

### Right to Know / FOIL

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..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant

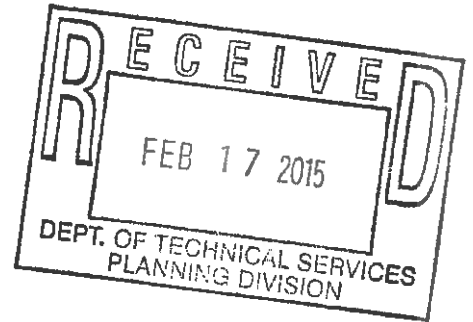
**PERCY & BARBARA MONTES**  
7 Kingston Avenue  
Cortlandt Manor, NY 10567

February 17, 2015

Sent 2-17-15

Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor, NY 10567

Ref: PB 5-08 - 11th request for time extension



Dear Planning Board Members,

We are writing to request a time extension. We were approved by resolution 6-12 on March 6, 2012.

As mentioned in our last request, we hope to begin the off site improvements in April of 2015 and we welcome the opportunity should you wish to discuss the matter at a worksession or with staff if appropriate.

Thank you for attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Percy Montes".

Percy and Barbara Montes

**WHEREAS**, the application of **Percy & Barbara Montes** for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) for a 5 lot major subdivision of a 8.760 acre parcel of property as shown on a Final Plat entitled “Subdivision of Property Known as Radio Estates”, prepared by Robert S. Johnson, L.S. dated January 17, 2012 and on drawings entitled “Improvement & Integrated Plot Plan for Subdivision of Radio Estates”, and “Profiles & Details latest revision dated December 20, 2011 and “Erosion and Sediment Control Plan” latest revision dated November 4, 2011 all prepared by Badey & Watson, P.C. was approved by Planning Board Resolution 6-12 adopted on March 6, 2012, and

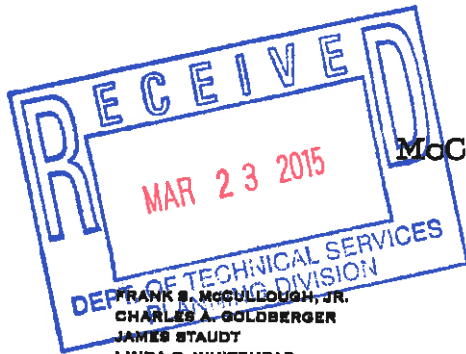
**WHEREAS**, the subject property is located at the end of Radio Terrace and designated on the Town of Cortlandt Tax Maps as Section 23.05, Block 4, Lot 1, and

**WHEREAS**, by Resolutions 26-12, 35-12, 10-13, 22-13, 39-13, 46-13, 9-14, 17-14, 27-14 & 31-14 the Planning Board previously granted ten (10) 90-day time extensions of the final plat approval the latest of which expired on February 23, 2015, and

**WHEREAS**, by a letter dated February 17, 2015 Percy & Barbara Montes requested the 11<sup>th</sup>, 90-day time extension to satisfy the conditions of that approval.

**NOW THEREFORE BE IT RESOLVED** that the request of Percy & Barbara Montes for the 11<sup>th</sup>, 90 day- time extension for the above mentioned Final Plat is hereby granted said time extension to expire on May 24, 2015.

**TO BE CONSIDERED FOR ADOPTION: APRIL 7, 2015**



FRANK B. McCULLOUGH, JR.  
CHARLES A. GOLDBERGER  
JAMES STAUDT  
LINDA B. WHITEHEAD  
BETH M. MANDELBAUM

JOANNA C. FELDMAN  
DEBORAH A. GOLDBERGER  
EDMUND C. GRAINGER, III  
PATRICIA W. GURAHIAN  
MEREDITH A. LEFF  
RUTH F.-L. POST  
KEVIN E. STAUDT  
STEVEN M. WRABEL

KEITH R. BETENSKY  
COUNSEL

**McCULLOUGH, GOLDBERGER & STAUDT, LLP**

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

(914) 949-8400

FAX (914) 949-2510

WWW.McCULLOUGHGOLDBERGER.COM

Copies ..... 7 Planning Board

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..... Legal Dept.

FRANK B. McCULLOUGH (1902-1998)  
EVANS V. BREWSTER (1920-2008)

..... C.A.C.

..... A.R.C.

..... Applicant

.....

.....

MGS# 2924.03 3-23-15

March 20, 2015

PB 9-99

Chairperson Loretta Taylor and Members of the Planning Board  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, New York 10567

**Re: Application of Beaver Brook Cortlandt, LLC (formerly Furnace Dock, Inc.),  
16 lot cluster subdivision, Furnace Dock Road**

Dear Chairperson Taylor and Members of the Planning Board:

As you will recall, by Resolution No. 17-11 dated July 6, 2011, the Planning Board granted conditional final plat approval for the above referenced application. You have previously granted thirteen (13) ninety (90) day extensions of the conditional approval.

We hereby request a fourteenth (14<sup>th</sup>) ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval. I have been advised that some additional changes were requested to the plans by the Town and its new consulting engineer with respect to stormwater and that our responses to these comments will be provided next week. Our client has also indicated that they are prepared to provide the various payments to the Town as required by the approvals at any time. We are hopeful this may be the last required extension.

We would appreciate if this extension request could be placed on the agenda for your April, 2015 meeting. Thank you for your consideration

Very truly yours,

Linda B. Whitehead, Esq.

cc: Ron York  
Cosmo Marfione, P.E.  
Dan Ciarcia, P.E.

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 9-99**

**RESOLUTION NO. 6-15**

**WHEREAS**, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code submitted by **Beaver Brook Cortlandt, LLC** for a 16 lot cluster subdivision of a 42.43 acre parcel of property as shown on a Final Plat entitled "Subdivision Plat for Furnace Dock, Inc" latest revision dated April 11, 2011 prepared by Scott B. Gray, L.S and on a 12 page set of improvement drawings entitled "Furnace Dock Subdivision" prepared by Dan Ciarcia PE, latest revision dated April 14, 2011 was approved by Planning Board Resolution 17-11 adopted on July 6, 2011, and

**WHEREAS**, the subject property is located on the north side of Furnace Dock Road, 1,500 feet east of Albany Post Road and is designated on the Town of Cortlandt Tax Maps as Section 55.19, Block 1, Lot 1, and

**WHEREAS**, by Resolutions 3-12, 11-12, 21-12, 29-12, 4-13, 15-13, 28-13, 42-13, 3-14, 12-14, 21-14, 29-14 and 2-15 the Planning Board previously granted thirteen (13) 90-day time extensions the latest of which expired on March 27, 2015, and

**WHEREAS**, by a letter dated March 20, 2015 Linda Whitehead, Esq. requested the 14<sup>th</sup> 90-day time extension of Final Plat Approval to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Linda Whitehead, Esq. for the 14<sup>th</sup> 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire June 25, 2015.

**TO BE CONSIDERED FOR ADOPTION: APRIL 7, 2015**

March 24, 2015

Copies ..... 7  
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..... A.R.C.  
..... Applicant  
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Sent 3-24-15

Loretta Taylor, Chairperson  
Town of Cortlandt Planning Board  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567

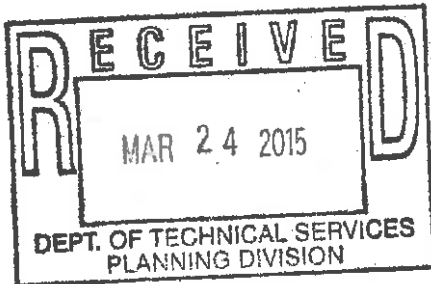
Re: Moon – Former Doskow building  
Site Development Plan for SOMA 2014 LLC  
2065 Albany Post Road (Route 9A)  
PB 9-14

Dear Ms. Taylor and Members of the Planning Board:

Enclosed find twelve copies of revised site development plans for the above referenced project. The plans have been revised to comments made during our site visit and during a site visit with Town staff on March 11, 2015.

The plan changes include reconfiguring the parking lot and landscaping near the dumpster to improve vehicular maneuverability, the addition of the proposed stop sign at the left front corner of the building, providing some minor pavement widening and pedestrian lighting near the site entrance and, in site development note 3, providing area lighting for the employee parking on the southwest portion of the property. Site Development note 7 has also been added to address the treatment of roof leaders.

Please place this item on the agenda of the April 7, 2015 Planning Board meeting so we can schedule a public hearing for the project and continue to move it forward in the approval process. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.



Respectfully submitted,

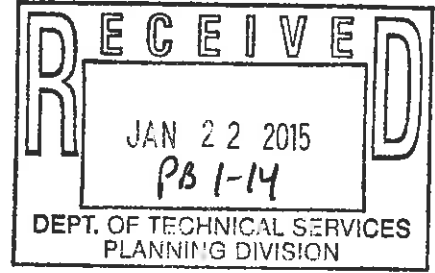
A handwritten signature in cursive script, appearing to read "Ronald Wegner".

Ronald Wegner, P.E.  
Cronin Engineering P.E. P.C.

cc: Ji Moon (via e-mail)  
file

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

Civil / Site / Environmental  
www.rgmpepc.com



Memo To: Chris Kehoe  
Director of Planning, Town of Cortlandt

From: Ralph G. Mastromonaco, PE

Date: January 22, 2015

Re: Hudson National Teaching Facility and New Driving Range  
Site Plan / Tree Plans

We enclose 13 sets of; Site Plan (sheet 1 of 3), Tree Plan West (sheet 1 of 2) and Tree Plan East (sheet 2 of 2).

The revised plans, dated January 5, 2015 for this project, reflect the following modifications:

1. The disturbance area has been modified to move work away from the 30% steep slope area resulting in about 0.65 acres less disturbance.
2. The main teeing area is reduced in width following the reduction in disturbance area to avoid 30% slopes.
3. A large retaining wall, originally needed at the NW of the teeing area, is now removed due to the reduction to avoid 30% slopes.
4. The driving range turf area is narrower due to the avoidance of the 30% steep slopes.
5. Certain proposed slope areas are now identified as areas to plant shrubs in partial fulfillment of the Town Tree Ordinance.
6. The plans indicate the wetland area identified by Steven Coleman and are, as of this writing, being reviewed by our consultant.
7. The trees greater than 4" are now shown on blow-up plans, excluding the one area noted, since that area was inaccessible and overgrown.
8. The reduction in disturbance saves 27 regulated trees greater than 4" and less than 24"; no trees greater than 24" were located in this reduced area. These trees are listed by tag number in Cullen's Exhibit F included with the tree report of January 17, 2015.

If you have any questions please call.

Submitted by:

Ralph G. Mastromonaco, PE

Cc: HN Team

7  
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..... A.R.C.  
..... Applicant  
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Sent 1/22/15

**RECEIVED**  
March 05, 2015  
MAR - 6 2015  
PB 1-15  
DEPT. OF TECHNICAL SERVICES  
PLANNING DIVISION

Loretta Taylor, Chairman  
Town of Cortlandt Planning Board  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567

- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C. (via e-mail)
- ..... A.R.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_
- Sent 3/9/15

Re: *Site Development Plan*  
*School Bus Depot*  
*Montauk Student Transport, LLC & Worth Properties, LLC*  
*301 6<sup>th</sup> Street, Verplanck*

Dear Chairman Taylor and Members of the Planning Board:

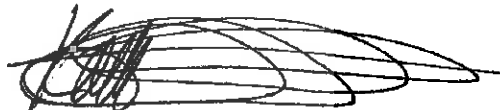
This project was presented to the Board at the February 03, 2015 Planning Board meeting. As discussed at the meeting, enclosed is a revised Site Plan to accommodate buses for both the Peekskill and Putnam Valley School Districts. This Plan is ready for review by staff. We refer you to our prior submission letter for more information about the project.

The enclosed Site Plan has been revised to show several modifications, namely:

1. Spaces for 25 full size buses for the Putnam Valley School District. The buses will be parked on site only during the summer months, and on a temporary basis during the school year when light maintenance is performed approximately once per week for each bus. Putnam Valley School District bus drivers will not park at the project site. They will park in Putnam Valley and would be brought by shuttle to and from the site as needed.
2. The Site Plan has been revised to show the proposed parking required for all of the Peekskill School District bus drivers, monitors and site employees and with no need to access 8<sup>th</sup> Street.
3. The plan shows a preliminary stormwater management facility located along the western edge of the proposed bus parking area. Detailed stormwater management designs, facilities and analyses will be presented to the Town upon acceptance of the proposed layout, and in conjunction with review by the Town Engineer.

Kindly place this on the Planning Board agenda for the April 07, 2015 meeting. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

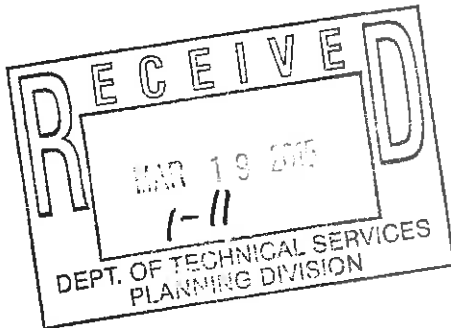


Keith C. Staudohar  
Cronin Engineering P.E. P.C.

cc: John Mensch w/ encl.  
David Steinmetz, Esq. / Brad Schwartz, Esq. w/ encl.



David J. Cooper  
 Jody T. Cross  
 Marsha Rubin Goldstein  
 Jeremy E. Kozin  
 Helen Collier Mauch  
 Daniel M. Richmond  
 Brad K. Schwartz  
 Lisa F. Smith  
 David S. Steinmetz  
 Krista E. Yacovone  
 Michael D. Zarin



March 18, 2015

Copies <sup>7</sup> ..... Planning Board <sup>In FEIS</sup>  
 ..... Town Board <sup>Also admitted in D.C.</sup>  
 ..... Zoning Board <sup>Also admitted in CT</sup>  
 ..... Legal Dept. <sup>Also admitted in NJ</sup>  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
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 Sent 3/20/15

**By Hand Delivery**

Hon. Loretta Taylor  
 Chairman of the Town of Cortlandt Planning Board  
 and Members of the Planning Board  
 Town Hall  
 1 Heady Street  
 Cortlandt Manor, New York 10567

**Re: Hanover Estates – Submission of Revised FEIS  
Request for Placement on April 7<sup>th</sup> Agenda**

Dear Chairman Taylor and Members of the Planning Board:

We represent the Applicant, Croton Realty & Development, Inc. (Mr. Seth Jacobson and his family) in connection with the proposed Hanover Estates. This project involves the proposed subdivision of an approximately 35.9-acre parcel located along Croton Avenue in an R-40 Zoning District.

We are pleased to re-submit nine (9) copies of the Final Environmental Impact Statement (with Appendices), prepared by Cronin Engineering, P.E., P.C., for “completeness” review under SEQRA. The FEIS responds to each of the substantive comments received during the DEIS public comment period – those received orally at the three (3) Public Hearing sessions, and those received in writing.

The FEIS Executive Summary also describes the refinement made to the Project post-DEIS to eliminate the sports field from Alternatives C and E in response to public comments. The Applicant has agreed to make a substantial voluntary contribution to the Town, above and beyond the standard recreation fee, for the Town to use towards a new recreational

facility at Sprout Brook Park. The FEIS further describes the traffic mitigation measures proposed by the Town's consultants to improve traffic operations and safety in the area of the Project Site.

The FEIS has been the subject of two rounds of review by the Board's outside consultants, AKRF, as well as the Town Engineer and Town Planner. We received a comment letter prepared by AKRF, dated February 17, 2015, which set forth its comments on the initial draft FEIS. The Applicant made the necessary changes, and AKRF issued a follow-up letter dated March 17, 2015, recommending that the Board consider issuing a Notice of Completeness for the FEIS.

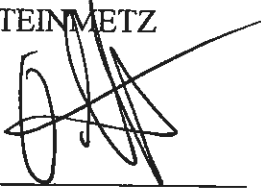
Accordingly, we respectfully request that the Board "receive and file" the FEIS at your April meeting, and deem it "complete" at your May meeting. We also ask that the Public Hearing on the FEIS be scheduled for your June meeting. The Applicant looks forward to discussing with the Board the changes to the Project since the DEIS, and which alternative the Board prefers the Applicant pursue for approvals.

Thank you for your Board's attention. Please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

  
David S. Steinmetz  
Brad K. Schwartz

Encls.

cc: John J. Klarl, Esq.  
Edward Vergano, P.E.  
Chris Kehoe, AICP  
Mr. Seth Jacobson/Mr. Alex Deckert  
Tim Cronin III, P.E./ Keith Staudohar, CPESC CPSWQ



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- ..... 1 ..... DOTS Director
- ..... 1 ..... C.A.C. (via e-mail)
- ..... A.R.C.

- David J. Cooper
- Jody T. Cross ◊
- Marsha Rubin Goldstein
- Jeremy E. Kozin
- Helen Collier Mauch ▲
- Daniel M. Richmond
- Brad K. Schwartz
- Lisa F. Smith ◊
- David S. Steinmetz ◊
- Krista E. Yacovone
- Michael D. Zarin

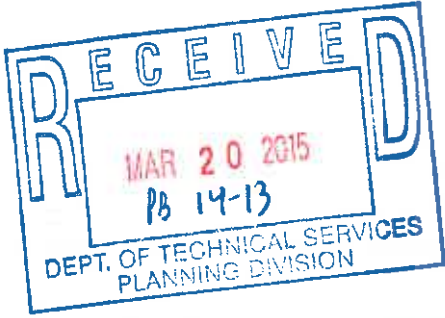
March 20, 2015..... Applicant

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Sent 3/20/15

- ◊ Also admitted in D.C.
- ◊ Also admitted in CT
- ▲ Also admitted in NJ



**By Email and Regular Mail**

Hon. Loretta Taylor  
 Chairman of the Town of Cortlandt Planning Board  
 and Members of the Planning Board  
 Town Hall  
 1 Heady Street  
 Cortlandt Manor, New York 10567

**Re: Acadia Cortlandt Crossing LLC ("Acadia")  
 Proposed "Cortlandt Crossing" Retail Development  
 PB No. 14-13**

Dear Chairman Taylor and Members of the Planning Board:

We represent Acadia in connection with its approximately 36-acre property located at 3144 East Main Street (Route 6), across from the Cortlandt Town Center.


We respectfully request placement on your Board's April Agenda for continued discussion regarding Acadia's Application for Site Development Plan Approval (as well as Wetlands and Steep Slopes Permits), and to schedule a Public Hearing for your May meeting. As you likely know, the Town Board closed its Public Hearing in February, and the written comment period is now closed. We would like to keep advancing the application processes before your Board simultaneous with the Town Board's review, and ask that you schedule the Site Plan Public Hearing.

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Acadia looks forward to appearing before the Planning Board on April 7<sup>th</sup>. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By:   
David S. Steinmetz  
Brad K. Schwartz

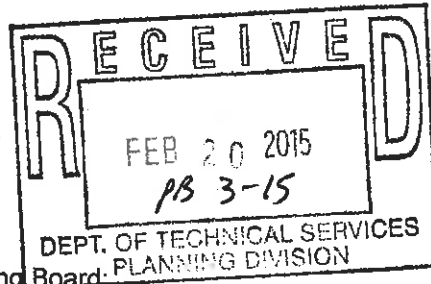
Encls.

cc: John J. Klari, Esq.  
Thomas F. Wood, Esq.  
Ed Vergano, P.E.  
Chris Kehoe, AICP  
Mr. John Swagerty/Mr. Matt Harrison  
Jerry M. Schwalbe, P.E./Matthew N. Steinberg, AICP

February 20, 2015

Loretta Taylor, Chairperson  
Town of Cortlandt Planning Board  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567

Re: *Ryan Main LLC – Former PB 03-09  
Commercial Site Development Plan  
3195 East Main Street (Route 6)*



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 ..... A.R.C.  
 ..... Applicant  
 .....  
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 Sent 2/20/15

Dear Ms. Taylor and Members of the Planning Board:

Find enclosed the following information for the above referenced project:

1. Twelve copies of the Site Development Plans.
2. One copy of the Short Environmental Assessment Form.
3. One copy of the list of adjoining property owners.

The application form and fee are being forwarded under separate cover.

**Project Narrative**

The proposed Commercial Site Plan for Ryan Main LLC involves the redevelopment of an existing 56 unit residential housing property for commercial use. The site has previously been before the Planning Board as case PB 03-09 as an application for a Residential Reuse Special Permit. The current application will involve the removal of the residential component from the property to be replaced with a 40,500 square foot commercial building with an associated 209 parking spaces.

The proposed development will take place on a site that currently contains 28 residential buildings with 56 residential units and a variety of additional accessory buildings, courts and other facilities. The proposed construction will remove these facilities and provide substantial restoration to wetland and buffer disturbances that have historically taken place. The proposed facilities will be served with proposed stormwater facilities to meet NYSDEC requirements that will include adjusting the existing on site pond outfall. Site access is proposed through an existing access on Route 6 to be changed from its current unlimited access to a right in, right out entrance only. A new access connection to the Cortlandt Town Center is also proposed with three alternative designs to this access point presented on the plans. Two existing access points, one separate unlimited access point to Route 6 and the second entrance onto Regina Avenue are proposed to be eliminated with the new development. It is also understood that a zoning action will be required as part of this project to accommodate the proposed parking that is located in the residentially zoned portion of the site.

Please place this item on the agenda of the next available Planning Board meeting so we can discuss any preliminary questions regarding the site and have the Town staff review the project. Should you have any questions at this time or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

  
Ronald Wegner  
Cronin Engineering P.E. P.C.

cc: Steve Finkelstein  
file