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Copies 1 Planning Board

..... Town Board

MCCULLOUGH, GOLDBERGER & STAUDT, LLP

..... Zoning Board
..... Planning Board
..... Legal Dept
1311 MARSH BROOK AVENUE, SUITE 340

..... WHERE PLAINS, NEW YORK

..... 10605
..... C.A.C. (914) 949-8400

..... A.R.G. FAX (914) 949-2510
WWW.MCCULLOUGHGOLDBERGER.COM

..... Applicant

..... _____

..... March 18, 2016

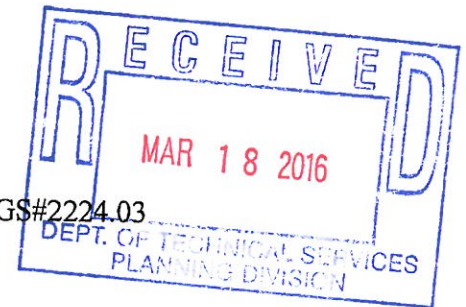
Sent 3/18/16 _____

FRANK S. MCCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

FRANK S. MCCULLOUGH, JR.
JAMES STAUDT
LINDA B. WHITEHEAD
SETH 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

CHARLES A. GOLDBERGER
KEITH R. BETENSKY
COUNSEL



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 seventeen (17) ninety (90) day extensions of the conditional approval.

We hereby request an eighteenth (18th) ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval.

We had a meeting with Town staff, including Planning, Engineering and Legal, to review the open items and our engineer is finalizing the revisions to the plans as requested by the Town Engineer. As soon as they have agreed upon the final plans, we will have to resubmit the plat to the Department of Health for re-approval. We are also working on the required easements and formation of the Drainage District.

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

Very truly yours,

Linda B. Whitehead, Esq.

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

DRAFT

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

RESOLUTION NO. 11-16

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, 2-15, 6-15, 12-15, 16-15 and 1-16 the Planning Board previously granted seventeen (17) 90-day time extensions the latest of which expired on March 21, 2016, and

WHEREAS, by a letter dated March 18, 2015 Linda Whitehead, Esq. requested the 18th 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 18th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire on June 19, 2016.

TO BE CONSIDERED FOR ADOPTION: APRIL 5, 2016

RECEIVED
FEB 25 2016

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

TSB Fitness LLC
(Retro Fitness)
7 Piermont Road
Rockleigh, NJ 07647

Copies 7 . . . Planning Board
 Town Board
 Zoning Board
 1 . . . Legal Dept.
 1 . . . DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 _____
 _____
Sent 3/22/16

February 25, 2016

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

Re: Proposal for Retro Fitness Outdoor Space

Dear Ms. Taylor,

For the Boards review, enclosed are 12 copies of our plan to create an outdoor exercise area behind our gym and the landlords consent. In planning we addressed public safety. The area we plan to utilize is a very low or no traffic area.

We are in need of this so we can fill a much needed void in the services we offer our members. It is also essential for us to create a competitive edge which will hopefully help us stabilize our business. We have invested an enormous amount of resources into opening the gym and we are working very hard to keep up with the customer and industry demands. This outdoor exercise area will no doubt help us maintain our current enrolment and it will help us attract new members which we need.

We are open to suggestions made by the Board and look forward to working with the town to accomplish our goal.

I look forward to meeting with you and the Board on April 5th.

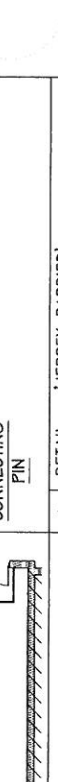
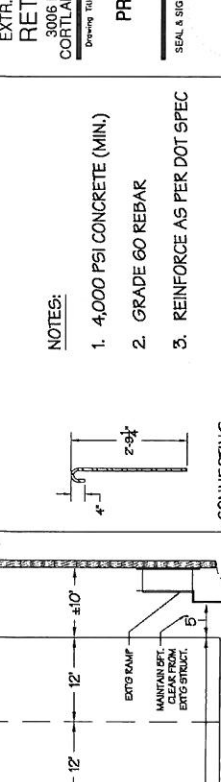
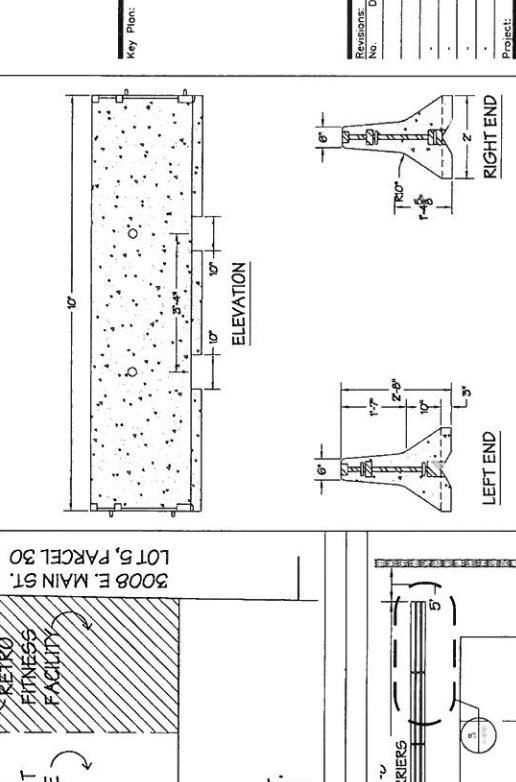
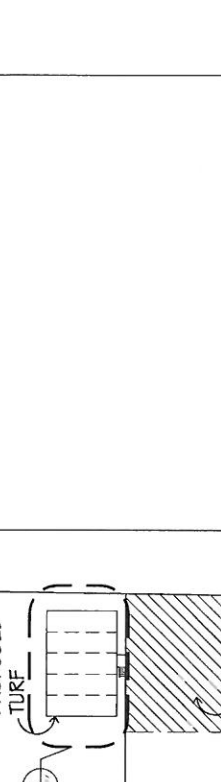
Sincerely,



Donny Moskovic
917-596-4944

**EXTERIOR IMPROVEMENT TO:
 RETRO FITNESS
 3006 EAST MAIN STREET
 CORTLANDT MANOR, NY 10567**

PROJECT SCOPE
 MINOR IMPROVEMENT TO ADD
 EXTERIOR TURF TRAINING AREA
 IN REAR YARD. NO CHANGE OF
 BULK, USE, OCCUPANCY OR
 EGRESS. NO PLUMBING,
 MECHANICAL OR ELECTRICAL
 WORK PROPOSED IN THIS SCOPE
 OF WORK.



NOTES:

1. 4,000 PSI CONCRETE (MIN.)
2. GRADE 60 REBAR
3. REINFORCE AS PER DOT SPEC

CONNECTING PIN

DETAIL - 'JERSEY BARRIER'
 N.T.S.

PROPERTY PROFILE
 ADDRESS: 3006 EAST MAIN STREET
 CORTLANDT MANOR, NY 10567
 COUNTY: WESTCHESTER
 BLOCK: 2413
 ZONE: CD (DESIGNED COMMERCIAL)
 APPLICABLE CODE: ZONING BUILDING CODE
 OCC: R-3
 PARCEL AREA: UNIMPROVED
 AREA OF WORK: 4,000 SF (EXTERIOR)

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD THE LOCATION AND DEPTH OF ALL UTILITIES.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 10 FEET FROM ALL ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 5 FEET FROM ALL EXISTING STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 3 FEET FROM ALL EXISTING BARRIERS.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 2 FEET FROM ALL EXISTING TURF.
9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 1 FEET FROM ALL EXISTING PLANTING.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 0 FEET FROM ALL EXISTING PAVEMENT.

PROFESSIONAL STATEMENT
 I, the undersigned, being a duly Licensed Professional Engineer in the State of New York, do hereby certify that I am the author of the design and drawings herein, and that I am a duly Licensed Professional Engineer in the State of New York.

DRAWING SET LIST

NO. TITLE

1. EXTERIOR IMPROVEMENT TO RETRO FITNESS FACILITY

2. RETRO FITNESS FACILITY - EXTERIOR IMPROVEMENT

3. RETRO FITNESS FACILITY - EXTERIOR IMPROVEMENT - ENLARGED PLAN

4. RETRO FITNESS FACILITY - EXTERIOR IMPROVEMENT - ELEVATION

5. RETRO FITNESS FACILITY - EXTERIOR IMPROVEMENT - DETAIL - 'JERSEY BARRIER'

TENANT SAFETY NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 10 FEET FROM ALL ADJACENT PROPERTIES.
2. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 5 FEET FROM ALL EXISTING STRUCTURES.
3. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 3 FEET FROM ALL EXISTING BARRIERS.
4. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 2 FEET FROM ALL EXISTING TURF.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 1 FEET FROM ALL EXISTING PLANTING.
6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 0 FEET FROM ALL EXISTING PAVEMENT.

GENERAL NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 10 FEET FROM ALL ADJACENT PROPERTIES.
2. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 5 FEET FROM ALL EXISTING STRUCTURES.
3. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 3 FEET FROM ALL EXISTING BARRIERS.
4. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 2 FEET FROM ALL EXISTING TURF.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 1 FEET FROM ALL EXISTING PLANTING.
6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 0 FEET FROM ALL EXISTING PAVEMENT.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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8		
9		
10		

Project:
 EXTR. IMPROVEMENT TO:
 RETRO FITNESS
 3006 EAST MAIN STREET
 CORTLANDT MANOR, NY 10567

Proposed Plan

DATE: 3/21/2016
 PROJECT NO.: 1923
 DRAWING NO.: AS NOTED
 DWG. NO.: AS NOTED

A-100.00

1 OF 1

NY ARCH. 000992.1
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DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

www.divneytungschalbe.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.

William J. Carey, Jr.
Mark S. Gratz, P.E.
Maria Coplit Alfaro, P.E.
Donna M. Maiello, ASLA, RLA

Jason E. Bajor, ASLA, RLA
John Reale, CPESC
Mark J. Shogren, P.E.
Matthew N. Steinberg, AICP

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..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... _____
..... _____
Sent 3/24/16

March 23, 2016

VIA EMAIL

Hon. Loretta Taylor
Chairperson of the Town of Cortlandt Planning Board
and Members of the Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

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

RECEIVED
MAR 23 2016

**DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION**

Dear Chairman Taylor and Members of the Planning Board:

On behalf of Acadia Cortlandt Crossing, LLC (the "Applicant"), we are writing to update the Planning Board that we are in the process of preparing certain improvements to the Cortlandt Crossing site plan currently being reviewed by the Board. The primary purposes of the updates are to further reduce proposed site disturbance, enhance vehicular and pedestrian circulation within the site, facilitate stormwater design and implementation, and otherwise respond to technical site plan comments from Town staff. We respectfully request that this matter be placed on the Board's April 5, 2016 meeting agenda. The updated drawings will be ready to show the Board at its March 31 work session.

Briefly, the modifications to the site plan will include the following:

- Reconfiguration of the proposed retaining wall along western property boundary to reduce excavation and site disturbance;

Hon. Loretta Taylor, Chairperson
Re: Acadia Realty Trust

March 23, 2016
Page 2

- Modification of freestanding retail building B and adjacent parking area to reduce the proposed floor area and improve vehicular circulation;
- Combining free-standing retail buildings D and E in order to provide a more efficient building pad and a subsurface stormwater infiltration system within the southeast portion proposed parking lot;
- Reconfiguration of the proposed daylighted stream to increase the length of the stream corridor by approximately 40 feet, which will enhance biodiversity, and shift the proposed amenity space closer to the proposed parking area and eliminate the need for the proposed pedestrian bridge;;
- Provide additional pedestrian access to the main portion of the site and to the inline retail building.

We appreciate your continued consideration in this matter, and we look forward to discussing the project with you.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Gerhard Schwalbe

Gerhard M. Schwalbe, P.E.
Partner

Enclosures

cc: Matthew Harrison, John Swagerty
David Steinmetz, Brad Schwartz
Chris Kehoe

File 757

