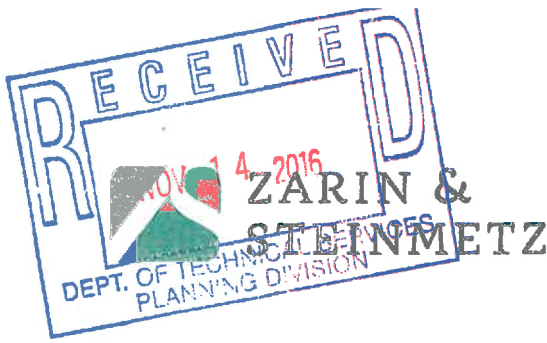


Right to Know / FOIL

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information, neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and do not become final until approved by a majority of the Board.



7

- Copies Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- November 11, 2016
- Applicant
- _____
- _____

- David J. Cooper
- Jody T. Cross •
- Michael J. Cunningham •
- Marsha Rubin Goldstein
- Helen Collier Mauch •
- Zachary R. Mintz •
- Matthew R. Pisciotta •
- Daniel M. Richmond
- Kate Roberts
- Brad K. Schwartz
- Lisa F. Smith •
- David S. Steinmetz •
- Michael D. Zarin

November 11, 2016

Sent 11/17/16

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

By Regular Mail and Email

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: Kirquel Development, Ltd. (PB No. 13-05)
 Request for First Extension of Final Plat Approval***

Dear Chairman Taylor and Members of the Planning Board:

We represent Kirquel Development, Ltd. in connection with its residential subdivision located at the south end of Mill Court Crossing. The Planning Board granted Final Plat Approval by Resolution No. 10-16, adopted on March 1, 2016.

The Applicant respectfully requests its second 90-day extension of Final Plat approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of its Approval. We request placement on your Board's December agenda.

If you have any questions, please do not hesitate to contact us.

Respectfully submitted,
 ZARIN & STEINMETZ
 By: _____
 David S. Steinmetz
 Brad K. Schwartz

cc: Mr. Michael Sheber
 Tim Cronin, III, PE
 John J. Klarl, Esq.
 Chris Kehoe, AICP
 Michael Preziosi, PE

**TOWN OF CORTLANDT
PLANNING BOARD
PB 13-05**

DRAFT

RESOLUTION NO. 26-16

WHEREAS, the application of **Kirquel Development LTD** for Final Plat approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for Phase II of the Mill Court Crossing Subdivision, a proposed 14 lot major subdivision (13 building lots and 1 open space parcel) of a 38.28 acre parcel of property located at the south end of Mill Court as shown on an 21 page set of drawings entitled "Site Development and Subdivision for Residences at Mill Court Crossing" prepared by Cronin Engineering, P.E., P.C. latest revision dated January 22, 2016 and on a Plat entitled "Mill Court Crossing Subdivision" prepared by Fehringer Surveying, P.C. latest revision dated October 28, 2015 was approved by the Planning Board by Resolution 10-16 adopted on March 1, 2106, and

WHEREAS, the subject property is located at the south end of Mill Court, is zoned R-40, single family residential requiring 40,000 square feet per lot and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2.5, and

WHEREAS, by PB Res. 18-16 the Planning Board previously granted the 1st 90-day time extension, and

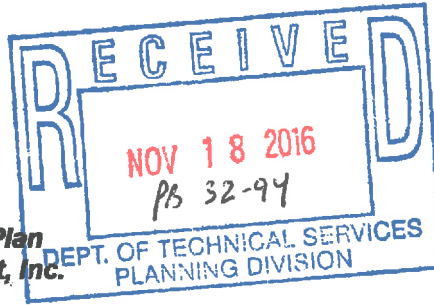
WHEREAS, by a letter dated November 11, 2016 David Steinmetz, Esq. requested the 2nd 90-day time extension to satisfy conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of David Steinmetz, Esq. for the 2nd 90-day time extension of the above referenced Final Plat is approved said extension to expire on February 28, 2017.

TO BE CONSIDERED FOR ADOPTION: DECEMBER 6, 2016

November 17, 2016

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



**Re: Amended Site Development Plan
 Cortlandt Colonial Restaurant, Inc.
 5714 Albany Post Road**

Copies ⁷ Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

 Sent 11/18/16

Dear Chairman Taylor and Members of the Planning Board:

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

1. 12 copies of the Site Plan.
2. Site Photo.

This application to the Planning Board is being made as the Applicant received a Stop-Work Order from the Building Department for doing work without approval and/or without a permit.

This office has been retained by the Applicant, Cortlandt Colonial Restaurant, to seek approval from the Planning Board to remove an existing concrete patio and replace same with a larger patio and railing. The new patio will provide outdoor seating for approximately 40 restaurant patrons. The new patio will be screened from Albany Post road via new plantings as detailed on the Site Plan. While there will be no direct access for patrons to Albany Post Road, the perimeter railing will be provided with a gate to allow safe emergency access off the patio.

No other site work is proposed at this time.

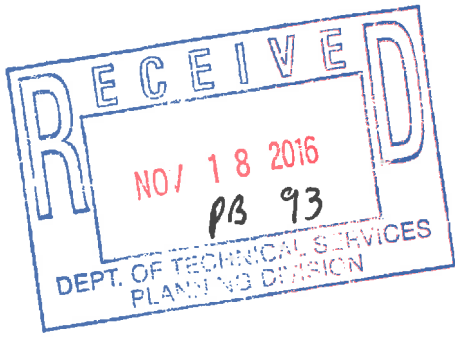
We look forward to appearing before the Planning Board to discuss the project on December 06, 2016. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

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

cc: George Liaskos w/ encl.





LLPA Realty Corp.
Lawrence & Donna Cosenza
6 Milano Court
Croton-on-Hudson, NY 10520
(914) 739-7295
donna.cosenza@verizon.net

Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 11/21/16

November 18, 2016

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

RE: Kavana Building
43.20-4-50

Dear Ms. Taylor:

This letter is to respectfully request an amendment to the site plan for the above captioned building and property with reference to the placement of our refuse receptacles.

When we purchased this property in October of 2000, there was a single large dumpster located directly behind the building. The only access to the back of the building is by using the driveway on the near side of the next building, Fulgum's Bar. Over the years, we have fielded many phone calls from the carting company stating that either the driveway was blocked, there was a car parked in front of the dumpster, or in the winter, there was a pile of snow. We diligently tried to shovel and monitor the dumpster area but could not insist that patrons of the bar not block access. While the carting company's drivers sometimes returned later or the next day to try again, many times we missed a weekly pick up. In addition, as a business-occupied building, we were mandated to obtain a second dumpster for cardboard recycling. This added to the friction between the bar owners and ourselves.

At the same time, year by year, the big old tree that sat at the entrance of our own driveway died and continued to drop large branches onto the parking lot. In the interest of safety we finally removed the tree last November as well as a

portion of the surrounding shrubs. We concluded that this was the perfect spot to relocate our two dumpsters.

The same carting company that collects our trash, collects from the restaurant, our other neighbor across our own driveway. It is a fast process for the carting company to back into our driveway for pick up from the restaurant, pick up from our dumpster, and drive to their next customer. Our brand new 2-yard dumpsters are located up the curb on top of heavy gravel. The access is never blocked and we keep the area clean. There is no more convenient spot to park these receptacles.

Please note that until we received a phone message from Town of Cortlandt Code Enforcement I had no idea that we were in violation or that we needed to ask permission to move our receptacles.

As requested, I have included an aerial photo of the building and surrounding area as well as photos of the tree and frontage shrubs, the back of the building, and the far side.

I think after careful consideration that you will agree that the current placement of the two dumpsters is reasonable and acceptable.

Kindly grant the amendment to our site plan and approve the placement of our receptacles.

Thank you in advance for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Donna L. Cosenza". The signature is fluid and cursive, with the first name "Donna" being the most prominent.

Donna L. Cosenza
LLPA Realty Corp.
Encs.



66.7
0 33.33 66.7 Feet
Map produced by: user

1:400

Disclaimer: "The information contained in this data is NOT to be construed as a 'legal description' / The Town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."

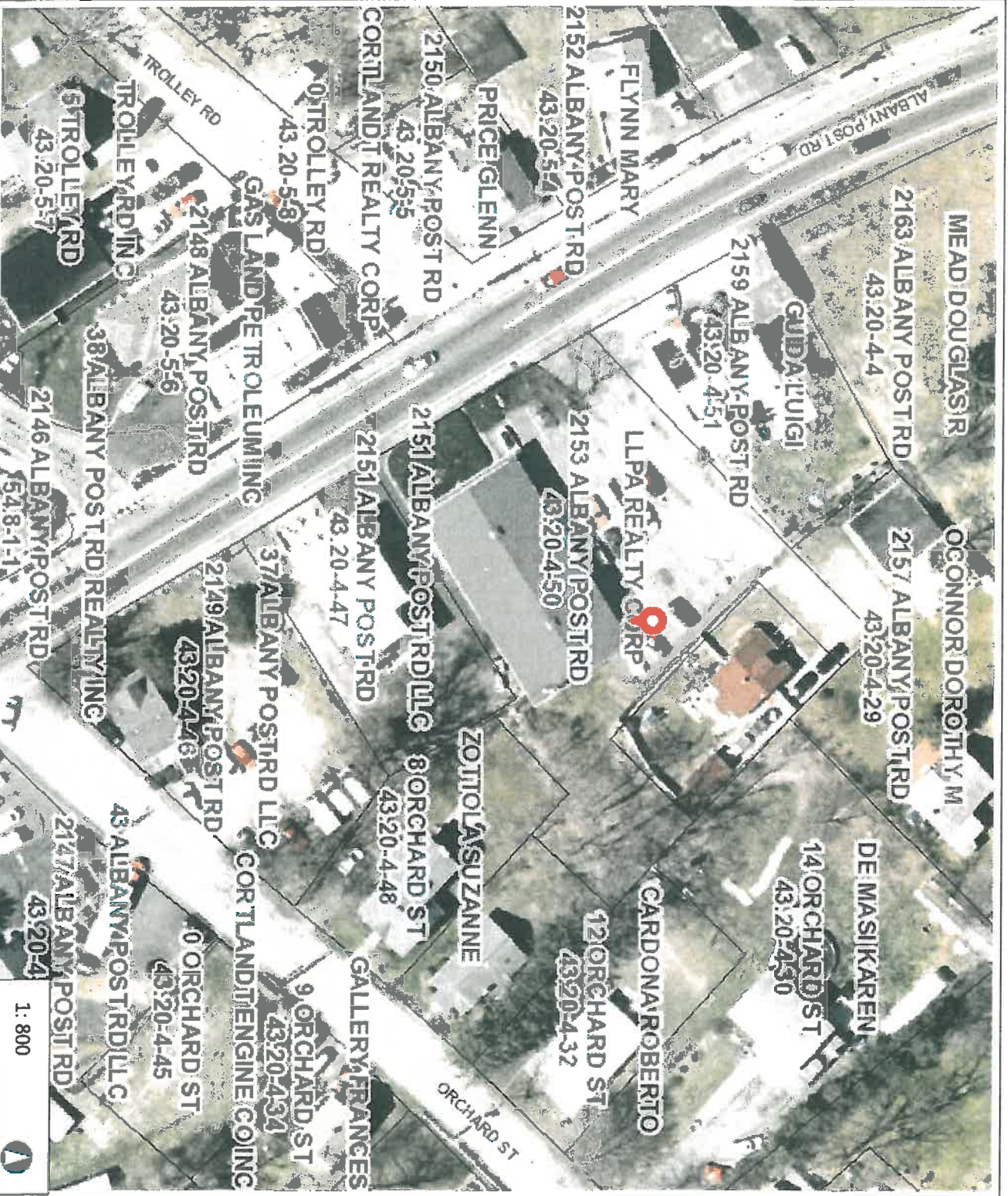


Town of Cortlandt

Legend

- Parcels
- Road Labels

Notes



Town of Cortlandt

- Legend
- Parcels
 - Parcel Labels
 - Road Labels

Notes

1333 0 66.67 133.3 Feet

Map produced by: user

Disclaimer: "The information contained in this data is NOT to be construed as a 'legal description'." The Town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."

1:800



C.R.P.
SANITATION INC
944-592-4129

C.R.P.
SANITATION INC
944-592-4129

2YD

2YD

2YD

2YD







RALPH G. MASTROMICCO, A.C.O., P.E., P.C.

Civil / Site / Environmental

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Copies 1 Planning Board www.rgmpepc.com



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

- Town Board
- Zoning Board
- Legal Dept. **November 21, 2016**
- DOTS Director
- C.A.C. Hand Delivered
- A.R.C.
- Applicant

PB 1-17

Re: Proposed Driving Range and Private Teaching Facility
Hudson National Golf Club
Section 67.08, Block 1, Lot 31, Town of Cortlandt, New York

.....
.....
Sent 11/22/16

Dear Chairperson Taylor and Members of the Planning Board"

We are requesting a twelve (12) month extension of the approval granted by Planning Board Resolution No. 2-16. There has been no substantial change in the site or its environs other than that described below.

We have been working to satisfy the Conditions of Resolution No. 2-16 and have made the following progress:

- Condition 1: We are finalizing plans with the Town Engineer and will provide a final Mylar for the Chairperson's Signature.
- Condition 2: The signature block has been added to the drawing.
- Condition 3: The completed Receiver of Taxes form will be provided shortly and in advance of the Chair's signature on the Site Plan.
- Condition 4: The building permit note is now added to the plan.
- Condition 5: The soil erosion security will be posted as needed.
- Condition 6: This condition No. 6 concerns other required approvals, as follows:
 - a) The United States Army Corps of Engineers Permit for the wetlands disturbance is obtained. This was a lengthy process that required NY Department of State approval.
 - b) The Stormwater Pollution Prevention Plan was reviewed by the Town Engineering Department and we expect acceptance and submittal to DEC, shortly.
 - c) The Village of Croton-on-Hudson, has approved the access road construction. The new trail has been constructed and approved by the Village and Village Trails Committee. The wetland enhancement permit has been issued by the Village of Croton-on-Hudson.
 - d) The Trail easement agreement was addressed by the Town Legal Department and we believe it is complete as to form.

- Condition 7: The Stormwater Pollution Prevention Plan has been reviewed with the Town Engineering Department and we expect the Town Engineer's signature shortly.
- Condition 8: The escrow account is being addressed by the applicant's Attorney and the Owner.
- Condition 9: The wetland monitoring agreement was addressed by the Town Legal Department and the applicant's attorney and we believe it is now acceptable as to form.
- Condition 10: The Town Engineer has provided the amount of the inspection fee.
- Condition 11: The contribution to the Town is noted and will be provided.
- Condition 12: The Conservation Area Notes have been added to the Plan and the trail surveys are complete.
- Condition 13: The revised Environmental Management Plan will be provided within six (6) months of the Chairman signature as noted.
- Condition 14: The Stormwater Management Facilities maintenance agreement and easement were reviewed by the Town Legal Department and the applicant's attorney and we believe they are complete as to form.
- Condition 15: The Architectural Advisory Council has reviewed the proposed teaching facility.

In Summary:

The required permits from other agencies have been obtained. Work in the Village of Croton-on-Hudson has begun and is being surveyed for the required easement and trail agreements. The new trail has been constructed and surveyed.

The conditions of the Planning Board Resolution No. 2-16 are mostly satisfied and we hope to obtain the Chair's signature on the final Site Plan shortly.

The reason for the delay in satisfying all of the conditions was largely getting the Army Corps of Engineers permit as the Department of the Army needed to get approval from the Department of State and this process took approximately six (6) months. Other reviews and approvals were dependent on obtaining the Army Corps approval.

We are requesting placement on the agenda of the December 6, 2016 meeting of the Planning Board for consideration of the extension Site Plan Approval and a Special Permit in accordance with the Town Code.

Sincerely,



Ralph G. Mastromonaco, PE

RGM/mte

cc: Robert F. Davis, Esq.

Theron Harvey

**TOWN OF CORTLANDT
PLANNING BOARD
PB 1-14**

DRAFT

RESOLUTION NO. 27-16

WHEREAS, the application of Hudson National Golf Club for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning), for a Special Permit for a Country Club pursuant to Chapter 307-52 (Zoning) and for a Wetland Permit pursuant to Chapter 179 (Wetlands), a Tree Removal Permit pursuant to Chapter 283 (Trees) and a Steep Slope Permit pursuant to Chapter 259 (Steep Slopes) of the Town of Cortlandt Code for a private golf driving range and teaching facility to serve the existing Hudson National Country Club as shown on a 3 page set of drawings entitled "Site Plan, Hudson National Golf Course Driving Range and Teaching Facility" prepared by Ralph G. Mastromonaco, P.E. latest revision dated December 10, 2015 and on a 5 page set of renderings of the proposed teaching facility building dated April 16, 2014 prepared by Kenneth R. Nadler was approved by Planning Board Resolution 2-16 adopted on January 5, 2016, and

WHEREAS, the subject property of approximately 19.4 acres is located north of the existing Hudson National Golf Club, south of Hollis Lane and is designated on the Town of Cortlandt Tax Maps as Section 67.08, Block 1, Lot 31, and

WHEREAS, by a letter dated November 21, 2016 Ralph G. Mastromonaco, P.E. requested the 1st one-year time extension of Site Development Plan approval to satisfy conditions of said approval.

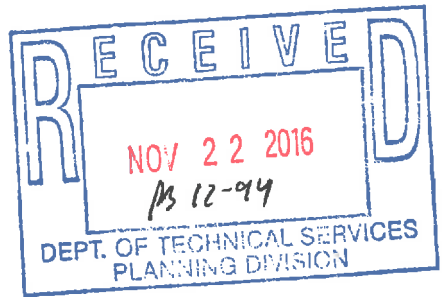
NOW THEREFORE BE IT RESOLVED, that the request of Ralph G. Mastromonaco, P.E for the 1st one-year time extension of the above referenced Site Development Plan is approved said time extension to expire on January 5, 2018.

TO BE CONSIDERED FOR ADOPTION: DECEMBER 6, 2016



Copies 1 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.G.
 A.R.C.
 Applicant

 Sent 11/22/16



November 21, 2016

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

Dear Ms. Taylor,

In order to better facilitate the public's use of the rear parking lot directly behind Building C, as shown on the attached site map I'm requesting that the Planning Board review and approve the following:

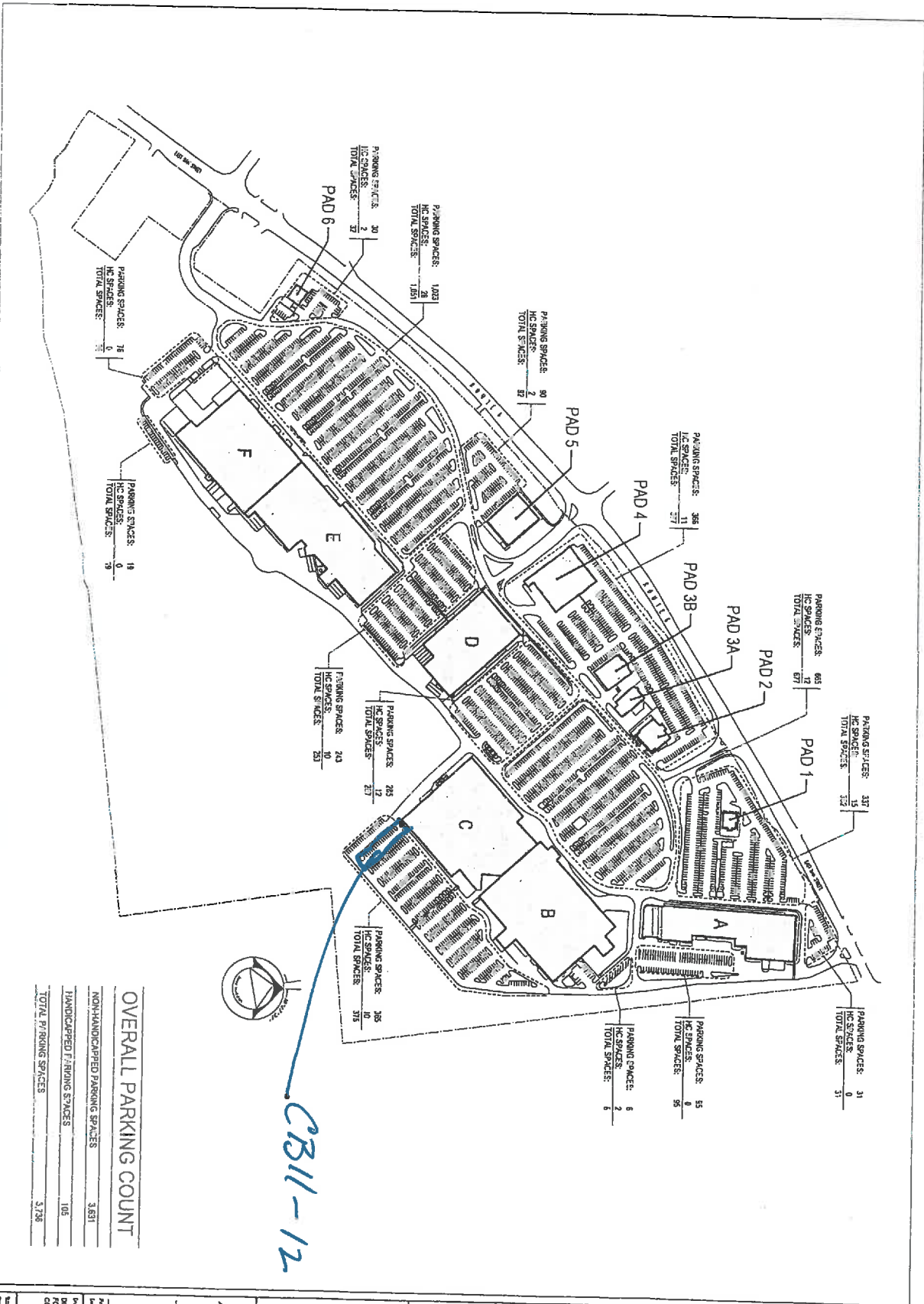
That during the period of the Annual Holiday Season when Walmart positions tractor trailers directly adjacent to the UHAUL vehicles, UHAUL be temporarily re located to section CB11-12 at the rear of Building C. Thereby eliminating a congested area and providing the public with the most convenient access to the building.

This will only be during the temporary period when the trailers are on the premises. Once the seasonal trailers vacate, UHAUL will be re positioned back to spaces C3B-4B as required by the town resolution.

Thanking you in advance for your consideration.

Best regards,


 Thomas Eikhof CSM
 Regional Property Manager
 Cortlandt Town Center



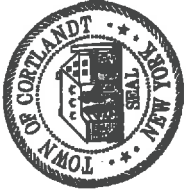
AMANA ASSOCIATION, LLC
 11111 AMANA DRIVE
 AMANA, VA 22020

PARKING COUNT
 DATE: 11/11/2011
 DRAWN BY: [Name]

OVERALL PARKING COUNT

Scale: 1" = 100'

PC-1



Town of Cortlandt

Legend



Parcels

Road Labels

Notes



1: 1,395



Map produced by: user

Disclaimer: "The information contained in this data is NOT to be construed as a 'legal description' / The 'Town and its consultants do NOT' provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."

**TOWN OF CORTLANDT
PLANNING BOARD
PB 10-16**

DRAFT

RESOLUTION NO. 29-16

WHEREAS, an application for Planning Board approval of the renewal of a Special Permit for a Licensed Nursery/Day Care Center as per Section 307-65.4 of the Town of Cortlandt Zoning Ordinance was submitted by **Percy & Barbara Montes** to allow the continued operation of an existing Day Care Center as shown on a drawing entitled "Site Plan" prepared by Theodore Strauss, R.A. latest revision dated June 11, 2007.

WHEREAS, the subject is located at 18 Radio Terrace and is designated on the Town of Cortlandt Tax Maps as Section 23.05, Block 4, Lot 1, and

WHEREAS, pursuant to Part 617 of the implementing regulations of Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law the subject application is a Type II action, and

WHEREAS, a Public Hearing was held pursuant to Chapter 307-41 (Zoning) of the Town of Cortlandt Code on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York at 7:00 p.m. on November 1, 2016, notice of which was published in the official newspaper of the Town, "The Croton-Cortlandt Gazette" and was also published in "The Journal News" and

WHEREAS, the public hearing notice was mailed to adjacent property owners and property owners across the street and the subject property was posted with a sign giving notice of the public hearing, and

WHEREAS, the subject application was referred to the Conservation Advisory Council (CAC), the Department of Technical Services Engineering Division, and

WHEREAS, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing, and

WHEREAS, the Planning Board considered this renewal of a Special Permit for a Licensed Nursery/Day Care Center pursuant to the requirements, conditions and standards contained in Sections 307-40, 307-41, 307-42 and 307-65.4 of the Town of Cortlandt Zoning Ordinance, and

WHEREAS, the Planning Board originally approved a Site Plan and Special Permit for the day

(continued on page 2)

care center by Planning Board Resolution 22-07 adopted on April 11, 2007 the and first 5-year Renewal of the Special Permit was granted by PB Resolution 8-12 adopted on April 3, 2012.

NOW THEREFORE BE IT RESOLVED that the application of Percy and Barbara Montes for the 2nd renewal of a Special Permit for a Licensed Nursery/Day Care Center as per Section 307-65.4 of the Town of Cortlandt Zoning Ordinance to allow the continued operation of the existing day care center is **approved** for a period of five (5) years subject to the conditions listed below, and

FURTHER BE IT RESOLVED that the granting of this Special Permit is in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood and will not change the character thereof or otherwise be detrimental to the public welfare.

CONDITIONS AND MODIFICATIONS:

- 1. The subject Special Permit will expire on April 3, 2022. The applicant is to re-apply for the renewal of said special permit by the December 2021 Planning Board meeting.**
- 2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid in compliance with the Town Code.**
- 3. The applicant shall maintain the property in compliance with all laws, regulations and ordinances of the Town of Cortlandt as determined by the Division of Code Enforcement and Administration and all other governmental agencies having jurisdiction.**
- 4. The applicant shall provide copies of the required County and State licenses to operate the day care center to the satisfaction of the Director of Technical Services and the Town Legal Department.**

TO BE CONSIDERED FOR ADOPTION: DECEMBER 6, 2016



November 28, 2016

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

Re: Seventh Day Adventist Church
The Arno Building
2158 Crompond Road
Cortlandt Manor, NY 10567
TM# 34.05-6-1&2

Dear Ms. Taylor and Members of the Board,

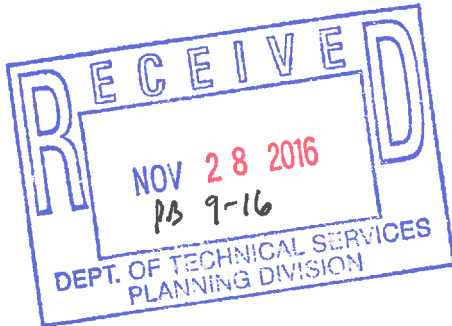
After considering the cost to convert this building into a church my clients have decided not to purchase the Arno building.

My clients and I would like to take this opportunity to thank you for your interest and cooperation.

Very truly yours,

Joel Greenberg
Joel Greenberg
JLG:tmz
CC: Lloyd Scharffenberg

Copies ¹ Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... _____
..... _____
Sent 11/29/16

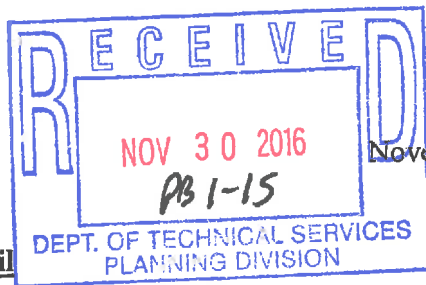




Copies ⁷ Planning Board

- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____

- David J. Cooper
- Jody T. Cross
- Michael J. Cunningham
- Marsha Rubin Goldstein
- Helen Collier Mauch
- Zachary R. Mintz
- Matthew R. Pisciotta
- Daniel M. Richmond
- Kate Roberts
- Brad K. Schwartz
- Lisa F. Smith
- David S. Steinmetz
- Michael D. Zarin



November 30, 2016

By Email

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

Sent 11/30/16

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

**Re: Application for Site Development Plan
 Montauk Student Transport LLC
 301 6th Street, Cortlandt, New York (the "Property")**

Dear Chairman Taylor and Members of the Planning Board:

As you know, we represent Montauk Student Transport, LLC (Mr. John Mensch) in connection with its School Bus Depot at the Property. We respectfully request placement on the Board's December 6, 2016 agenda so that the Applicant and its Development Team can re-introduce this Application. The Board should know that Mr. Mensch has deposited with the Town the funds requested for the Board to conduct a traffic and noise study.

Respectfully submitted,

ZARIN & STEINMETZ

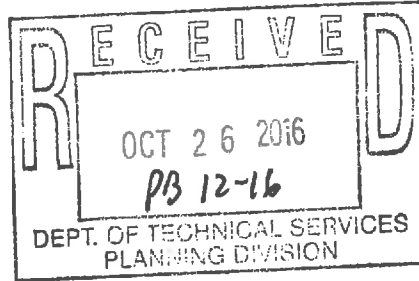
By: _____
 David S. Steinmetz
 Brad K. Schwartz

cc: Mr. John Mensch
 John J. Klari, Esq.
 Chris Kehoe, AICP
 Michael Preziosi, P.E.
 Tim Cronin, III, P.E./Keith Staudohar, CPESC CPSWQ

October 26, 2016

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

Re: Site Development Plan
Tomas Tinoco
439 Yorktown Road (Route 129)
Tax Map Designation: 56.19-1-6.1



Copies 7
 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

 Sent 10/28/16

Dear Chairman Taylor and Members of the Planning Board:

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

1. Application fee of \$500
2. Planning Board Application
3. Letter of Authorization
4. Adjoining Property Owners List
5. Short Environmental Assessment Form
6. Property Deed
7. Fourteen (14) copies of the "Site Plan", dated August 12, 2016

This office has been retained by the Applicant, Tomas Tinoco, to seek Site Development Plan Approval from the Planning Board for vehicle and materials storage on the subject property, which is located in the HC (Highway Commercial) Zoning District at 439 Yorktown Road (New York State Route 129).

We respectfully request placement of the application on the Planning Board's September 6, 2016 meeting agenda.

PROJECT NARRATIVE

The Property is located on the west side of the Yorktown Road right-of-way, approximately 700 LF south of Mt. Airy Road. The property is bound to the north by an existing commercial property ("Rinaldi Construction") and to the south by an existing commercial property ("Doctor's Nutraceuticals"). The property is bound by three (3) residential properties to the west and the lands of New York City DEP to the east. The Property measures approximately 80,060 square feet or 1.838 acres and is located in the HC Zoning District and adjacent to the R-40 Zoning District.

This site plan application proposes to utilize the property for Northline Utilities. Northline Utilities contracts with Consolidated Edison for electrical line work. The site is currently leased to Northline Utilities for the parking of company work vehicles (10), employee vehicle parking (10-12), tool storage box (1), roll off containers (2), storage of utility materials (i.e. transformers, utility poles, hardware, etc.) and office trailer and portable bathrooms (2). Our office met with Town Staff to discuss the existing layout & infrastructure. This meeting yielded mandate to remove the existing construction trailer and portable bathrooms at the site or submit an application for a permanent building with bathroom facilities, if required by Northline. At this time the existing trailer and portable bathrooms will be removed from the site. The property does not contain any permanent structures but does contain a potable water well. There is approximately 22,000

square feet of existing asphalt where the vehicles and materials are stored. The remainder of the lot is undeveloped and/or wooded.

We look forward to appearing before the Planning Board to discuss the project on September 6, 2016. 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 black ink, appearing to read 'James C. Annicchiarico', with a long horizontal flourish extending to the right.

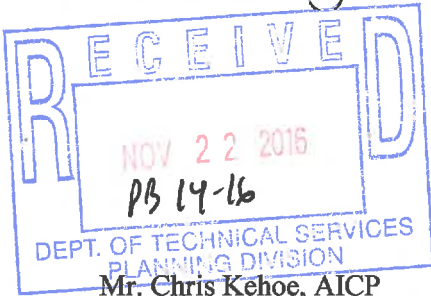
James C. Annicchiarico
Cronin Engineering, P.E., P.C.

enclosures

cc: Tomas Tinoco, Property Owner, w/enclosures
John A. Sarcone III, Esq., The Sarcone Law Firm, w/enclosures
Northline Utilities
File: *Tinoco-Rte 129-Site Plan-Letter-Initial Submission-20160812.doc*

Site Design Consultants

Civil Engineers • Land Planners



Mr. Chris Kehoe, AICP
Department of Technical Services
Town of Cortlandt
One Heady Street
Cortlandt Manor, NY 10567

Re: ASF Construction and Excavation Corp.
Site Plan Application

Dear Chris:

This site has been historically used as a construction yard. There are some non-compliance issues and the property owner is seeking to resolve the issues. A Zoning decision has been granted for a "Specialty Trade Contractor" use.

We are submitting the following documents for your review and distribution for the Planning Board Meeting of December 6, 2016:

- Planning Board Application for Site Plan Approval and associated fee of \$2015.00;
- Copy of the ZBA's "Decision & Order;"
- Short EAF;
- One CD containing the proposed site plan;
- Two prints of the current survey;
- Fourteen prints of the "Site Plan Prepared for Andre Fernandes," Sheet 1 of 1, dated October 15, 2016;

Please contact us if you have any questions. Thank you for your consideration with this project.

Sincerely,

Joseph C. Riina, P.E.

Cc: ASF Construction & Excavation Corp.

JCR/cm/enc./sdc 16-29

Copies 7 Planning Board
 Town Board
 November 21, 2016 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

 Sent 11/22/16



