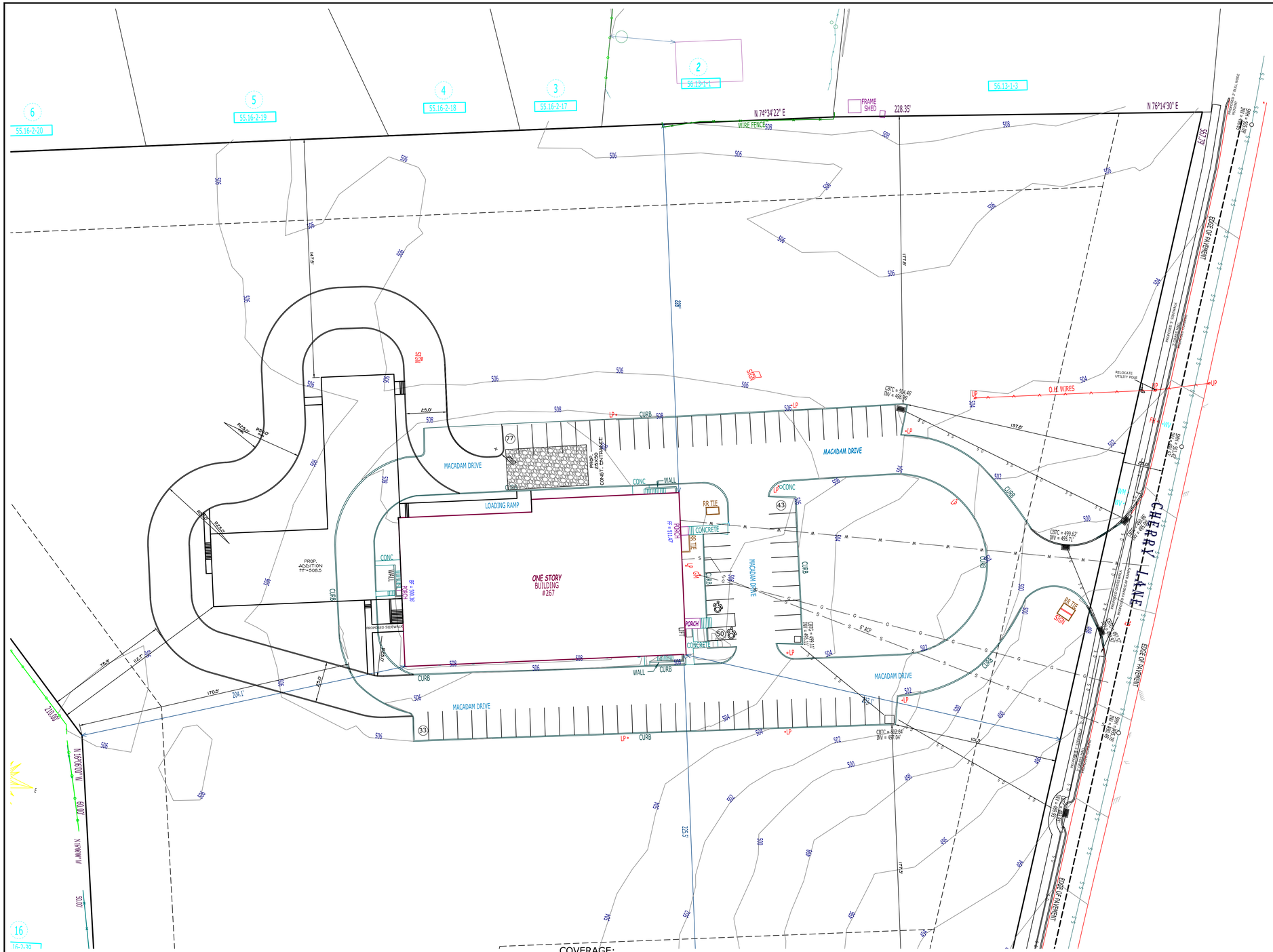
55.13-1-3
55.16-2-36
55.16-2-37
55.16-2-38
55.16-2-39
55.16-2-40
55.16-2-41
55.13-1-48.1
55.13-1-48.2
WIRE FENCE
FRAME SHED
228.35'
N 74°34'22" E
N 76°14'30" E
739.26'
132.93'
N 68°38'08" W
75.58'
N 67°42'57" W
154.46'
CHERRY LANE
N 68°17'21" W
24.8'
24.8'
ONE STORY BUILDING #267
PROP. ADDITION FF=508.5
LOADING RAMP
MACADAM DRIVE
CONCRETE
CONC.
WALL
CURB
PROP. CONC. ENTRANCE
PROP. CONC. PORCH
PROP. CONC. STEPS
PROP. CONC. WALK
PROP. CONC. RAMP
PROP. CONC. LANDING
PROP. CONC. WALL
PROP. CONC. CURB
PROP. CONC. PAD
PROP. CONC. FOOTING
PROP. CONC. PIER
PROP. CONC. GRADE BEAM
PROP. CONC. SLAB
PROP. CONC. FOUNDATION




SCHOOL OF GENERAL & RELIGIOUS INSTRUCTION & DORMITORY ZONE: R-40

BULK REQUIREMENTS

| USE GROUP | MIN. LOT AREA | LOT WIDTH | FRONT SETBACK | FRONT YARD | SIDE SETBACK | TOTAL SIDE SETBACK | SIDE YARD | REAR SETBACK | REAR YARD | STREET FRONTAGE | MAXIMUM HEIGHT | DEVELPMENT COVERAGE | FLOOR AREA RATIO | PARKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| REQUIRED | 80,000 SF | 200' | 50' | 50' | 50' | 100 | 10' | 50' | 10' | 150' | 35' | 20% | 0.40 | 132 |
| EXISTING | 462,813 SF | 569.2' | 237.1' | 101.3' | 225.5' | 453.5' | 177.3' | 204.1' | 170.5' | 567.8' | <35' | 12.9% | 0.045 | 87* |
| PROVIDED | 462,813 SF | 569.2' | 237.1' | 101.3' | 147.5' | 373.0' | 177.3' | 112.7' | 75.9' | 567.8' | <35' | 17.1% | 0.084 | 77** |

** VARIANCE REQUIRED

FAR CALC:
38,776 SF/462,813 SF=
0.0838=0.084

COVERAGE:
EXIST. BUILDING=16,735 SF
EXISTING PARKING & ROAD=42,124 SF
EXIST. PORCHES & BASEMENT ACCESS=822 SF
TOTAL=59,581 SF
PROPOSED:
EXIST. BUILDING=16,735 SF
PROP. ADDITION=9,463 SF
PROP. PARKING & ROAD=50,820 SF
EXIST. PORCHES & BASEMENT ACCESS TO REMAIN=657 SF
PROP. WALKS & ENTRANCES=1,405 SF
PROP. TOTAL=79,080 SF

PARKING REQUIREMENTS:
5,440/300=18.1=19
OR
$\frac{1}{12}$ STUDENTS
$\frac{150}{12}$=12.5=13
PLUS
1/2 STUDENTS OVER 16
$\frac{150}{2}$=75
THEREFORE =94 REQUIRED
PLUS
1/4BEDS
$\frac{150}{4}$=37.5=38 SPACES

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PAUL GDANSKI, PE

REVISIONS

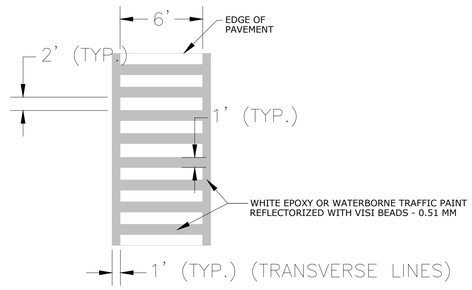
2 11/4/25 REVISE
1 9/29/25 REVISE

PARTIAL PLANIMETRIC PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE
LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

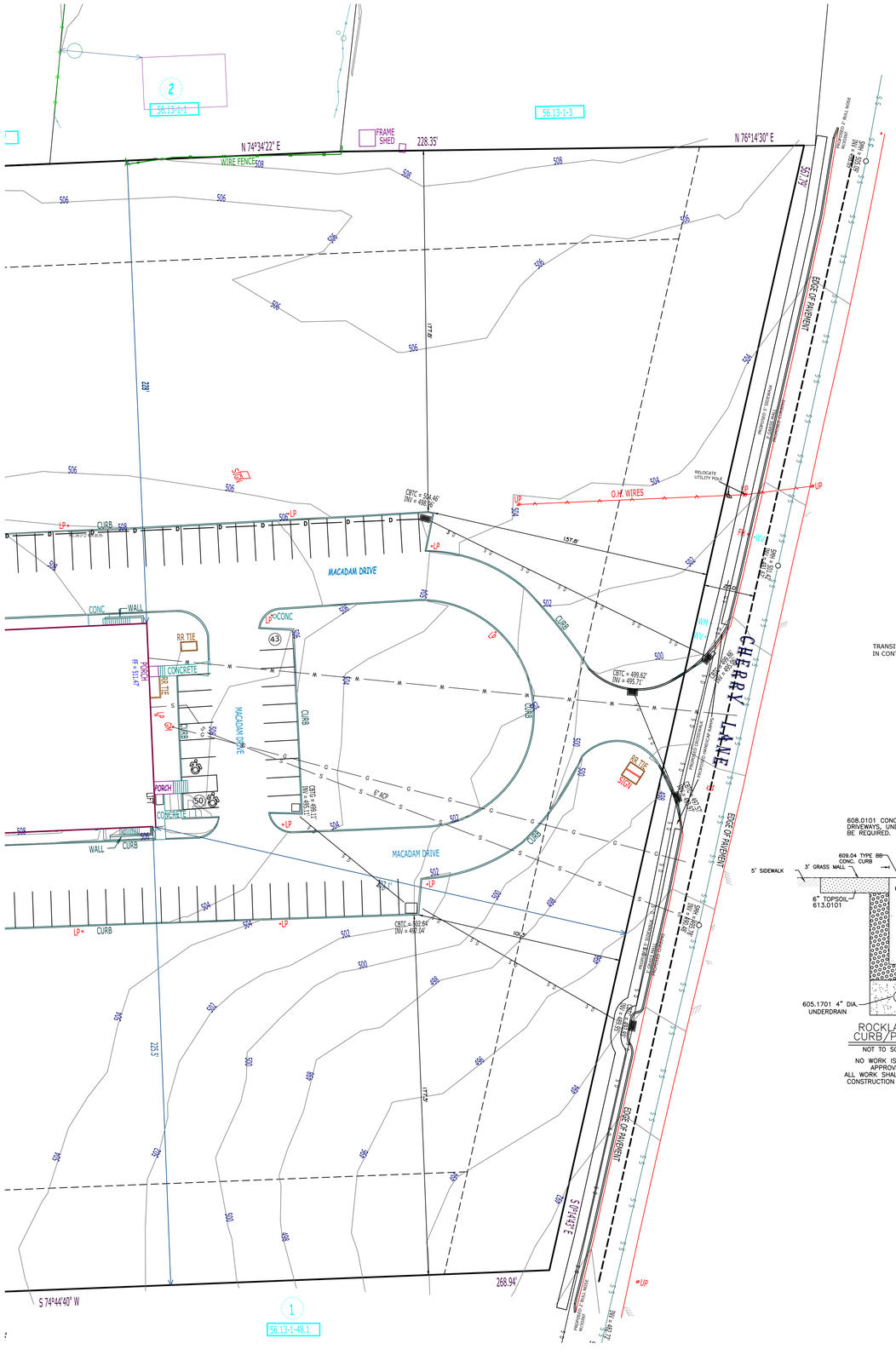
PAUL GDANSKI, PE PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE # 267CHERRY
DATE JULY 31, 2025
SCALE 1" = 30'
DWG # 2 OF 11

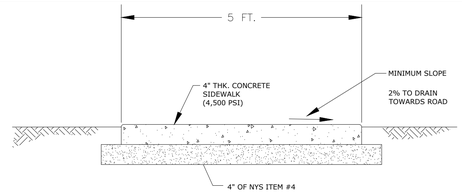



*TYPICAL CROSSWALK DETAILS*

N.T.S.




NOTES:
1. THE VILLAGE OF AIRMONT SHALL BE RESPONSIBLE FOR SIDEWALK AND DRAINAGE MAINTENANCE.




NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE 1/2" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. CONCRETE TO BE FIBER REINFORCED.

*STANDARD SIDEWALK DETAIL*

NOT TO SCALE

GENERAL NOTES:

THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP. THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PARALLEL/PERPENDICULAR RAMP.

LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 60" BY 60" SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.

CROSS SLOPES. THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. CURB RAMP SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WARP.

THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 1:12 (8.3%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.

CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 60" WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.

THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING GROOVES.

RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX.).

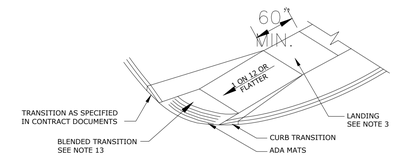
COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.

WHERE FEASIBLE, E.G. WHERE R.O.W. WIDTH PROVIDES SUFFICIENT SPACE TO INSTALL SIDEWALKS SET BACK FROM THE CURBS, RAMP TYPES 2A AND 3A SHOULD BE INSTALLED AS THE SEPARATION PROVIDED BETWEEN SIDEWALK AND CURB OR TRAVELWAY MAKE FOR AS GREATER PEDESTRIAN SAFETY AND COMFORT.

AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.

DETAILS ILLUSTRATE THAT DETECTABLE GROOVES ARE REQUIRED. SEE THE CURRENT DETECTABLE WARNING STANDARD SHEET FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS. DETAILS DO NOT SHOW DROPPED CURBS AT BOTTOMS OF CURB RAMPS. DROP CURBS MAY BE SPECIFIED.

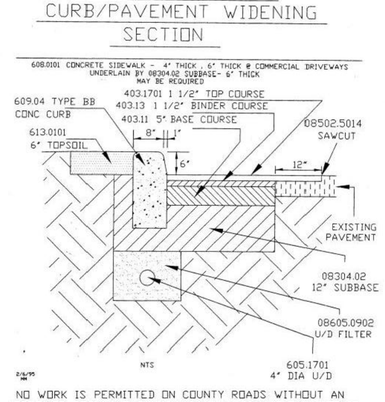
SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION.




*SIDEWALK RAMP*

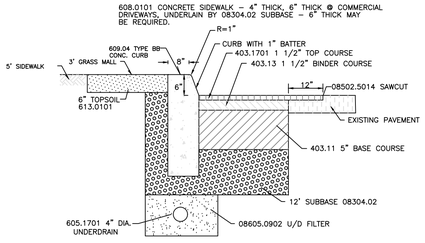
NOT TO SCALE

ROCKLAND COUNTY
HIGHWAY DEPARTMENT
CURB/PAVEMENT WIDENING
SECTION




NO WORK IS PERMITTED ON COUNTY ROADS WITHOUT AN APPROVED ROCKLAND COUNTY HIGHWAY DEPARTMENT PERMIT. ALL WORK SHALL CONFORM TO NYS STANDARD SPECIFICATIONS CONSTRUCTION AND MATERIALS, DATED 1/2/90, AS AMENDED.

E-3




ROCKLAND COUNTY HIGHWAY DEPT.
CURB/PAVEMENT WIDENING SECTION

NOT TO SCALE

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PAUL GDANSKI, PE, PLLC
LICENSED PROFESSIONAL ENGINEER
No. 075811
STATE OF NEW YORK

PAUL GDANSKI, PE, PLLC

REVISIONS

2 11/4/25 REVISE
1 9/29/25 REVISE

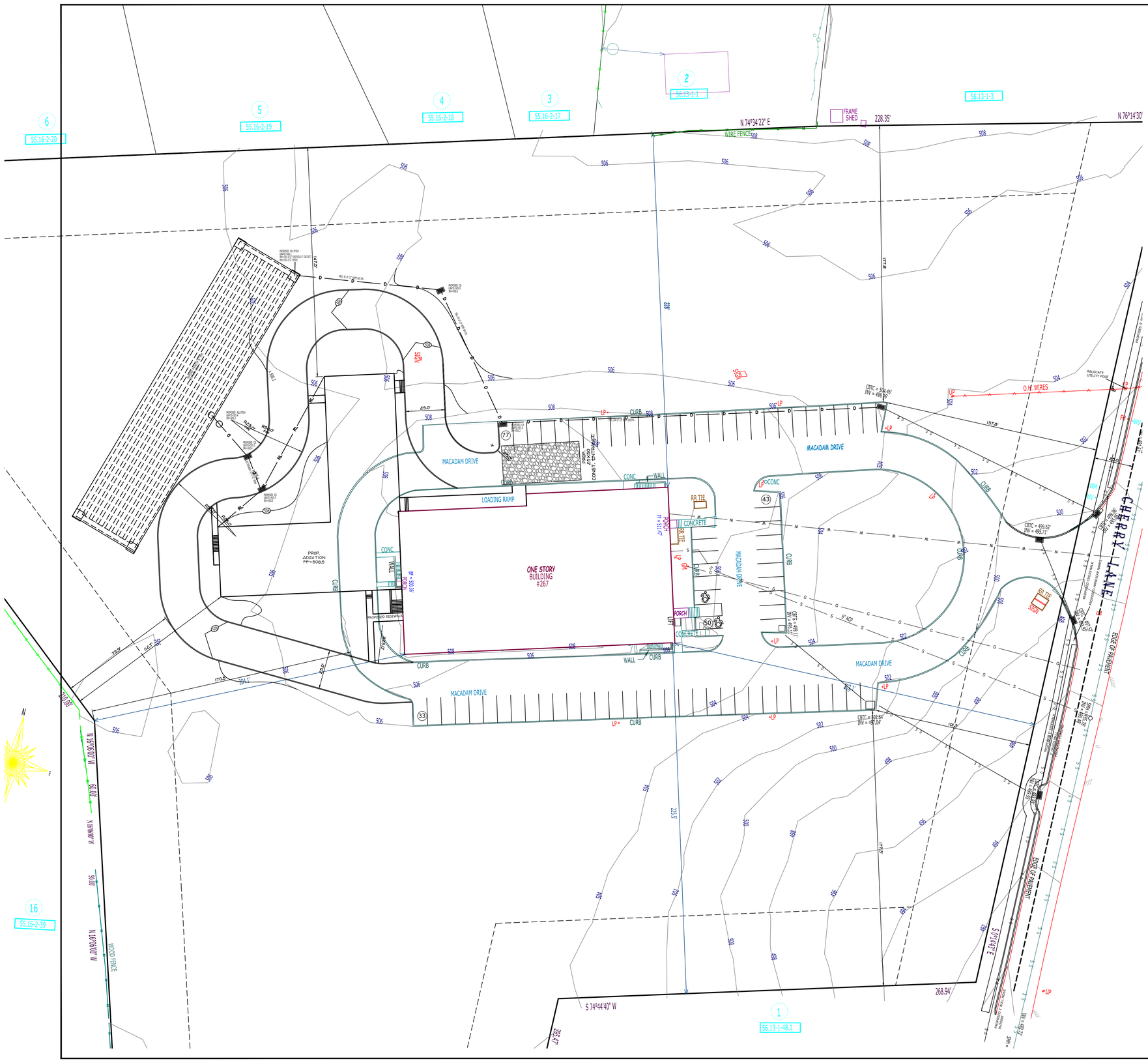
SIDEWALK PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE

LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE 267CHERRY
DATE JULY 31, 2025
SCALE 1" = 30'
DWG # 3 OF 11




NOTES:
1. PRIOR TO ANY DISTURBANCE TAKING PLACE, CONSTRUCTION FENCE MUST BE INSTALLED AT THE DRIP LINE OF ALL TREES TO REMAIN.
2. PRIOR TO ANY TREES BEING REMOVED ALONG THE PROPERTY LINE, OWNERSHIP OF SAID TREE MUST BE DETERMINED.
3. ALL SOIL EROSION MEASURES MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO FINAL APPROVAL AN INFILTRATION TEST SHALL BE DONE TO DETERMINE IF ASSUMED PERCOLATION RATE IS ACCEPTABLE.

PROP. CONTOUR

EXIST. CONTOUR

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PAUL GDANSKI, PROFESSIONAL ENGINEER #090

| REVISIONS | |
|---|---|
| 2 11/4/25 REVISE<br>1 9/29/25 REVISE | |

GRADING & UTILITY PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE

LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

| | |
|---|---|
| FILE # | 267CHERRY |
| DATE | JULY 31, 2025 |
| SCALE | 1" = 20' |
| SHT # | 4 OF 11 |

55.16-2-21

55.16-2-20

55.16-2-38

15

77

33

506

508

905

805

228'

147.6'

157.46'

N 49°27'22" W

CHAINLINK FENCE

210.00'

N 16°36'00" W

60.00'

79.9'

112.7'

170.5'

204.1'

25.0'

PROPOSED JELLYFISH GRATE=506.1 INV=501.0 (2 ORIFICE(12" OUTLET) INV=503.5 (2 WEIR)

PROJ. 92 LF 12" HDPE @0.5%

PROPOSED CB GRATE=505.9 INV=505.8

PROJ. 197 LF 8" HDPE @5%

PROPOSED JELLYFISH GRATE=505.4 INV=501.3

PROPOSED CB GRATE=505.7 INV=503.8

PROPOSED CB GRATE=505.3 INV=503.3

PROPOSED CB GRATE=505.9 INV=505.2

PROJ. 240 LF 8" HDPE @0.5%

R=25.0'

R=30.0'

SIGN

EXISTING 8" WATER MAIN

EXISTING 6" GAS LINE

MACADAM DRIVE

LOADING RAMP

PROP. 22'-0" CONST. ENTRANCE

CURB

CONC.

WALL

PROP. ADDITION FF=508.5

PORCH

FF = 511.47'

BF = 500.36'

ONE STORY BUILDING #267

PROPOSED SIDEWALK

LP

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MAHWAH, N.J. 07430
TEL: (917) 418-0999

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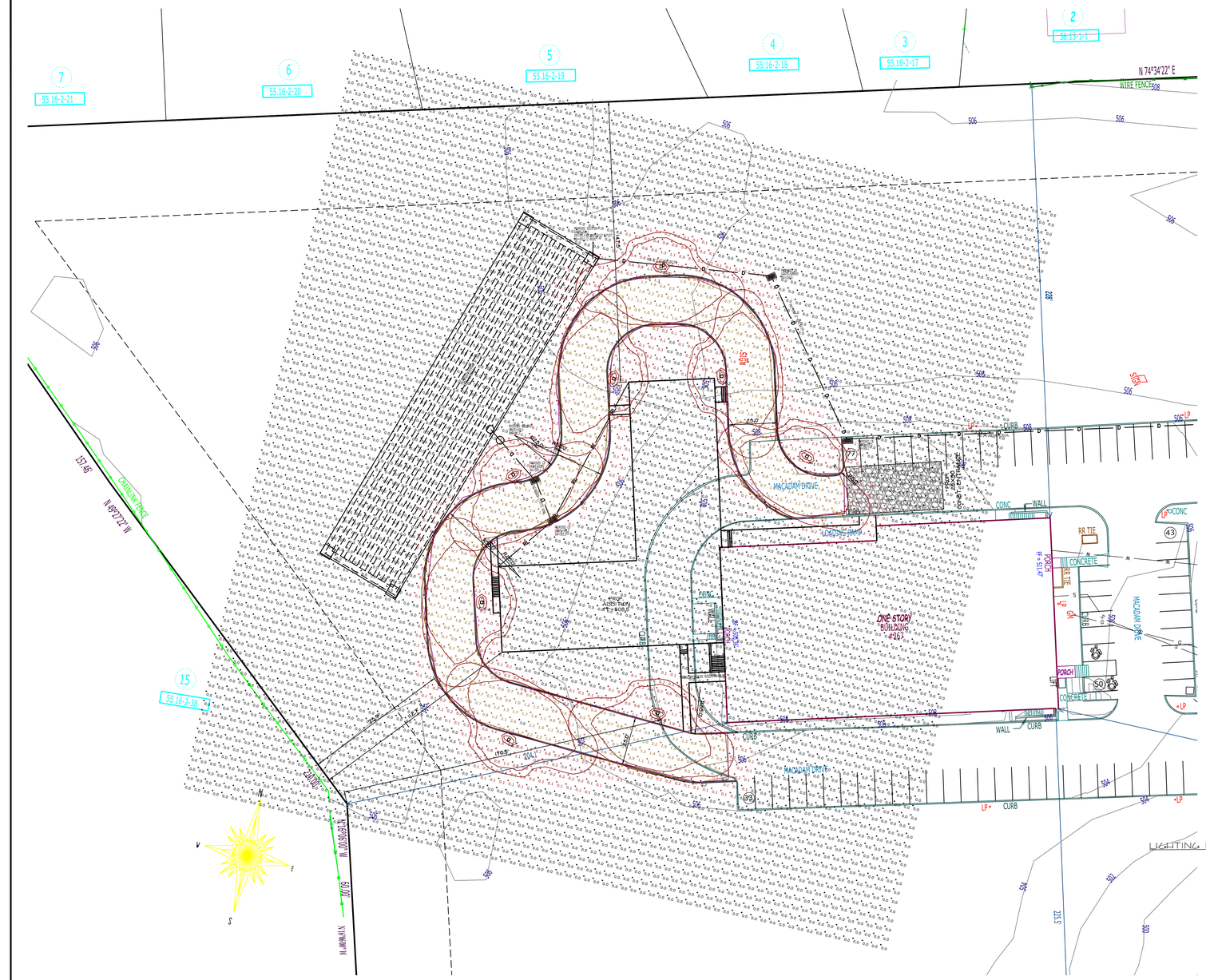
| 2 11/4/25 REVISE<br>1 9/29/25 REVISE | |

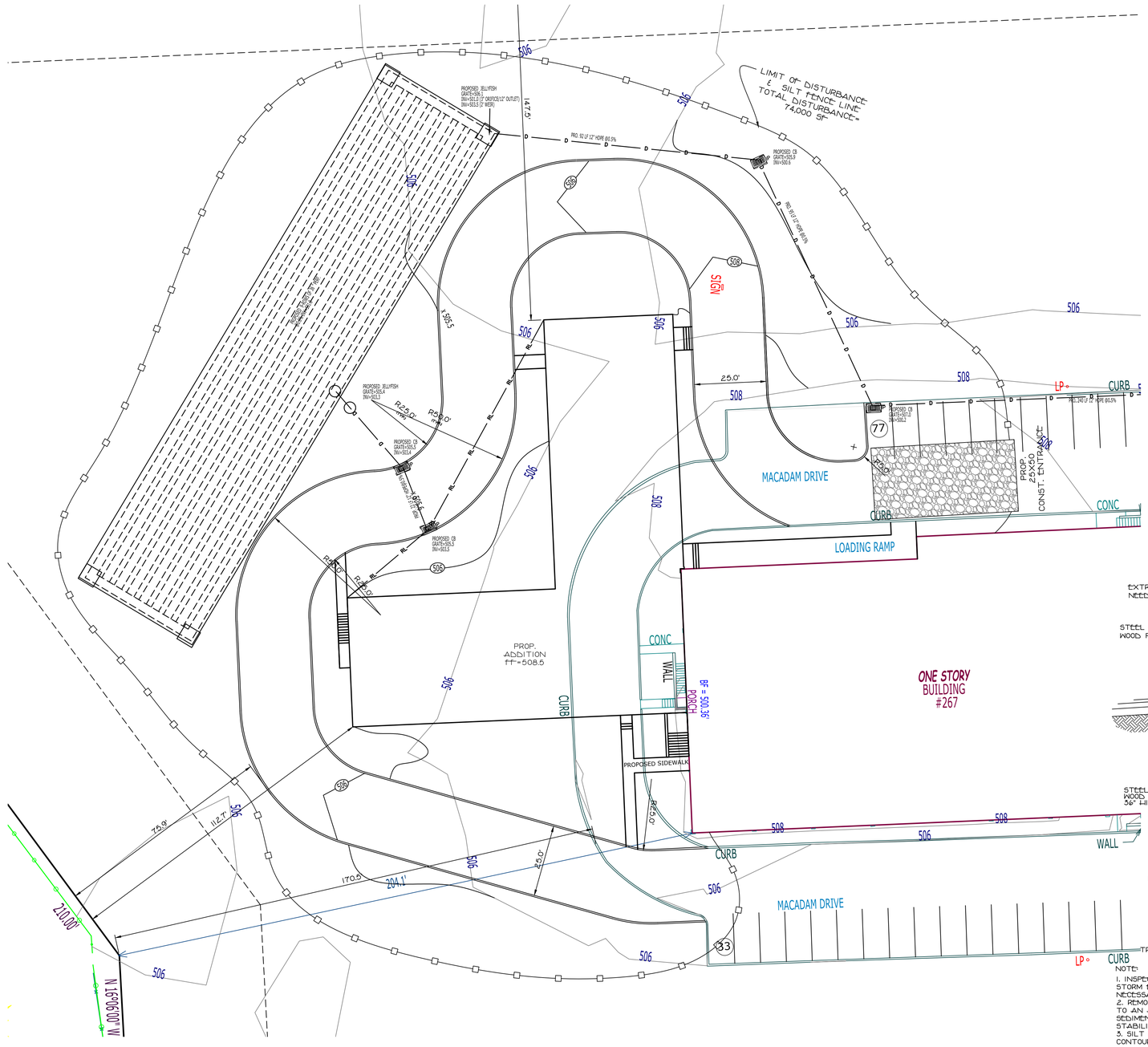
GRADING & UTILITY PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE

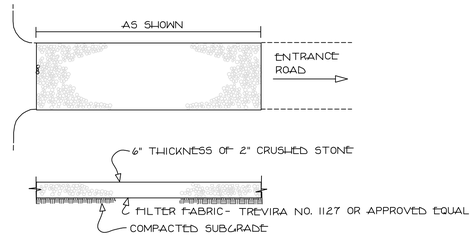
LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

| | |
|---|---|
| FILE # | 267 CHERRY |
| DATE | JULY 31, 2025 |
| SCALE | 1" = 20' |
| DWG # | 5 OF 11 |

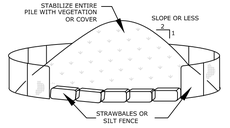

55.16-2-21
55.16-2-20
55.16-2-19
55.16-2-18
55.16-2-17
56.13-1-1
55.16-2-38
N 74°34'22" E
WIRE FENCE
N 49°27'12" W
157.46'
CHAINLINK FENCE
N 74°34'22" E
69.00'
WIRE FENCE
506
508
504
502
500
498
496
494
492
490
488
CURB
MACADAM DRIVE
CONC WALK
CONC WALK
CONC WALK




## STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



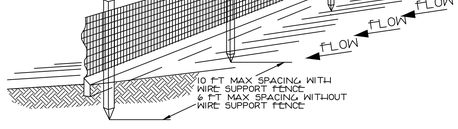

**INSTALLATION NOTES:**

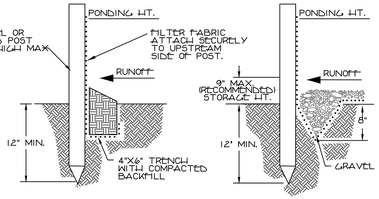
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY & STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED BY SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED
4. SEE SPECIFICATIONS (EROSION CONTROL) FOR INSTALL OF SILT FENCE

SCALE N.T.S.

EROSION CONTROL NOTES:
AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT-LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIPRAP OR CRUSHED STONE DAMS, HAY BALES OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATER ARE DIRECTED INTO THE ENTRAPMENT AREA WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH ONE-HALF(1/2) POUND OF RYE GRASS OR MULCHED WITH ONE HUNDRED (100) POUNDS OF STRAW OR HAY PER ONE THOUSAND SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED PRIOR TO ANY SOIL DISTURBANCE ACTIVITY COMMENCING AND SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PARKING AREAS UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION
6. ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE OCCURRING. THEY SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION AND FULLY REMOVED WHEN ALL DISTURBED AREAS ARE STABILIZED.
7. TREES TO REMAIN PROTECTED WITH CONSTRUCTION FENCE. MUST HAVE FENCE INSTALLED AT THE DRIP LINE PRIOR TO ANY DISTURBANCE TAKING PLACE.




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.

## SILT FENCE

N.T.S.

*TREE TO BE REMOVED

SF SF = SILT FENCE AND STOCKPILE SEE DETAIL ON SHEET

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STATE OF NEW YORK

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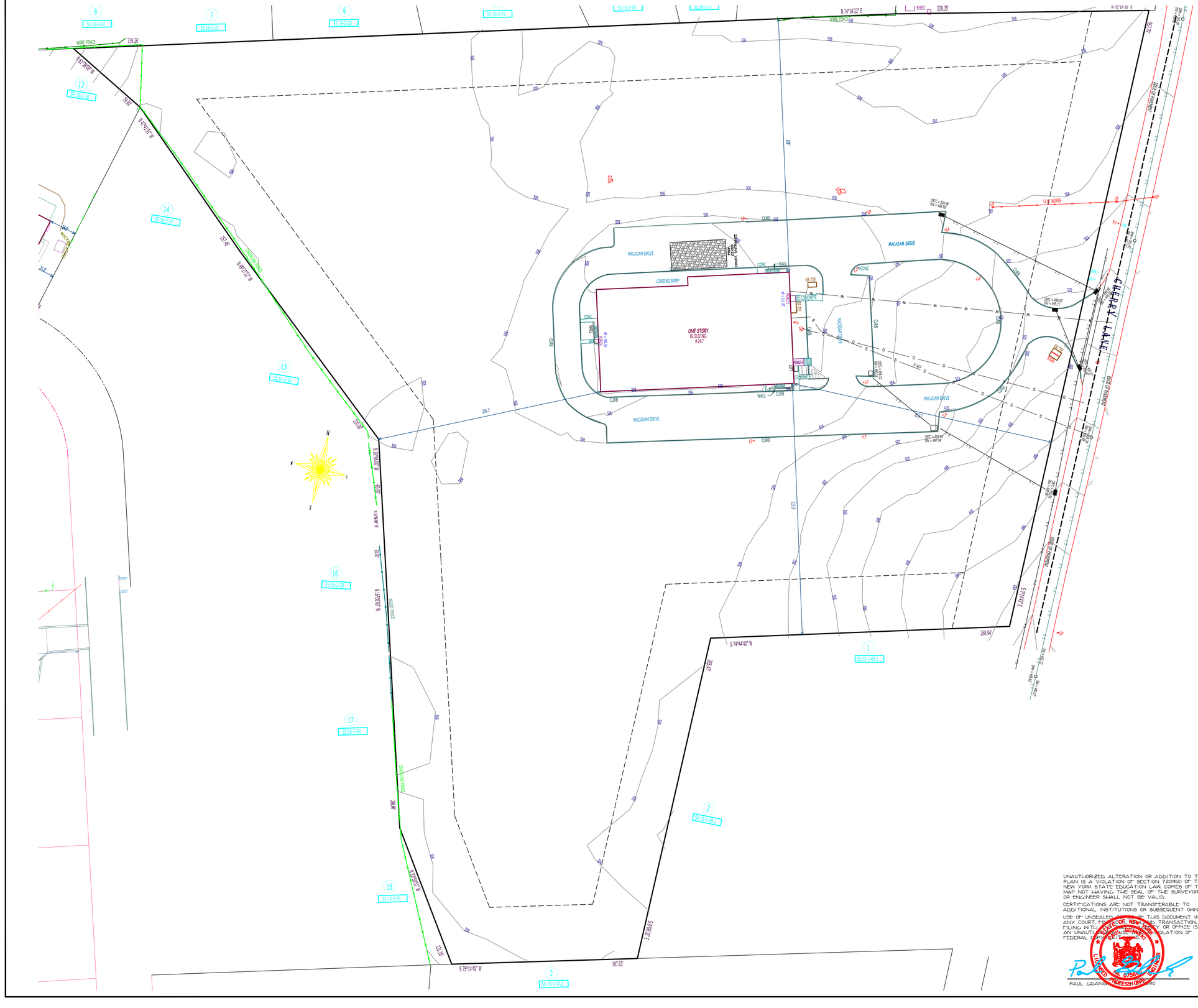
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

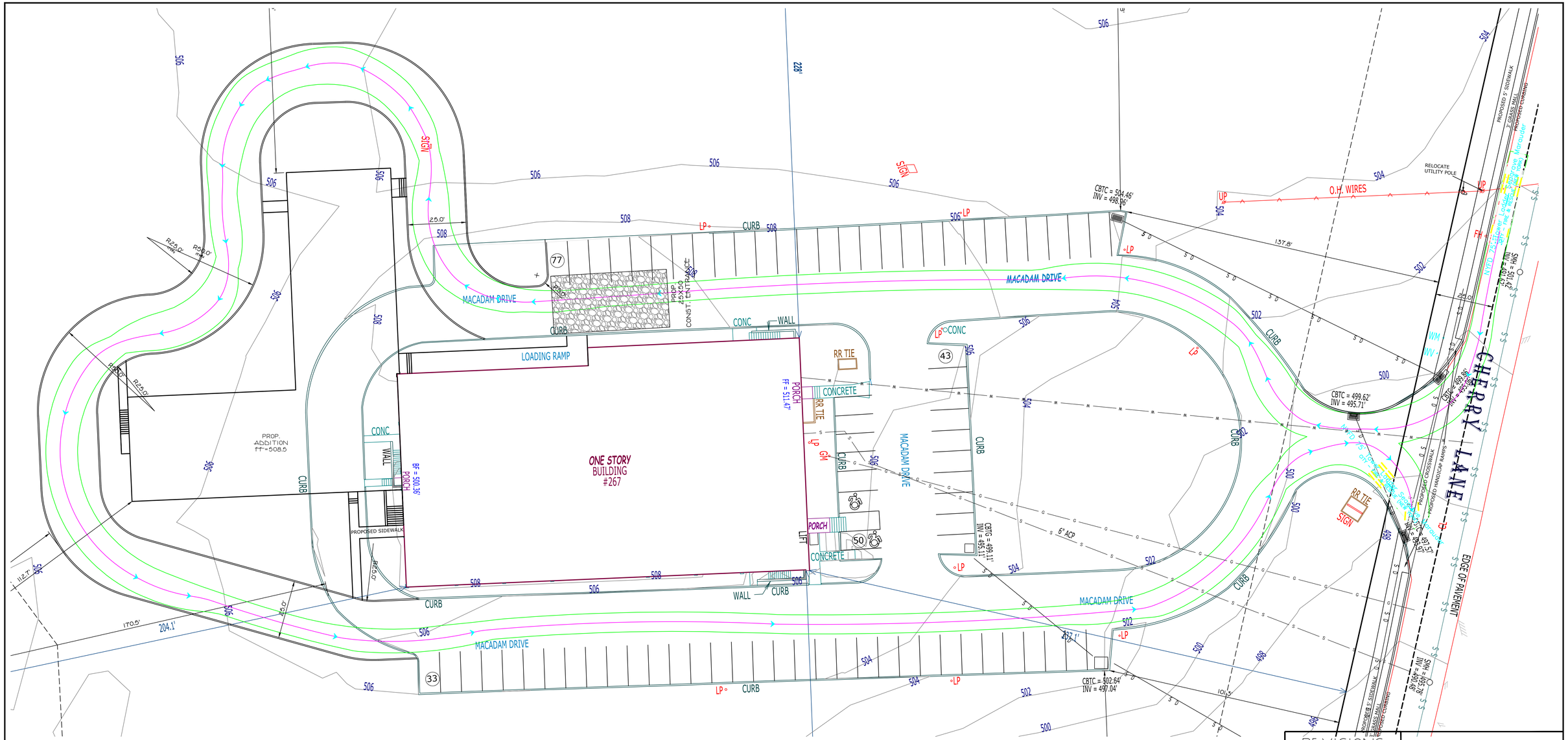
| REVISIONS | |
|---|---|
| 2 11/4/25 REVISE<br>1 9/29/25 REVISE | |

SOIL EROSION & SEDIMENT CONTROL PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE
LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

| | |
|---|---|
| FILE # | 267CHERRY |
| DATE | JULY 31, 2025 |
| SCALE | 1" = 20' |
| DWG # | 7 OF 11 |


8
55.16-2-22
7
55.16-2-21
6
55.16-2-20
55.16-2-19
55.16-2-18
55.16-2-17
N 74°54'22" E
SHED
228.35'
N 78°14'20" E
WIRE FENCE
729.26'
N 43°58'08" W
13
55.15-2-36
29.58'
N 47°47'57" W
14
55.16-2-37
30.48'
CHAIN LINK FENCE
N 48°07'24" W
15
55.16-2-38
400.07'
N 41°52'36" W
16
55.16-2-39
N 13°05'07" W
CHAIN LINK FENCE
17
55.16-2-40
N 13°05'07" W
CHAIN LINK FENCE
N 18°55'53" W
18
55.16-2-41
111.10'
S 75°14'40" W
2
55.13-1-47.2
167.03'
S 21°48'08" E
2
55.13-1-48.2
S 74°44'40" W
268.94'
1
55.13-1-48.1
S 19°48'01" E
267.47'
ONE STORY
BUILDING
#267
LOADING RAMP
MACADAM DRIVE
CONC
WALL
CURB
CONCRETE
PORCH
RR TIE
WOOD STEPS
ASPHALT PAVING
MACADAM DRIVE
CURB
MACADAM DRIVE
MACADAM DRIVE
CURB
WALL
CURB
MACADAM DRIVE
CURB
CURB
CBTC = 504.46'
INV = 498.96'
CBTC = 499.62'
INV = 493.72'
CBTC = 488.94'
INV = 483.04'
O/H WIRES
UP
Ph
RAILROAD SPIKE
RAILROAD SPIKE
RAILROAD SPIKE




REVISIONS

2 11/4/25 REVISE
1 9/29/25 REVISE

TURNING RADIUS PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE

LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

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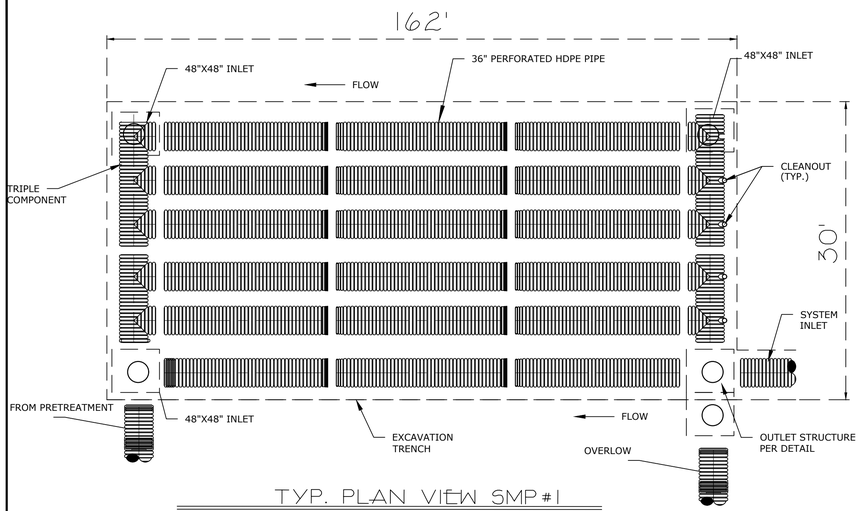
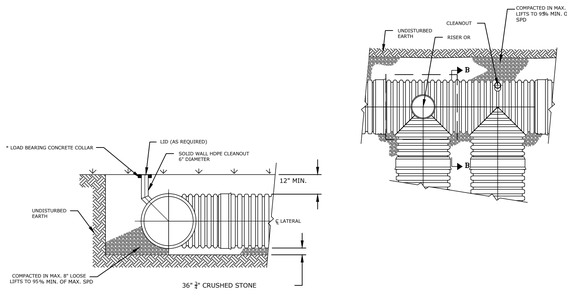
PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

| | |
|---|---|
| FILE # | 267CHERRY |
| DATE | JULY 31, 2025 |
| SCALE | 1" = 20' |
| DWG # | 9 OF 11 |




## TYP. PLAN VIEW SMP#1

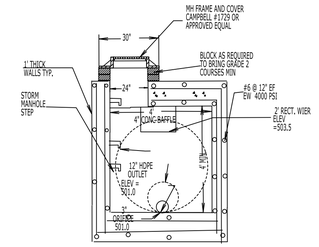
N.T.S.

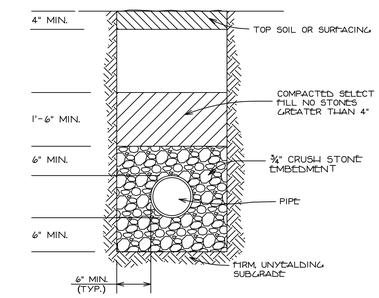



* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

## MANIFOLD-DETAIL

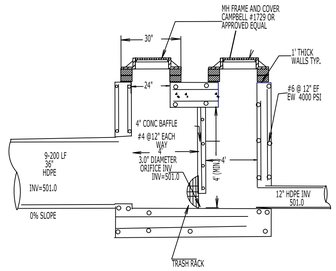
N.T.S.



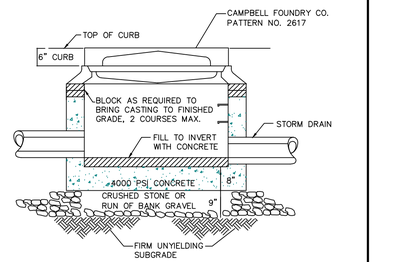

## PIPE INSTALLATION TRENCH SECTIONS

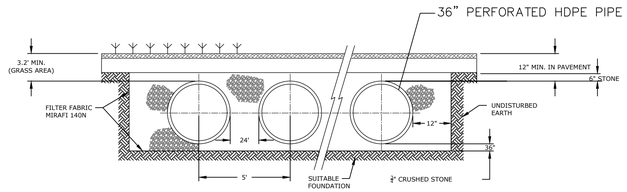
N.T.S.




## OULET STRUCTURE DETAIL

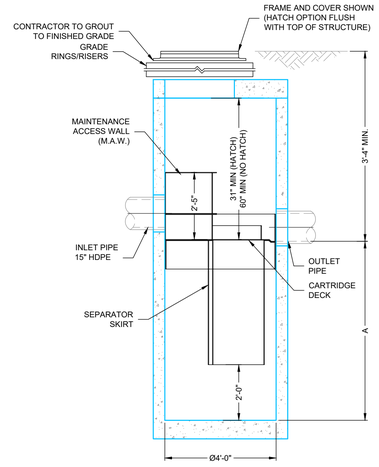
NOT TO SCALE



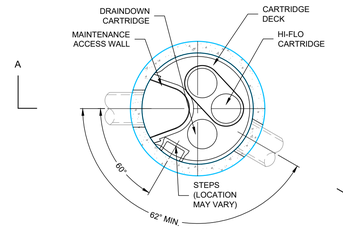




## TYP. CROSS-SECTION

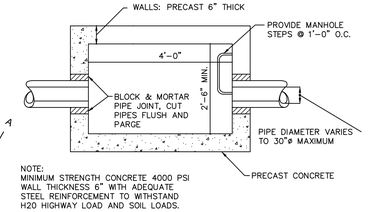
N.T.S.




## SECTION A-A




## PLAN VIEW

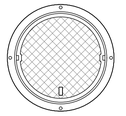



NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI
WALL THICKNESS 6" WITH ADEQUATE
STEEL REINFORCEMENT TO WITHSTAND
H20 HIGHWAY LOAD AND SOIL LOADS.

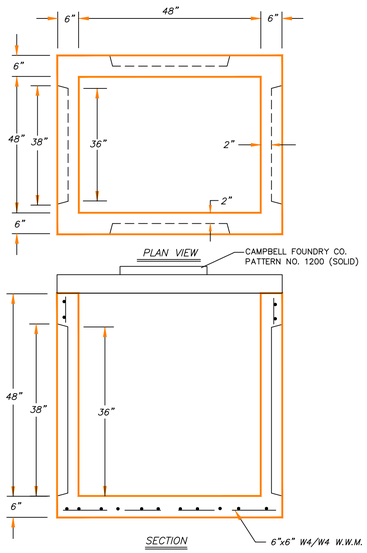
## CATCH BASIN DETAIL

N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(Ø36" CAST INTO SLAB)
N.T.S.




## CATCH BASIN W/SOLID COVER

N.T.S.

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

## CONTECH JELLYFISH JF4-1-1

NOT TO SCALE

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PAUL GDANSKI, PE PLLC 075890

| REVISIONS | |
|---|---|
| 2 11/4/25 REVISE<br>1 9/29/25 REVISE | |

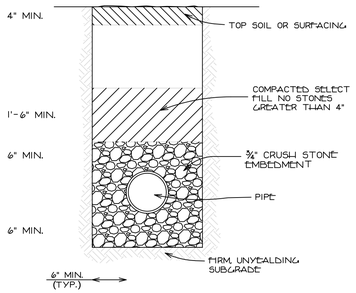
DETAIL PLAN
FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE

LOCATED IN THE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

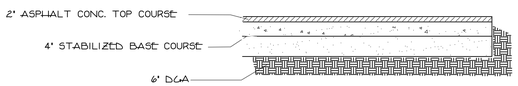
PAUL GDANSKI, PE PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

| | |
|---|---|
| FILE # | 267CHERRY |
| DATE | JULY 31, 2025 |
| SCALE | NTS |
| DWG # | 10 OF 11 |



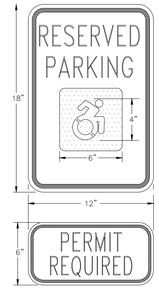

PIPE INSTALLATION TRENCH SECTIONS

N.T.S.




ROAD PAVEMENT DETAIL

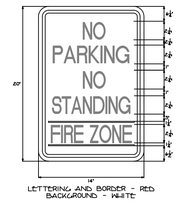
N.T.S.




LETTERING AND BORDER – GREEN.
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE

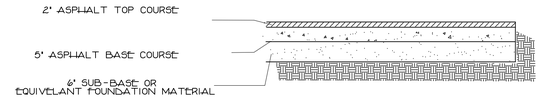
HANDICAPPED PARKING SIGN

NOT TO SCALE



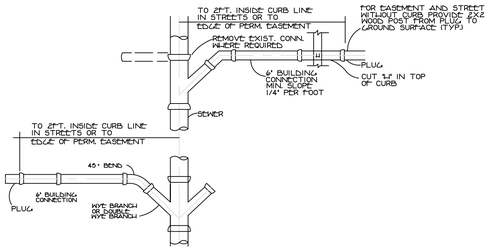

NO PARKING/ NO STANDING SIGN

N.T.S.




PARKING LOT PAVEMENT DETAIL

N.T.S.

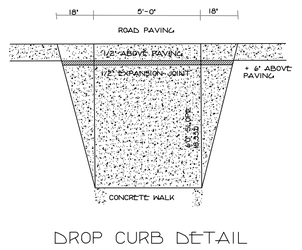



PLAN

STANDARD BUILDING CONNECTION FOR SEWERS 18" DIA OR LESS

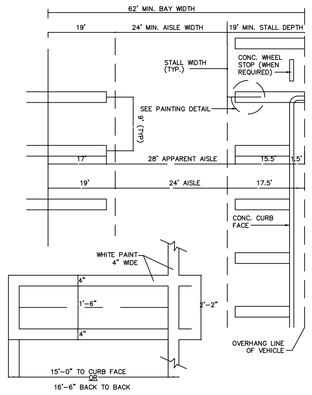
BUILDING CONNECTION TO SEWER

N.T.S.



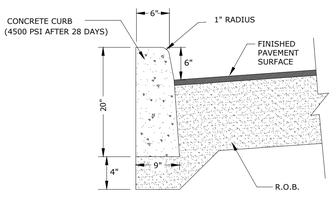

DROP CURB DETAIL

N.T.S.




PARKING LOT STRIPING DETAIL

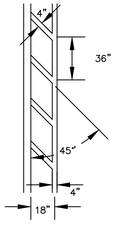
N.T.S.




NOTE:
CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS.

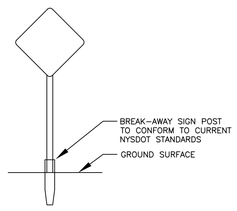
*CONCRETE CURB*

NOT TO SCALE




PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

FIRE ZONE STRIPING DETAIL

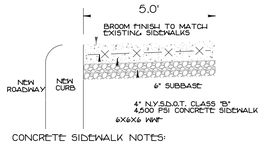



*TYPICAL PERMANENT SIGN INSTALLATION*

NOT TO SCALE

NOTES:

1. SIGN TO BE MOUNTED AS REQUIRED BY FEDERAL MUTCD AND NYSDOT SUPPLEMENT STANDARDS.
2. SIGN POSTS MUST BE 4LB GALVANIZED (HEAVYWEIGHT) STEEL WITH BREAKAWAY JOINTS.
3. SIGNS ARE TO BE MOUNTED WITH BREAK AWAY FACING TRAFFIC.
4. SIGNS TO BE MOUNTED 7 FT IN HEIGHT.
5. STOP SIGNS MUST HAVE REFLECTORIZED STRIPS ON POSTS.

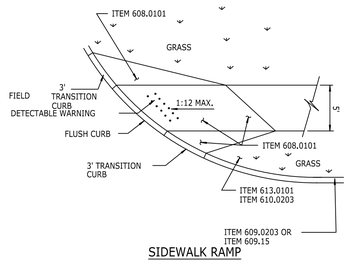



CONCRETE SIDEWALK NOTES:

1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY FIVE FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4".
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONC. SIDEWALK DETAIL

N.T.S.




SIDEWALK RAMP

NOT TO SCALE

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PAUL GDANSKI, PE, PLLC

REVISIONS

2 11/4/25 REVISE
1 9/29/25 REVISE

DETAIL PLAN FOR
267 CHERRY LANE REALTY CORP.
267 CHERRY LANE

LOCATED IN THE VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

FILE # 267CHERRY
DATE JULY 31, 2025
SCALE NTS
DWG # 11 OF 11

# John D. Fuller, P. E., P.C.

CIVIL & STRUCTURAL ENGINEERING


**October 6, 2025**

**Re: 267 Cherry Lane – Proposed Addition**

To Whom It May Concern,

This letter confirms that the existing 4-inch fire service line is adequate to supply the sprinkler system for the proposed addition at the above address. The determination is based on the water company–provided static pressure of **120 PSI** and the design criteria of the proposed sprinkler system. No increase in service size is required under the current design conditions.

Should you require any additional information, please do not hesitate to contact my office.

John D. Fuller, P.E.
NYS License #077703

4 South Street, Port Jervis, NY 12771
Tel: (845) 856-1536 Fax: (845) 858-2419 Email: johndfullerpe@gmail.com

# PROPOSED SCHOOL W/ DORMITORY ADDITION AT
# 267 CHERRY LANE
## VILLAGE OF ARMONT
## ROCKLAND COUNTY, NEW YORK

## GENERAL NOTES & CODE DATA:

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
INFORMATION DERIVED FROM 2020 BUILDING CODE OF NEW YORK STATE

| ROOF LIVE LOAD | WIND EXPOSURE | SUMMER DRY-BULB TEMP. | WINTER DRY-BULB TEMP. | COINCIDENT WET-BULB TEMP. | HEATING DEGREE DAYS | GROUND SNOW LOAD | WIND SPEED (MPH) | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM: WEATHERING | FROST LINE DEPTH | TERMITE | DECAY | WINTER DESIGN TEMP | ICE SHIELD UNDERLAYMENT REQUIRED | AIR FREEZING INDEX |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40 P.S.F. | B | 89 | 13 | 73 | 5780 | 40 | 90 | C | SEVERE | 42" | MODERATE TO HEAVY | SLIGHT TO MODERATE | 6 | yes | 576 |

2020 ENERGY CONSERVATION CODE OF NEW YORK

| CLIMATE ZONE | FENESTRATION U-VALUE | SKYLIGHT U-VALUE | CEILING R-VALUE | WOOD FRAME R-VALUE | FLOOR R-VALUE | BASEMENT WALLS R-VALUE | SLAB R-VALUE & DEPTH |
|---|---|---|---|---|---|---|---|
| ZONE 5 | U-.38 | U-.50 | R-38 | R-21 | R-30 | R-15 C.I. | R-10 24" DEEP |

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE

1) ALL CONSTRUCTION MEANS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THESE BUILDING CODES:
   A) 2020 BUILDING CODE OF NEW YORK STATE
   B) 2020 PLUMBING CODE OF NEW YORK, 2020 MECHANICAL CODE OF NEW YORK, & 2020 FUEL GAS CODE OF NEW YORK
   C) 2020 ENERGY CONSERVATION CODE OF NEW YORK
   D) LOCAL BUILDING ORDINANCES -2020

2) ADDRESSABLE BUILDING FIRE ALARM SYSTEM TO BE INSTALLED THUROUT THE BUILDING AND WILL BE ADDRESSABLE TO 911 SYSTEM.

3) A KNOX BOX TO BE INSTALLED AT THE BUILDING. LOCATION TO BE APPROVED BY BUILDING DEPARTMENT.

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED JOHN TILL ARCHITECT, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE AND ENERGY CONSERVATION CODE, BCNYS ECCNYS 2020.

## LIST OF CONTACTS

ARCHITECT

JOHN E. TILL ARCHITECT
296 MAIN STREET
CORNWALL, NY 125187
EMAIL: JOHNTILL1@VERIZON.NET
PHONE - (845)-534-8120

## LIST OF DRAWINGS

C-1 COVER SHEET
C-2 CODE NOTES

ARCHITECTURAL

A-1 PROPOSED FOUNDATION PLAN (DORM SIDE)
A-2 PROPOSED FIRST FLOOR PLAN (DORM SIDE)
A-3 PROPOSED SECOND FLOOR PLAN (DORM SIDE)
A-4 PROPOSED ROOF PLAN (DORM SIDE)
A-5 PROPOSED FOUNDATION PLAN (SHUL SIDE)
A-6 PROPOSED BASEMENT FLOOR PLAN (SHUL SIDE)
A-7 PROPOSED FIRST FLOOR PLAN (SHUL SIDE)
A-8 PROPOSED ROOF PLAN (SHUL SIDE)
A-9 PROPOSED EXTERIOR ELEVATIONS
A-10 DOOR SCHEDULE
A-11 GENERAL NOTES


JOHN E. TILL ARCHITECT
296 MAIN STREET
CORNWALL, NEW YORK 12518
PHONE/ FAX # 845.534.8120


FOR PLANNING BOARD SUBMISSION

SEAL

REGISTERED ARCHITECT JOHN E TILL 030736 STATE OF NEW YORK

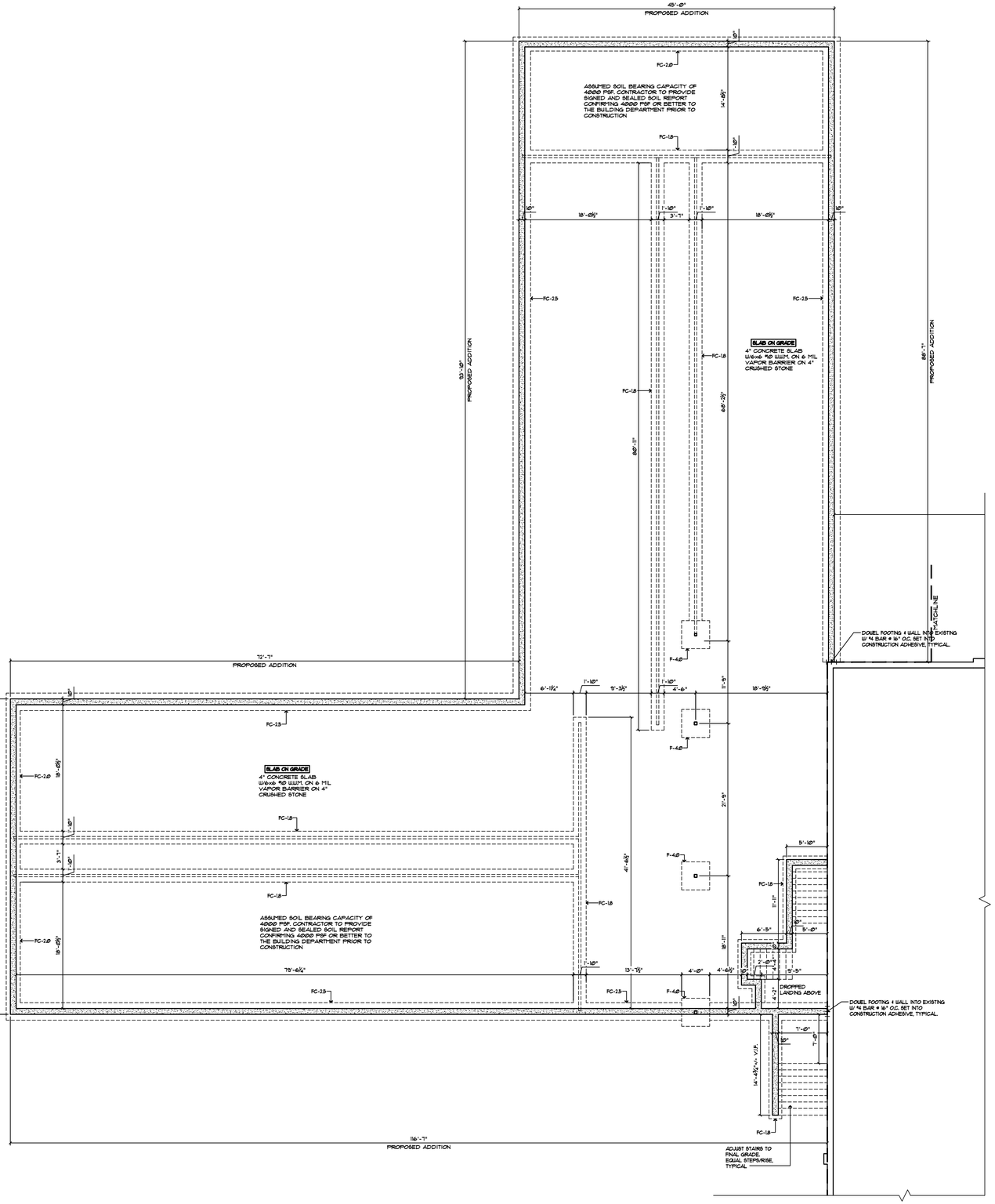
PROPOSED SCHOOL W/ DORMITORY ADDITION AT 267 CHERRY LANE VILLAGE OF AIRMONT ROCKLAND COUNTY, NEW YORK

Revisions:

Project No. SCH 2501
Date: 09-18-2025
Drawn By: TB
Reviewed By: JT

Sheet Number:

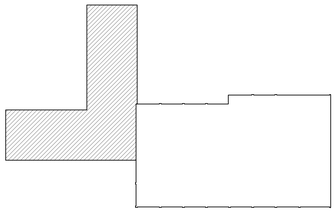
C-1




1 / A-1 PROPOSED FOUNDATION PLAN (DORM SIDE)

SCALE: 1/8" = 1'-0"

| FOOTING SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| F-4.0 | 4'-0" X 4'-0" X 14" DEEP CONCRETE FOOTING W/ #5 BARS AT 8" O.C. EACH WAY TOP & BOTTOM. |
| FC-1.8 | 1'-10" WIDE X 12" DEEP CONTINUOUS CONCRETE FOOTING W/ (2) #5 BARS CONTINUOUS. |
| FC-2.0 | 2'-0" WIDE X 12" DEEP CONTINUOUS CONCRETE FOOTING W/ (3) #5 BARS CONTINUOUS. |
| FC-2.5 | 2'-6" WIDE X 12" DEEP CONTINUOUS CONCRETE FOOTING W/ (3) #5 BARS CONTINUOUS. |



KAY MAP

JOHN E. TILL ARCHITECT
296 MAIN STREET
CORNWALL, NEW YORK 12518
PHONE/ FAX # 845.534.8120

FOR PLANNING BOARD SUBMISSION

SEAL

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

Revisions:

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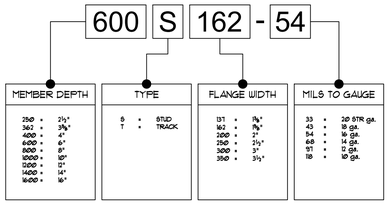
A-1

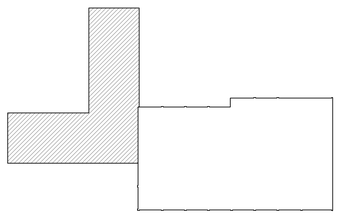


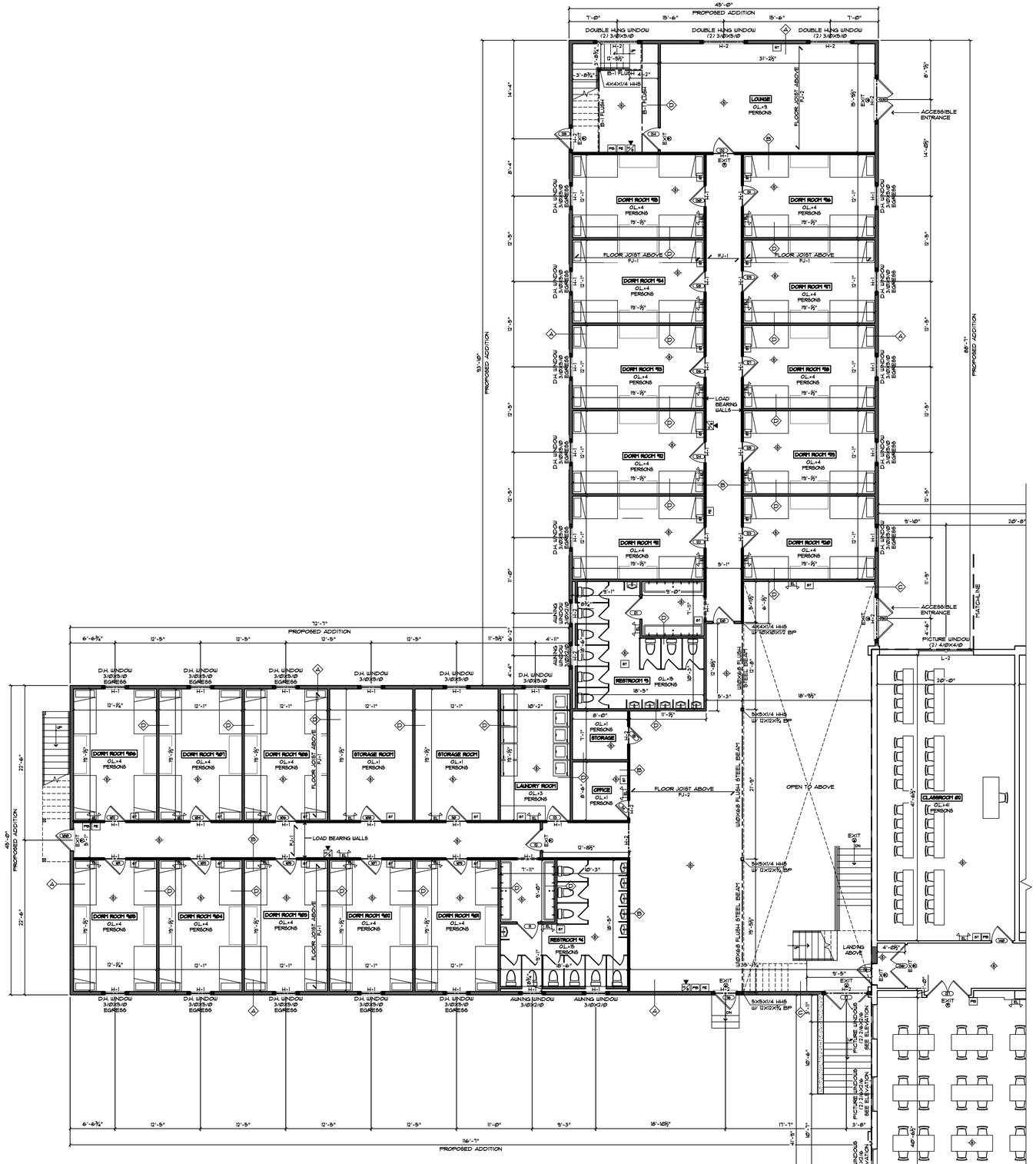

| FLOOR JOIST SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| FJ-1 | 1200-S-250-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |
| FJ-2 | 1200-S-300-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |

| HEADER SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| H-1 | (2) BOX 1000-S-162-43<br>MARINO WARE |
| H-2 | (2) BOX 1000-S-162-54<br>MARINO WARE |
| H-3 | (2) BOX 1000-S-162-33<br>MARINO WARE |

| WALL TYPE LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| A | EXTERIOR WALL<br>6" METAL STUDS<br>600-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| B | INTERIOR LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| C | EXTERIOR HIGH WALL<br>6" METAL STUDS<br>600-S-250-68 @ 12" O.C.<br>MARINO WARE STUDS |
| D | INTERIOR NON-LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-137-33 @ 16" O.C.<br>MARINO WARE STUDS |

| EMERGENCY EQUIPMENT SYMBOL SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| H/S | HORN-STROBE |
| ST | STROBE |
| FAS | FIRE ALARM<br>PULL BOX STATION |
| FE | FIRE EXTINGUISHER<br>WALL MOUNTED |
| EL | EMERGENCY LIGHT WITH BATTERY BACKUP |
| | SMOKE DETECTORS<br>HARD WIRED AND INTERCONNECTED |
| EXIT | ILLUMINATED EXIT SIGN AND EMERGENCY LIGHT<br>WITH BATTERY BACKUP |
| MAX TRAVEL DIST. ## | MAXIMUM TRAVEL DISTANCE TO AN EXIT |




1 PROPOSED FIRST FLOOR PLAN (DORM SIDE)
A-2 SCALE: 1/8" = 1'-0"

JOHN E. TILL ARCHITECT
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FOR PLANNING BOARD SUBMISSION

SEAL

REGISTERED ARCHITECT JOHN E TILL 030736 STATE OF NEW YORK

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

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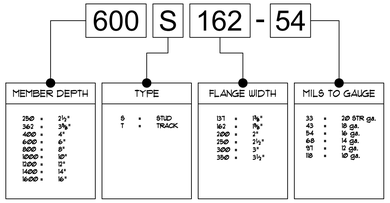
A-2

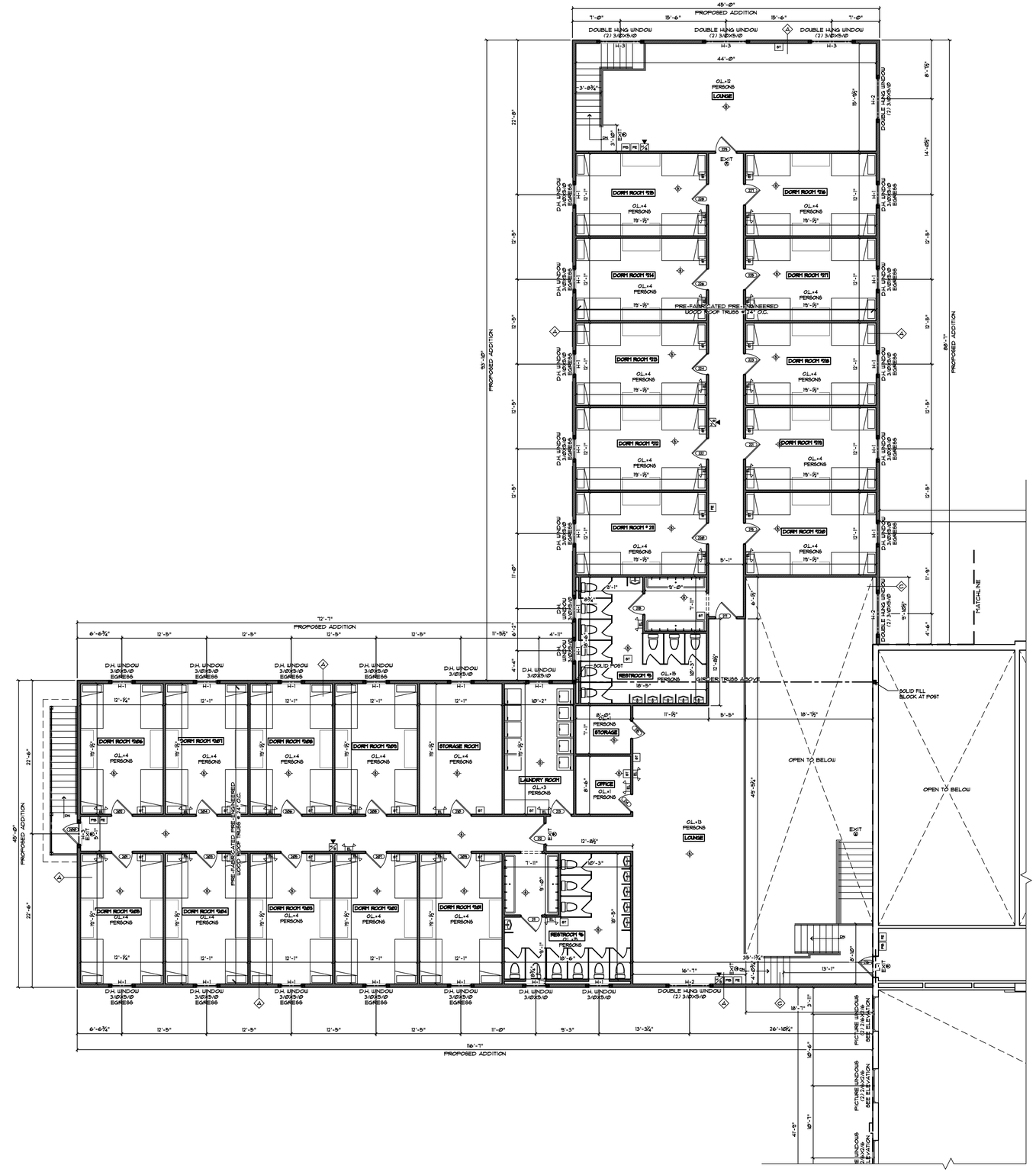



| FLOOR JOIST SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| FJ-1 | 1200-S-250-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |
| FJ-2 | 1200-S-300-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |

| HEADER SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| H-1 | (2) BOX 1000-S-162-43<br>MARINO WARE |
| H-2 | (2) BOX 1000-S-162-54<br>MARINO WARE |
| H-3 | (2) BOX 1000-S-162-33<br>MARINO WARE |

| WALL TYPE LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| A | EXTERIOR WALL<br>6" METAL STUDS<br>600-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| B | INTERIOR LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| C | EXTERIOR HIGH WALL<br>6" METAL STUDS<br>600-S-250-68 @ 12" O.C.<br>MARINO WARE STUDS |
| D | INTERIOR NON-LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-137-33 @ 16" O.C.<br>MARINO WARE STUDS |

| EMERGENCY EQUIPMENT SYMBOL SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| H/S | HORN-STROBE |
| ST | STROBE |
| PB | FIRE ALARM<br>PULL BOX STATION |
| FE | FIRE EXTINGUISHER<br>WALL MOUNTED |
| EL | EMERGENCY LIGHT WITH BATTERY BACKUP |
| | SMOKE DETECTORS<br>HARD WIRED AND INTERCONNECTED |
| EXIT | ILLUMINATED EXIT SIGN AND EMERGENCY LIGHT<br>WITH BATTERY BACKUP |
| MAX TRAVEL DIST. | MAXIMUM TRAVEL DISTANCE TO AN EXIT |




1 / A-3 PROPOSED SECOND FLOOR PLAN (DORM SIDE)
SCALE: 1/8" = 1'-0"

JOHN E. TILL ARCHITECT
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FOR PLANNING BOARD SUBMISSION

SEAL

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

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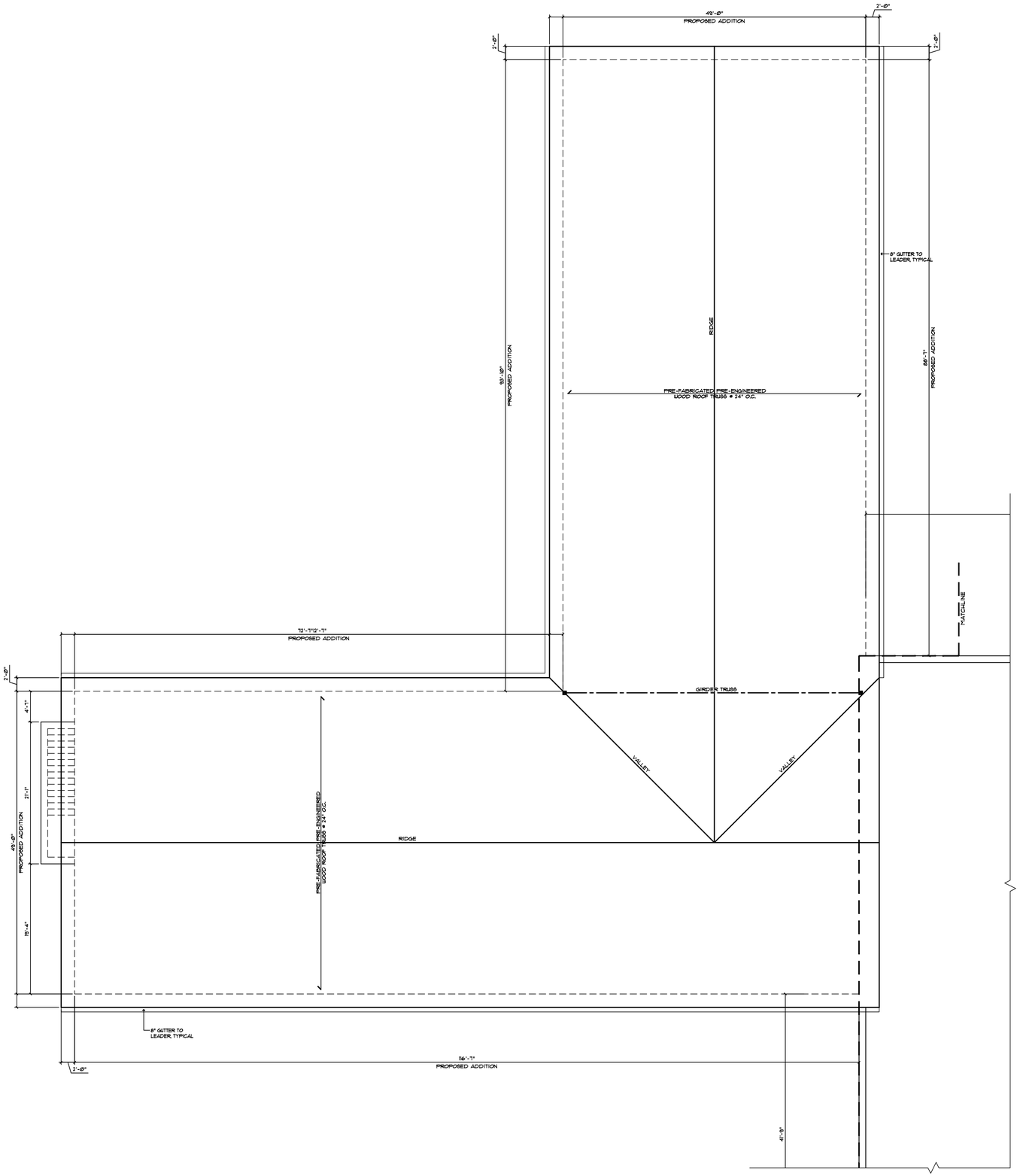
Sheet Number:

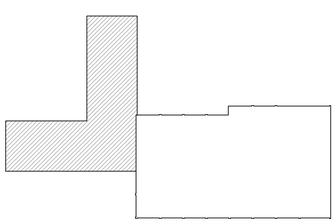
A-3




PRE-FABRICATED PRE-ENGINEERED
WOOD ROOF TRUSS

1. PREFABRICATED PRE-ENGINEERED WOOD ROOF TRUSS AT 24" ON CENTER ALL TRUSSES TO BE DESIGNED BY NEW YORK STATE LICENSED ENGINEER. TRUSS DESIGN SHOP DRAWING TO BE SIGNED & SEALED BY NEW YORK LICENSED P.E. AND SUBMITTED TO PROJECT ARCHITECT FOR REVIEW AND APPROVAL ONCE APPROVED BY PROJECT ARCHITECT, THE SHOP DRAWINGS ARE TO BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION IN THE FIELD.

2. A TRUSS REPORT SHALL BE PERFORMED BY THE TRUSS MANUFACTURER OR RESPONSIBLE LICENSED DESIGN PROFESSIONAL ASSOCIATED WITH THE PROJECT, STATING INSTALLATIONS WERE INSPECTED AND CONFORM TO TRUSS DESIGN DRAWINGS. TRUSSES ARE UNALTERED FROM DESIGN AND ALL BRACINGS AND ATTACHMENTS INSTALLED ACCORDING TO DRAWINGS. THE TRUSS REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FRAMING INSPECTION, AND BEFORE THE CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



KAY MAP

1 / A-4 PROPOSED ROOF PLAN (DORM SIDE)

SCALE: 1/8" = 1'-0"

JOHN E. TILL
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FOR PLANNING BOARD
SUBMISSION

SEAL

REGISTERED ARCHITECT
JOHN E TILL
030736
STATE OF NEW YORK

PROPOSED SCHOOL W/
DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

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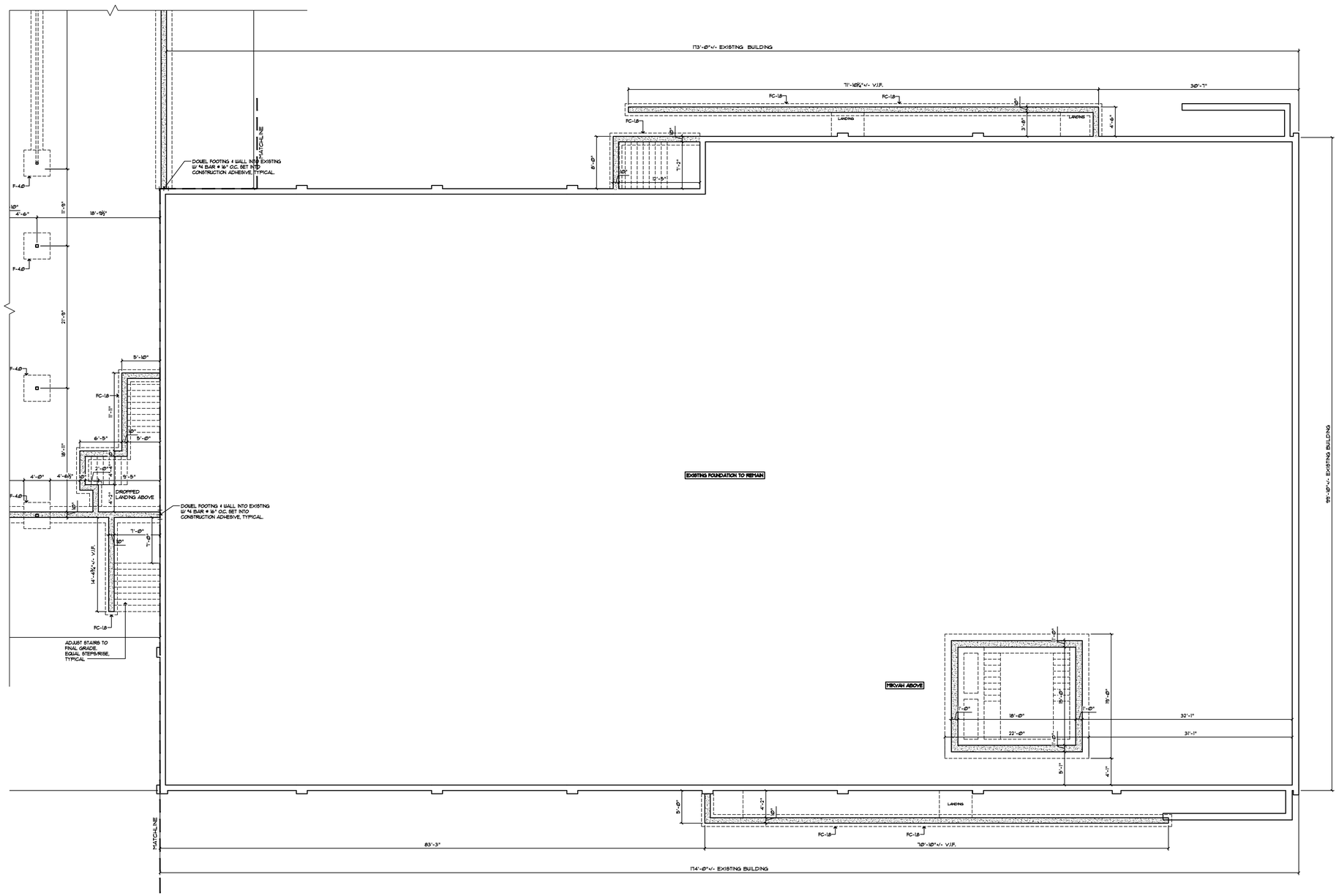
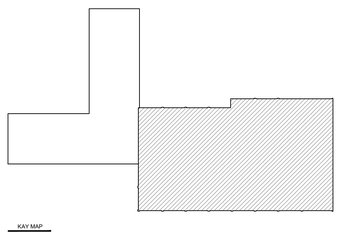
A-4




| FOOTING SCHEDULE | |
|---|---|
| MARK | DESCRIPTION |
| F-4.0 | 4'-0" X 4'-0" X 14" DEEP CONCRETE FOOTING W/ #5 BARS AT 8" O.C. EACH WAY TOP & BOTTOM. |
| FC-1.8 | 1'-10" WIDE X 12" DEEP CONTINUOUS CONCRETE FOOTING W/ (2) #5 BARS CONTINUOUS. |
| FC-2.0 | 2'-0" WIDE X 12" DEEP CONTINUOUS CONCRETE FOOTING W/ (3) #5 BARS CONTINUOUS. |
| FC-2.5 | 2'-6" WIDE X 12" DEEP CONTINUOUS CONCRETE FOOTING W/ (3) #5 BARS CONTINUOUS. |



KAY MAP

1 A-5 PROPOSED FOUNDATION PLAN (SHUL SIDE)

SCALE: 1/8" = 1'-0"

JOHN E. TILL ARCHITECT
296 MAIN STREET
CORNWALL, NEW YORK 12518
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FOR PLANNING BOARD SUBMISSION

SEAL

REGISTERED ARCHITECT JOHN E TILL 030736 STATE OF NEW YORK

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

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Reviewed By: JT

Sheet Number:

A-5

600 | S | 162 - 54

| MEMBER DEPTH | TYPE | FLANGE WIDTH | MILS TO GAUGE |
|---|---|---|---|
| 250 = 2½" | S = STUD | 137 = 1⅜" | 33 = 20 STR ga. |
| 362 = 3⅝" | T = TRACK | 162 = 1⅝" | 43 = 18 ga. |
| 400 = 4" | | 200 = 2" | 54 = 16 ga. |
| 600 = 6" | | 250 = 2½" | 68 = 14 ga. |
| 800 = 8" | | 300 = 3" | 97 = 12 ga. |
| 1000 = 10" | | 350 = 3½" | 118 = 10 ga. |
| 1200 = 12" | | | |
| 1400 = 14" | | | |
| 1600 = 16" | | | |

## FLOOR JOIST SCHEDULE

| MARK | DESCRIPTION |
|---|---|
| FJ-1 | 1200-S-250-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |
| FJ-2 | 1200-S-300-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |

## HEADER SCHEDULE

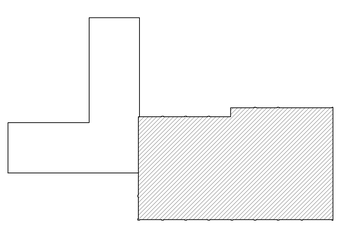
| MARK | DESCRIPTION |
|---|---|
| H-1 | (2) BOX 1000-S-162-43<br>MARINO WARE |
| H-2 | (2) BOX 1000-S-162-54<br>MARINO WARE |
| H-3 | (2) BOX 1000-S-162-33<br>MARINO WARE |

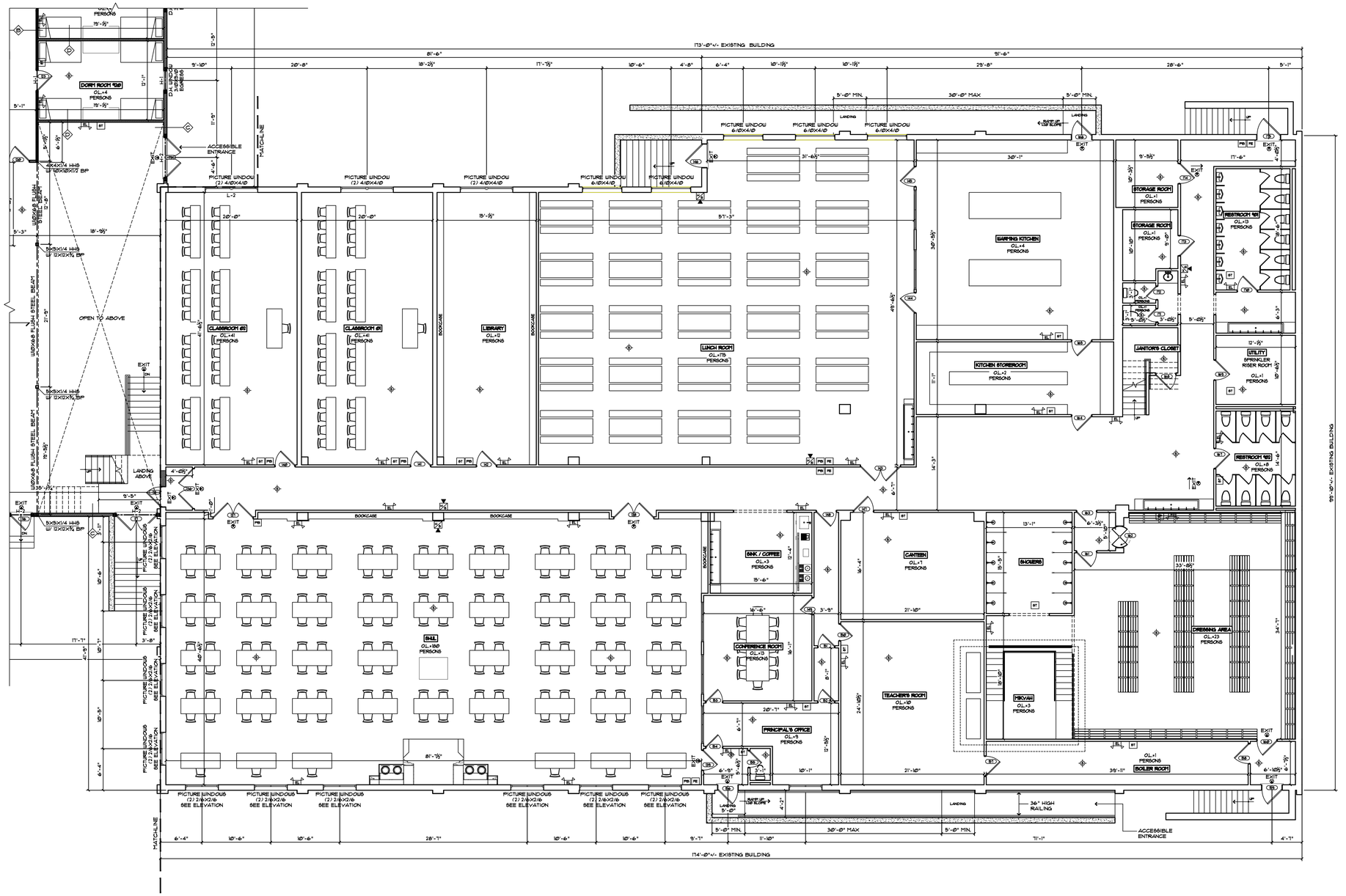
## WALL TYPE LEGEND

| MARK | DESCRIPTION |
|---|---|
| A | EXTERIOR WALL<br>6" METAL STUDS<br>600-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| B | INTERIOR LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| C | EXTERIOR HIGH WALL<br>6" METAL STUDS<br>600-S-250-68 @ 12" O.C.<br>MARINO WARE STUDS |
| D | INTERIOR NON-LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-137-33 @ 16" O.C.<br>MARINO WARE STUDS |

## EMERGENCY EQUIPMENT SYMBOL SCHEDULE

| MARK | DESCRIPTION |
|---|---|
| H/S | HORN-STROBE |
| ST | STROBE |
| PB | FIRE ALARM<br>PULL BOX STATION |
| FE | FIRE EXTINGUISHER<br>WALL MOUNTED |
| EL | EMERGENCY LIGHT WITH BATTERY BACKUP |
| | SMOKE DETECTORS<br>HARD WIRED AND INTERCONNECTED |
| EXIT | ILLUMINATED EXIT SIGN AND EMERGENCY LIGHT<br>WITH BATTERY BACKUP |
| MAX TRAVEL DIST. | MAXIMUM TRAVEL DISTANCE TO AN EXIT |




1 A-6 PROPOSED RENOVATED BASEMENT PLAN (SHUL SIDE)

SCALE: 1/8" = 1'-0"

JOHN E. TILL ARCHITECT
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FOR PLANNING BOARD SUBMISSION

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REGISTERED ARCHITECT JOHN E TILL 030736 STATE OF NEW YORK

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

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A-6

600 | S | 162 - 54

| MEMBER DEPTH | TYPE | FLANGE WIDTH | MILS TO GAUGE |
|---|---|---|---|
| 250 = 2½" | S = STUD | 137 = 1⅝" | 33 = 20 STR ga. |
| 362 = 3⅝" | T = TRACK | 162 = 1⅝" | 43 = 18 ga. |
| 400 = 4" | | 200 = 2" | 54 = 16 ga. |
| 600 = 6" | | 250 = 2½" | 68 = 14 ga. |
| 800 = 8" | | 300 = 3" | 97 = 12 ga. |
| 1000 = 10" | | 350 = 3½" | 118 = 10 ga. |
| 1200 = 12" | | | |
| 1400 = 14" | | | |
| 1600 = 16" | | | |

## FLOOR JOIST SCHEDULE

| MARK | DESCRIPTION |
|---|---|
| FJ-1 | 1200-S-250-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |
| FJ-2 | 1200-S-300-68 @ 16" O.C.<br>MARINO WARE<br>COLD FORMED METAL JOIST |

## HEADER SCHEDULE

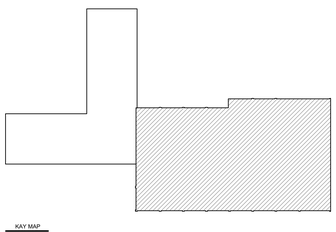
| MARK | DESCRIPTION |
|---|---|
| H-1 | (2) 800-S-162-43<br>MARINO WARE |
| H-2 | (2) 800-S-162-54<br>MARINO WARE |
| H-3 | (2) 800-S-162-33<br>MARINO WARE |

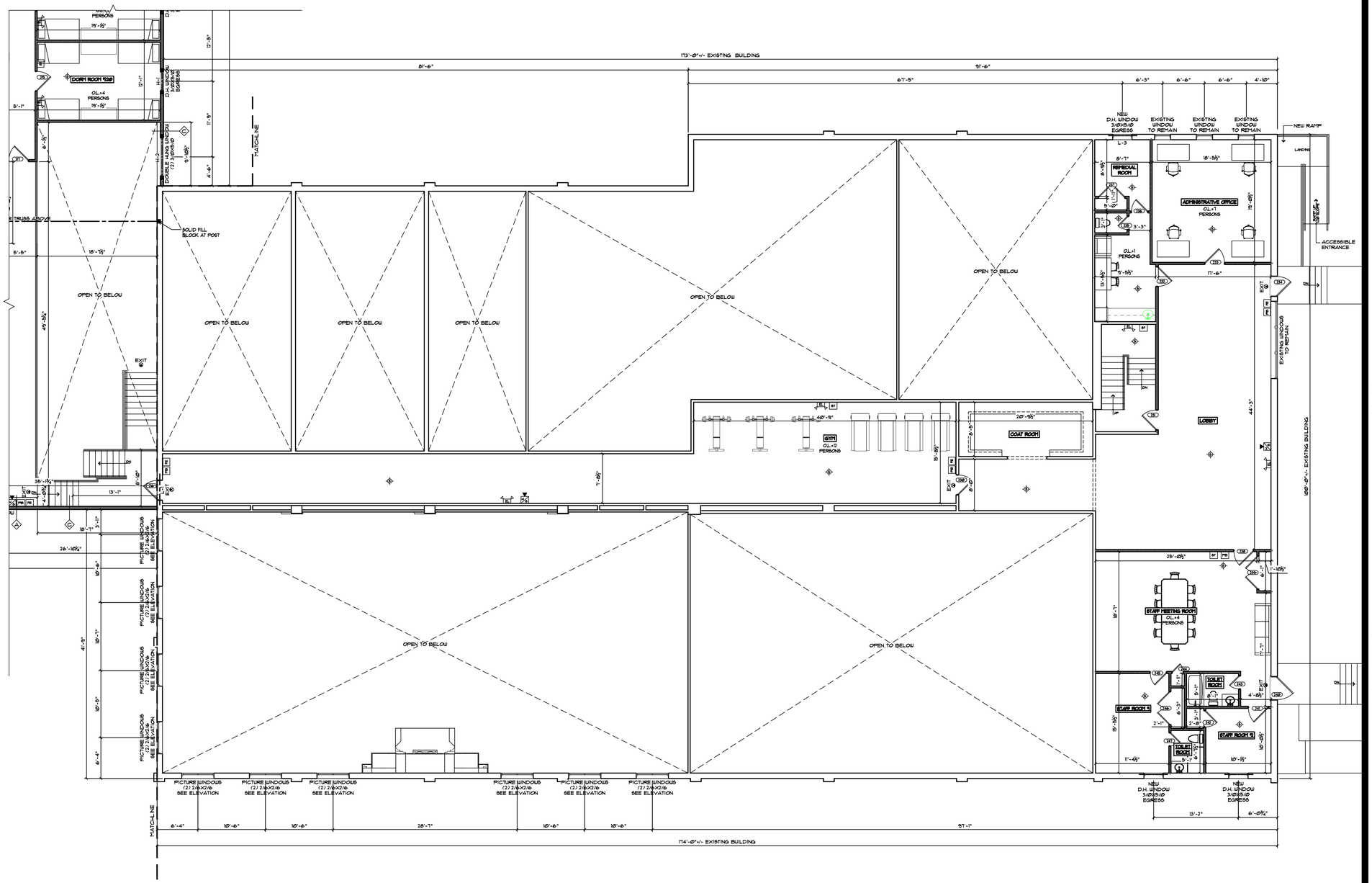
## WALL TYPE LEGEND

| MARK | DESCRIPTION |
|---|---|
| A | EXTERIOR WALL<br>6" METAL STUDS<br>600-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| B | INTERIOR LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-162-54 @ 16" O.C.<br>MARINO WARE STUDS |
| C | EXTERIOR HIGH WALL<br>6" METAL STUDS<br>600-S-250-68 @ 12" O.C.<br>MARINO WARE STUDS |
| D | INTERIOR NON-LOAD BEARING WALL<br>4" METAL STUDS<br>400-S-137-33 @ 16" O.C.<br>MARINO WARE STUDS |

## EMERGENCY EQUIPMENT SYMBOL SCHEDULE

| MARK | DESCRIPTION |
|---|---|
| H/S | HORN-STROBE |
| ST | STROBE |
| FB | FIRE ALARM<br>PULL BOX STATION |
| FE | FIRE EXTINGUISHER<br>WALL MOUNTED |
| EL | EMERGENCY LIGHT WITH BATTERY BACKUP |
| | SMOKE DETECTORS<br>HARD WIRED AND INTERCONNECTED |
| EXIT | ILLUMINATED EXIT SIGN AND EMERGENCY LIGHT<br>WITH BATTERY BACKUP |
| MAX TRAVEL DIST. | MAXIMUM TRAVEL DISTANCE TO AN EXIT |




1 / A-7 PROPOSED RENOVATED FIRST FLOOR PLAN (SHUL SIDE)

SCALE: 1/8" = 1'-0"

JOHN E. TILL ARCHITECT
296 MAIN STREET
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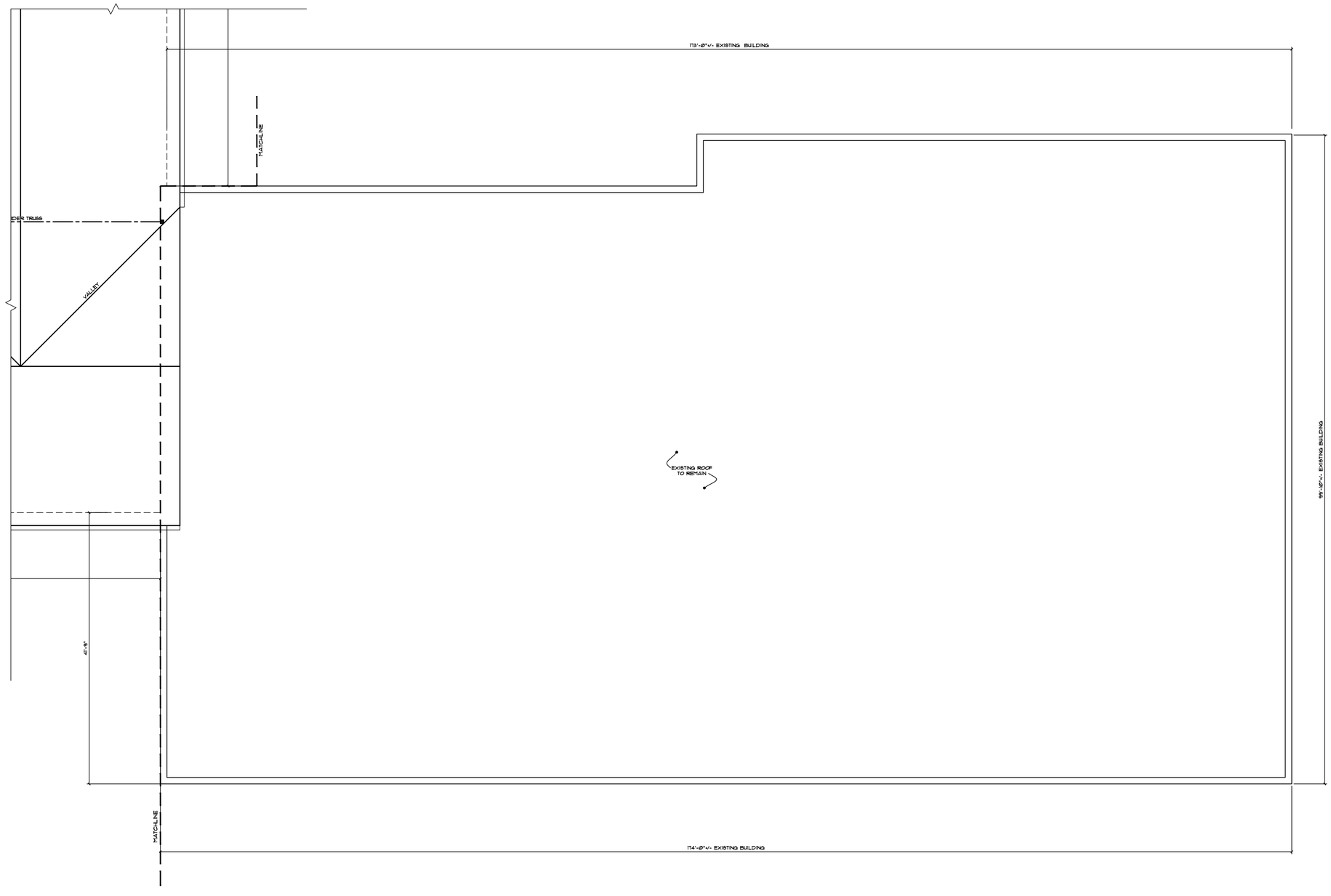
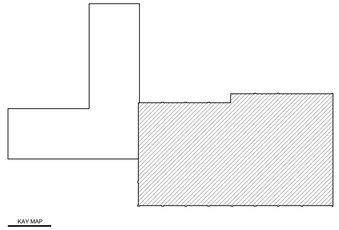



1 A-8 PROPOSED RENOVATED ROOF PLAN (SHUL SIDE)

SCALE: 1/8" = 1'-0"



KAY MAP

JOHN E. TILL ARCHITECT
296 MAIN STREET
CORNWALL, NEW YORK 12518
PHONE/ FAX # 845.534.8120

FOR PLANNING BOARD SUBMISSION

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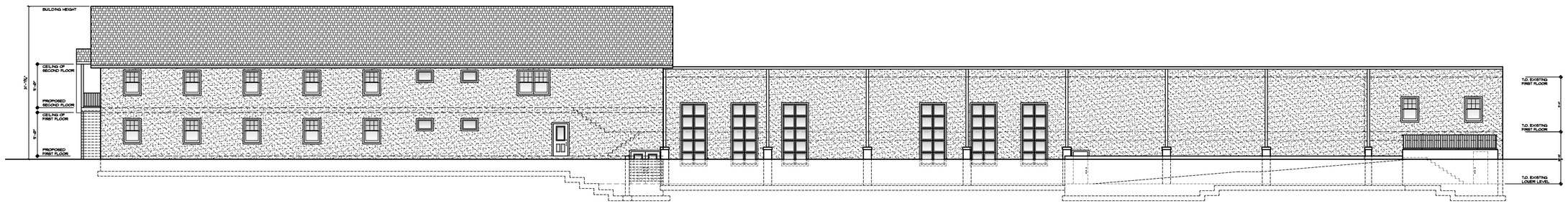
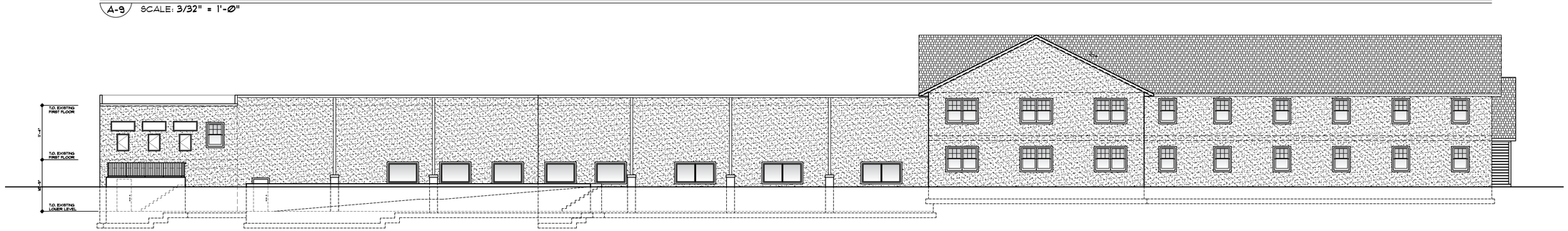
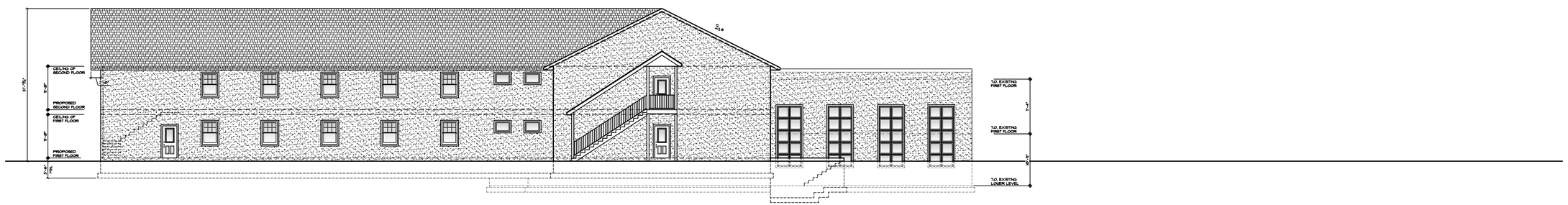



1 A-9 **SOUTH SIDE ELEVATION**
SCALE: 3/32" = 1'-0"

2 A-9 **EAST SIDE ELEVATION**
SCALE: 3/32" = 1'-0"




1 A-9 **NORTH SIDE ELEVATION**
SCALE: 3/32" = 1'-0"




4 A-9 **WEST SIDE ELEVATION**
SCALE: 3/32" = 1'-0"

JOHN E. TILL ARCHITECT
296 MAIN STREET
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FOR PLANNING BOARD
**SUBMISSION**

SEAL
REGISTERED ARCHITECT
JOHN E TILL
030736
STATE OF NEW YORK

PROPOSED SCHOOL W/
DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

Revisions:

Project No. SCH 2501
Date: 09-18-2025

Drawn By: TB
Reviewed By: JT

Sheet Number:

**A-9**

# DOOR SCHEDULE

| NO. | DOOR | | | | | | FRAME | | | | | FIRE RATING | CLOSER WITH SELF LATCH | PANIC EXIT HARDWARE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WIDTH | HEIGHT | THK | MAT'L | FINISH | TYPE | MAT'L | FINISH | JAMB | HEAD | SILL | | | | |
| FIRST FLOOR | | | | | | | | | | | | | | | |
| 100 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 101 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 102 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 103 | 3'-0" | 7'-0" | 1-3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 104 | 3'-0" | 7'-0" | 1-3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 105 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 106 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 107 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 108 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 109 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 110 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 111 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 112 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 113 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 114 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 115 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 116 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 117 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 118 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 119 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 120 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 121 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 122 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 123 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 124 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 125 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 126 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 127 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 128 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 129 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 130 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 131 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 132 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 133 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 134 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 135 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 136 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 137 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 138 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 139 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 140 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 141 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 142 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 143 | (2) 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 144 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | YES | - |
| 145 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | YES | - |
| 146 | 3'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 147 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 148 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 149 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 150 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 151 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 152 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 153 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 154 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 155 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 156 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 157 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | INSULATED / LOUVER |
| 158 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | INSULATED / LOUVER |
| 159 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | EXISTING / EXTERIOR |
| 160 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 161 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 162 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | REVOLVING |
| 163 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 164 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 165 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 166 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 167 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 168 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 169 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 170 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 171 | 2'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 172 | 2'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 173 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 174 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 175 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |

# DOOR SCHEDULE

| NO. | DOOR | | | | | | FRAME | | | | | FIRE RATING | CLOSER WITH SELF LATCH | PANIC EXIT HARDWARE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WIDTH | HEIGHT | THK | MAT'L | FINISH | TYPE | MAT'L | FINISH | JAMB | HEAD | SILL | | | | |
| SECOND FLOOR | | | | | | | | | | | | | | | |
| 200 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | INSULATED / EXTERIOR |
| 201 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 202 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 203 | 3'-0" | 7'-0" | 1-3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 204 | 3'-0" | 7'-0" | 1-3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 205 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 206 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 207 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 208 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 209 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 210 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 211 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 212 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 213 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 214 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 215 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | INSULATED / EXTERIOR |
| 216 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 217 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 218 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 219 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 220 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 221 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 222 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 223 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 224 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 225 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | INSULATED / EXTERIOR |
| 226 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 227 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 228 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 229 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 230 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 231 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | - |
| 232 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 233 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 234 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | B | H/M | PT | - | - | ALUM | NO | YES | YES | EXISTING / EXTERIOR |
| 235 | 2'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 236 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 237 | (2) 2'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 238 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 239 | (2) 2'-6" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 240 | 3'-6" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | YES | YES | EXISTING / EXTERIOR |
| 241 | 3'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 242 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 243 | 2'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 244 | 1'-8" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 245 | 2'-6" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 246 | (2) 2'-6" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |
| 247 | 2'-0" | 7'-0" | 1 3/4" | H/M | PT | A | H/M | PT | - | - | ALUM | NO | NO | NO | - |


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FOR PLANNING BOARD SUBMISSION

SEAL

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

Revisions:

Project No. SCH 2501
Date: 09-18-2025

Drawn By: TB
Reviewed By: JT

Sheet Number:

**A-10**

## BUILDING PLANNING

1) ALL CONSTRUCTION MEANS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THESE BUILDING CODES:

A) 2020 BUILDING CODE OF NEW YORK STATE
B) 2020 PLUMBING CODE OF NEW YORK STATE, 2020 MECHANICAL CODE OF NEW YORK STATE, & 2020 FUEL GAS CODE OF NEW YORK STATE
C) 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
D) LOCAL BUILDING ORDINANCES - 2020

2) ALL HORIZONTAL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF FURRING. ALL VERTICAL DIMENSIONS ARE TO TOP OF SUBFLOORING OR FACE OF CEILING FRAMING.

3) ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, AND ALL FIXED OR OPERABLE GLAZING PANELS WITHIN 24" OF A DOOR SHALL BE TEMPERED.

4) ALL WALLS OF GARAGE ADJACENT TO HOUSE SHALL BE FACED WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE + ONE LAYER 1/2" TYPE "X" GWB ON HOUSE SIDE. GARAGE CEILING SHALL BE CONSTRUCTED WITH 5/8" TYPE "X" GYPSUM BOARD. ALL GWB JOINTS FINISHED WITH ONE COAT TAPE AND SPACKLE, MIN. GARAGE DOOR INTO HOUSE SHALL BE 'C' LABEL, 3/4" HR. FIRE RATED.
THE ARCHITECT.

5) INTERIOR STAIRS TO HAVE MAX. 7-3/4"" RISERS AND MIN. 10" TREADS + 1 1/4" NOSING. MINIMUM STAIR HEAD ROOM TO BE 6'-8".
EXTERIOR STAIRS TO HAVE A MAX. 7" RISERS AND 11" TREADS

6) ALL PLUMBING LINES IN EXTERIOR WALLS OR IN CONCEALED AREAS OR EXPOSED UNHEATED AREA TO BE INSULATED WITH R-13 BATTS MIN.

7) DO NOT CUT, DRILL, REMOVE OR DAMAGE STRUCTURAL MEMBERS IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

8) DRILL WOOD WHICH IS LIKELY TO SPLIT BEFORE NAILING. REPLACE ALL SPLIT PIECES.

9) CABINETS /CASEWORK TO BE DESIGNED BY OTHERS. CABINET DESIGNER SHALL FIELD MEASURE AREA OF WORK AFTER DRYWALL INSTALLATION FOR PROPER FITTING.

## FOUNDATION AND FOOTING NOTES

- CONCRETE WALL AND FOOTING MATERIAL: READY MIXED CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH (F'C)) OF 3000 P.S.I.
- CONCRETE SLAB MATERIAL: READY MIXED CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE STRENGTH (F'C)) OF 4000 P.S.I.
- FOOTING SHALL BE SUPPORTED ON UNDISTURBED SOIL WITH A PRESUMTIVE SOIL BEARING CAPACITE OF 3000 # PER SQ. FT.

## FLOORS

1) STRUCTURAL STEEL (IF APPLICABLE) TO BE A36 AND RECEIVE ONE COAT OF RUST INHIBITIVE PAINT. ALL PLATES AND CONNECTIONS TO BE DESIGNED BY FABRICATOR.

2) ALL LUMBER MATERIALS SHALL BE NEW, SOUND, DRY MATERIAL FREE FROM DEFECTS AND IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED, AND SHALL BE OF THE SIZES INDICATED ON THE DRAWINGS.

3) ALL STUDS, SILLS AND POSTS SHALL BE SPRUCE-PINE-FIR ALLOWING 15% NO. 1 AND 25% NO. 2 GRADE.

| Minimum Stress | |
|---|---|
| Fiber stress | (Fb) = 1200 psi |
| Horizontal shear | (Fv) = 95 psi |
| Modulus of Elasticity | (E) = 1,500,000 psi |

4) ALL BEAMS, JOISTS, RAFTERS AND HEADERS SHALL BE KD-NO.1 DOUGLAS-FIR, 15% MAXIMUM MOISTURE CONTENT, DENSE NO. 2 GRADE OR BETTER (UNLESS DRAWINGS CALL FOR ENGINEERED LUMBER OF BETTER GRADE).

| Minimum Stress | |
|---|---|
| Fiber stress | (Fb) = 1450 psi |
| Horizontal shear | (Fv) = 95 psi |
| Modulus of Elasticity | (E) = 1,700,000 psi |

5) OTHER FRAMING LUMBER TO BE NO. 2 SPF.

6) ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE, .40 CCA PRESSURE PRESERVATIVE TREATED.

7) FLOOR JOISTS TO BE DOUBLED BELOW ALL INTERIOR PARTITIONS RUNNING PARALLEL TO THE JOIST FRAMING.

8) SUBFLOOR TO BE CDX PLYWOOD, TONGUE-AND-GROOVE, GLUED AND SCREWED. FLOOR AREAS SCHEDULED FOR CERAMIC TILE FINISH TO HAVE ADDITIONAL LAYER OF 1/2" CDX PLYWOOD SUBSTRATE INSTALLED, WITH 1/2" SUBSTRATE SHEETS RUNNING PERPENDICULAR TO SUBFLOOR SHEETS.

9) MINIMUM FLOOR JOIST BEARING SHALL BE AT LEAST 1 1/2" ON WOOD AND AT LEAST 3" ON MASONRY OR CONCRETE.

10) FLOOR JOISTS LARGER THAN 2X12 SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR DIAGONAL WOOD OR METAL BRIDGING AT INTERVALS NOT EXCEEDING 8 FEET.

11) THE DIAMETER OF HOLES BORED INTO JOISTS SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST, TOP OR BOTTOM, OR TO ANY OTHER HOLE IN THE JOIST.

12) HEADER JOIST SPANS THAT EXCEED 4 FEET IN LENGTH SHALL BE CONSTRUCTED OF DOUBLE JOISTS. HEADER JOIST SPANS EXCEEDING 6 FEET SHALL BE FASTENED WITH HANGERS.

13) WOOD TRUSSES SHALL NOT BE CUT, NOTCHED, SPLICED, OR OTHERWISE ALTERED. TRUSS DESIGN DRAWINGS, PREPARED BY A LICENSED ENGINEER, SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICER PRIOR TO INSTALLATION.

14) DRAFTSTOPPING SHALL BE INSTALLED WHEN EITHER A CEILING IS SUSPENDED UNDER THE FLOOR FRAMING OR THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS. DRAFTSTOPPING SHALL BE 1/2" GWB, 3/8" WOOD STRUCTURAL PANELS, OR 3/8" TYPE 2-M-W PARTICLE BOARD, AND SHALL DIVIDE THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.

15) END JOINTS IN SUBFLOORING SHALL OCCUR OVER SUPPORTS.
16) PARTICLEBOARD USED FOR FLOOR UNDERLAYMENT SHALL BE MIN. 1/4" THICK AND SHALL CONFORM TO TYPE PBU.
17) ALL ENGINEERED LUMBER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

18) ALL SIMPSON (OR OTHER) FASTENERS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

## WALL COVERING

1) VINYL CLAPBOARD SIDING SHALL BE MIN. Ø.035" THICK, WITH LAPPED HORIZONTAL JOINTS. SIDING SHALL BE SECURED WITH 1 1/2" LONG Ø.120" NAILS OVER PLYWOOD SHEATHING. SHEATHING PAPER IS NOT REQUIRED.

2) CAULK AND/ OR SEAL ALL EXPOSED EXTERIOR AND INTERIOR JOINTS DIRECTLY EXPOSED TO WEATHER, INFILTRATION, ABUTTING TWO MATERIALS OR SURFACES, SETTING BEDS, UNDER FLASHING, GAPS IN MATERIALS, ETC.

3) STONE VENEER TO BE CULTURED STONE SIMULATED STONE PRODUCT, MANUFACTURED BY STONE PRODUCTS CORPORATION OR EQUIVALENT. COLOR AND STYLE CHOICES AS PRESENTED BY DEVELOPER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS INCLUDING THE USE OF METAL LATH AND APPLICATION COAT OVER WOOD STUDS/PLYWOOD/1 DIRECT MORTAR APPLICATION OVER CONCRETE FOUNDATION.

## WALL CONSTRUCTION

1) ALL STUDS SHALL BE 16" O.C. AND SHALL BE TOENAILED UNLESS OTHERWISE NOTED.

2) DOUBLE TOP PLATES SHALL BE LAPPED AT CORNERS, WITH END JOINTS BEING OFFSET AT LEAST 24"

3) STUDS MAY BE NOTCHED MAX 25% OF ITS WIDTH IN A BEARING WALL+ MAX 40% OF ITS WIDTH IN A NON-BEARING WALL.

4) ANY STUD MAY BE DRILLED/BORED TO A MAX OF 40% OF ITS WIDTH IF A MIN OF 5/8" IS MAINTAINED FROM STUD FACE, AND HOLE IS NOT LOCATED IN THE SAME SECTION AS A NOTCH/CUT.

5) FIREBLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

A) IN CONCEALED SPACES OF STUD WALLS/PARTITIONS AT THE FLOOR/CEILING LEVEL (MAX. 10' CONTINUOUS RUN").
B) IN CONCEALED HORIZONTAL FURRED SPACES AT 10'-0" MAX. INTERVALS.
C) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL + HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS + COVE CEILINGS
D) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP + BOTTOM OF A RUN.
E) AT OPENINGS AROUND VENTS, PIPES + DUCTS AT CEILING AND FLOOR LEVEL.

6) FIREBLOCKING SHALL CONSIST OF 2X LUMBER OR BATTS/ BLANKETS OF MINERAL WOOL OR GLASS FIBER INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHAL FILL THE ENTIRE CROSS-SECTION OF THE WOOL CAVITY TO A MIN. HEIGHT OF 16". INSULATION SHALL BE PACKED TIGHTLY AROUND CONDUIT, PIPING, ECT. WHICH PENETRATES FIREBLOCKING.

7) EXTERIOR SHEATHING ("BRACED WALL PANEL CONSTRUCTION") SHALL BE EITHER:

A) 1/2" APA-RATED PLYWOOD SHEATHING (STRUCTURAL PANEL SHEATHING)
B) 1/2" STRUCTURAL FIBERBOARD SHEATHING

HORIZONTAL SHEATHING JOINTS SHALL OCCUR OF MIN. 2X BLOCKING.

8) BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12 1/2 FEET FROM EACH END OF THE BRACED WALL LINE.

9) WOOD STRUCTURAL PANEL WALL SHEATHING MARKED "EXPOSURE 1" OR "EXTERIOR" ARE CONSIDERED WATER REPELLANT SHEATHING UNDER THE CODE.

10) CORROSION-RESISTANT FLASHING SHALL BE INSTALLED TO ENSURE PROPER RUNOFF AND WATERPROOFING AT THESE LOCATIONS:

A) VALLEY'S, MIN. 24" UP BOTH SLOPES
B) ALL ROOF/WALL INTERSECTIONS, MIN. 12" VERT.
C) ALL ROOF PENETRATIONS
D) WINDOW/DOOR HEADS
E) SILLS AND THRESHOLDS
F) MASONRY/FRAME WALL INTERSECTIONS
G) OTHER AREAS AS PER PROPER CONSTRUCTION PRACTICE

11) UNLESS OTHERWISE NOTED, ALL WINDOW AND DOOR HEADERS SHALL BE AS FOLLOWS: EXTERIOR SHALL BE MINIMUM (2) 2X10'S, INTERIOR SHALL BE MINIMUM (2) 2X8'S.

12) WINDOW ROUGH OPENING HEAD HEIGHTS ARE TO BE SET SO THAT FINISHED DOOR AND WINDOW HEAD CASINGS ARE THE SAME HEIGHT.

## PLUMBING FIXTURES

1) MINIMUM PIPE/TRAP SIZING:

| | COLD | HOT | TRAP | WASTE | VENT |
|---|---|---|---|---|---|
| WATER CLOSET | 1/2" | - | INTERNAL | 3" | 2" |
| LAVATORIES | 1/2" | 1/2" | 1 1/4" | 2" | 1 1/2" |
| SINKS | 1/2" | 1/2" | 1 1/2" | 2" | 1 1/2" |
| BATHTUBS | 1/2" | 1/2" | 1 1/2" | 2" | 1 1/2" |
| SHOWERS | 1/2" | 1/2" | 2" | 2" | 1 1/2" |
| DISHWASHERS | - | 1/2" | 1 1/4" | 1 1/2" | 1 1/2" |
| BIDET | 1/2" | 3/8" | 1 1/4" | 2" | 1 1/2" |

## ROOF-CEILING CONSTRUCTION

1) ATTIC AND CRAWL SPACES SHALL BE VENTED IN PROPORTION OF ONE SQUARE FOOT OF FREE VENT AREA PER 300 SQUARE FEET OF HORIZONTALLY PROJECTED SPACE.

## ROOF ASSEMBLIES

1) INSTALL CONTINUOUS SELF-SEALING ROOF UNDERLAYMENT ICE AND WATER SHIELD. INSTALL MIN. 3' WIDTH OF MATERIAL ALONG EACH EAVE, LEAVING SUFFICIENT PROJECTION FOR EDGE-CLAMPING OF THE GUTTER.

### FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
### TABLE 2304.10.1 BCNYS

| DESCRIPTION OF BUILDING ELEMENTS | NUMBER AND TYPE OF FASTENER | SPACING AND LOCATION |
|---|---|---|
| **ROOF** | | |
| BLOCKING BETWEEN CEILING JOIST, RAFTERS OR TRUSSES TO BE TOP PLATE OR OTHER FRAMING BELOW | 3-8d COMMON (2½" × Ø.131")<br>3-10d BOX (3" × Ø.128")<br>3-3" × Ø.131" NAILS<br>3-3¼ GAGE STAPLES, 7/16" CROWN | EACH END, TOENAIL |
| BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS | 2-8d COMMON (2½" × Ø.131")<br>2-3" X Ø.131" NAILS<br>2-3¼ GAGE STAPLES | EACH END, TOENAIL |
| | 2-16d COMMON (3½" × Ø.162")<br>3-3" X Ø.131" NAILS<br>3-3¼ GAGE STAPLES | END NAIL |
| FLAT BLOCKING TO TRUSS AND WEB FILLER | 16d COMMON (3½" × Ø.162") @ 6" O.C.<br>3" X Ø.131" NAILS @ 6" O.C.<br>3" X 14 GAGE STAPLES @ 6" O.C. | FACE NAIL |
| CEILING JOIST TO TOP PLATE | 3-8d COMMON (2½" × Ø.131")<br>3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | EACH JOIST, TOENAIL |
| CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) | 3-16d COMMON (3½" × Ø.131")<br>4-10d BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | FACE NAIL |
| CEILING JOIST ATTACHED TO PARALLEL RATER (HEEL JOINT) | | FACE NAIL |
| COLLAR TIE TO RAFTER | 3-10d COMMON (3½" × Ø.148")<br>4-10d BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | FACE NAIL |
| RAFTER OR ROOF TRUSS TO TOP PLATE | 3-10 COMMON (3" × Ø.148")<br>3-16d BOX (3½" × Ø.135")<br>4-10d BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | TOENAIL |
| ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTER OR ROOF RAFTER TO 2-INSH RIDGE BEAM | 2-16d COMMON (3½" × Ø.162")<br>3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | END NAIL |
| | 3-10d COMMON (3½" × Ø.148")<br>3-16d BOX (3½" × Ø.135")<br>4-10D BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | TOENAIL |
| **WALL** | | |
| STUD TO STUD (NOT AT BRACED WALL PANELS) | 16d COMMON (3½" × Ø.162") | 24" O.C. FACE NAIL |
| | 10d BOX (3" × Ø.128")<br>3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | 16" O.C. FACE NAIL |
| STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS) | 16d COMMON (3½" × Ø.162") | 16" O.C. FACE NAIL |
| | 16d BOX (3½" × Ø.135") | 12" O.C. FACE NAIL |
| | 3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | 12" O.C. FACE NAIL |
| BUILT-UP HEADER (2" TO 2" HEADER) | 16d COMMON (3½" × Ø.162") | 16" O.C. EACH EDGE, FACE NAIL |
| | 16d BOX (3½" × Ø.135") | 12" O.C. EACH EDGE, FACE NAIL |
| CONTINUOUS HEADER TO STUD | 4-8d COMMON (2½" × Ø.131")<br>4-10d BOX (3" × Ø.128") | TOENAIL |
| TOP PLATE TO TOP PLATE | 16d COMMON (3½" × Ø.162") | 16" O.C. FACE NAIL |
| | 10d BOX (3" × Ø.128")<br>3" X Ø.131" NAILS<br>3" 14 GAGE STAPLES, 7/16" CROWN | 12" O.C. FACE NAIL |
| TOP PLATE TO TOP PLATE, AT EACH ENDS | 8-16d COMMON (3½" × Ø.162")<br>12-10d BOX (3" × Ø.128")<br>12-3" X Ø.131" NAILS<br>12-3" 14 GAGE STAPLES, 7/16" CROWN | EACH SIDE OF EACH JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT |
| BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL) | 16d COMMON (3½" × Ø.162") | 16" O.C. FACE NAIL |
| | 16d BOX (3½" × Ø.135")<br>3" X Ø.131" NAILS<br>3" 14 GAGE STAPLES, 7/16" CROWN | 12" O.C. FACE NAIL |
| BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS | 2-16d COMMON (3½" × Ø.162")<br>3-16d BOX (3½" × Ø.135")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | 16" O.C. FACE NAIL |
| STUD TO TOP OR BOTTOM PLATE | 4-8d COMMON (2½" × Ø.131")<br>4-10d BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | TOENAIL |
| | 2-16d COMMON (3½" × Ø.162")<br>3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | END NAIL |
| TOP OR BOTTOM PLATE TO STUD | 2-16d COMMON (3½" × Ø.162")<br>3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | END NAIL |
| TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS | 2-16d COMMON (3½" × Ø.162")<br>3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | FACE NAIL |
| 1" BRACE TO EACH STUD AND PLATE | 2-8d COMMON (2½" × Ø.131")<br>2-10d BOX (3" × Ø.128")<br>2-3" X Ø.131" NAILS<br>2-3" 14 GAGE STAPLES, 7/16" CROWN | FACE NAIL |
| 1" X 6" SHEATHING TO EACH BEARING | 2-8d COMMON (2½" × Ø.131")<br>2-10d BOX (3" × Ø.128") | FACE NAIL |
| 1" X 8" AND WIDER SHEATHING TO EACH BEARING | 3-8d COMMON (2½" × Ø.131")<br>3-10d BOX (3" × Ø.128") | FACE NAIL |
| **FLOOR** | | |
| JOIST TO SILL, TOP PLATE, OR GIRDER | 3-8d COMMON (2½" × Ø.131")<br>FLOOR 3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | TOENAIL |
| RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW | 8d COMMON (2½" × Ø.131")<br>10d BOX (3" × Ø.128")<br>3" X Ø.131" NAILS<br>3" 14 GAGE STAPLES, 7/16" CROWN | 6" O.C. TOENAIL |
| 1" X 6" SUBFLOOR OR LESS TO EACH JOIST | 2-8d COMMON (2½" × Ø.131")<br>2-10d BOX (3" × Ø.128") | FACE NAIL |
| 2" SUBFLOOR TO JOIST OR GIRDER | 2-16d COMMON (3½" × Ø.162") | FACE NAIL |
| 2" PLANKS (PLANK & BEAM-FLOOR & ROOF) | 2-16d COMMON (3½" × Ø.162") | EACH BEARING, FACE NAIL |
| BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS | 20d COMMON (4" × Ø.192") | 32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES |
| | 10d BOX (3" × Ø.128")<br>3" X Ø.131" NAILS<br>3" 14 GAGE STAPLES, 7/16" CROWN | 24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES |
| | 2-20d COMMON (4" × Ø.192")<br>3-10d BOX (3" × Ø.128")<br>3-3" X Ø.131" NAILS<br>3-3" 14 GAGE STAPLES, 7/16" CROWN | END AND AT EACH SPLICE, FACE NAIL |
| LEDGER STRIP SUPPORTING JOISTS OR RAFTERS | 3-16d COMMON (3½" × Ø.162")<br>4-10d BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | EACH JOIST OR RAFTER, FACE NAIL |
| JOIST TO BAND JOIST OR RIM JOIST | 3-16d COMMON (3½" × Ø.162")<br>4-10d BOX (3" × Ø.128")<br>4-3" X Ø.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN | END NAIL |
| BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS | 2-8d COMMON (2½" × Ø.131")<br>2-10d BOX (3" × Ø.128")<br>2-3" X Ø.131" NAILS<br>2-3" 14 GAGE STAPLES, 7/16" CROWN | EACH END, TOE NAIL |

### FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
### TABLE 2304.10.1 BCNYS (CONT.)

| | | EDGES (INCHES) | INTERMEDIATE SUPPORTS (INCHES) |
|---|---|---|---|
| **WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING** | | | |
| 3/8"-1/2" | 6d COMMON OR DEFORMED (2½" × Ø.113") (SUBFLOOR AND WALL) | 6 | 12 |
| | 8d BOX OR DEFORMED (2½" × Ø.113") (ROOF) | 6 | 12 |
| | 2-3/8" × Ø.113" NAIL (SUBFLOOR AND WALL) | 6 | 12 |
| | 1-3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL) | 4 | 8 |
| | 2-3/8" × Ø.113" NAIL (ROOF) | 4 | 8 |
| | 1-3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF) | 3 | 6 |
| 19/32"-3/4" | 8d COMMON (2½" × Ø.131")<br>6d DEFORMED (2" X Ø.113") | 6 | 12 |
| | 2-3/8" × Ø.113" NAIL<br>2" 16 GAGE STAPLE, 7/16" CROWN | 4 | 8 |
| 7/8" - 1-1/4" | 10d COMMON (3" X Ø.148")<br>8d DEFORMED (2½" × Ø.131") | 6 | 12 |
| **OTHER EXTERIOR WALL SHEATHING** | | | |
| 1/2" FIBERBOARD SHEATHING | 1½" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD)<br>1¼" 16 GAGE STAPLE WITH 7/16" CROWN | 3 | 6 |
| 25/32" FIBERBOARD SHEATHING | 1¾" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD)<br>1½" 16 GAGE STAPLE WITH 7/16" CROWN | 3 | 6 |
| **WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING** | | | |
| 3/4" AND LESS | 8d COMMON (2½" × Ø.131")<br>6d DEFORMED (2" X Ø.113") | 6 | 12 |
| 7/8"-1" | 8d COMMON (2½" × Ø.131")<br>8d DEFORMED (2½" × Ø.131") | 6 | 12 |
| 1-1/8" - 1-1/4" | 10d COMMON (3" X Ø.148")<br>8d DEFORMED (2½" × Ø.131") | 6 | 12 |
| **PANEL SIDING TO FRAMING** | | | |
| 1/2" OR LESS | 6d CORROSION-RESISTANT SIDING (1⅞" × Ø.106")<br>6d CORROSION-RESISTANT CASING (2" X Ø.099") | 6 | 12 |
| 5/8" | 8d CORROSION-RESISTANT SIDING (2-3/8" × Ø.128")<br>8d CORROSION-RESISTANT CASING (2½" × Ø.113") | 6 | 12 |
| **INTERIOR PANELING** | | | |
| 1/4" | 4d CASING (1½" × Ø.080")<br>4d FINISH (1½" X Ø.072") | 6 | 12 |
| 3/8" | 6d CASING (2" X Ø.099")<br>6d FINISH (PANEL SUPPORTS AT 24 INCHES) | 6 | 12 |

FOR SI: 1 INCH = 25.4 MM.

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES N CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THE SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.


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FOR PLANNING BOARD SUBMISSION

SEAL

REGISTERED ARCHITECT JOHN E. TILL 030736 STATE OF NEW YORK

PROPOSED SCHOOL W/ DORMITORY ADDITION AT
267 CHERRY LANE
VILLAGE OF AIRMONT
ROCKLAND COUNTY, NEW YORK

Revisions:

Project No. SCH 2501
Date: 09-18-2025
Drawn By: TB
Reviewed By: JT

Sheet Number:

A-11

# Paul Gdanski, PE, PLLC

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September 30, 2025

Suzanne Carley, Planning and Zoning Secretary
Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, New York 10982

Re: Response to Comment Letters

**Fusco Engineering & Land Surveying September 9, 2025**
**Planning comments:**

1) This project will be classified as an unlisted action under SEQRA and will require a SEQRA resolution and a public hearing.
   **Comment noted.**
2) Subject to Special use permit by the Planning Board (Educational institutions with accessory housing).
   **Comment noted.**
3) This application requires parking variance. The date and type of variance, granted by the ZBA must be included on the plans.
   **Once variances are granted it will be noted as requested.**
4) A public hearing will be required.
   **Comment noted.**
5) Comply with the traffic study dated August 22, 2025.
   **Comment noted.**

**Engineering comments:**

1. It appears that subsurface infiltration is proposed. Infiltration testing is required.
   **Infiltration testing will be done prior to final approval.**
2. Provide details of the proposed lighting fixture, fully shielded, full cutoff, IDA Dark sky compliance with color temp. Show existing lighting facilities throughout the site and compliance with the above note requirements.
   **Per the lighting manufacturer and designer, there lights are complian. The existing lights complied with requirements and are not being changed.**
3. Comply with Rockland County Sewer Department requirements, additional flow from Dormitories.
   **We will comply.**
4. Provide a complete landscaping plan for the entire site, existing and new.
   **There is heavy woods with minimal tree removal. If one is required we will provide.**
5. Provide clear legend on plan depicting all line types and symbology.
   **A legend is provided.**

6. Existing Storm water facilities appear to be disconnected. Specify all existing stormwater facilities and where they exit too. SD line under sidewalk is unclear.
   **The existing drainage system is shown to Cherry Lane and running southerly down Cherry Lane.**
7. Cleary indicate width of proposed road with proposed radius shown.
   **The width of the road and proposed radii are indicated.**
8. Design professional to evaluate water service provide static and residual flows for added sprinkler demand, and domestic water increases.
   **The sprinkler consultant will provide.**
9. Provide a draft eNOI for review of the SWPPP. The eNOI must be filed with the NYSDEC. This can be a condition of approval.
   **A draft SWPPP was prepared and submitted. It will be completed upon approval.**
10. The ARC will need to review and approve the architectural plans.
    **Comment noted.**
11. The Village Traffic Engineer should review response letter from Harry Baker and Associates dated August 22, 2025.
    **Comment noted.**
12. Provide a cost estimate of all site plan improvements.
    **Estimate to be provided at final approval.**
13. Submit a storm water maintenance agreement for review. A maintenance bond is required.
    **A maintenance agreement will be provided upon final approval.**
14. Fire apparatus road proximity to unground drainage structures is in question.
    **The system is designed to handle the loading.**
15. Evaluate existing handicapped parking locations and all accessible ADA required egress paths.
    **Handicap access has been reviewed and is provided.**

**<u>Tallman Fire Department dated September 8, 2025:</u>**

1. Please show the turning radius/ maneuverability for 20-Tower throughout the entire site.
   **Fire truck access have been shown to get into and out of the site.**
2. With the proposed addition, will the sprinkler system be separate or the same. If different please show where the second FDC will be located.
   **Per the sprinkler company the FDC will remain in its current location. The sprinkler is serviced by a 4" service and has plenty of capacity.**

**CDRC September 9, 2025:**

- Provide signed and stamped architectural plans with company name and details.
  **Will be provided.**
- Identify loading area for food deliveries near the kitchen.
  **Loading area is shown.**
- Update plans to show fire truck turning radius around the L-shaped building.
  **Fire truck turning radii is shown around entire site.**
- Evaluate and ensure ADA compliance, including accessible entrances and parking.
  **Handicap accessibility was evaluated.**
- Provide details on water service, sanitary lines, and sprinkler systems.

**Service connection shown.**

- Get comments from Tallman Fire Department and Airmont's Fire Inspector via the Clerk.
  **Comments addressed.**
- Ensure proper separation between fire access road and underground drainage structures.
  **The pipes have the ability to go under the road. No separation is needed.**
- Suzanne to forward plans to the traffic engineer for review.
  **Comment noted.**
- Suzanne to discuss with Karen Planning Board submission requirements and future ARC & ZBA requirements.
  **Comment noted.**
- Any proposed signage to be shown with sign measurements
  **The existing signs will be utilized with wording changing.**
- Clarify kitchen designation as a warming kitchen instead of a prep kitchen on the plans
  **Architect to clarify.**
- Fire Truck Turning Radius Maneuverability page required
  **Fire truck radii included.**

Very truly yours,

*Paul Gdanski*

Paul Gdanski, P.E.

# TRAFFIC STUDY FOR YESHIVA AT 267 CHERRY LANE

August 22, 2025

Prepared By:
Harry Baker & Associates
190 Old Colony Road
Hyannis, Ma 02601

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15. 2028 BUILD PM PEAK HOUR TRAFFIC 7:30 PM to 8:30 PM

## INTRODUCTION

The existing gym will be closed, and a new dormitory will be constructed to house 150 Yeshiva students located at 267 Cherry Lane in the Village of Airmont. The entrance will remain at its current location. The parking required is 126 parking spaces and 77 are being provided. The site plan was prepared by Paul Gdanski, P.E. dated January 31, 2025. The future build year for this project is 2028. **Figure 1** shows the project location.

Currently, the Yeshiva is located on Carlton Road with 34 students enrolled and a staff of eight rabbis, teacher assistances and a Mashgiach daily.

The purpose of this study is to determine the potential traffic and parking impacts of the proposed development on the adjacent roadway network and existing parking lots, and where necessary, make recommendations for roadway improvements necessary to serve the existing and future traffic volumes.

## EXISTING ROADWAY NETWORK

The access to the proposed building will be via Cherry Lane. There will be one driveway to access the building. A description of the existing local roadway system is provided below.

- Cherry Lane (CR 85) is a roadway under the authority of Rockland County. Near the site, the roadway has a north-south direction. The roadway originates at State Route 59 and continues south to West Saddle River Road where it then changes to a local road continuing to Tanglewood Hollow Road. In the vicinity of the project, there are no sidewalks on either side of the road. Development is a mix of Yeshivas and residential. The posted speed limit is 30 mph.

## EXISTING TRAFFIC CONDITIONS

Manual Traffic Counts

To properly assess the impacts of the proposed project, manual turning movement counts were taken at the following times at the intersection of Cherry Lane and 267 Cherry Lane. The purpose of these counts was to determine the times when staff for the Yeshiva would enter and exit and compare these volumes to the volumes of the gym to show that there will be a reduction in the traffic since the proposal is to construct a dormitory for the students to live in. The manual counts were conducted on Wednesday, May 27, 2025 at the following times:

Untitled Map
Write a description for your map.
Legend
1 phillips dr
267 Cherry Ln
Airmont Village Hall
Feature 1
Ramapo Athletic Training Center
Eileen Ct
Annette Ln
Phillips Dr
Kathleen Ct
Annette Ln
85
Ramapo Athletic Training Center
267 Cherry Ln
Club Raw Fit
PROJECT LOCATION
Dawn Ln
Cherry Ln
PROJECT LOCATION
FIGURE 1
Google Earth
N

- 6:45 am to 7:45 am
- 9:30 am to 10:30 am
- 2:45 pm to 3:45 pm
- 7:30 pm to 8:30 pm

The traffic counts were conducted in 15-minute intervals. The counts were classified by cars, trucks, and buses.

The traffic volumes are shown in **Figures 2 thru 5** for the times counted.

Capacity Analysis - Existing Conditions

The Synchro 11 software (standard Highway Capacity Manual) was used to calculate the Level of Service for each intersection. The traffic analysis is performed by calculating the capacity of the facility (e.g., intersection approach roadway) to process traffic. In general, the capacity of a facility is defined as the maximum number of vehicles or pedestrians that can reasonably be expected to traverse a point or section of roadway during a given time period under prevailing roadway, traffic, and control conditions. Therefore, capacity analyses are a set of procedures used to estimate the traffic carrying capabilities of facilities over a range of defined operational conditions. They provide tools for the analysis and improvement of existing facilities and for the planning and design of future facilities.

Unsignalized Intersections

LOS for a two-way stop-controlled (TWSC) and all-way stop-controlled (AWSC) intersections is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns at TWSC intersections and for all movements at AWSC intersections. LOS is not defined for the intersection as a whole for TWSC and AWSC intersections.

The LOS criteria for both TWSC and AWSC unsignalized intersections are summarized in **Table 1**.

| | Level of Service (LOS) | |
|---|---|---|
| Control Delay Per Vehicle | v/c ratio ≤ 1.0 | v/c ratio ≥ 1.0 |
| ≤10.0 Seconds | A | F |
| >10.0 and 15.0 seconds | B | F |
| >15.0 and 25.0 seconds | C | F |
| >25.0 and 35.0 seconds | D | F |
| >35.0 and 50.0 seconds | E | F |
| >50.0 seconds | F | F |

Source: Source: Transportation Research Board *Highway Capacity Manual* 2016 (HCM6). Note: (1) For TWSC intersections, the LOS criteria apply to each lane on a given approach and to each approach on the minor street (for TWSC intersections.) LOS is not calculated for major-street approaches or for the intersection as a whole.

Note that the LOS criteria for unsignalized intersections are somewhat different from the criteria used in signalized intersections. At TWSC intersections, drivers on the stop-controlled approaches are required to select gaps in the major-street flow in order to execute crossing or turning maneuvers. In the presence of a queue, each drive on the controlled approach must also use some time to move into the front-of-queue position and prepare to evaluate gaps in the major-street flow. AWSC intersections require drivers on all approaches to stop before proceeding into the intersection.

.

The results of the capacity analyses are shown in **Table 2**.

The results of the existing capacity analysis are as follows:

- The intersection is operating at LOS “B” or better for the four periods analyzed.

**2028 NO-BUILD CONDITIONS**

The no-build conditions represent the traffic volumes that would be on the street network prior to the completion of the development. The projects included in the no-build analysis include 236 and 245 Cherry Lane and the new Hatzolah ambulance building. We also know that there will be a new synagogue on Annette Lane, but no information was available at the time of this report. A background growth rate of 2.0% per year compounded was used to increase the base traffic volumes from 2025 to 2028. The traffic from these projects was added to the background traffic.

**Figure 6** shows the volumes for 236 and 245 Cherry Lane. **Figures 7 thru 10** show the 2028 No-Build traffic volumes for the four hours. The results of the capacity analyses are shown in **Table 3**.

The results of the capacity analysis are as follows:

- There will be no change to the LOS for this intersection for the four periods analyzed.

**TABLE 2**

CAPACITY ANALYSIS SUMMARY
EXISTING CONDITIONS
UNSIGNALIZED INTERSECTIONS

| | 6:45 -7:45 am | | | 9:30-10:30 am | | | 2:45-3:45 pm | | | 7:30-8:30 pm | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay |
| **Cherry Lane/267 Cherry Lane** | | | | | | | | | | | | |
| Cherry Lane | | | | | | | | | | | | |
| Northbound Lt + Th | A | 0.00 | 7.4 | A | 0.00 | 0.0 | A | 0.01 | 7.8 | A | 0.01 | 7.6 |
| | | | | | | | | | | | | |
| **267 Cherry Lane** | | | | | | | | | | | | |
| Eastbound Lt + Rt | A | 0.01 | 9.8 | B | 0.01 | 11.0 | B | 0.02 | 11.4 | B | 0.03 | 10.3 |
| | | | | | | | | | | | | |

# TABLE 3

CAPACITY ANALYSIS SUMMARY
2028 NO-BUILD CONDITIONS
UNSIGNALIZED INTERSECTIONS

| | 6:45 -7:45 am | | | 9:30-10:30 am | | | 2:45-3:45 pm | | | 7:30-8:30 pm | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay |
| **Cherry Lane/267 Cherry Lane** | | | | | | | | | | | | |
| Cherry Lane | | | | | | | | | | | | |
| Northbound Lt + Th | A | 0.00 | 7.5 | A | 0.00 | 0.0 | A | 0.01 | 7.9 | A | 0.01 | 7.7 |
| | | | | | | | | | | | | |
| **267 Cherry Lane** | | | | | | | | | | | | |
| Eastbound Lt + Rt | A | 0.01 | 9.9 | B | 0.01 | 11.2 | B | 0.02 | 12.1 | B | 0.04 | 10.5 |
| | | | | | | | | | | | | |

## 2028 BUILD CONDITIONS

Since the project is to construct a residential dormitory for 150 Yeshiva students, there will not be any daily vehicle trips for the students. The current school has 32 students and will add one grade per year until they have four grades totaling 150 students. The staff will arrive and depart as follows:

- 4 Rabbi, from 7:00 am until 11:15 am
  (Most of the days the principal is also there until about 1:00).
- 4 Teacher, from 10:00 until 2:00.
  4 Assistant Teachers.
- 1 Teacher from 10:00 unit 3:30 pm for monitoring lunch
- 4 Rabbi, from 3:00 until 5:30.
- 4 Teacher, from 3:30 until 6:45.
- 8 Teachers, from 7:45 until 10:15.
- 4 Mashgiach, 10:15 pm until about 1:00 am.

**Figure 11** shows the volumes for the project by time period. **Figures 12 thru 15** show the 2028 Build traffic volumes. Since the recreation center will be closed, we have examined the traffic volumes for the center and compared them to the projected volumes for the new Yeshiva for these time periods.

6:45 am to 7:45 am

During this time period, 7 vehicles entered the facility and 4 left. With the proposed project, 5 vehicles will enter and none will exit. This is an overall reduction of 6 vehicles during this time period.

9:45 am to 10:45 am

During this time period, 3 vehicles entered, and 4 vehicles exited. With the proposed project, 9 vehicles will enter, which adds 2 vehicles during this time period.

2:45 pm to 3:45 pm

During this time period, 13 vehicles entered, and 8 vehicles exited. With the proposed project, 8 vehicles will enter, and one will exit. This is an overall reduction of 12 vehicles during this time period.

# TABLE 4

CAPACITY ANALYSIS SUMMARY
2028 BUILD CONDITIONS
UNSIGNALIZED INTERSECTIONS

| | 6:45 -7:45 am | | | 9:30-10:30 am | | | 2:45-3:45 pm | | | 7:30-8:30 pm | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay | LOS | V/C Ratio | Delay |
| **Cherry Lane/267 Cherry Lane** | | | | | | | | | | | | |
| Cherry Lane | | | | | | | | | | | | |
| Northbound Lt + Th | A | 0.00 | 7.5 | A | 0.00 | 7.8 | A | 0.01 | 7.9 | A | 0.00 | 7.6 |
| | | | | | | | | | | | | |
| **267 Cherry Lane** | | | | | | | | | | | | |
| Eastbound Lt + Rt | A | 0.00 | 0.0 | a | 0.00 | 0.0 | a | 0.00 | 0.0 | B | 0.00 | 10.3 |
| | | | | | | | | | | | | |

7:30 pm to 8:30 pm

During this time period, 14 vehicles entered, and 21 vehicles exited. With the proposed project, 8 vehicles will enter and none will exit. This is an overall reduction of 27 vehicles during this time period.

The results of the capacity analysis as shown in **Table 4** are as follows:

- The project driveway is projected to operate at LOS "A" for the 6:45 am to 7:45 am, 9:30 am to 10:30 am, and 2:45 pm to 3:45 pm hours and LOS "B" for the 7:30 pm to 8:30 pm hour.

## PARKING ANALYSIS

The proposed project will provide 77 parking spaces. This will be more than sufficient to accommodate the 8 to 13 cars at any one time on the site.

We also checked the ITE Parking Generation Manual, 6th Edition. For Land Use 532 (Private School Grades K-12), the formula to calculate the number of parking spaces is 0.35 x # of students. Based on 150 students, 52 parking spaces would be required. The project provides 77 parking spaces.

We conducted a parking study at the existing Yeshiva on Carlton Road starting on Sunday August 3, 2025 through Thursday, August 7, 2025. We counted the number of students and cars parked at 9 am, 1 pm, and 4 pm each day. **Table 5** summarizes the results of the survey. As can be seen from the survey, over the five days of the survey, the maximum number of cars parked for 32 students was two cars. If we project forward to 150 students and use a ratio of the current students to parking which is 32 to 2. Then for 150 students, we would expect that 9 parking spaces would be required. Based on the staffing, the maximum number of cars parked at one time would be 13. The project will have 77 parking spaces.

## CRASH ANALYSIS

**Table 6** summarizes the crash data for 2021 thru 2024 provided by NYSDOT. Many of these crashes involved crashes with animals, failure to yield, following too closely, and car distractions. There were no crashes at the current site during these time periods.

| | TABLE 5 | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | EXISTING STUDENTS AND NUMBER OF CARS PARKED AT CARLTON ROAD YESHIVA SITE | | | | | | | | | | | | | | |
| | Sunday | | | Monday | | | Tuesday | | | Wednesday | | | Thursday | | |
| | 9am | 1:00 PM | 4pm | 9am | 1:00 PM | 4pm | 9am | 1:00 PM | 4pm | 9am | 1:00 PM | 4pm | 9am | 1:00 PM | 4pm |
| students | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 |
| cars parked | 2 | 1 | 2 | 1 | 0 | 2 | 1 | 0 | 2 | 1 | 1 | 1 | 2 | 1 | 1 |

**TABLE 6**

**CRASH DATA SUMMARY 2021-2024**

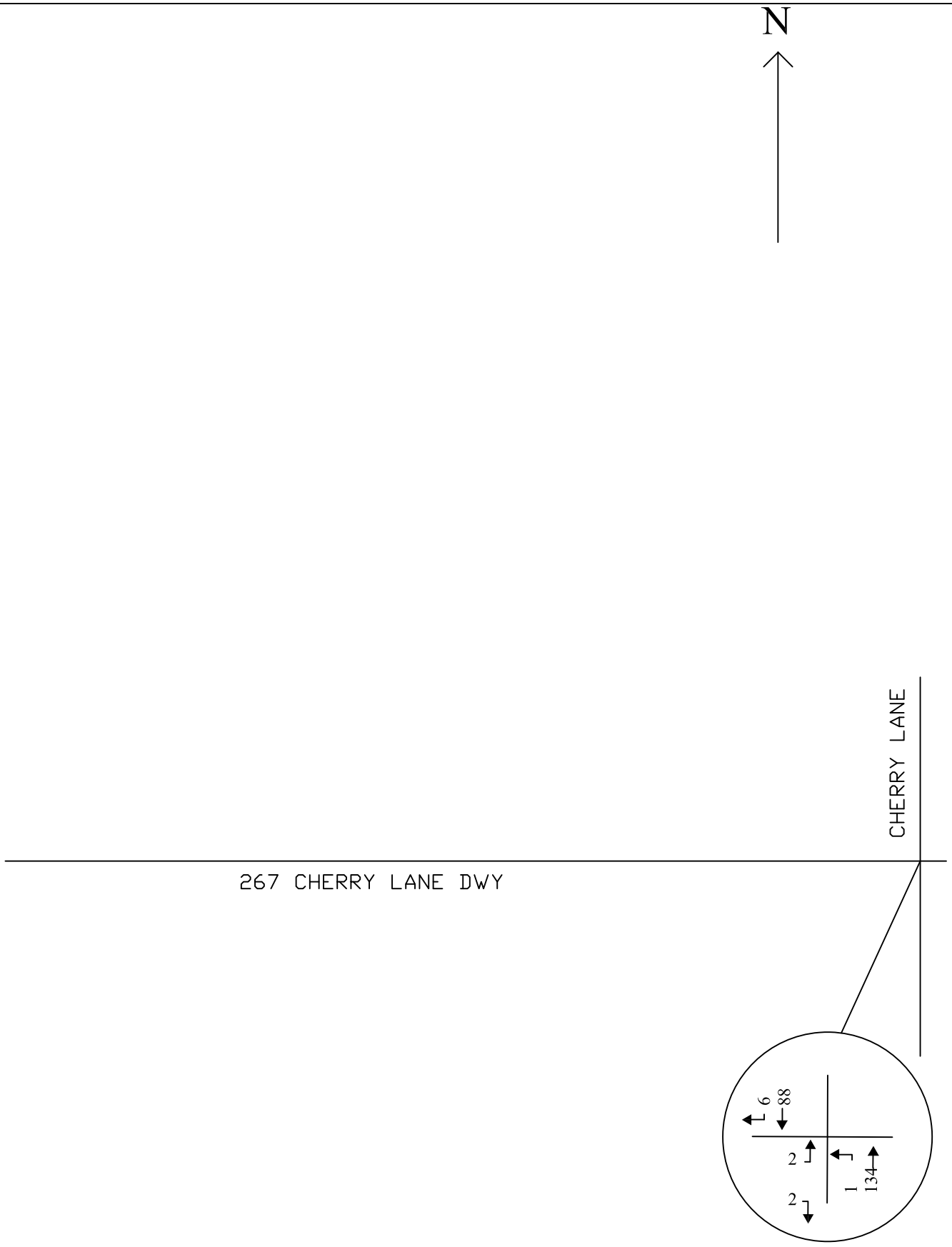
| Date | Time | On-Street | Closest Street | Traffic Control | Accident Class | Light Conditions | Condition | Weather | Manner of Collision |
|---|---|---|---|---|---|---|---|---|---|
| 5/19/2021 | 5:59 | Cherry Lane | Heather Dr | None | Property Damage | Daylight | Dry | Clear | Other |
| 8/29/201 | 13:33 | Cherry Lane | Heather Dr | None | Property Damage | Daylight | Dry | Cloudy | Rear End |
| | | | | | | | | | |
| Date | Time | | Closest Street | Traffic Control | Accident Class | Light Conditions | Condition | Weather | Manner of Collision |
| 3/10/2022 | 16:22 | Cherry Lane | Heather Dr | None | Property Damage | Daylight | Dry | Clear | Left Turn |
| 6/9/2022 | 0:40 | Cherry Lane | Blossom Rd | None | Property Damage | Dark-Road Lighted | Dry | Clear | Other |
| 8/16/2022 | 15:24 | Blossom Rd | | Stop Sign | Property Damage | Daylight | Dry | Clear | Right Angle |
| 9/7/2022 | 18:45 | Cherry Lane | | None | Injury | Daylight | Dry | Clear | Right Angle |
| 10/23/2022 | 22:45 | Cherry Lane | Blossom Rd | None | Property Damage | Dark-Road Lighted | Dry | Clear | Other |
| 12/22/2023 | 21:43 | Cherry Lane | Heather Dr | None | Property Damage | Dark-Road Lighted | Wet | Rain | Other |
| | | | | | | | | | |
| | | | | | | | | | |
| Date | Time | On-Street | Closest Street | Traffic Control | Accident Class | Light Conditions | Condition | Weather | Manner of Collision |
| 1/30/2023 | 10:00 | Heather Dr | Cherry Lane | None | Property Damage | Daylight | Dry | Clear | Rear End |
| 2/23/2023 | 8:40 | Blossom Rd | E Blossom Rd | Stop Sign | Property Damage | Daylight | Wet | Cloudy | Right Angle |
| 5/1/2023 | 9:40 | Heather Dr | Cherry Lane | Stop Sign | Injury | Daylight | Dry | Clear | Left Turn |
| 5/26/2023 | 2:00 | Blossom Rd | E Blossom Rd | None | Property Damage | Dark-Road Lighted | Dry | Clear | Other |
| 7/17/2023 | 19:55 | Blossom Rd | E Blossom Rd | Stop Sign | Property Damage | Dusk | Dry | Cloudy | Left Turn |
| | | | | | | | | | |
| | | | | | | | | | |
| Date | Time | On-Street | Closest Street | Traffic Control | Accident Class | Light Conditions | Condition | Weather | Manner of Collision |
| 2/8/2024 | 9:54 | Heather Dr | Cherry Lane | None | Property Damage | Dark-Road Lighted | Wet | Rain | Other |
| 2/28/2024 | 21:40 | Heather Dr | Cherry Lane | None | Property Damage | Dark-Road Lighted | Wet | Rain | Other |
| 3/1/2024 | 10:35 | Heather Dr | Cherry Lane | Stop Sign | Injury | Daylight | Dry | Clear | Right Angle |
| 7/4/2024 | 22:27 | Cherry Lane | Blossom Rd | None | Injury | Dark-Road Lighted | Wet | Rain | Sideswipe |
| 6/27/2024 | 8:17 | Heather Dr | Cherry Lane | None | Property Damage | Daylight | Wet | Clear | Overtaking |

## CONCLUSIONS

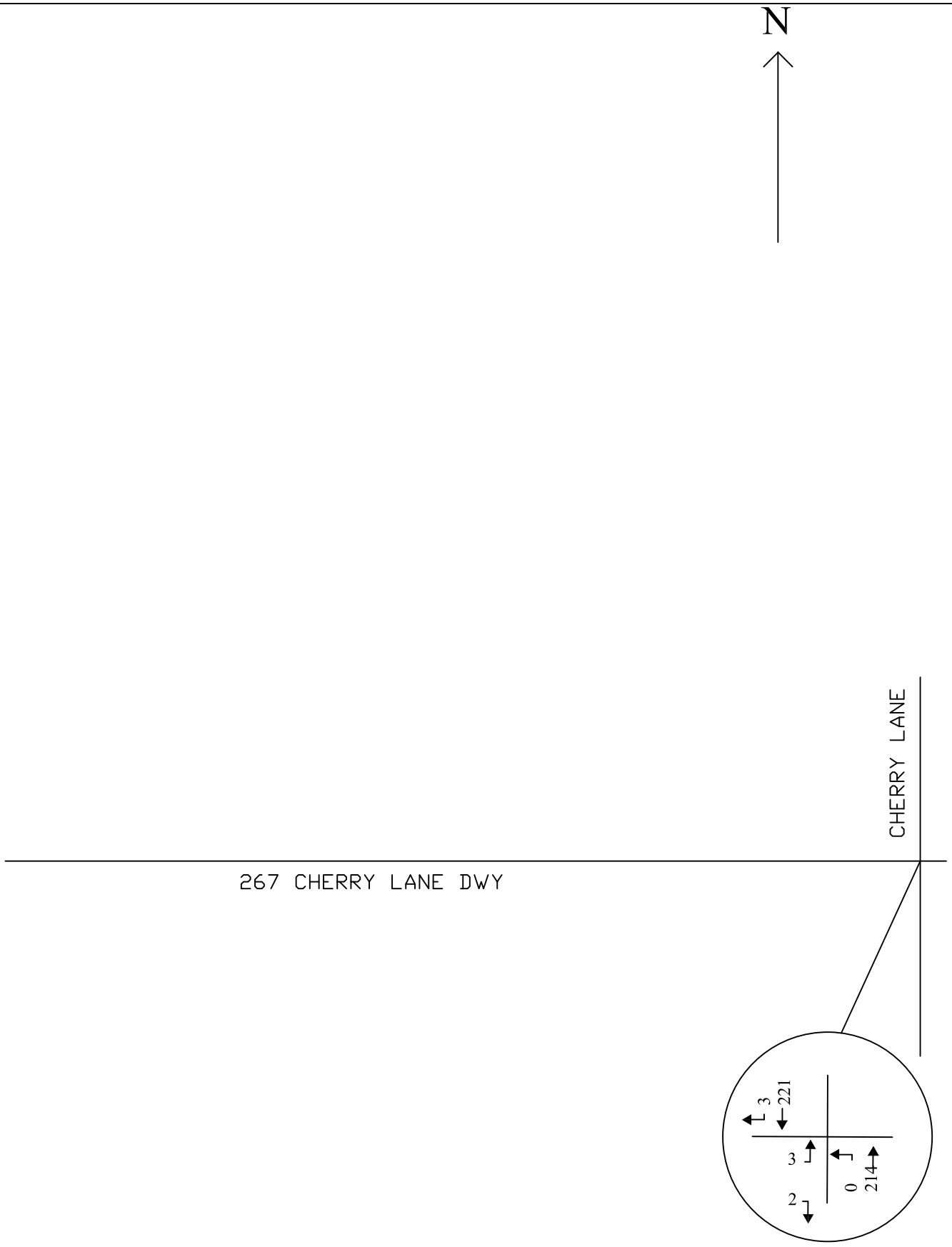
1. The proposed Yeshiva will generate 5 vehicles trips between 6:45 am and 7:45 am and then 8 vehicle trips for the other three-hour periods analyzed.

2. The results of the capacity analysis show that the project driveway exit will operate at LOS “B” in all four peak periods analyzed.

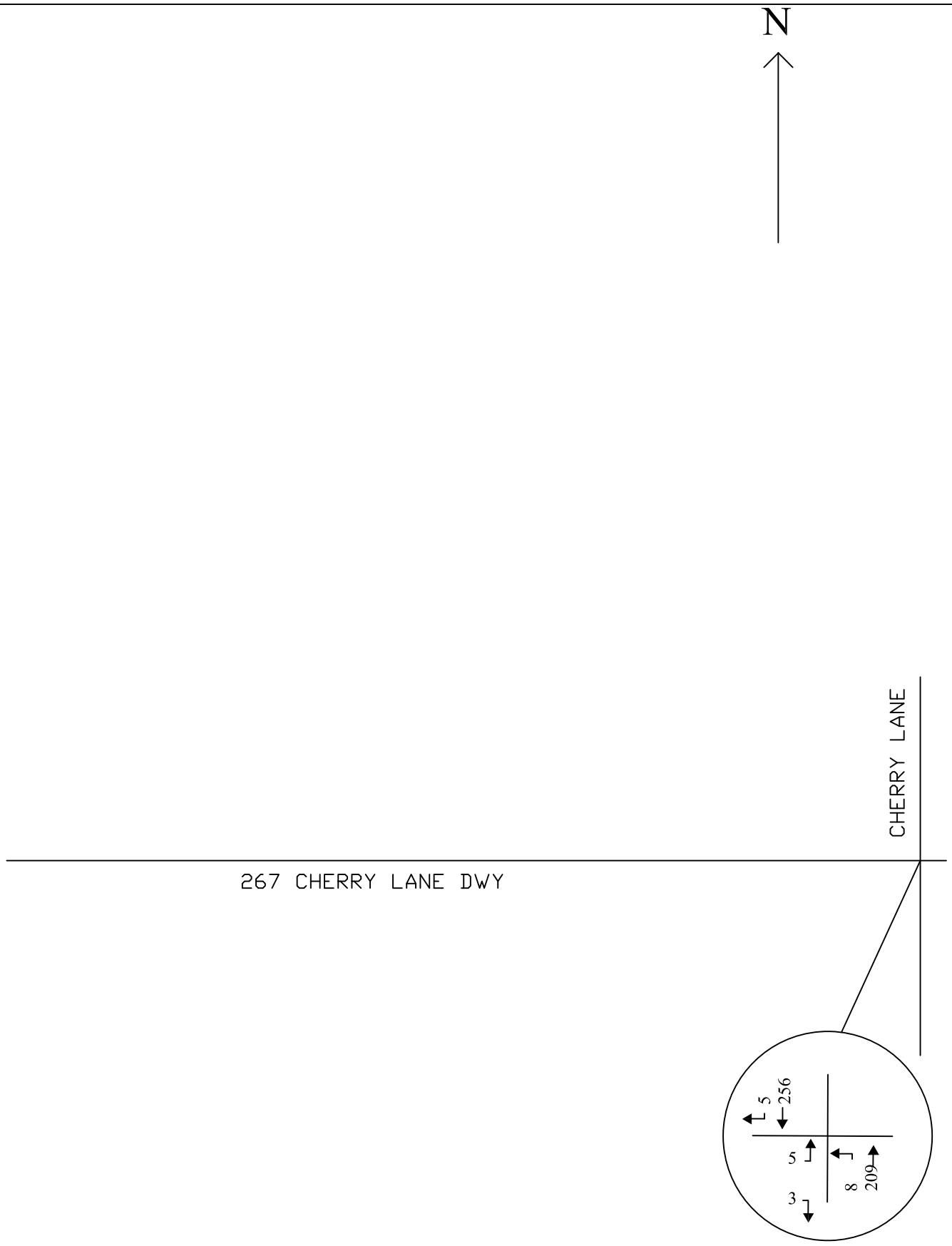
# APPENDIX A
# TRAFFIC VOLUME FIGURES



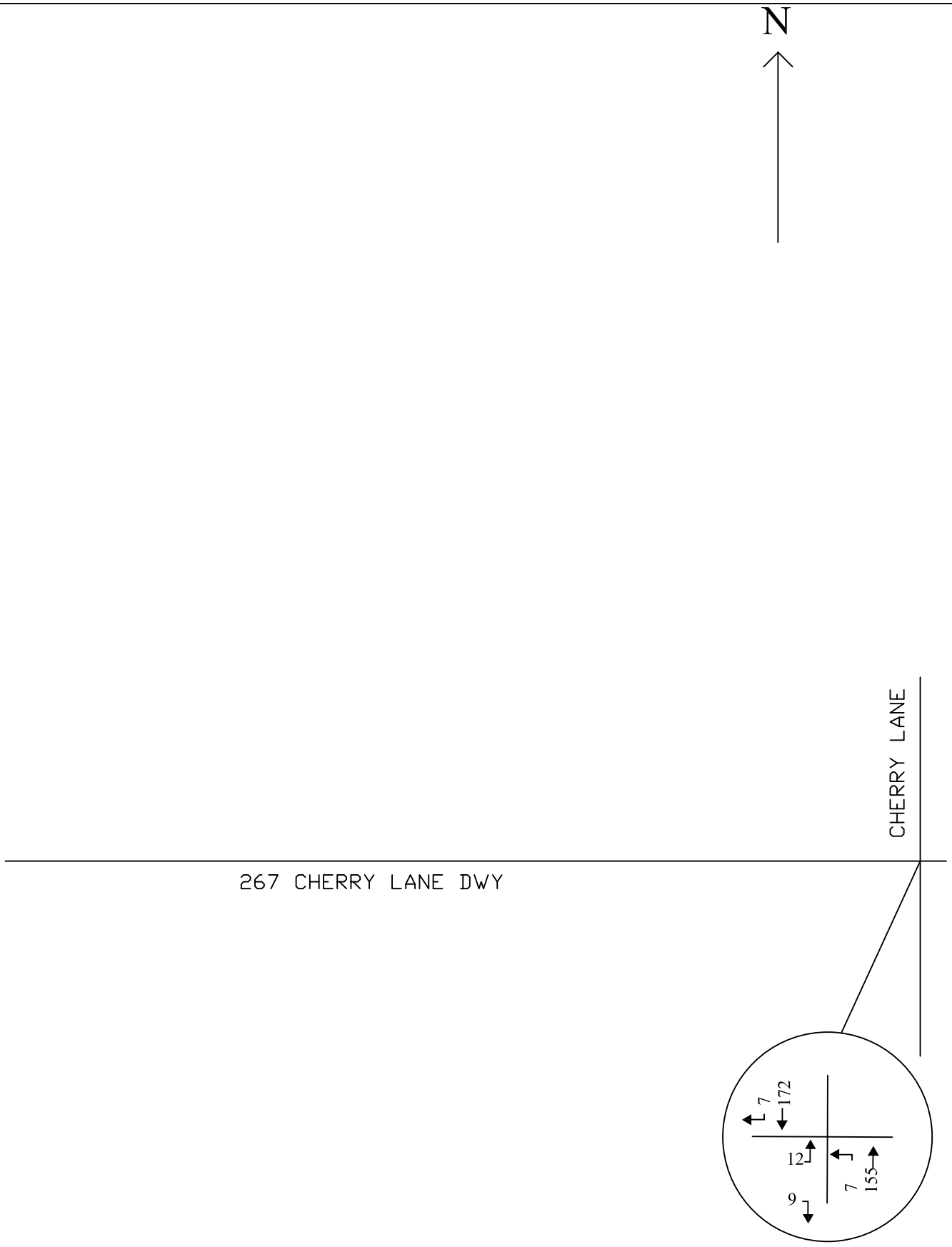

EXISTING AM PEAK HOUR
6:45 AM - 7:45 AM
FIGURE 2



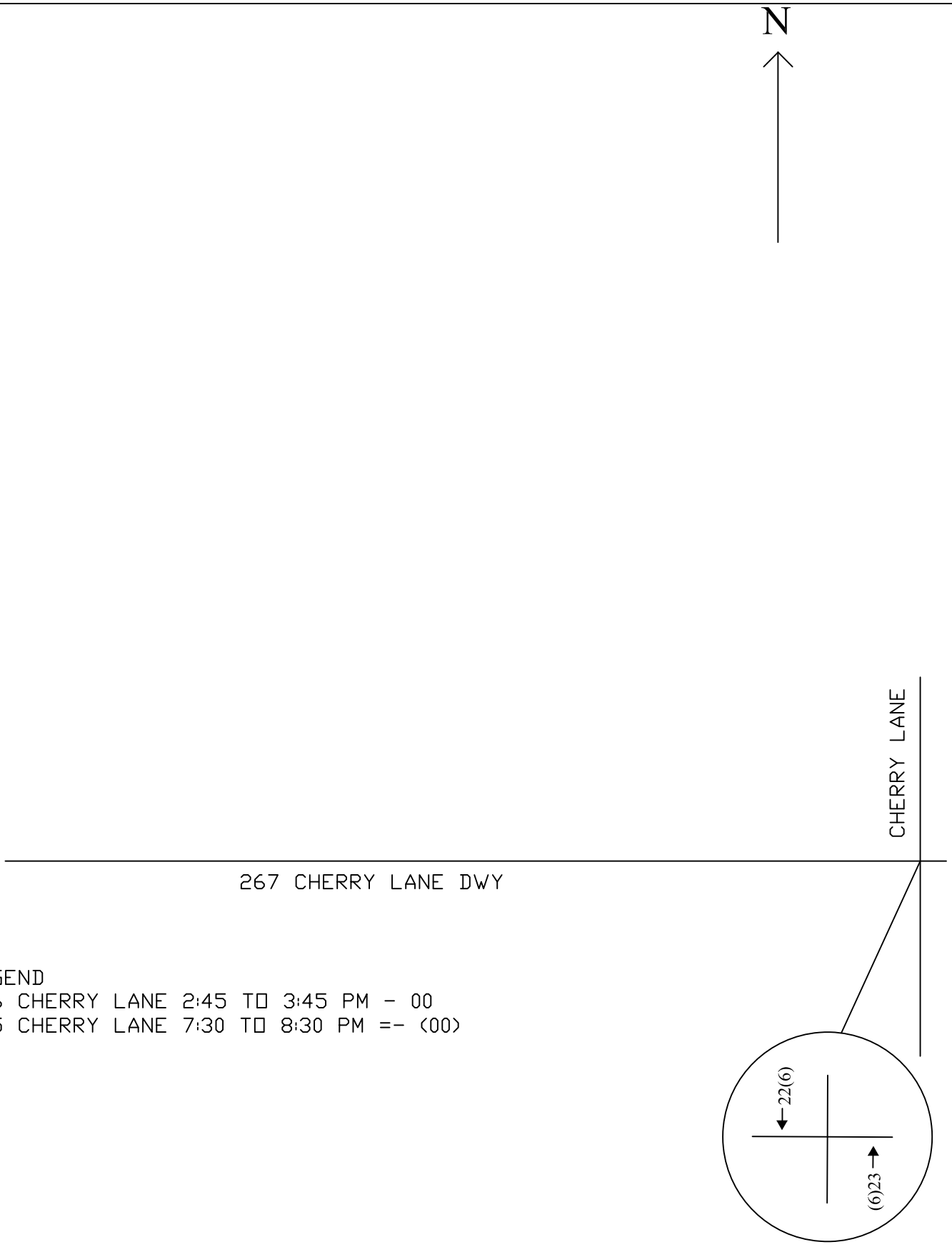

EXISTING AM PEAK HOUR
9:30 AM – 10:30 AM
FIGURE 3




EXISTING PM PEAK HOUR
2:45 PM - 3:45 PM
FIGURE 4

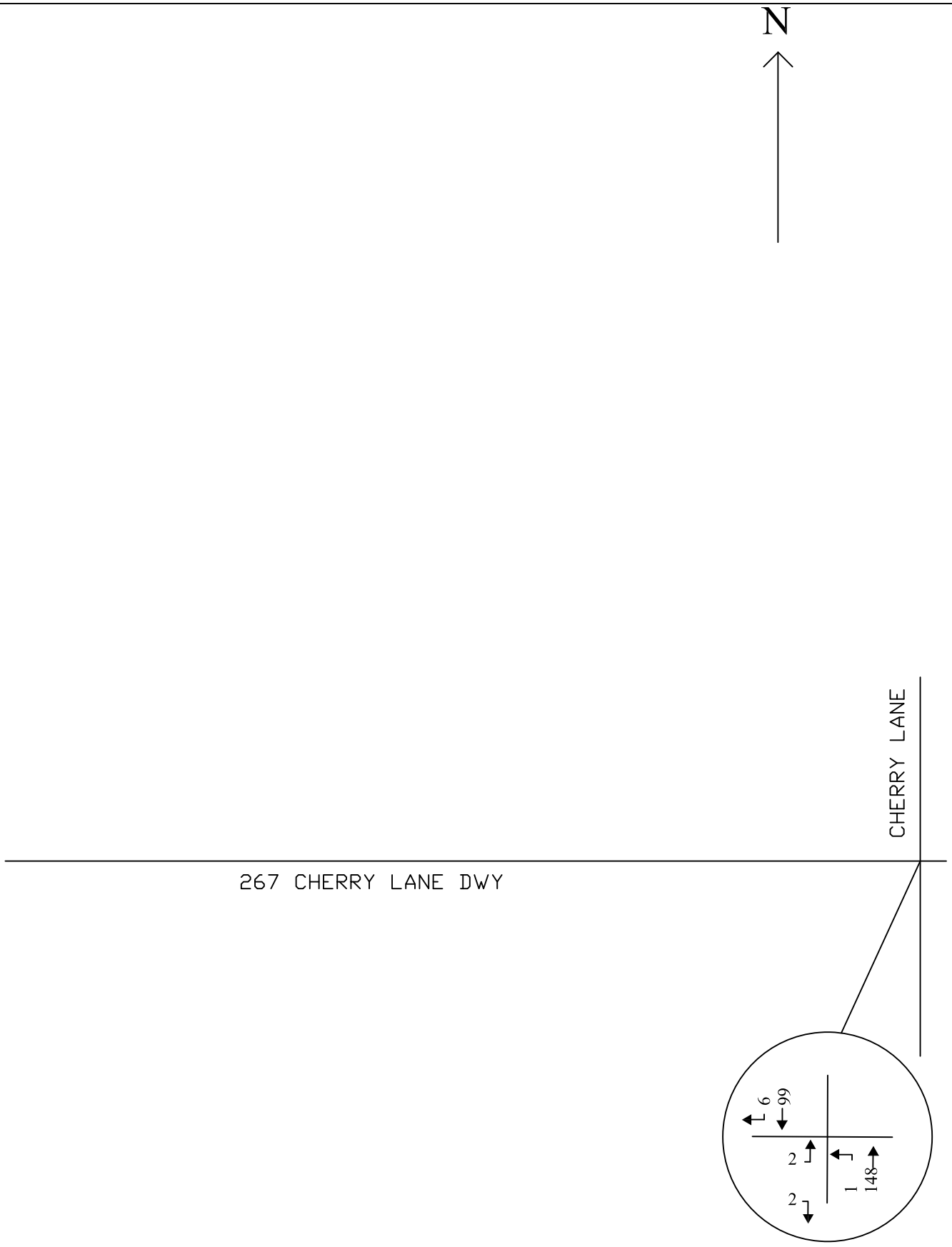



EXISTING PM PEAK HOUR
7:30 PM – 8:30 PM
FIGURE 5

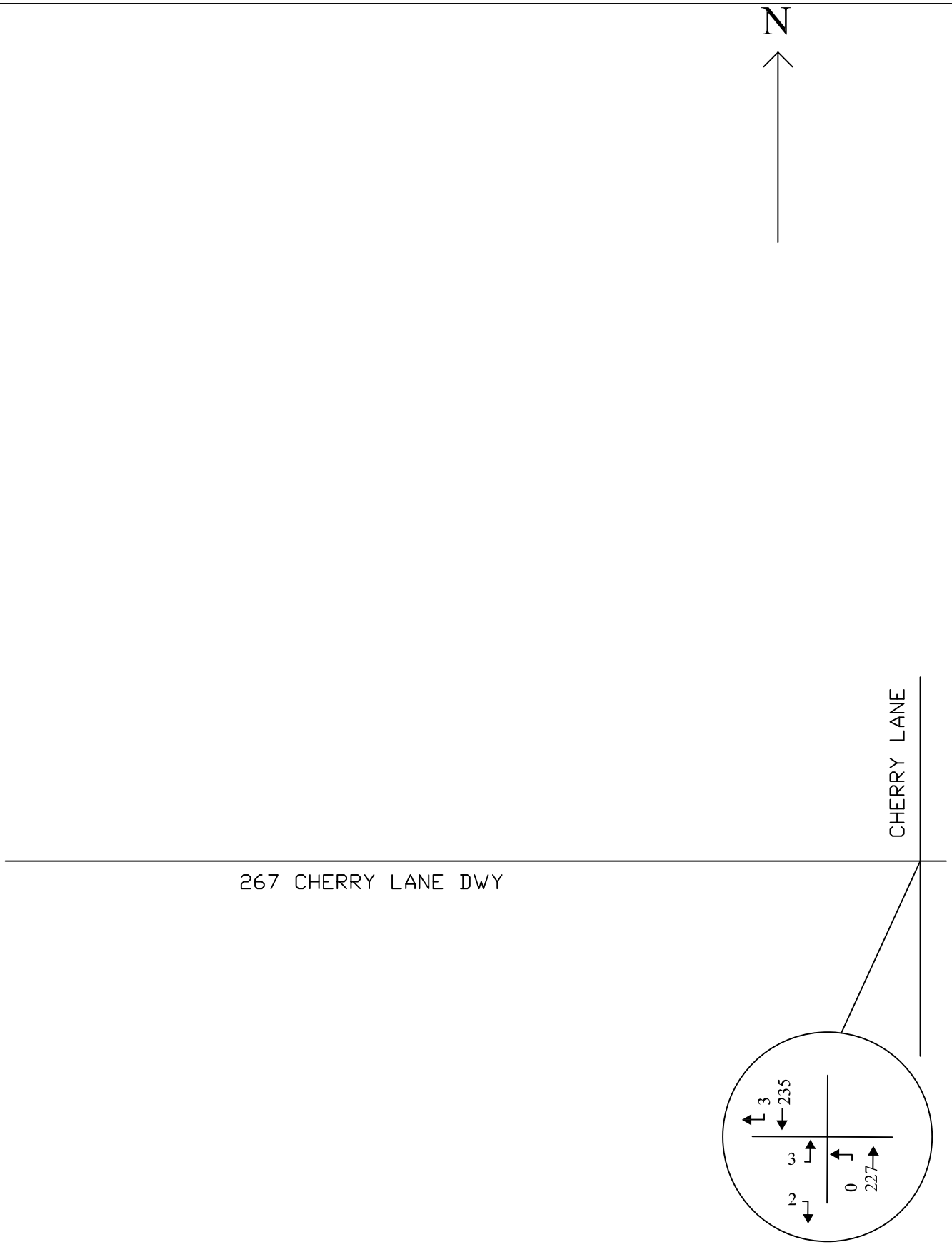



TRIP DISTRIBUTION 236 & 246 CHERRY LANE

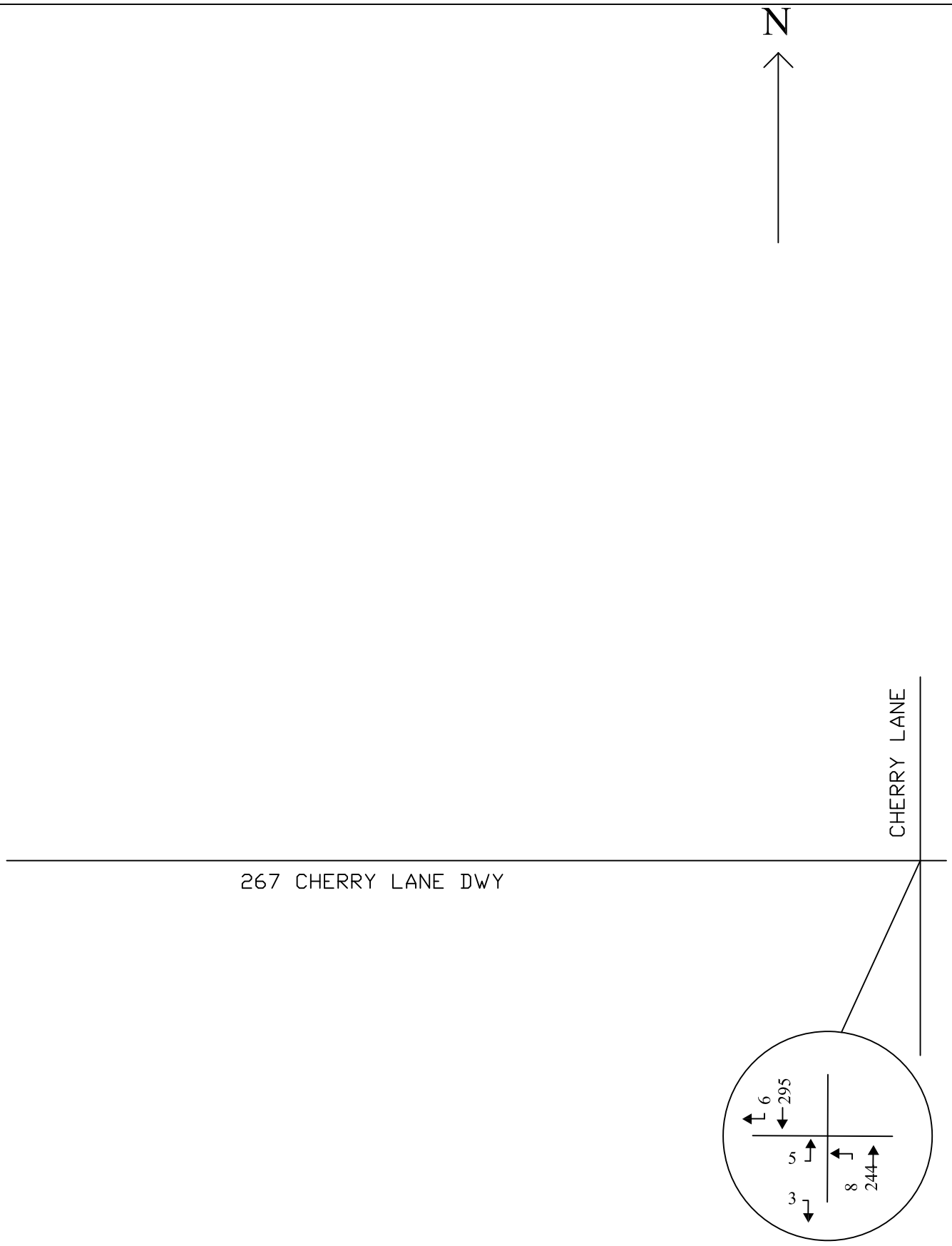
FIGURE 6



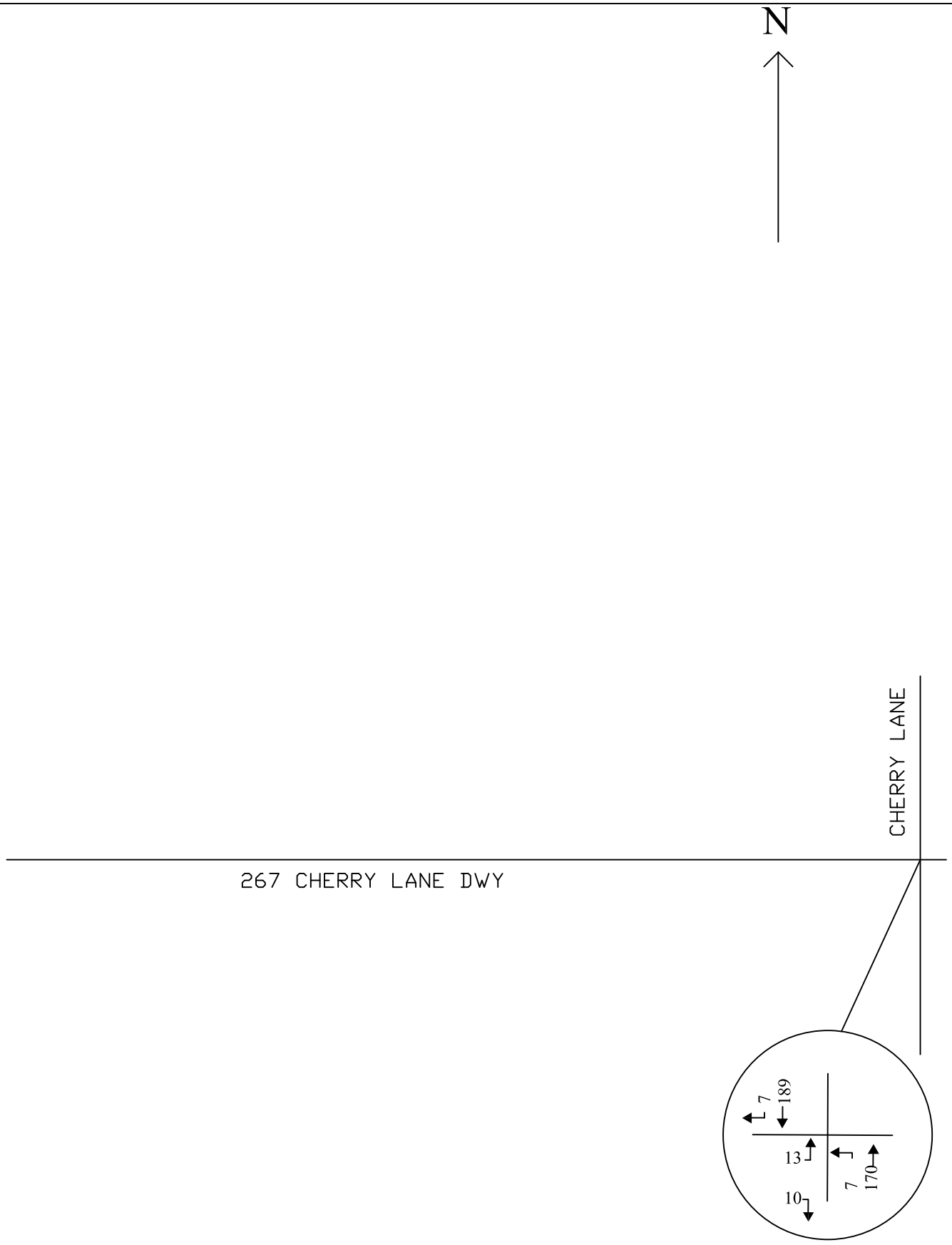

2028 NO-BUILD AM PEAK HOUR
6:45 AM - 7:45 AM
FIGURE 7



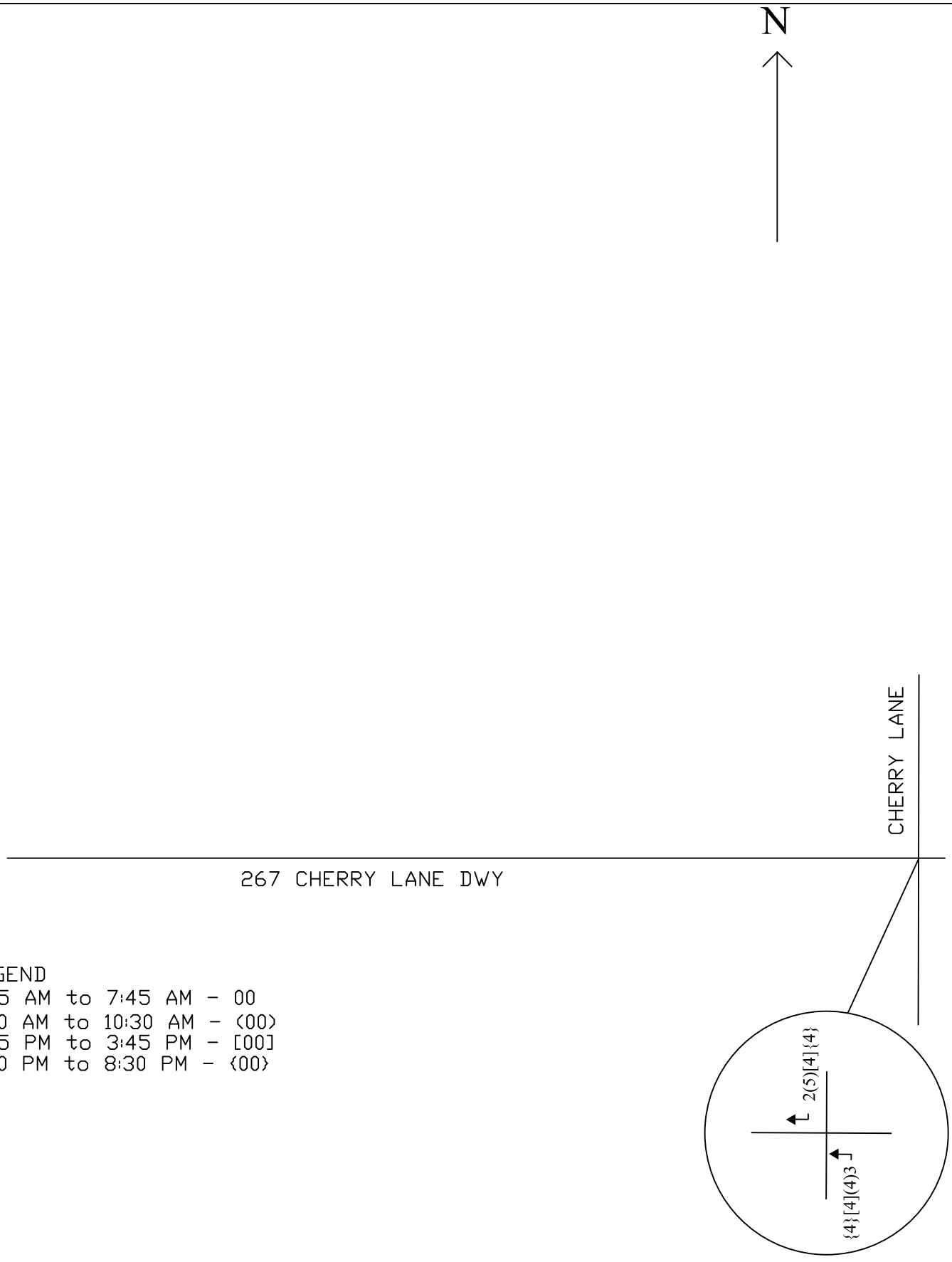

2028 NO-BUILD AM PEAK HOUR
9:30 AM - 10:30 AM
FIGURE 8




2028 NO-BUILD PM PEAK HOUR
2:45 PM - 3:45 PM
FIGURE 9

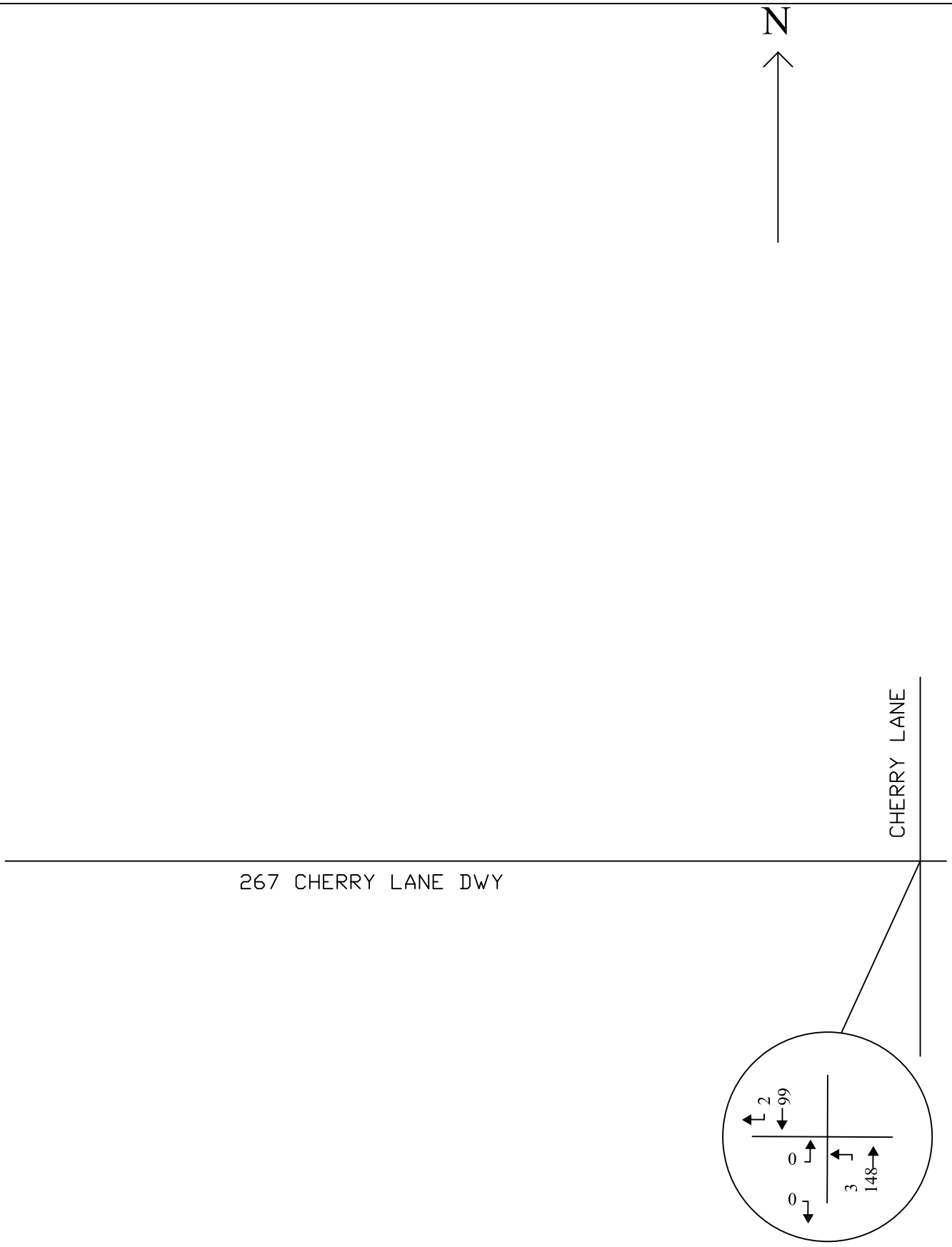



2028 NO-BUILD PM PEAK HOUR
7:30 PM - 8:30 PM
FIGURE 10

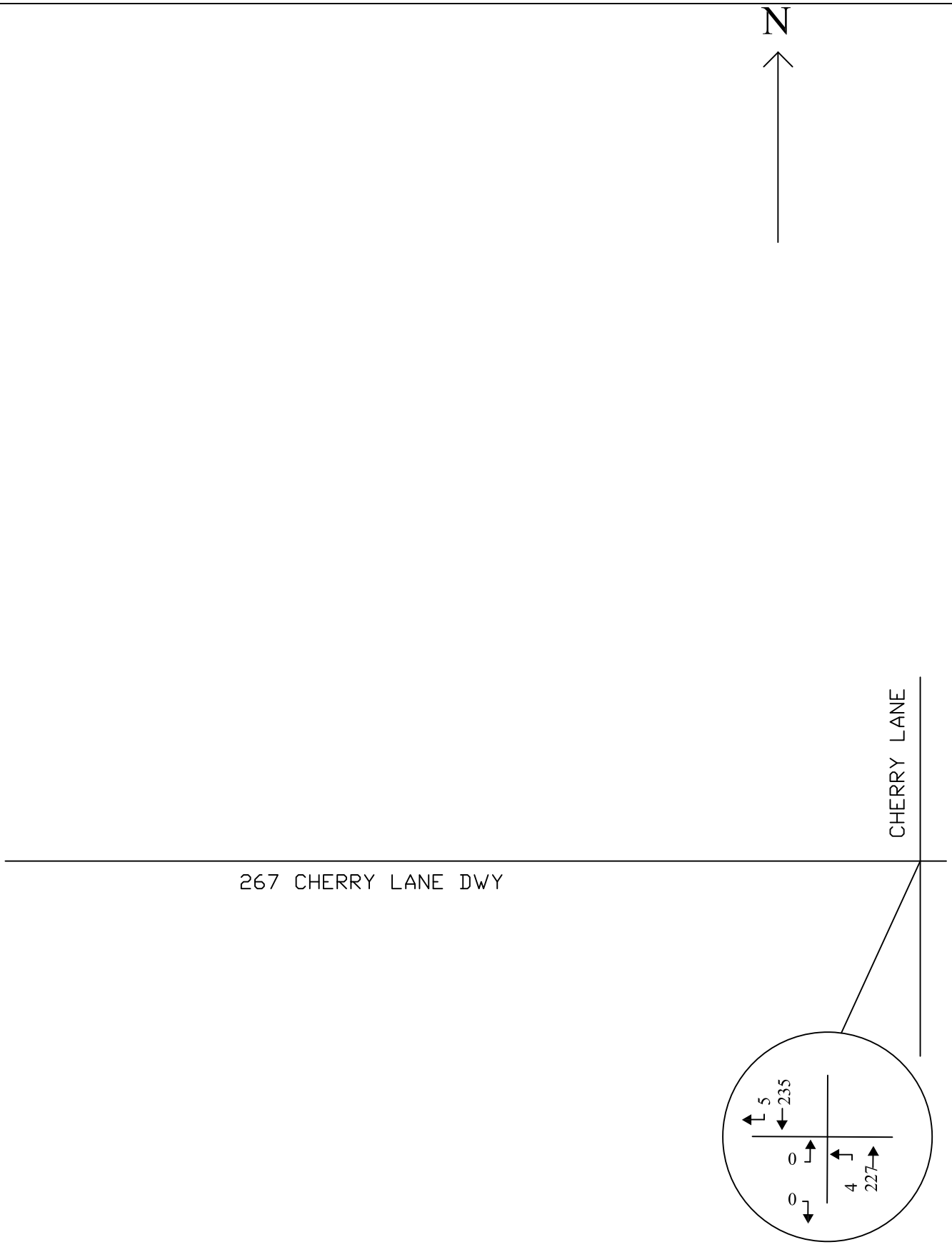



TRIP DISTRIBUTION PROJECT SITE

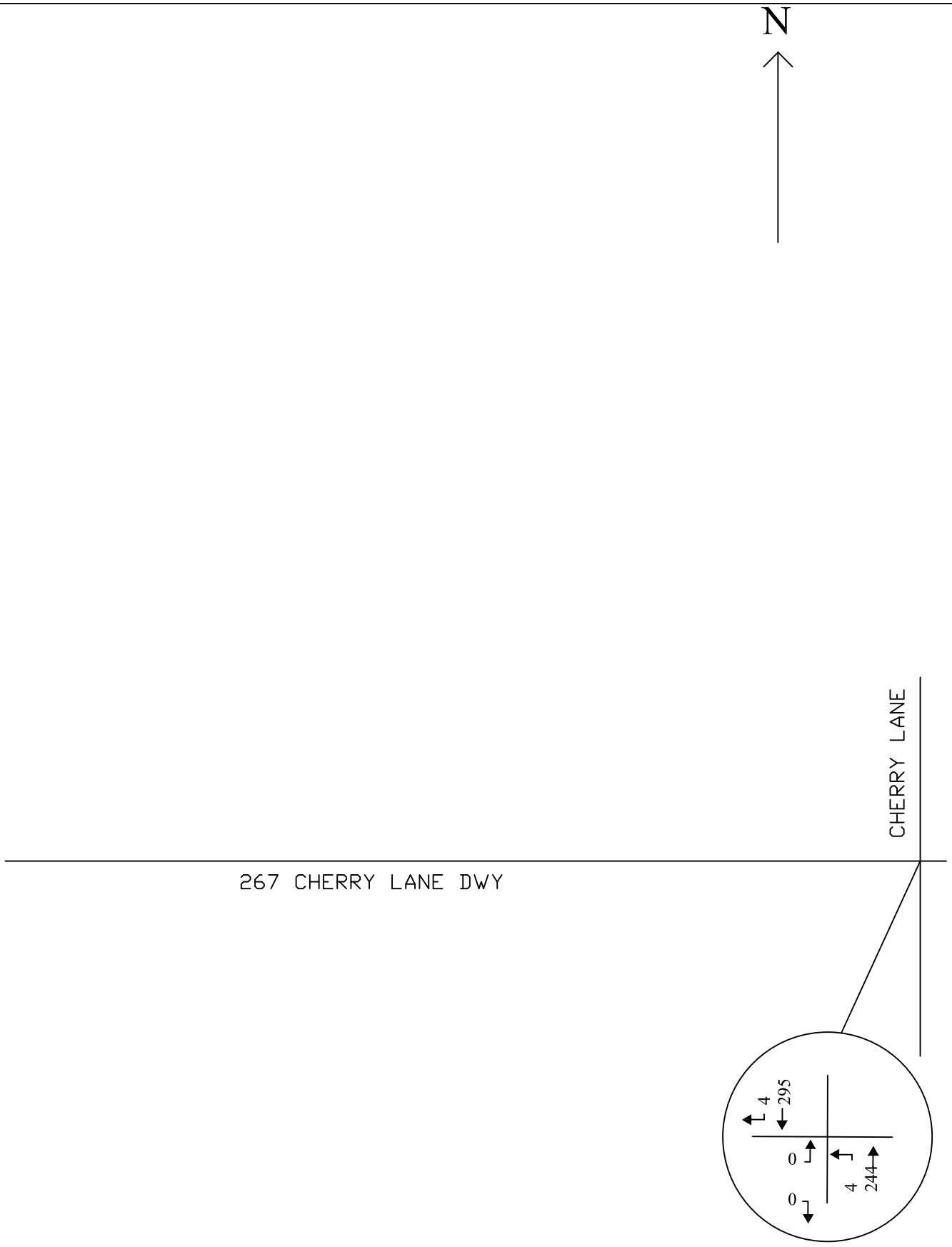
FIGURE 11



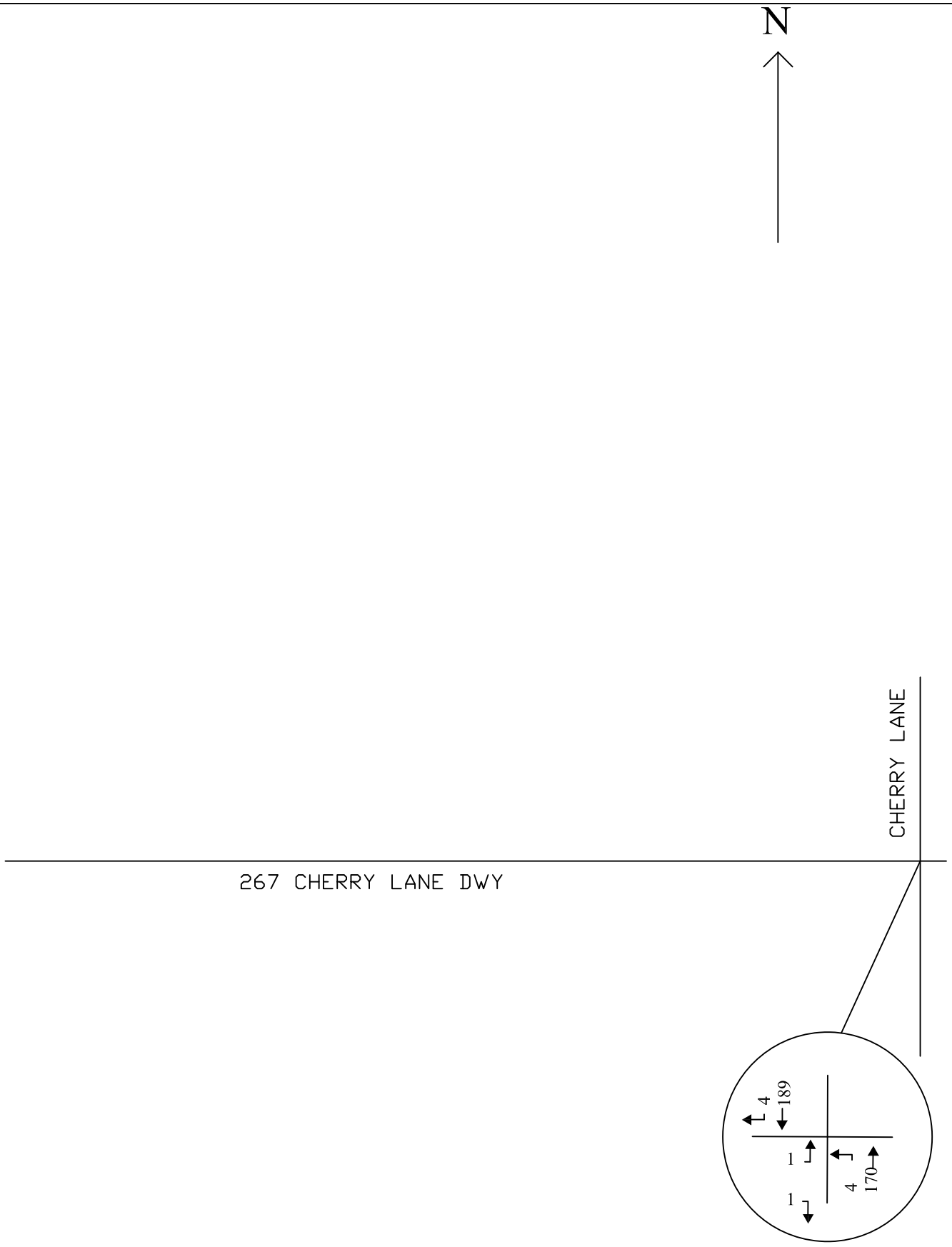

EXISTING AM PEAK HOUR
6:45 AM - 7:45 AM
FIGURE 2




2028 BUILD AM PEAK HOUR
9:30 AM - 10:30 AM
FIGURE 13




2028 BUILD PM PEAK HOUR
2:45 PM - 3:45 PM
FIGURE 14




2028 BUILD PM PEAK HOUR
7:30 PM - 8:30 PM
FIGURE 15

# APPENDIX B
# CAPACITY ANALYSIS SUMMARIES

# CAPACITY ANALYSIS SUMMARY
# EXISTING CONDITIONS

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 2 | 2 | 1 | 134 | 88 | 6 |
| Future Vol, veh/h | 2 | 2 | 1 | 134 | 88 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 79 | 79 | 79 | 79 | 79 | 79 |
| Heavy Vehicles, % | 0 | 50 | 0 | 14 | 18 | 17 |
| Mvmt Flow | 3 | 3 | 1 | 170 | 111 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 287 | 115 | 119 | 0 | - | 0 |
| Stage 1 | 115 | - | - | - | - | - |
| Stage 2 | 172 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.7 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.75 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 708 | 822 | 1482 | - | - | - |
| Stage 1 | 915 | - | - | - | - | - |
| Stage 2 | 863 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 707 | 822 | 1482 | - | - | - |
| Mov Cap-2 Maneuver | 707 | - | - | - | - | - |
| Stage 1 | 914 | - | - | - | - | - |
| Stage 2 | 863 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9.8 | 0.1 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1482 | - | 760 | - | - |
| HCM Lane V/C Ratio | 0.001 | - | 0.007 | - | - |
| HCM Control Delay (s) | 7.4 | 0 | 9.8 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 3 | 2 | 0 | 214 | 221 | 3 |
| Future Vol, veh/h | 3 | 2 | 0 | 214 | 221 | 3 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 85 | 85 | 85 | 85 | 85 | 85 |
| Heavy Vehicles, % | 0 | 0 | 0 | 9 | 9 | 0 |
| Mvmt Flow | 4 | 2 | 0 | 252 | 260 | 4 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 514 | 262 | 264 | 0 | - | 0 |
| Stage 1 | 262 | - | - | - | - | - |
| Stage 2 | 252 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 524 | 782 | 1312 | - | - | - |
| Stage 1 | 786 | - | - | - | - | - |
| Stage 2 | 795 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 524 | 782 | 1312 | - | - | - |
| Mov Cap-2 Maneuver | 524 | - | - | - | - | - |
| Stage 1 | 786 | - | - | - | - | - |
| Stage 2 | 795 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 11 | 0 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1312 | - | 604 | - | - |
| HCM Lane V/C Ratio | - | - | 0.01 | - | - |
| HCM Control Delay (s) | 0 | - | 11 | - | - |
| HCM Lane LOS | A | - | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 5 | 3 | 8 | 209 | 256 | 5 |
| Future Vol, veh/h | 5 | 3 | 8 | 209 | 256 | 5 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 33 | 0 | 12 | 13 | 20 |
| Mvmt Flow | 5 | 3 | 9 | 227 | 278 | 5 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 526 | 281 | 283 | 0 | - | 0 |
| Stage 1 | 281 | - | - | - | - | - |
| Stage 2 | 245 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.53 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.597 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 516 | 690 | 1291 | - | - | - |
| Stage 1 | 771 | - | - | - | - | - |
| Stage 2 | 800 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 512 | 690 | 1291 | - | - | - |
| Mov Cap-2 Maneuver | 512 | - | - | - | - | - |
| Stage 1 | 765 | - | - | - | - | - |
| Stage 2 | 800 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 11.4 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1291 | - | 567 | - | - |
| HCM Lane V/C Ratio | 0.007 | - | 0.015 | - | - |
| HCM Control Delay (s) | 7.8 | 0 | 11.4 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 12 | 9 | 7 | 155 | 172 | 7 |
| Future Vol, veh/h | 12 | 9 | 7 | 155 | 172 | 7 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 91 | 91 | 91 | 91 | 91 | 91 |
| Heavy Vehicles, % | 0 | 0 | 0 | 1 | 0 | 0 |
| Mvmt Flow | 13 | 10 | 8 | 170 | 189 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 379 | 193 | 197 | 0 | - | 0 |
| Stage 1 | 193 | - | - | - | - | - |
| Stage 2 | 186 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 627 | 854 | 1388 | - | - | - |
| Stage 1 | 845 | - | - | - | - | - |
| Stage 2 | 851 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 623 | 854 | 1388 | - | - | - |
| Mov Cap-2 Maneuver | 623 | - | - | - | - | - |
| Stage 1 | 840 | - | - | - | - | - |
| Stage 2 | 851 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.3 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1388 | - | 705 | - | - |
| HCM Lane V/C Ratio | 0.006 | - | 0.033 | - | - |
| HCM Control Delay (s) | 7.6 | 0 | 10.3 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.1 | - | - |

# CAPACITY ANALYSIS SUMMARY
# 2028 NO-BUILD CONDITIONS

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 2 | 2 | 1 | 148 | 99 | 6 |
| Future Vol, veh/h | 2 | 2 | 1 | 148 | 99 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 79 | 79 | 79 | 79 | 79 | 79 |
| Heavy Vehicles, % | 0 | 50 | 0 | 14 | 18 | 17 |
| Mvmt Flow | 3 | 3 | 1 | 187 | 125 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 318 | 129 | 133 | 0 | - | 0 |
| Stage 1 | 129 | - | - | - | - | - |
| Stage 2 | 189 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.7 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.75 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 679 | 807 | 1464 | - | - | - |
| Stage 1 | 902 | - | - | - | - | - |
| Stage 2 | 848 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 678 | 807 | 1464 | - | - | - |
| Mov Cap-2 Maneuver | 678 | - | - | - | - | - |
| Stage 1 | 901 | - | - | - | - | - |
| Stage 2 | 848 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9.9 | 0.1 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1464 | - | 737 | - | - |
| HCM Lane V/C Ratio | 0.001 | - | 0.007 | - | - |
| HCM Control Delay (s) | 7.5 | 0 | 9.9 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 3 | 2 | 0 | 227 | 235 | 3 |
| Future Vol, veh/h | 3 | 2 | 0 | 227 | 235 | 3 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 85 | 85 | 85 | 85 | 85 | 85 |
| Heavy Vehicles, % | 0 | 0 | 0 | 9 | 9 | 0 |
| Mvmt Flow | 4 | 2 | 0 | 267 | 276 | 4 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 545 | 278 | 280 | 0 | - | 0 |
| Stage 1 | 278 | - | - | - | - | - |
| Stage 2 | 267 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 503 | 766 | 1294 | - | - | - |
| Stage 1 | 774 | - | - | - | - | - |
| Stage 2 | 782 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 503 | 766 | 1294 | - | - | - |
| Mov Cap-2 Maneuver | 503 | - | - | - | - | - |
| Stage 1 | 774 | - | - | - | - | - |
| Stage 2 | 782 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 11.2 | 0 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1294 | - | 583 | - | - |
| HCM Lane V/C Ratio | - | - | 0.01 | - | - |
| HCM Control Delay (s) | 0 | - | 11.2 | - | - |
| HCM Lane LOS | A | - | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 5 | 3 | 8 | 244 | 295 | 6 |
| Future Vol, veh/h | 5 | 3 | 8 | 244 | 295 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 33 | 0 | 12 | 13 | 20 |
| Mvmt Flow | 5 | 3 | 9 | 265 | 321 | 7 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 608 | 325 | 328 | 0 | - | 0 |
| Stage 1 | 325 | - | - | - | - | - |
| Stage 2 | 283 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.53 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.597 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 462 | 650 | 1243 | - | - | - |
| Stage 1 | 737 | - | - | - | - | - |
| Stage 2 | 770 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 458 | 650 | 1243 | - | - | - |
| Mov Cap-2 Maneuver | 458 | - | - | - | - | - |
| Stage 1 | 731 | - | - | - | - | - |
| Stage 2 | 770 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 12.1 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1243 | - | 515 | - | - |
| HCM Lane V/C Ratio | 0.007 | - | 0.017 | - | - |
| HCM Control Delay (s) | 7.9 | 0 | 12.1 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.1 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 13 | 10 | 7 | 170 | 189 | 7 |
| Future Vol, veh/h | 13 | 10 | 7 | 170 | 189 | 7 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 91 | 91 | 91 | 91 | 91 | 91 |
| Heavy Vehicles, % | 0 | 0 | 0 | 1 | 0 | 0 |
| Mvmt Flow | 14 | 11 | 8 | 187 | 208 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 415 | 212 | 216 | 0 | - | 0 |
| Stage 1 | 212 | - | - | - | - | - |
| Stage 2 | 203 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 598 | 833 | 1366 | - | - | - |
| Stage 1 | 828 | - | - | - | - | - |
| Stage 2 | 836 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 594 | 833 | 1366 | - | - | - |
| Mov Cap-2 Maneuver | 594 | - | - | - | - | - |
| Stage 1 | 822 | - | - | - | - | - |
| Stage 2 | 836 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.5 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1366 | - | 679 | - | - |
| HCM Lane V/C Ratio | 0.006 | - | 0.037 | - | - |
| HCM Control Delay (s) | 7.7 | 0 | 10.5 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.1 | - | - |

# CAPACITY ANALYSIS SUMMARY
# 2028 BUILD CONDITIONS

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 0 | 3 | 148 | 99 | 2 |
| Future Vol, veh/h | 0 | 0 | 3 | 148 | 99 | 2 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 79 | 79 | 79 | 79 | 79 | 79 |
| Heavy Vehicles, % | 0 | 50 | 0 | 14 | 18 | 17 |
| Mvmt Flow | 0 | 0 | 4 | 187 | 125 | 3 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 322 | 127 | 128 | 0 | - | 0 |
| Stage 1 | 127 | - | - | - | - | - |
| Stage 2 | 195 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.7 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.75 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 676 | 809 | 1470 | - | - | - |
| Stage 1 | 904 | - | - | - | - | - |
| Stage 2 | 843 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 674 | 809 | 1470 | - | - | - |
| Mov Cap-2 Maneuver | 674 | - | - | - | - | - |
| Stage 1 | 901 | - | - | - | - | - |
| Stage 2 | 843 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.1 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1470 | - | - | - | - |
| HCM Lane V/C Ratio | 0.003 | - | - | - | - |
| HCM Control Delay (s) | 7.5 | 0 | 0 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | - | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 0 | 4 | 227 | 235 | 5 |
| Future Vol, veh/h | 0 | 0 | 4 | 227 | 235 | 5 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 85 | 85 | 85 | 85 | 85 | 85 |
| Heavy Vehicles, % | 0 | 0 | 0 | 9 | 9 | 0 |
| Mvmt Flow | 0 | 0 | 5 | 267 | 276 | 6 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 556 | 279 | 282 | 0 | - | 0 |
| Stage 1 | 279 | - | - | - | - | - |
| Stage 2 | 277 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 496 | 765 | 1292 | - | - | - |
| Stage 1 | 773 | - | - | - | - | - |
| Stage 2 | 774 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 494 | 765 | 1292 | - | - | - |
| Mov Cap-2 Maneuver | 494 | - | - | - | - | - |
| Stage 1 | 769 | - | - | - | - | - |
| Stage 2 | 774 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.1 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1292 | - | - | - | - |
| HCM Lane V/C Ratio | 0.004 | - | - | - | - |
| HCM Control Delay (s) | 7.8 | 0 | 0 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | - | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 0 | 4 | 244 | 295 | 4 |
| Future Vol, veh/h | 0 | 0 | 4 | 244 | 295 | 4 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 33 | 0 | 12 | 13 | 20 |
| Mvmt Flow | 0 | 0 | 4 | 265 | 321 | 4 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 596 | 323 | 325 | 0 | - | 0 |
| Stage 1 | 323 | - | - | - | - | - |
| Stage 2 | 273 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.53 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.597 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 470 | 652 | 1246 | - | - | - |
| Stage 1 | 738 | - | - | - | - | - |
| Stage 2 | 778 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 468 | 652 | 1246 | - | - | - |
| Mov Cap-2 Maneuver | 468 | - | - | - | - | - |
| Stage 1 | 735 | - | - | - | - | - |
| Stage 2 | 778 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.1 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1246 | - | - | - | - |
| HCM Lane V/C Ratio | 0.003 | - | - | - | - |
| HCM Control Delay (s) | 7.9 | 0 | 0 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | - | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 1 | 1 | 4 | 170 | 189 | 4 |
| Future Vol, veh/h | 1 | 1 | 4 | 170 | 189 | 4 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 91 | 91 | 91 | 91 | 91 | 91 |
| Heavy Vehicles, % | 0 | 0 | 0 | 1 | 0 | 0 |
| Mvmt Flow | 1 | 1 | 4 | 187 | 208 | 4 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 405 | 210 | 212 | 0 | - | 0 |
| Stage 1 | 210 | - | - | - | - | - |
| Stage 2 | 195 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 606 | 835 | 1370 | - | - | - |
| Stage 1 | 830 | - | - | - | - | - |
| Stage 2 | 843 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 604 | 835 | 1370 | - | - | - |
| Mov Cap-2 Maneuver | 604 | - | - | - | - | - |
| Stage 1 | 828 | - | - | - | - | - |
| Stage 2 | 843 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.2 | 0.2 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1370 | - | 701 | - | - |
| HCM Lane V/C Ratio | 0.003 | - | 0.003 | - | - |
| HCM Control Delay (s) | 7.6 | 0 | 10.2 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

# APPENDIX C
# TRAFFIC COUNTS

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COUNT TYPE: | Turning Movement | | | | | | | | | | | | | | |
| NODE ID: | | | | | | | | | | | | | | | |
| LOCATION 1: | Cherry Lane | | | | | | | | | | | | | | |
| LOCATION 2: | Training Center Driveway | | | | | | | | | | | | | | |
| CODE: | | | | | | | | | | | | | | | |
| COLLECT DATE: | | | | | | | | | | | | | | | |
| START DATE: | 5/29/2025 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | DIR | SB T | SB R | SB U | NB L | NB T | NB U | EB L | EB R | EB U | | | | |
| | | Vehicle | | | | | | | | | | | | | |
| From | To | Class | | | | | | | | | | | | | |
| 6:45:00 | 7:00:00 | Cars | 18 | 1 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 43 | | | |
| | | Trucks | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | | | |
| | | Bus | 6 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 9 | 54 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 7:00:00 | 7:15:00 | Cars | 5 | 4 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 39 | | | |
| | | Trucks | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 5 | | | |
| | | Bus | 1 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 51 | | |
| | | Bicycle | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | |
| 7:15:00 | 7:30:00 | Cars | 18 | 0 | 0 | 0 | 28 | 0 | 0 | 1 | 0 | 47 | | | |
| | | Trucks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| | | Bus | 3 | 1 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 7 | 54 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 7:30:00 | 7:45:00 | Cars | 31 | 0 | 0 | 1 | 33 | 0 | 2 | 0 | 0 | 67 | | | |
| | | Trucks | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | | |
| | | Bus | 2 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 74 | 233 | 0.79 |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 9:30:00 | 9:45:00 | Cars | 63 | 1 | 0 | 0 | 52 | 0 | 0 | 0 | 0 | 116 | | | |
| | | Trucks | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 5 | | | |
| | | Bus | 5 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 7 | 128 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 9:45:00 | 10:00:00 | Cars | 61 | 1 | 0 | 0 | 57 | 1 | 0 | 0 | 0 | 120 | | | |
| | | Trucks | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 4 | | | |
| | | Bus | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 6 | 130 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 10:00:00 | 10:15:00 | Cars | 38 | 0 | 0 | 0 | 43 | 0 | 1 | 2 | 0 | 84 | | | |
| | | Trucks | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | | | |
| | | Bus | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 6 | 92 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 10:15:00 | 10:30:00 | Cars | 40 | 1 | 0 | 0 | 43 | 0 | 2 | 0 | 0 | 86 | | | |
| | | Trucks | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | | | |
| | | Bus | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 6 | 94 | 444 | 0.85 |
| | | Bicycle | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | | |
| 14:45:00 | 15:00:00 | Cars | 62 | 2 | 0 | 1 | 37 | 0 | 3 | 0 | 0 | 105 | | | |
| | | Trucks | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 4 | | | |
| | | Bus | 8 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 10 | 119 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 15:00:00 | 15:15:00 | Cars | 58 | 0 | 0 | 4 | 39 | 0 | 0 | 1 | 0 | 102 | | | |
| | | Trucks | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | | | |
| | | Bus | 8 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 18 | 123 | | |
| | | Bicycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 15:15:00 | 15:30:00 | Cars | 57 | 0 | 0 | 1 | 57 | 0 | 2 | 1 | 0 | 118 | | | |
| | | Trucks | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | | | |
| | | Bus | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 12 | 132 | | |

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Bicycle | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | | |
| 15:30:00 | 15:45:00 | Cars | 47 | 2 | 0 | 2 | 50 | 0 | 0 | 0 | 0 | 101 | | |
| | | Trucks | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | | |
| | | Bus | 7 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 9 | 112 | 486 | 0.92 |
| | | Bicycle | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | |
| 19:30:00 | 19:45:00 | Cars | 44 | 1 | 0 | 0 | 51 | 0 | 2 | 1 | 0 | 99 | | |
| | | Trucks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | Bus | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | |
| | | Bicycle | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | |
| 19:45:00 | 20:00:00 | Cars | 52 | 2 | 0 | 2 | 31 | 0 | 7 | 1 | 0 | 95 | | |
| | | Trucks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | Bus | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 96 | |
| | | Bicycle | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | |
| 20:00:00 | 20:15:00 | Cars | 36 | 3 | 0 | 2 | 35 | 0 | 1 | 3 | 0 | 80 | | |
| | | Trucks | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | |
| | | Bus | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 81 | |
| | | Bicycle | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | |
| 20:15:00 | 20:30:00 | Cars | 40 | 1 | 0 | 3 | 36 | 0 | 2 | 4 | 0 | 86 | | |
| | | Trucks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | Bus | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 | 362 | 0.91 |
| | | Bicycle | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | | |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | SB T | SB R | SB U | NB L | NB T | NB U | EB L | EB R | EB U | Total |
| | 6:45-7:45 | Cars | 72 | 5 | 0 | 1 | 115 | 0 | 2 | 1 | 0 | 196 |
| | | Trucks | 4 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 9 |
| | | Bus | 12 | 1 | 0 | 0 | 14 | 0 | 0 | 1 | 0 | 28 |
| | | Totals | 88 | 6 | 0 | 1 | 134 | 0 | 2 | 2 | 0 | 233 |
| | | & HV | 18% | 17% | #### | 0% | 14% | #### | 0% | 50% | #### | #### |
| | | PHF | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 |
| | | | | | | | | | | | | |
| | | | SB T | SB R | SB U | NB L | NB T | NB U | EB L | EB R | EB U | Total |
| | 9:30-10:30 | Cars | 202 | 3 | 0 | 0 | 195 | 1 | 3 | 2 | 0 | 406 |
| | | Trucks | 7 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 13 |
| | | Bus | 12 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 25 |
| | | Totals | 221 | 3 | 0 | 0 | 214 | 1 | 3 | 2 | 0 | 444 |
| | | & HV | 9% | 0% | #### | #### | 9% | 0% | 0% | 0% | #### | #### |
| | | PHF | 0.85 | 0.85 | 0.85 | 0.85 | 0.85 | 0.85 | 0.85 | 0.85 | 0.85 | 0.85 |

| 2:45-3:45 | | SB T | SB R | SB U | NB L | NB T | NB U | EB L | EB R | EB U | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Cars | 224 | 4 | 0 | 8 | 183 | 0 | 5 | 2 | 0 | 426 |
| | Trucks | 3 | 1 | 0 | 0 | 6 | 0 | 0 | 1 | 0 | 11 |
| | Bus | 29 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 49 |
| | Totals | 256 | 5 | 0 | 8 | 209 | 0 | 5 | 3 | 0 | 486 |
| | & HV | 13% | 20% | #### | 0% | 12% | #### | 0% | 33% | #### | #### |
| | PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |

| | | SB T | SB R | SB U | NB L | NB T | NB U | EB L | EB R | EB U | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 7:30-8:30 | Cars | 172 | 7 | 0 | 7 | 153 | 0 | 12 | 9 | 0 | 360 |
| | Trucks | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| | Bus | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| | Totals | 172 | 7 | 0 | 7 | 155 | 0 | 12 | 9 | 0 | 362 |
| | & HV | 0% | 0% | #### | 0% | 1% | #### | 0% | 0% | #### | #### |
| | PHF | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |

NELSON+POPE
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70 Maxess Road
Melville, New York 11747
631.427.5665

# MEMO

**To:** Village of Airmont Planning Board

**From:** Osman Barrie, PE, PTOE, PTP

**Date:** October 1, 2025

**Project:** 267 Cherry Lane Traffic Study Scope

**N+P No:** 17032

**Subject:** Comments on Traffic Study prepared for 267 Cherry Lane

RECEIVED
OCT - 6 2025
Village of Airmont
Planning & Zoning Dept

In response to your request, we have reviewed the Traffic Impact Study for the proposed conversion of an existing gym to a dormitory to house 150 Yeshiva students located at 267 Cherry Lane in the Village of Airmont, New York. The study, prepared by Harry Baker & Associates and dated August 22, 2025, outlines a plan to construct the facility with a total of 77 parking spaces.

We offer the following comments on the Traffic Impact Study:

1. The overall methodology used in the study follows standard traffic engineering practices.

2. According to the Traffic Impact Study, the Village Code requires 126 parking spaces for the proposed dormitory. A total of 77 spaces is proposed, resulting in a request for a parking variance. Based on our review of the parking assessment, the proposed parking supply is adequate, as the estimated peak parking demand is 13 vehicles.

3. Trip generation estimates were based on the expected number of staff, assuming each would drive individually, assuming there would be no daily vehicle trips for the students. Given these assumptions, we find the methodology reasonable and agree that the number of new trips on nearby roads is expected to be minimal.

4. Based on our review of the capacity analysis, the intersection of Cherry Lane at 267 Cherry Lane (Driveway) is expected to operate at Level of Service (LOS) B or better during peak hours. Therefore, we agree with the applicant's engineer that the proposed dormitory is unlikely to generate significant traffic impacts on surrounding roadways and intersections.

# GML Report

## Property Information:

| | |
|---|---|
| Parcel ID: 56.13-1-49 | Date Parcel: February 2025 |
| Old ID: 18-193B | |
| Owner 1: Two-Sixty-Seven Cherry Lane Realty Corp | |
| Additional Owner: | |
| Address: 267 CHERRY LN | Secondary Address: |
| Alternative Address: | City: SUFFERN |
| State: NY | Zip: 10901 |
| Municipality: Airmont | Book-Page: 00230-01609 |
| Deed Date: 5/4/1987 12:00:00 AM | Instrument: N/A |
| GIS Calculate Acres: 10.578 | Deed Acres: 0 |

## GML Criteria:

| | |
|---|---|
| Requires GML Review: YES | Adjacent Town Boundary: NO |
| Adjacent Village Boundary: NO | Orange county Boundary: NO |
| County Facility: NO | State Facility: NO |
| County Park: NO | State Park: NO |
| County Regulated Streams: NO | Long Path Hiking Trail: NO |
| ROW- County Highway: YES | ROW -NYS Highway: NO |
| ROW - NYS Thruway: NO | ROW - Palisades Interstate Parkway: NO |
| X Coordinate: 602430.0000 | Y Coordinate: 828518.0000 |
| | |

Source: Rockland County GIS Portal

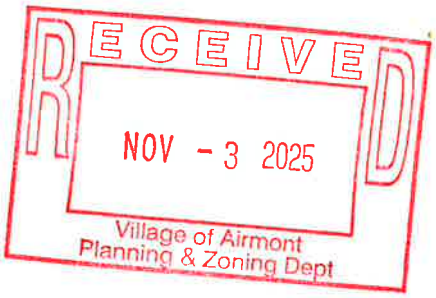
# Rockland County

Ed Day, Rockland County Executive

**HIGHWAY DEPARTMENT**
26 Scotland Hill Road
Chestnut Ridge, New York 10977
Phone: (845) 638-5060 Fax: (845) 638-5037
Email: highway@co.rockland.ny.us

**Charles H. "Skip" Vezzetti**
*Superintendent of Highways*

October 28, 2025




Ms. Suzanne Carley
The Planning/Zoning Boards
Village of Airmont
251 Cherry Lane
Tallman, NY 10982

**Re: Site Plan Review for Religious School with Dormitory**
**267 Cherry Lane in Airmont, NY**
**Tax Lot # 56.13-1-49; R-40 Zoning District**

Dear Ms. Carley:

The Rockland County Highway Department ("RCHD") has completed its GML review of the site plan by Paul Gdanski, PE, PLLC., last revised on 09.29.25, and other submitted documents. Our comments are below.

1. The driveway curb radius is too wide which wouldn't promote traffic safety in the area. Reduce the curb radius while maintaining or improving the effective turning radius by adding pavement width to ensure vehicles, especially larger ones, can still comfortably and safely make the turn.

2. Provide sectional details for the proposed concrete sidewalk assembly, which must include a concrete curb, a 3-foot-wide grass strip, a 5-foot-wide sidewalk, and adequate space between the curb and the solid white line.

3. Relocate the utility poles or design the sidewalk to pass around them, maintaining a minimum clear width of 3 feet.

4. Provide a table outlining the maintenance responsibility (jurisdiction) for both the proposed sidewalk and the stormwater management system.

5. The inadequate parking is expected to cause local traffic issues. The applicant must provide a detailed explanation of the proposed mitigation strategy.

6. The applicant must obtain a road work permit from the RCHD prior to starting any construction work on the site.

We appreciate the opportunity to review the proposed action. Should you have any further questions, please feel free to contact the undersigned.

Thank you.

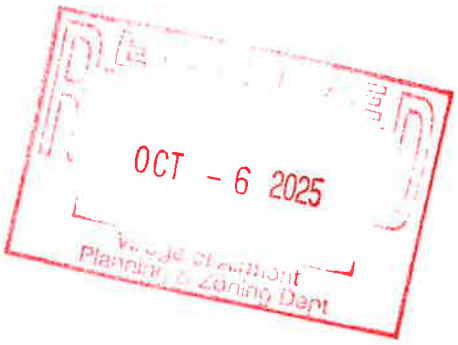
Dyan Rajasingham
Engineer III

CC: Rockland County Department of Planning
Paul Gdanski, P.E., P.L.L.C. – Consulting Engineer

# Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

*OFFICE of THE FIRE INSPECTOR*




October 6, 2025

Suzanne Carley, Secretary
Planning & Zoning Board
Village of Airmont

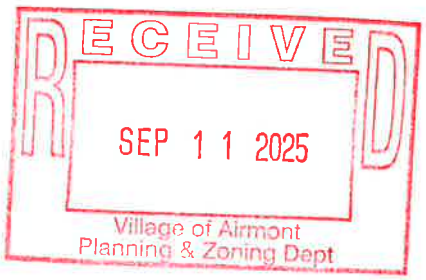
Project Review
Re: 267 Cherry Lane Site Plan review for compliance with 2020 Fire Code of NYS

I have reviewed the prepared plans and the review by the Tallman Fire Department for the proposed addition at 267 Cherry Lane. Other than the requirements requested by the Tallman Fire Department, I have no additional comments to add at this point.

Respectfully,

*David Maikisch*
Airmont Fire Inspector

Tallman Fire Department
289 Route 59 PO Box 37
Tallman, NY 10982
Office of the Chief




9/8/25
Village of Airmont
251 Cherry Lane
PO Box 578
Tallman NY 10982

Attn: Building Inspector Lou Zummo
RE: 267 Cherry Lane

The Tallman Fire Department has reviewed plans prepared by Paul Gdanski PE, PLLC dated 731/25.

1. Please show the turning radius / maneuverability for 20-Tower throughout the entire site.
2. With the proposed addition, will the sprinkler system be separate or the same. If different please show where the second FDC will be located.

Thank You

Chief, James Santoro

# STORMWATER POLLUTION PREVENTION PLAN & HYDRAULIC ANALYSIS AND STORMWATER DESIGN CALCULATIONS

(PREPARED UNDER GP-0-25-001)

Prepared for

**267 Cherry Lane**

**Airmont, NY 10952**

56.13-1-49

VILLAGE OF AIRMONT

TOWN OF RAMAPO

ROCKLAND COUNTY, NEW YORK

Paul Gdanski, P.E., PLLC
3512 Whittier Court
Mahwah, NJ 07430

_____

Paul Gdanski, P.E.
NYSPE#075890

DATE: August 3, 2025

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# Appendices

**A** **Notice of Intent (NOI)**

**B** **Stormwater Management Report**
**Water Quality Volume (WQv) and Runoff Reduction Volume (RRv) Calculations**

**C** **Map Set –** Layout Plan, Grading & Utility, Erosion & Sediment Control Plan, SWPPP Notes & Profile

**D** **SWPPP Inspection Forms –** SWPPP Inspection Report

**E** **Other SWPPP Forms –** Construction Sequence, SWPPP Plan Changes, Spill Response Form

**F** **SPDES General Permit GP-0-25-001**

**G** **Infiltration/Water Quality Chamber Maintenance & Installation**

**H** **Soil Erosion Measure Cut Sheets**

**I** **SWPPP Acceptance Form**

**J** **Post-construction Stormwater Maintenance Agreement**

**K** **Soil Survey**

**L** **Percolation Test Results**

**M** **SWPPP Certification Forms**

## 1.0 PERMIT OVERVIEW AND REQUIREMENTS

### 1.1 Permit Overview

This Stormwater Pollution Prevention Plan (SWPPP) is prepared to inform the landowner and construction personnel of the measures to be implemented for controlling runoff and pollutants from the site during and after construction activities. The objective of this plan is to comply with the New York Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities, Permit No. GP-0-25-001 requirements. Any material conflicts between this plan and the site plans, specification or instructions, must be brought to the attention of the design professional. The project may have other permits and it is the responsibility of the owner and contractor to know and understand all permits.

The operator must maintain the following info on site in a secure location that is accessible during normal working hours to an individual performing a compliance inspection:

- Notice of Intent (NOI)
- SWPPP
- General Permit (included in the SWPPP)
- MS4 SWPPP Acceptance Form (where applicable)
- All inspection reports.

Technical standards are detailed in the "New York State Standards and Specifications for Sediment and Erosion and Sediment Control (November 2016)", as well as illustrated on the Erosion and Sediment Control Plan Map included in **Appendix C**. The design of post-construction stormwater control practices follows the guidance provided by "New York State Stormwater Management Design Manual", most recent revision.

## 2.0 SWPPP REVIEW, UPDATE

### 2.1 SWPPP Review

Applicable Federal, State, and local regulatory agencies that have jurisdiction may elect to review this SWPPP and notify the permittee in writing that the SWPPP does not meet the requirements of their regulations. If the SWPPP needs to be revised, the Permittee and the site contractor will make the required modifications within seven days of such notification and submit written certification to the notifying agency that the

changes have been implemented. A copy of the SWPPP will be kept available on site for review by regulatory agencies, engineers, and subcontractors.

The Village of Airmont is an MS4 Community and this document is subject to their review and approval.

### 2.2 SWPPP Update

The permittee identified in this SWPPP shall amend the SWPPP when there is a change in one or more of the following project components which has an effect on the potential for discharge of pollutants from stormwater runoff associated with construction activities:

- Design
- Construction
- Operation
- Maintenance

The SWPPP shall also be updated or amended under the following conditions:

- If measures identified in the SWPPP become ineffective in eliminating or minimizing pollutants from sources identified, or in achieving the general objectives of controlling stormwater pollution from permitted construction activity.
- To identify a new subcontractor that will implement any part of the SWPPP.

## 3.0 SITE ASSESSMENT, EVALUATION AND PLANNING

### 3.1 Project Location

The subject site, a 10.62 acre (462,813.31 SF) parcel, located at 267 Cherry Lane on the west side of Cherry Lane and 300 feet south of the intersection of Annette Lane and Cherry Lane, in the Village of Airmont, Town of Ramapo, Rockland County, New York.

### 3.2 Pre-Development Conditions

The existing parcel is gently sloped from a the rear of the homes on Dawn Lane the east of the property, towards Cherry Lane. All of the site drains to the east on Cherry

Lane. The site is currently comprised of impervious areas (buildings, driveways and parking, etc.) and woods/grass areas.

### 3.3 Project Type

The existing site consists of a recreational facility and necessary infrastructure. This proposed project is to construct an addition to the existing building, a loop road and necessary infrastructure. The existing parking will remain. The existing building will be utilized as a school while the addition will be a dormitory for the students on site. The site is being treated as new development with an increase in impervious surfaces. The designer is required to provide water quantity volume mitigation for the 1-year, 10-year, and 100-year storm frequencies and 100% WQv and Runoff Reduction Volume (RRv) for all impervious surface areas at the site. The type of facility or practice chosen to provide runoff reduction volume through infiltration, perforated pipe gallery/system, was selected from Table 3.5 of the NYSDEC Stormwater Management Design Manual. The current design seeks to comply with the NYSDEC Stormwater Design Manual by providing WQv through an approved pre-treatment structure.

The site is being developed per the NYSDEC SMDM. Water Quality volume mitigation will be calculated and provided as shown on the drawings and within the appendix of this document. The applicant is required to provide 100% WQv for all impervious surfaces at the site. An attempt to reestablish existing vegetation within areas where vegetation has died or been removed will be made. Any area of disturbance that will remain inactive for a period of 14 consecutive days will be mulched or temporarily seeded. This includes any previously disturbed areas that are covered with snow. Limits of disturbance have been shown on the plans and will be maintained by the installation of silt fence.

To achieve compliance with the current NYSDEC Stormwater Design Manual, a stormwater management practice with RRv capacity was chosen. RRv will be provided through a perforated pipe system located on the site. WQv will be provided through both the pipe system, and a pre-treatment structure, which is designed to accept all runoff and then divert the volume to the pipe system. The pipe system meets the NYSDEC Stormwater Design Manual by acting as an Underground Infiltration Facility in the manner of an I-3 (Page 6-34 through 6-39 of NYSSMDM). One Jellyfish (JF6) Unit manufactured by Contech Engineered Solutions, shall be installed to provide the required pre-treatment volume. The required pre-treatment volume is directly related to the infiltration rate at the location of the practice. An assumed rate of 1”:30 minutes was utilized for this report. An actual field established infiltration rate will be determined prior to construction. Based on the assumed rate of 1”:30 minutes, 50% of the required

WQv must be pre-treated. Since the pre-treatment structure selected also provides 100% of the required WQv, and additional RRv is provided through infiltration within the pipe system, the water quality volume provided at the site will exceed the volume required. The JF6 unit is installed at the upstream end of the infiltration system, prior to the infiltration system inflow.

### 3.4 Green Infrastructure

WQv and RRv are required elements of the site design. To meet the RRv requirements, a standard stormwater management practice with RRv capability was chosen over green infrastructure techniques listed within Chapter 5 of the NYSDEC Stormwater Management Design Manual. A brief summary of these practices follows:

Conservation of Natural Areas – The majority of the site is being disturbed as part of the existing site and proposed project rendering this method ineffective.

Sheetflow to Riparian Buffers or Filter Strips – The majority of the site is being disturbed as part of the proposed project rendering this method ineffective.

Vegetated Swale - The majority of the site is being disturbed, with a large portion being impervious, as part of the proposed project rendering this method ineffective.

Tree Planting/Tree Pit – Landscaping will be proposed as part of the project, however it was not deemed an effective RRv technique due to the large percentage of impervious surfaces proposed.

Disconnection of Rooftop Runoff – Disconnection also requires pervious areas and pervious pavement was not considered usable due to the size of the property, amount of impervious surfaces, and long-term effectiveness of pervious pavement.

Stream Daylighting – A piped stream is not present at the site.

Rain Gardens – Rain gardens are typically used for smaller runoff areas, rather than a large school building.

Green Roofs – Green roofs are infeasible for this project due to cost, and overall benefit of the green roof. An additional practice would still be required to provide the required RRv.

Stormwater Planters – This practice is typically utilized for smaller residential sites.

Rain Barrels and Cisterns – The use of cisterns and rain barrels are infeasible for this site due to the proposed layout and area that would be required to place the barrels/cisterns. Infiltration practices provide a greater benefit.

Porous Pavement – Due to the expense and nature of the area, porous pavement for a school parking lot with excessive turning and bus traffic was infeasible for this project.

### 3.5 Project Scope

The project involves the conversion of a recreational facility to a school and dormitory, parking area, and associated infrastructure. The disturbed area will be comprised of existing woods/grass areas and impervious surfaces. The total impervious area at the site will be 79,080 SF (1.82 Ac).

It is proposed to capture the drainage area and compensate for the increase in impervious area and change to the characteristics of the property. The compensating storage, WQv and RRv will be in excess of what is required. The drainage area at the site will be collected and routed to the proposed drainage facility.

### 3.6 Rainfall Data

Rainfall intensities for the 1-year, 10-year, and 100-year storm frequencies were taken from the NYSDEC Manual. The values utilized, as well as a comparison to values from the Northeast Regional Climate Center, are as follows:

| Storm | DEC Manual | Northeast Regional Climate Center |
|---|---|---|
| 1-Yr | 2.8 inches | 2.75 inches |
| 10-Yr | 5.25 inches | 5.00 inches |
| 100-Yr | 9.0 inches | 8.85 inches |

### 3.7 Historic Preservation Determination & Endangered Species

Per the EAF Mapper tool, the project site is not located on or adjacent to an area designated as sensitive for archaeological site or NYSHPO archaeological site inventory. Therefore, no further action is required.

Additionally, per the USFW Ipac Database, the Northern Long-Eared Bat, Bog Turtle, Tricolored Bat and Monarch Butterfly are endangered species that may be present at this site.

### 3.8 Receiving Waters

The closest receiving water body for the project site is the West Branch of the Saddle River, which is approximately 200 feet to the east of the subject site. Additionally, there are no wetlands within the project limits.

### 3.9 Soils

The USDA/NRCS soil survey for Rockland County shows the soils in the Project Site are Wethersfield Gravelly Silt Loam (WeB) and Udorthents, smooth. Typically, Wethersfield soils are deep, gently sloping, well drained soils. These soils are of the Hydrologic Soil Group C. Udorthents are smoothed, somewhat excessively drained soils. They are Hydraulic Soil Group A. Infiltration testing and depth to groundwater will be conducted prior to construction. A rate of 1":30 minutes was assumed.

## 4.0 EROSION AND SEDIMENT CONTROL

### 4.1 Erosion & Sediment Control Practices

If any elements of the design are not in conformance with the technical standard, they must be identified with reasons for the deviation included. Information must be provided which demonstrates that the deviation is equivalent to the technical standard. All erosion control methods must meet the NYS Standards and Specifications for Erosion and Sediment Control dated November 2016 (see Appendix H)

**Temporary Structural Practices will include:**

- Dust Control
- Silt Fence
- Stabilized Construction Entrance
- Curb inlet protection
- At grade inlet protect

**Temporary Stabilization Practices (including vegetative practices) may include:**

- Seed and mulch bare soil areas within 14 days of disturbance.

**Permanent Stabilization Practices (including vegetative practices) will include:**

- Seed and mulch all disturbed areas.

Refer to Construction Drawings attached in **Appendix C** for detailed information on each practice.

### 4.2 Erosion and Sediment Control Drawings

Erosion and Sediment Control drawings are included in **Appendix C**. Erosion and Sediment Control drawings must include but not be limited to the following:

- Total site area
- All improvements
- Areas of disturbance
- Areas that will not be disturbed
- Existing vegetation
- On-site and adjacent off-site surface waters
- Wetlands and drainage patterns affected by construction
- Existing and final slopes
- Location of stormwater discharges
- Specific locations, sizes, and lengths of each erosion and sediment control practice
- Details of erosion and sediment control practices shall include dimensions, material specifications, installation details, operation and maintenance requirements.
- Location of material, waste, equipment storage areas and washout areas. (Located in an area in close proximity to the entrance to the site)

### 4.3 Construction Phasing Plan and Sequence of Operations

The Construction Phasing Plan is included on the soil erosion plan contained in **Appendix C**.

- Temporary structural erosion controls will be installed prior to earthwork as per the attached plans.
- Areas to be undisturbed for more than 14 days will be temporarily stabilized by seeding.
- Disturbed areas will be reseeded and mulched immediately after final contours are re-established and no more than 14 days after the completion of construction at that site.
- Temporary erosion control devices will not be removed until the area served is stabilized by the growth of vegetation and the area is certified as being stabilized by the Erosion Control Superintendent.

**Construction Sequence:**

| | | |
|---|---|---|
| 1. | Construct stabilized construction entrance | 1 Day |
| 2. | Installation of silt fence | 1 Week |
| 3. | Construction erosion control devices | 1 Day |
| 4. | Establish truck wash down area, staging areas, waste & Borrow fill areas | 3 Days |
| 5. | Clear site within limit of disturbance, strip and stock topsoil and grade site | 2 Weeks |
| 6. | Install catch basins and piping | 1 Month |
| 7. | Install inlet protection | 1 Day |
| 8. | Construct infiltration system | 1 Month |
| 9. | Install curbs | 2 Weeks |
| 10. | Construct buildings, utilities, infrastructure | 6 Months |
| 11. | Rough grade area and stabilize | 1 Weeks |
| 12. | Construct base course pavement and stone base for Driveway/parking installation | 2 Weeks |
| 13. | Remove all soil erosion control devices when all disturbed areas have been stabilized | 1 Day |

### 4.4 Erosion and Sediment Control Practice Inspection Schedule

- Silt fence – maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
- Storm drain curb inlet protection and at grade inlet protection – inspect after each storm event. Remove sediment when 50 percent of the storage volume is achieved.
- Stabilized construction entrance & wash down areas – entrance shall be maintained in a condition which shall prevent tracking. This may require periodic top dressing with additional aggregate. All sediment tracked onto or spilled on public rights of way shall be removed immediately. When necessary, wheels must be cleaned to remove sediment prior to entrance on public rights of way. When washing is required, it shall be done in an area stabilized with aggregate.

### 4.5 Contractor Sequence Form

The operator shall prepare a "summary of construction status" using the Construction Sequence Form (included in **Appendix E**) once every month. Significant deviations to the sequence and reasons for those deviations (i.e. weather, subcontractor

availability, etc.), shall be noted by the contractor. The schedule shall be used to record the dates for initiation of construction, implementation of erosion control measures, stabilization, etc. A copy of this table will be maintained at the construction site and updated.

## 5.0 POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

### 5.1 Stormwater Management Controls

If any elements of the design are not in conformance with the technical standard, they must be identified with reasons for the deviation included. Information must be provided which demonstrates that the deviation is equivalent to the technical standard.

### 5.2 Post Construction Stormwater Management Drawings

Post construction stormwater management drawings are included in **Appendix C**. Post construction stormwater management drawings must include the following:

- Specific locations, sizes, and lengths of each post construction stormwater management practice.
- Details of post construction stormwater management practices shall include dimensions, material specifications, installation details, operation and maintenance requirements.

### 5.3 Hydraulic and Hydrologic Analyses

The program utilized for quantifying stormwater runoff rates and volumes was TR-55 and the Westchester Method. The 100-year frequency rainfall was analyzed.

- Hydrologic/hydraulic analysis for all structural components of the stormwater control system for the applicable design storms (see **Appendix B**).
- Comparison of post-development stormwater runoff conditions with predevelopment conditions (see **Appendix B**).
- Dimensions, material specifications and installation details for each post-construction stormwater control practice (see **Appendix B and C**).

### 5.4 Comparison of Pre and Post Construction Stormwater Runoff Stormwater Quantity.

These calculations are based on the Hydraflow Hydrographs modeling provided within the Appendix.

| 1-Year Peak Discharge (cfs) | | | 10-Year Peak Discharge (cfs) | | | 100-Year Peak Discharge (cfs) | | |
|---|---|---|---|---|---|---|---|---|
| Pre | Post | Reduction | Pre | Post | Reduction | Pre | Post | Reduction |
| 0.004 | 0.000 | 100% | 0.338 | 0.200 | 40.8% | 3.904 | 2.579 | 33.9% |

**5.5 Specifications for Soil Restoration**

Soil restoration is a required practice applied across areas of a development site where soils have been disturbed and will be vegetated in order to recover the original properties and porosity of the soil. Soil Restoration Requirements are provided on the table below:

| **Type of Soil Disturbance** | **Soil Restoration Requirement** | **Comments/Examples** |
|---|---|---|
| No soil disturbance | Restoration not permitted | Preservation of Natural Features |
| Minimum soil disturbance | Restoration not required | Clearing and grubbing |
| Areas where topsoil is stripped only – no change in grade | HSG A & B | HSG C & D |
| | Apply 6 inches of topsoil | Aerate * and apply 6 inches of topsoil |
| Areas of cut or fill | HSG A & B | HSB C & D |
| | 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 newly installed practice from any ongoing construction activities construct a single phase operation fence area. |
| Redevelopment projects | Soil Restoration is required on redevelopment projects in areas where existing | |

| | | |
|---|---|---|
| | impervious area will be converted to pervious area. | |

* Aeration includes use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
** Per “Deep Ripping and De-compaction, DEC 2008”.

During periods of relatively low to moderate subsoil moisture, the disturbed subsoils are returned to rough grade and the following full soil restoration steps applied:

1. Apply 3 inches of compost over subsoil
2. Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
3. Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.

## 6.0 CONSTRUCTION WASTE

Waste Materials: All waste materials generated during construction will be disposed at a suitable landfill, or transfer station.

Hazardous Waste: The project will not be a generator of hazardous waste and it is not anticipated that any hazardous waste will be generated during construction. If there are any materials generated, a licensed hazardous waste carrier will be contracted to dispose the hazardous material at a suitable disposal site. If hazardous materials are discovered during construction, the work will be stopped until the issue is resolved.
Waste: Portable sanitary facilities will be made available to construction personnel and will be serviced regularly.

## 7.0 OFFSITE VEHICLE TRACKING

Excavation equipment involved with the construction will remain on the project site and will not regularly egress or ingress the site. Any trucks used to bring in materials or remove materials via municipal paved roads will do so over a stabilized construction entrance. If any off-site vehicle tracking occurs, the contractor will be directed to initiate, street sweeping program in the immediate vicinity of the site.

## 8.0 EROSION AND SEDIMENT CONTROL INSPECTION (During Construction)

These are the inspection items that will be used to maintain erosion and sediment controls. A qualified SWPPP Inspector shall perform the inspections at a minimum of once a week. The forms shall be made part of the official SWPPP documents. A digital copy of the inspection shall be emailed to the Town of Ramapo as well as keeping the paper copy in the SWPPP at the site. The practices listed herein shall be implemented in accordance with the attached maintenance schedule.

A maintenance inspection report will be made after each inspection. The report forms to be completed by the inspector are attached in **Appendix D.** Reports should be compiled and maintained on-site. All inspection materials are included in **Appendix D** of the onsite 3-ring binder.

- It is recommended that a rain gage be installed at the site.
- A qualified professional shall conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP and required by GP-0-20-001 have been adequately installed to ensure overall preparedness of the site for commencement of construction.
- ***Structural erosion controls and non-stabilized areas shall be inspected at least once every seven (7) days.*** The Inspection Form must be used for every inspection performed.
- The day-to-day erosion control activities on the site will be monitored by the construction manager. The qualified inspector (as defined by the NYSDEC SPDES regulations) and his crews will make ***at least one inspection of erosion control devices every seven (7) days***.
- All measures will be maintained in good working order. If repair is necessary, it will be initiated within 24 hours of report.
- Silt fence will be inspected for depth of sediment, ripped fabric, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in ground.
- Seeded and planted areas will be inspected for bare spots, washouts, and healthy growth. If necessary, spot reseeding or sodding will be implemented.
- Trained Contractor will be responsible for the implementation of the SWPPP. This person will be onsite when any soil disturbing activities are being conducted. This trained contractor cannot conduct the regular SWPPP compliance inspections. This trained contractor must have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive 4 hours of training every 3 years. It can also mean an employee from the contracting

(construction) company, that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received 4 hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

## 9.0 TEMPORARY STABILIZATION FOR FROZEN CONDITIONS

The following temporary stabilization measures **MUST** be performed when construction is occurring during winter/frozen ground conditions. The following requirements do not supersede any other requirements of this SWPPP as they apply to non-frozen ground conditions. Refer to Page 2.38 of the Blue Book.

- Perimeter erosion control **MUST** still be installed prior to earthwork disturbance as per this SWPPP.
- Any areas that cannot be seeded to turf by October 1 or earlier will receive a temporary seeding. The temporary seeding will consist of winter rye seeded at the rate of 120 pounds per acre (2.5 pounds per 1,000 square feet) or stabilized as per the temporary stabilization for winter construction/frozen conditions. This will last 2 to 6 months. Seeding shall be done in the spring. If stabilization is required at other times mulching may be used.
- Any area of disturbance that will remain inactive for a period of 14 consecutive days **MUST** be mulched. This includes any previously disturbed areas that are covered with snow.
- Mulch **MUST** consist of loose straw applied at the rate of 2 to 3 bales (90 to 100 pounds) per thousand square feet.
- Mulch **MUST** be applied uniformly over the area of bare soil or bare soil that is covered with snow. For the latter condition, mulch **MUST** be applied on top of snow.
- Using a tracked vehicle, mulch **MUST** be crimped into the bare soil/snow. The tracked vehicle **MUST** be driven across the mulched areas in at least two directions to maximize crimping of mulch into the soil/snow.
- If mulch gets blown off an area to a significant degree, the site inspector **WILL** require that an area be re-mulched in accordance with Items 2 through 5 above, and this area **WILL** be included on the inspection checklist for the next inspection.

- If a particular area repeatedly experiences loss of mulch due to wind, then the inspector **WILL** require that an alternative method be used to secure the mulch in place. Such alternatives may include the use of netting, tackifier or other methods deemed appropriate by the inspector.
- During periods when snow is melting and/or surface soils are thawing during daytime hours, mulched areas **MUST** be re-tracked (crimped) as per Item 5 above at least once every seven days, more frequently if directed by the inspector. Additional mulch may be required to obtain complete coverage of an area. Biodegradable erosion control matting may be required on steeper slopes.
- Additional stabilization measures for non-frozen ground conditions described in this SWPPP **WILL** be implemented at the time deemed appropriate by the inspector. During the winter season, if a site has been stabilized and soil disturbing activities have been suspended for the winter, weekly inspections can be suspended. However, monthly inspections must still be conducted. All normal weekly inspections must resume when soil disturbing activities resume.
- Permanent seeding shall be done according to the Standards and Specifications for Permanent Critical Area Plantings contained within Appendix H. The seeding rates are incorporated in the appendix as well. The optimum time to seed is during the spring. In general it can be done anytime as long as it is properly mulched and there is adequate moisture.

## 10.0 STORMWATER MAINTENANCE PROCEDURES

Temporary erosion and sediment controls and practices will need to be maintained frequently. It is the responsibility of the operator to inspect and maintain the temporary controls so that they are working efficiently. The operator needs to pay close attention to SWPPP Inspection Reports that will advise of needed maintenance. Captured sediment will have to be removed periodically from each practice in order for the control to function properly. It is likely that if temporary controls are not maintained properly, controls will fail creating a mass discharge of sedimentation to the water body previously protected. Periodically remove sediment from silt fences, inlet protections and construction entrances. Replace top-soil, mulch and seed where seeding has been disturbed.

Post-construction maintenance for this project will consist of annual inspections of permanent stormwater management facilities. These maintenance procedures are essential to assure continual performance of the stormwater management practices on your site. Also refer to Appendix D for inspections forms and guidance.

### Catch Basins & Pipe

- Sediment removal with a vacuum truck should be done at least once a year, preferably after spring runoff and then in early fall, or when they are at 50% capacity, whichever comes first.
- Must clean out floatables and sediment on a regular basis.

**Drywells & Pre-treatment/Water Quality Structures**

- Sediment removal with a vacuum truck should be done at least once a year, preferably after spring runoff and in early fall, if inspections reveal sediment accumulation.
- See Appendix G for more detailed information regarding maintenance of the Water Quality/Pre-treatment practice; Jellyfish (JFPD0806) Unit

## 11.0 SPILL PREVENTION PRACTICES

**Good Housekeeping and Material Management Practices**

The following good housekeeping and material management practices will be followed on site during the construction project to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

- Materials will be brought on site in the minimum quantities required.
- All materials stored on site will be stored in a neat, orderly manner in their appropriate containers, and if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposal.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The construction manager or his designee will inspect regularly to ensure proper use and disposal of materials on site.
- The contractor shall prohibit washing of tools, equipment, and machinery in or within 100 feet of any watercourse or wetland.
- All above grade storage tanks are to be protected from vehicle damage by temporary barriers.

**Inventory for Pollution Prevention Plan**

The materials and substances listed below are expected to be on-site during construction.

- Petroleum for fueling vehicles will be stored in above ground storage tanks. Tanks will either be steel with an enclosure capable of holding 110% of the storage tank volume or from a Con-Store, concrete encased type typically employed by NYSDOT. Hydraulic oil and other oils will be stored in their original containers. Concrete and asphalt will be stored in the original delivery trucks.
- Fertilizer may be stored on site in its original container for a short period of time prior to seeding. Original containers will be safely piled on pallets or similar devices to protect from moisture.
- Paints and other similar materials will be stored in their original containers and all empty containers will be disposed of in accordance with label directions.
- Portable sanitary facilities, which contain chemical disinfectants (deodorants) will be located on-site, with the disinfectants held in the tank of the toilet.

**Hazardous Products**

These practices are used to reduce the risks associated with hazardous materials.

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data sheets will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

**Spill Prevention**

The following product specific practices will be followed on site.

**Petroleum Products:**

- Construction personnel should be made aware that emergency telephone numbers are located in this SWPPP.
- The contractor shall immediately contact NYSDEC in the event of a spill, and shall take all appropriate steps to contain the spill, including construction of a dike around the spill and placing absorbent material over this spill.
- The contractor shall instruct personnel that spillage of fuels, oils, and similar chemicals must be avoided and will have arranged with a qualified spill remediation company to serve the site.
- Fuels, oils, and chemicals will be stored in appropriate and tightly capped containers. Containers shall not be disposed of on the project site.
- Fuels, oils, chemicals, material, equipment, and sanitary facilities will be stored/located away from trees and at least 100 feet from streams, wells, wet areas, and other environmentally sensitive sites.

- Dispose of chemical containers and surplus chemicals off the project site in accordance with label directions.
- Use tight connections and hoses with appropriate nozzles in all operations involving fuels, lubricating materials or chemicals.
- Use funnels when pouring fuels, lubricating materials or chemicals.
- Refueling and cleaning of construction equipment will take place in parking areas to provide rapid response to emergency situations.
- All on-site vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Any vehicle leaking fuel or hydraulic fuel will be immediately scheduled for repairs and use will be discontinued until repairs are made.

**Fertilizers:**

- Fertilizer will be stored in its original containers on pallets with water resistant coverings.
- Proper delivery scheduling will minimize storage time.
- Any damaged containers will be repaired immediately upon discovery and any released fertilizer recovered to the fullest extent practicable.

**Paints:**

- All containers will be tightly sealed and stored when not required for use.
- Excess paint will not be discharged to the storm water system or wastewater system but will be properly disposed of according to manufacturers' instructions or State and local regulations.

**Concrete Trucks:**

- Concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water only at designated locations on site.

**Asphalt Trucks:**

- Asphalt trucks shall not discharge surplus asphalt on the site.

**Spill Control Practices**

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup. The construction manager responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the onsite construction office or trailer.

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies. Any spill in excess or suspected to be in excess of two gallons will be reported to the NYSDEC Regional Spill Response Unit. Notification to the NYSDEC (1-800-457-7362) must be completed within two hours of the discovery of the spill.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to absorbent pads, brooms, dust pans, mops, rags, gloves, goggles, activated clay, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with spilled substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.

STORMWATER POLLUTION PREVENTION PLAN

INSPECTOR'S CERTIFICATION

I have agreed to perform compliance inspections for the 267 Cherry Lane project (including Site Stabilization) in accordance with this Storm Water Pollution Prevention Plan (SWPPP)

I have agreed to notify, within one business day of completion of the inspection, the owner, the contractor, and appropriate subcontractor(s) of ant corrective measures that need to be taken and also obtain a schedule of completion for such measures.

I certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP for conducting the required inspections.

Printed Name_____ Title_____

Signature_____ Date_____

Firm_____

Address_____

---

---

---

Phone_____

Field Person in Charge_____

Phone_____

STORMWATER POLLUTION PREVENTION PLAN

CONSTRUCTION CONTRACTOR'S/SUB-CONTRACTOR'S CERTIFICATION

CONTRACTOR CERTIFICATION

I certify under penalty of law that I understand and agree to comply with the terms and conditions of SWPPP for the construction site identified in such SWPPP as a condition of authorization of discharge stormwater. I also understand that the operator must comply with the terms and conditions of the New York State Pollution Discharge Elimination System (SPDES) general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards.

CONTRACTOR/SUB-CONTRACTOR

---
Printed Name

---
Title

---
Signature

---
Date

---
Company Name

---
Address

---
Phone

---
Field Person in Charge

---
Phone

# Appendix A

## Notice of Intent
## (NOI)

# Appendix B

## Stormwater Management Report Including Water Quality Volume (WQv) & Runoff Reduction Volume (RRv) Calculations

# HYDRAULIC ANALYSIS AND STORMWATER DESIGN CALCULATIONS

(PREPARED UNDER GP-0-25-001)

Prepared for

**267 CHERRY LANE**

**Airmont, NY 10952**

56.13-1-49

VILLAGE OF AIRMONT

TOWN OF RAMAPO

ROCKLAND COUNTY, NEW YORK

Paul Gdanski, P.E., PLLC
3512 Whittier Court
Mahwah, NJ 07430

_____

Paul Gdanski, P.E.
NYSPE#075890

DATE: August 15, 2025
Rev:

The existing site consists of a recreational facility and necessary infrastructure. This proposed project is to construct an addition to the existing building to convert to a school and dormitory and necessary infrastructure. The site is being treated as new development with an increase in impervious surfaces. The designer is required to provide water quantity volume mitigation for the 1-year, 10-year, and 100-year storm frequencies and 100% WQv and Runoff Reduction Volume (RRv) for all impervious surface areas at the site. The type of facility or practice chosen to provide runoff reduction volume through infiltration, perforated pipe gallery/system, was selected from Table 3.5 of the NYSDEC Stormwater Management Design Manual. The current design seeks to comply with the NYSDEC Stormwater Design Manual by providing WQv through an approved pre-treatment structure.

The site is being developed per the NYSDEC SMDM. Water Quality volume mitigation will be calculated and provided as shown on the drawings and within the appendix of this document. The applicant is required to provide 100% WQv for all impervious surfaces at the site. An attempt to reestablish existing vegetation within areas where vegetation has died or been removed will be made. Any area of disturbance that will remain inactive for a period of 14 consecutive days will be mulched or temporarily seeded. This includes any previously disturbed areas that are covered with snow. Limits of disturbance have been shown on the plans and will be maintained by the installation of silt fence.

To achieve compliance with the current NYSDEC Stormwater Design Manual, a stormwater management practice with RRv capacity was chosen. RRv will be provided through a perforated pipe system located on the site. WQv will be provided through both the pipe system, and a pre-treatment structure, which is designed to accept all runoff and then divert the volume to the pipe system. The pipe system meets the NYSDEC Stormwater Design Manual by acting as an Underground Infiltration Facility in the manner of an I-3 (Page 6-34 through 6-39 of NYSSMDM). One Jellyfish (JF6) Unit manufactured by Contech Engineered Solutions, shall be installed to provide the required pre-treatment volume. The required pre-treatment volume is directly related to the infiltration rate at the location of the practice. An assumed rate of 1”:30 minutes was utilized for this report. An actual field established infiltration rate will be determined prior to construction. Based on the assumed rate of 1”:30 minutes, 50% of the required WQv must be pre-treated. Since the pre-treatment structure selected also provides 100% of the required WQv, and additional RRv is provided through infiltration within the drywell system, the water quality volume provided at the site will exceed the volume required. The JF6 unit is installed at the upstream end of the infiltration system, prior to the infiltration system inflow.

# Hydraflow Table of Contents

267cherry-drain.gpw

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 Tuesday, 08 / 19 / 2025


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# Watershed Model Schematic



**Legend**

| Hyd. | Origin | Description |
|---|---|---|
| 1 | SCS Runoff | Existing |
| 2 | SCS Runoff | Proposed |
| 3 | Reservoir | Route |

# Hydrograph Return Period Recap



| Hyd. No. | Hydrograph type (origin) | Inflow hyd(s) | Peak Outflow (cfs) | | | | | | | | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| 1 | SCS Runoff | ------ | 0.004 | 0.018 | ------- | 0.114 | 0.338 | 1.225 | ------- | 3.904 | Existing |
| 2 | SCS Runoff | ------ | 1.222 | 2.116 | ------- | 3.161 | 4.350 | 6.391 | ------- | 10.71 | Proposed |
| 3 | Reservoir | 2 | 0.000 | 0.000 | ------- | 0.123 | 0.200 | 0.286 | ------- | 2.579 | Route |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.004 | 1 | 1324 | 52 | ------ | ------ | ------ | Existing |
| 2 | SCS Runoff | 1.222 | 1 | 725 | 4,182 | ------ | ------ | ------ | Proposed |
| 3 | Reservoir | 0.000 | 1 | 767 | 0 | 2 | 500.02 | 1,391 | Route |

# Hydrograph Report

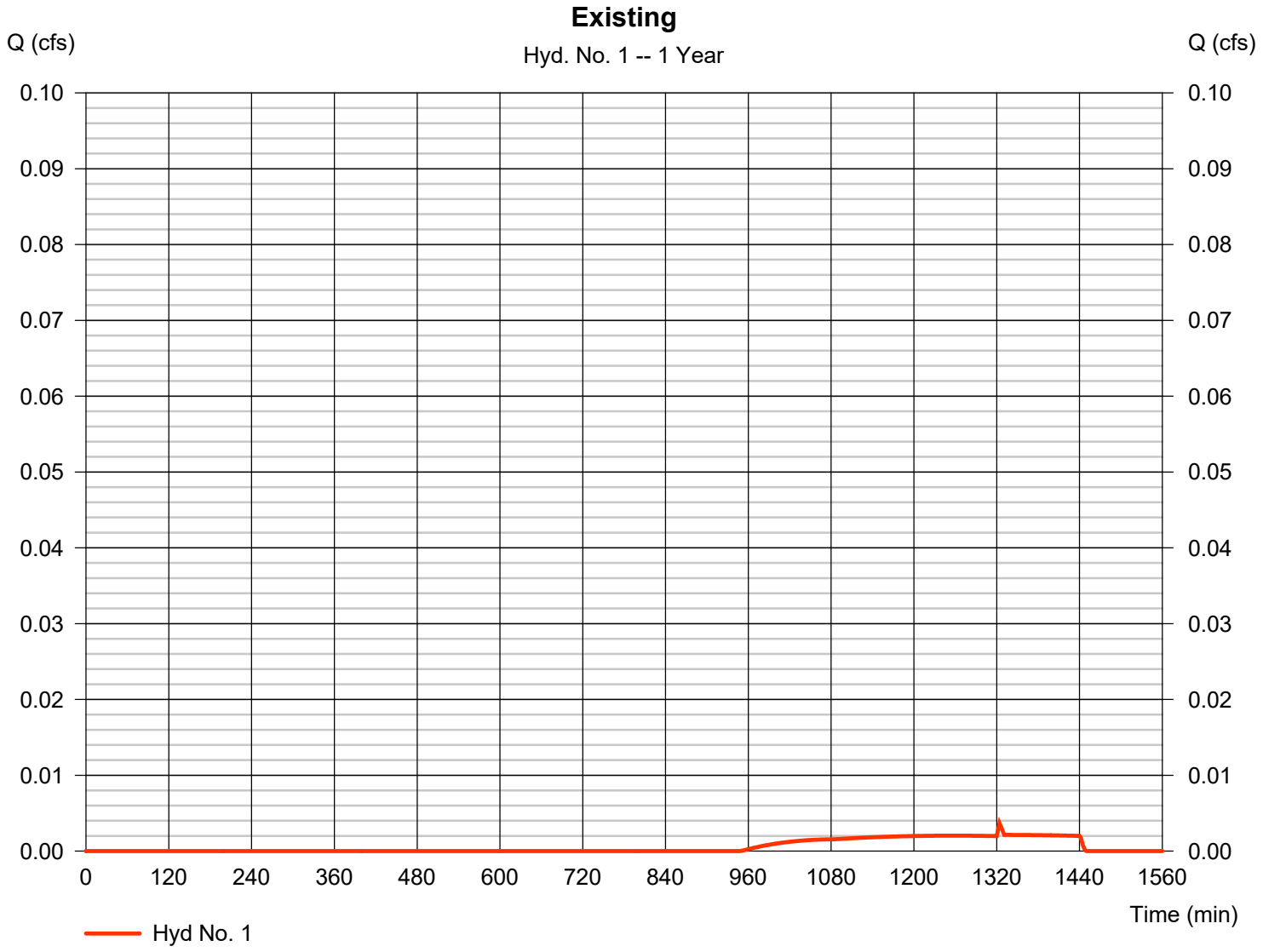


## Hyd. No. 1

Existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 0.004 cfs |
| Storm frequency | = | 1 yrs | Time to peak | = | 1324 min |
| Time interval | = | 1 min | Hyd. volume | = | 52 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 45* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 2.78 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.240 x 32) + (0.300 x 98)] / 1.540



# Hydrograph Report

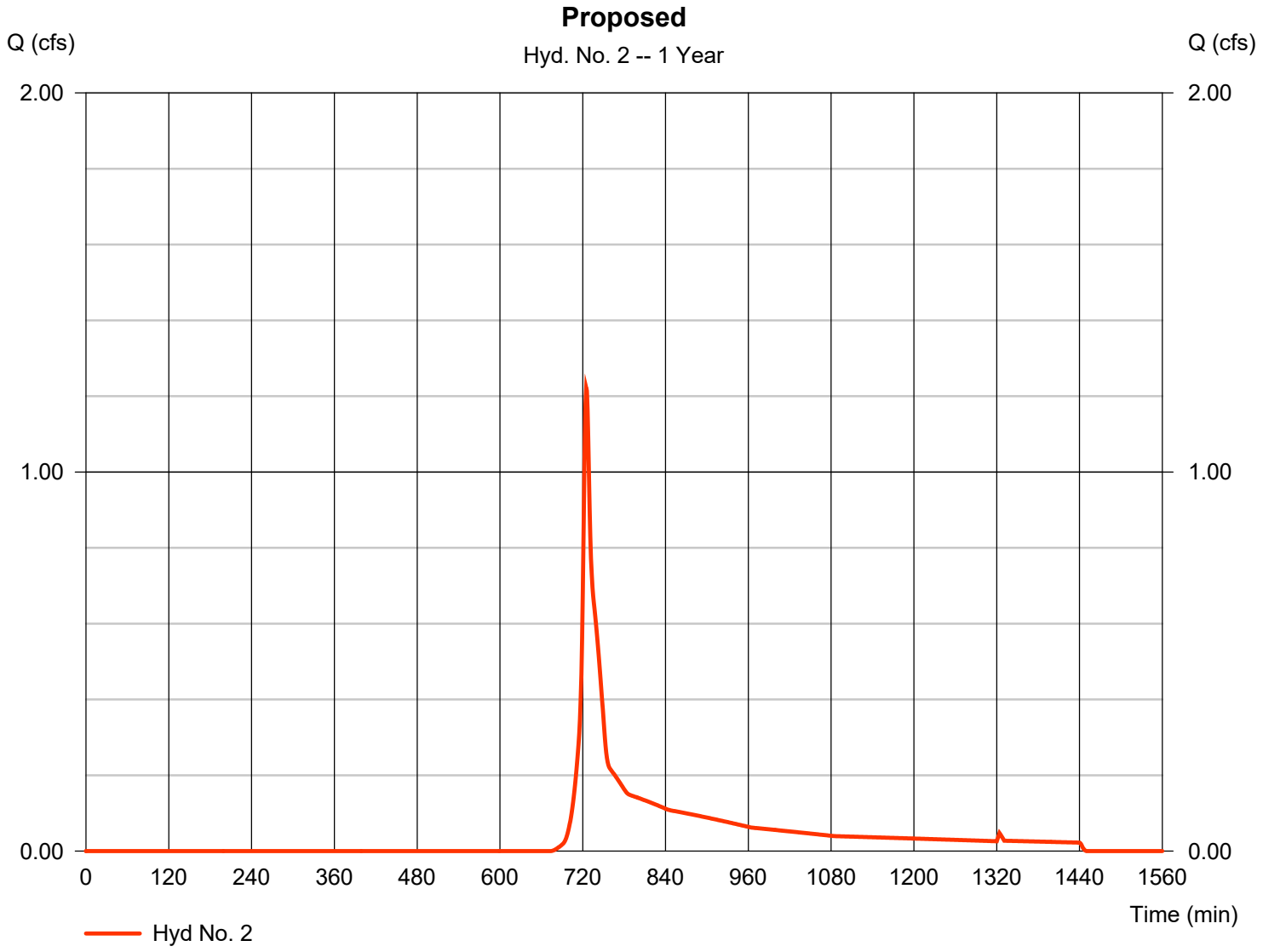


## Hyd. No. 2

Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 1.222 cfs |
| Storm frequency | = | 1 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 4,182 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 73* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 2.78 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(0.960 x 98) + (0.580 x 32)] / 1.540



# Hydrograph Report

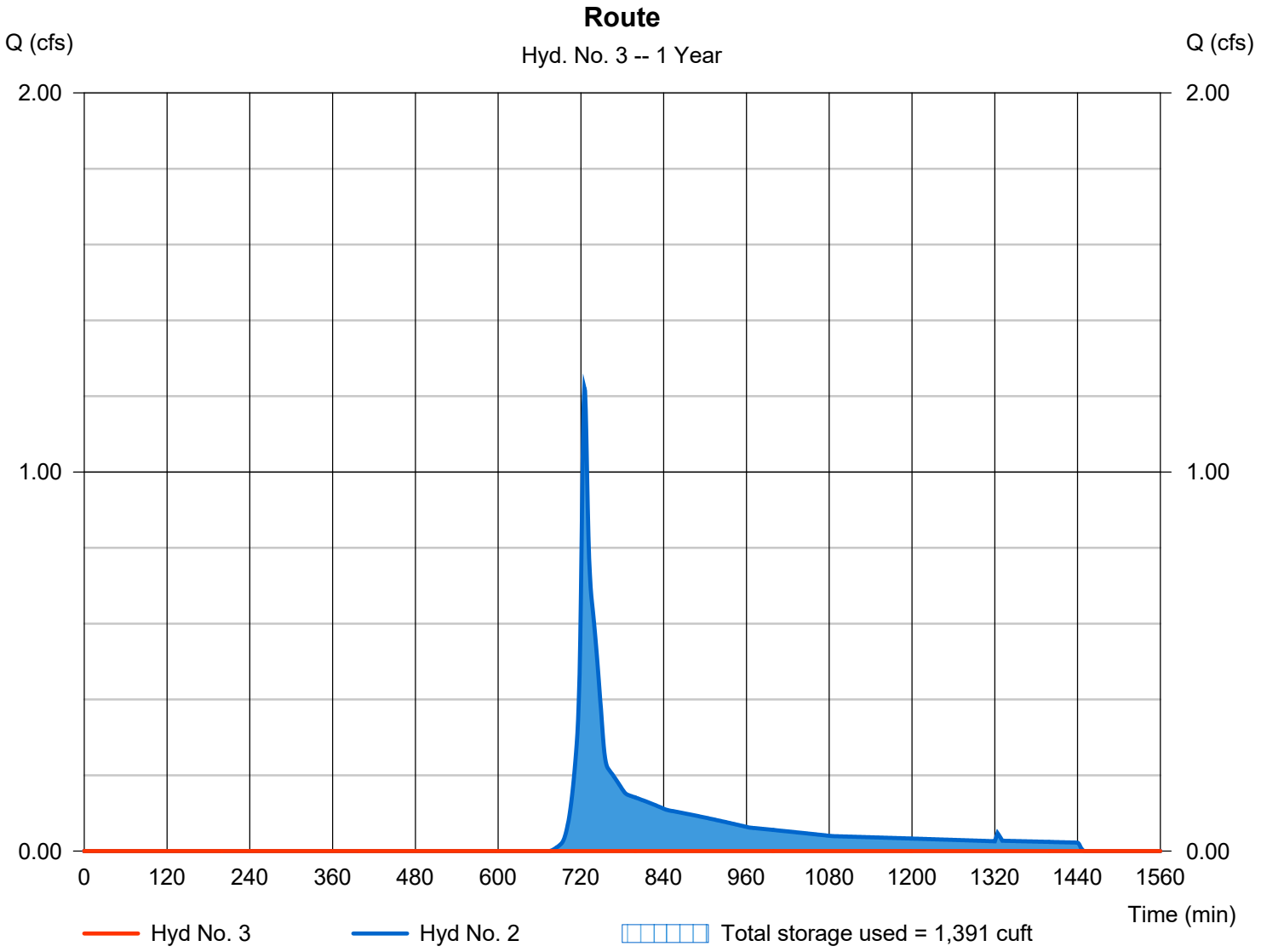


## Hyd. No. 3

Route

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 0.000 cfs |
| Storm frequency | = | 1 yrs | Time to peak | = | 767 min |
| Time interval | = | 1 min | Hyd. volume | = | 0 cuft |
| Inflow hyd. No. | = | 2 - Proposed | Max. Elevation | = | 500.02 ft |
| Reservoir name | = | Pipes | Max. Storage | = | 1,391 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Pond Report



## Pond No. 1 - Pipes

### Pond Data

**UG Chambers -**Invert elev. = 501.00 ft, Rise x Span = 3.00 x 3.00 ft, Barrel Len = 200.00 ft, No. Barrels = 9, Slope = 3.00%, Headers = Yes
**Encasement -**Invert elev. = 498.00 ft, Width = 5.00 ft, Height = 6.00 ft, Voids = 40.00%

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 498.00 | n/a | 0 | 0 |
| 1.20 | 499.20 | n/a | 828 | 828 |
| 2.40 | 500.40 | n/a | 828 | 1,656 |
| 3.60 | 501.60 | n/a | 2,477 | 4,133 |
| 4.80 | 502.80 | n/a | 4,417 | 8,551 |
| 6.00 | 504.00 | n/a | 4,255 | 12,806 |
| 7.20 | 505.20 | n/a | 6,438 | 19,244 |
| 8.40 | 506.40 | n/a | 7,001 | 26,245 |
| 9.60 | 507.60 | n/a | 5,470 | 31,715 |
| 10.80 | 508.80 | n/a | 5,245 | 36,961 |
| 12.00 | 510.00 | n/a | 5,083 | 42,044 |

### Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|---|---|---|---|---|
| **Rise (in)** | = 12.00 | 3.00 | Inactive | 0.00 |
| **Span (in)** | = 12.00 | 3.00 | 0.00 | 0.00 |
| **No. Barrels** | = 1 | 1 | 1 | 0 |
| **Invert El. (ft)** | = 501.00 | 501.00 | 0.00 | 0.00 |
| **Length (ft)** | = 20.00 | 0.50 | 0.00 | 0.00 |
| **Slope (%)** | = 1.00 | 0.00 | 0.00 | n/a |
| **N-Value** | = .013 | .013 | .013 | n/a |
| **Orifice Coeff.** | = 0.60 | 0.60 | 0.60 | 0.60 |
| **Multi-Stage** | = n/a | Yes | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| **Crest Len (ft)** | = 2.00 | 0.00 | 0.00 | 0.00 |
| **Crest El. (ft)** | = 503.50 | 0.00 | 0.00 | 0.00 |
| **Weir Coeff.** | = 3.33 | 3.33 | 3.33 | 3.33 |
| **Weir Type** | = Rect | --- | --- | --- |
| **Multi-Stage** | = Yes | No | No | No |

**Exfil.(in/hr)** = 2.000 (by Wet area)
**TW Elev. (ft)** = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0.00 | 0 | 498.00 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.000 | --- | 0.000 |
| 0.12 | 83 | 498.12 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.019 | --- | 0.019 |
| 0.24 | 166 | 498.24 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.028 | --- | 0.028 |
| 0.36 | 248 | 498.36 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.038 | --- | 0.038 |
| 0.48 | 331 | 498.48 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.048 | --- | 0.048 |
| 0.60 | 414 | 498.60 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.058 | --- | 0.058 |
| 0.72 | 497 | 498.72 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.069 | --- | 0.069 |
| 0.84 | 580 | 498.84 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.080 | --- | 0.080 |
| 0.96 | 663 | 498.96 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.092 | --- | 0.092 |
| 1.08 | 745 | 499.08 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.104 | --- | 0.104 |
| 1.20 | 828 | 499.20 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.116 | --- | 0.116 |
| 1.32 | 911 | 499.32 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.129 | --- | 0.129 |
| 1.44 | 994 | 499.44 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.142 | --- | 0.142 |
| 1.56 | 1,077 | 499.56 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.156 | --- | 0.156 |
| 1.68 | 1,159 | 499.68 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.170 | --- | 0.170 |
| 1.80 | 1,242 | 499.80 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.184 | --- | 0.184 |
| 1.92 | 1,325 | 499.92 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.199 | --- | 0.199 |
| 2.04 | 1,408 | 500.04 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.214 | --- | 0.214 |
| 2.16 | 1,491 | 500.16 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.230 | --- | 0.230 |
| 2.28 | 1,573 | 500.28 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.246 | --- | 0.246 |
| 2.40 | 1,656 | 500.40 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.262 | --- | 0.262 |
| 2.52 | 1,904 | 500.52 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.279 | --- | 0.279 |
| 2.64 | 2,152 | 500.64 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.296 | --- | 0.296 |
| 2.76 | 2,399 | 500.76 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.314 | --- | 0.314 |
| 2.88 | 2,647 | 500.88 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.332 | --- | 0.332 |
| 3.00 | 2,895 | 501.00 | 0.00 | 0.00 | --- | --- | 0.00 | --- | --- | --- | 0.350 | --- | 0.350 |
| 3.12 | 3,142 | 501.12 | 0.03 ic | 0.02 ic | --- | --- | 0.00 | --- | --- | --- | 0.369 | --- | 0.393 |
| 3.24 | 3,390 | 501.24 | 0.08 ic | 0.08 ic | --- | --- | 0.00 | --- | --- | --- | 0.388 | --- | 0.465 |
| 3.36 | 3,638 | 501.36 | 0.11 ic | 0.11 ic | --- | --- | 0.00 | --- | --- | --- | 0.408 | --- | 0.514 |
| 3.48 | 3,886 | 501.48 | 0.13 ic | 0.13 ic | --- | --- | 0.00 | --- | --- | --- | 0.428 | --- | 0.558 |
| 3.60 | 4,133 | 501.60 | 0.16 ic | 0.15 ic | --- | --- | 0.00 | --- | --- | --- | 0.448 | --- | 0.600 |
| 3.72 | 4,575 | 501.72 | 0.18 ic | 0.17 ic | --- | --- | 0.00 | --- | --- | --- | 0.469 | --- | 0.639 |

*Continues on next page...*

Pipes

## Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3.84 | 5,017 | 501.84 | 0.19 ic | 0.19 ic | --- | --- | 0.00 | --- | --- | --- | 0.490 | --- | 0.678 |
| 3.96 | 5,458 | 501.96 | 0.21 ic | 0.20 ic | --- | --- | 0.00 | --- | --- | --- | 0.511 | --- | 0.715 |
| 4.08 | 5,900 | 502.08 | 0.22 ic | 0.22 ic | --- | --- | 0.00 | --- | --- | --- | 0.533 | --- | 0.752 |
| 4.20 | 6,342 | 502.20 | 0.24 ic | 0.23 ic | --- | --- | 0.00 | --- | --- | --- | 0.556 | --- | 0.788 |
| 4.32 | 6,784 | 502.32 | 0.25 ic | 0.25 ic | --- | --- | 0.00 | --- | --- | --- | 0.579 | --- | 0.824 |
| 4.44 | 7,225 | 502.44 | 0.26 ic | 0.26 ic | --- | --- | 0.00 | --- | --- | --- | 0.602 | --- | 0.860 |
| 4.56 | 7,667 | 502.56 | 0.28 ic | 0.27 ic | --- | --- | 0.00 | --- | --- | --- | 0.625 | --- | 0.896 |
| 4.68 | 8,109 | 502.68 | 0.29 ic | 0.28 ic | --- | --- | 0.00 | --- | --- | --- | 0.649 | --- | 0.931 |
| 4.80 | 8,551 | 502.80 | 0.29 ic | 0.29 ic | --- | --- | 0.00 | --- | --- | --- | 0.674 | --- | 0.967 |
| 4.92 | 8,976 | 502.92 | 0.31 ic | 0.30 ic | --- | --- | 0.00 | --- | --- | --- | 0.699 | --- | 1.002 |
| 5.04 | 9,402 | 503.04 | 0.32 ic | 0.31 ic | --- | --- | 0.00 | --- | --- | --- | 0.724 | --- | 1.038 |
| 5.16 | 9,827 | 503.16 | 0.32 ic | 0.32 ic | --- | --- | 0.00 | --- | --- | --- | 0.749 | --- | 1.073 |
| 5.28 | 10,253 | 503.28 | 0.34 ic | 0.33 ic | --- | --- | 0.00 | --- | --- | --- | 0.775 | --- | 1.109 |
| 5.40 | 10,678 | 503.40 | 0.35 ic | 0.34 ic | --- | --- | 0.00 | --- | --- | --- | 0.802 | --- | 1.145 |
| 5.52 | 11,104 | 503.52 | 0.37 ic | 0.35 ic | --- | --- | 0.02 | --- | --- | --- | 0.828 | --- | 1.199 |
| 5.64 | 11,529 | 503.64 | 0.71 ic | 0.35 ic | --- | --- | 0.35 | --- | --- | --- | 0.856 | --- | 1.556 |
| 5.76 | 11,955 | 503.76 | 1.24 oc | 0.35 ic | --- | --- | 0.88 | --- | --- | --- | 0.883 | --- | 2.114 |
| 5.88 | 12,380 | 503.88 | 1.89 oc | 0.33 ic | --- | --- | 1.56 | --- | --- | --- | 0.911 | --- | 2.804 |
| 6.00 | 12,806 | 504.00 | 2.67 oc | 0.32 ic | --- | --- | 2.35 | --- | --- | --- | 0.940 | --- | 3.613 |
| 6.12 | 13,449 | 504.12 | 3.55 oc | 0.30 ic | --- | --- | 3.25 | --- | --- | --- | 0.960 | --- | 4.515 |
| 6.24 | 14,093 | 504.24 | 4.51 ic | 0.27 ic | --- | --- | 4.24 | --- | --- | --- | 0.981 | --- | 5.491 |
| 6.36 | 14,737 | 504.36 | 5.46 ic | 0.21 ic | --- | --- | 5.25 s | --- | --- | --- | 1.001 | --- | 6.459 |
| 6.48 | 15,381 | 504.48 | 5.88 ic | 0.18 ic | --- | --- | 5.70 s | --- | --- | --- | 1.022 | --- | 6.900 |
| 6.60 | 16,025 | 504.60 | 6.17 ic | 0.16 ic | --- | --- | 6.02 s | --- | --- | --- | 1.042 | --- | 7.214 |
| 6.72 | 16,669 | 504.72 | 6.41 ic | 0.14 ic | --- | --- | 6.27 s | --- | --- | --- | 1.063 | --- | 7.472 |
| 6.84 | 17,313 | 504.84 | 6.61 ic | 0.13 ic | --- | --- | 6.49 s | --- | --- | --- | 1.083 | --- | 7.695 |
| 6.96 | 17,956 | 504.96 | 6.79 ic | 0.11 ic | --- | --- | 6.68 s | --- | --- | --- | 1.104 | --- | 7.894 |
| 7.08 | 18,600 | 505.08 | 6.95 ic | 0.10 ic | --- | --- | 6.85 s | --- | --- | --- | 1.124 | --- | 8.078 |
| 7.20 | 19,244 | 505.20 | 7.11 ic | 0.10 ic | --- | --- | 7.01 s | --- | --- | --- | 1.145 | --- | 8.250 |
| 7.32 | 19,944 | 505.32 | 7.25 ic | 0.09 ic | --- | --- | 7.16 s | --- | --- | --- | 1.165 | --- | 8.413 |
| 7.44 | 20,644 | 505.44 | 7.38 ic | 0.08 ic | --- | --- | 7.30 s | --- | --- | --- | 1.186 | --- | 8.570 |
| 7.56 | 21,344 | 505.56 | 7.51 ic | 0.08 ic | --- | --- | 7.43 s | --- | --- | --- | 1.206 | --- | 8.719 |
| 7.68 | 22,045 | 505.68 | 7.64 ic | 0.07 ic | --- | --- | 7.57 s | --- | --- | --- | 1.227 | --- | 8.866 |
| 7.80 | 22,745 | 505.80 | 7.76 ic | 0.07 ic | --- | --- | 7.69 s | --- | --- | --- | 1.247 | --- | 9.007 |
| 7.92 | 23,445 | 505.92 | 7.88 ic | 0.07 ic | --- | --- | 7.81 s | --- | --- | --- | 1.268 | --- | 9.145 |
| 8.04 | 24,145 | 506.04 | 7.99 ic | 0.06 ic | --- | --- | 7.93 s | --- | --- | --- | 1.288 | --- | 9.278 |
| 8.16 | 24,845 | 506.16 | 8.11 ic | 0.06 ic | --- | --- | 8.04 s | --- | --- | --- | 1.309 | --- | 9.410 |
| 8.28 | 25,545 | 506.28 | 8.22 ic | 0.06 ic | --- | --- | 8.16 s | --- | --- | --- | 1.329 | --- | 9.544 |
| 8.40 | 26,245 | 506.40 | 8.32 ic | 0.05 ic | --- | --- | 8.27 s | --- | --- | --- | 1.350 | --- | 9.672 |
| 8.52 | 26,792 | 506.52 | 8.43 ic | 0.05 ic | --- | --- | 8.37 s | --- | --- | --- | 1.370 | --- | 9.795 |
| 8.64 | 27,339 | 506.64 | 8.53 ic | 0.05 ic | --- | --- | 8.48 s | --- | --- | --- | 1.391 | --- | 9.921 |
| 8.76 | 27,886 | 506.76 | 8.64 ic | 0.05 ic | --- | --- | 8.58 s | --- | --- | --- | 1.411 | --- | 10.04 |
| 8.88 | 28,433 | 506.88 | 8.74 ic | 0.05 ic | --- | --- | 8.69 s | --- | --- | --- | 1.432 | --- | 10.17 |
| 9.00 | 28,980 | 507.00 | 8.84 ic | 0.05 ic | --- | --- | 8.79 s | --- | --- | --- | 1.452 | --- | 10.29 |
| 9.12 | 29,527 | 507.12 | 8.94 ic | 0.04 ic | --- | --- | 8.89 s | --- | --- | --- | 1.473 | --- | 10.41 |
| 9.24 | 30,074 | 507.24 | 9.03 ic | 0.04 ic | --- | --- | 8.99 s | --- | --- | --- | 1.493 | --- | 10.52 |
| 9.36 | 30,621 | 507.36 | 9.13 ic | 0.04 ic | --- | --- | 9.08 s | --- | --- | --- | 1.514 | --- | 10.63 |
| 9.48 | 31,168 | 507.48 | 9.22 ic | 0.04 ic | --- | --- | 9.17 s | --- | --- | --- | 1.534 | --- | 10.75 |
| 9.60 | 31,715 | 507.60 | 9.32 ic | 0.04 ic | --- | --- | 9.28 s | --- | --- | --- | 1.555 | --- | 10.87 |
| 9.72 | 32,240 | 507.72 | 9.41 ic | 0.04 ic | --- | --- | 9.37 s | --- | --- | --- | 1.575 | --- | 10.98 |
| 9.84 | 32,764 | 507.84 | 9.50 ic | 0.04 ic | --- | --- | 9.45 s | --- | --- | --- | 1.596 | --- | 11.08 |
| 9.96 | 33,289 | 507.96 | 9.59 ic | 0.04 ic | --- | --- | 9.55 s | --- | --- | --- | 1.616 | --- | 11.20 |
| 10.08 | 33,813 | 508.08 | 9.68 ic | 0.03 ic | --- | --- | 9.65 s | --- | --- | --- | 1.637 | --- | 11.32 |
| 10.20 | 34,338 | 508.20 | 9.77 ic | 0.03 ic | --- | --- | 9.73 s | --- | --- | --- | 1.657 | --- | 11.42 |
| 10.32 | 34,862 | 508.32 | 9.86 ic | 0.03 ic | --- | --- | 9.81 s | --- | --- | --- | 1.678 | --- | 11.52 |
| 10.44 | 35,387 | 508.44 | 9.95 ic | 0.03 ic | --- | --- | 9.90 s | --- | --- | --- | 1.698 | --- | 11.63 |
| 10.56 | 35,911 | 508.56 | 10.03 ic | 0.03 ic | --- | --- | 9.99 s | --- | --- | --- | 1.719 | --- | 11.74 |
| 10.68 | 36,436 | 508.68 | 10.12 ic | 0.03 ic | --- | --- | 10.07 s | --- | --- | --- | 1.739 | --- | 11.84 |
| 10.80 | 36,961 | 508.80 | 10.21 ic | 0.03 ic | --- | --- | 10.17 s | --- | --- | --- | 1.760 | --- | 11.96 |
| 10.92 | 37,469 | 508.92 | 10.29 ic | 0.03 ic | --- | --- | 10.25 s | --- | --- | --- | 1.780 | --- | 12.06 |
| 11.04 | 37,977 | 509.04 | 10.37 ic | 0.03 ic | --- | --- | 10.34 s | --- | --- | --- | 1.801 | --- | 12.17 |
| 11.16 | 38,486 | 509.16 | 10.46 ic | 0.03 ic | --- | --- | 10.42 s | --- | --- | --- | 1.821 | --- | 12.27 |
| 11.28 | 38,994 | 509.28 | 10.54 ic | 0.03 ic | --- | --- | 10.49 s | --- | --- | --- | 1.842 | --- | 12.36 |
| 11.40 | 39,502 | 509.40 | 10.62 ic | 0.03 ic | --- | --- | 10.57 s | --- | --- | --- | 1.862 | --- | 12.46 |
| 11.52 | 40,010 | 509.52 | 10.70 ic | 0.03 ic | --- | --- | 10.65 s | --- | --- | --- | 1.883 | --- | 12.56 |
| 11.64 | 40,519 | 509.64 | 10.78 ic | 0.03 ic | --- | --- | 10.75 s | --- | --- | --- | 1.903 | --- | 12.68 |
| 11.76 | 41,027 | 509.76 | 10.86 ic | 0.03 ic | --- | --- | 10.81 s | --- | --- | --- | 1.924 | --- | 12.75 |
| 11.88 | 41,535 | 509.88 | 10.94 ic | 0.02 ic | --- | --- | 10.89 s | --- | --- | --- | 1.944 | --- | 12.86 |
| 12.00 | 42,044 | 510.00 | 11.02 ic | 0.02 ic | --- | --- | 10.98 s | --- | --- | --- | 1.965 | --- | 12.97 |

...End

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.018 | 1 | 883 | 484 | ------ | ------ | ------ | Existing |
| 2 | SCS Runoff | 2.116 | 1 | 725 | 6,800 | ------ | ------ | ------ | Proposed |
| 3 | Reservoir | 0.000 | 1 | 756 | 0 | 2 | 500.81 | 2,504 | Route |

# Hydrograph Report

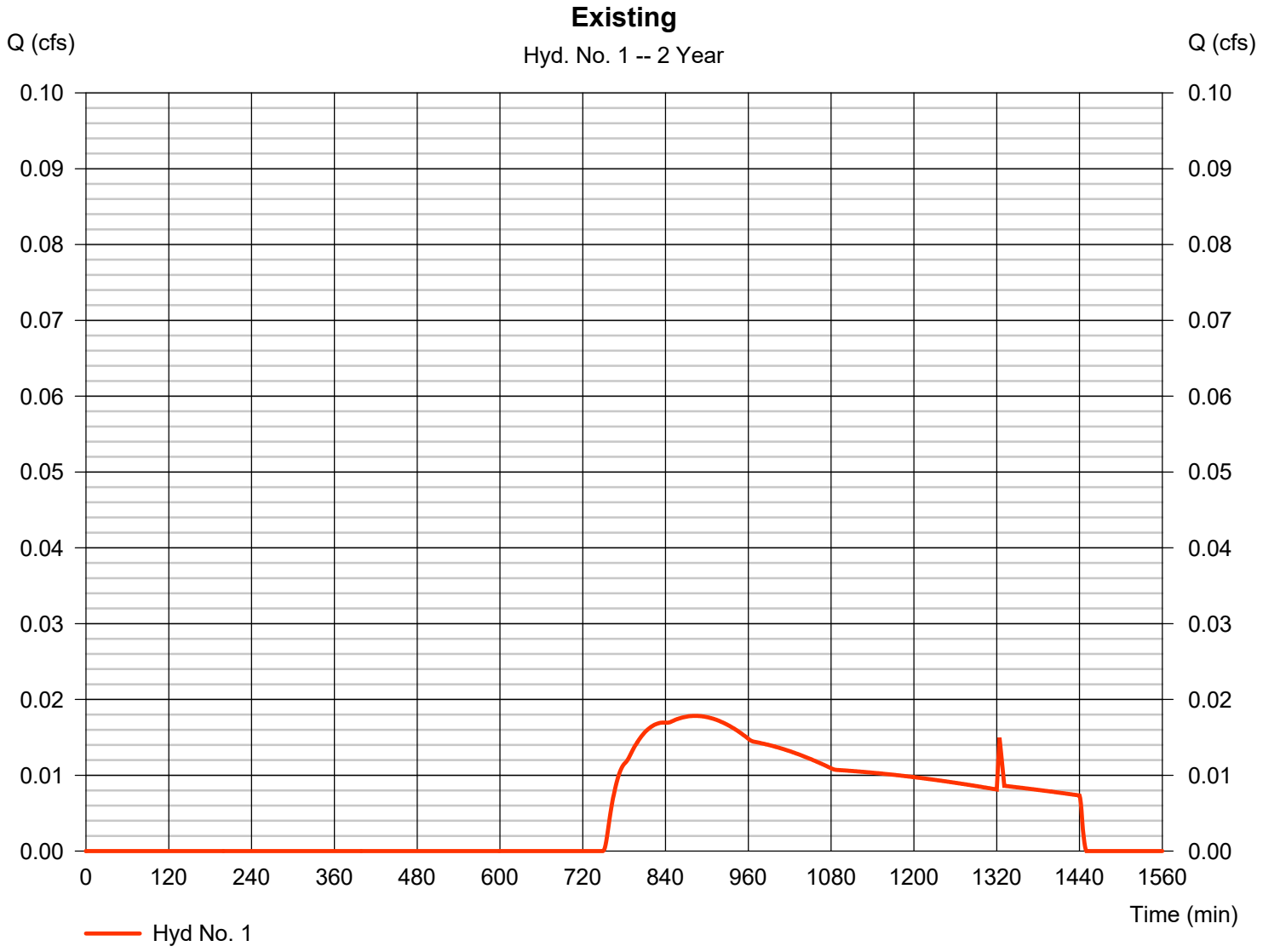


## Hyd. No. 1

Existing

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.018 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 883 min |
| Time interval | = 1 min | Hyd. volume | = 484 cuft |
| Drainage area | = 1.540 ac | Curve number | = 45* |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 3.50 in | Distribution | = Type III |
| Storm duration | = 24 hrs | Shape factor | = 484 |

* Composite (Area/CN) = [(1.240 x 32) + (0.300 x 98)] / 1.540



# Hydrograph Report

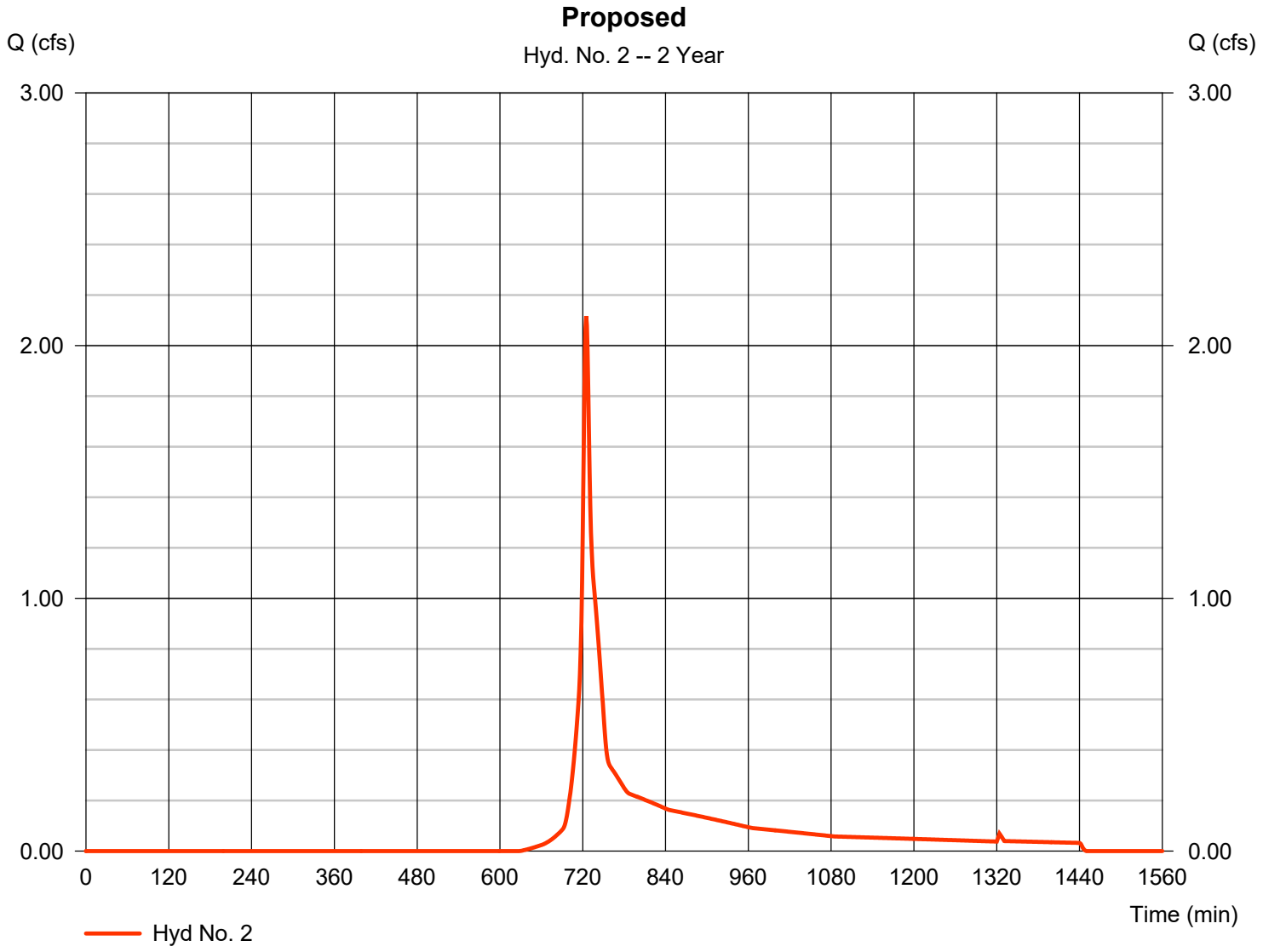


## Hyd. No. 2

Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 2.116 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 6,800 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 73* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 3.50 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(0.960 x 98) + (0.580 x 32)] / 1.540



# Hydrograph Report

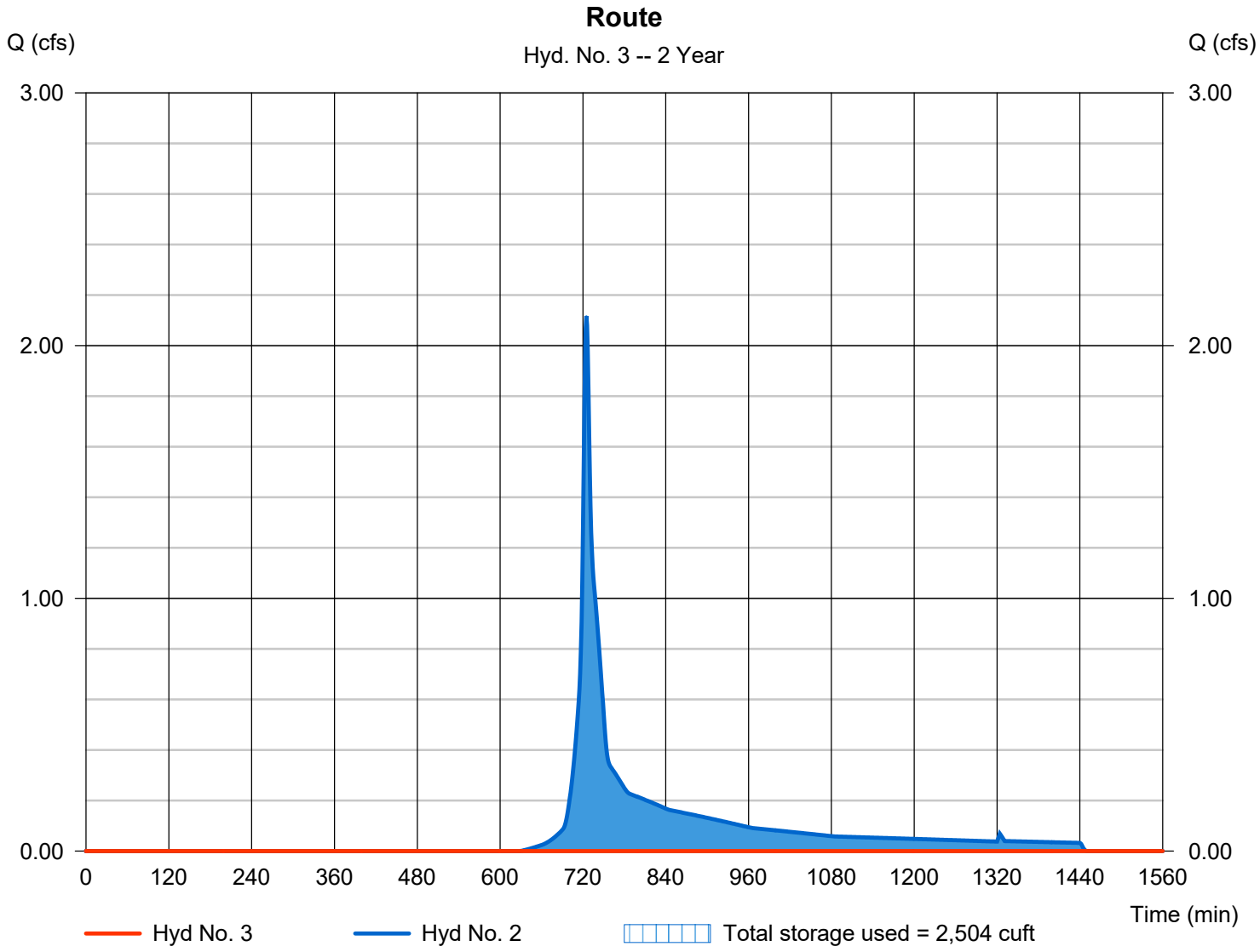


## Hyd. No. 3

Route

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 0.000 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 756 min |
| Time interval | = | 1 min | Hyd. volume | = | 0 cuft |
| Inflow hyd. No. | = | 2 - Proposed | Max. Elevation | = | 500.81 ft |
| Reservoir name | = | Pipes | Max. Storage | = | 2,504 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.114 | 1 | 743 | 1,354 | ------ | ------ | ------ | Existing |
| 2 | SCS Runoff | 3.161 | 1 | 725 | 9,896 | ------ | ------ | ------ | Proposed |
| 3 | Reservoir | 0.123 | 1 | 755 | 528 | 2 | 501.44 | 3,808 | Route |

# Hydrograph Report

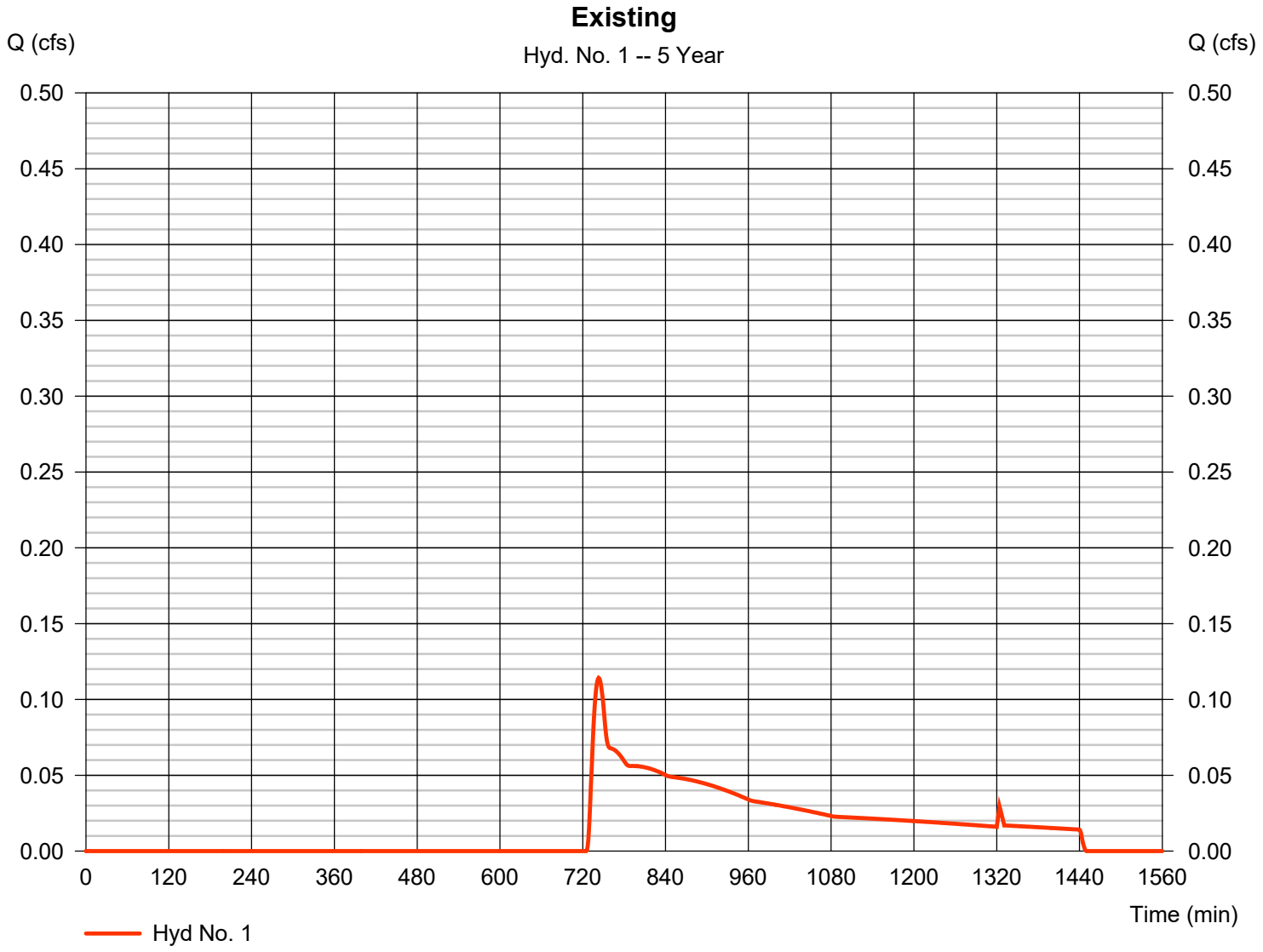


## Hyd. No. 1

Existing

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.114 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 743 min |
| Time interval | = 1 min | Hyd. volume | = 1,354 cuft |
| Drainage area | = 1.540 ac | Curve number | = 45* |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.26 in | Distribution | = Type III |
| Storm duration | = 24 hrs | Shape factor | = 484 |

* Composite (Area/CN) = [(1.240 x 32) + (0.300 x 98)] / 1.540



# Hydrograph Report

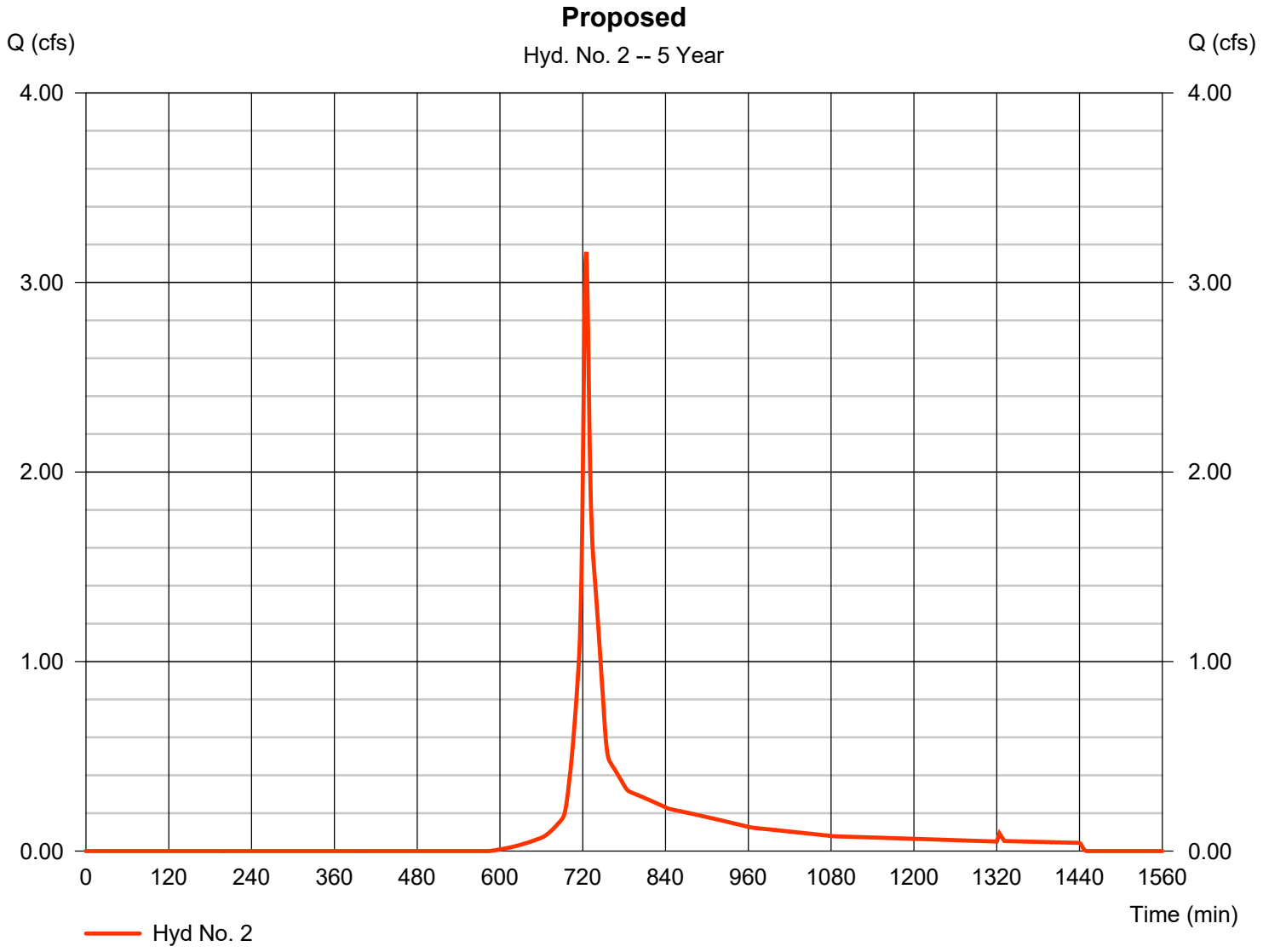


## Hyd. No. 2

Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 3.161 cfs |
| Storm frequency | = | 5 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 9,896 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 73* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 4.26 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(0.960 x 98) + (0.580 x 32)] / 1.540



# Hydrograph Report

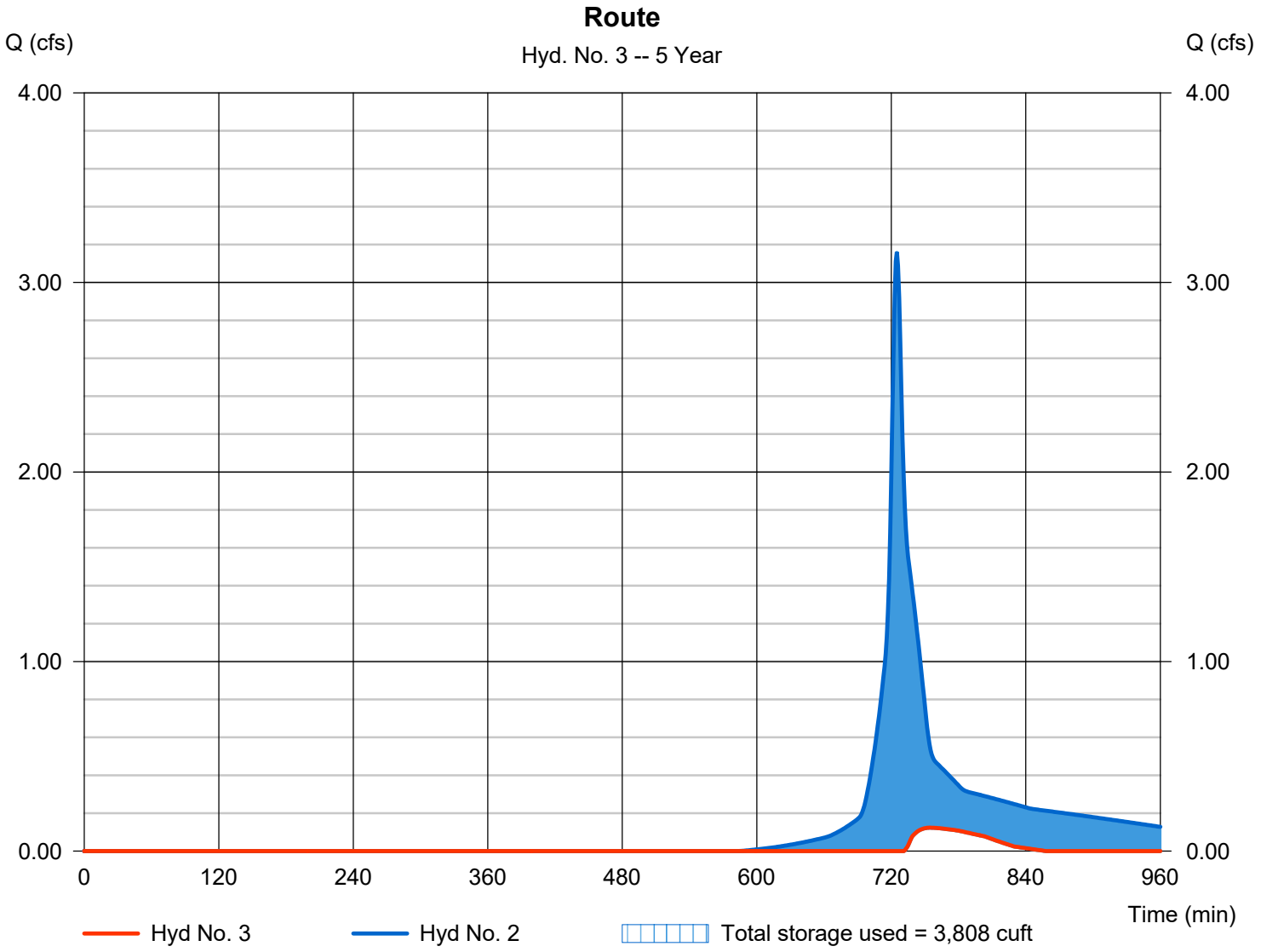


## Hyd. No. 3

Route

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 0.123 cfs |
| Storm frequency | = | 5 yrs | Time to peak | = | 755 min |
| Time interval | = | 1 min | Hyd. volume | = | 528 cuft |
| Inflow hyd. No. | = | 2 - Proposed | Max. Elevation | = | 501.44 ft |
| Reservoir name | = | Pipes | Max. Storage | = | 3,808 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.338 | 1 | 737 | 2,677 | ------ | ------ | ------ | Existing |
| 2 | SCS Runoff | 4.350 | 1 | 725 | 13,464 | ------ | ------ | ------ | Proposed |
| 3 | Reservoir | 0.200 | 1 | 755 | 1,629 | 2 | 501.93 | 5,357 | Route |

# Hydrograph Report

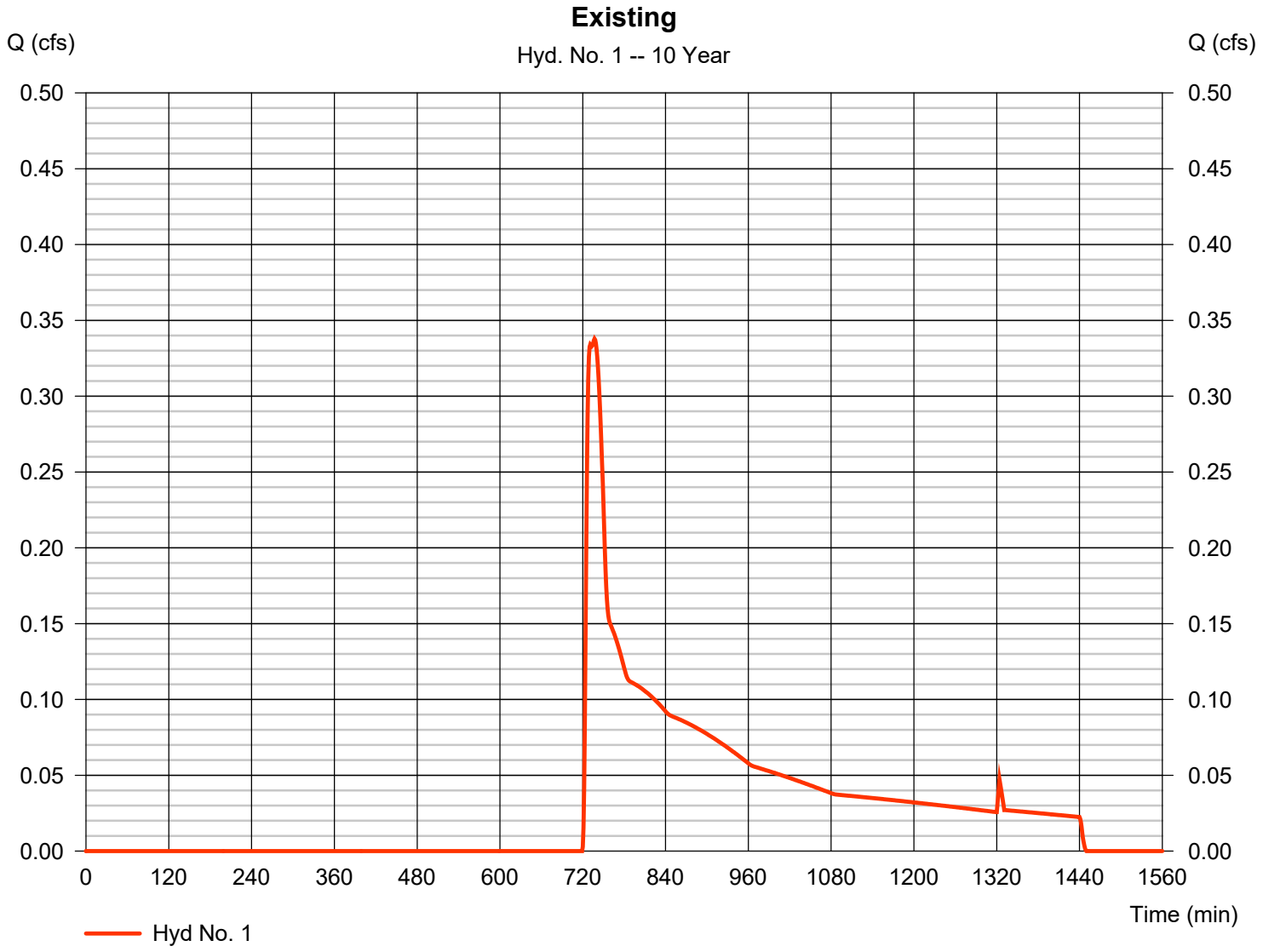


## Hyd. No. 1

Existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 0.338 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 737 min |
| Time interval | = | 1 min | Hyd. volume | = | 2,677 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 45* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 5.07 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.240 x 32) + (0.300 x 98)] / 1.540



# Hydrograph Report

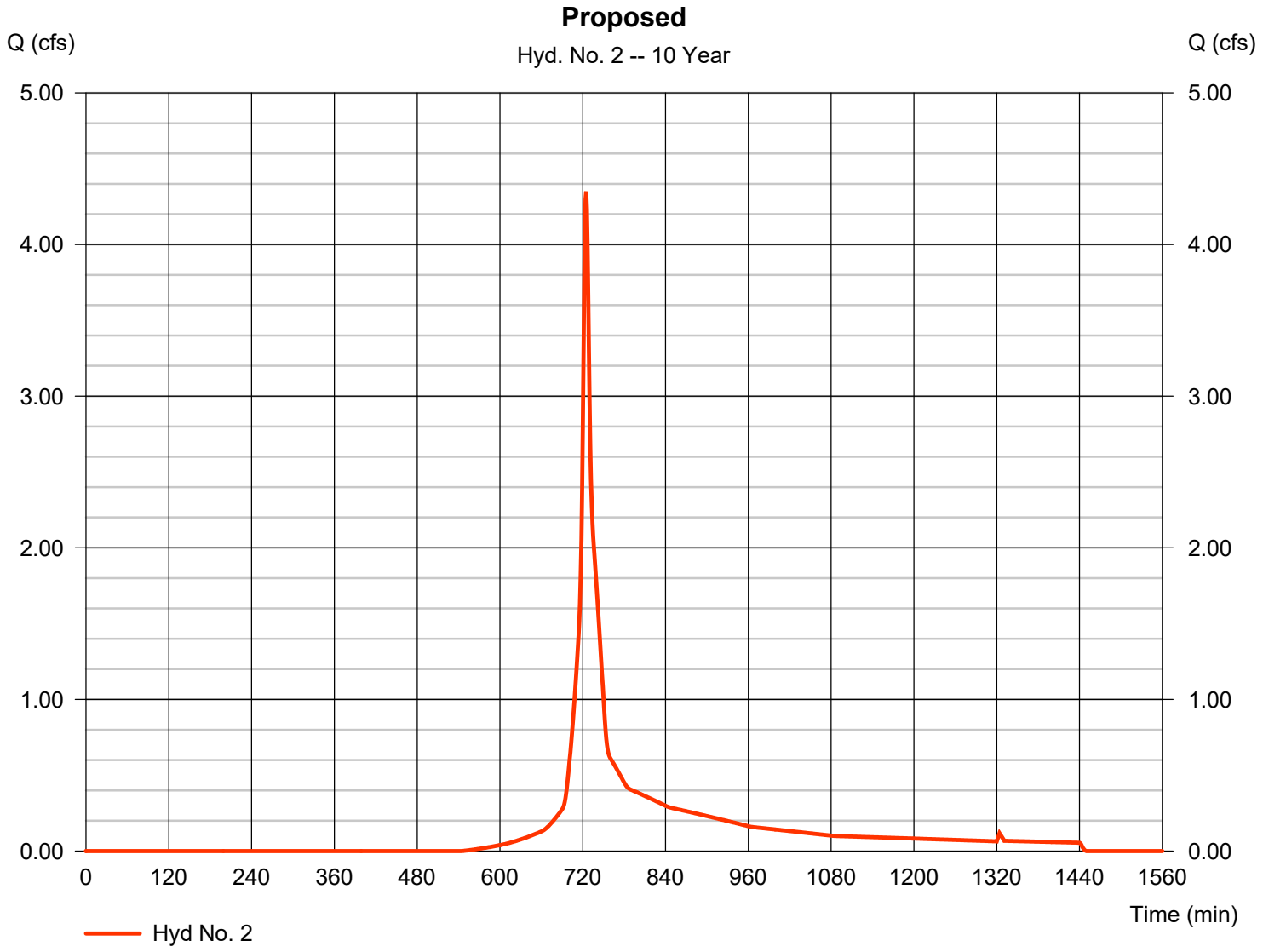


## Hyd. No. 2

Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 4.350 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 13,464 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 73* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 5.07 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(0.960 x 98) + (0.580 x 32)] / 1.540



# Hydrograph Report

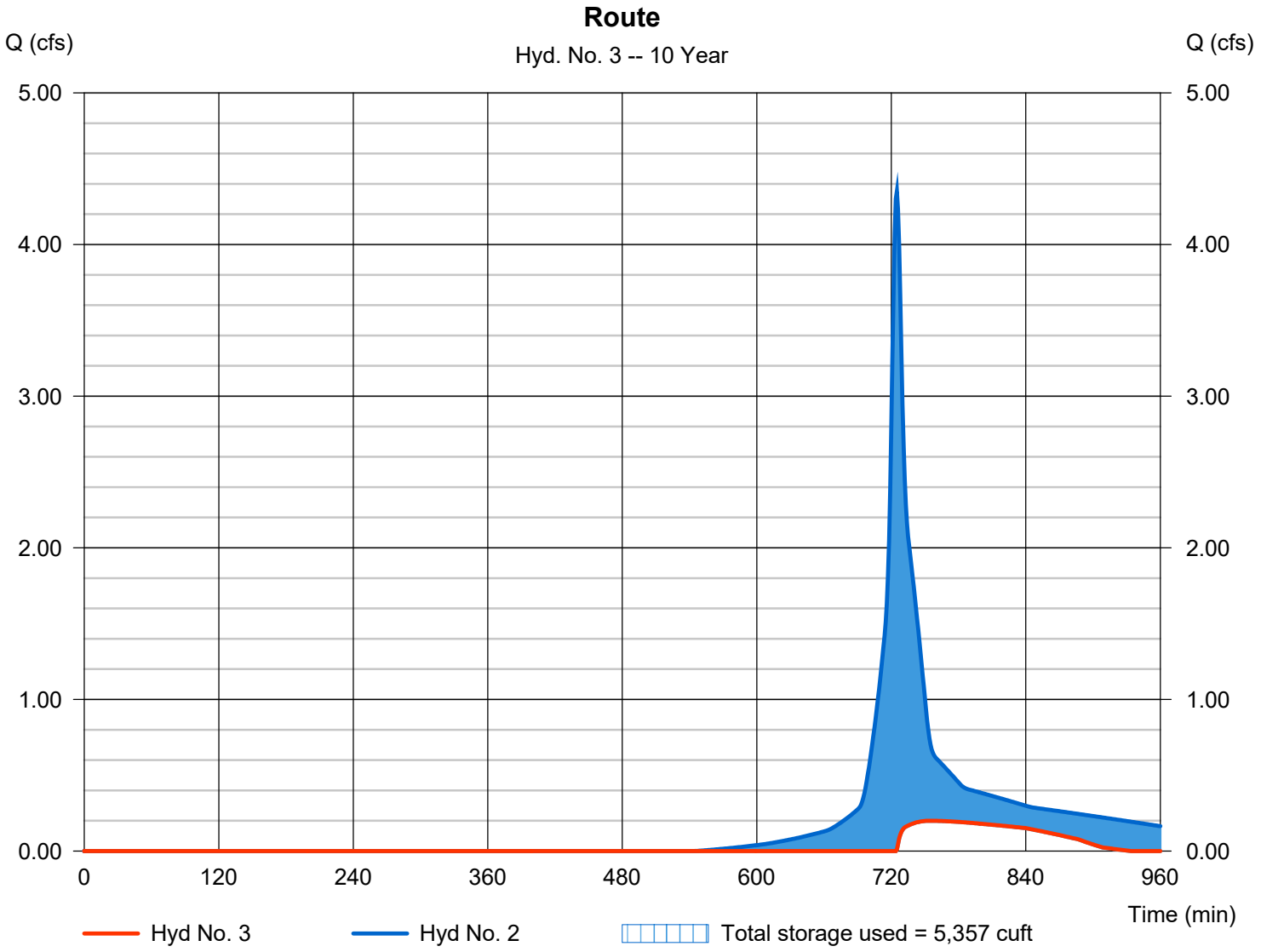


## Hyd. No. 3

Route

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 0.200 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 755 min |
| Time interval | = | 1 min | Hyd. volume | = | 1,629 cuft |
| Inflow hyd. No. | = | 2 - Proposed | Max. Elevation | = | 501.93 ft |
| Reservoir name | = | Pipes | Max. Storage | = | 5,357 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 1.225 | 1 | 726 | 5,551 | ------ | ------ | ------ | Existing |
| 2 | SCS Runoff | 6.391 | 1 | 725 | 19,687 | ------ | ------ | ------ | Proposed |
| 3 | Reservoir | 0.286 | 1 | 756 | 3,541 | 2 | 502.72 | 8,260 | Route |

# Hydrograph Report

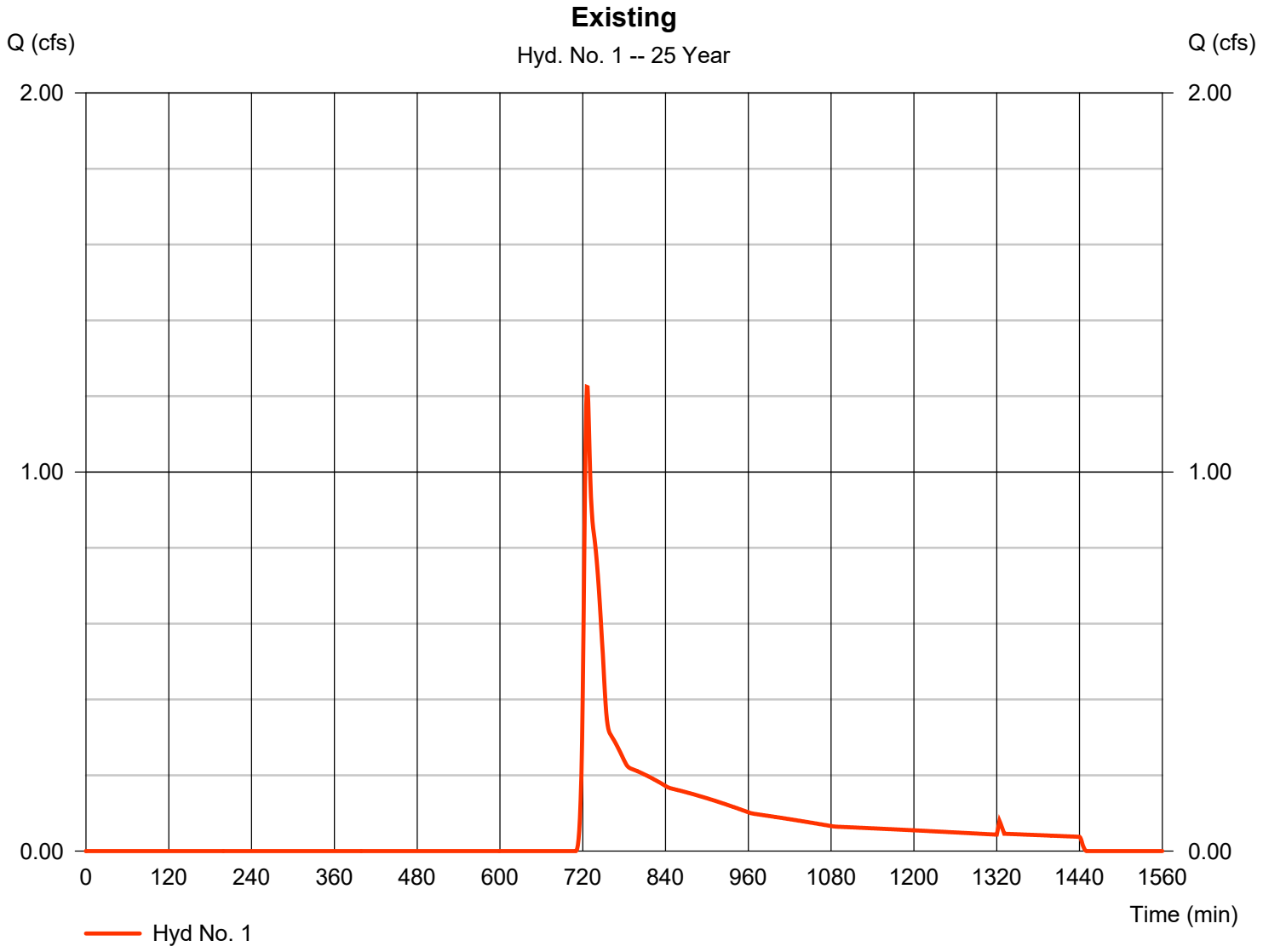
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 Tuesday, 08 / 19 / 2025

## Hyd. No. 1

Existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 1.225 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 726 min |
| Time interval | = | 1 min | Hyd. volume | = | 5,551 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 45* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 6.39 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.240 x 32) + (0.300 x 98)] / 1.540



# Hydrograph Report

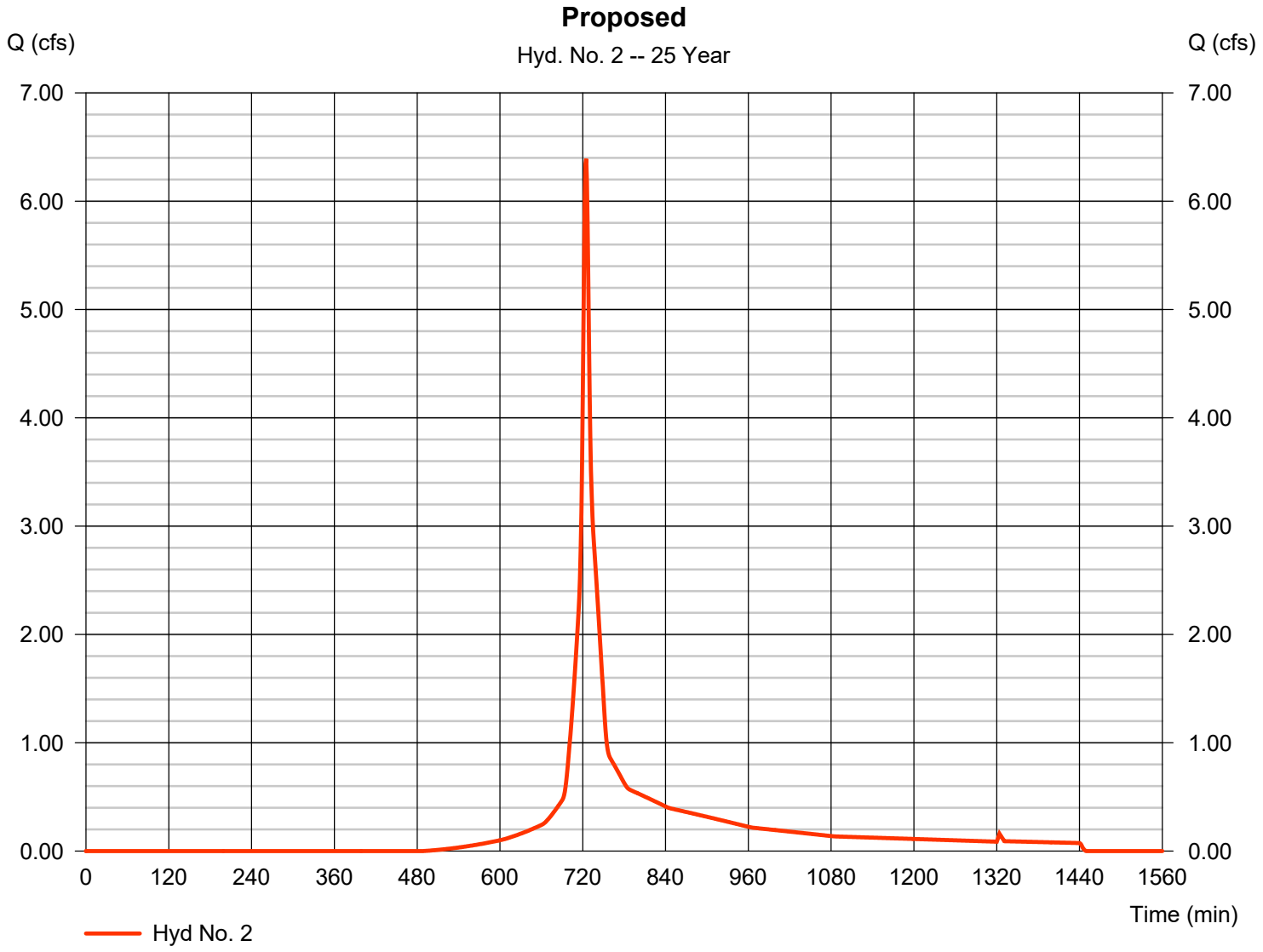


## Hyd. No. 2

Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 6.391 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 19,687 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 73* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 6.39 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(0.960 x 98) + (0.580 x 32)] / 1.540



# Hydrograph Report

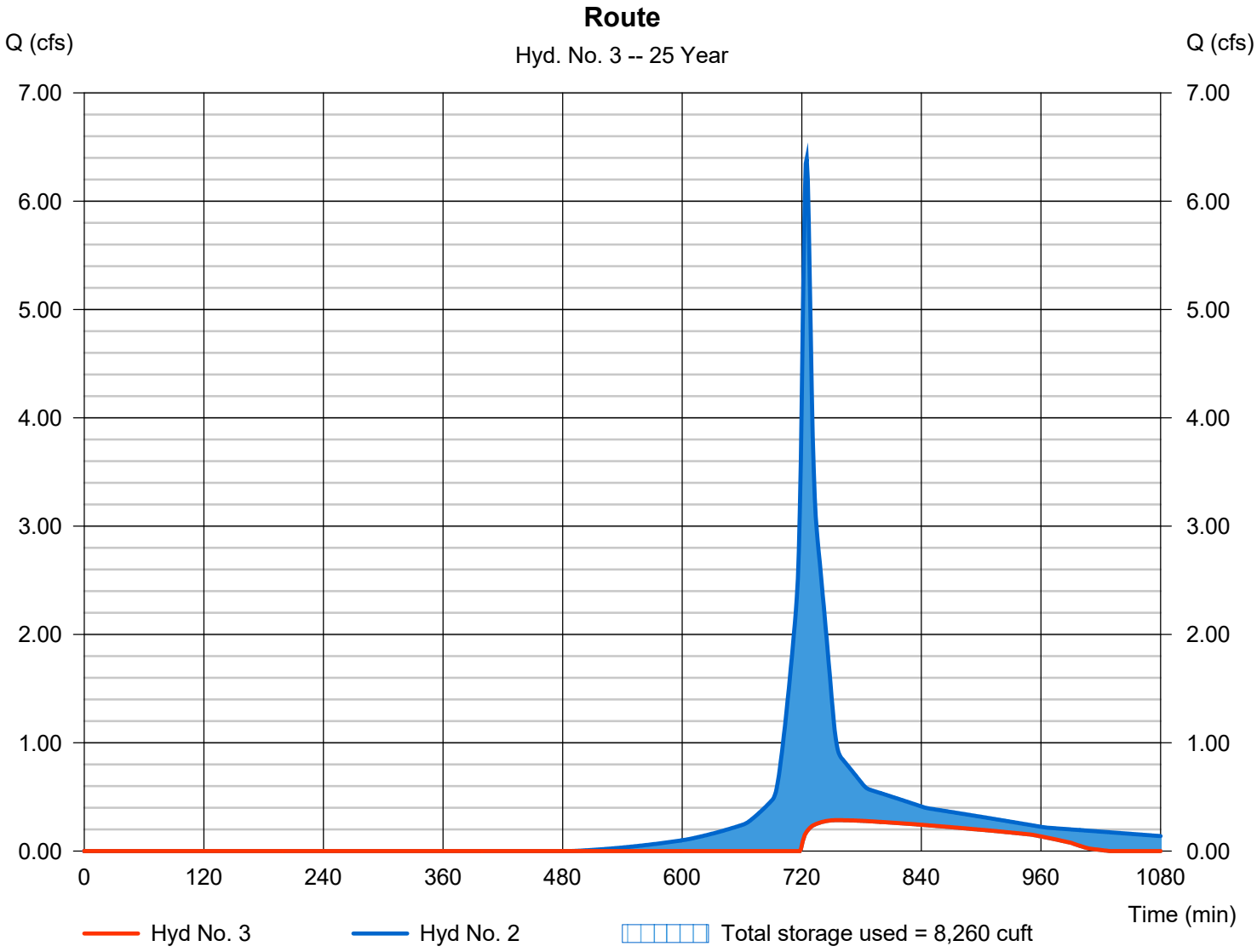


## Hyd. No. 3

Route

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 0.286 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 756 min |
| Time interval | = | 1 min | Hyd. volume | = | 3,541 cuft |
| Inflow hyd. No. | = | 2 - Proposed | Max. Elevation | = | 502.72 ft |
| Reservoir name | = | Pipes | Max. Storage | = | 8,260 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 3.904 | 1 | 725 | 13,427 | ------ | ------ | ------ | Existing |
| 2 | SCS Runoff | 10.71 | 1 | 725 | 33,257 | ------ | ------ | ------ | Proposed |
| 3 | Reservoir | 2.579 | 1 | 743 | 9,794 | 2 | 503.99 | 12,754 | Route |

# Hydrograph Report

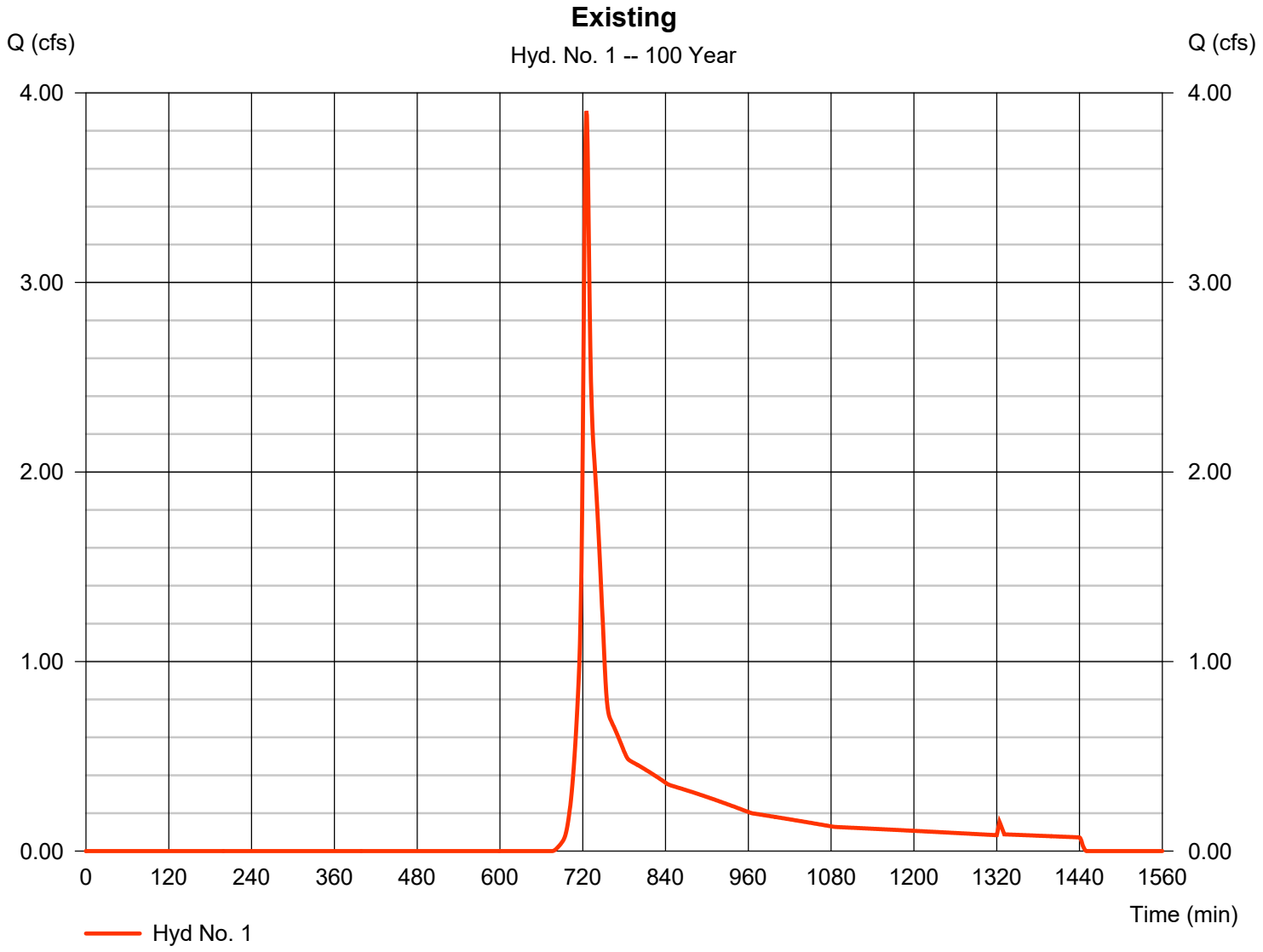


## Hyd. No. 1

Existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 3.904 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 13,427 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 45* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 9.07 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.240 x 32) + (0.300 x 98)] / 1.540



# Hydrograph Report

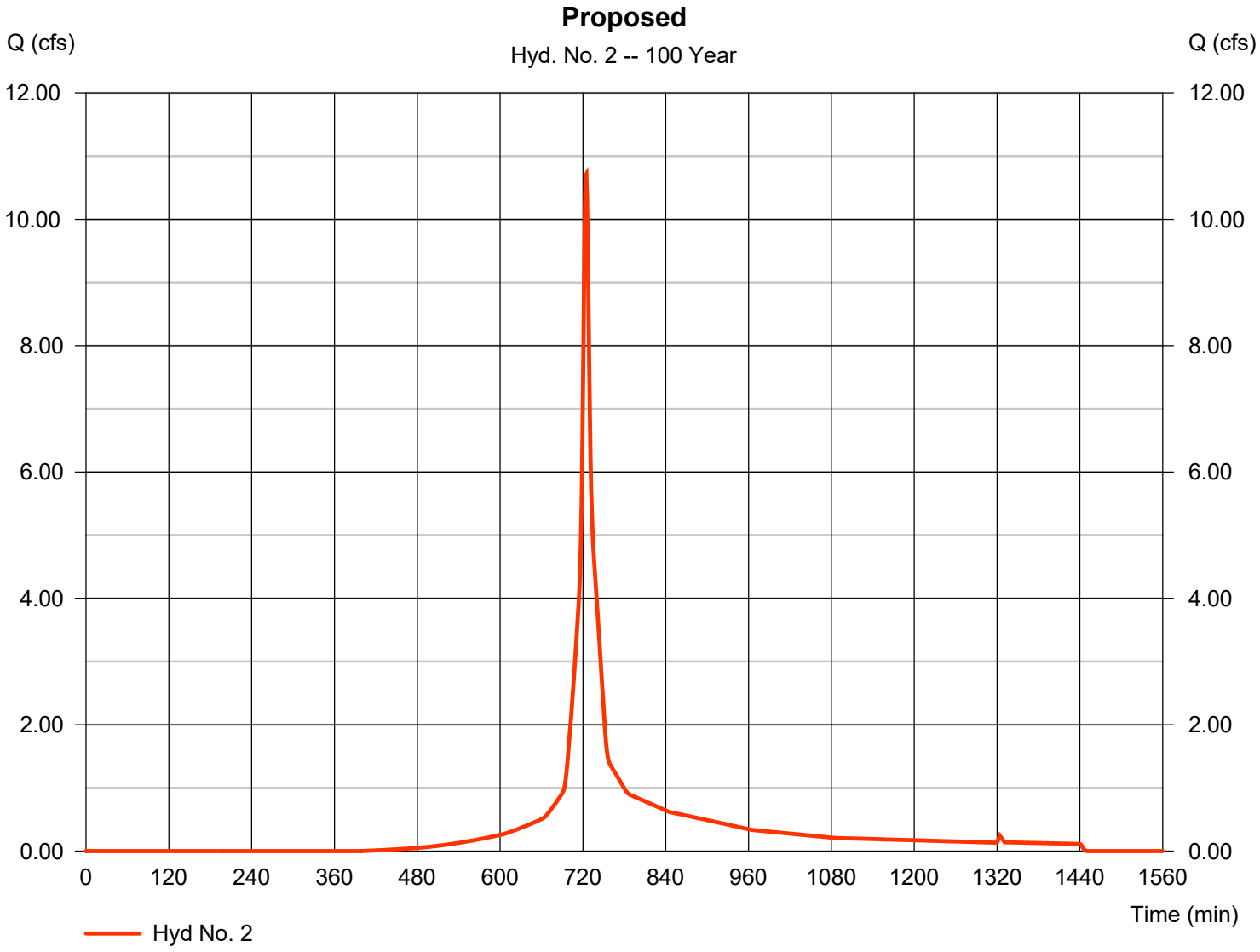


## Hyd. No. 2

Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 10.71 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 725 min |
| Time interval | = | 1 min | Hyd. volume | = | 33,257 cuft |
| Drainage area | = | 1.540 ac | Curve number | = | 73* |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 6.00 min |
| Total precip. | = | 9.07 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(0.960 x 98) + (0.580 x 32)] / 1.540



# Hydrograph Report

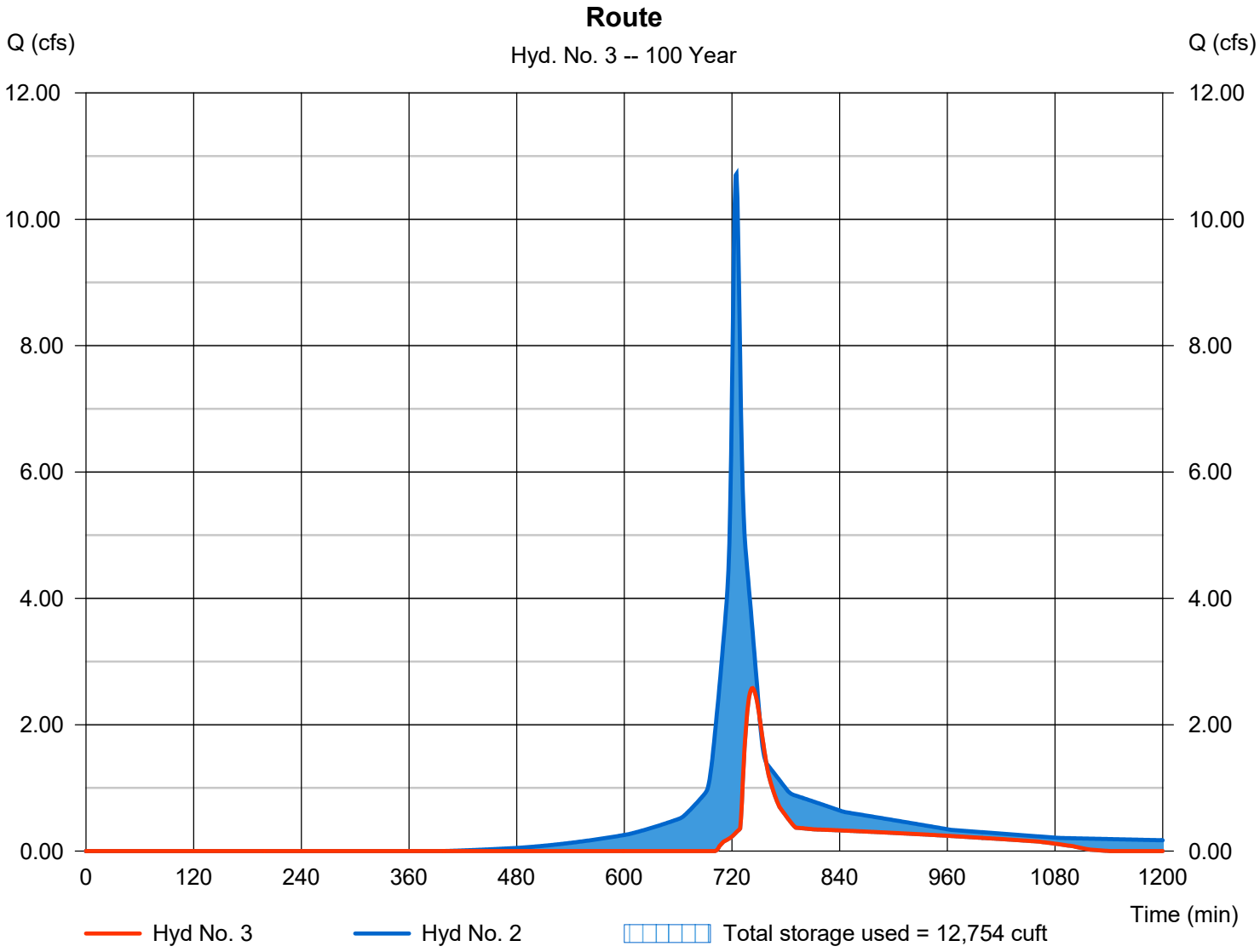


## Hyd. No. 3

Route

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 2.579 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 743 min |
| Time interval | = | 1 min | Hyd. volume | = | 9,794 cuft |
| Inflow hyd. No. | = | 2 - Proposed | Max. Elevation | = | 503.99 ft |
| Reservoir name | = | Pipes | Max. Storage | = | 12,754 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydraflow Rainfall Report



| Return Period (Yrs) | Intensity-Duration-Frequency Equation Coefficients (FHA) | | | |
|---|---|---|---|---|
| | B | D | E | (N/A) |
| 1 | 0.0000 | 0.0000 | 0.0000 | -------- |
| 2 | 69.8703 | 13.1000 | 0.8658 | -------- |
| 3 | 0.0000 | 0.0000 | 0.0000 | -------- |
| 5 | 79.2597 | 14.6000 | 0.8369 | -------- |
| 10 | 88.2351 | 15.5000 | 0.8279 | -------- |
| 25 | 102.6072 | 16.5000 | 0.8217 | -------- |
| 50 | 114.8193 | 17.2000 | 0.8199 | -------- |
| 100 | 127.1596 | 17.8000 | 0.8186 | -------- |

File name: SampleFHA.idf

### Intensity = B / (Tc + D)^E

| Return Period (Yrs) | Intensity Values (in/hr) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 5 min | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 |
| 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | 5.69 | 4.61 | 3.89 | 3.38 | 2.99 | 2.69 | 2.44 | 2.24 | 2.07 | 1.93 | 1.81 | 1.70 |
| 3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5 | 6.57 | 5.43 | 4.65 | 4.08 | 3.65 | 3.30 | 3.02 | 2.79 | 2.59 | 2.42 | 2.27 | 2.15 |
| 10 | 7.24 | 6.04 | 5.21 | 4.59 | 4.12 | 3.74 | 3.43 | 3.17 | 2.95 | 2.77 | 2.60 | 2.46 |
| 25 | 8.25 | 6.95 | 6.03 | 5.34 | 4.80 | 4.38 | 4.02 | 3.73 | 3.48 | 3.26 | 3.07 | 2.91 |
| 50 | 9.04 | 7.65 | 6.66 | 5.92 | 5.34 | 4.87 | 4.49 | 4.16 | 3.88 | 3.65 | 3.44 | 3.25 |
| 100 | 9.83 | 8.36 | 7.30 | 6.50 | 5.87 | 5.36 | 4.94 | 4.59 | 4.29 | 4.03 | 3.80 | 3.60 |

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

| Storm Distribution | Rainfall Precipitation Table (in) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
| SCS 24-hour | 2.78 | 3.50 | 0.00 | 4.26 | 5.07 | 6.39 | 8.85 | 9.07 |
| SCS 6-Hr | 0.00 | 1.80 | 0.00 | 0.00 | 2.60 | 0.00 | 0.00 | 4.00 |
| Huff-1st | 0.00 | 1.55 | 0.00 | 2.75 | 4.00 | 5.38 | 6.50 | 8.00 |
| Huff-2nd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-3rd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-4th | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-Indy | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Custom | 0.00 | 1.75 | 0.00 | 2.80 | 3.90 | 5.25 | 6.00 | 7.10 |

## Water Quantity Volume, Water Quality Volume & Runoff Reduction Volume Summary

The Water Quantity drainage report summary is as follows:

| 1-Year Peak Discharge (cfs) | | | 10-Year Peak Discharge (cfs) | | | 100-Year Peak Discharge (cfs) | | |
|---|---|---|---|---|---|---|---|---|
| Pre | Post | Reduction | Pre | Post | Reduction | Pre | Post | Reduction |
| 0.004 | 0.000 | 100% | 0.338 | 0.200 | 40.8% | 3.904 | 2.579 | 33.9% |

The WQv summary is as follows:

| Required WQv (CF) | Provided WQv (CF) | Required RRv (CF) | Provided RRv (CF) | Required Pre-Treatment (WQ flow Rate cfs) | Proposed Pre-Treatment (Treatment flow rate cfs) |
|---|---|---|---|---|---|
| 2,599.4 | 2,894.5 | 2,599.4 | 2,894.55 | 0.04 | 4.00 |

## Water Quality Volume (WQv) & Runoff Reduction Volume (RRv) Calculations:

WQv = P*Rv*A/12 (ac-ft)

Rv = .05+.009*I

P = 1.5 in

**Site:**

Drainage Area = A = 1.54 acres = 67,000 square feet

Proposed Impervious Area = 0.45 acres = 19,499 square feet

100% WQv for Impervious Area = Required RRv

I = percent impervious = 19,499/67,000 = 29.1%

Rv = .05+.009(29.1) = 0.31

100%WQv = RRv = (1.5)(0.31)(1.54)/12 = 0.060 ac-ft = 2,599.4 $ft^3$

**100%WQv = RRv = 2,599.4 $ft^3$**

Infiltration Rate = 1": 30 min (assumed)

Assume required Pretreatment is 100% WQv; Pretreatment Volume = 2,599.4 $ft^3$

## Calculating Required Water Quality Flow Rate:

$Q_{wq} = q_u A_m Q F_p$ where;

$q_u$ = Unit Peak Discharge (function of $T_c$ and $I_a/P$) =55 csm/in
(CN=73; $I_a$=0.74; P=1.5; $I_a/P$ = 0.4933)

$A_m$ = Drainage Area = 1.54 Ac = 0.0024 $mi^2$

Q = Runoff (function of rainfall (1.5) and CN (73), Table 2-1 of TR-55 Manual) = 0.30 in

$F_p$ = 1.0 (for zero percent pond and swamp area)

***$Q_{wq}$ = (55)(.0024)(0.30)(1.0) = 0.04 cfs***

**Based on peak water quality flow rate of 0.04 cfs, the product selected for pre-treatment is the Jellyfish (JF6) Unit from Contech Engineered Solutions. The unit provides up to 4.0 cfs Water Quality Flow Rate. Therefore, the required pre-treatment volume has been met.**

**Required WQv = RRv = 2,599.4 CF. A perforate pipe gallery is proposed to meet these volume requirements. The outlet structure invert elevation is set at 501.0 as displayed on the site plan detail and grading sheets. The bottom of stone elevation is set at 498.0. Per the attached drainage report, a storage volume beneath the orifice of 2,894.5 CF has been provided. This volume infiltrates into the ground; therefore, both WQv and RRv requirements have been met.**

## 48-Hour Dewatering Calculations:

Estimated Infiltration Rate = 1 in : 30 minutes

**Soil Infiltration Calculations:**

Area of Percolation ($A_p$):

d = 1 ft, r = 0.5 ft

Surface Area of Cylinder ($A_c$) = $\pi$ x d x $h_{avg}$ = 3.14159 x 1 ft x 8.5 in/12 in/ft = 2.23 $ft^2$

Bottom Area = $A_b$ = $\pi$ x $r^2$ = 0.785 $ft^2$

$A_p = A_c + A_b$ = 2.23 + 0.785 = 3.01 $ft^2$

**Volume of Percolation ($V_p$):**

$V_p = A_b$ x h = 0.785 x 1 in/12 in/ft = 0.0654 $ft^3$

Soil Percolation Rate = $S_r = V_p$/area/time

Field Infiltration = 1":30 min

$S_r$ = 0.0654 $ft^3$ / 3.01 $ft^2$ / 30 min
$S_r$ = .0007 $ft^3/ft^2/min$ = .0007 ft / min x 60 min/hr x 24 hr/day = 1.04 $ft^3/ft^2/day$
Use Clogging Factor of 25%
25% x 1.04 = 0.26 $ft^3/ft^2/day$
$S_r$ = 1.04 - 0.26 = 0.78 $ft^3/ft^2/day$
$V_p$ = $S_r$ x Surface Area = 4,800 $ft^2$ x 2.35 $ft^3/ft^2/day$
$V_p$ = 11,280 $ft^3$/day x 2 days = 22,256 $ft^3$

Per drainage report, 100-year volume = 12,754 $ft^3$

The 2-day $V_p$ = 22,256 $ft^3$

Therefore, the system dewaters within 48 hours.

# Appendix C

## Map Set

# Appendix D

## SWPPP Inspection Form

# Appendix E

## Other SWPPP Forms

# Appendix F

## SPDES General Permit GP-0-25-001

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

**CONSTRUCTION ACTIVITY**

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

## PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**
**SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001**
**FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES**

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## Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

### A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or

ii. documentation from OPRHP that the *construction activity* will result in No Impact; or

iii. documentation from OPRHP providing a determination of No Adverse Impact; or

iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

i. No Affect; or

ii. No Adverse Affect; or

iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

*owner or operator* must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

## B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

## C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

## D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

    i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

    ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

    iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

    i. meets all other eligibility requirements of Part I.A.; and

    ii. will occur in NYSDEC's Regions 3-9; and

    iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

    iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

    a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

    b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

        i. for all eNOIs:

            1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

## E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. 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 a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

## F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

## G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    *Owners or operators* must follow Part I.E.9. to modify the eNOI.

## Part II. Water Quality-Based Effluent Limitations

### A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

### B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

where the intended function of a specific area of the site dictates that it be compacted; and

viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

## C. Post-Construction Stormwater Management Practice (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

### a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

   **In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM.** The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

   1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

   2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

**b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds**

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include

documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM.** The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

**c. *Sizing Criteria* for *Redevelopment Activity***

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

**d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development***

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

## Part III. Stormwater Pollution Prevention Plan (SWPPP)

### A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

    a. The owner or operator must consider:

        i. the following physical risks due to climate change:

            (i) increasing temperature; and

            (ii) increasing precipitation; and

            (iii) increasing variability in precipitation, including chance of drought; and

            (iv) increasing frequency and severity of flooding; and

            (v) rising sea level; and

            (vi) increasing storm surge; and

            (vii) shifting ecology.

        ii. for each of the following:

            (i) overall site planning; and

            (ii) location, elevation, and sizing of:

                a. control measures and practices; and

                b. conveyance system(s); and

                c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

## B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

    a. Erosion and sediment control practices must be designed:

        i. in conformance with the BB; or

        ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

    b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

    c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

        i. Background information about the scope of the project, including the location, type and size of project; and

        ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

        iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

        iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any

temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

iii. A Stormwater Modeling and Analysis Report that includes:

(i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

### C. Required *SWPPP* Components by Project Type

*Owners or operators* of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

## Part IV. Inspection and Maintenance Requirements

### A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

### B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

**C. *Qualified Inspector* Inspection Requirements**

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

   a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

   b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

   c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:

i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

## Part V. How to Terminate CGP Coverage

### A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

    d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

## Part VI. Record Retention and Reporting

### A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

### B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

## Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

### A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

### B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

### C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

### D. False Statements

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

### E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

### F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

### G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

   i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

   ii. the size of the *discharge(s)*; and

   iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

   iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

## H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

## I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

## J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

    a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

        (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

        (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

        Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

    b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

    1. the chief executive officer of the agency; or

    2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

    a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

    b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

    c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

    *I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who*

*manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

## K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

## L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

## M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

## N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

## O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

## P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

## Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

## R. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

## S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

## APPENDIX A – Abbreviations and Definitions

### Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

**Definitions**

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

**Agricultural Building** – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

**Agricultural Property** – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

**Alter Hydrology from Pre- to Post-Development Conditions** – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

**Combined Sewer System** – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

**Commence (Commencement of) Construction Activities** – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

**Common Plan of Development or Sale** – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

*Common plan of development or sale* does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

**Construction Activity(ies)** – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

*Construction activity* does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

**Construction Site** – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

**Dewatering** – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

**Directly Discharge(s)(ing) (to a specific surface waterbody)** – runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

**Discharge(s)(d)** – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

**Embankment** – an earthen or rock slope that supports a road/highway.

**Equivalent (Equivalence)** – the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

**Final Stabilization** – all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

**Historic Property** – any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

**Impervious Area (Cover)** – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

**Infeasible** – not technologically possible, or not economically practicable and achievable considering best industry practices.

**Minimize(ing)(ation)** – reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

**Municipal Separate Storm Sewer System (MS4)** - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**Natural Buffer(s)** – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

**New Development** – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

**New York State Erosion and Sediment Control Certificate Program** – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

**Nonpoint Source(s)** – any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

**Overbank** – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

**Owner or Operator** – the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.

**Performance Criteria** – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

**Phase** – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

**Point Source** – any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

**Pollutant(s)** – dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

**Qualified Inspector** – a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

**Qualified Professional** – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

**Redevelopment Activity(ies)** – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

**Renewable Energy** – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

**Site Limitations** – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

**Sizing Criteria** – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

**Steep Slope** – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

**Stormwater** – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

**Streambank** – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

**Stormwater Pollution Prevention Plan (SWPPP)** – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

**Surface Waters of the State** – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

**Temporarily Ceased** – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

**Temporary Stabilization** – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

**Total Maximum Daily Load** (TMDL) – the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

**Traditional Land Use Control MS4 Operator** – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

**Trained Contractor** – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

**Tree Clearing** – *construction activities* limited to felling and removal of trees.

*Tree clearing* does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

**Water Quality Standard** – such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

## APPENDIX B – Required SWPPP Components by Project Type

### Table 1
### *CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

**The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:**

- Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

**The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:**

- All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

**Within the municipal boundaries of NYC:**

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

**The following *construction activities*:**

- Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path.

## Table 1 (Continued)
## *CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

**The following *construction activities*:**

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

## Table 2
## *CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

**The following *construction activities*:**

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

## Table 2 (Continued)

### *CONSTRUCTION ACTIVITIES* THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

**The following *construction activities*:**

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1

## APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

**Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.**

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

**Figure 1 - New York City Watershed East of the Hudson**

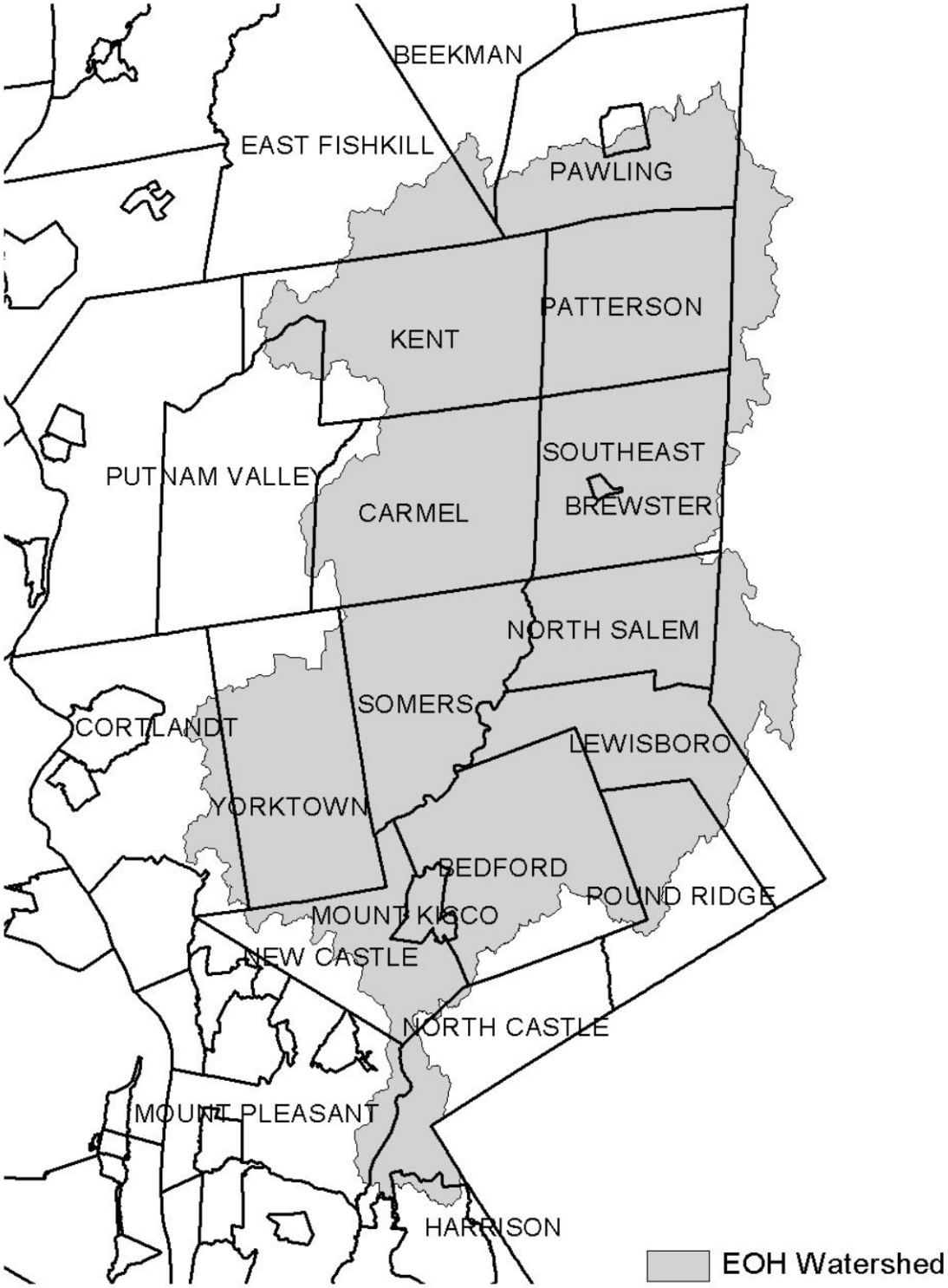


**Figure 2 - Onondaga Lake Watershed**

**Figure 3 - Greenwood Lake Watershed**

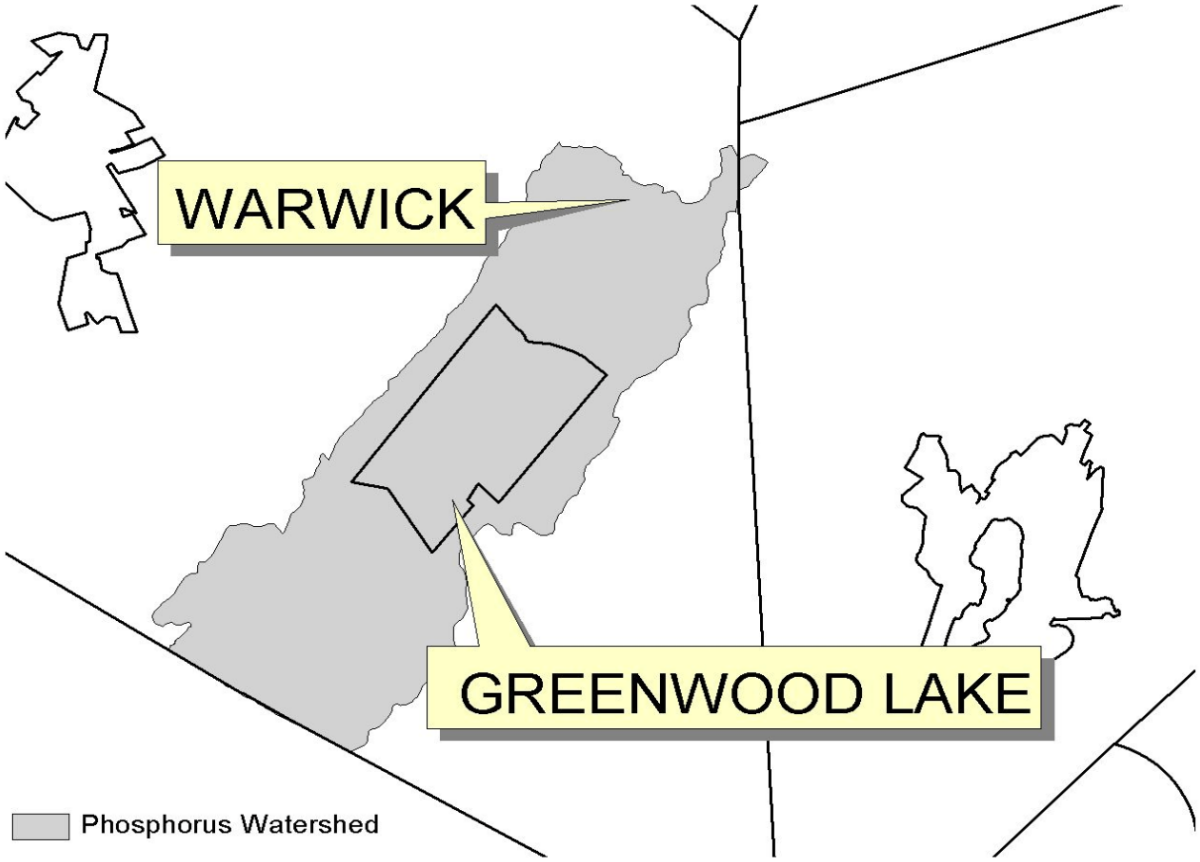


**Figure 4 - Oscawana Lake Watershed**

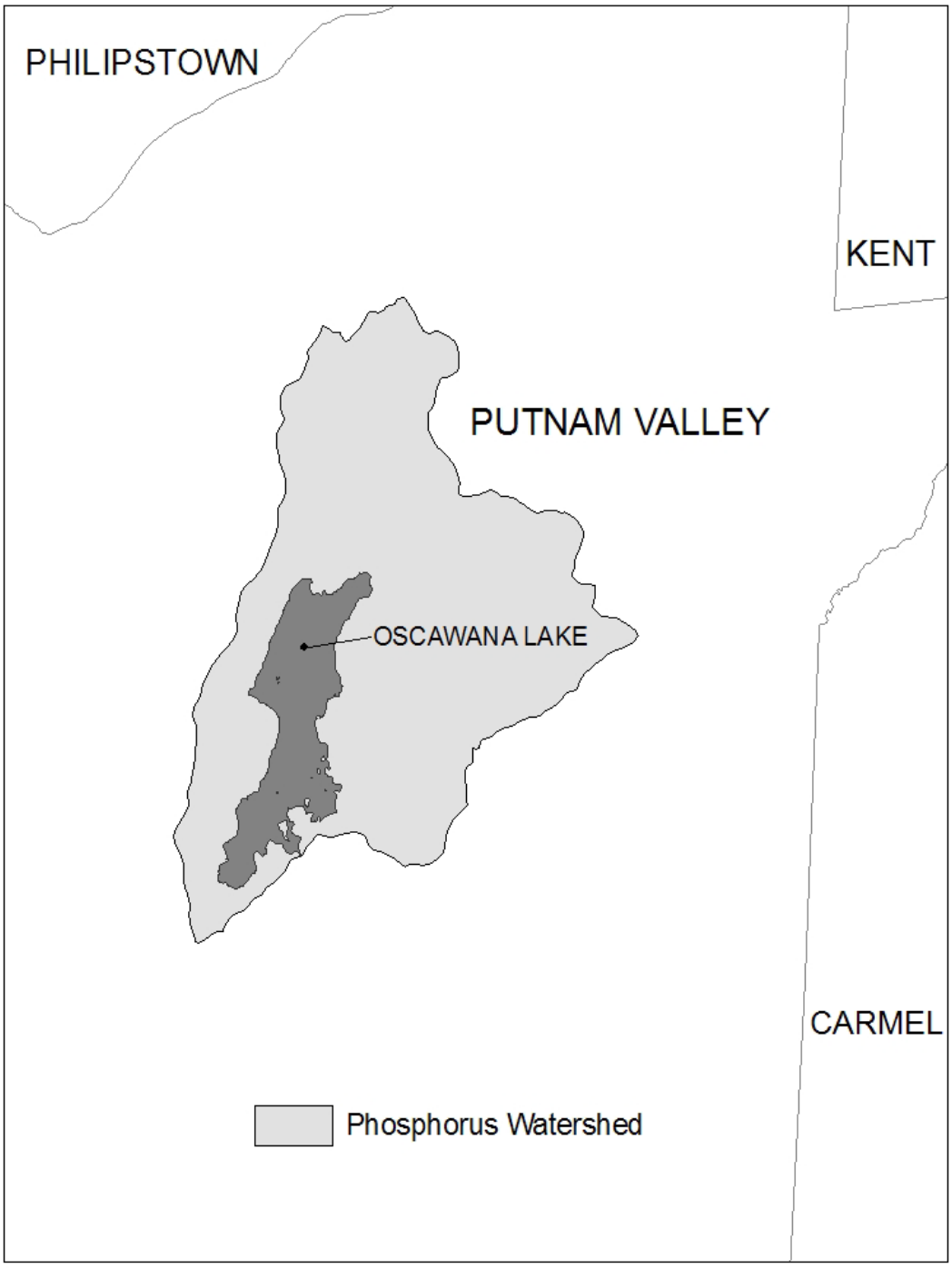
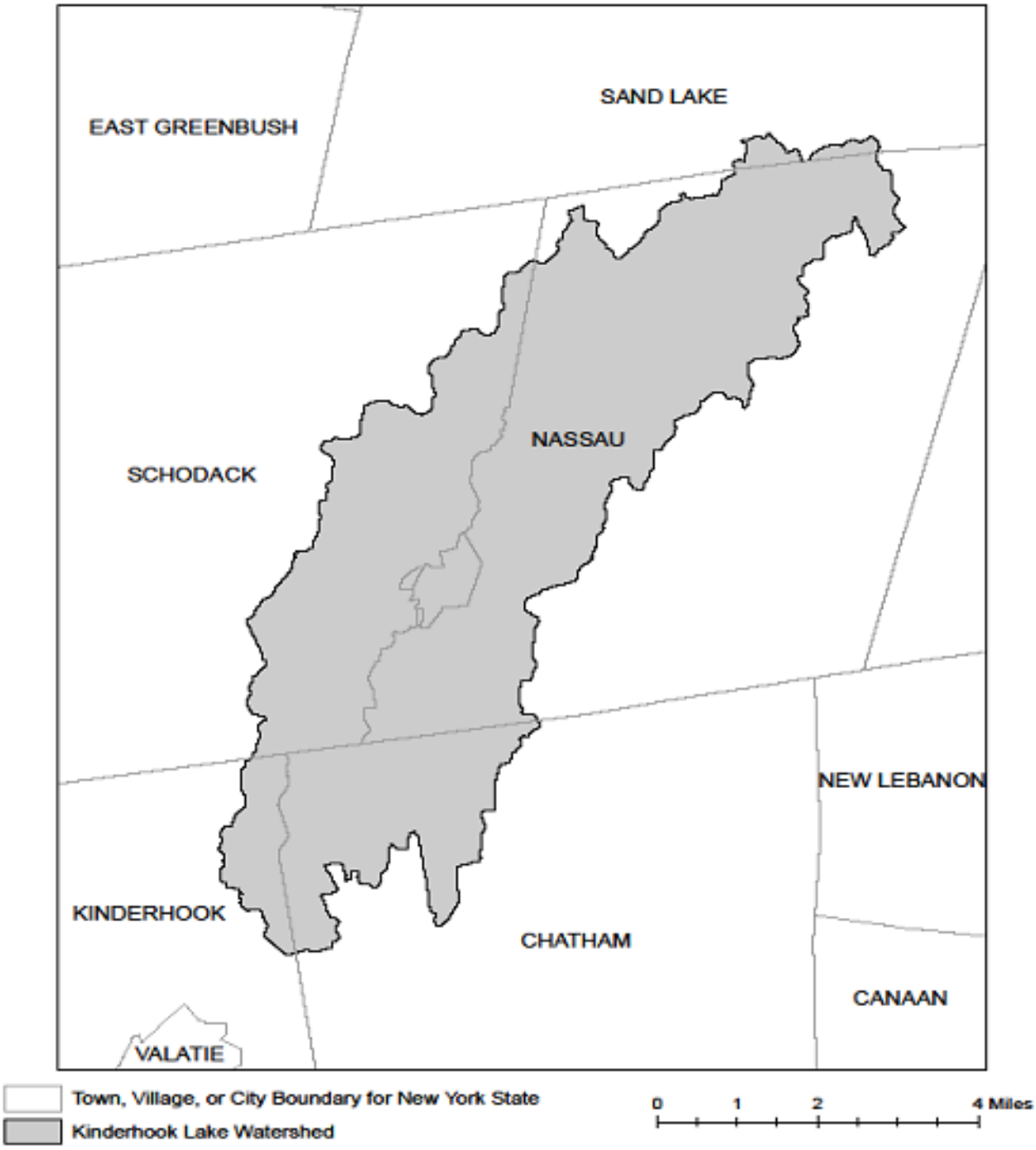


**Figure 5 - Kinderhook Lake Watershed**



## APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

| County | Waterbody | Pollutant |
|---|---|---|
| Albany | Ann Lee (Shakers) Pond, Stump Pond (1201-0096) | Phosphorus |
| Albany | Lawsons Lake (1301-0235) | Phosphorus |
| Allegany | Amity Lake, Saunders Pond (0403-0054) | Phosphorus |
| Allegany | Andover Pond (0403-0056) | Phosphorus |
| Bronx | Reservoir No.1/Lake Isle (1702-0075) | Phosphorus |
| Bronx | Van Cortlandt Lake (1702-0008) | Phosphorus |
| Broome | Blueberry, Laurel Lakes (1404-0033) | Phosphorus |
| Broome | Fly Pond, Deer Lake (1404-0038) | Phosphorus |
| Broome | Minor Tribs to Lower Susquehanna (0603-0044) | Phosphorus |
| Broome | Whitney Point Lake/Reservoir (0602-0004) | Phosphorus |
| Cattaraugus | Allegheny River/Reservoir (0201-0023) | Phosphorus |
| Cattaraugus | Beaver Lake/Alma Pond (0201-0073) | Phosphorus |
| Cattaraugus | Case Lake (0201-0020) | Phosphorus |
| Cattaraugus | Linlyco/Club Pond (0201-0035) | Phosphorus |
| Cayuga | Duck Lake (0704-0025) | Phosphorus |
| Cayuga | Owasco Inlet, Upper, and tribs (0706-0014) | Nutrients |
| Chautauqua | Chadakoin River and tribs (0202-0018) | Phosphorus |
| Chautauqua | Hulburt/Clymer Pond (0202-0079) | Phosphorus |
| Chautauqua | Middle Cassadaga Lake (0202-0002) | Phosphorus |
| Clinton | Great Chazy River, Lower, Main Stem (1002-0001) | Silt/Sediment |
| Columbia | Robinson Pond (1308-0003) | Phosphorus |
| Cortland | Dean Pond (0602-0077) | Phosphorus |
| Dutchess | Fallkill Creek (1301-0087) | Phosphorus |
| Dutchess | Hillside Lake (1304-0001) | Phosphorus |
| Dutchess | Wappingers Lake (1305-0001) | Phosphorus |
| Dutchess | Wappingers Lake (1305-0001) | Silt/Sediment |
| Erie | Beeman Creek and tribs (0102-0030) | Phosphorus |
| Erie | Delaware Park Pond (0101-0026) | Phosphorus |
| Erie | Ellicott Creek, Lower, and tribs (0102-0018) | Phosphorus |
| Erie | Ellicott Creek, Lower, and tribs (0102-0018) | Silt/Sediment |
| Erie | Green Lake (0101-0038) | Phosphorus |
| Erie | Little Sister Creek, Lower, and tribs (0104-0045) | Phosphorus |
| Erie | Murder Creek, Lower, and tribs (0102-0031) | Phosphorus |

| | | |
|---|---|---|
| Erie | Rush Creek and tribs (0104-0018) | Phosphorus |
| Erie | Scajaquada Creek, Lower, and tribs (0101-0023) | Phosphorus |
| Erie | Scajaquada Creek, Middle, and tribs (0101-0033) | Phosphorus |
| Erie | Scajaquada Creek, Upper, and tribs (0101-0034) | Phosphorus |
| Erie | South Branch Smoke Cr, Lower, and tribs (0101-0036) | Phosphorus |
| Erie | South Branch Smoke Cr, Lower, and tribs (0101-0036) | Silt/Sediment |
| Genesee | Bigelow Creek and tribs (0402-0016) | Phosphorus |
| Genesee | Black Creek, Middle, and minor tribs (0402 0028) | Phosphorus |
| Genesee | Black Creek, Upper, and minor tribs (0402-0048) | Phosphorus |
| Genesee | Bowen Brook and tribs (0102-0036) | Phosphorus |
| Genesee | LeRoy Reservoir (0402-0003) | Phosphorus |
| Genesee | Mill Pond (0402-0050) | Phosphorus |
| Genesee | Oak Orchard Cr, Upper, and tribs (0301-0014) | Phosphorus |
| Genesee | Oatka Creek, Middle, and minor tribs (0402-0031) | Phosphorus |
| Genessee | Tonawanda Cr, Middle, Main Stem (0102-0002) | Phosphorus |
| Greene | Schoharie Reservoir (1202-0012) | Silt/Sediment |
| Greene | Sleepy Hollow Lake (1301-0059) | Silt/Sediment |
| Herkimer | Steele Creek tribs (1201-0197) | Phosphorus |
| Herkimer | Steele Creek tribs (1201-0197) | Silt/Sediment |
| Kings | Hendrix Creek (1701-0006) 18 | Nitrogen |
| Kings | Prospect Park Lake (1701-0196) | Phosphorus |
| Lewis | Mill Creek/South Branch, and tribs (0801-0200) | Nutrients |
| Livingston | Christie Creek and tribs (0402-0060) | Phosphorus |
| Livingston | Conesus Lake (0402-0004) | Phosphorus |
| Livingston | Mill Creek and minor tribs (0404-0011) | Silt/Sediment |
| Monroe | Black Creek, Lower, and minor tribs (0402-0033) | Phosphorus |
| Monroe | Buck Pond (0301-0017) | Phosphorus |
| Monroe | Cranberry Pond (0301-0016) | Phosphorus |
| Monroe | Durand, Eastman Lakes (0302-0037) | Phosphorus |
| Monroe | Lake Ontario Shoreline, Western (0301-0069) 9 | Phosphorus |
| Monroe | Long Pond (0301-0015) | Phosphorus |
| Monroe | Mill Creek and tribs (0302-0025) | Phosphorus 2 |
| Monroe | Mill Creek/Blue Pond Outlet and tribs (0402-0049) | Phosphorus |
| Monroe | Minor Tribs to Irondequoit Bay (0302-0038) | Phosphorus |
| Monroe | Rochester Embayment - East (0302-0002) [9] | Phosphorus |
| Monroe | Rochester Embayment - West (0301-0068) 9 | Phosphorus |
| Monroe | Shipbuilders Creek and tribs (0302-0026) | Phosphorus 2 |
| Monroe | Thomas Creek/White Brook and tribs (0302-0023) | Phosphorus |

| | | |
|---|---|---|
| Nassau | Bannister Creek/Bay (1701-0380) | Nitrogen |
| Nassau | Beaver Lake (1702-0152) | Phosphorus |
| Nassau | Browswere Bay (1701-0383) | Nitrogen |
| Nassau | Camaans Pond (1701-0052) | Phosphorus |
| Nassau | East Meadow Brook, Upper, and tribs (1701-0211) | Silt/Sediment |
| Nassau | East Rockaway Channel (1701-0381) | Nitrogen |
| Nassau | Glen Cove Creek, Lower, and tribs (1702-0146) | Silt/Sediment |
| Nassau | Grant Park Pond (1701-0054) | Phosphorus |
| Nassau | Hempstead Bay, Broad Channel (1701-0032) | Nitrogen |
| Nassau | Hempstead Lake (1701-0015) | Phosphorus |
| Nassau | Hewlett Bay (1701-0382) | Nitrogen |
| Nassau | Hog Island Channel (1701-0220) | Nitrogen |
| Nassau | Massapequa Creek, Upper, and tribs (1701-0174) | Phosphorus |
| Nassau | Milburn/Parsonage Creeks, Upp, and tribs (1701-0212) | Phosphorus |
| Nassau | Reynolds Channel, East (1701-0215) [12] | Nitrogen |
| Nassau | Reynolds Channel, West (1701-0216) 12 | Nitrogen |
| Nassau | Tidal Tribs to Hempstead Bay (1701-0218) | Nitrogen |
| Nassau | Tribs (fresh) to East Bay (1701-0204) | Silt/Sediment |
| Nassau | Tribs (fresh) to East Bay (1701-0204) | Phosphorus |
| Nassau | Tribs to Smith Pond/Halls Pond (1701-0221) | Phosphorus |
| Nassau | Woodmere Channel (1701-0219) | Nitrogen |
| New York | Harlem Meer (1702-0103) | Phosphorus |
| New York | The Lake in Central Park (1702-0105) | Phosphorus |
| Niagara | Bergholtz Creek and tribs (0101-0004) | Phosphorus |
| Niagara | Hyde Park Lake (0101-0030) | Phosphorus |
| Niagara | Lake Ontario Shoreline, Western (0301-0053) 9 | Phosphorus |
| Niagara | Lake Ontario Shoreline, Western (0301-0072) 9 | Phosphorus |
| Oneida | Ballou, Nail Creeks (1201-0203) | Phosphorus |
| Onondaga | Ley Creek and tribs (0702-0001) 10 | Nutrients (phosphorus) |
| Onondaga | Minor Tribs to Onondaga Lake (0702-0022) 10 | Nutrients (phosphorus) |
| Onondaga | Minor Tribs to Onondaga Lake (0702-0022) 10 | Nitrogen (NH3, NO2) |
| Onondaga | Onondaga Creek, Lower (0702-0023) 10 | Nutrients (phosphorus) |
| Onondaga | Onondaga Creek, Lower, and tribs (0702-0023) | Turbidity |
| Onondaga | Onondaga Creek, Middle, and tribs (0702-0004) | Turbidity |
| Onondaga | Onondaga Creek, Upper, and tribs (0702-0024) | Turbidity |
| Ontario | Great Brook and minor tribs (0704-0034) | Phosphorus 2 |
| Ontario | Great Brook and minor tribs (0704-0034) | Silt/Sediment |

| | | |
|---|---|---|
| Ontario | Hemlock Lake Outlet and minor tribs (0402-0013) | Phosphorus |
| Ontario | Honeoye Lake (0402-0032) | Phosphorus |
| Orange | Brown Pond Reservoir (1303-0013) | Phosphorus |
| Orange | Lake Washington (1303-0012) | Phosphorus |
| Orange | Minor Tribs to Middle Wallkill (1306-0061) | Phosphorus |
| Orange | Monhagen Brook and tribs (1306-0074) | Phosphorus |
| Orange | Orange Lake (1301-0008) [16] | Phosphorus |
| Orange | Quaker Creek and tribs (1306-0025) | Phosphorus |
| Orange | Wallkill River, Middle, Main Stem (1306-0038) | Phosphorus |
| Orange | Wallkill River, Upper, and Minor tribs (1306-0017) | Phosphorus |
| Orleans | Glenvwood Lake (0301-0041) | Phosphorus |
| Orleans | Lake Ontario Shoreline, Western (0301-0070) 9 | Phosphorus |
| Orleans | Lake Ontario Shoreline, Western (0301-0071) 9 | Phosphorus |
| Oswego | Lake Neatahwanta (0701-0018) | Nutrients (phosphorus) |
| Oswego | Pleasant Lake (0703-0047) | Phosphorus |
| Putnam | Lost Lake, Putnam Lake (1302-0053) | Phosphorus |
| Putnam | Minor Tribs to Croton Falls Reservoir (1302-0001) | Phosphorus |
| Queens | Bergen Basin (1701-0009) 18 | Nitrogen |
| Queens | Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18 | Nitrogen |
| Queens | Kissena Lake (1702-0258) | Phosphorus |
| Queens | Meadow Lake (1702-0030) | Phosphorus |
| Queens | Shellbank Basin (1701-0001) 18 | Nitrogen |
| Queens | Willow Lake (1702-0031) | Phosphorus |
| Rensselaer | Nassau Lake (1310-0001) | Phosphorus |
| Rensselaer | Snyders Lake (1301-0043) | Phosphorus |
| Richmond | Grassmere Lake/Bradys Pond (1701-0357) | Phosphorus |
| Rockland | Congers Lake, Swartout Lake (1501-0019) | Phosphorus |
| Rockland | Rockland Lake (1501-0021) | Phosphorus |
| Saratoga | Ballston Lake (1101-0036) | Phosphorus |
| Saratoga | Dwaas Kill and tribs (1101-0007) | Phosphorus |
| Saratoga | Dwaas Kill and tribs (1101-0007) | Silt/Sediment |
| Saratoga | Lake Lonely (1101-0034) | Phosphorus |
| Saratoga | Round Lake (1101-0060) | Phosphorus |
| Saratoga | Tribs to Lake Lonely (1101-0001) | Phosphorus |
| Schenectady | Collins Lake (1201-0077) | Phosphorus |
| Schenectady | Duane Lake (1311-0006) | Phosphorus |
| Schenectady Lake | Mariaville Lake (1201-0113) | Phosphorus |
| Schuyler | Cayuta Lake (0603-0005) | Phosphorus |

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|---|---|---|
| Seneca | Reeder Creek and tribs (0705-0074) | Phosphorus |
| St.Lawrence | Black Lake Outlet, Black Lake (0906-0001) | Phosphorus |
| St.Lawrence | Fish Creek and minor tribs (0906-0026) | Phosphorus |
| Steuben | Smith Pond (0502-0012) | Phosphorus |
| Suffolk | Agawam Lake (1701-0117) | Phosphorus |
| Suffolk | Big/Little Fresh Ponds (1701-0125) | Phosphorus |
| Suffolk | Canaan Lake (1701-0018) | Phosphorus |
| Suffolk | Canaan Lake (1701-0018) | Silt/Sediment |
| Suffolk | Fresh Pond (1701-0241) | Phosphorus |
| Suffolk | Great South Bay, East (1701-0039) | Nitrogen |
| Suffolk | Great South Bay, Middle (1701-0040) | Nitrogen |
| Suffolk | Great South Bay, West (1701-0173) | Nitrogen |
| Suffolk | Lake Ronkonkoma (1701-0020) | Phosphorus |
| Suffolk | Mattituck/Marratooka Pond (1701-0129) | Phosphorus |
| Suffolk | Mill and Seven Ponds (1701-0113) | Phosphorus |
| Suffolk | Millers Pond (1702-0013) | Phosphorus |
| Suffolk | Moriches Bay, East (1701-0305) | Nitrogen |
| Suffolk | Moriches Bay, West (1701-0038) | Nitrogen |
| Suffolk | Quantuck Bay (1701-0042) | Nitrogen |
| Suffolk | Shinnecock Bay and Inlet (1701-0033) | Nitrogen |
| Suffolk | Tidal Tribs to West Moriches Bay (1701-0312) | Nitrogen |
| Sullivan | Bodine, Mongomery Lakes (1401-0091) | Phosphorus |
| Sullivan | Davies Lake (1402-0047) | Phosphorus |
| Sullivan | Evens Lake (1402-0004) | Phosphorus |
| Sullivan | Pleasure Lake (1402-0055) | Phosphorus |
| Sullivan | Swan Lake (1401-0063) | Phosphorus |
| Tompkins | Cayuga Lake, Southern End (0705-0040) | Phosphorus |
| Tompkins | Cayuga Lake, Southern End (0705-0040) | Silt/Sediment |
| Ulster | Ashokan Reservoir (1307-0004) | Silt/Sediment |
| Ulster | Esopus Creek, Lower, Main Stem (1307-0010) [17] | Turbidity |
| Ulster | Esopus Creek, Middle, Main Stem (1307-0003) 17 | Turbidity |
| Ulster | Esopus Creek, Upper, and minor tribs (1307-0007)[3] | Silt/Sediment |
| Ulster | Wallkill River, Lower, Main Stem (1306-0027) | Phosphorus |
| Warren | Hague Brook and tribs (1006-0006) | Silt/Sediment |
| Warren | Huddle/Finkle Brooks and tribs (1006-0003) | Silt/Sediment |
| Warren | Indian Brook and tribs (1006-0002) | Silt/Sediment |
| Warren | Lake George (1006-0016) and tribs | Silt/Sediment |
| Warren | Tribs to Lake George, East Shore (1006-0020) | Silt/Sediment |
| Warren | Tribs to Lake George, Lk.George Village (1006-0008) | Silt/Sediment |

| | | |
|---|---|---|
| Washington | Wood Cr/Champlain Canal and tribs (1005-0036) | Phosphorus |
| Westchester | Lake Katonah (1302-0136) | Phosphorus |
| Westchester | Lake Lincolndale (1302-0089) | Phosphorus |
| Westchester | Lake Meahagh (1301-0053) | Phosphorus |
| Westchester | Lake Mohegan (1301-0149) | Phosphorus |
| Westchester | Lake Shenorock (1302-0083) | Phosphorus |
| Westchester | Mamaroneck River, Lower (1702-0071) | Silt/Sediment |
| Westchester | Mamaroneck River, Upp, & minor tribs (1702-0123) | Silt/Sediment |
| Westchester | Saw Mill River (1301-0007) | Phosphorus |
| Westchester | Saw Mill River, Middle, and tribs (1301-0100) | Phosphorus |
| Westchester | Sheldrake River (1702-0069) | Phosphorus |
| Westchester | Sheldrake River (1702-0069) | Silt/Sedimnt |
| Westchester | Silver Lake (1702-0040) | Phosphorus |
| Westchester | Teatown Lake (1302-0150) | Phosphorus |
| Westchester | Truesdale Lake (1302-0054) | Phosphorus |
| Westchester | Wallace Pond (1301-0140) | Phosphorus |

## APPENDIX E – List of NYSDEC Regional Offices

| Region | Covering the following counties: | DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators | DIVISION OF WATER (DOW) Water (SPDES) Program |
|---|---|---|---|
| 1 | Nassau and Suffolk | 50 Circle Road<br>Stony Brook, NY 11790<br>Tel. (631) 444-0365 | 50 Circle Road<br>Stony Brook, NY 11790-3409<br>Tel. (631) 444-0405 |
| 2 | Bronx, Kings, New York, Queens and Richmond | 1 Hunters Point Plaza,<br>47-40 21st St.<br>Long Island City, NY 11101-5407<br>Tel. (718) 482-4997 | 1 Hunters Point Plaza,<br>47-40 21st St.<br>Long Island City, NY 11101-5407<br>Tel. (718) 482-4933 |
| 3 | Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester | 21 South Putt Corners Road<br>New Paltz, NY 12561-1696<br>Tel. (845) 256-3059 | 220 White Plains Road, Suite 110<br>Tel. (914) 428 - 2505 |
| 4 | Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie | 1130 North Westcott Road<br>Schenectady, NY 12306-2014<br>Tel. (518) 357-2069 | 1130 North Westcott Road<br>Schenectady, NY 12306-2014<br>Tel. (518) 357-2045 |
| 5 | Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington | 1115 State Route 86, Po Box 296<br>Ray Brook, NY 12977-0296<br>Tel. (518) 897-1234 | 232 Golf Course Road<br>Warrensburg, NY 12885-1172<br>Tel. (518) 623-1200 |
| 6 | HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE | STATE OFFICE BUILDING<br>317 WASHINGTON STREET<br>WATERTOWN, NY 13601-3787<br>TEL. (315) 785-2245 | STATE OFFICE BUILDING<br>207 GENESEE STREET<br>UTICA, NY 13501-2885<br>TEL. (315) 793-2554 |
| 7 | BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS | 5786 WIDEWATERS PARKWAY<br>SYRACUSE, NY 13214-1867<br>TEL. (315) 426-7438 | 5786 WIDEWATERS PARKWAY<br>SYRACUSE, NY 13214-1867<br>TEL. (315) 426-7500 |
| 8 | CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES | 6274 EAST AVON-LIMA<br>ROADAVON, NY 14414-9519<br>TEL. (585) 226-2466 | 6274 EAST AVON-LIMA RD.<br>AVON, NY 14414-9519<br>TEL. (585) 226-2466 |
| 9 | ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING | 700 DELAWARE AVENUE<br>BUFFALO, NY 14209-2999<br>TEL. (716) 851-7165 | 700 DELAWARE AVENUE<br>BUFFALO, NY 14209-2999<br>TEL. (716) 851-7070 |

## APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

# SWPPP Preparer Certification Form

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

| | |
|---|---|
| **Project/Site Name:** | 2 Hillside Avenue |
| **eNOI Submission ID:** | |
| **Owner/Operator Name:** | Aaron Israel |

## Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

| Paul | | Gdanski |
|---|---|---|
| SWPPP Preparer First Name | MI | SWPPP Preparer Last Name |

Signature Date

Revised: January 2025

## APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

# MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

**SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)**

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

| | |
|---|---|
| **I. Project Owner/Operator Information** | |
| 1. Owner/Operator Name: | Aaron Israel |
| 2. Contact Person: | Aaron Israel |
| 3. Street Address: | 111 Decatur Ave |
| 4. City/State/Zip: | Spring Valley, NY 10977 |
| **II. Project Site Information** | |
| 5. Project/Site Name: | 2 Hillside Ave |
| 6. Street Address: | 2 Hillside Avenue |
| 7. City/State/Zip: | Airmont, NY 10954 |
| **III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information** | |
| 8. SWPPP Reviewed by: | |
| 9. Title/Position: | |
| 10. Date Final SWPPP Reviewed and Accepted: | |
| **IV. Regulated MS4 Information** | |
| 11. Name of MS4 Operator: | |
| 12. MS4 SPDES Permit Identification Number: NYR20A | |
| 13. Street Address: | |
| 14. City/State/Zip: | |
| 15. Telephone Number: | |

## MS4 SWPPP Acceptance Form - continued

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

**VI. Additional Information**

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

## APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
*59-17 Junction Blvd., 9th Floor; Flushing, NY 11373*

# SWPPP Acceptance/Approval

Application Number:

## I. Project Owner/Operator Information

1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:

## II. Project Site Information

5. Project/Site Name:
6. Street Address:
7. City/State/Zip:

## III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval

8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:

## IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity

12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

## V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).

Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

## VI. Conditions of Acceptance/Approval and Additional Information

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

## APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

# MS4 No Jurisdiction Form

for construction activities seeking authorization under the

## SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

**I. Project Owner/Operator Information**

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

**II. Project Site Information**

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

**III. Traditional Land Use Control MS4 Operator Information**

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

**IV. Certification Statement**

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

## APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

# Owner/Operator Certification Form

***SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)***

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

**Project/Site Name:** 2 Hillside Ave

**eNOI Submission ID:** _____

**eNOI Submitted by:** ☐ **Owner/Operator** ☑ **SWPPP Preparer** ☐ **Other**

## Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Aaron

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

# Appendix G

## Drainage System
## Installation & Maintenance

# Appendix H

## Soil Erosion Measure Cut Sheets

# Appendix I

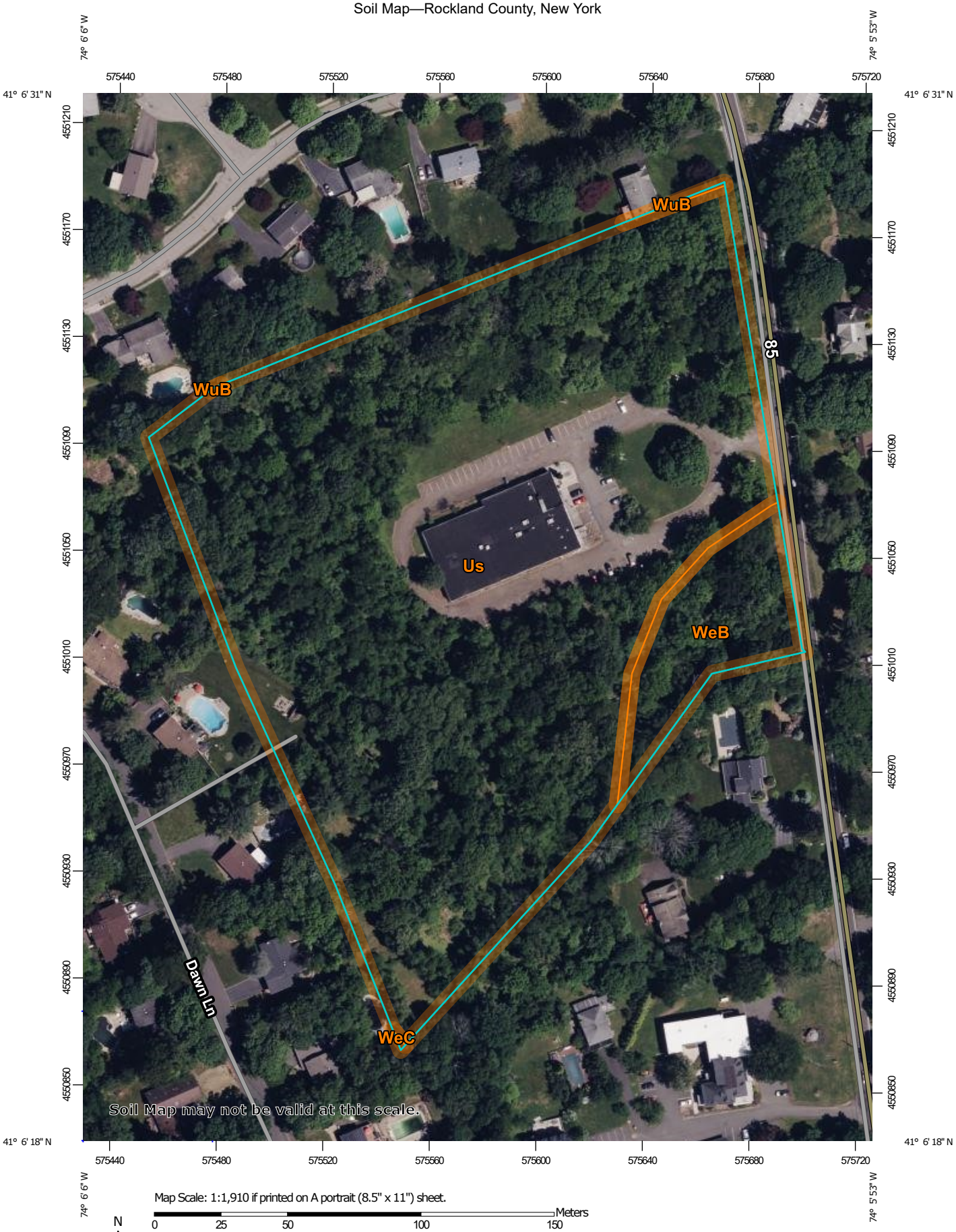
## SWPPP Acceptance Form

# Appendix J

## Post-construction Stormwater Maintenance Agreement

# Appendix K

## Soil Survey




Map Scale: 1:1,910 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

- Area of Interest (AOI)

**Soils**

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**

- Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**

- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York
Survey Area Data: Version 22, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| Us | Udorthents, smoothed | 10.2 | 92.7% |
| WeB | Wethersfield gravelly silt loam, 3 to 8 percent slopes | 0.8 | 7.2% |
| WeC | Wethersfield gravelly silt loam, 8 to 15 percent slopes | 0.0 | 0.0% |
| WuB | Wethersfield-Urban land complex, 2 to 8 percent slopes | 0.0 | 0.1% |
| **Totals for Area of Interest** | | **11.0** | **100.0%** |

# Appendix L

## Percolation Test Results

# Appendix M

# SWPPP
# Certification Forms

MATCHLINE - SEE BELOW

LEGEND:

- COMMUNITY BUILDING/INFRASTRUCTURE
- RESIDENTIAL BUILDING
- LAWN
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/PAD
- WATER, SADDLE CREEK
- TREE
- WOODLAND
- MONUMENT SIGN

## SITE STATISTICS:

RSH SPECIALIZED HOUSING RESIDENTIAL DISRICT

| | REQUIRED: | PROPOSED: |
|---|---|---|
| MIN LOT AREA | 4 ACRES | 17.99 ACRES (18 NET) |
| LOT WIDTH | 350′ | 768.1′ |
| FRONT SETBACK | 50′ | 50′ |
| FRONT YARD | 50′ | 50′ |
| SIDE SETBACK | 50′ | 30′** |
| TOTAL SIDE SETBACK | 100′ | 60′** |
| SIDE YARD | 50′ | 30′** |
| REAR SETBACK | 50′ | 100′ |
| REAR YARD | 50′ | 100′ |
| STREET FRONTAGE | 250′ | 801′ |
| MAX BLDG HEIGHT | 40′ | 29.5′ |
| DEVELOPMENT COVERAGE | 60% | 50% (8.12 AC) |
| BLDG COVERAGE | 20% MAX | 27.46% (4.44 AC)** |
| FLOOR AREA RATIO (FAR) | 0.40 | 0.36 |
| MAXIMUM DENSITY | 323 | 105 UNITS |
| MINIMUM DISTANCE BETWEEN DETACHED BUILDINGS | 50′ | 20′** |

MAX DENSITY (20 UNITS/ACRE)
20*16.18 = 323 UNITS*

-- VARIANCE REQUIRED

NET AREA CALCULATION

| | |
|---|---|
| STREAM | =0.29 AC |
| WETLAND | =0.11 AC |
| POND | =0.47 AC |
| FLOODPLAIN | =2.75 AC |
| TOTAL | =3.63 AC |

3.63 AC X 50% = 1.81

NET AREA = 17.99 AC - 1.81 AC = 16.18 AC

MATCHLINE - SEE ABOVE

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

NOT FOR CONSTRUCTION

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

**COLOR SITE PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

1

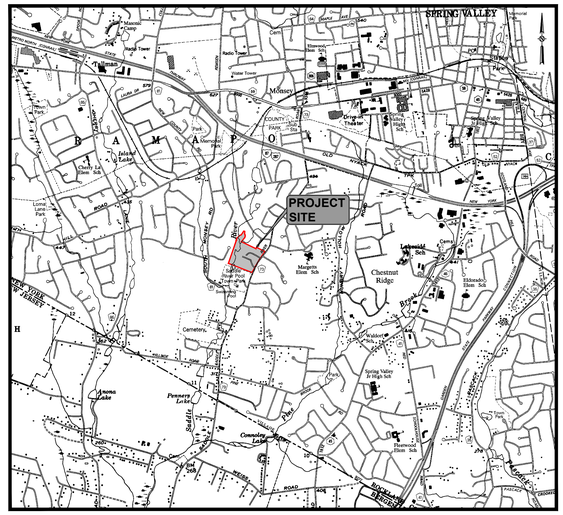
File Name: \\ALGOL\cadd\MJ1587 - Blue Rill Estates\1587 C180 Landscape.dwg (Layout: 1 )
Date: Mon, Nov 10, 2025 - 5:53 PM (Name: jsimpson)

# BLUE RILL ESTATES

## SENIOR HOUSING DEVELOPMENT

444 SADDLE RIVER ROAD
(ROCKLAND CO ROUTE 73)
TAX PARCEL ID'S: 62.11-2-8, 62.11-2-9, 62.11-2-10
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NEW YORK

TAX MAP




SITE LOCATION MAP

SHEET INDEX


| | |
|---|---|
| COVER SHEET AND DRAWING INDEX | G-001 |
| GENERAL NOTES AND LEGENDS | C-002 |
| EXISTING CONDITIONS PLAN | C-100 |
| REMOVALS PLAN | C-110 |
| OPEN SPACE PLAN | C-120 |
| MATERIALS & LAYOUT PLAN | C-130 - C134 |
| UTILITIES PLAN | C-140 - C144 |
| GRADING PLAN | C-150 - C154 |
| EROSION AND SEDIMENT CONTROL PLAN | C-160 |
| SIGNING AND STRIPING PLAN | C-170 |
| LANDSCAPING PLANS | C-180 - C184 |
| TRUCK TURNING MOMENT PLAN | C-190 |
| ROAD PROFILES | C-200 - C201 |
| STORM SEWER AND SANITARY SEWER PROFILES | C-300 |
| EROSION AND SEDIMENT CONTROL DETAILS | C-500 |
| SANITARY SEWER DETAILS | C-501 |
| WATER DISTRIBUTION DETAILS | C-502 |
| STORM SEWER DETAILS | C-503 |
| STORM SEWER DETAILS | C-504 |
| SITE DETAILS | C-504 |
| SIGN AND STRIPING DETAILS | C-505 |


STANDARD SITE DEVELOPMENT PLAN NOTES

1. THIS IS LOT 8,9 & 10 IN SECTION 62.11-2 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
2. AREA OF TRACT: 17.99
3. ZONE: RSH OVERLY WITHIN THE R-35/RR-50
4. PROPOSED USE: SENIOR CITIZEN HOUSING DEVELOPMENT
5. RECORD OWNER: BLUE RILL ESTATES LLC
6. APPLICANT: BLUE RILL ESTATES LLC.
7. ADDRESS: 1000A LAKE STREET RAMSEY NEW JERSEY 07446
8. FIRE DISTRICT: MONSEY FIRE DEPARTMENT
9. SCHOOL DISTRICT: EAST RAMAPO
10. WATER DISTRICT:
11. WATER SUPPLY BY: VIOLA WATER
12. SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT No. 1
13. DATUM: (NAD83/2011, EPOCH 2010.00), NEW YORK STATE PLANE EAST ZONE 3101. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18.
14. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO-INCHES DIAMATER.
15. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATION OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLANS
16. THE ZONING BOARD OF APPEALS, ON _____ AS CASE NUMBER _____IN THE APPLICATION OF _____ GRANTED VARIANCES FOR (LIST VARIANCES AND CONDITIONS, IF ANY)
17. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD (TENANTS ARE TO BE ADVISED OF THIS CONDITION).
18. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION F THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT _____ DATE _____

OWNER _____ DATE _____

19. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

_____ DATE_____
LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DJL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |


THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

NOT FOR CONSTRUCTION



Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.


BLUE RILL ESTATES

**COVER SHEET AND DRAWING INDEX**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE:
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**G-001**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C001 Cover & Index.dwg (Layout: G-001 )
Date: Thu, Nov 06, 2025 - 9:39 AM (Name: tnewhard)

## SURVEY MAP NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
3. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
4. TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A SURVEY COMPLETED DURING AUGUST 2023 BY MJ ENGINEERING AND LAND SURVEYING.
5. WETLAND DELINEATION SHOWN COMPLETED IN JULY OF 2023 BY HUNT ENGINEERING CONSULTANTS.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. A PORTION OF THE SURVEYED PROPERTY IS AFFECTED BY A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH SADDLE RIVER AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 36087C0154G WITH AN EFFECTIVE DATE OF MARCH 03, 2014.
8. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18.

## FLOOD NOTE:

1. THE CONTOUR DATA SHOWN HEREON WAS COMPILED FROM A UAV FLIGHT AND PHOTOGRAMMETRY PERFORMED BY MJ ENGINEERING AND LAND SURVEYING ON JUNE 13, 2023. FLOOD DATA WAS OVERLAYED BY TRACING CROSS SECTIONS "J", K, AND L" FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 36087C0154G FOR THE VILLAGE OF AIRMONT, NEW YORK, WITH AN EFFECTIVE DATE OF MARCH 3, 2014. NO ACTUAL FLOOD STUDY WAS CONDUCTED AT THE TIME OF THIS SURVEY.

## REMOVAL NOTES:

1. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
2. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
3. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER'S REPRESENTATIVE.
4. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
5. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA AS REQUIRED BY SPECIFICATION SECTION 023313. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY OWNER'S REPRESENTATIVE AT A MINIMUM OF 72 HOURS BEFORE STARTING WORK AND WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
6. REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
7. PROTECT EXISTING FEATURES THAT ARE NOT TO BE REMOVED.
8. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
9. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT OWNER'S REPRESENTATIVE'S PERMISSION.
10. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.
11. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
12. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
13. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
14. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
15. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. TRANSPORT ALL EXCESS MATERIALS OFF SITE AND LEGALLY DISPOSED OF.
16. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
17. LEGALLY DISPOSE OF DEMOLISHED MATERIALS. DISPOSE OF ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES OFF-SITE AT A FACILITY LEGALLY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

## TEMPORARY UTILITY NOTES:

1. TEMPORARY WATER WILL BE AVAILABLE FOR USE DURING CONSTRUCTION AT VARIOUS LOCATIONS THROUGHOUT THE FACILITY BASED UPON AVAILABLE SYSTEM CAPACITY. COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR LOCATIONS TO DRAW WATER FROM THE EXISTING FACILITY WATER DISTRIBUTION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING, INSTALLING AND MAINTAINING ANY REQUIRED CROSS CONNECTION CONTROLS AT POINTS OF CONNECTION TO THE EXISTING FACILITY WATER SUPPLY.
2. TEMPORARY ELECTRICITY WILL BE AVAILABLE FOR USE DURING CONSTRUCTION AT VARIOUS LOCATIONS THROUGHOUT THE FACILITY BASED UPON AVAILABLE SYSTEM CAPACITY. COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR LOCATIONS TO CONNECT TO THE EXISTING FACILITY ELECTRICAL DISTRIBUTION SYSTEM.
3. PROVIDE TEMPORARY SANITARY FACILITIES FOR USING DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL INCLUDE IN THEIR BID PRICE ANY TEMPORARY CONSTRUCTION LIGHTING THAT MAY BE NECESSARY TO COMPLETE THE WORK ASSOCIATED WITH THIS PROJECT. THIS MAY INCLUDE, BUT IS NOT LIMITED TO TEMPORARY CONSTRUCTION LIGHTING DURING POTENTIAL SHIFTS OUTSIDE FIRST SHIFT, THAT TYPICALLY COVERS 7AM TO 3PM. WHEN IT IS DETERMINED THAT TEMPORARY LIGHTING IS REQUIRED TO COMPLETE THE WORK, THE CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR LOCATIONS OF AND DURATION OF USE OF TEMPORARY LIGHTING AT A MINIMUM OF 48 HOURS IN ADVANCE OF IMPLEMENTING TEMPORARY LIGHTING FACILITIES. ALL TEMPORARY LIGHTING PROVIDED SHALL INCLUDE ITS OWN POWER SUPPLY AND SHALL NOT CONNECT TO THE FACILITY ELECTRICAL SYSTEM UNLESS PRIOR APPROVAL GRANTED BY THE OWNER'S REPRESENTATIVE.

## GENERAL CONSTRUCTION NOTES:

1. PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER'S REPRESENTATIVE, ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION IS TO MEET AND MATCH EXISTING GRADES AND FINISHES UNLESS OTHERWISE NOTED IN THE PLANS.
3. ALL SAW CUT LINES ARE TO BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND LOCATED A CONSTANT DISTANCE OF 18" MIN AWAY.
4. NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
5. THE OWNER'S REPRESENTATIVE IS TO BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK MAY NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY AND SAFELY MAINTAINING THE AREA BETWEEN ALL ADJOINING PROPERTIES.
8. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS, OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS ARE TO BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS, OR AS ORDERED BY THE OWNER'S REPRESENTATIVE. MAILBOXES, SIGN POSTS, ETC. ARE TO BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE; SAW CUT IN STRAIGHT LINES TO THE POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO THE MINIMUM LIMIT OF EXCAVATION.
9. KEEP ALL PUBLIC ROADWAYS AND RIGHT OF WAYS CLEAR OF DEBRIS AT ALL TIMES.

## UDIG NY: CALL 811 BEFORE YOU DIG:

1. CALL BEFORE YOU DIG: IF YOU PLAN TO DIG OR DO ANY TYPE OF EXCAVATION WORK, NEW YORK STATE LAW REQUIRES YOU CALL DIG SAFELY NEW YORK PRIOR TO DOING SO.
2. WAIT THE REQUIRED TIME: YOU NEED TO PROVIDE TWO FULL WORKING DAYS NOTICE PRIOR TO STARTING YOUR WORK, NOT COUNTING THE DAY OF YOUR CALL, WEEKENDS OR HOLIDAYS. THIS PROVIDES TIME FOR THE UTILITIES TO LOCATE YOUR PROPOSED DIG SITE.
3. CONFIRM UTILITY RESPONSE: DIG SAFELY NEW YORK WILL NOTIFY ALL MEMBER UTILITIES OF THE PENDING EXCAVATION SO THAT THAT THEY CAN COME OUT AND MARK THE LOCATION OF THEIR UNDERGROUND LINES. BEFORE DIGGING ON YOUR STATED COMMENCEMENT DATE CONFIRM THAT ALL UTILITIES HAVE RESPONDED TO YOU INDICATING THEY HAVE MARKED YOUR PROPERTY OR THEY HAVE NO FACILITIES PRESENT.
4. RESPECT THE MARKS: BEFORE YOU BEGIN YOUR EXCAVATION, WALK THROUGH THE SITE TO FAMILIARIZE YOURSELF WITH THE MARKINGS AND THE LOCATIONS OF BURIED FACILITIES.
5. DIG WITH CARE: IT IS IMPORTANT EXCAVATORS TAKE A PROACTIVE APPROACH TO SAFETY NOT ONLY FOR THEMSELVES BUT FOR THE PUBLIC BY INITIATING THE ONE CALL PROCESS AND ADHERING TO THE FIVE STEPS OF A SAFE EXCAVATION.

## SWPPP NOTES:

1. CONSTRUCTION PHASING PLAN

THIS PROJECT WILL BE CONSTRUCTED AS A SINGLE PHASE.

2. EROSION AND SEDIMENT CONTROL PRACTICES

REFER TO DRAWING AND THE DETAILS AND THE PROJECT MANUAL FOR LOCATION, SIZES AND SPECIFICATIONS OF EROSION AND SEDIMENT CONTROL DEVICES.

A. TEMPORARY SEDIMENT CONTROL – SILT FENCE
SILT FENCE REDUCES RUNOFF VELOCITY AND CAUSES SETTLING OF SEDIMENT. INSTALL SILT FENCE WHERE SHOWN. INSTALL AROUND ANY STOCKPILED SOIL MATERIALS.

B. WETLAND PROTECTION FENCE (IF REQUIRED)
ORANGE CONSTRUCTION FENCE POSTED WITH "SENSITIVE AREA, STAY OUT" PROTECTS THE ON-SITE WETLANDS FROM UNAUTHORIZED DISTURBANCE.

C. TEMPORARY SEEDING
TEMPORARY SEEDING REDUCES EROSION AND SEDIMENT LOSS FROM BARE GROUND. PROVIDE TEMPORARY SEEDING TO PROVIDE TEMPORARY COVER FOR DISTURBED EARTH OR SOIL STOCKPILES. PROVIDE TEMPORARY SEEDING PER THE DRAWINGS OR AT A MINIMUM ON DISTURBED AREAS OR SOIL STOCKPILES HELD FOR LONGER THAN 7 DAYS, TEMPORARY SHUT DOWN OF CONSTRUCTION OR WAITING FOR OPTIMAL PLANTING TIME. IN SPRING, SUMMER OR EARLY FALL APPLY GRASS AT AT A RATE OF 1 LB/ 1000 SQ. FT. IN LATE FALL OR EARLY SPRING, APPLY CERTIFIED AROOSTOOK RYE AT 2.5 LBS. / 1000 SQ. FT. APPLY STRAW AT 2 BALES / 1000 SQ. FT OR WOOD FIBER HYDROMULCH AT MANUFACTURER'S RECOMMENDED RATE. ANCHOR STRAW.

D. CONCRETE WASHOUT
CONCRETE WASHOUT IS NOT PERMITTED ONSITE UNLESS THE CONTRACTOR MAINTAINS A PREFABRICATED WASHOUT CONTAINER EQUAL TO THE LOW PROFILE RAMPED CONTAINER MANUFACTURED BY CONCRETE WASHOUT SYSTEMS, WWW.CONCRETEWASHOUT.COM. DISPOSE ALL WASTE WATER AND SEDIMENT FROM THE UNIT OFF-SITE IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REQUIREMENTS. COORDINATE LOCATION OF THE UNIT WITH THE OWNER'S REPRESENTATIVE.

E. DUST CONTROL
DUST CONTROLS PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED AREAS THAT MAY CAUSE OFF SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS. PROVIDE DUST CONTROL THRU SUCH MEASURES AS SPRINKLING, CHEMICAL SOIL TREATMENTS AND TEMPORARY AND PERMANENT STABILIZATION MEASURES, SUCH AS SEEDING, MULCHING AND INSTALLING EROSION CONTROL BLANKETS. THESE MEASURES WILL PREVENT DUST FROM BLOWING OFF SITE. INSTALL TEMPORARY AND PERMANENT STABILIZATION MEASURES PER THE DRAWINGS, AS SOON AS FINAL GRADES ARE REACHED AND ON SOIL STOCKPILES AND DISTURBED AREAS TO BE LEFT FOR LONGER THAN 7 DAYS. USE SPRINKLING, CHEMICAL SOIL TREATMENTS AND OTHER METHODS AS REQUIRED TO PREVENT BLOWING DUST.

F. STORM DRAIN INLET PROTECTION
INLET PROTECTION IS A TEMPORARY, SOMEWHAT PERMEABLE BARRIER INSTALLED AROUND A STORM WATER INLET THAT PREVENTS SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM BY FILTERING AND/OR CAUSING SEDIMENT TO SETTLE. INSTALL INLET PROTECTION IMMEDIATELY UPON INSTALLATION OF A STORM DRAIN INLET. USE STONE AND BLOCK PROTECTION AROUND INLETS IN PAVED/GRAVEL AREAS. USE FABRIC PROTECTION AROUND INLETS INSTALLED IN LANDSCAPED AREAS. REMOVE PROTECTION UPON FINAL STABILIZATION OF THE SITE.

G. PERMANENT SEEDING
PERMANENT SEEDING PREVENTS SOIL EROSION FROM BARE SOIL. ONCE FINAL GRADING OF AN AREA HAS BEEN COMPLETED, PROVIDE PERMANENT SEEDING AND MULCHING PER SPECIFICATION SECTION 329219.

3. POLLUTION PREVENTION MEASURES

IN ADDITION TO THE EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED AT THE SITE, IMPLEMENT THE FOLLOWING MEASURES TO PREVENT LITTER, CHEMICALS AND DEBRIS FROM ENTERING THE STORM DRAINS AND DISCHARGES FROM THE SITE OR INTO SENSITIVE AREAS.

A. PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES AS OUTLINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

B. PROPERLY CONTAIN AND DISPOSE OF ALL MATERIALS USED ON SITE.

C. CLEAN UP SPILLS IMMEDIATELY TO MINIMIZE SAFETY HAZARD AND PREVENT SPREADING.

D. ROUTINELY INSPECT AND CLEAN OUT STORM CATCH BASINS AND CONVEYANCES.

E. CONTROL LITTER BY SWEEPING AND PICKING IT UP DAILY.

GENERAL CONSTRUCTION NOTES:

1. PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER'S REPRESENTATIVE, ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.

2. ALL PAVEMENT RESTORATION IS TO MEET AND MATCH EXISTING GRADES AND FINISHES UNLESS OTHERWISE NOTED IN THE PLANS.

3. ALL SAW CUT LINES ARE TO BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND LOCATED A CONSTANT DISTANCE OF 18" MIN AWAY.

4. NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.

5. THE OWNER'S REPRESENTATIVE IS TO BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK MAY NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.

6. THE CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.

7. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY AND SAFELY MAINTAINING THE AREA BETWEEN ALL ADJOINING PROPERTIES.

8. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS, OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS ARE TO BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS, OR AS ORDERED BY THE OWNER'S REPRESENTATIVE. MAILBOXES, SIGN POSTS, ETC. ARE TO BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE; SAW CUT IN STRAIGHT LINES TO THE POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO THE MINIMUM LIMIT OF EXCAVATION.

9. KEEP ALL PUBLIC ROADWAYS AND RIGHT OF WAYS CLEAR OF DEBRIS AT ALL TIMES.

F. IF POSSIBLE, DO NOT STORE FUEL OR PETROLEUM PRODUCTS ON-SITE. IF FUEL/PROTROLEUM PRODUCTS ARE STORED ON SITE:

- USE SECONDARY CONTAINMENT MEASURES.
- HAVE EQUIPMENT AND MATERIALS ON SITE TO CONTAIN AND CLEAN UP SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES.
- CONTAIN AND CLEAN UP SPILLS IMMEDIATELY.
- PRACTICE PREVENTIVE MAINTENANCE FOR ON-SITE EQUIPMENT.
- OVERSEE ALL FILLING OPERATIONS.

G. PRACTICE GOOD HOUSEKEEPING AND EDUCATE EMPLOYEES ON POLLUTION PREVENTION MEASURES.

- STORE ON SITE MATERIALS AND CHEMICALS IN A NEAT AND ORDERLY MANNER AND IN AREAS DESIGNATED FOR SUCH STORAGE.
- DISPOSE OF GARBAGE, RUBBISH, CONSTRUCTION AND SANITARY WASTE ROUTINELY.
- IMMEDIATELY CLEAN UP ANY SPILLS.
- IMMEDIATELY CLEAN UP ANY SEDIMENTS OR WASTE TRACKED ONTO PUBLIC HIGHWAYS OR TRANSPORTED ONTO ADJACENT PROPERTIES.
- USE DUST CONTROL METHODS.

H. FOR CONSTRUCTION WASTE:

- DESIGNATE A WASTE COLLECTION AREA.
- PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER CONTAINERS PRIOR TO RAINFALL.
- ARRANGE FOR WASTE COLLECTION ON A ROUTINE BASIS AND PRIOR TO CONTAINER OVERFLOW.
- IF A CONTAINER DOES SPILL, CLEAN UP IMMEDIATELY.
- COLLECT, REMOVE AND DISPOSE OF CONSTRUCTION WASTE IN APPROVED DISPOSAL AREAS.
- FOLLOW APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS FOR ALL DISPOSAL METHODS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY SANITARY FACILITIES. CONTRACT DOMESTIC WASTE HAULERS TO REGULARLY REMOVE THE SANITARY WASTE AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.

I. IF FERTILIZERS ARE USED ON SITE:

- LIMIT THE APPLICATION OF FERTILIZERS TO THE MINIMUM AREA REQUIRED AND USE THE MINIMUM RECOMMENDED AMOUNTS.
- REDUCE THE EXPOSURE OF FERTILIZERS TO STORM WATER RUN OFF BY WORKING THE FERTILIZER INTO THE SOIL.
- APPLY FERTILIZER MORE FREQUENTLY BUT AT A LOWER APPLICATION RATE.

4. EROSION AND SEDIMENT CONTROL PRACTICES IMPLEMENTATION SCHEDULE

| PRACTICE | INITIAL PLACEMENT | DURATION |
|---|---|---|
| SILT FENCE | PRIOR TO EARTH DISTURBANCE & IMMEDIATELY UPON STOCK PILING SOIL STOCKPILES | UNTIL SITE STABILIZATION & UNTIL REMOVAL OF STOCK PILE |
| DUST CONTROL | UPON COMMENCEMENT OF SITE DISTURBANCE | UNTIL SITE STABILIZATION |
| VEHICLE WASHING | UPON COMMENCEMENT OF SITE DISTURBANCE | UNTIL SITE STABILIZATION |
| STABILIZED CONSTRUCTION ENTRANCE | PRIOR TO SITE DISTURBANCE | UNTIL SITE STABILIZATION |
| INLET PROTECTION | PRIOR TO EARTH DISTURBANCE | UNTIL SITE STABILIZATION |
| CONCRETE WASHOUT | UPON COMMENCEMENT OF CONCRETE ACTIVITIES | COMPLETION OF CONCRETE ACTIVITIES |

5. EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE SCHEDULE

A. INSPECT THE SILT FENCE AND CONSTRUCTION FENCE SURROUNDING SENSITIVE AREAS (WETLANDS) ON A NIGHTLY BASIS DURING CONSTRUCTION. COMPLETE REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT IMMEDIATELY.

B. INSPECT ALL REMAINING EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAIN EVENT AND ON A WEEKLY BASIS. COMPLETED REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT IMMEDIATELY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

- SILT FENCE: INSPECT FOR TEARS, BULGING AND FOR AREAS WHERE IT HAS FALLEN DOWN. REPAIR OR REPLACE AS NECESSARY.
- EROSION CONTROL BLANKETS: CHECK FOR PROPER/MISSING ANCHORING, PLACEMENT DENSITY, DAMAGE DUE TO VANDALISM OR CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE AS NECESSARY.
- STABILIZED CONSTRUCTION ENTRANCE: MAINTAIN SO THAT TRACKING OF SEDIMENT ONTO PUBLIC HIGHWAYS DOES NOT OCCUR. TOP DRESS AS REQUIRED.
- FABRIC INLET PROTECTION: CHECK FOR DAMAGED MATERIALS AND SEDIMENT ACCUMULATION. REPAIR OR REPLACE ANY DAMAGED FABRIC. REMOVE ACCUMULATED SEDIMENT.
- STONE AND BLOCK INLET PROTECTION: CHECK FOR DAMAGED MATERIALS AND ACCUMULATED SEDIMENT. REPAIR OR REPLACE MATERIALS OF CONSTRUCTION AS NEEDED. REMOVE ANY ACCUMULATED SEDIMENT.
- FOREBAYS: CHECK SIDE SLOPES FOR SCOUR, DAMAGE FROM RODENTS AND SEEPAGE. CONTINUOUSLY MONITOR THE FOREBAYS AND DETENTION PONDS FOR SEDIMENT ACCUMULATION. ONCE SEDIMENT ACCUMULATION HAS REACHED 12" IN DEPTH, REMOVE AND DISPOSED OF THE SEDIMENT OFF SITE. CHECK OUTLETS FOR SIGNS OF SCOUR AND OBSTRUCTIONS AND MAKE REPAIRS AS NECESSARY.
- RIP RAP OUTLETS: CHECK FOR OBSTRUCTIONS AND SCOUR AND REMOVE AND REPAIR AS NECESSARY.
- CATCH BASINS AND PIPING: CHECK FOR OBSTRUCTIONS AND SEDIMENT ACCUMULATION AND CLEAN AS NECESSARY.

6. SWPPP IMPLEMENTATION

THE CONTRACTOR AND SUB CONTRACTOR(S) ARE RESPONSIBLE FOR COMPLYING WITH AND IMPLEMENTING THE SWPPP. REFER TO SPECIFICATION "REGULATORY REQUIREMENTS" AND THE CONTRACTOR'S CERTIFICATION STATEMENT IN THE SWPPP.

THE ENGINEER OF RECORD IS RESPONSIBLE FOR PERFORMING AND DOCUMENTING THE INITIAL SITE ASSESSMENT AND PERFORMING THE WEEKLY SITE INSPECTING AS REQUIRED BY THE SPDES PERMIT.

7. CONSTRUCTION COMPLETION

UPON CONSTRUCTION COMPLETION:

A. INSPECT THE CATCH BASINS, STORM WATER MANHOLES AND STORM WATER CONVEYANCE SYSTEM FOR OBSTRUCTIONS OR SEDIMENT. REMOVE OBSTRUCTIONS AND CLEAN STRUCTURES AND PIPING AS NECESSARY.

B. FOREBAYS: INSPECT WEIRS FOR STRUCTURAL INTEGRITY AND OBSTRUCTIONS. CHECK EMBANKMENTS FOR SCOUR, SEEPAGE, DAMAGE FROM RODENTS OR UNWANTED PLANT GROWTH. MAKE REPAIRS AS NECESSARY. CHECK OUTLET PROTECTION FOR OBSTRUCTIONS AND SCOURING. MAKE ANY REPAIRS. SURVEY FOREBAYS, REMOVE ALL ACCUMULATED SEDIMENT, RETURN TO GRADES SHOWN ON THE GRADING PLAN.

UPON SITE STABILIZATION:

C. REMOVE ANY REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. STABILIZE AREA.

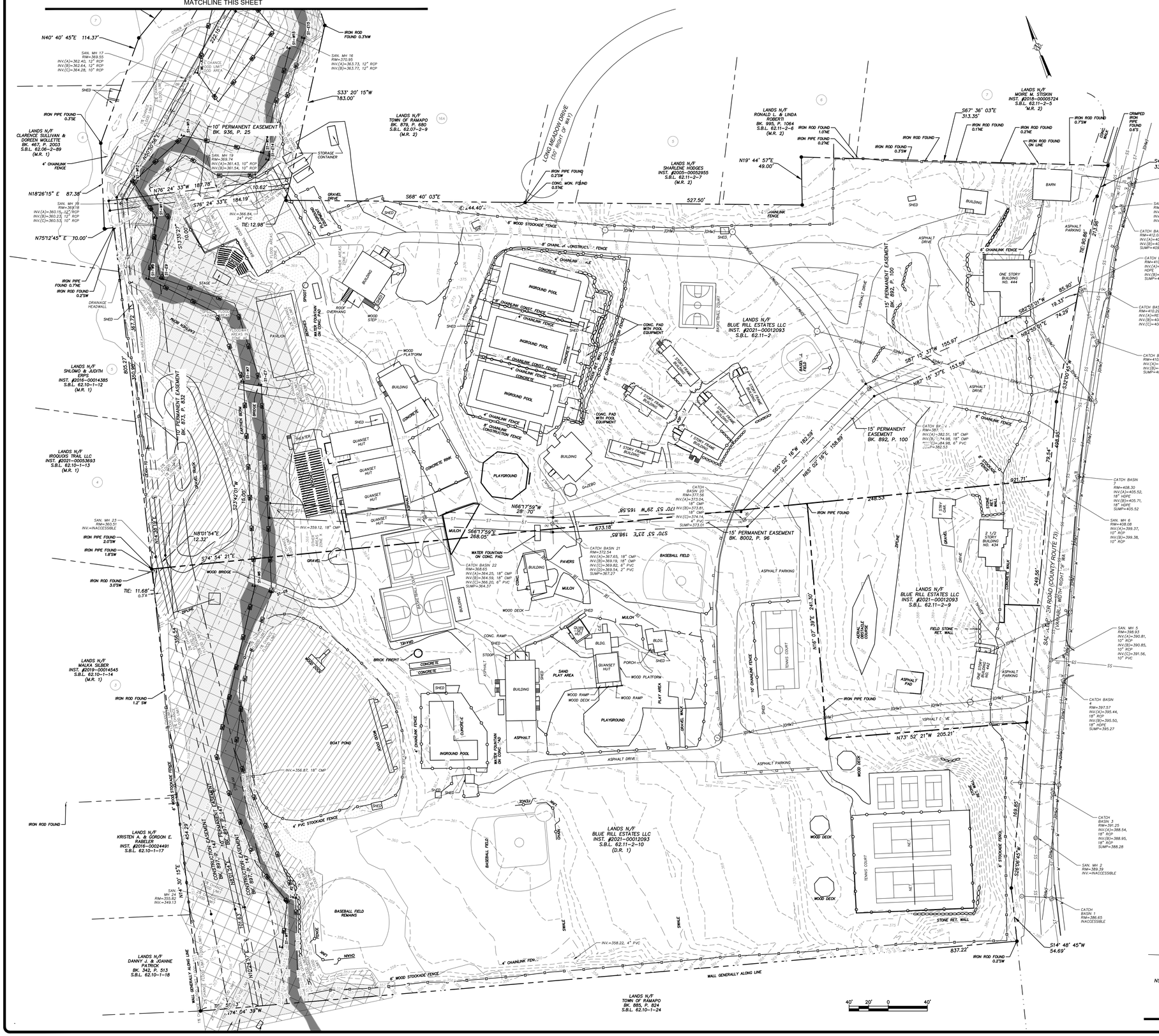
8. WINTER OPERATIONS/WINTER SHUT DOWN

A. FOR WINTER OPERATIONS

- PLOW SNOW AND PILE ON PAVED AREAS. DO NOT PLOW SNOW ONTO GRASSED AREAS OR INTO WETLAND AREAS.
- CHECK DRAINAGE STRUCTURES WEEKLY AND AFTER SNOW EVENTS FOR CLOGGING OR FREEZING TO ENSURE STRUCTURES DRAIN FREELY.
- INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES PER THE CONTRACT DOCUMENTS.
- STABILIZE ALL BARE SOILS BY ESTABLISHING VEGETATION OR PROVIDING STRAW, MATTING, ROCK OR EROSION CONTROL PRODUCTS.
- PLACE EROSION AND SEDIMENT CONTROL DEVICES AT ALL SENSITIVE AREAS AND ALONG THE PERIMETER. THIS INCLUDES BUT IS NOT LIMITED TO SILT FENCE, STORM DRAIN INLET PROTECTION, CHECK DAMS AND PIPE OUTLET PROTECTION.
- PROTECT SOIL STOCKPILES WITH SILT FENCE PROTECTION AROUND THE PERIMETER AND STABILIZE WITH ESTABLISHED VEGETATION, STRAW, ROLLED EROSION CONTROL PRODUCT OR DURABLE COVERING.
- MAINTAIN CONSTRUCTION ENTRANCE DURING WINTER SHUTDOWN.
- PLOW SNOW TO ALLOW FOR ENTRANCE TO THE SITE ON A MONTHLY BASIS. PLOW SNOW AND STOCKPILE ONTO PAVED SURFACES. SNOW PLOWING AND STOCKPILING ONTO GRASSED OR INTO SENSITIVE AREAS WILL NOT BE ALLOWED.
- STABILIZATION MEASURES MUST BE IN PLACE; INCLUDING STABILIZED VEGETATION, WITHIN SEVEN (7) DAYS FROM THE DATE SOIL DISTURBING ACTIVITIES CEASE.

## LAYOUT AND GRADING NOTES:

1. COMPLETE AND COORDINATE ALL FIELD LAYOUT. TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS ARE TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS TO PROVIDE ANY CORRECTIONS OR ADDITIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND THE ENGINEER PRIOR TO UTILITIES BEING ACCEPTED.
2. DIMENSIONS SHOWN IN THE PLANS AND DETAILS AS MINIMUMS AND MAXIMUMS ARE THE LIMITS FOR DESIGN AND FIELD LAYOUT. DO NOT CONSTRUCT WITH VALUES OUTSIDE THE LIMITS OF WORK ACCEPTANCE.
3. TO CHECK FIELD LAYOUT AND VERIFY WORK ACCEPTANCE, MEASURE ALL SLOPES AND GRADES WITH A 4 FOOT LONG DIGITAL LEVEL USING AT LEAST TWO READINGS. WHERE THE READINGS VARY, AVERAGE THE MEASUREMENTS. MEASURE GRADE (RUNNING SLOPE) ALONG THE CENTERLINE AND OFFSET 12" TO 18" FROM THE CENTERLINE. MEASURE CROSS SLOPES PERPENDICULAR TO CENTERLINE AT 5' TO 10' INTERVALS.
4. MEASURE GRADES (RUNNING SLOPES) IN THE DIRECTION OF PEDESTRIAN TRAVEL. MEASURE CROSS SLOPES PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
5. PROVIDE JOINTS BETWEEN SIDEWALKS, CURB RAMPS, TURNING SPACES AND ROADWAYS THAT ARE FLUSH AND FREE FROM ABRUPT VERTICAL CHANGES GREATER THAN ¼". BEVEL VERTICAL SURFACE DISCONTINUITIES BETWEEN ¼" TO ½" WITH A SLOPE NOT STEEPER THAN 1:2. APPLY BEVEL ACROSS THE ENTIRE JOINT.
6. 1.5% IS THE MAXIMUM CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES FOR DESIGN AND LAYOUT; 2% IS THE MAXIMUM CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES FOR WORK ACCEPTANCE.
7. 4.5% IS THE MAXIMUM RUNNING SLOPE OF PEDESTRIAN ACCESS ROUTES FOR DESIGN AND LAYOUT. 5% IS THE MAXIMUM RUNNING CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES FOR WORK ACCEPTANCE.
8. THE MINIMUM WIDTH OF A CURB RAMP IS 4'.
9. 5% IS THE MINIMUM GRADE (RUNNING SLOPE) OF A CURB RAMP. 7.5% IS THE MAXIMUM GRADE OF A CURB RAMP FOR DESIGN AND LAYOUT. 8.3% IS THE MAXIMUM GRADE OF A CURB RAMP FOR WORK ACCEPTANCE. 6" IS THE MAXIMUM VERTICAL RISE OVER THE LENGTH OF THE CURB RAMP.
10. 1.5% IS THE MAXIMUM CROSS SLOPE OF A CURB RAMP FOR DESIGN AND LAYOUT. 2% IS THE MAXIMUM CROSS SLOPE FOR WORK ACCEPTANCE. PROVIDE A CURB RAMP THAT IS AS FLAT AS POSSIBLE BUT STILL PROVIDES POSITIVE DRAINAGE.
11. INSTALL FLARED SIDES WHERE A PEDESTRIAN CIRCULATION PATH CROSSES A CURB R




GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED BY M. J. ENGINEERING AND LAND SURVEYING, P.C. DURING JUNE, 2023.
2. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011, EPOCH 2010.00), NEW YORK STATE PLANE EAST ZONE 3101.
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18.
4. CONTOUR INTERVAL = 1 FOOT.
5. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
7. WETLAND FLAGS SHOWN HEREON WERE SET BY HUNT ENGINEERS, ARCHITECTS, SURVEYORS ON MAY 26, 2023 AND WERE LOCATED BY MJ ENGINEERING AND LAND SURVEYING, P.C. ON JUNE 28, 2023.
8. A PORTION OF THE SURVEYED PROPERTY IS AFFECTED BY A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH SADDLE RIVER AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 36087C0154G WITH AN EFFECTIVE DATE OF MARCH 03, 2014.

**LEGEND:**

- FLOOD HAZARD AREA (0.2% CHANCE FREQUENCY)
- FLOOD HAZARD AREA (1% CHANCE FREQUENCY)
- FLOODPLAIN ZONE AE (2% CHANCE FREQUENCY)
- REGULATORY FLOODWAY ZONE AE (10% CHANCE FREQUENCY)
- RIVER
- BENCHMARK
- SPIKE
- STAKE
- NAIL
- RAILROAD SPIKE
- MONUMENT
- CAPPED IRON ROD
- IRON PIPE
- SANITARY MANHOLE
- CATCH BASIN
- CATCH BASIN – ROUND
- WATER MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- WATER WELL
- FIRE HYDRANT
- GATE VALVE
- ELECTRIC METER
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- SINGLE POST SIGN
- GUY WIRE
- WETLAND FLAG
- DRAINAGE INVERT
- BENCH
- FLAG POLE
- GAS METER
- DEAD UTILITY POLE
- UTILITY POLE WITH LIGHT
- LIGHT POST
- BUILDING LINE
- SPOT ELEVATION
- MINOR CONTOUR
- MAJOR CONTOUR
- WOODS LINE
- PLANTING BED
- DROP CURB
- CULVERT
- STORM LINE
- SANITARY LINE
- ELECTRIC LINE
- WATER LINE
- OVERHEAD WIRES
- DITCH
- WETLAND LIMITS
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- STONE FENCE
- GUIDERAIL
- RAILING
- EDGE OF WATER
- FLOW DIRECTION
- ACCESS EASEMENT
- RIGHT-OF-WAY EASEMENT
- WATER LINE EASEMENT
- SANITARY SEWER EASEMENT
- STORM LINE EASEMENT
- UTILITY LINE EASEMENT
- PROPERTY LINE
- ADJOINING PROPERTY LINE

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DJL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

**EXISTING CONDITIONS PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-100**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C100 Existing.dwg (Layout: C-100 )
Date: Thu, Nov 06, 2025 - 9:39 AM (Name: tnewhard)

MATCHLINE THIS SHEET

REMOVE FENCE FROM NEIGHBORING LOT, NO OTHER WORK PERMITTED ON NEIGHBORING LOT.

MATCHLINE - SEE ABOVE

## ASPHALT AND CONCRETE REMOVAL NOTES:

1. THE DEPTH AND TYPE OF MATERIALS NOTED FOR PAVEMENT AND SIDEWALK REMOVAL ARE BASED UPON RECORD INFORMATION ONLY. ACTUAL DEPTHS MAY VARY.
2. THE REMOVAL OF THESE MATERIALS PLUS ADDITIONAL EXCAVATIONS TO THE REQUIRED DEPTH ARE CONSIDERED UNCLASSIFIED EXCAVATION MATERIALS.
3. THE CONTRACTOR, AT THEIR OWN RISK MAY RECYCLE THIS MATERIAL FOR USE ON THE PROJECT IF IT MEETS THE SPECIFICATIONS FOR THAT MATERIAL. THE BID PRICE SHALL BE BASED UPON THE REMOVAL AND DISPOSAL OF THE UNCLASSIFIED EXCAVATION MATERIALS FOR PLACEMENT OF NEW PAVEMENT AND SIDEWALK SECTIONS, INCLUSIVE OF SUBBASE MATERIALS.
4. REMOVE ASPHALT AND SUBBASE. ASSUME 4 INCHES OF ASPHALT AND 10 INCHES OF SUBBASE.
5. REMOVE CONCRETE AND SUBBASE. ASSUME 6 INCHES OF REINFORCED CONCRETE AND 6 INCHES SUBBASE.

## REMOVAL KEYED NOTES:

1. REMOVE ASPHALT AND SUBBASE. SAWCUT PAVEMENT IN STRAIGHT LINES AT EDGE OF PAVEMENT TO REMAIN. ASSUME 6.5 INCHES OF ASPHALT AND 9.5 INCHES OF SUBBASE.
2. REMOVE CONCRETE SIDEWALK AND SUBBASE. ASSUME 6 INCHES OF REINFORCED CONCRETE AND 8 INCHES OF SUBBASE MATERIAL.
3. REMOVE CONCRETE POOL ENTIRELY.
3A. DEMOLISH POOL STRUCTURE AND CONCRETE POOL ENTIRELY
4. DEMOLISH BUILDING. REMOVE ANY FOUNDATION WALLS, FOOTINGS AND SLABS IN THEIR ENTIRETY.
5. REMOVE AND DISPOSE WOOD DECK.
6. REMOVE AND DISPOSE STAGE.
7. REMOVE AND DISPOSE ATHLETIC COURT.
8. REMOVE AND DISPOSE PLAYGROUND AREA.
9. REMOVE GRAVEL.
10. REMOVE AND DISPOSE CHAIN LINK FENCING.
11. REMOVE AND DISPOSE WOOD STOCKADE FENCING.
12. REMOVE AND DISPOSE GUIDE RAIL.
13. REMOVE AND DISPOSE STONE WALL.
14. REMOVE AND DISPOSE STORM PIPE.
15. REMOVE AND DISPOSE STORM STRUCTURE.
16. REMOVE AND DISPOSE ZIPLINE.
17. REMOVE AND DISPOSE WOOD DOCK.
18. REMOVE AND DISPOSE BENCH SEATING.
19. REMOVE OVERHEAD ELECTRIC.
20. REMOVE POWER POLE.
21. REMOVE UNDERGROUND ELECTRIC
22. REMOVE OBSTACLE COURSE.
23. REMOVE WATER SPIGOT.
24. DE-WATER POND AND REMOVE FOUNTAIN AND ASSOCIATED PUMPS AT CENTER OF POND
25. REMOVE BRIDGE.
26. REMOVE FIREPIT.
27. REMOVE STAIRS.

## REMOVALS LEGEND:

- PROPERTY LINE
- 1 — REMOVAL KEY NOTE
- ASPHALT OR CONCRETE SAWCUT
- XXXXXXXXXXXX MISC. LINEAR REMOVAL
- MISC. OBJECT REMOVAL
- ASPHALT PAVEMENT AND SUBBASE REMOVAL (SEE PAVEMENT AND SIDEWALK REMOVAL NOTE 4)
- CONCRETE AND SUBBASE REMOVAL (SEE PAVEMENT AND SIDEWALK REMOVAL NOTE 6)
- STRUCTURE DEMOLITION
- ATHLETIC COURT REMOVAL
- GRAVEL REMOVAL
- PLAYGROUND AREA REMOVAL
- ADJOINING PROPERTY LINE

40' 20' 0 40'

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
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| | |
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| PROJ. MANAGER: | DJL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

**REMOVALS PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-110**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C110 Removals.dwg (Layout: C-110 )
Date: Thu, Nov 06, 2025 - 9:39 AM (Name: tnewhard)

MATCHLINE - SEE BELOW

LEGEND:

– OPEN SPACE UNDISTURBED

– OPEN SPACE ACTIVE/PASSIVE RECREATIONAL

## SITE STATISTICS

RSH SPECIALIZED HOUSING RESIDENTIAL DISTRICT BULK REQUIREMENTS

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN OPEN SPACE UNDISTURBED | 15% (2.70 AC) | 19.5% (3.50 AC) |
| ACTIVE/PASSIVE RECREATIONAL | 10% (1.80 AC) | 11.4% (2.05 AC) |

TOTAL DEVELOPMENT/DISTURBED AREA = 14.49 AC

LANDS N/F CLARENCE SULLIVAN & DOREEN MOLLETTE BK. 467, P. 2003 S.B.L. 62.06-2-89 (M.R. 1)

LANDS N/F TOWN OF RAMAPO BK. 879, P. 680 S.B.L. 62.07-2-9 (M.R. 2)

LONG MEADOW DRIVE (50' RIGHT OF WAY)

LANDS N/F SHARLENE HODGES INST. #2005-00052955 S.B.L. 62.11-2-7 (M.R. 2)

LANDS N/F RONALD L. & LINDA ROBERTI BK. 995, P. 1064 S.B.L. 62.11-2-6 (M.R. 2)

LANDS N/F MOIRE M. STISKIN INST. #2018-00005724 S.B.L. 62.11-2-5 (M.R. 2)

LANDS N/F SHLOMO & JUDITH ERPS INST. #2016-00014385 S.B.L. 62.10-1-12 (M.R. 1)

LANDS N/F IROQUOIS TRAIL LLC INST. #2021-00053693 S.B.L. 62.10-1-13 (M.R. 1)

LANDS N/F MAJKA SILBER INST. #2019-00014545 S.B.L. 62.10-1-14 (M.R. 1)

LANDS N/F KRISTEN A. & GORDON E. RABELER INST. #2016-00024491 S.B.L. 62.10-1-17

LANDS N/F DANNY J. & JOANNE PATRICK BK. 342, P. 513 S.B.L. 62.10-1-18

LANDS N/F TOWN OF RAMAPO BK. 885, P. 824 S.B.L. 62.10-1-24

SADDLE RIVER ROAD (COUNTY ROUTE 79) (VARIABLE WIDTH RIGHT OF WAY)

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

20' STORM SEWER EASEMENT DEDICATED TO ROCKLAND COUNTY

50' SIDE SETBACK / 50' SIDE YARD

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12 UNIT 13 UNIT 14 UNIT 15 UNIT 16 UNIT 17 UNIT 18 UNIT 19

UNIT 20 UNIT 21 UNIT 22 UNIT 23 UNIT 24 UNIT 25 UNIT 26 UNIT 27 UNIT 28

UNIT 29 UNIT 30 UNIT 31 UNIT 32 UNIT 33 UNIT 34 UNIT 35 UNIT 36 UNIT 37 UNIT 38 UNIT 39 UNIT 40 UNIT 41 UNIT 42 UNIT 43 UNIT 44 UNIT 45 UNIT 46 UNIT 47 UNIT 48 UNIT 49 UNIT 50 UNIT 51 UNIT 52

UNIT 53 UNIT 54 UNIT 55 UNIT 56 UNIT 57 UNIT 58 UNIT 59 UNIT 60 UNIT 61 UNIT 62 UNIT 63 UNIT 64 UNIT 65 UNIT 66 UNIT 67 UNIT 68 UNIT 69 UNIT 70 UNIT 71 UNIT 72 UNIT 73 UNIT 74 UNIT 75 UNIT 76

UNIT 77 UNIT 78 UNIT 79 UNIT 80 UNIT 81 UNIT 82 UNIT 83 UNIT 84 UNIT 85 UNIT 86 UNIT 87 UNIT 88 UNIT 89

UNIT 90 UNIT 91 UNIT 92 UNIT 93 UNIT 94 UNIT 95 UNIT 96 UNIT 97 UNIT 98 UNIT 99 UNIT 100 UNIT 101 UNIT 102 UNIT 103 UNIT 104 UNIT 105

COMMUNITY ROOM 3,850 S.F / FLOOR

COMMUNITY ROOM 3,850 S.F / FLOOR

0+00 0+50 1+00

40' 20' 0 40'

LANDS N/F TOWN OF RAMAPO BK. 46, P. 2005 S.B.L. 62.06-2-75 (M.R. 3)

LANDS N/F JOHN MATARAZZO TRUST INST. #2005-00046045 S.B.L. 62.06-2-88 (M.R. 1)

MATCHLINE - SEE ABOVE

### SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
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| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
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| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

**OPEN SPACE PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-120**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C120 Open Space.dwg (Layout: C-120 )
Date: Thu, Nov 06, 2025 - 10:08 AM (Name: tnewhard)

MATCHLINE - SEE BELOW

LEGEND:

- ADA SYMBOL, ACTIVE
- SINGLE SIDED SIGN
- BUILDING
- ASPHALT PAVEMENT SEE DETAIL 1/C-505
- CONCRETE SIDEWALK, SEE DETAIL 2/C-505
- TOPSOIL, SEED AND MULCH, SEE DETAIL 4/C-505
- SAWCUT SEE DETAIL 16/C-505

## SITE STATISTICS

RSH SPECIALIZED HOUSING RESIDENTIAL DISTRICT
(THE REZONING AND SPECIAL PERMIT WAS APPROVED BY THE VILLAGE \ BOARD OF TRUSTEES ON JULY 7, 2025

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN LOT AREA | 4 ACRES | 17.99 ACRES (16.18 Net) |
| LOT WIDTH | 350' | 768.1' |
| FRONT SETBACK | 50' | 50' |
| FRONT YARD | 50' | 50' |
| SIDE SETBACK | 50' | 30'** |
| TOTAL SIDE SETBACK | 100' | 60'** |
| SIDE YARD | 50' | 30'** |
| REAR SETBACK | 50' | 100' |
| REAR YARD | 50' | 100' |
| STREET FRONTAGE | 250' | 801' |
| MAX BLDG HEIGHT | 40' | 29.5' |
| DEVELOPMENT COVERAGE | 60% | 50.3% (8.14 AC.) |
| BLDG COVERAGE | 20% MAX | 27.46% (4.44 AC.)** |
| FLOOR AREA RATIO (FAR) | 0.40 | 0.36 |
| MAXIMUM DENSITY | 323 | 105 UNITS |
| MINIMUM DISTANCE BETWEEN DETACHED BUILDINGS | 50' | 20'** |
| DISTANCE BETWEEN DRIVEWAYS REFUSE ARES AND BUILDINGS | 30' | 0'** |

MAX DENSITY (20 UNITS/ACRE)
20*16.18 = 323 UNITS*

**VARIANCE REQUIRED

NET AREA CALCULATION

| | |
|---|---|
| STREAM | = 0.29 AC |
| WETLAND | = 0.11 AC |
| POND | = 0.47 AC |
| FLOODPLAIN | = 2.75 AC |
| TOTAL | = 3.63 AC |

3.63 AC X 50% = 1.81

NET AREA = 17.99ac–1.81ac= 16.18ac

PARKING CALCULATIONS

RESIDENTIAL USE, FOR DWELLINGS, 2.5 SPACES PER DWELLING

105 DWELLINGS x 2.5 = 263 SPACES

PARKING PROVIDED: 263 SPACES

MATCHLINE - SEE ABOVE

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
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**LAYOUT & MATERIALS PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-130**

File Name: C:\Users\tnewhard\AppData\Local\Temp\AcPublish_18900\1587 C130 Layout.dwg (Layout: C-130 )
Date: Thu, Nov 06, 2025 - 9:36 AM (Name: tnewhard)

LEGEND:

- ADA SYMBOL, ACTIVE
- SINGLE SIDED SIGN
- BUILDING
- ASPHALT PAVEMENT SEE DETAIL 1/C-505
- CONCRETE SIDEWALK, SEE DETAIL 2/C-505

RETAINING WALL SEE DETAIL 9/C505

VINYL PRIVACY FENCE SEE DETAIL 8/C505

30.0'

50' SIDE SETBACK / 50' SIDE YARD

UNIT 10 UNIT 9 UNIT 8 UNIT 7 UNIT 6 UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

RETAINING WALL SEE DETAIL 9/C505

ROAD B

CROSSWALK SEE DETAIL 12/C505

TACTILE WARNING SEE DETAIL 11/C505

STOP LINE/STOP SIGN SEE DETAIL 10/C505

20'-0"

4' X 4' CONCRETE PAD TYP.

UNIT 41 UNIT 42 UNIT 43 UNIT 44 UNIT 45 UNIT 46

UNIT 40 UNIT 39 UNIT 38 UNIT 37 UNIT 36 UNIT 35

24.0'

18.0'

28'

PROPOSED ASPHALT PAVEMENT SECTION SEE DETAIL 1/C-505

COMMUNITY ROOM 3,850 S.F / FLOOR

PROVIDE WALL-MOUNTED SIGN

PROVIDE CURB RAMP SEE DETAIL 6/C-505

PROVIDE DUMPSTER PAD SEE DETAIL 13/C-505

9.0'

18.0'

22.0'

PARKING STALL STRIPING SEE DETAIL 3/C505

ROAD C

53.7'

FENCE SEE DETAIL 8 /C-505

UNIT 20 UNIT 21 UNIT 22

RETAINING WALL SEE DETAIL 9/C505

STOP LINE/STOP SIGN SEE DETAIL 10/C505

20' STORM SEWER EASEMENT DEDICATED TO ROCKLAND COUNTY

CONC WALK

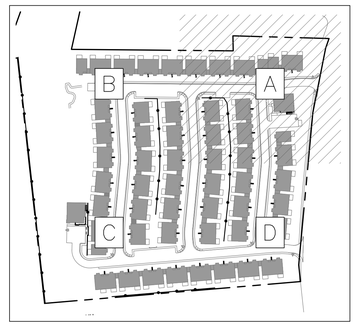
(ROUTE 73 WAY)

MATCHLINE SHEET C-132 (SEE KEY PLAN)

MATCHLINE (SEE KEY PLAN)

20' 10' 0 20'

KEYPLAN




| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
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BLUE RILL ESTATES

**LAYOUT AND MATERIALS PLAN A**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-131**

File Name: C:\Users\tnewhard\AppData\Local\Temp\AcPublish_18900\1587 C130 Layout.dwg (Layout: C-131 )
Date: Thu, Nov 06, 2025 - 9:36 AM (Name: tnewhard)

LEGEND:

- ADA SYMBOL, ACTIVE
- SINGLE SIDED SIGN
- BUILDING
- ASPHALT PAVEMENT SEE DETAIL 1/C-505
- CONCRETE SIDEWALK, SEE DETAIL 2/C-505

LONG MEADOW DRIVE (50' RIGHT OF WAY)

VINYL PRIVACY FENCE SEE DETAIL 8/C505

UNIT 19 | UNIT 18 | UNIT 17 | UNIT 16 | UNIT 15 | UNIT 14 | UNIT 13 | UNIT 12 | UNIT 11

GRAVEL PATH

FENCE SEE DETAIL 8 /C-505

PROVIDE CONCRETE SIDEWALK SEE DETAIL 2/C-505

PROVIDE CONCRETE CURB SEE DETAIL 5/C-505

CROSSWALK SEE DETAIL 12/C505

TACTILE WARNING SEE DETAIL 11/C505

STOP LINE/STOP SIGN SEE DETAIL 10/C505

24.0'

18.0'

9.0'

PARKING STALL STRIPING SEE DETAIL 3/C505

OPEN SPACE (UNDISTURBED) 3.52 ACRES

20' STORM SEWER EASEMENT DEDICATED TO ROCKLAND COUNTY

4' X 4' CONCRETE PAD TYP.

RETAINING WALL SEE DETAIL 9/C505

UNIT 89 | UNIT 88 | UNIT 87 | UNIT 86 | UNIT 85

UNIT 65 | UNIT 66 | UNIT 67 | UNIT 68 | UNIT 69

UNIT 64 | UNIT 63 | UNIT 62 | UNIT 61 | UNIT 60

PROPOSED ASPHALT PAVEMENT SECTION SEE DETAIL 1/C-505

2.5'

16.0'

5.12'

BENCHES (TYP)

EXISTING GRAVEL PATH

CAR THEN BARN

SADDLE RIVER

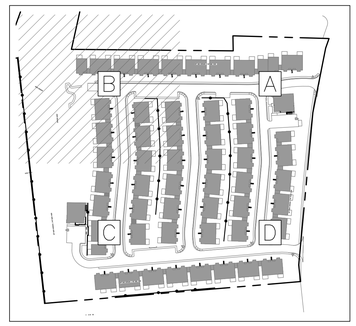
FENCE SEE DETAIL 8 /C-505

MATCHLINE SHEET 133 (SEE KEY PLAN)

20' 10' 0 20'

MATCHLINE SHEET C-131 (SEE KEY PLAN)

KEYPLAN




| SUBMITTAL / REVISIONS | | | | | |
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| DRAWN BY: | TAS |
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**LAYOUT& MATERIALS PLAN B**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 20' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-132**

File Name: C:\Users\tnewhard\AppData\Local\Temp\AcPublish_18900\1587 C130 Layout.dwg (Layout: C-132 )
Date: Thu, Nov 06, 2025 - 9:36 AM (Name: tnewhard)

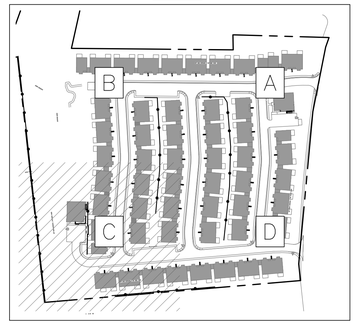
MATCHLINE SHEET 132
(SEE KEY PLAN)

MATCHLINE SHEET 134
(SEE KEY PLAN)

LEGEND:

- ADA SYMBOL, ACTIVE
- SINGLE SIDED SIGN
- BUILDING
- ASPHALT PAVEMENT SEE DETAIL 1/C-505
- CONCRETE SIDEWALK, SEE DETAIL 2/C-505

KEYPLAN




| SUBMITTAL / REVISIONS | | | | | |
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|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

**LAYOUT & MATERIALS PLAN C**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-133**

File Name: C:\Users\tnewhard\AppData\Local\Temp\AcPublish_18900\1587 C130 Layout.dwg (Layout: C-133 )
Date: Thu, Nov 06, 2025 - 9:37 AM (Name: tnewhard)

MATCHLINE SHEET 131
(SEE KEY PLAN)

MATCHLINE SHEET 133
(SEE KEY PLAN)

ROAD D

UNIT 47
UNIT 48
UNIT 49
UNIT 50
UNIT 51
UNIT 52
UNIT 34
UNIT 33
UNIT 32
UNIT 31
UNIT 30
UNIT 29
UNIT 23
UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 98
UNIT 97
UNIT 96
UNIT 95
UNIT 94
UNIT 93
UNIT 92
UNIT 91
UNIT 90

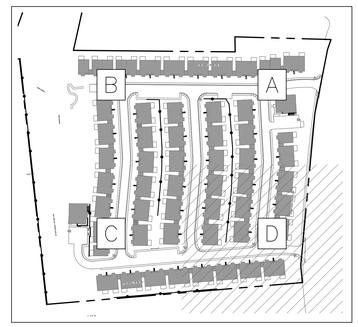
FENCE SEE DETAIL 8 /C-505
4' X 4' CONCRETE PAD TYP.
24.0'
50.2'
50' FRONT SETBACK / 50' FRONT YARD
SADDLE RIVER ROAD (COUNTY ROUTE 72)
(VARIABLE WIDTH RIGHT OF WAY)
RETAINING WALL SEE DETAIL 9/C505
PROPOSED ASPHALT PAVEMENT SECTION SEE DETAIL 1/C-505
16.0'
19.2'
PROVIDE CONCRETE CURB SEE DETAIL 5/C-505
PROVIDE CONCRETE SIDEWALK SEE DETAIL 2/C-505
CROSSWALK SEE DETAIL 12/C505
STOP LINE/STOP SIGN SEE DETAIL 10/C505
TACTILE WARNING SEE DETAIL 11/C505
30.0'
RETAINING WALL SEE DETAIL 9/C505

20' 10' 0 20'

LEGEND:

- ADA SYMBOL, ACTIVE
- SINGLE SIDED SIGN
- BUILDING
- ASPHALT PAVEMENT SEE DETAIL 1/C-505
- CONCRETE SIDEWALK, SEE DETAIL 2/C-505

KEYPLAN




SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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NOT VALID WITHOUT ORIGINAL SIGNATURE

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BLUE RILL ESTATES

**LAYOUT & MATERIALS PLAN D**

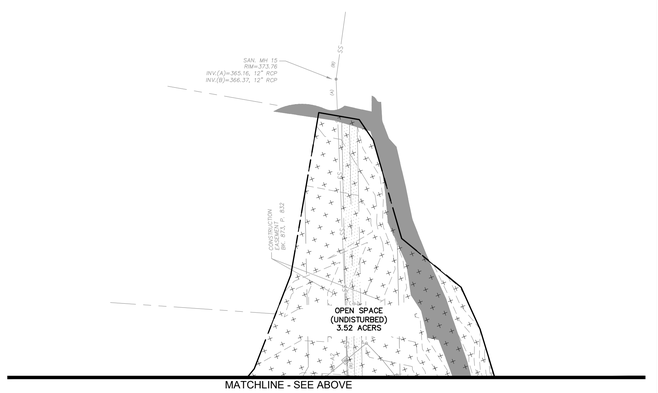
444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-134**

File Name: C:\Users\tnewhard\AppData\Local\Temp\AcPublish_18900\1587 C130 Layout.dwg (Layout: C-134 )
Date: Thu, Nov 06, 2025 - 9:37 AM (Name: tnewhard)

MATCHLINE - SEE BELOW




MATCHLINE - SEE ABOVE

## LEGEND

- CATCH BASIN
- CATCH BASIN, ROUND
- STORM SEWER MANHOLE
- FLARED END SECTION
- WATER QUALITY UNIT
- SANITARY SEWER MANHOLE
- SANITARY SEWER WETWELL
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER GATE VALVE
- WATER CURB STOP
- 22-1/2° WATER BEND
- 45° WATER BEND
- WATER TEE
- SS — SANITARY SEWER LINE
- FM — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER LINE
- W — WATER LINE

## UTILITY KEYED NOTES:

1. 12"x12"x8" TAPPING TEE AND 8" GATE VALVE
2. 8"x8"x8" MJ TEE AND (3) 8" GATE VALVES
3. FIRE HYDRANT, 6" GATE VALVE AND 8"x8"x6" MJ TEE
4. FIRE HYDRANT, 8" GATE VALVE

NOTES:

1. PER 22.0 OF THE SUPPLEMENT OF SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS 2020, NATIONAL GRID SHALL "PROVIDE, INSTALL, AND MAINTAIN THE ENTIRE PRIMARY ELECTRICAL SYSTEM INCLUDING TRANSFORMER, CABLE, CABLE ACCESSORIES, TERMINATIONS, AND OTHER MISCELLANEOUS PRIMARY ELECTRICAL SYSTEM COMPONENTS". LOCATIONS OF SUCH COMPONENTS SHALL BE DETERMINED BY NATIONAL GRID.
2. PER 23.0 OF THE SUPPLEMENT OF SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS 2020, SECONDARY CABLES SHALL BE "FURNISHED, INSTALLED, OWNED, AND MAINTAINED" BY THE DEVELOPER.
3. CONDUIT SHALL BE ENCASED IN CONCRETE AT ALL ROAD, DRIVEWAY, AND PARKING LOT CROSSINGS. REFER TO FIGURE 20.0-1 OF THE SUPPLEMENT OF SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS 2020 FOR TRENCH DETAIL(S).
4. SANITARY SEWER LATERALS SHALL MAINTAIN A MINIMUM SLOPE OF 2.0% WHERE APPLICABLE.

SUBMITTAL / REVISIONS

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| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

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**UTILITIES PLAN**

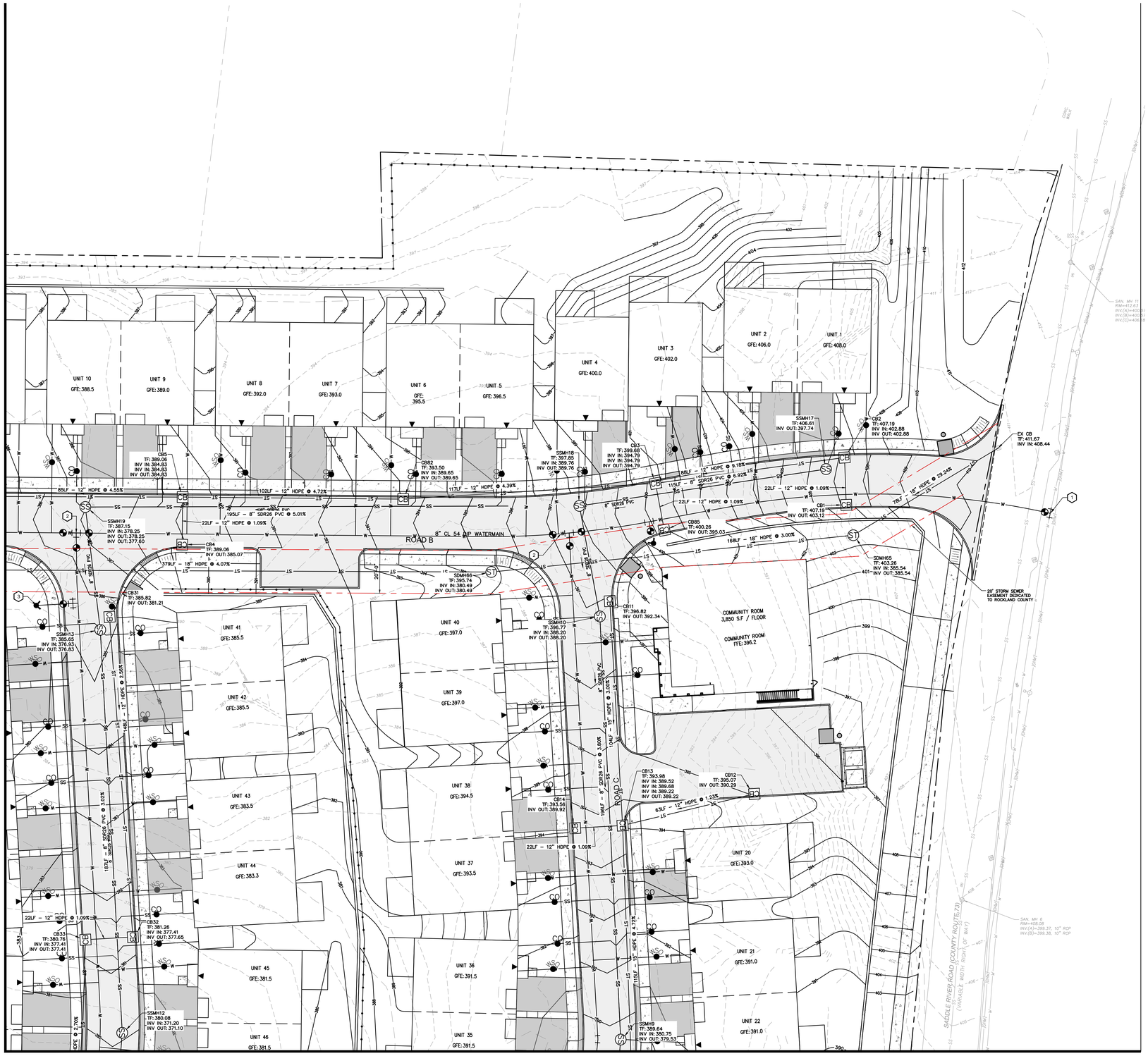
444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-140**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C140 Utilities.dwg (Layout: C-140 )
Date: Thu, Nov 06, 2025 - 9:41 AM (Name: tnewhard)

MATCHLINE
(SEE KEY PLAN)




MATCHLINE
(SEE KEY PLAN)

20' 10' 0 20'

## LEGEND

- CB — CATCH BASIN
- CB — CATCH BASIN, ROUND
- SD — STORM SEWER MANHOLE
- FES — FLARED END SECTION
- WQU — WATER QUALITY UNIT
- SS — SANITARY SEWER MANHOLE
- SSWW — SANITARY SEWER WETWELL
- SSCO — SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER GATE VALVE
- WCS — WATER CURB STOP
- 22-1/2" WATER BEND
- 45° WATER BEND
- WATER TEE
- SS — SANITARY SEWER LINE
- FM — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER LINE
- W — WATER LINE

## UTILITY KEYED NOTES:

1. 12"x12"x8" TAPPING TEE AND 8" GATE VALVE
2. 8"x8"x8" MJ TEE AND (3) 8" GATE VALVES
3. FIRE HYDRANT, 6" GATE VALVE AND 8"x8"x6" MJ TEE
4. FIRE HYDRANT, 8" GATE VALVE

NOTES:

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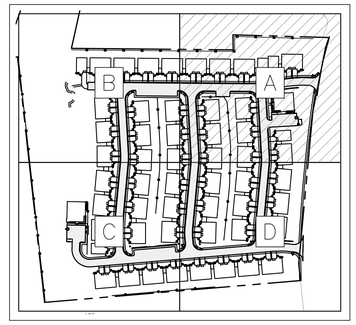
4. SANITARY SEWER LATERALS SHALL MAINTAIN A MINIMUM SLOPE OF 2.0% WHERE APPLICABLE.

KEYPLAN




SUBMITTAL / REVISIONS

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| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
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| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

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| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

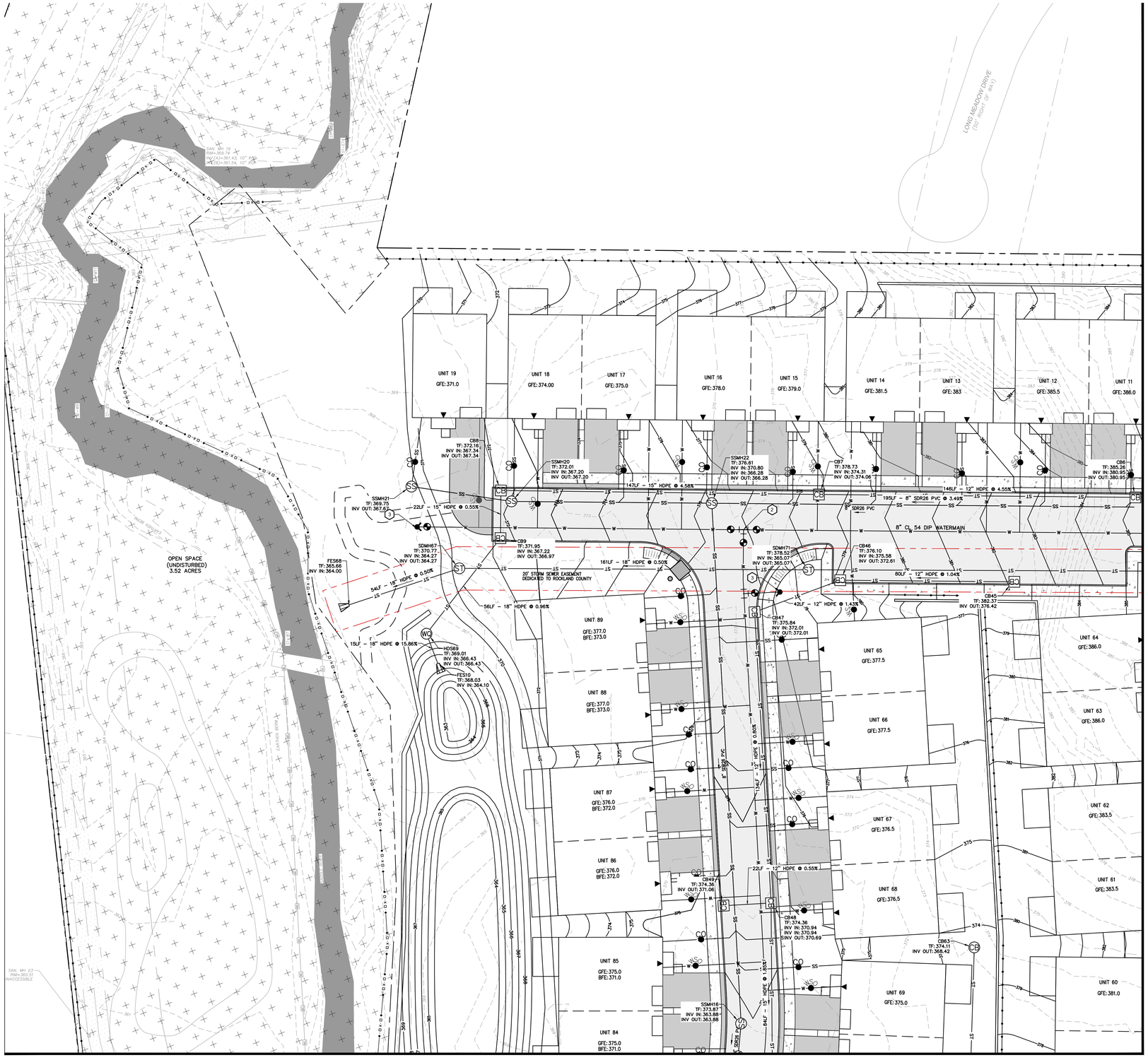
**UTILITIES PLAN A**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-141**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C140 Utilities.dwg (Layout: C-141 )
Date: Thu, Nov 06, 2025 - 9:42 AM (Name: tnewhard)




## LEGEND

- CB — CATCH BASIN
- CB — CATCH BASIN, ROUND
- SD — STORM SEWER MANHOLE
- FES — FLARED END SECTION
- WQ — WATER QUALITY UNIT
- SS — SANITARY SEWER MANHOLE
- SSWW — SANITARY SEWER WETWELL
- CO — SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER GATE VALVE
- WSO — WATER CURB STOP
- 22-1/2" WATER BEND
- 45° WATER BEND
- WATER TEE
- SS — SANITARY SEWER LINE
- FM — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER LINE
- W — WATER LINE

## UTILITY KEYED NOTES:

[1] 12"x12"x8" TAPPING TEE AND 8" GATE VALVE

[2] 8"x8"x8" MJ TEE AND (3) 8" GATE VALVES

[3] FIRE HYDRANT, 6" GATE VALVE AND 8"x8"x6" MJ TEE

[4] FIRE HYDRANT, 8" GATE VALVE

NOTES:

1. PER 22.0 OF THE SUPPLEMENT OF SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS 2020, NATIONAL GRID SHALL "PROVIDE, INSTALL, AND MAINTAIN THE ENTIRE PRIMARY ELECTRICAL SYSTEM INCLUDING TRANSFORMER, CABLE, CABLE ACCESSORIES, TERMINATIONS, AND OTHER MISCELLANEOUS PRIMARY ELECTRICAL SYSTEM COMPONENTS". LOCATIONS OF SUCH COMPONENTS SHALL BE DETERMINED BY NATIONAL GRID.
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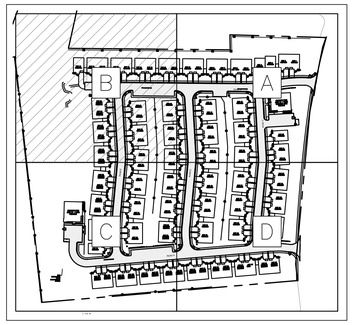
4. SANITARY SEWER LATERALS SHALL MAINTAIN A MINIMUM SLOPE OF 2.0% WHERE APPLICABLE.

## KEYPLAN




| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

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|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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**UTILITIES PLAN B**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-142**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C140 Utilities.dwg (Layout: C-142 )
Date: Thu, Nov 06, 2025 - 9:42 AM (Name: tnewhard)

MATCHLINE
(SEE KEY PLAN)

MATCHLINE
(SEE KEY PLAN)

## LEGEND

- CB — CATCH BASIN
- CB — CATCH BASIN, ROUND
- SM — STORM SEWER MANHOLE
- FES — FLARED END SECTION
- WQU — WATER QUALITY UNIT
- SS — SANITARY SEWER MANHOLE
- SSWW — SANITARY SEWER WETWELL
- SS — SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER GATE VALVE
- WATER CURB STOP
- 22-1/2° WATER BEND
- 45° WATER BEND
- WATER TEE
- SS — SANITARY SEWER LINE
- FM — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER LINE
- W — WATER LINE

## UTILITY KEYED NOTES:

[1] 12"x12"x8" TAPPING TEE AND 8" GATE VALVE

[2] 8"x8"x8" MJ TEE AND (3) 8" GATE VALVES

[3] FIRE HYDRANT, 6" GATE VALVE AND 8"x8"x6" MJ TEE

[4] FIRE HYDRANT, 8" GATE VALVE

NOTES:

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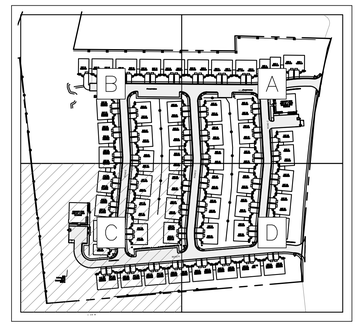
4. SANITARY SEWER LATERALS SHALL MAINTAIN A MINIMUM SLOPE OF 2.0% WHERE APPLICABLE.

KEYPLAN




20' 10' 0 20'

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
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BLUE RILL ESTATES

**UTILITIES PLAN C**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-143**

File Name: F:\MJ\1587 - Blue Rill Estates\1587 C140 Utilities.dwg (Layout: C-143 )
Date: Thu, Nov 06, 2025 - 9:43 AM (Name: tnewhard)

## LEGEND

- CB — CATCH BASIN
- CB — CATCH BASIN, ROUND
- SD — STORM SEWER MANHOLE
- FES — FLARED END SECTION
- WQ — WATER QUALITY UNIT
- SS — SANITARY SEWER MANHOLE
- SSWW — SANITARY SEWER WETWELL
- CO — SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER GATE VALVE
- WS — WATER CURB STOP
- 22-1/2° WATER BEND
- 45° WATER BEND
- WATER TEE
- SS — SANITARY SEWER LINE
- FM — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER LINE
- W — WATER LINE

## UTILITY KEYED NOTES:

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2. 8"x8"x8" MJ TEE AND (3) 8" GATE VALVES
3. FIRE HYDRANT, 6" GATE VALVE AND 8"x8"x6" MJ TEE
4. FIRE HYDRANT, 8" GATE VALVE

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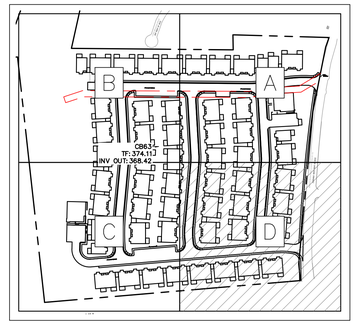
## KEYPLAN




| SUBMITTAL / REVISIONS | | | | | |
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| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
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| PROJ. MANAGER: | DL |
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BLUE RILL ESTATES

**UTILITIES PLAN D**

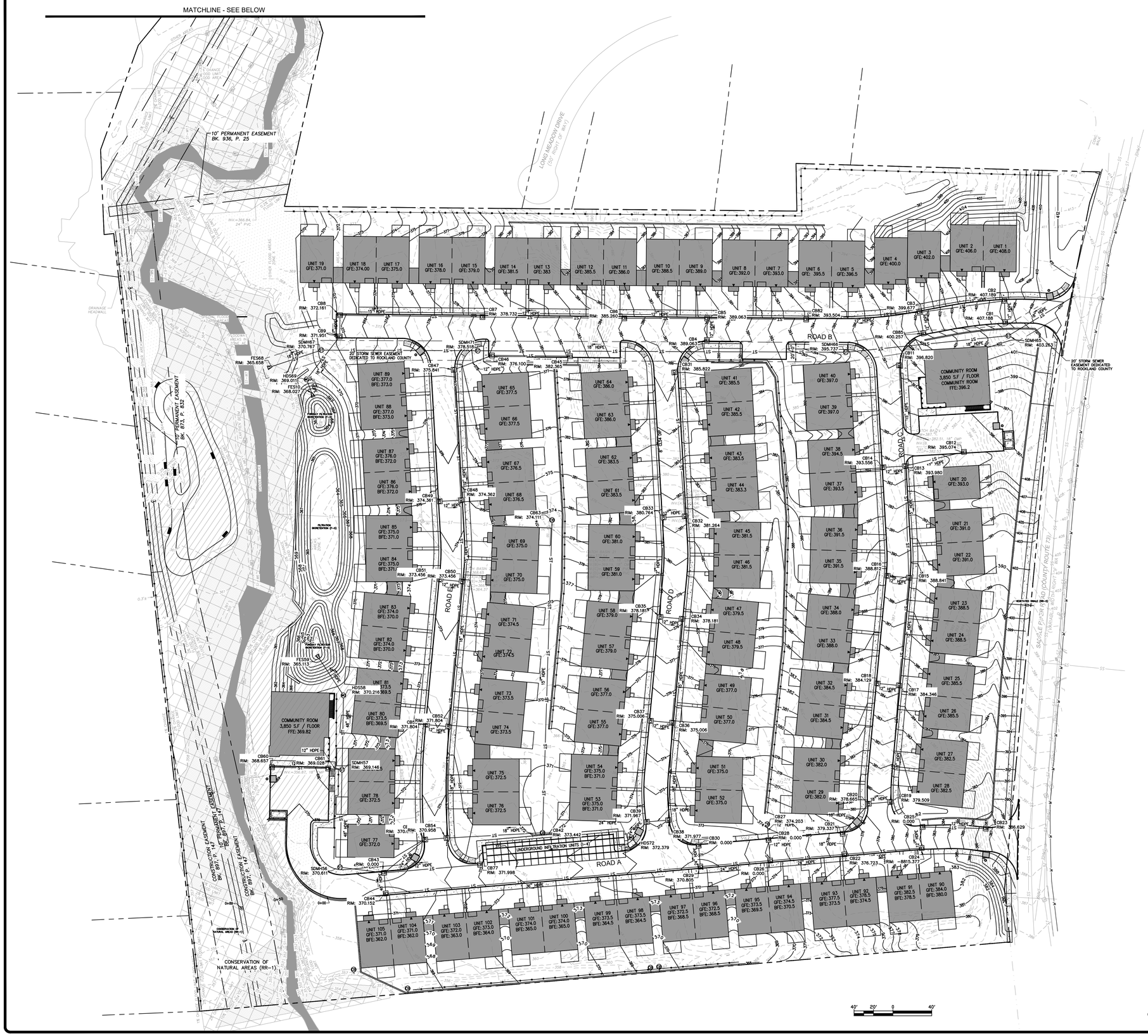
444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-144**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C140 Utilities.dwg (Layout: C-144 )
Date: Thu, Nov 06, 2025 - 9:43 AM (Name: tnewhard)

MATCHLINE - SEE BELOW




MATCHLINE - SEE ABOVE

**PROPOSED LEGEND**

- 350 — TOPOGRAPHIC CONTOUR LINE
- ST — STORM SEWER LINE
- FENCE, ENVIRONMENTAL
- CB — CATCH BASIN
- CB — CATCH BASIN, ROUND
- ST — STORM SEWER MANHOLE
- FLARED END SECTION
- WQ — WATER QUALITY UNIT

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

**GRADING PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-150**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C150 Grading.dwg (Layout: C-150 )
Date: Thu, Nov 06, 2025 - 9:44 AM (Name: tnewhard)

MATCHLINE
(SEE KEY PLAN)

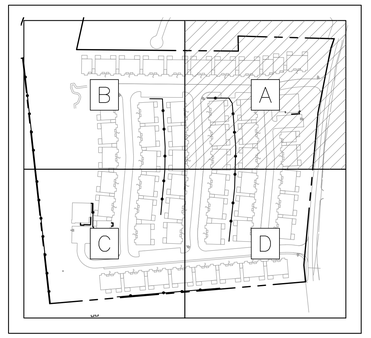
20' 10' 0 20'

20'x40'

**PROPOSED LEGEND**

| | |
|---|---|
| 350 | TOPOGRAPHIC CONTOUR LINE |
| ST | STORM SEWER LINE |
| | FENCE, ENVIRONMENTAL |
| CB | CATCH BASIN |
| CB | CATCH BASIN, ROUND |
| ST | STORM SEWER MANHOLE |
| | FLARED END SECTION |
| WQ | WATER QUALITY UNIT |

**KEYPLAN**




SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
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| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
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BLUE RILL ESTATES

**GRADING PLAN A**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-151**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C150 Grading.dwg (Layout: C-151 )
Date: Thu, Nov 06, 2025 - 9:45 AM (Name: tnewhard)

MATCHLINE
(SEE KEY PLAN)

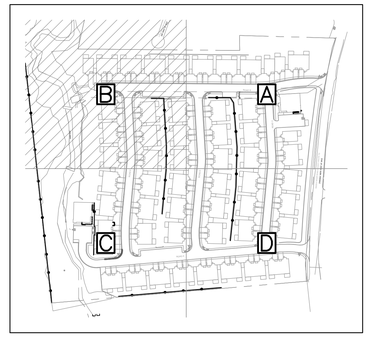
20' 10' 0 20'

20'40'0'

**PROPOSED LEGEND**

| | |
|---|---|
| 350 | TOPOGRAPHIC CONTOUR LINE |
| ST | STORM SEWER LINE |
| FENCE, ENVIRONMENTAL | |
| CB | CATCH BASIN |
| CB | CATCH BASIN, ROUND |
| ST | STORM SEWER MANHOLE |
| | FLARED END SECTION |
| WQ | WATER QUALITY UNIT |

**KEYPLAN**




| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
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| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

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| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
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BLUE RILL ESTATES

**GRADING PLAN A**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-152**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C150 Grading.dwg (Layout: C-152 )
Date: Thu, Nov 06, 2025 - 9:45 AM (Name: tnewhard)

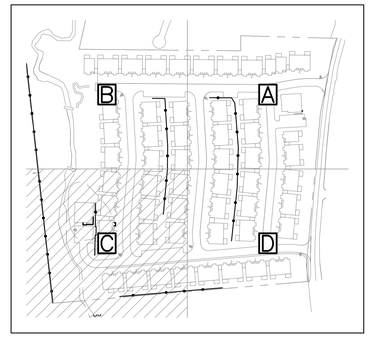
MATCHLINE
(SEE KEY PLAN)

20' 10' 0 20'

**PROPOSED LEGEND**

| | |
|---|---|
| 350 | TOPOGRAPHIC CONTOUR LINE |
| ST | STORM SEWER LINE |
| | FENCE, ENVIRONMENTAL |
| CB | CATCH BASIN |
| CB | CATCH BASIN, ROUND |
| ST | STORM SEWER MANHOLE |
| | FLARED END SECTION |
| WQ | WATER QUALITY UNIT |

**KEYPLAN**

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**GRADING PLAN A**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-153**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C150 Grading.dwg (Layout: C-153 )
Date: Thu, Nov 06, 2025 - 9:46 AM (Name: tnewhard)

MATCHLINE
(SEE KEY PLAN)

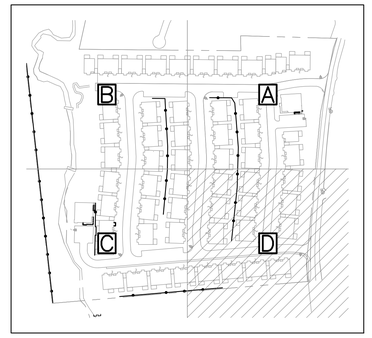
20' 10' 0 20'

20'40'0'

**PROPOSED LEGEND**

| | |
|---|---|
| 350 | TOPOGRAPHIC CONTOUR LINE |
| ST | STORM SEWER LINE |
| x x | FENCE, ENVIRONMENTAL |
| CB | CATCH BASIN |
| CB | CATCH BASIN, ROUND |
| ST | STORM SEWER MANHOLE |
| | FLARED END SECTION |
| WQ | WATER QUALITY UNIT |

**KEYPLAN**




SUBMITTAL / REVISIONS

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| DRAWN BY: | TAS |
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**GRADING PLAN A**

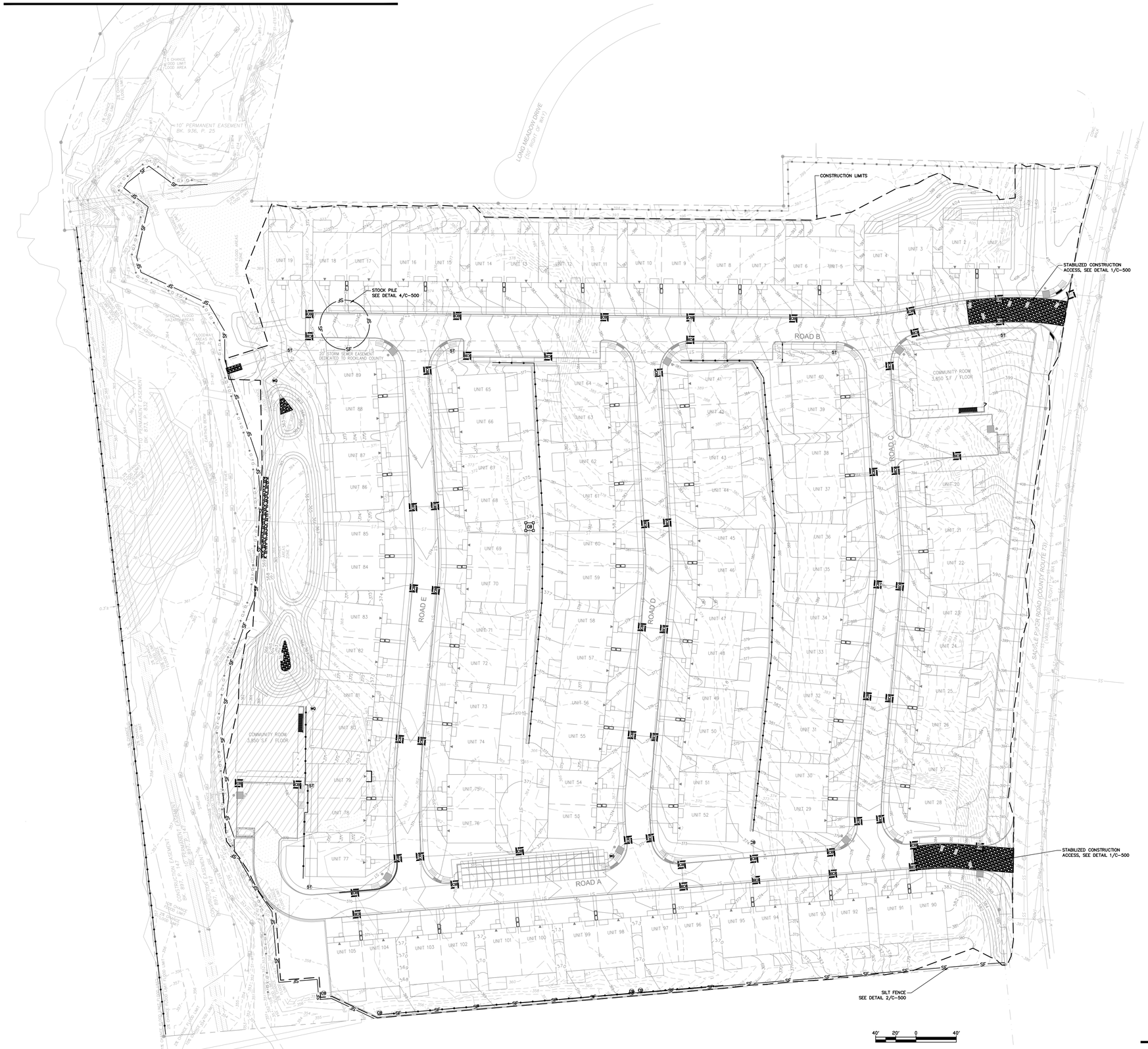
444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-154**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C150 Grading.dwg (Layout: C-154 )
Date: Thu, Nov 06, 2025 - 9:46 AM (Name: tnewhard)

MATCHLINE - SEE BELOW




**PROPOSED LEGEND**

- 350 — TOPOGRAPHIC CONTOUR LINE
- ENVIRONMENTAL FENCING, SEE DETAIL 8/C-500
- SF — SILT FENCE, SEE DETAIL 2/C-500
- IN-PAVEMENT INLET PROTECTION, SEE DETAIL 5/C-500
- OUT-OF-PAVEMENT INLET PROTECTION, SEE DETAIL 7/C-500
- CULVERT STONE-LINED APRON PROTECTION, SEE DETAIL 6/C-500
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP

MATCHLINE - SEE ABOVE

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
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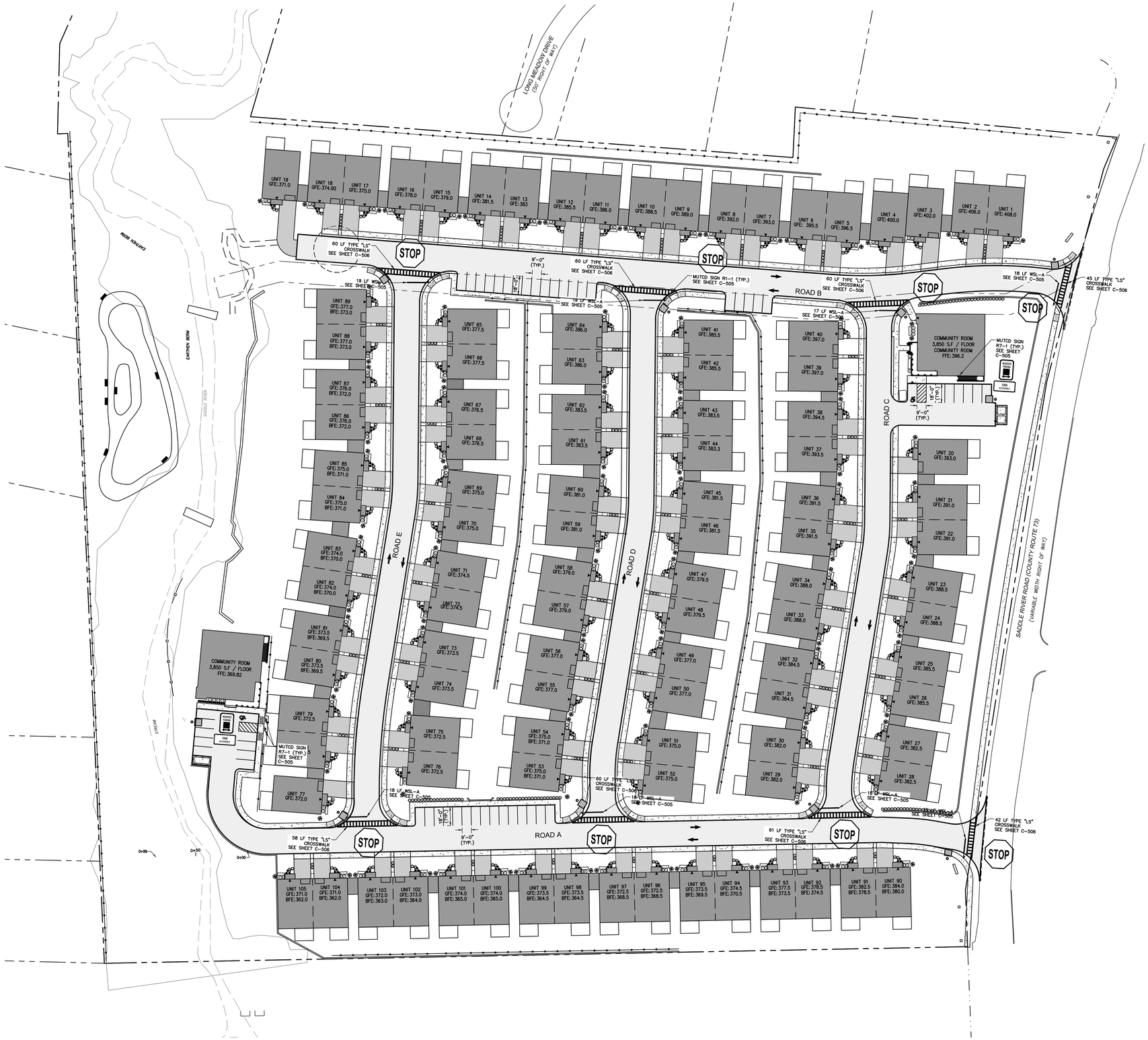
# EROSION AND SEDIMENT CONTROL PLAN

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-160**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C160 Erosion Control.dwg (Layout: C-160 )
Date: Thu, Nov 06, 2025 - 9:47 AM (Name: tnewhard)




| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | #### |
| DESIGNED BY: | #### |
| DRAWN BY: | #### |
| CHECKED BY: | #### |

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BLUE RILL ESTATES

**SIGNAGE AND STRIPING PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | 1" = 40' |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-170**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C170 Signage and Striping Plan.dwg (Layout: C-170 )
Date: Thu, Nov 06, 2025 - 9:50 AM (Name: tnewhard)

LEGEND:

SPECIES QUANTITY
MONUMENT SIGN
EVERGREEN TREE
DECIDUOUS TREE
SHRUB
ORNAMENTAL GRASS
POLE LUMINAIRES

| PLANT SCHEDULE | | | | | |
|---|---|---|---|---|---|
| **Form** | **Abbrv.** | ***Scientific Name*** | **Common Name** | **Size/Form** | **Spacing** |
| **Grasses:** | | | | | |
| | PA | Pennisetum alopecuroides 'Hameln' | Hameln Fountain Grass-dwarf | 5" Plug or #1 Pot | 2-3' o.c. |
| | SN | *Sorghastrum nutans* | Indiangrass | 5" Plug or #1 Pot | 3-4' o.c. |
| **Shrubs:** | | | | | |
| | BM | *Buxus microphylla 'Baby Gem'* | Boxwood | #3 Pot 1-2' Ht./Spread | 3-4' o.c. |
| | IG | *Ilex glabra 'Densa'* | Inkberry | #5 Pot, 2-3' Ht./Spread | 4-5' o.c. |
| | NM | Nepeta mussinii 'Walker's Low' | Walker's Low Catmint | #1 Pot | 18-30" o.c. |
| | RA | Rhus aromatica 'Gro-Low' | Grow Low Fragrant Sumac | #2 Pot | 3-4' o.c. |
| | VP | *Viburnum plicatum tomentosum 'Mariesii'* | Mariesi Doublefile Viburnum | #7 Pot,>3' Ht./Spread | As Shown |
| | VT | *Viburnum trilobum 'Bailey Compact'* | Highbush Cranberry | #7 Pot, >3' Ht./Spread | 5-6' o.c. |
| **Trees:** | | | | | |
| | AR | Acer rubrum'October Glory' | October Glory Red Maple | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | BN | Betula nigra 'Heritage' | Heritage River Birch | B&B, 8-10' Ht. >1.5" Cal. | As Shown |
| | CB | *Catalpa bignonioides* | Catalpa | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | CC | *Cercis canadensis* | Eastern Redbud | B&B, 6-8' Ht. >1.5" Cal. | As Shown |
| | GT | *Gleditsia triacanthos* | Honey Locust | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | JVC | Juniperus virginiana 'Canaertii' | Canaertii Red Cedar | B&B, 6-8' Ht. | 8-9' o.c. |
| | LS | *Liquidambar styraciflua 'Slender Silhouette'* | Sweetgum fastigate | B&B, 8-10' Ht. >2" Cal. | As Shown |
| | NS | *Nyssa sylvatica* | Black Tupelo | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | OV | *Ostrya virginiana* | Hop Hornbeam | B&B, 6-8' Ht. >1.5" Cal. | As Shown |
| | TA | *Tilia americana* | Basswood | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | TO | *Thuja occidentalis* | Northern White Cedar | B&B, 6-8' Ht. | 5-6' o.c. |
| | QA | *Quercus alba* | White Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QC | *Quercus coccinea* | Scarlet Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QP | *Quercus palustris* | Pin Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QR | *Quercus robar 'Fastigiata'* | Columnar English Oak | B&B, 8-10' Ht. >2" Cal. | As Shown |

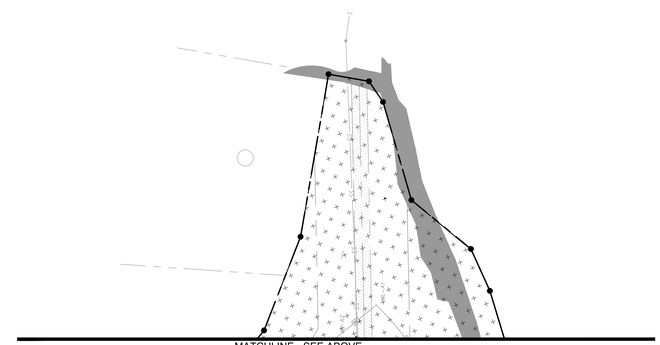
LANDSCAPE NOTES:

1. PLANTING MATERIAL TO BE CONTRACT GROWN BY NURSERY(S) WITH MINIMUM 3-YEARS EXPERIENCE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANT SUBSTITUTES MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
5. ANY PLANTS REMAINING UNPLANTED ON THE SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED INCLUDING BUT NOT LIMITED TO WATER AND SHADE. ANY DAMAGED, DECLINING, STRESSED, OR PLANTS OTHERWISE DEEMED UN FIT SHALL BE REPLACED AS DIRECTED, AT THE CONTRACTOR'S EXPENSE.
6. REMOVE AND LEGALLY DISPOSE OF EXISTING WEEDS OR NEW YORK STATE LISTED INVASIVE SPECIES FROM THE SITE PRIOR TO PLANTING.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS TO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
8. PRIOR TO COMMENCING PLANTING, THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL THE TREES FOR THE OWNER'S REPRESENTATIVE'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE OWNER'S REPRESENTATIVE. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE SOIL AMENDMENT RATIOS.
10. ALL PLANT MATERIAL TO BE VIGOROUS, AND FREE OF INJURY OR DEFECTS.
11. PLANT MATERIAL THAT HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE MAY BE REJECTED UPON DELIVERY TO THE SITE. CONTRACTOR IS RESPONSIBLE FOR PLANT REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.
12. PLANT QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR TO SUPPLY AND INSTALL ALL PLANTING SHOWN ON PLANS.
13. IN CASE OF DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON DRAWING VERSUS IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE SCHEDULE SHALL BE USED.
14. ALL PLANT TAGS MUST REMAIN ON THE PLANT MATERIAL UNTIL THE OWNER'S REPRESENTATIVE REVIEWS THE LAYOUT, APPROVES QUANTITIES, AND PROVIDES WRITTEN NOTICE OF FINAL ACCEPTANCE.
15. AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK (MAINTENANCE GUARANTEE) FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION). ANY PLANT MATERIAL WHICH DIES OR DEFOLIATES WITHIN THE SPECIFIED WARRANTY PERIOD SHALL BE REMOVED AND REPLACED.

| LUMINAIRE SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| TYPE | DESCRIPTION | FIXTURE B.O.D. | LENS/DIFFUSER | VOLTAGE | LAMPS | BALLAST B.O.D. | MOUNTING | INSTALL ON DIMMING SWITCH |
| P# | LED DOWNLIGHT PENDANT | AMERELUX DOWNLIGHT PENDANT-MEDIUM 22" FIXTURE: DPM-40.3M.T4.30.600 M.BLK MOUNTING: CBR01-1-24-L.BLK | ACRYLIC | 120V | 70W LED, 4000K 9236L | 0-10V DIMMING DRIVER | AMERLUX COLUMBIA SERIES POLE MODEL: AP7204.16.BLK | NO |

LUMINAIRE SCHEDULE NOTES:

1. MODELS ARE GIVEN FOR QUALITY ONLY. SUBSTITUTE LIGHT FIXTURES SHALL BE OF APPROVED EQUAL OR GREATER QUALITY..
2. LIGHT FIXTURE TO BE DARK-SKY COMPLIANT AND UL-LISTED FOR WET LOCATIONS.




SUBMITTAL / REVISIONS

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| | |
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| DRAWN BY: | TAS |
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BLUE RILL ESTATES

**LANDSCAPING PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-180**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C180 Landscape.dwg (Layout: C-180 )
Date: Thu, Nov 06, 2025 - 9:50 AM (Name: tnewhard)

LEGEND:

SPECIES QUANTITY
MONUMENT SIGN
EVERGREEN TREE
DECIDUOUS TREE
SHRUB
ORNAMENTAL GRASS
POLE LUMINAIRES

PLANT SCHEDULE

| Form | Abbrv. | *Scientific Name* | Common Name | Size/Form | Spacing |
|---|---|---|---|---|---|
| **Grasses:** | | | | | |
| | PA | Pennisetum alopecuroides 'Hameln' | Hameln Fountain Grass-dwarf | 5" Plug or #1 Pot | 2-3' o.c. |
| | SN | *Sorghastrum nutans* | Indiangrass | 5" Plug or #1 Pot | 3-4' o.c. |
| **Shrubs:** | | | | | |
| | BM | *Buxus microphylla 'Baby Gem'* | Boxwood | #3 Pot 1-2' Ht./Spread | 3-4' o.c. |
| | IG | *Ilex glabra 'Densa'* | Inkberry | #5 Pot, 2-3' Ht./Spread | 4-5' o.c. |
| | NM | Nepeta mussinii 'Walker's Low' | Walker's Low Catmint | #1 Pot | 18-30" o.c. |
| | RA | Rhus aromatica 'Gro-Low' | Grow Low Fragrant Sumac | #2 Pot | 3-4' o.c. |
| | VP | *Viburnum plicatum tomentosum 'Mariesii'* | Mariesi Doublefile Viburnum | #7 Pot,>3' Ht./Spread | As Shown |
| | VT | *Viburnum trilobum 'Bailey Compact'* | Highbush Cranberry | #7 Pot, >3' Ht./Spread | 5-6' o.c. |
| **Trees:** | | | | | |
| | AR | Acer rubrum'October Glory' | October Glory Red Maple | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | BN | Betula nigra 'Heritage' | Heritage River Birch | B&B, 8-10' Ht. >1.5" Cal. | As Shown |
| | CB | *Catalpa bignonioides* | Catalpa | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | CC | *Cercis canadensis* | Eastern Redbud | B&B, 6-8' Ht. >1.5" Cal. | As Shown |
| | GT | *Gleditsia triacanthos* | Honey Locust | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | JVC | Juniperus virginiana 'Canaertii' | Canaertii Red Cedar | B&B, 6-8' Ht. | 8-9' o.c. |
| | LS | *Liquidambar styraciflua 'Slender Silhouette'* | Sweetgum fastigate | B&B, 8-10' Ht. >2" Cal. | As Shown |
| | NS | *Nyssa sylvatica* | Black Tupelo | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | OV | *Ostrya virginiana* | Hop Hornbeam | B&B, 6-8' Ht. >1.5" Cal. | As Shown |
| | TA | *Tilia americana* | Basswood | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | TO | *Thuja occidentalis* | Northern White Cedar | B&B, 6-8' Ht. | 5-6' o.c. |
| | QA | *Quercus alba* | White Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QC | *Quercus coccinea* | Scarlet Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QP | *Quercus palustris* | Pin Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QR | *Quercus robar 'Fastigiata'* | Columnar English Oak | B&B, 8-10' Ht. >2" Cal. | As Shown |

LANDSCAPE NOTES:

1. PLANTING MATERIAL TO BE CONTRACT GROWN BY NURSERY(S) WITH MINIMUM 3–YEARS EXPERIENCE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANT SUBSTITUTES MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
5. ANY PLANTS REMAINING UNPLANTED ON THE SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED INCLUDING BUT NOT LIMITED TO WATER AND SHADE. ANY DAMAGED, DECLINING, STRESSED, OR PLANTS OTHERWISE DEEMED UN FIT SHALL BE REPLACED AS DIRECTED, AT THE CONTRACTOR'S EXPENSE.
6. REMOVE AND LEGALLY DISPOSE OF EXISTING WEEDS OR NEW YORK STATE LISTED INVASIVE SPECIES FROM THE SITE PRIOR TO PLANTING.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS TO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
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15. AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
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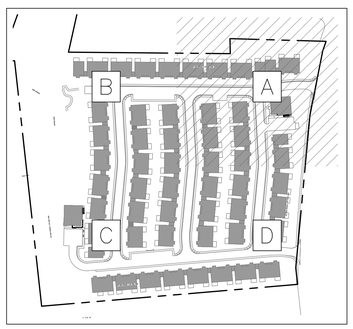
**KEYPLAN**




SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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NOT FOR CONSTRUCTION

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

**LANDSCAPING PLAN A**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-181**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C180 Landscape.dwg (Layout: C-181 )
Date: Thu, Nov 06, 2025 - 9:50 AM (Name: tnewhard)

LEGEND:

- SPECIES QUANTITY
- MONUMENT SIGN
- EVERGREEN TREE
- DECIDUOUS TREE
- SHRUB
- ORNAMENTAL GRASS
- POLE LUMINAIRES

MATCHLINE SHEET C-131
(SEE KEY PLAN)

PLANT SCHEDULE

| Form | Abbrv. | *Scientific Name* | Common Name | Size/Form | Spacing |
|---|---|---|---|---|---|
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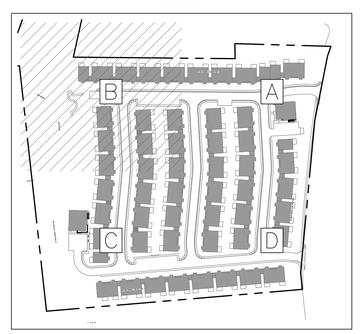
KEYPLAN

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BLUE RILL ESTATES

**LANDSCAPING PLAN B**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-182**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C180 Landscape.dwg (Layout: C-182 )
Date: Thu, Nov 06, 2025 - 9:50 AM (Name: tnewhard)

MATCHLINE SHEET 132
(SEE KEY PLAN)

MATCHLINE SHEET 134
(SEE KEY PLAN)

LEGEND:

- SPECIES QUANTITY
- MONUMENT SIGN
- EVERGREEN TREE
- DECIDUOUS TREE
- SHRUB
- ORNAMENTAL GRASS
- POLE LUMINAIRES

| PLANT SCHEDULE | | | | | |
|---|---|---|---|---|---|
| **Form** | **Abbrv.** | ***Scientific Name*** | **Common Name** | **Size/Form** | **Spacing** |
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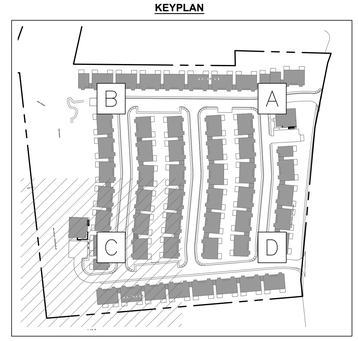
**KEYPLAN**




SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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BLUE RILL ESTATES

**LANDSCAPING PLAN C**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-183**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C180 Landscape.dwg (Layout: C-183 )
Date: Thu, Nov 06, 2025 - 9:51 AM (Name: tnewhard)

MATCHLINE SHEET 131
(SEE KEY PLAN)

MATCHLINE SHEET 133
(SEE KEY PLAN)

LEGEND:

- SPECIES QUANTITY
- MONUMENT SIGN
- EVERGREEN TREE
- DECIDUOUS TREE
- SHRUB
- ORNAMENTAL GRASS
- POLE LUMINAIRES

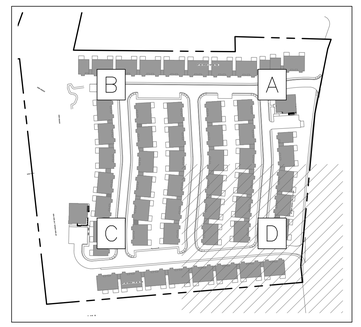
PLANT SCHEDULE

| Form | Abbrv. | *Scientific Name* | Common Name | Size/Form | Spacing |
|---|---|---|---|---|---|
| **Grasses:** | | | | | |
| | PA | Pennisetum alopecuroides 'Hameln' | Hameln Fountain Grass-dwarf | 5" Plug or #1 Pot | 2-3' o.c. |
| | SN | *Sorghastrum nutans* | Indiangrass | 5" Plug or #1 Pot | 3-4' o.c. |
| **Shrubs:** | | | | | |
| | BM | *Buxus microphylla 'Baby Gem'* | Boxwood | #3 Pot 1-2' Ht./Spread | 3-4' o.c. |
| | IG | *Ilex glabra 'Densa'* | Inkberry | #5 Pot, 2-3' Ht./Spread | 4-5' o.c. |
| | NM | Nepeta mussinii 'Walker's Low' | Walker's Low Catmint | #1 Pot | 18-30" o.c. |
| | RA | Rhus aromatica 'Gro-Low' | Grow Low Fragrant Sumac | #2 Pot | 3-4' o.c. |
| | VP | *Viburnum plicatum tomentosum 'Mariesii'* | Mariesi Doublefile Viburnum | #7 Pot,>3' Ht./Spread | As Shown |
| | VT | *Viburnum trilobum 'Bailey Compact'* | Highbush Cranberry | #7 Pot, >3' Ht./Spread | 5-6' o.c. |
| **Trees:** | | | | | |
| | AR | Acer rubrum'October Glory' | October Glory Red Maple | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | BN | Betula nigra 'Heritage' | Heritage River Birch | B&B, 8-10' Ht. >1.5" Cal. | As Shown |
| | CB | *Catalpa bignonioides* | Catalpa | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | CC | *Cercis canadensis* | Eastern Redbud | B&B, 6-8' Ht. >1.5" Cal. | As Shown |
| | GT | *Gleditsia triacanthos* | Honey Locust | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | JVC | Juniperus virginiana 'Canaertii' | Canaertii Red Cedar | B&B, 6-8' Ht. | 8-9' o.c. |
| | LS | *Liquidambar styraciflua 'Slender Silhouette'* | Sweetgum fastigate | B&B, 8-10' Ht. >2" Cal. | As Shown |
| | NS | *Nyssa sylvatica* | Black Tupelo | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | OV | *Ostrya virginiana* | Hop Hornbeam | B&B, 6-8' Ht. >1.5" Cal. | As Shown |
| | TA | *Tilia americana* | Basswood | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | TO | *Thuja occidentalis* | Northern White Cedar | B&B, 6-8' Ht. | 5-6' o.c. |
| | QA | *Quercus alba* | White Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QC | *Quercus coccinea* | Scarlet Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QP | *Quercus palustris* | Pin Oak | B&B, 10-12' Ht. >2" Cal. | As Shown |
| | QR | *Quercus robar 'Fastigiata'* | Columnar English Oak | B&B, 8-10' Ht. >2" Cal. | As Shown |

LANDSCAPE NOTES:

1. PLANTING MATERIAL TO BE CONTRACT GROWN BY NURSERY(S) WITH MINIMUM 3-YEARS EXPERIENCE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANT SUBSTITUTES MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
5. ANY PLANTS REMAINING UNPLANTED ON THE SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED INCLUDING BUT NOT LIMITED TO WATER AND SHADE. ANY DAMAGED, DECLINING, STRESSED, OR PLANTS OTHERWISE DEEMED UN FIT SHALL BE REPLACED AS DIRECTED, AT THE CONTRACTOR'S EXPENSE.
6. REMOVE AND LEGALLY DISPOSE OF EXISTING WEEDS OR NEW YORK STATE LISTED INVASIVE SPECIES FROM THE SITE PRIOR TO PLANTING.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS TO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
8. PRIOR TO COMMENCING PLANTING, THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL THE TREES FOR THE OWNER'S REPRESENTATIVE'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE OWNER'S REPRESENTATIVE. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE SOIL AMENDMENT RATIOS.
10. ALL PLANT MATERIAL TO BE VIGOROUS, AND FREE OF INJURY OR DEFECTS.
11. PLANT MATERIAL THAT HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE MAY BE REJECTED UPON DELIVERY TO THE SITE. CONTRACTOR IS RESPONSIBLE FOR PLANT REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.
12. PLANT QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR TO SUPPLY AND INSTALL ALL PLANTING SHOWN ON PLANS.
13. IN CASE OF DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON DRAWING VERSUS IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE SCHEDULE SHALL BE USED.
14. ALL PLANT TAGS MUST REMAIN ON THE PLANT MATERIAL UNTIL THE OWNER'S REPRESENTATIVE REVIEWS THE LAYOUT, APPROVES QUANTITIES, AND PROVIDES WRITTEN NOTICE OF FINAL ACCEPTANCE.
15. AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK (MAINTENANCE GUARANTEE) FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION). ANY PLANT MATERIAL WHICH DIES OR DEFOLIATES WITHIN THE SPECIFIED WARRANTY PERIOD SHALL BE REMOVED AND REPLACED.

KEYPLAN

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| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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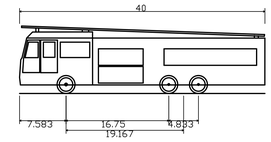
**LANDSCAPING PLAN D**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 20'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-184**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C180 Landscape.dwg (Layout: C-184 )
Date: Thu, Nov 06, 2025 - 9:51 AM (Name: tnewhard)




| E-ONE HP100 Aerial | |
|---|---|
| Overall Length | 40.000ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.000ft |
| Min Body Ground Clearance | 1.393ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 45.00° |

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| PROJ. MANAGER: | DJL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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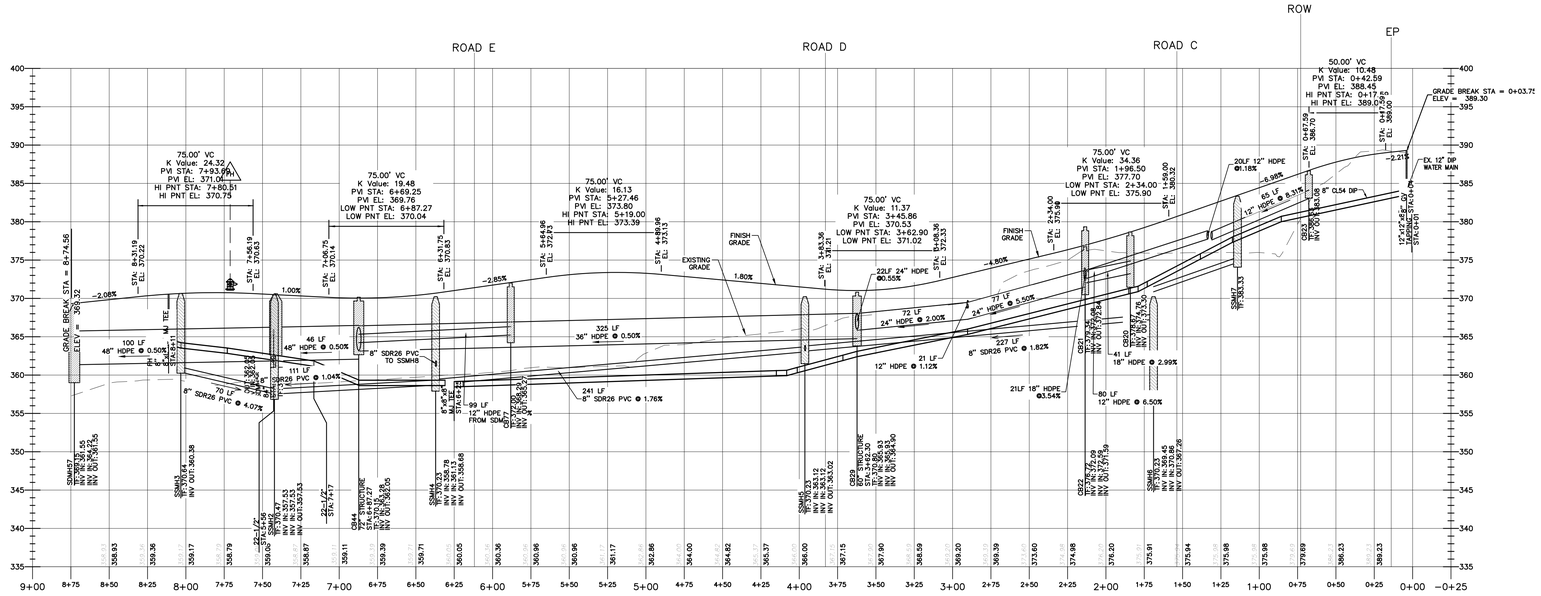
**TRUCK TURINING MOVEMENT PLAN**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE:
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C -190**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C190 Truck Turning Movement.dwg (Layout: C -190 )
Date: Thu, Nov 06, 2025 - 10:00 AM (Name: tnewhard)


ROAD E
ROAD D
ROAD C
ROW
EP
75.00' VC
K Value: 24.32
PVI STA: 7+93.99
PVI EL: 371.06
HI PNT STA: 7+80.51
HI PNT EL: 370.75
75.00' VC
K Value: 19.48
PVI STA: 6+69.25
PVI EL: 369.76
LOW PNT STA: 6+87.27
LOW PNT EL: 370.04
75.00' VC
K Value: 16.13
PVI STA: 5+27.46
PVI EL: 373.80
HI PNT STA: 5+19.00
HI PNT EL: 373.39
75.00' VC
K Value: 11.37
PVI STA: 3+45.86
PVI EL: 370.53
LOW PNT STA: 3+62.90
LOW PNT EL: 371.02
75.00' VC
K Value: 34.36
PVI STA: 1+98.50
PVI EL: 377.70
LOW PNT STA: 2+34.00
LOW PNT EL: 375.90
50.00' VC
K Value: 10.48
PVI STA: 0+42.59
PVI EL: 388.45
HI PNT STA: 0+17.59
HI PNT EL: 389.00
EXISTING GRADE
FINISH GRADE
GRADE BREAK STA = 8+74.56
ELEV = 369.32
GRADE BREAK STA = 0+03.7
ELEV = 389.30
EX. 12" DIP WATER MAIN
100 LF 48" HDPE @ 0.50%
46 LF 48" HDPE @ 0.50%
111 LF 8" SDR26 PVC @ 1.04%
70 LF 8" SDR26 PVC @ 4.07%
8" SDR26 PVC TO SSMH8
325 LF 36" HDPE @ 0.50%
241 LF 8" SDR26 PVC @ 1.76%
99 LF 12" HDPE FROM SSMH7
72 LF 24" HDPE @ 2.00%
22LF 24" HDPE @0.55%
21 LF 12" HDPE @ 1.12%
77 LF 24" HDPE @ 5.50%
227 LF 8" SDR26 PVC @ 1.82%
21LF 18" HDPE @3.54%
41 LF 18" HDPE @ 2.99%
80 LF 12" HDPE @ 6.50%
20LF 12" HDPE @1.18%
65 LF 12" HDPE @ 9.31%
8" CL54 DIP
12"x12"x8" CROSS
STA:0+43.08
12"x12"x8" CROSS
STA:0+47.59
8" GV
STA:0+00
SSMH1
SSMH2
SSMH3
SSMH4
SSMH5
SSMH6
SSMH7
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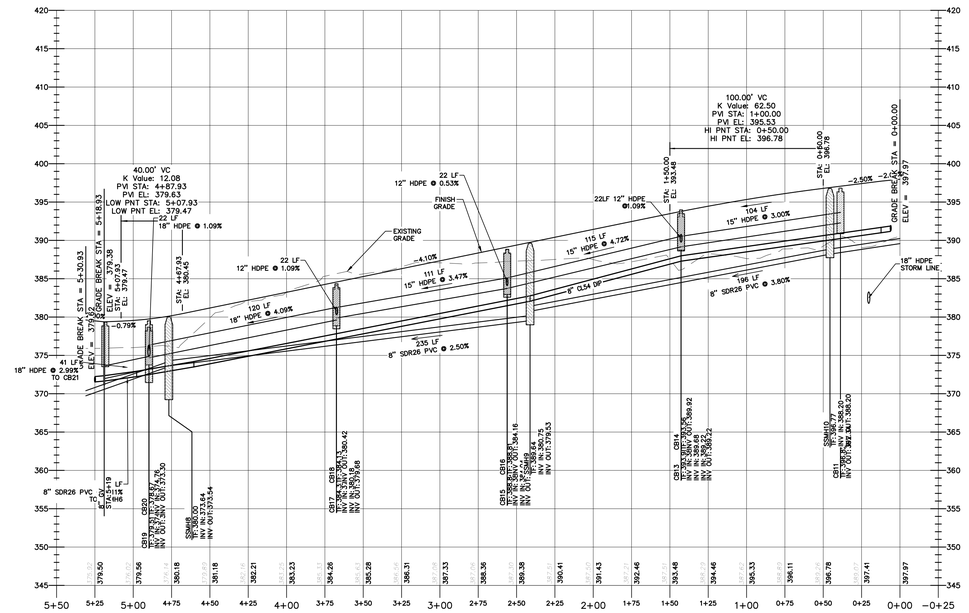
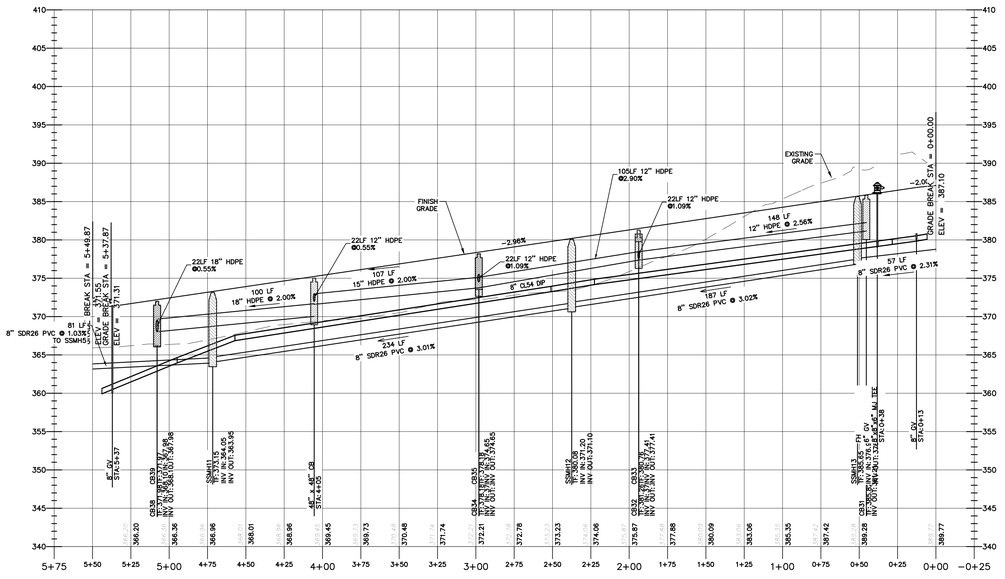



**1 ROAD C PROFILE**
SCALE:1" = 40'-0" (1H:5V)




**3 ROAD E PROFILE**
SCALE:1" = 40'-0" (1H:5V)




**2 ROAD D PROFILE**
SCALE: 1" = 40'-0" (1H:5V)

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
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BLUE RILL ESTATES

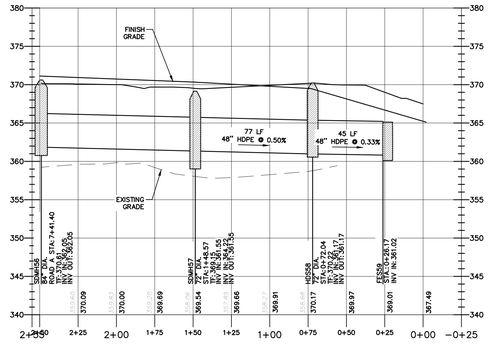
**ROAD PROFILES**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | AS SHOWN |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

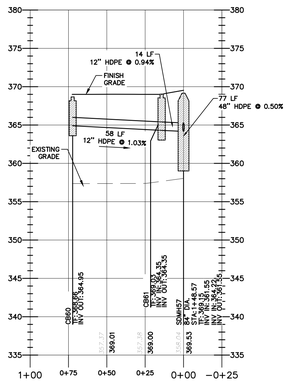
**C-201**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C200 Road Profiles.dwg (Layout: C-201 )
Date: Thu, Nov 06, 2025 - 9:52 AM (Name: tnewhard)



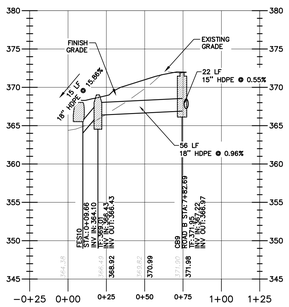

## 1 SDMH56 TO FES59

SCALE: 1" = 40'



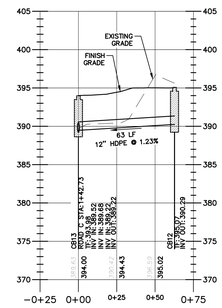

## 2 CB60 TO SDMH57

SCALE: 1" = 40'–0" (1H: 5V)



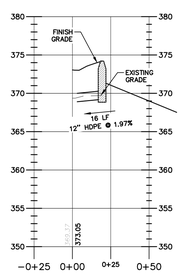

## 3 CB9 TO FES10

SCALE: 1" = 40'



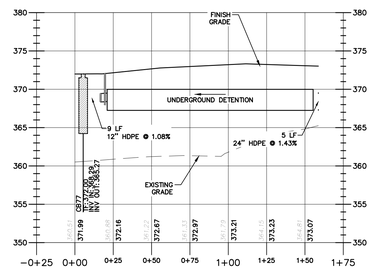

## 3 CB12 TO CB13

SCALE:1" = 40'–0" (1H: 5V)



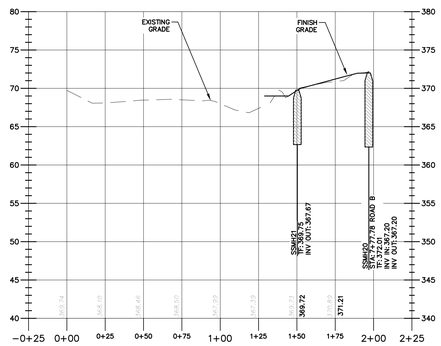

## 7 CB27 TO CB28

SCALE:1" = 40'–0" (1H: 5V)



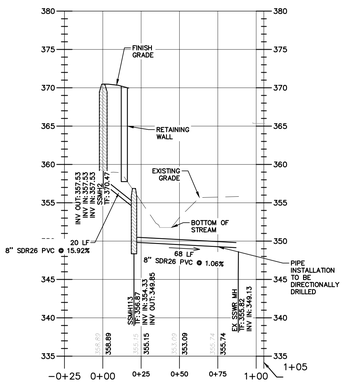

## UNDERGROUND DETENTION HDS72 TO SDMH77

8 SCALE: 1" = 40'–0" (1H: 5V)



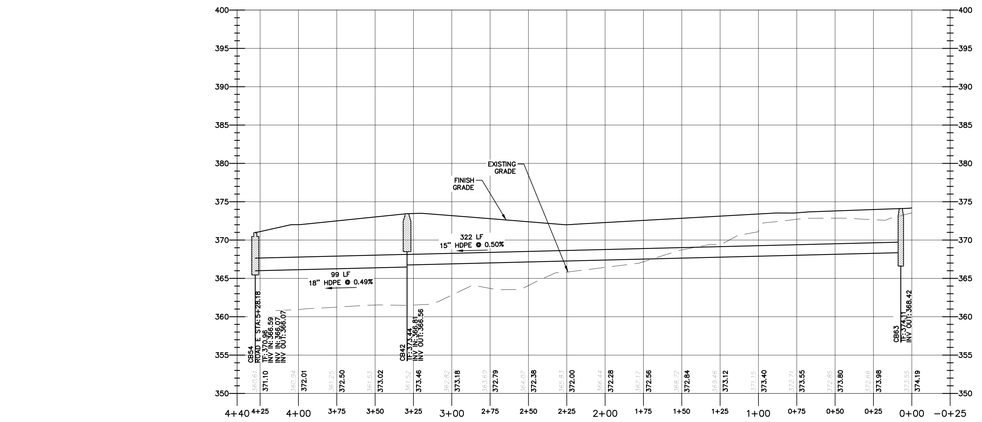

## SANITARY SEWER OUTFALL SSMH20 TO EX. SSMH23

9 SCALE:1" = 40'–0" (1H: 5V)



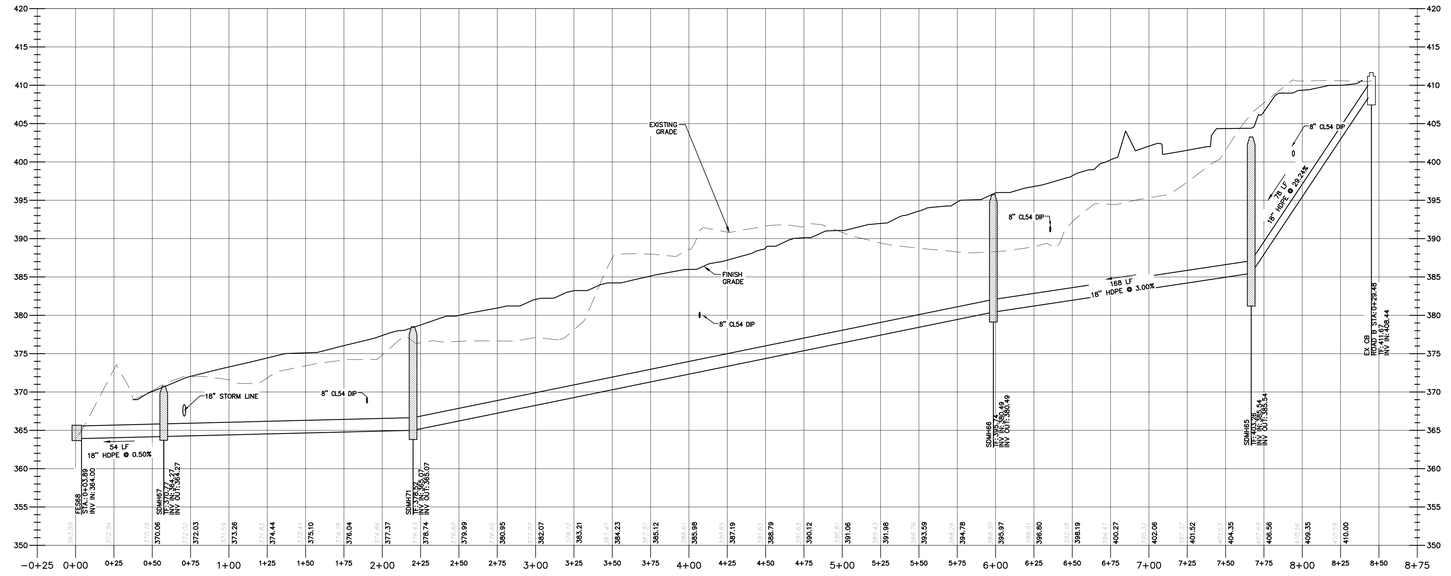

## 9 SSMH2 TO EXISTING SSWR MH

SCALE: 1" = 40'–0" (1H: 5V)




## 5 CB63 TO CB54

SCALE: 1" = 40'–0" (1H: 5V)




## STORM SEWER TRUNK LINE EX. CB TO FES68

6 SCALE: 1" = 40'–0" (1H: 5V)

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|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

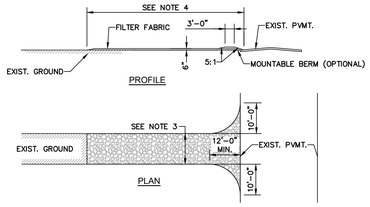
**STORM SEWER AND SANITARY SEWER PROFILES**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | AS SHOWN |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-300**

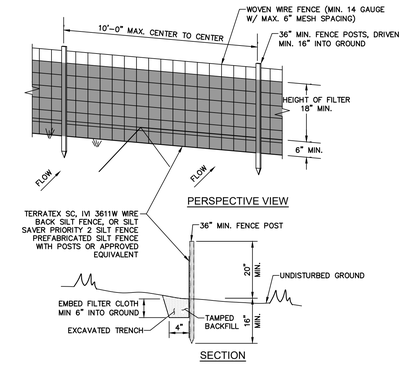
File Name: F:\MJ1587 - Blue Rill Estates\1587 C300 Utilities Profiles.dwg (Layout: C-300 )
Date: Thu, Nov 06, 2025 - 9:55 AM (Name: tnewhard)




**CONSTRUCTION ENTRANCE SPECIFICATIONS:**

1. STONE SIZE – USE MIN 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN FIFTY (50) FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A THIRTY (30) FOOT MINIMUM LENGTH WOULD APPLY).
5. FILTER FABRIC – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. 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.

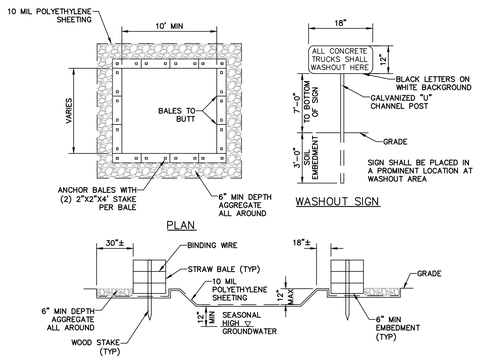
## 1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS




**NOTES:**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX. MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.

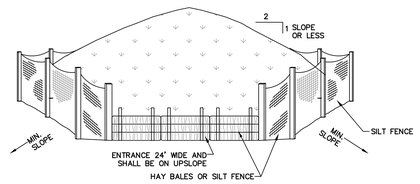
## 2 SILT FENCE INSTALLATION
SCALE: NTS




**NOTES:**

1. CONTAINMENT MUST BE STRUCTURALLY SOUND, LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTE GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

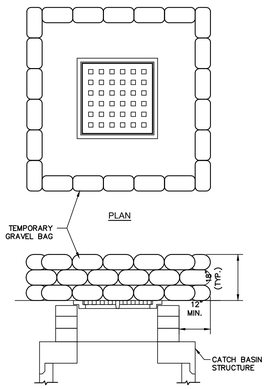
## 3 CONCRETE WASHOUT AREA
SCALE: NTS




**NOTES:**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2 HORIZ ON 1 VERT.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

## 4 TEMPORARY SOIL STOCKPILE
SCALE: NTS

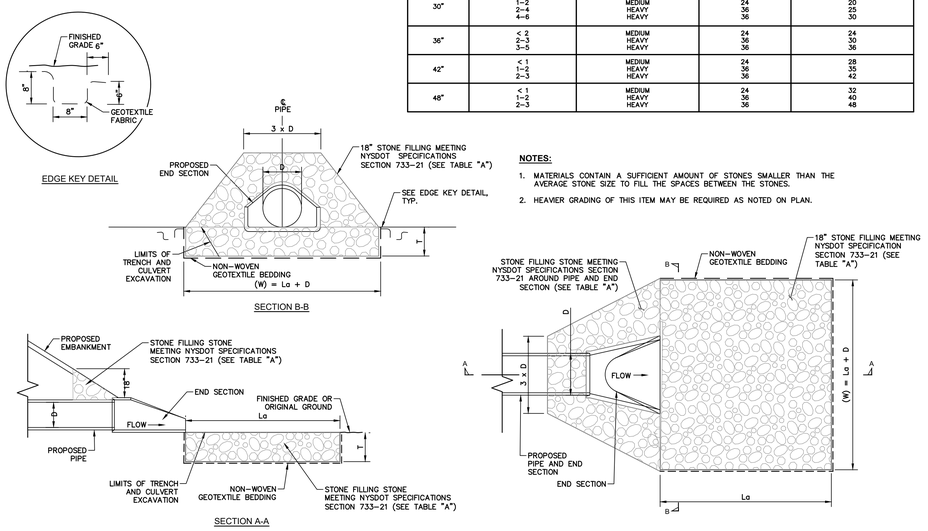



**NOTES:**

1. INDIVIDUALLY TIE, DOUBLE BAG, AND INVERSELY INSERT GRAVEL BAGS. LAP THE JOINTS BETWEEN GRAVEL BAGS IN THE LAYER BELOW. INCLUDE COST OF EXCAVATION FOR INSTALLATION IN THE UNIT PRICE BID FOR THE ITEM.
2. INSPECT MEASURES ONCE EVERY 7 CALENDAR DAYS AND CLEAN AND REPAIR AS REQUIRED.
3. REMOVE SEDIMENT WHEN ACCUMULATION REACHES ½ OF MEASURE HEIGHT, AND DISPOSE OF AS UNSUITABLE MATERIAL.
4. MAXIMUM DRAINAGE AREA FOR DRAINAGE STRUCTURE INLET PROTECTION IS 1–ACRE.

## 5 IN-PAVEMENT TEMPORARY CATCH BASIN GRATE INLET FILTER
SCALE: NTS

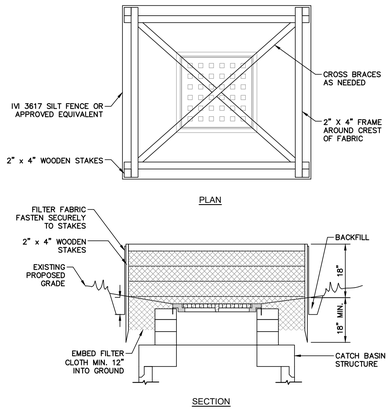
| STONE APRON SIZING REQUIREMENT TABLE "A" | | | | |
|---|---|---|---|---|
| CULVERT DIA. (D) | CULVERT SLOPE, % | STONE FILLING APRON MATERIAL | MINIMUM APRON THICKNESS (IN) | MINIMUM OUTLET APRON LENGTH(FT) (Lo) |
| 12" | < 8<br>8–10 | LIGHT<br>MEDIUM | 18<br>24 | 10<br>10 |
| 18" | < 4<br>4–6<br>6–8<br>8–10 | LIGHT<br>MEDIUM<br>HEAVY<br>HEAVY | 18<br>24<br>36<br>36 | 10<br>12<br>12<br>18 |
| 24" | < 3<br>3–4<br>4–8 | LIGHT<br>MEDIUM<br>HEAVY | 18<br>24<br>36 | 12<br>16<br>24 |
| 30" | < 1<br>1–2<br>2–4<br>4–6 | LIGHT<br>MEDIUM<br>HEAVY<br>HEAVY | 18<br>24<br>36<br>36 | 15<br>20<br>25<br>30 |
| 36" | < 2<br>2–3<br>3–5 | MEDIUM<br>HEAVY<br>HEAVY | 24<br>36<br>36 | 24<br>30<br>36 |
| 42" | < 1<br>1–2<br>2–3 | MEDIUM<br>HEAVY<br>HEAVY | 24<br>36<br>36 | 28<br>35<br>42 |
| 48" | < 1<br>1–2<br>2–3 | MEDIUM<br>HEAVY<br>HEAVY | 24<br>36<br>36 | 32<br>40<br>48 |




**NOTES:**

1. MATERIALS CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.
2. HEAVIER GRADING OF THIS ITEM MAY BE REQUIRED AS NOTED ON PLAN.

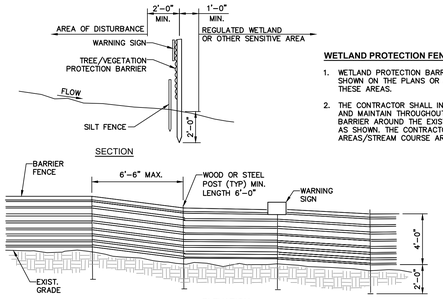
## 6 STONE LINED APRON FOR PIPE OUTLET AT TOE OF SLOPE
SCALE: NTS




**NOTES:**

1. PROVIDE EOS OF 40–85 FILTER FABRIC.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. PROVIDE STANDARD 2"X4" WOOD STAKES OR EQUIVALENT. MINIMUM STAKE LENGTH IS 3'.
4. SPACE STAKES EVENLY AROUND INLET, 3' APART AND DRIVE TO A MINIMUM DEPTH OF 18". SPANS GREATER THAN 3' MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
5. EMBED FABRIC 1' MINIMUM BELOW GROUND AND BACKFILL. SECURELY FASTEN FABRIC TO STAKES AND FRAME.
6. COMPLETE A 2"x4" WOOD FRAME AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. PROVIDE INLET PROTECTION UNTIL SITE HAS BEEN STABILIZED.

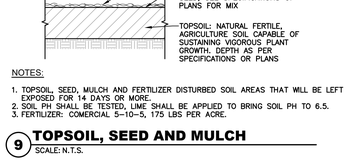
## 7 TEMPORARY OUT-OF-PAVEMENT FILTER FABRIC DROP INLET PROTECTION
SCALE: NTS




**WETLAND PROTECTION FENCE NOTES:**

1. WETLAND PROTECTION BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS OR A.O.B.E. PRIOR TO BEGINNING ANY WORK IN THESE AREAS.
2. THE CONTRACTOR SHALL INSTALL AT THE BEGINNING OF THE CONTRACT, AND MAINTAIN THROUGHOUT ITS DURATION, THE WETLAND PROTECTION BARRIER AROUND THE EXISTING WETLAND AREAS/STREAM COURSE AREAS AS SHOWN. THE CONTRACTOR SHALL NOT DISTURB EXISTING WETLAND AREAS/STREAM COURSE AREAS WITHIN THE FENCED AREAS.

## 8 ENVIRONMENTALLY SENSITIVE AREA PROTECTION FENCE
SCALE: NTS




NOTES:

1. TOPSOIL, SEED, MULCH AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SOIL PH SHALL BE TESTED, LIME SHALL BE APPLIED TO BRING SOIL PH TO 6.5.
3. FERTILIZER: COMERCIAL 5–10–5, 175 LBS PER ACRE.

## 9 TOPSOIL, SEED AND MULCH
SCALE: N.T.S.

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMBy |

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BLUE RILL ESTATES

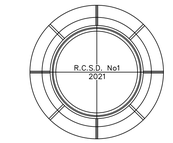
**EROSION CONTROL DETAILS**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

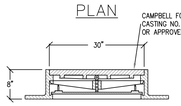
SCALE: NTS
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

**C-500**

File Name: F:\MJ\1587 - Blue Rill Estates\1587 C500.dwg (Layout: C-500 )
Date: Thu, Nov 06, 2025 - 9:55 AM (Name: tnewhard)



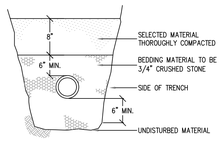

PLAN



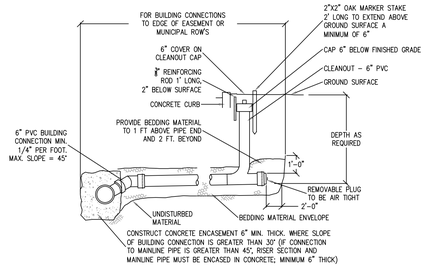

SECTION

## 1 WATERTIGHT MANHOLE FRAME AND COVER

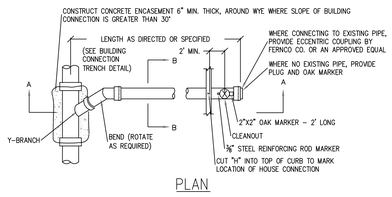
SCALE: NTS




SECTION B–B



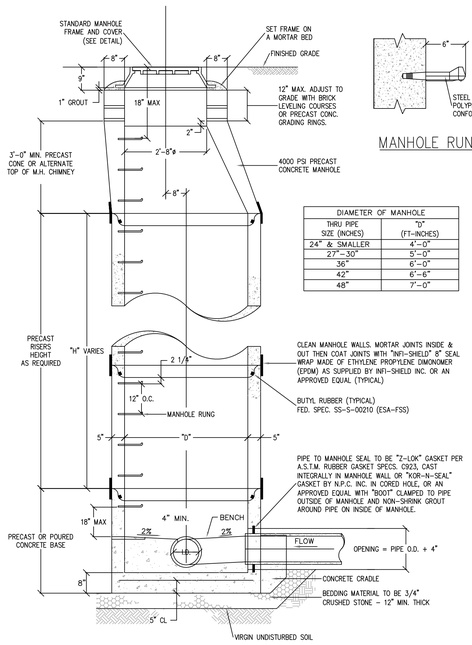

SECTION A–A



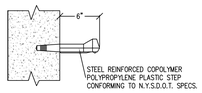

PLAN

## 2 BUILDING CONNECTION

SCALE: NTS



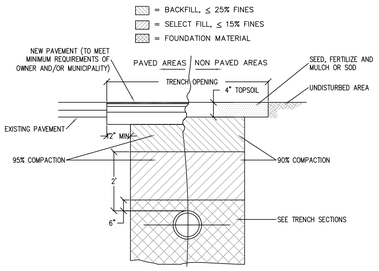

| DIAMETER OF MANHOLE | |
|---|---|
| THRU PIPE SIZE (INCHES) | "D" (FT-INCHES) |
| 24" & SMALLER | 4'-0" |
| 27"-30" | 5'-0" |
| 36" | 6'-0" |
| 42" | 6'-6" |
| 48" | 7'-0" |




MANHOLE RUNG DETAIL

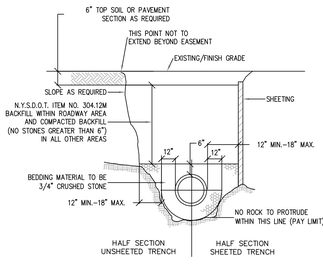
## 4 PRECAST STANDARD MANHOLE

SCALE: NTS



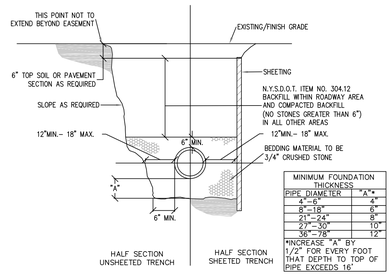

## 5 PIPE TRENCH BACKFILL

SCALE: NTS




## 3 TRENCH IN ROCK

SCALE: NTS




| MINIMUM FOUNDATION THICKNESS | |
|---|---|
| PIPE DIAMETER | "A"* |
| 4"–6" | 4" |
| 8"–18" | 6" |
| 21"–24" | 8" |
| 27"–30" | 10" |
| 36"–78" | 12" |

*INCREASE "A" BY 1/2" FOR EVERY FOOT THAT DEPTH TO TOP OF PIPE EXCEEDS 16'

## 6 PIPE TRENCH IN EARTH

SCALE: NTS

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
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| PROJ. MANAGER: | DL |
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| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

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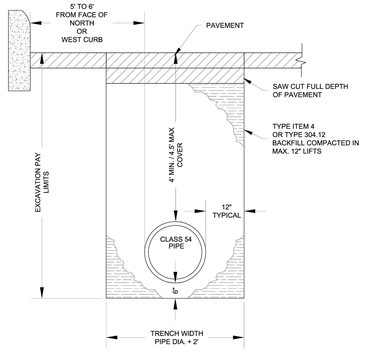
**SANITARY SEWER DETAILS**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | NTS |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-501**

File Name: F:\MJ1587 - Blue Rill Estates\1587 C500.dwg (Layout: C-501 )
Date: Thu, Nov 06, 2025 - 9:55 AM (Name: tnewhard)

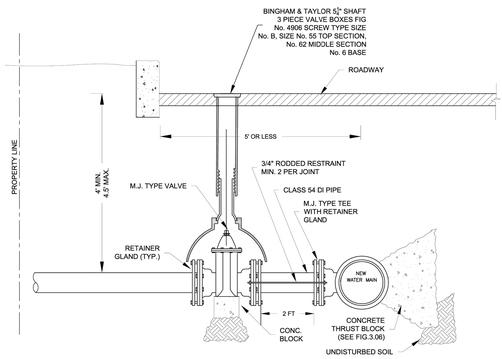



NOTE:

1. BACKFILL SHALL BE PLACED IN MINIMUM12" LIFTS AND COMPACTED USING MECHANICAL MEANS OF COMPACTION OR AS APPROVED BY SUEZ WATER.
2. WOOD BLOCKING SHALL NOT BE USED BENEATH THE PIPE AS A MEANS OF SETTING GRADE.
3. ROCK AND SOIL EXCAVATION PAY LIMITS SHALL BE BASED ON A 4 FEET OF DEPTH, PLUS THE DIAMETER OF PIPE PLUS 6 INCHES OF BEDDING. THE TRENCH WIDTH SHALL BE BASED ON THE PIPE DIAMETER PLUS 24 INCHES. COSTS ASSOCIATED WITH OVER EXCAVATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH LOCAL, STATE, OR COUNTY PERMIT REQUIREMENTS.

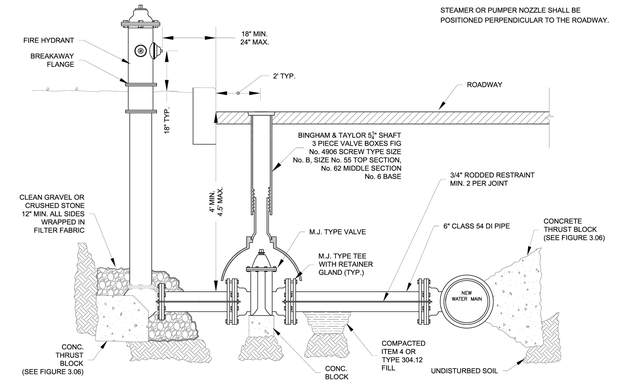
## 1 TRENCHING PAVED AREA EXISTING ROADWAY

SCALE: NTS




## 2 4" AND LARGER SERVICE CONNECTION (SHORT SIDE)

SCALE: NTS




## 3 FIRE HYDRANT INSTALLATION (NEW MAIN)

SCALE: NTS

| CHART 1 - ESTIMATED BEARING STRENGTH (UNDISTURBED SOIL) | |
|---|---|
| TYPE OF SOIL | ALLOWABLE SOIL BEARING CAPACITY |
| MUCK, PETE, ETC. | 0 LB. / FT. SQ. |
| SOFT CLAY | 500 LB. / FT. SQ. |
| FINE SAND | 1,000 LB. / FT. SQ. |
| DECOMPOSED GRANITE (D.G.) | 1,500 LB. / FT. SQ, |
| SANDY GRAVEL | 2,000 LB. / FT. SQ. |
| CEMENTED SANDY GRAVEL | 4,000 LB. / FT. SQ. |
| HARD SHALE | 5,000 LB. / FT. SQ. |
| GRANITE | 10,000 LB. / FT. SQ. |

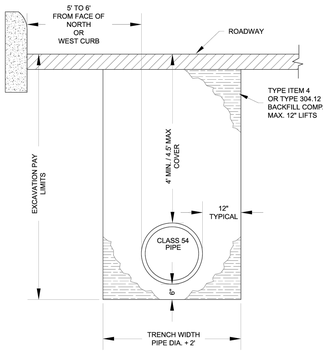
NOTES:

* IN MUCK, PEAT OR OTHER INCOMPETENT SOILS, RESISTANCE SHALL BE ACHIEVED BY REMOVAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE INTENDED THRUSTS, DESIGN OF THRUST RESTRAINT SYSTEMS IN SUCH CASES SHALL BE PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER AND SHALL BE APPROVED BY THE AGENCY ENGINEER.

** FIRE HYDRANTS THAT DEAD END PIPE RUNS, WILL NEED THRUST BLOCKS. THRUST BLOCKS ARE TO BE DESIGNED BY A NYSPE AND SUBMITTED TO SUEZ UNDER SHOP DRAWING REVIEW PROCESS.

## 4 TYPICAL THRUST BLOCKING DESIGN CRITERIA

SCALE: NTS

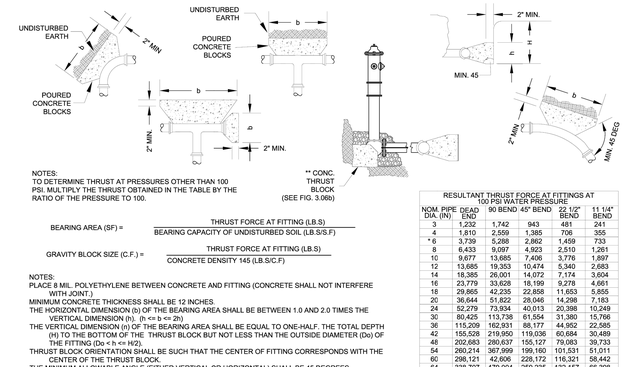



NOTE:

1. BACKFILL SHALL BE PLACED IN MINIMUM 12" LIFTS AND COMPACTED USING MECHANICAL MEANS OF COMPACTION OR AS APPROVED BY SUEZ WATER.
2. WOOD BLOCKING SHALL NOT BE USED BENEATH THE PIPE AS A MEANS OF SETTING GRADE.
3. ROCK AND SOIL EXCAVATION PAY LIMITS SHALL BE BASED ON 4 FEET OF DEPTH, PLUS THE DIAMETER OF PIPE PLUS 6 INCHES OF BEDDING. THE TRENCH WIDTH SHALL BE BASED ON THE PIPE DIAMETER PLUS 24 INCHES. COSTS ASSOCIATED WITH OVER EXCAVATION SHALL BE AT THE CONTRACTORS EXPENSE.
4. THE COST FOR CONSTRUCTION OF NEW ROADWAYS SHALL NOT BE INCLUDED IN THE CONTRACTORS COST.

## 5 TYPICAL THRUST BLOCKING

SCALE: NTS




NOTES:
TO DETERMINE THRUST AT PRESSURES OTHER THAN 100 PSI. MULTIPLY THE THRUST OBTAINED IN THE TABLE BY THE RATIO OF THE PRESSURE TO 100.

BEARING AREA (SF) = THRUST FORCE AT FITTING (LB.S) / BEARING CAPACITY OF UNDISTURBED SOIL (LB.S/S.F)

GRAVITY BLOCK SIZE (C.F.) = THRUST FORCE AT FITTING (LB.S) / CONCRETE DENSITY 145 (LB.S/C.F)

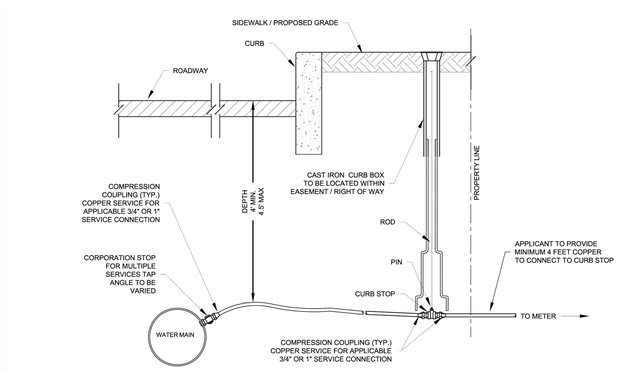
NOTES:
PLACE 8 MIL. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT.)
MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
THE HORIZONTAL DIMENSION (b) OF THE BEARING AREA SHALL BE BETWEEN 1.0 AND 2.0 TIMES THE VERTICAL DIMENSION (h). (h <= b <= 2h)
THE VERTICAL DIMENSION (n) OF THE BEARING AREA SHALL BE EQUAL TO ONE-HALF. THE TOTAL DEPTH (H) TO THE BOTTOM OF THE THRUST BLOCK BUT NOT LESS THAN THE OUTSIDE DIAMETER (Do) OF THE FITTING (Do < h <= H/2).
THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.
THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

RESULTANT THRUST FORCE AT FITTINGS AT 100 PSI WATER PRESSURE

| NOM. PIPE DIA. (IN). | DEAD END | 90 BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND |
|---|---|---|---|---|---|
| 3 | 1,232 | 1,742 | 943 | 481 | 241 |
| 4 | 1,810 | 2,559 | 1,385 | 706 | 355 |
| * 6 | 3,739 | 5,288 | 2,862 | 1,459 | 733 |
| 8 | 6,433 | 9,097 | 4,923 | 2,510 | 1,261 |
| 10 | 9,677 | 13,685 | 7,406 | 3,776 | 1,897 |
| 12 | 13,685 | 19,353 | 10,474 | 5,340 | 2,683 |
| 14 | 18,385 | 26,001 | 14,072 | 7,174 | 3,604 |
| 16 | 23,779 | 33,628 | 18,199 | 9,278 | 4,661 |
| 18 | 29,865 | 42,235 | 22,858 | 11,653 | 5,855 |
| 20 | 36,644 | 51,822 | 28,046 | 14,298 | 7,183 |
| 24 | 52,279 | 73,934 | 40,013 | 20,398 | 10,249 |
| 30 | 80,425 | 113,738 | 61,554 | 31,380 | 15,766 |
| 36 | 115,209 | 162,931 | 88,177 | 44,952 | 22,585 |
| 42 | 155,528 | 219,950 | 119,036 | 60,684 | 30,489 |
| 48 | 202,683 | 280,637 | 155,127 | 79,083 | 39,733 |
| 54 | 260,214 | 367,999 | 199,160 | 101,531 | 51,011 |
| 60 | 298,121 | 42,606 | 226,172 | 116,321 | 58,442 |
| 64 | 338,707 | 479,004 | 259,235 | 132,157 | 66,398 |

## 6 TRENCHING PROPOSED PRIVATE ROADWAY

SCALE: NTS




## 7 DOMESTIC SERVICE CONNECTION 3/4" & 1" SERVICE CONNECTION

SCALE: NTS

| SUBMITTAL / REVISIONS | | | | | |
|---|---|---|---|---|---|
| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.
NOT FOR CONSTRUCTION

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

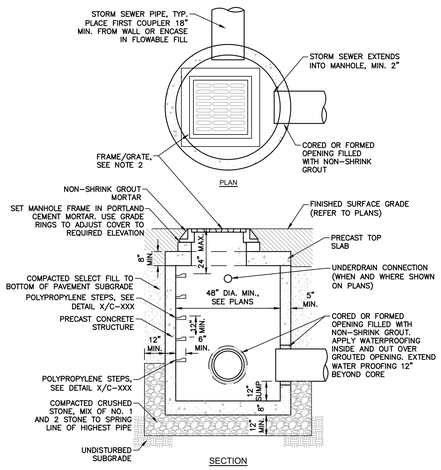
**WATER DISTRIBUTION DETAILS**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | NTS |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-502**

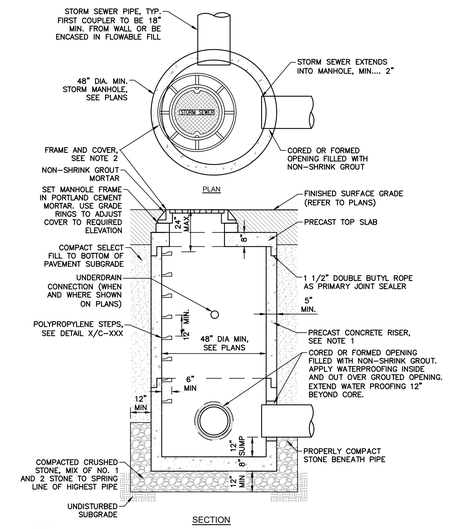
File Name: F:\MJ\1587 - Blue Rill Estates\1587 C500.dwg (Layout: C-502 )
Date: Thu, Nov 06, 2025 - 9:55 AM (Name: tnewhard)




**NOTES:**

1. PROVIDE PRECAST CONSTRUCTION IN ACCORDANCE WITH ASTM C890, AND DESIGNED FOR H-20 VEHICULAR LOADING.
2. PROVIDE FRAME AND GRATE: E.J. CO. MODEL V5726 DUCTILE IRON GRATE/CAST IRON FRAME ASSEMBLY, OR APPROVED EQUAL, DESIGNED FOR H-20 LOAD RATING AND ADA COMPLIANT.
3. PROVIDE PRECAST TOP SLAB OPENING WITH A DIMENSION EQUAL TO OR GREATER THAN GRATE DIMENSIONS.
4. PROVIDE STEPS FOR STRUCTURES HAVING A DEPTH GREATER THAN 60" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE.
5. BACKFILL USING SELECT BACKFILL, COMPACTED IN 6" LIFTS.
6. PROVIDE 12" SUMPS.

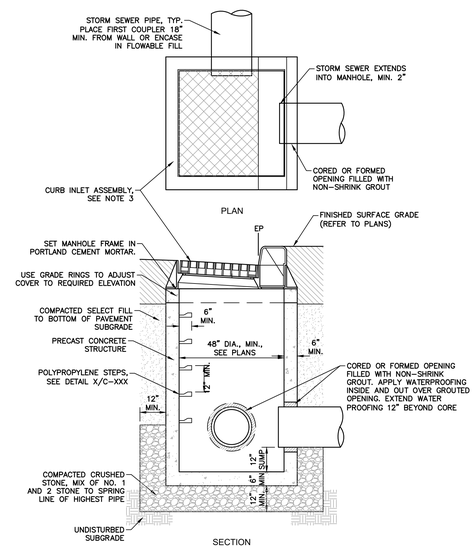
## 1 STORM CATCH BASIN (ROUND)
SCALE: NTS




**NOTES:**

1. PROVIDE PRECAST CONSTRUCTION IN ACCORDANCE WITH ASTM C478, AND DESIGNED FOR H-20 VEHICULAR LOADING.
2. PROVIDE FRAME AND COVER. EJ FOUNDRY MODEL 3705 (PRODUCT #00370581) OR APPROVED EQUAL, DESIGNED FOR H-20 VEHICULAR LOADING AND ADA COMPLIANT.
3. PRECAST TOP SLAB OPENING, WITH A DIMENSION EQUAL TO OR GREATER THAN COVER DIAMETER.
4. PROVIDE STEPS FOR STRUCTURES HAVING A DEPTH GREATER THAN 60" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE.
5. BACKFILL USING SELECT BACKFILL, COMPACTED IN 6" LIFTS.
6. PROVIDE 12" SUMPS.
7. ECCENTRIC CONE TOP MAY BE USED FOR MANHOLES DEPTH GREATER THAT 7'.

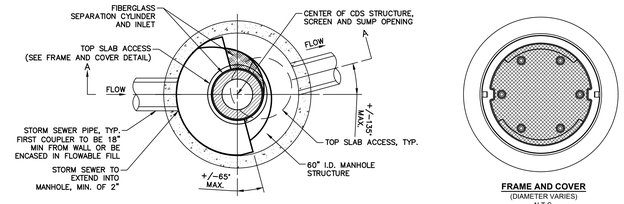
## 2 STORM SEWER MANHOLE
SCALE: NTS




**NOTES:**

1. PROVIDE PRECAST CONSTRUCTION IN ACCORDANCE WITH ASTM C890, AND DESIGNED FOR H-20 VEHICULAR LOADING.
2. PROVIDE FRAME AND GRATE: E.J. CO. MODEL V5726 DUCTILE IRON GRATE/CAST IRON FRAME ASSEMBLY, OR APPROVED EQUAL, DESIGNED FOR H-20 LOAD RATING AND ADA COMPLIANT.
3. PROVIDE PRECAST TOP SLAB OPENING WITH A DIMENSION EQUAL TO OR GREATER THAN GRATE DIMENSIONS.
4. PROVIDE STEPS FOR STRUCTURES HAVING A DEPTH GREATER THAN 60" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE.
5. BACKFILL USING SELECT BACKFILL, COMPACTED IN 6" LIFTS.
6. PROVIDE 12" SUMPS.

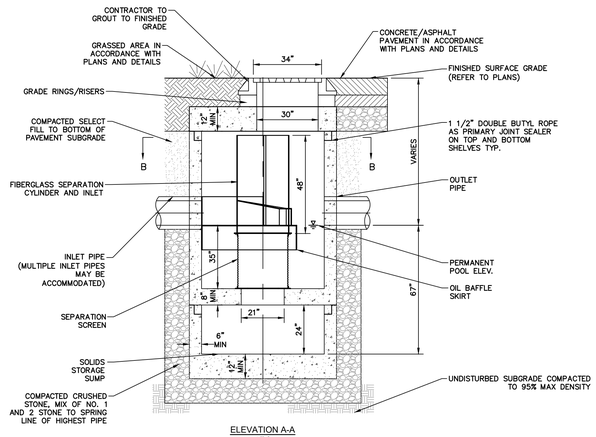
## 3 STORM CATCH BASIN (SQUARE)
SCALE: NTS




**PLAN VIEW B-B**
N.T.S.



**FRAME AND COVER**
(DIAMETER VARIES)
N.T.S.

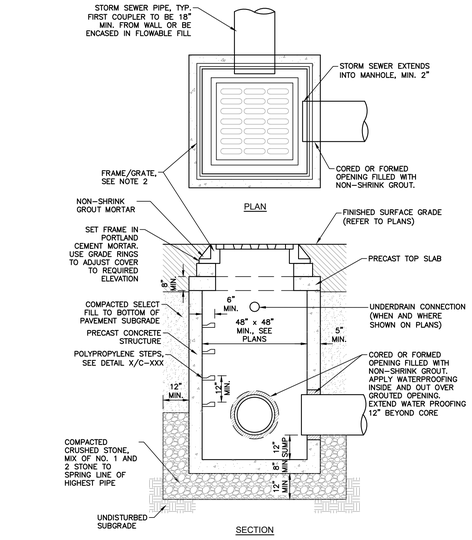



ELEVATION A-A
N.T.S.

**NOTES:**

1. BASIS OF DESIGN: CONTECH MODEL CDS2025-5-C OR APPROVED EQUAL.
2. ALL PRECAST CONSTRUCTION SHALL BE IN ACCORDANCE W/ASTM C478, AND DESIGNED FOR H-20 VEHICULAR LOADING.
3. FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL #1745-B OR APPROVED EQUAL, DESIGNED FOR H-20 VEHICULAR LOADING AND ADA COMPLIANT.
4. PRECAST TOP SLAB OPENING SIZE MUST BE EQUAL TO OR GREATER THAN COVER DIAMETER.
5. BACKFILL USING SELECT BACKFILL, COMPACTED IN 6" LIFTS.
6. INLET PIPE INVERT MUST BE AT OR ABOVE THE FLOOR OF THE INLET TROUGH SO THAT NO FIBERGLASS BLOCKS THE FLOW OF WATER INTO THE UNIT.
7. LIFT POINT CAVITIES SHALL BE PACKED WITH NON-SHRINK GROUT AND FINISHED TO SURFACE. PROTRUDING CABLE LOOPS IF FURNISHED SHALL BE CUT FLUSH.

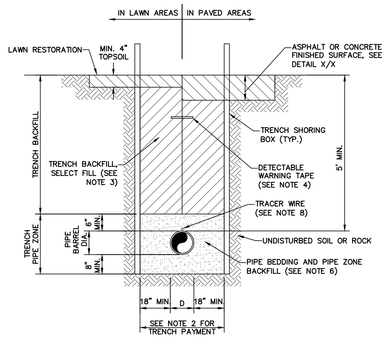
## 4 HYDRODYNAMIC SEPARATOR WQU (PRE-TREATMENT) FOR BIORETENTION SYSTEMS
SCALE: NTS




**NOTES:**

1. PROVIDE PRECAST CONSTRUCTION IN ACCORDANCE WITH ASTM C890, AND DESIGNED FOR H-20 VEHICULAR LOADING.
2. PROVIDE FRAME AND GRATE: E.J. CO. MODEL V5726 DUCTILE IRON GRATE/CAST IRON FRAME ASSEMBLY, OR APPROVED EQUAL, DESIGNED FOR H-20 LOAD RATING AND ADA COMPLIANT.
3. PROVIDE PRECAST TOP SLAB OPENING WITH A DIMENSION EQUAL TO OR GREATER THAN GRATE DIMENSIONS.
4. PROVIDE STEPS FOR STRUCTURES HAVING A DEPTH GREATER THAN 60" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE.
5. BACKFILL USING SELECT BACKFILL, COMPACTED IN 6" LIFTS.
6. PROVIDE 12" SUMPS.

## 5 STORM CATCH BASIN (SQUARE) - PRECAST
SCALE: NTS

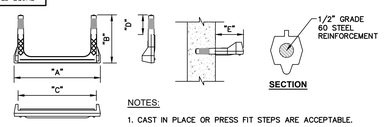



**NOTES:**

1. D=OUTSIDE PIPE DIAMETER.
2. ON-SITE EXCAVATED TRENCH MATERIAL MAY BE USED FOR TRENCH BACKFILL IF REQUIREMENTS OF SELECT FILL MATERIAL ARE MET AND FOR WHICH PAVEMENT, ROOTS, DEBRIS, AND STONES GREATER THAN 3" HAVE BEEN REMOVED. PLACE TRENCH BACKFILL IN MAXIMUM 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.
3. PLACE 6" WIDE X 4 MIL THICK BLUE DETECTABLE WARNING TAPE 6" BELOW SUBBASE IN PAVED AREAS AND 12" BELOW FINISHED GRADE IN LAWN OR LANDSCAPING AREAS.
4. SHEET AND BRACE TRENCH PER O.S.H.A. STANDARDS WHEN INSUFFICIENT SPACE IS AVAILABLE TO SIDE SLOPE TRENCH. UNLESS OTHERWISE APPROVED, SHEETING AND BRACING MUST BE REMOVED AS BACKFILL PROGRESSES.
5. REFER TO SPECIFICATION SECTION 310000 FOR TRENCH BACKFILL, PIPE BEDDING AND PIPE ZONE BACKFILL FOR ADDITIONAL GRADATION AND COMPACTION REQUIREMENTS.
6. 18" IS THE MINIMUM DISTANCE BETWEEN PIPE BARREL AND SIDE OF TRENCH IN ROCK.
7. WHERE HDPE WATER MAIN IS SHOWN, PROVIDE CONTINUOUS AWG NO. 11 STAINLESS STEEL TRACER WIRE, AS SPECIFIED.

## 6 PIPE TRENCH AND BEDDING (TYPICAL)
SCALE: NTS

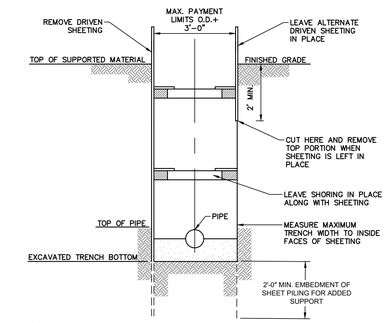
| MANHOLE STEP DIMENSIONS | | | | | | |
|---|---|---|---|---|---|---|
| MANUFACTURER | PATTERN NUMBER | "A" STEP WIDTH | "B" LEG LENGTH | "C" RUNG CLEAR | "D" EMBEDMENT | "E" RUNG CLEAR |
| M.A. INDUSTRIES, INC.* | PS2-PF | 14-3/4" | 9-1/4" | 13-3/4" | 3-3/8" | 5-7/8" |
| M.A. INDUSTRIES, INC.* | PS2-PFS | 14 -3/4" | 8-1/4" | 13"-3/4" | 3-3/8" | 4-7/8" |
| *OR APPROVED EQUAL | | | | | | |




NOTES:

1. CAST IN PLACE OR PRESS FIT STEPS ARE ACCEPTABLE.
2. PROVIDE MANHOLE STEP DESIGN AND INSTALLATION IN COMPLIANCE WITH OSHA REGULATIONS.

## 7 COPOLYMER POLYPROPYLENE MANHOLE STEP
SCALE: NTS




**NOTES:**

1. SHEETING AND SHORING SYSTEMS OTHER THAN THOSE ALLOWED BY THE CODES MAY BE IN ACCORDANCE WITH SPECIFIC DESIGN PLANS PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
2. PROVIDE TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING IN ACCORDANCE WITH THE LATEST REVISIONS OF THE FOLLOWING CODES:
   - 2.1. SUBPART 23-4, "EXCAVATION OPERATIONS", OF NEW YORK STATE DEPARTMENT OF LABOR INDUSTRIAL CODE RULE 23.
   - 2.2. SUBPART P, "EXCAVATIONS, TRENCHING AND SHORING" OF U.S. DEPARTMENT OF LABOR OSHA REGULATIONS FOR CONSTRUCTION.
3. APPLY THE MORE STRINGENT REQUIREMENT IN EACH CODE.

## ## TYPICAL SHEETING - STORM
SCALE: NTS

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.
NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

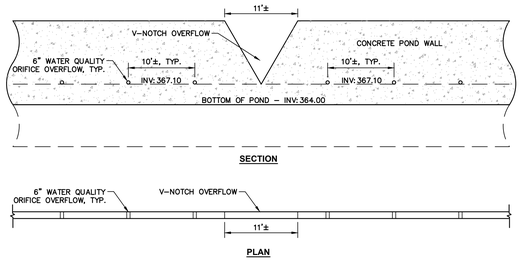
**STORM SEWER DETAILS**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

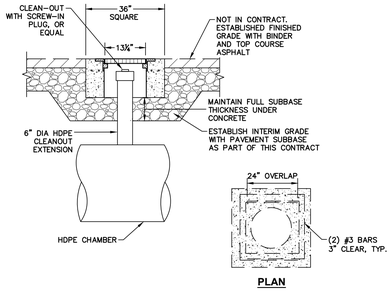
| | |
|---|---|
| SCALE: | NTS |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-503**

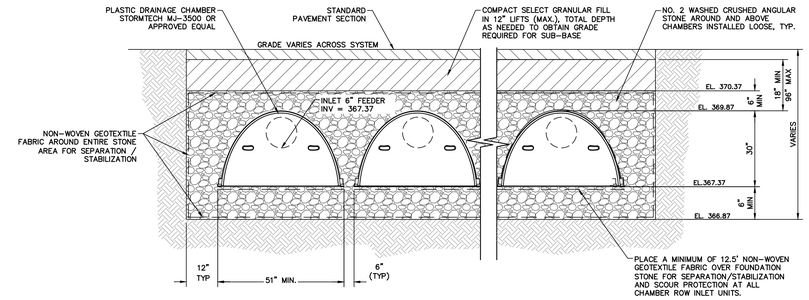
File Name: F:\MJ1587 - Blue Rill Estates\1587 C500.dwg (Layout: C-503 )
Date: Thu, Nov 06, 2025 - 9:55 AM (Name: tnewhard)



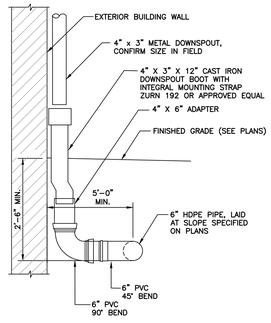

## 1 POND WALL OVERFLOW
SCALE: NTS

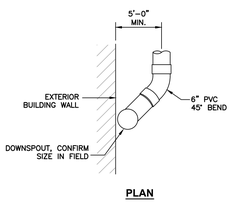



## 2 INSPECTION PORT
SCALE: NTS

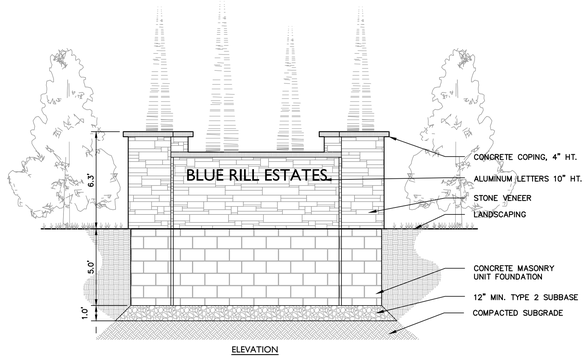


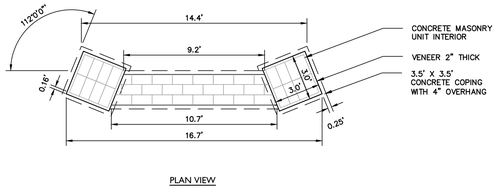

## 3 SUBSURFACE STORMWATER SYSTEM - SECTION
SCALE: NTS



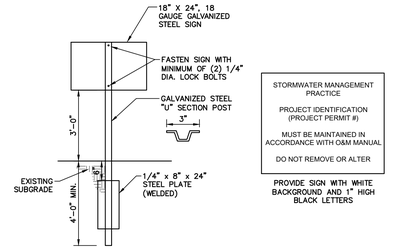




## 4 BUILDING LEADER ROOF CONNECTION
SCALE: NTS




## 5 BLUE RILL ESTATE MONUMENT SIGN
SCALE: NTS




STORMWATER MANAGEMENT PRACTICE

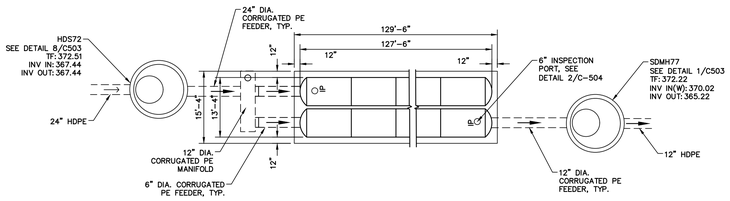
PROJECT IDENTIFICATION (PROJECT PERMIT #)

MUST BE MAINTAINED IN ACCORDANCE WITH O&M MANUAL

DO NOT REMOVE OR ALTER

PROVIDE SIGN WITH WHITE BACKGROUND AND 1" HIGH BLACK LETTERS

## 6 STORMWATER MANAGEMENT SIGN
SCALE: NTS



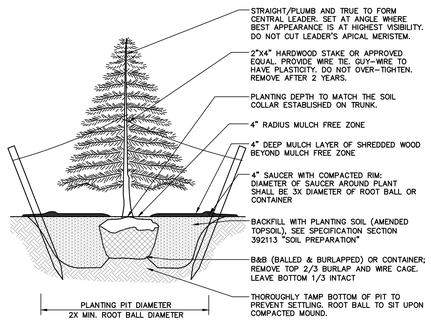

**SYSTEM INSPECTION REQUIREMENTS:**

1. NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO REQUIRED INSPECTIONS. ENGINEER WILL PERFORM INSPECTIONS AS FOLLOWS:
   - A. SUBGRADE INSPECTION:
     - PERFORM PRIOR TO STONE INSTALLATION ONCE SYSTEM AREA HAS BEEN EXCAVATED TO PROPOSED BOTTOM OF STONE ELEVATION.
     - CONFIRM GENERAL SYSTEM LOCATION, DEPTH AND CONFIGURATION.
     - PERFORM FALLING HEAD PERMEABILITY TESTS AT THE SYSTEM SUBGRADE ELEVATION AS PART OF THE SITE SPECIAL INSPECTIONS.
   - B. FINAL INSPECTION.

**NOTES:**

1. FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF THE MANUFACTURER'S CONSTRUCTION GUIDE FOR STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER. BASIS OF DESIGN: ADS STORMTECH SC-740
2. APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORM WATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION.
3. PLACE A MINIMUM OF 15' GEOTEXTILE FABRIC OVER FOUNDATION STONE FOR SEPARATION/STABILIZATION AND SCOUR PROTECTION AT ALL CHAMBER INLET ROWS, SEE ALSO SPECIFICATION SECTION 334914.

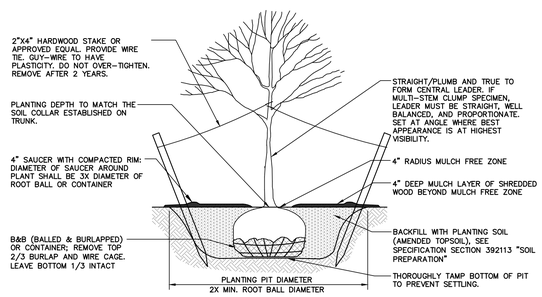
## 7 SUBSURFACE STORMWATER SYSTEM - PLAN
SCALE: NTS




**NOTES:**

1. EACH TREE TO BE PROVIDED ONE 20 GALLON TREE WATERING BAG UPON PLANTING. WATERING BAG TO BE STAKED, RE-FILLED WEEKLY, AND MAINTAINED DURING THE FIRST YEAR BETWEEN MAY-OCT.
2. SEE TREE & SHRUB PLANTING NOTES (8/C-504) FOR ADDITIONAL PLANTING INFORMATION.

## 8 CONIFEROUS TREE PLANTING
SCALE: NTS



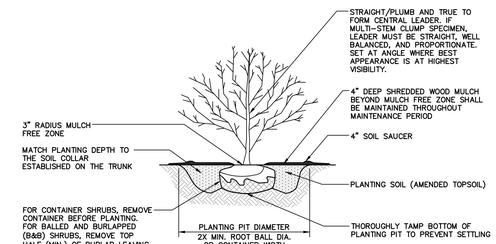

**NOTES:**

1. EACH TREE TO BE PROVIDED ONE 20 GALLON TREE WATERING BAG UPON PLANTING. WATERING BAG TO BE STAKED, RE-FILLED WEEKLY, AND MAINTAINED DURING THE FIRST YEAR BETWEEN MAY-OCT.
2. SEE TREE & SHRUB PLANTING NOTES FOR ADDITIONAL PLANTING INFORMATION.

## 9 DECIDUOUS TREE PLANTING
SCALE: NTS

**TREE & SHRUB PLANTING NOTES:**

1. DIG PIT WIDTH TO DIMENSIONS SHOWN.
2. REMOVE STONES 2" AND LARGER FROM EXCAVATED PLANT PIT SOIL AND EXCAVATED PIT AREA.
3. DIG PIT DEPTH SAME AS ROOT BALL OR CONTAINER DEPTH.
4. SET ROOT BALL (REMOVE ROOT BALL FROM CONTAINERS) IN CENTER OF PIT SO TOP OF ROOT BALL WHERE ROOTS FLARE OUT (ROOT FLARE/COLLAR) IS 1-2" ABOVE FINISH GRADE & VISIBLE (NOT COVERED WITH SOIL). ENSURE THE REMAINING TOP OF ROOT BALL IS FLUSH WITH FINISH GRADE & COVERED WITH PLANTING SOIL.
5. IF PLANT IS IN A CONTAINER: REMOVE CONTAINER AND DISPOSE OF PROPERLY. SLIGHTLY LOOSEN EDGES AROUND ROOT BALL. IF PLANT IS B&B: CUT OFF ALL WIRE/ROPE ETC. AROUND ROOT BALL & DISPOSE OF PROPERLY; FOLD BACK TOP TWO-THIRDS OF ROOT BALL CAGE AND BURLAP, AND LOOSEN ROOT FIBERS AT EXPOSED EDGES. KEEP REMAINING BOTTOM 1/3 PORTION INTACT.
6. APPLY ROOT ENHANCER AND FERTILIZER TO ALL B&B AND CONTAINER TREES, CLUMPS, AND SHRUBS.
7. SET PLANT STRAIGHT & PLUMB FROM ALL ANGLES; MAKE SURE ROOT BALL IS NOT DRY. MOISTEN IF NEEDED; INSTALL AS SPECIFIED; BACKFILL WITH APPROVED TOPSOIL PARTIALLY; CHECK AGAIN TO ENSURE PLANT IS STRAIGHT & PLUMB ADJUSTING AGAIN FOR APPROVAL; FINISH BACKFILL WITH APPROVED TOPSOIL; SMOOTH OUT EXCAVATION AREA AND CREATE 4" HT. SAUCER ESTABLISHING WATERING ZONE.




## 10 SHRUB PLANTING
SCALE: NTS

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY: | DATE |
|---|---|---|---|---|---|
| 1 | 03/27/24 | CDRC Comment | BP | DJL | 03/27/24 |
| 2 | 07/09/25 | ZBA SUBMISSION | MAS | DJL | 07/09/25 |
| 3 | 09/09/25 | PLANNING BOARD SUBMISSION | MAS | DJL | |

| | |
|---|---|
| PROJ. MANAGER: | DL |
| DESIGNED BY: | TAS |
| DRAWN BY: | TAS |
| CHECKED BY: | JMB |

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.
NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

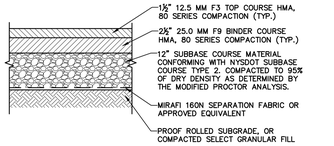
**STORM SEWER DETAILS**

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

| | |
|---|---|
| SCALE: | NTS |
| CONTRACT No.: | |
| MJ PROJ. No.: | 1587.01 |
| DATE: | FEB 27, 2024 |

**C-504**

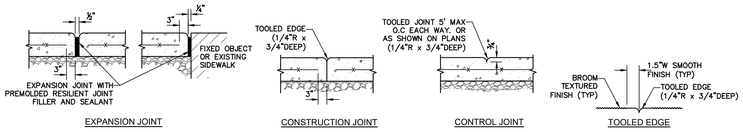
File Name: F:\MJ1587 - Blue Rill Estates\1587 C500.dwg (Layout: C-504 )
Date: Thu, Nov 06, 2025 - 9:55 AM (Name: tnewhard)

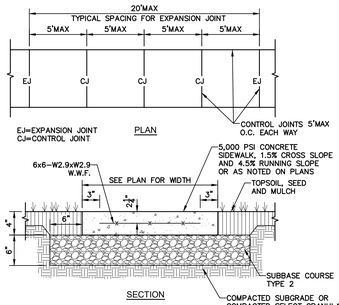



**NOTES:**

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403–HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. APPLY TACK COAT BETWEEN ALL HMA PAVEMENT LIFTS PRIOR TO PLACING HMA MIXTURE REGARDLESS OF TIME PERIOD BETWEEN LIFTS PER NYS DOT 402–3.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

## 1 ASPHALT PAVEMENT SECTION
SCALE: N.T.S.

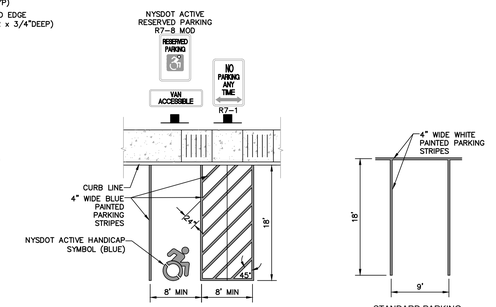



**NOTES:**

1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. ALL CONCRETE SHALL BE 5,000 PSI CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

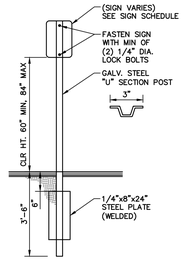
## 2 CONCRETE SIDEWALK
SCALE: N.T.S.



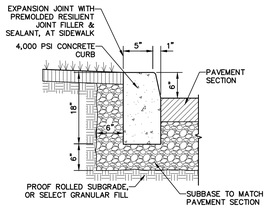

**NOTES:**

1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADAAG 2010 SUPPLEMENTED BY THE 2020 BUILDING CODE OF NEW YORK STATE.
2. SLOPES OF PAVEMENT SURFACE IN THE ACCESSIBLE SPACE AND ACCESSIBLE AISLE SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
3. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE.

## 3 PARKING STALL STRIPING
SCALE: N.T.S.



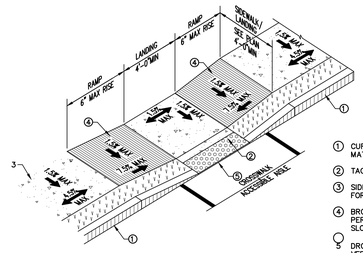

## 4 SINGLE POST SIGN MOUNTING DETAIL
SCALE: N.T.S.




**NOTES:**

1. CONSTRUCTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS 100' O.C. MAX.
2. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
3. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

## 5 CAST-IN-PLACE CONCRETE CURB
SCALE: N.T.S.


SIDEWALK/ LANDING SEE PLAN 4'-0"MIN
RAMP
6" MAX RISE
LANDING 4'-0"MIN
LAWN SEE PLAN
1.5% MAX
1.5% MAX
1.5% MAX

Rockland County
HEALTH

**CENTER FOR ENVIRONMENTAL HEALTH**
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025

PublicHealth

**EDWIN J. DAY**
*County Executive*

**MARY P. LEAHY, MD, MHA**
*Commissioner of Health*

**SAMUEL J. RULLI, PE**
*Director, Environmental Health*

October 23, 2025

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

RECEIVED
OCT 30 2025
Village of Airmont
Planning & Zoning Dept

Re: Municipal Referral
Blue Rill Estates Senior Housing
105 Units of Senior Housing
Tax lots 62.11-2-8 through 10
GML-25-0506

Dear Ms. Carley,

We have received an application and plans as prepared by MJ Engineering and Land Surveying, P.C., revised through September 9, 2025, for the above referenced project. Comments are as follows:

1. Application is to be made to the Rockland County Health Department for sanitary sewer extension and pump station approvals.
2. Application is to be made to the Rockland County Health Department for water main extension approval.
3. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.
4. In accordance with Article 13.8.1 of the Rockland County Sanitary Code, all multiple dwellings with three (3) or more rental units and all rooming houses must register and obtain a Multiple Dwelling Rental Certificate from Rockland County Health Department Rockland Codes Initiative (RCI) prior to occupancy.

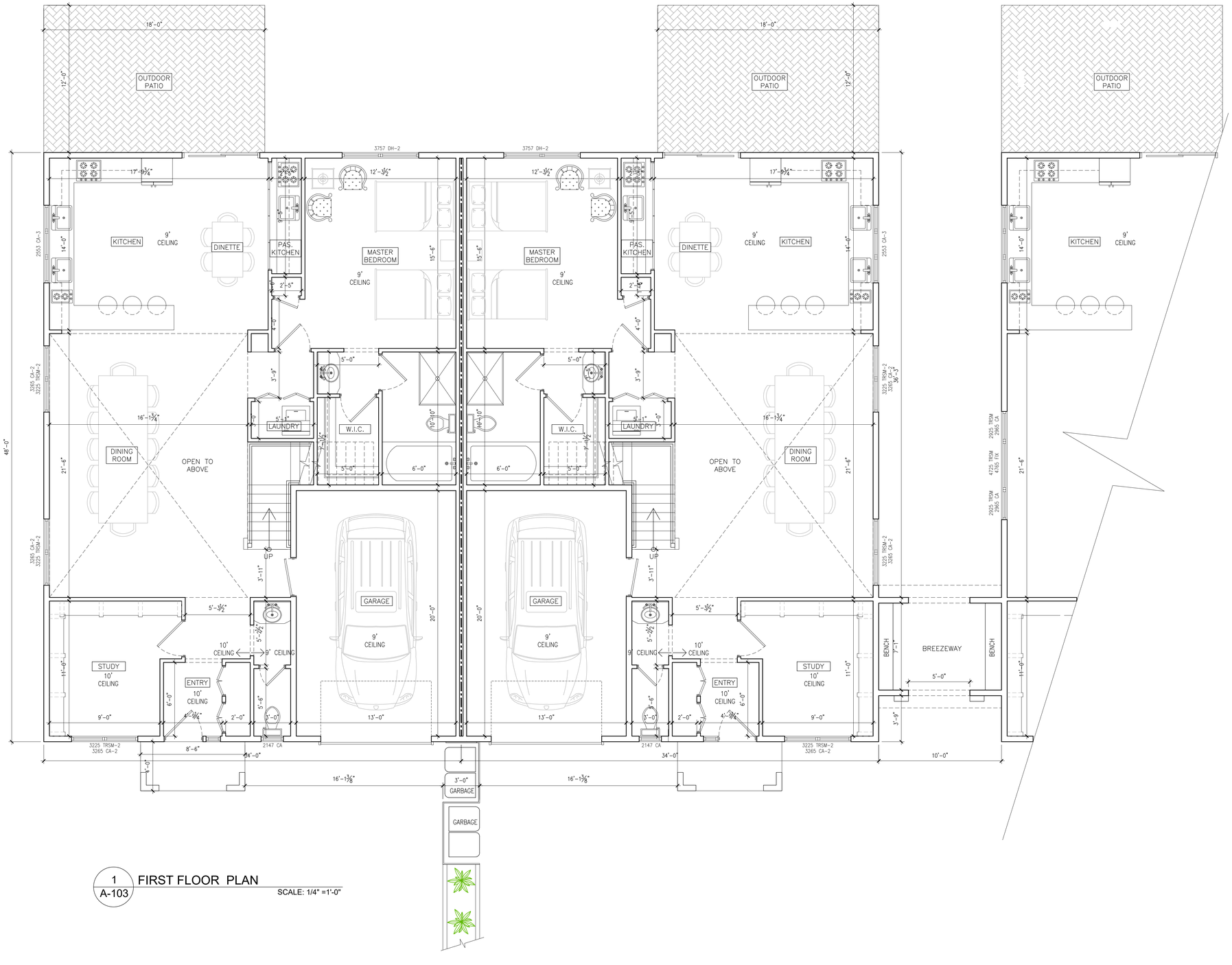
If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

Brandon Durant

Brandon Durant, Ph.D.
Assistant Public Health Engineer
durantb@co.rockland.ny.us
(845) 364-2642

cc: Michael Kezner, Rockland County Department of Planning (via Tyler)
Ed Moran, P.E., Town of Ramapo DPW




1 A-103 FIRST FLOOR PLAN

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

Hartman Design
COMMERCIAL • RESIDENTIAL
412 N. MAIN STREET. SUITE 301
MONROE NY 10950 845-781-4222
LARRY@JHARTMANDESIGN.COM

SEAL

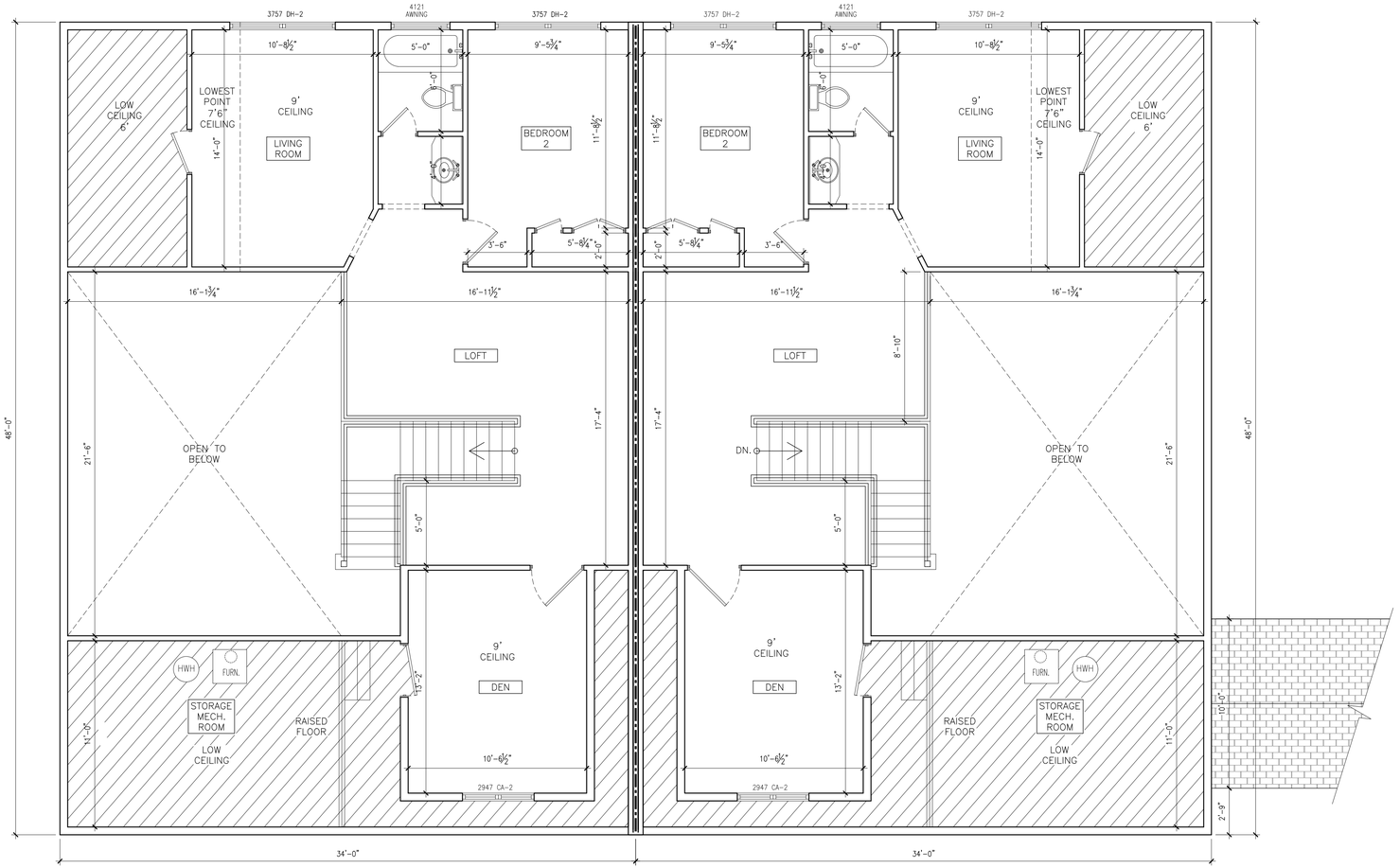
PROPOSED RESIDENCE FOR:

# THE BLUE RILL DEVELOPMENT MODEL 1

VILLAGE OF AIRMONT TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date 11-7-2025

A-103




1 / A-104 SECOND FLOOR PLAN

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

Hartman Design
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412 N. MAIN STREET. SUITE 301
MONROE NY 10950 845-781-4222
LARRY@LHARTMANDESIGN.COM

SEAL

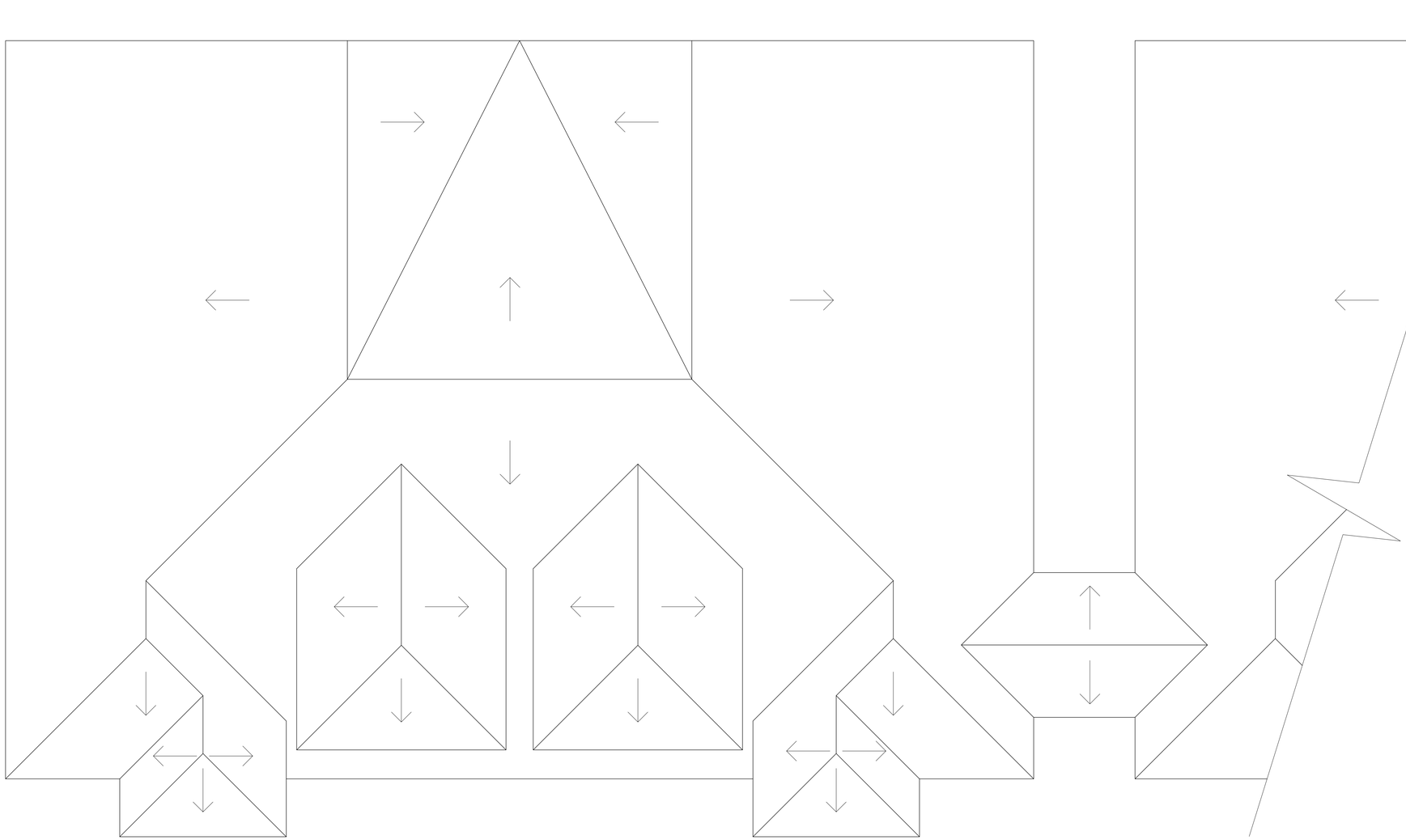
PROPOSED RESIDENCE FOR:

# THE BLUE RILL DEVELOPMENT MODEL 1

VILLAGE OF AIRMONT TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date 11-7-2025

A-104



2 A-105 ROOF PLAN

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

Hartman Design
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412 N. MAIN STREET. SUITE 301
MONROE NY 10950 845-781-4222
LARRY@LHARTMANDESIGN.COM

SEAL

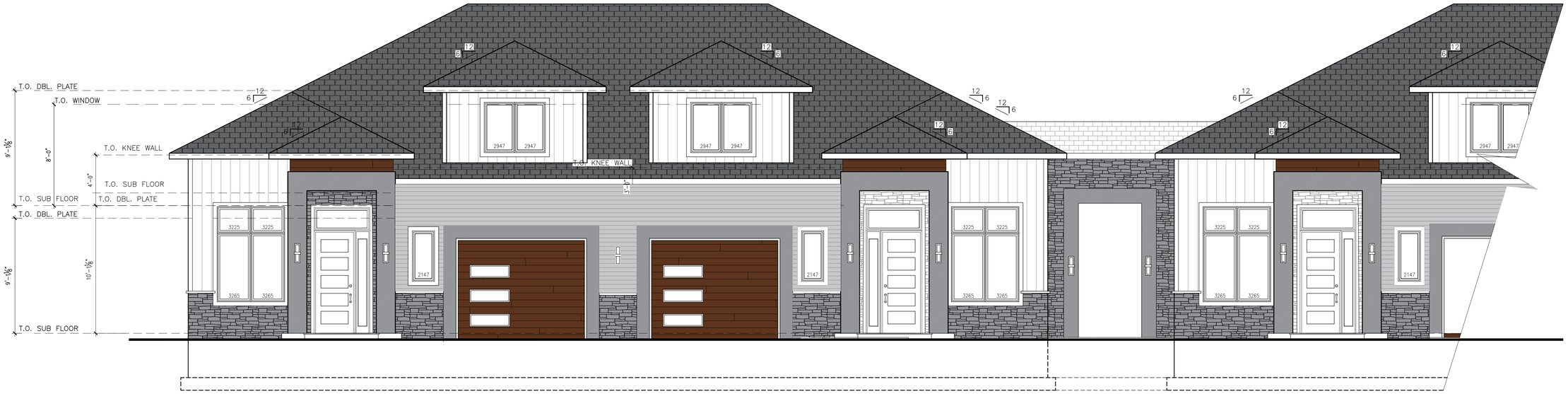
PROPOSED RESIDENCE FOR:

# THE BLUE RILL DEVELOPMENT MODEL 1

VILLAGE OF AIRMONT TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

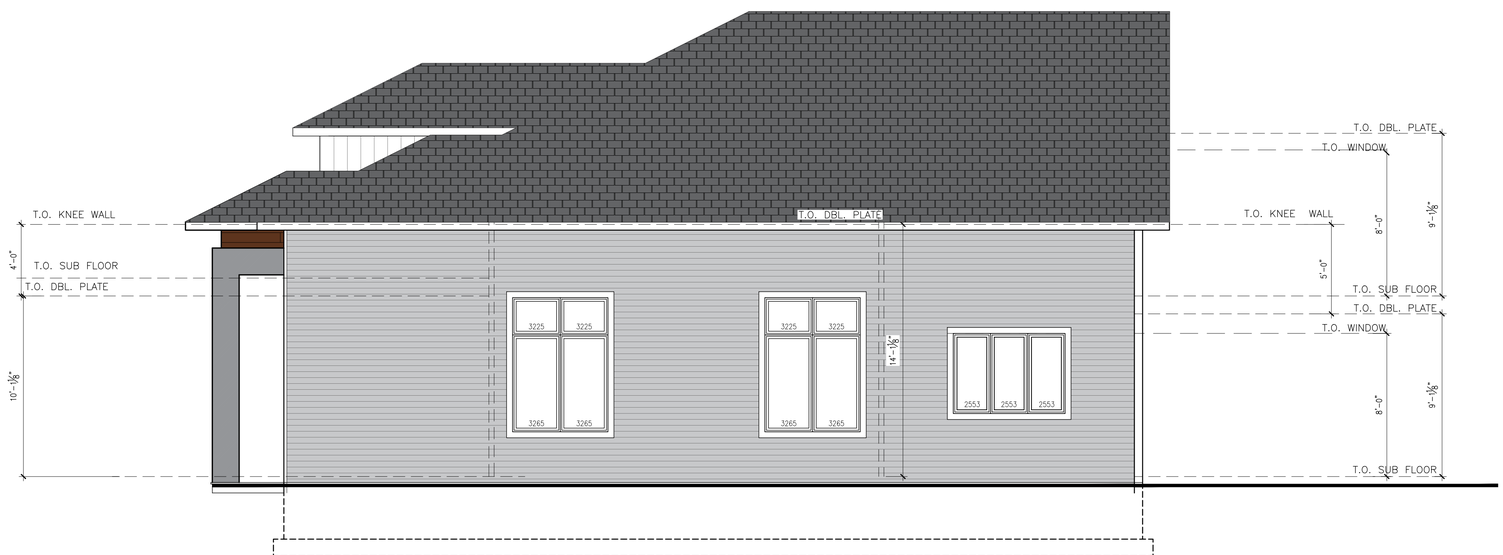
Project No. ---101
Drawn By: LH
Reviewed By: PS
Date 11-7-2025

A-105




1 / A-201 FRONT ELEVATION

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




2 / A-201 RIGHT ELEVATION

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

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COMMERCIAL • RESIDENTIAL
412 N. MAIN STREET. SUITE 301
MONROE NY 10950 845-781-4222
LARRY@HARTMANDESIGN.COM

SEAL

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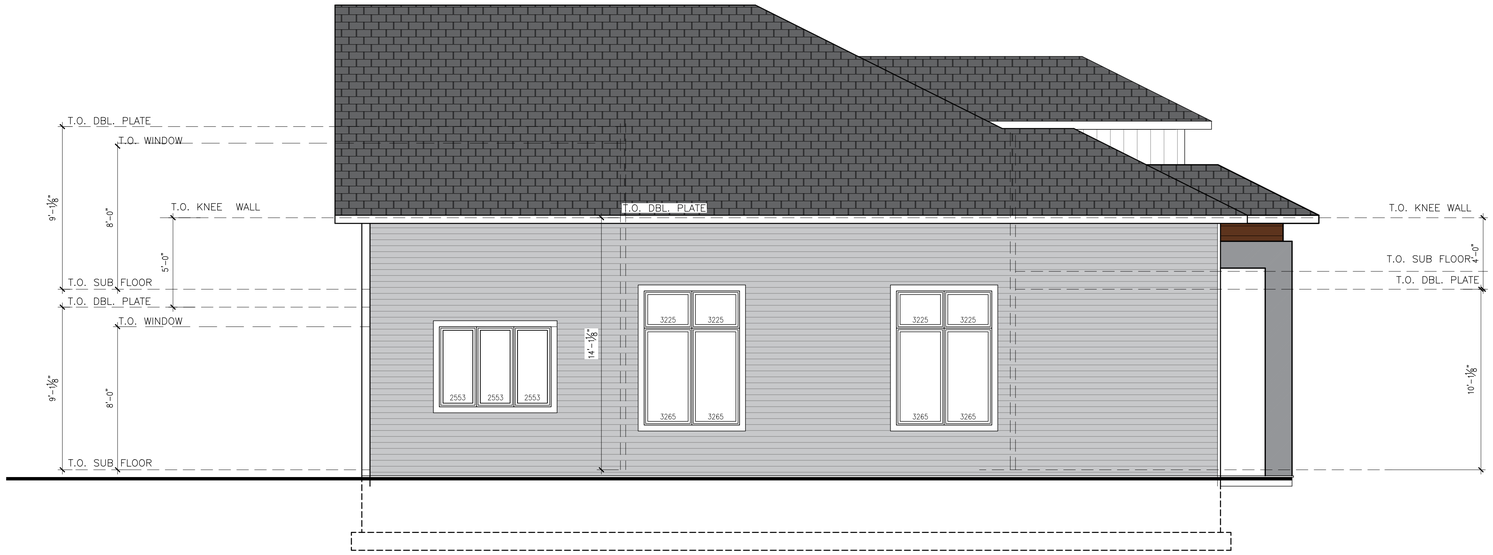
ROCKLAND COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date 11-7-2025

A-201




1 / A-202 LEFT ELEVATION

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

2 / A-202 REAR ELEVATION

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

Hartman Design
COMMERCIAL • RESIDENTIAL
412 N. MAIN STREET. SUITE 301
MONROE NY 10950 845-781-4222
LARRY@LHARTMANDESIGN.COM

SEAL

PROPOSED RESIDENCE FOR:

# THE BLUE RILL DEVELOPMENT MODEL 1

VILLAGE OF AIRMONT TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date 11-7-2025

A-202

# Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-414-5522 EXT. 103 Fax: 845-414-5529
Website: www.airmont.org

## APPLICATION CHECKLIST FOR:
## ARCHITECURAL REVIEW COMMITTEE
## COMMUNITY DESIGN REVIEW COMMITTEE
## PLANNING BOARD
## VILLAGE BOARD OF TRUSTEES
## ZONING BOARD OF APPEALS

****All Application Requests require a digital submission emailed to planzone@airmont.org**

### APPLICATION FOR ZONING BOARD OF APPEALS

***Submit: 15 copies*** of application.

***Submit: 15 copies*** of EAF *(short form).*

***Submit: 15 copies*** of Plot Plan drawn to scale.

***Submit: 15 copies*** of architecturals and elevations**.**

***Submit: 15 copies*** of narrative summary.

***Submit: 15 copies*** of decision or order upon which appeal is based and Notice of Appeals to Building Inspector.

***Submit: 15 copies*** of any details that will help the Board judge the application.

***Submit: 1 copy*** of agreement to pay Professional Consulting Fees.

***Submit:*** Filing Fee.

### APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

**** Any amended site plan requires resubmission of the previously approved site plan**

***Submit: 18 copies*** of application.

***Submit: 13 copies*** of building floor plans and elevations and Architectural Review Committee's Checklist.

***Submit: 3 copies*** of drainage data.

***Submit: 3 copies*** of Engineer's Cost Estimate Form.

***Submit: 18 copies*** of Site Development Plan to include Planimetric Plans, Grading, Drainage & Utility Plans, Landscaping & Lighting Plans and Detail Plans.

***Submit: 18 copies*** of EAF.

***Submit: 18 copies*** of narrative summary.

***Submit: 1 copy*** of agreement to pay Professional Consulting Fees.

***Submit:*** Filing Fee.

### APPLICATION FOR SKETCH PLAT SUBDIVISION APPROVAL

***Submit: 18 copies*** of application.

***Submit: 18 copies*** of Sketch Plat *(clearly marked "Sketch").*

***Submit: 18 copies*** of EAF *(short form for minor subdivision, long form for major subdivision).*

***Submit: 18 copies*** of narrative summary.

***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.

***Submit:*** Filing Fee.

### APPLICATION TO ARCHITECTURAL REVIEW COMMITTEE (Informal) – see page 13

**APPLICATION FOR PRELIMINARY PLAT SUBDIVISION APPROVAL**

***Submit: 18 copies*** of application.
***Submit: 18 copies*** of Preliminary Plat *(clearly marked "Preliminary")*.
***Submit: 18 copies*** of any additional required SEQRA documentation.
***Submit: 3 copies*** of drainage data.
***Submit: 18 copies*** of narrative summary describing any and all changes made to the plans.
***Submit: 4 copies*** of Construction Plans.
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit:*** Filing Fee.

**APPLICATION FOR FINAL PLAT SUBDIVISION APPROVAL**

***Submit: 18 copies*** of application.
***Submit: 18 copies*** of Final Plat *(clearly marked "Final")*.
***Submit: 18 copies*** of any additional required SEQRA documentation.
***Submit: 3 copies*** of drainage data.
***Submit: 18 copies*** of narrative summary describing any and all changes made to the plans.
***Submit: 4 copies*** of Construction Plans.
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit:*** Filing Fee.

**APPLICATION FOR A SIGN PLAN**

***Submit: 14 copies*** of application.
***Submit: 14 copies*** of plan.
***Submit: 14 copies*** of narrative summary.
***Submit: 14 copies*** of EAF *(short form).*
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit:*** Filing Fee.

**APPLICATION TO APPEAR BEFORE CDRC (Informal)**

***Submit: 7 copies*** of application.
***Submit: 7 copies*** of plan & EAF (*short form)*
***Submit: 7 copies*** of narrative summary.
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit:*** Filing Fee.

**APPLICATION TO APPEAR BEFORE PLANNING BOARD Informal)**

***Submit: 14 copies*** of application.
***Submit: 14 copies*** of plan & EAF *(short form)*
***Submit: 14 copies*** of narrative summary.
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit:*** Filing Fee.

**APPLICATION TO APPEAR BEFORE BOARD OF TRUSTEES (Informal)**

***Submit: 7 copies*** of application.
***Submit: 7 copies*** of plan.
***Submit: 7 copies*** of EAF *(short form)*.
***Submit: 7 copies*** of narrative summary.
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit:*** Filing Fee.

# Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-414-5522 EXT. 103 Fax: 845-414-5529
Website: www.airmont.org

## APPLICATION REVIEW FORM

### PART I

Date 2/27/2024

*Please check all that apply:*

- ☒ Planning Board
- ☒ Architectural Review Committee
- ☒ Zoning Board of Appeals
- ☒ C.D.R.C. *(Informal)*
- ☒ Village Board of Trustees
- ❑ Subdivision *(indicate Sketch, Preliminary or Final)*
  Number of Lots ❑Sketch ❑Preliminary ❑Final
- ❑ Site Development Plan
- ☒ Plan Sign Plan Review
- ☒ Special Permit
- ❑ Conditional Use
- ❑ Zoning Code Amendment
- ❑ Zone Code Change
- ❑ Appeals to Zoning Board*
- ☒ Other *(specify)* Apply RSH Overlay Zone

* *Fill out Part I and Part II of this form*

**PROJECT NAME**

Blue Rill Estates LLC
*APPLICANT*

1000A Lake Street | Ramsey | New Jersey | 07446
*STREET* *CITY* *STATE* *ZIP*

973-756-1100 | info@highbrook.com
*PHONE* *EMAIL* *FAX*

Blue Rill Estates LLC
*PROPERTY OWNER*

1000A Lake Street | Ramsey | New Jersey | 07446
*STREET* *CITY* *STATE* *ZIP*

973-756-1100 | info@highbrook.com
*PHONE* *FAX*

MJ Engineering and Land Surveying, PC

*ENGINEER / ARCHITECT / SURVEYOR*

21 Corporate Drive | Clifton Park | New York | 12065

*STREET* | *CITY* | *STATE* | *ZIP*

518-371-0799 | dlynch@mjteam.com | N/A

*PHONE* | *EMAIL* | *FAX*

Emanuel Law, Esq

*ATTORNEY*

4 Laurel Road | New City | New York | 10956

*STREET* | *CITY* | *STATE* | *ZIP*

845-634-4141 | ira@emanuellaw.com | 845-634-9312

*PHONE* | *EMAIL* | *FAX*

Joseph Gross

*CONTACT PERSON*

1245 2nd St, #4 | Brooklyn | New York | 11219

*STREET* | *CITY* | *STATE* | *ZIP*

917-593-7286 | josepharongross@gmail.com

*PHONE* | *EMAIL* | *FAX*

**TAX MAP DESIGNATION**

| 62.11 | 2 | 8, 9,& 10 |
|---|---|---|
| *SECTION* | *BLOCK* | *LOT(S)* |
| | | |
| *SECTION* | *BLOCK* | *LOT(S)* |

**LOCATION**

On the West side of Saddle River Road,

approximately 78 feet South of Long Meadow Drive.

Acreage of Parcel 17.99 acres Zoning District R-35/R-55

School District East Ramapo Postal District 10952

**PROJECT DESCRIPTION**

The project site, located at 444 Saddle River Road, comprises three adjoining tax lots, with a total lot area of approximately 17.99 acres. Currently, the Blue Rill Day Camp occupies the site. The applicant is proposing the construction of a senior housing development consisting of 105 semi-attached homes. The site will have access via two entrances onto Saddle River Road and will be served by municipal water and sanitary sewer.

This application is also for 2 Monument signs as shown on the site plan 10' W - 6' H - 2' D

**IF SUBDIVISION**

1. Is any variance from the Subdivision Regulations being requested?

❑Yes ❑No

*If yes, list variances on separate sheet and attach to application.*

2. Is any open space being offered?

❑Yes ❑No *If yes, what amount?*

**IF SITE DEVELOPMENT PLAN**

Are any waivers from the Site Development Plan Rules and Regulations being requested?

☒Yes ❑ No

*If yes, list waiver(s) on separate sheet and attach to application.*

**PROJECT HISTORY**

Has this project ever been reviewed before?

❑Yes ☒No

*If yes, list case number, name, date and the Board you appeared before:*

N/A

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

N/A

This property ***IS*** within 500 feet of: *(Check all that apply)*

❑State or County Road ❑State or County Park ❑Long Path
❑County Stream ❑Municipal Boundary ❑County or State Facility

List name(s) of facility checked above:

_____
_____
_____

This property ***IS*** directly adjacent to:
*(Check all that apply)*

☒State or County Road ❑State or County Park ❑Long Path
☒County Stream ☒Municipal Boundary ❑County or State Facility

List name(s) of facility checked above:

County Road - County Route 73 (Saddle River Road)

County Stream - Saddle River

Municipal Boundary - Village of Chestnut Ridge

***IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N UNLESS WAIVED FROM REVIEW.***

**REFERRAL AGENCIES**

☒ R.C. Highway Department
☒ R.C. Drainage Agency
☒ R.C. Dept. of Environmental Health
☒ R.C. Sewer District #1
❑ NYS Dept. of Transportation
❑ NYS Thruway Authority
☒ Adjacent Municipality
☒ Town of Ramapo Sewer Dept.

**PLANNING BOARD AND ZONING BOARD OF APPEALS APPLICANTS ONLY**

YOU *MUST* SEND A COPY OF APPLICATION & PLANS TO:

Regional Manager
Orange and Rockland Utilities, Inc.
390 West Route 59
Spring Valley, New York 10977

I have sent copies of the plans and application to Orange and Rockland Utilities, Inc. on _____.
*DATE*

_____ _____
*SIGNATURE* *DATE*

# ALL APPLICANTS
## SIGNATURE & CERTIFICATION

State of New York
County of Rockland
SS: Village of Airmont

I, Baruch Rosenfeld hereby depose and say that all the above statements contained in the papers submitted herewith are true.

_____
*SIGNATURE*

5 Lenore Avenue, Unit A, Monsey, NY 10952

*STREET* *CITY* *STATE* *ZIP*

Sworn to before me this 26 day of Feb ,20 24.

MORDECHAI ROSENFELD
Notary Public - State of New York
No. 01RO0005623
Qualified in Rockland County
My Commission Expires April 14, 2027

_____
*NOTARY PUBLIC*

**AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT**

State of New York
County of Rockland
SS: Village of Airmont

I, Baruch Rosenfeld being duly sworn, hereby depose and say that I reside

at the County of Rockland in the State of New York .

I am the * Member of owner in fee simple of premises located at

444 Saddle River Road, Village of Airmont, New York

described in a certain deed of said premises recorded in the Rockland County Clerk's Office ~~in Liber of~~ ~~conveyances, page~~ as Instrument No. 2021-00012093.

Said premises have been in my/its possession since March 2021. Said premises are also known and

designated on the Town of Ramapo Tax Map as:

Section: 63.11 Block: 2 Lot(s) 8, 9 and 10

*SIGNATURE*

5 Lenore Avenue, Unit A, Monsey, NY 10952

*STREET* *CITY* *STATE* *ZIP*

Sworn to before me this 26 day of Feb ,20 24 .

MORDECHAI ROSENFELD
Notary Public - State of New York
No. 01RO0005623
Qualified in Rockland County
My Commission Expires April 14, 2024

*NOTARY PUBLIC*

**If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.*

## OWNERS CONSENT FORM TO VISIT PROPERTY

I, Baruch Rosenfeld, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.

SIGNATURE

Sworn to before me this 26 day of Feb, 20 24.

MORDECHAI ROSENFELD
Notary Public - State of New York
No. 01RO0005623
Qualified in Rockland County
My Commission Expires April 14, 2027

NOTARY PUBLIC

## AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, Baruch Rosenfeld, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or Type full Name and Address

   Baruch Rosenfeld, 5 Lenore Avenue, Unit A, Monsey, NY 10952

   Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

2. To the Village, Planning and Zoning Board in the Village of Airmont,
   *PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK*

   Application, petition, or request is hereby submitted for:

   ☐ Variance or modification from the requirements of Article _____ Section 210-102

   ☒ Special permit per the requirements of Article _____ Section 210-102

- ❑ Exemption from a Plat or official map
- ❑ Review and approval of proposed Subdivision Plat
- ❑ An order to issue a certificate, permit or license
- ❑ An amendment to the Zoning Ordinance or Official Map or change thereof
- ☒ Other *(explain)* Apply RSH Overlay Zone

To permit construction, maintenance and use of 105 units of senior housing

3. Premises affected are in a **R-** 50 & 35 Zone and from the Town of Ramapo Tax Map, the property is known as Section 62.11 Block 2 Lot(s) 8, 9 and 10.

3. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

4. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: *(if none, so state)* None .

a. Name and Address of officer or employee:

b. Nature of interest: _____

c. If stockholder, number of shares: _____

d. If officer or partner, nature of office and name of partnership:

e. If a spouse of brother, sister, parent, child, grandchild, or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

_____

_____

_____

_____

_____

_____

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, must be attached, if any of these are officers or employees of the State of New York or of the County of Rockland, or of the Village of Airmont.

I, Baruch Rosenfeld do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

_____

*SIGNATURE*

5 Lenore Avenue, Unit A, Monsey, NY 10952

*STREET* *CITY* *STATE* *ZIP*

Sworn to before me this 26 day of Feb ,20 24 .

MORDECHAI ROSENFELD
Notary Public - State of New York
No. 01RO0005623
Qualified in Rockland County
My Commission Expires April 14, 2027

_____

*NOTARY PUBLIC*

# AFFIDAVIT FOR PLANNING BOARD

State of New York
County of Rockland
SS: Village of Airmont

I, Baruch Rosenfeld being duly sworn deposes and says that he is the applicant, agent, or attorney for applicant, in the matter of the application before the Planning Board of the Village of Airmont affecting property located at 444 Saddle River Road, Airmont Rockland County, New York, that the following are all the owners of property 500 feet from the premises as to which this application is being taken. The names were obtained from the latest Tax Roll.

| SECTION/BLOCK/LOT | NAME | ADDRESS |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sworn to before me this 26 day of Feb, 20 24.

MORDECHAI ROSENFELD
Notary Public - State of New York
No. 01RO0005623
Qualified in Rockland County
My Commission Expires April 14, 2027

NOTARY PUBLIC

Staples.

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04A-U1

15/62.11-1-94
MONSEY FIRE DISTRICT
16 GROVE ST
MONSEY, NY 10952

15/62.11-1-93
MENDLOVIC MAYER ZEV
6 MILROSE LA
MONSEY, NY 10952

21/62.11-2-6
ROBERTI RONALD L & LINDA
3 LONG MEADOW DR
MONSEY, NY 10952

21/62.11-2-7
HODGES SHARLENE R
5 LONG MEADOW DR
AIRMONT, NY 10952

21/62.11-2-4
HUNTER DENNIS
2 LONG MEADOW DR
MONSEY, NY 10952

21/62.10-1-11
LANDAU JOSEPH
5 IROQUOIS TRL
AIRMONT, NY 10952

15/62.11-1-1
MONSEY FIRE DISTRICT
16 GROVE ST
MONSEY, NY 10952

21/62.10-1-10
GUTMAN BINYOMIN C &
CHANA
3 IROQUOIS TRL
AIRMONT, NY 10952

21/62.10-1-12
ERPS SHLOMO & JUDITH
10 IROQUOIS TRAIL
AIRMONT, NY 10952

21/62.11-2-3
DEUTSCH DAVID & ROIZY
APT 4
210 DIVISION AV
BROOKLYN, NY 11121

21/62.07-2-17
400 SADDLE LLC
STE 106
747 CHESTNUT RIDGE RD
SPRING VALLEY, NY 10977

21/62.11-2-2
DUNCANSON FREDERICK &
JEANNE
C/O TERRY WILSON TAX PART
1109 SHERWOOD DR
CARLISLE, PA 17013-3585

15/62.07-1-90
BEN ARBON SHLOMO
395 SADDLE RIVER RD
CHESTNUT RIDGE, NY 10977

21/62.06-2-85
LESSER IRMA
7 IROQUOIS TRL
MONSEY, NY 10952

21/62.06-2-89
SULLIVAN CLARENCE &
MOLLETTE DOREEN
12 IROQUOIS TRL
MONSEY, NY 10952

21/62.11-2-1
FUHRER SHLOMO S & GITTY
8 LONG MEADOW DR
AIRMONT, NY 10952

21/62.06-2-84
GREENBERG BEN D &
ESTHER & MIRIAM
44 S MONSEY RD
AIRMONT, NY 10952

21/62.07-2-10
RAND YISROEL & SIMA
8 REGINA CT
MONSEY, NY 10952

21/62.07-2-16
RICHARDSON IRIS E
FELTON N
5 REGINA COURT
MONSEY, NY 10952

21/62.06-2-86
MANN MELINDA & ISAAC
9 IROQUOIS TRL
MONSEY, NY 10952

21/62.11-2-8
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

21/62.07-2-18
ZTI CORP
C/O MR. GUBITZ
P O BOX 336
MONSEY, NY 10952

21/62.06-2-88
MATARAZZO JOHN TRUST
14 IROQUOIS TRL
MONSEY, NY 10952

21/62.07-2-9
RAMAPO TOWN OF 35-406
237 RT 59
SUFFERN, NY 10901

21/62.07-2-11
ZACK VANESSA MARTHA
6 REGINA COURT
AIRMONT, NY 10952

21/62.06-2-82
YEHOSHUA BEN & NAOMI
AVIVA
38 S MONSEY RD
AIRMONT, NY 10952

21/62.06-2-87
PHELPS AVICHAI & FRAIDEL
11 IROQUOIS TRL
MONSEY, NY 10952

21/62.06-2-81
NIRENBERG CURT L/E
C/O LAURA NIRENBERG
36 MONSEY RD S
AIRMONT, NY 10952

21/62.07-2-12
FRIEDMANN RAYMOND A
& HILLARY F
4 REGINA CT
AIRMONT, NY 10952

21/62.06-2-75
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

#Blue Rill Estates - 1083

(430 SR 59 1083 01/24)

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04A-U1

Staples.
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04A-U1

15/62.11-1-73
KOLMAN JOSEPH & SARAH
5 MILROSE LA
MONSEY, NY 10952

15/62.11-1-71
CHAMBERLAINE EDWARD P &
ALLYSON
25 AIRMONT AVE
MAHWAH, NJ 0743

21/62.10-1-15
BERNSTEIN AHRON & CHANA
4 IROQUOIS TRL
MONSEY, NY 10952

21/62.10-1-14
SILBER MALKA
6 IROQUOIS TRL
MONSEY, NY 10952

21/62.10-1-16
HAMMER ANTHONY G
2A IROQUOIS TRL
AIRMONT, NY 10952

21/62.11-2-5
STISKIN MOIRE M
1 LONG MEADOW DR
AIRMONT, NY 10952

21/62.11-2-6
ROBERTI RONALD L & LINDA
3 LONG MEADOW DR
MONSEY, NY 10952

21/62.11-2-7
HODGES SHARLENE R
5 LONG MEADOW DR
AIRMONT, NY 10952

21/62.10-1-11
LANDAU JOSEPH
5 IROQUOIS TRL
AIRMONT, NY 10952

21/62.10-1-12
ERPS SHLOMO & JUDITH
10 IROQUOIS TRAIL
AIRMONT, NY 10952

21/62.06-2-85
LESSER IRMA
7 IROQUOIS TRL
MONSEY, NY 10952

21/62.06-2-89
SULLIVAN CLARENCE &
MOLLETTE DOREEN
12 IROQUOIS TRL
MONSEY, NY 10952

21/62.06-2-86
MANN MELINDA & ISAAC
9 IROQUOIS TRL
MONSEY, NY 10952

21/62.11-2-8
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

21/62.06-2-88
MATARAZZO JOHN TRUST
14 IROQUOIS TRL
MONSEY, NY 10952

21/62.07-2-9
RAMAPO TOWN OF 35-406
237 RT 59
SUFFERN, NY 10901

15/62.11-1-74
GANAY LUIS & LUZ M
7 MILROSE LA
MONSEY, NY 10952

15/62.11-1-72
ENGEL MOSES
1 MILROSE LA
MONSEY, NY 10952

15/62.11-1-92
MENDLOVIC MAYER ZEV
6 MILROSE LA
MONSEY, NY 10952

15/62.11-1-70
GEFERT EWA
437 SADDLE RIVER RD
MONSEY, NY 10952

15/62.11-1-75
HOSEIN SALEISHA
9 MILROSE LA
MONSEY, NY 10952

21/62.11-2-4
HUNTER DENNIS
2 LONG MEADOW DR
MONSEY, NY 10952

Staples.
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Blue Rill Estates 203
444 SRRd
202 1/24
04A-U1

Staples.
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04A-U1

15/62.11-1-67
SILBER JOSEPH & MIRIAM
RACHEL
2 TERRACE CT
MONSEY, NY 10952

15/62.11-1-47
SILBER DAVID & GRUENSTEIN
RUCHEL
473 SADDLE RIVER RD
MONSEY, NY 10952

15/62.11-1-37
DOBKIN CHARLES E
7 KAROW CT
MONSEY, NY 10952

~~21/62.10-1-24~~
RAMAPO TOWN OF 35/406
237 RT 59
SUFFERN, NY 10901

15/62.11-1-49
D'SOUZA WALLACE &
ANJU
3 LANCASTER LA
MONSEY, NY 10952

15/62.11-1-50
ROSE CHAIM M & BATSHEVA G
5 LANCASTER LA
CHESTNUT RIDGE, NY 10952

15/62.11-1-51
FICCO MICHAEL T & KELLY
KATHY A
7 LANCASTER LA
MONSEY, NY 10952

15/62.11-1-48
MOSESON MORDECHAI &
LIEBERMAN RACHEL
471 SADDLE RIVER RD
MONSEY, NY 10952

15/62.11-1-61
2 LANCASTER LN LLC
1111 53RD STREET
BROOKLYN, NY 11219

15/62.11-1-60
TESSLER DOV & LEAH
4 LANCASTER LA
MONSEY, NY 10952

15/62.11-1-59
FEFERKORN DAVID &
104 FRANKLIN AVE CORP
6 LANCASTER LA
CHESTNUT RIDGE, NY 10952

15/62.11-1-58
MANDEL SHIA
5 HAMMOND STREET
MONSEY, NY 10952

15/62.11-1-62
119 RAILROAD LLC
467 SADDLE RIVER RD
AIRMONT, NY 10952

21/62.10-1-22
BLEICH JACOB
2 BURRIS COURT
AIRMONT, NY 10952

21/62.10-1-21
WELLS ELI
BISPHAM HILLARY
68 MONSEY ROAD SOUTH
MONSEY, NY 10952

15/62.11-1-63
BERGER BRIENDLE
465 SADDLE RIVER RD
MONSEY, NY 10952

21/62.10-1-13
IROQUOIS TRAIL LLC
8 IROQUOIS TRL
AIRMONT, NY 10952

15/62.11-1-68
4 TERRACE LLC
PO BOX 891
MONSEY, NY 10952

21/62.10-1-20
CAMP VENTURE INC
25 SMITH ST, STE 512
NANUET, NY 10954

15/62.11-1-66
WERCZBERGER YOEL & NECHY
5 TERRACE CT
MONSEY, NY 10952

21/62.10-1-23
74 SOUTH MONSEY LLC
74 SOUTH MONSEY RD
MONSEY, NY 10952

15/62.11-1-65
SILBER ABRAHAM
3 TERRACE CT
CHESTNUT RIDGE, NY 10952

15/62.11-1-64
WEIL BRUCE & SUSAN
461 SADDLE RIVER RD
MONSEY, NY 10952

21/62.10-1-19
GEIGER BRIAN W & CARLA
62 S MONSEY RD
MONSEY, NY 10952

~~21/62.11-2-9~~
~~BLUE RILL ESTATES LLC~~
~~C/O ROSENFELD BARUCH~~
~~UNIT A~~
~~5 LENORE AVENUE~~
~~MONSEY, NY 10952~~

15/62.11-1-69
CONG TEHILLAS MORDECHAI
445 SADDLE RIVER ROAD
MONSEY, NY 10952

21/62.10-1-18
PATRICK DANNY J & JOANNE
60 S MONSEY RD
MONSEY, NY 10952

~~15/62.11-1-70~~
~~GEFERT EWA~~
~~437 SADDLE RIVER RD~~
~~MONSEY, NY 10952~~

21/62.11-2-10
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

21/62.10-1-17
RABELER KRISTEN A &
GORDON E
58 MONSEY RD SO
MONSEY, NY 10952

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04A-U1

Blue Rill Estates
300
444 SR RD
102 124

Staples.
label size 1" x 2-5/8" compatible with Avery® 5160/8160
04A-U1

ALL DUPES

15/62.11-1-67
SILBER JOSEPH & MIRIAM RACHEL
2 TERRACE CT
MONSEY, NY 10952

21/62.10-1-24
RAMAPO TOWN OF 35/406
237 RT 59
SUFFERN, NY 10901

15/62.11-1-49
D'SOUZA WALLACE & ANJU
3 LANCASTER LA
MONSEY, NY 10952

15/62.11-1-50
ROSE CHAIM M & BATSHEVA G
5 LANCASTER LA
CHESTNUT RIDGE, NY 10952

15/62.11-1-48
MOSESON MORDECHAI & LIEBERMAN RACHEL
471 SADDLE RIVER RD
MONSEY, NY 10952

15/62.11-1-61
2 LANCASTER LN LLC
1111 53RD STREET
BROOKLYN, NY 11219

15/62.11-1-60
TESSLER DOV & LEAH
4 LANCASTER LA
MONSEY, NY 10952

15/62.11-1-59
FEFERKORN DAVID & 104 FRANKLIN AVE CORP
6 LANCASTER LA
CHESTNUT RIDGE, NY 10952

15/62.11-1-58
MANDEL SHIA
5 HAMMOND STREET
MONSEY, NY 10952

15/62.11-1-62
119 RAILROAD LLC
467 SADDLE RIVER RD
AIRMONT, NY 10952

15/62.11-1-63
BERGER BRIENDLE
465 SADDLE RIVER RD
MONSEY, NY 10952

15/62.11-1-68
4 TERRACE LLC
PO BOX 891
MONSEY, NY 10952

15/62.11-1-66
WERCZBERGER YOEL & NECHY
5 TERRACE CT
MONSEY, NY 10952

15/62.11-1-65
SILBER ABRAHAM
3 TERRACE CT
CHESTNUT RIDGE, NY 10952

15/62.11-1-64
WEIL BRUCE & SUSAN
461 SADDLE RIVER RD
MONSEY, NY 10952

21/62.11-2-9
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

15/62.11-1-69
CONG TEHILLAS MORDECHAI
445 SADDLE RIVER ROAD
MONSEY, NY 10952

21/62.11-2-10
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

15/62.11-1-73
KOLMAN JOSEPH & SARAH
5 MILROSE LA
MONSEY, NY 10952

15/62.11-1-71
CHAMBERLAINE EDWARD P & ALLYSON
25 AIRMONT AVE
MAHWAH, NJ 0743

21/62.11-2-5
STISKIN MOIRE M
1 LONG MEADOW DR
AIRMONT, NY 10952

21/62.11-2-6
ROBERTI RONALD L & LINDA
3 LONG MEADOW DR
MONSEY, NY 10952

21/62.11-2-7
HODGES SHARLENE R
5 LONG MEADOW DR
AIRMONT, NY 10952

21/62.11-2-3
DEUTSCH DAVID & ROIZY
APT 4
210 DIVISION AV
BROOKLYN, NY 11121

21/62.11-2-8
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

21/62.07-2-9
RAMAPO TOWN OF 35-406
237 RT 59
SUFFERN, NY 10901

Staples.
label size 1" x 2-5/8" compatible with Avery® 5160/8160
04A-U1

Blue Rill Dupes
(434 SR Rd. 1001 1/24)

Staples.
label size 1" x 2-5/8" compatible with Avery® 5160/8160
04A-U1 ALL DUPES

15/62.11-1-67
SILBER JOSEPH & MIRIAM RACHEL
2 TERRACE CT
MONSEY, NY 10952

21/62.10-1-24
RAMAPO TOWN OF 35/406
237 RT 59
SUFFERN, NY 10901

15/62.11-1-61
2 LANCASTER LN LLC
1111 53RD STREET
BROOKLYN, NY 11219

15/62.11-1-60
TESSLER DOV & LEAH
4 LANCASTER LA
MONSEY, NY 10952

15/62.11-1-59
FEFERKORN DAVID &
104 FRANKLIN AVE CORP
6 LANCASTER LA
CHESTNUT RIDGE, NY 10952

15/62.11-1-58
MANDEL SHIA
5 HAMMOND STREET
MONSEY, NY 10952

15/62.11-1-62
119 RAILROAD LLC
467 SADDLE RIVER RD
AIRMONT, NY 10952

15/62.11-1-63
BERGER BRIENDLE
465 SADDLE RIVER RD
MONSEY, NY 10952

21/62.10-1-13
IROQUOIS TRAIL LLC
8 IROQUOIS TRL
AIRMONT, NY 10952

15/62.11-1-68
4 TERRACE LLC
PO BOX 891
MONSEY, NY 10952

15/62.11-1-66
WERCZBERGER YOEL & NECHY
5 TERRACE CT
MONSEY, NY 10952

21/62.10-1-23
74 SOUTH MONSEY LLC
74 SOUTH MONSEY RD
MONSEY, NY 10952

15/62.11-1-65
SILBER ABRAHAM
3 TERRACE CT
CHESTNUT RIDGE, NY 10952

15/62.11-1-64
WEIL BRUCE & SUSAN
461 SADDLE RIVER RD
MONSEY, NY 10952

21/62.11-2-9
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

15/62.11-1-69
CONG TEHILLAS MORDECHAI
445 SADDLE RIVER ROAD
MONSEY, NY 10952

21/62.10-1-18
PATRICK DANNY J & JOANNE
60 S MONSEY RD
MONSEY, NY 10952

15/62.11-1-70
GEFERT EWA
437 SADDLE RIVER RD
MONSEY, NY 10952

15/62.11-1-74
GANAY LUIS & LUZ M
7 MILROSE LA
MONSEY, NY 10952

21/62.11-2-10
BLUE RILL ESTATES LLC
C/O ROSENFELD BARUCH
UNIT A
5 LENORE AVENUE
MONSEY, NY 10952

21/62.10-1-17
RABELER KRISTEN A &
GORDON E
58 MONSEY RD SO
MONSEY, NY 10952

15/62.11-1-73
KOLMAN JOSEPH & SARAH
5 MILROSE LA
MONSEY, NY 10952

15/62.11-1-71
CHAMBERLAINE EDWARD P &
ALLYSON
25 AIRMONT AVE
MAHWAH, NJ 0743

21/62.10-1-15
BERNSTEIN AHRON & CHANA
4 IROQUOIS TRL
MONSEY, NY 10952

21/62.10-1-14
SILBER MALKA
6 IROQUOIS TRL
MONSEY, NY 10952

21/62.10-1-16
HAMMER ANTHONY G
2A IROQUOIS TRL
AIRMONT, NY 10952

15/62.11-1-72
ENGEL MOSES
1 MILROSE LA
MONSEY, NY 10952

21/62.11-2-5
STISKIN MOIRE M
1 LONG MEADOW DR
AIRMONT, NY 10952

Staples.
label size 1" x 2-5/8" compatible with Avery® 5160/8160
Blue Rill Dupes
430 SR Rd 250 2 1/24
04A-U1

# ARCHITECTURAL REVIEW COMMITTEE (ARC)

## CHECKLIST FOR ARCHITECTURAL REVIEW

1. Narrative summary explaining the project and including any facts pertaining to this project which applicant feels may be of interest to this committee.
2. Renderings of proposed building(s) (color if possible), including Elevations and Site Landscaping.
3. Architectural plans signed and sealed by the architect.
4. It would be preferable to the ARC if the Architect would appear at this meeting with the applicant.
5. Materials Check List (bring samples to the meeting):

| | **COLOR** | **MATERIAL** | **MANUFACTURER** |
|---|---|---|---|
| Roof: | _____ | _____ | _____ |
| Siding: | _____ | _____ | _____ |
| Decorative Siding: | _____ | _____ | _____ |
| Windows: | _____ | _____ | _____ |
| Trim: | _____ | _____ | _____ |
| Shutters: | _____ | _____ | _____ |
| Doors: | _____ | _____ | _____ |

**For applications to Architectural Review Committee (Informal):**

***Submit: 4 copies*** of application.
***Submit: 4 copies*** of site plan.
***Submit: 4 copies*** of renderings and elevations.
***Submit: 4 copies*** of narrative summary.
***Submit: 1 copy*** of agreement to pay Professional Consulting Fee.
***Submit: Completed ARC checklist.***
***Submit:*** Filing Fee.

# APPLICATION REVIEW FORM

## PART II

## Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- ❑ Variance from the requirements of Article _____Section _____of Airmont's Zoning Code.
- ❑ Special Permit per the requirements of Article _____ Section _____ of Airmont's Zoning Code.
- ❑ Review of an administrative decision or order of the Building Inspector
- ❑ An order to issue a Certificate of Occupancy
- ❑ An order to issue a Building Permit
- ❑ An interpretation of the Zoning Ordinance or Map
- ❑ Certification of an existing non-conforming structure or use
- ❑ Other *(explain)*

_____

To permit construction, maintenance and use of _____

_____

The decision or order of the Building Inspector being appealed is to be submitted together with the Notice of Appeals to Building Inspector. If an area variance is requested, specify the following:

1. The type of variance sought (Lot Area, Front Setback, Side Yard, etc.):

   _____

   _____

2. The required bulk dimension(s) is (are):

   _____

3. The proposed bulk dimension(s) is (are):

   _____

   _____

**AFFIDAVIT FOR ZONING BOARD OF APPEALS**

State of New York
County of Rockland
SS: Village of Airmont

I, _____ being duly sworn and says that he is the applicant, agent or attorney for applicant, in the matter of the application before the Zoning Board of Appeals of the Village of Airmont of affecting property located at _____ Rockland County, New York, that the following are all the owners of property abutting and across the street from the premises as to which this application is being taken. The names were obtained from the latest Tax Roll.

| SECTION/BLOCK/LOT | NAME | ADDRESS |
|---|---|---|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Sworn to before me this_____ day of _____,20_____.

_____
*NOTARY PUBLIC*

# COST ESTIMATE IMPROVEMENT FORM

Name of Project: _____ On-Site: _____ Off-Site: _____

| DESCRIPTION | QUANTITY | UNIT PRICE | COST | AMOUNT COMPLETED |
|---|---|---|---|---|
| Roadway (30') | _____L.F. | _____ | _____ | _____ |
| Concrete Curb | _____L.F. | _____ | _____ | _____ |
| Concrete Sidewalk | _____L.F. | _____ | _____ | _____ |
| **STORM DRAIN** | | | | |
| _____ Pipe | _____L.F. | _____ | _____ | _____ |
| _____ Pipe | _____L.F. | _____ | _____ | _____ |
| _____ Pipe | _____L.F. | _____ | _____ | _____ |
| Catch Basins | _____each | _____ | _____ | _____ |
| Manholes | _____each | _____ | _____ | _____ |
| Concrete Headwalls | _____each | _____ | _____ | _____ |
| Monumentation | _____each | _____ | _____ | _____ |
| Street Signs | _____each | _____ | _____ | _____ |
| Miscellaneous | _____each | _____ | _____ | _____ |
| Plantings | _____ | _____ | _____ | _____ |
| | | | SUBTOTAL | _____ |
| | | | 6% Inspection Fee | _____ |
| | | | *(Make check payable to Village of Airmont)* | |
| **SEWERS** | | | | |
| _____Pipe | _____L.F. | _____ | _____ | _____ |
| _____Pipe | _____L.F. | _____ | _____ | _____ |
| Manholes | _____each | _____ | _____ | _____ |
| | | | SUBTOTAL | _____ |
| | | | 6% Inspection Fee | _____ |
| | | | *(Make check payable to Village of Airmont)* | |
| **SEWERS** | | | | |
| Street Frontage *(in feet)* | _____ | _____ | _____ | _____ |
| (Shade Tree) | _____ | _____ | _____ | _____ |

_____ *DATE* _____

*PROJECT ENGINEER*

# Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-414-5522 EXT. 103 Fax: 845-414-5529
Website: www.airmont.org

## AGREEMENT TO PAY PROFESSIONAL CONSULTING FEES

### MEMORANDUM

Pursuant to the Village of Airmont Code Section §106-22, it is the applicant's responsibility to pay all professional consulting fees, public hearing notice fees and any other fees incurred as a result of site plan review and your meeting with the Community Design Review Committee, Planning Board, Architectural Review Committee, Board of Trustees and/or Zoning Board of Appeals.

You will be receiving bills periodically from the ***Village of Airmont Professionals*** which must be paid in full in order for the application to continue to be processed. Failure to pay outstanding fees may result in the denial of your application and/or the Village placing a lien on the property. Below find the hourly rates per professional. ***Please note: Not all professionals attend every meeting.***

| | | |
|---|---|---|
| *Al Fusco, Village Engineer* | *$125.00* | *hourly* |
| *Dennis Letson; Alt. Village Engineer* | *$180.00* | *hourly* |
| *Al Fusco, Village Planner* | *$125.00* | *hourly* |
| *Robert Zitt, CDRC/PB Attorney* | *$250.00* | *hourly* |
| *Dan Kraushaar, ZBA Attorney* | *$190.00* | *hourly* |

☐ **The Village will provide a stenographer to any applicant at any Planning Board or Zoning Board of Appeals meeting. By checking the box to the left, the applicant agrees to pay any fees incurred by the Village for a stenographer. If this box is not checked, a stenographer will NOT be provided.**

These fees are subject to change without written notice. Thank you for your anticipated cooperation.

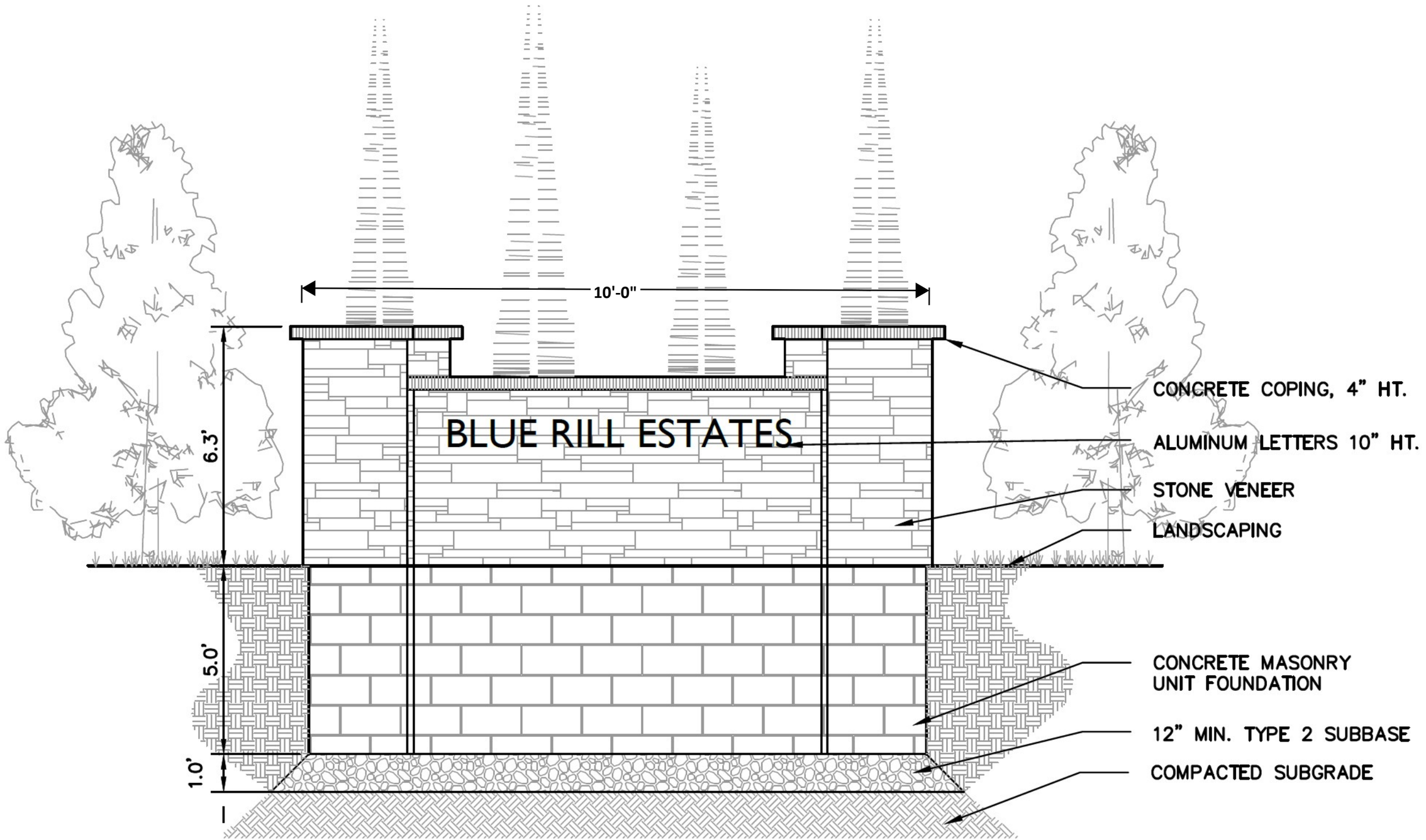
In the event the applicant and/or property owner fails to reimburse the village for the fees incurred by the review of its professionals, the Village may re-levy the delinquent payments as an additional tax on the property which is the subject of the application.

The undersigned is aware of the above regulations of the Village of Airmont Code §106-22, Local Law No. 14-93 and has reviewed said law and code and agrees to be bound by same.

2/26/2024 _____
*DATE* *SIGNATURE OF PROPERTY OWNER*

2/26/2024 _____
*DATE* *SIGNATURE OF APPLICANT/REPRESENTATIVE*

*REVISED 7/11/2022*


10'-0"
BLUE RILL ESTATES
6.3'
5.0'
1.0'
CONCRETE COPING, 4" HT.
ALUMINUM LETTERS 10" HT.
STONE VENEER
LANDSCAPING
CONCRETE MASONRY UNIT FOUNDATION
12" MIN. TYPE 2 SUBBASE
COMPACTED SUBGRADE

ELEVATION

BLUE RILL ESTATES

BLUE RILL ESTATES