

### **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.

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 11-11**

**DRAFT**

**RESOLUTION NO. 12-12**

**WHEREAS**, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and the renewal of a Special Permit for a contractor's yard pursuant to Chapter 307-65.5 of the Town of Cortlandt Code was submitted by **CRP Sanitation**, for the property of **2 Bayview Road, LLC**, for the demolition of approximately 8,000 sq. ft. of an existing 10,300 sq. ft. one story block building and the construction of a 12,320 sq. ft. 1 story steel building (for a total building area of 14,620 sq. ft.) and for the parking of trucks and roll-off containers as shown on a 2 page set of drawings entitled "Amended Site Plan for CRP Sanitation" prepared by Cronin Engineering latest revision dated March 16, 2012, and

**WHEREAS**, the subject property of 6.388 acres is located at 2 Bay View Road and designated on the Town of Cortlandt Tax Maps as Section 22.19, Block 1, Lot 1, and

**WHEREAS**, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Full Environmental Assessment Form dated January 25, 2012, and

**WHEREAS**, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on March 6, 2012, and

**WHEREAS**, the Public Hearing Notice for this application was published in the "Journal News" and in the "Gazette", and

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

**WHEREAS**, the subject site is currently contains a 10,300 square foot office/repair **garage** building for CRP Sanitation, a separate concrete block building used as a mechanical shop, a 30 x 70 foot modular shed that is to be removed from the subject site, two small storage sheds and a one-story modular 720 sq. ft. office trailer on wheels as well as a large parking area for roll-off containers and truck parking and one area for an existing contractor's yard, and

**(continued on page 2)**

**WHEREAS**, the applicant is seeking Site Development Plan approval for the demolition of approximately 8,000 sq. ft. of the existing 10,300 sq. ft. one story block building and the construction of a 12,320 sq. ft. 1 story steel building (for a total building area of 14,620 sq. ft.) and for the continued parking of trucks and roll-off containers and for the renewal of the existing Special Permit for a Contractor's Yard, and

**WHEREAS**, the subject property is zoned M-1 Light Industrial which permits areas for truck parking as well as contractor's yards by Special Permit

**WHEREAS**, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Architectural Advisory Council, the Town Engineering Division, the Fire Advisory Board, the Westchester County Planning Board and the City of Peekskill, and

**WHEREAS**, the County Planning Board responded in writing that the matter is for local determination in accordance with community planning and zoning policies, and

**WHEREAS**, the Town Architectural Advisory Council recommended approval of the building elevations, 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 conducted a site inspection of the subject premises.

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Section 617.7 of the SEQRA Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory

(continued on page 3)

fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.
4. The proposed action will not result in the creation of a material conflict with the adopted 2004 Town Comprehensive Master Plan and Town Zoning Ordinance.
5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.
12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and

(continued on page 4)

**FURTHER BE IT RESOLVED** that the Planning Board as lead agency in this matter finds that based on Part I of the Full Environmental Assessment Form (EAF) prepared by James Annicchiarico dated March 25, 2012 and Part II of the Full EAF prepared by the Planning Division dated May 1, 2012 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Full EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

**FURTHER BE IT RESOLVED** that the application of CRP Sanitation, for the property of 2 Bayview Road, LLC for the demolition of approximately 8,000 sq. ft. of an existing 10,300 sq. ft. one story block building and the construction of a 12,320 sq. ft. 1 story steel building (for a total building area of 14,620 sq. ft.) and for the parking of trucks and roll-off containers and for the renewal of a Special Permit for an existing Contractor's yard as per section 307-65.5 of the Town of Cortlandt Zoning Ordinance as shown on a 2 page set of drawings entitled "Amended Site Plan for CRP Sanitation" prepared by Cronin Engineering latest revision dated March 16, 2012 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

**FURTHER BE IT RESOLVED** that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for a maximum of two (2) additional years, granted in one year intervals, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension**, and

**FURTHER BE IT RESOLVED** that the approved site plan with the Planning Board

(continued on page 5)

Chairman's signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.

**CONDITIONS AND MODIFICATIONS:**

1. Obtain the required signature from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit (a) four prints and the mylar of said drawing to the Planning Office following the Chairman's signature on the site plan mylar, (b) Submit an as-built survey in AutoCAD file in digital format
2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.
3. The applicant shall add the following note to the subject site development plan drawing "This site received a Special Permit for a Contractor's Yard as per Section 307-65.5 of the Town of Cortlandt Code on May 1, 2012. Said permit shall expire on May 1, 2017".
4. The applicant is to re-apply for the renewal of said special permit by December 1, 2016 (six months prior to May 1, 2017) which is the expiration date of the Special Permit issued by this Resolution.
5. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$5,000. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements and an inspection by the Town. Prior to the release of the signed Site Development Plan by the Planning Division said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.
6. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required permits

(continued on page 6)

obtained prior to beginning any related work on the subject property.

7. The applicant is advised that a central sanitary sewer system may be installed on Roa Hook Road which could provide sewer services to the subject property. The applicant agrees to join the sewer district formed for the purposes of funding sewer infrastructure improvements.

8. The applicant will work with the Town to provide truck washing services to Town vehicles if a truck washing station is ever provided on the applicant's site.

9. Revise the subject drawing to re-number parking space ten (10) to number six (6) and number twenty-two (22) to eighteen (18).

**TO BE CONSIDERED FOR ADOPTION: MAY 1, 2012**

**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 was submitted by **Nida Associates** for a 3 lot major subdivision of 4.28 acres as shown on a drawing entitled "Subdivision Plat for Nida Associates, Inc.", prepared by Scott Gray, P.L.S. latest revision dated December 3, 2011, and

**WHEREAS**, the subject property is located at the northeast corner of Albany Post Road (Route 9A) and Baltic Place and designated on the Town of Cortlandt Tax Maps as Section 67.06, Block 3, Lots 7,8,9 & 10, and

**WHEREAS**, the technical requirements of Article 8 of the New York State Environmental Conservation Law have been satisfied for the proposed action which is classified as an unlisted action and Parts One and Two of the Short Environmental Assessment form were completed for this application and a negative declaration was adopted by the Planning Board on January 5, 2011, and

**WHEREAS**, the requirements for Preliminary Layout approval in Chapter 265, (Subdivision Regulations) of the Town of Cortlandt Code have been met by said subdivision application and Preliminary & Final Plat, and

**WHEREAS**, a Public Hearing was held as required by Section 276 of the Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on September 7, 2010 adjourned to October 5, November 3 and December 7, 2010, and

**WHEREAS**, the Public Hearing Notice was published in the "Journal News" and in the "Gazette" and a "Notice of Public Hearing" sign was posted in front of the subject property, and

**WHEREAS**, pursuant to the Town of Cortlandt Subdivision Regulations (Chapter 265) the Public Hearing Notice was given by the applicant to adjoining property owners and those directly across the street from the subject property, and

**WHEREAS**, on January 5, 2011 by Resolution 1-11 the Planning Board granted conditional Preliminary Plat Approval to the subject application, and

**WHEREAS**, said plat contains the approval of the Westchester County Department of Health, and

**WHEREAS**, the Planning Board reviewed the record of this application and of preliminary plat approval and deems the subject final plat to be in substantial agreement with the approved

(continued on page 2)



preliminary plat, therefore no final public hearing is required for this application.

**NOW THEREFORE BE IT RESOLVED**, that the application of **Nida Associates** 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 a 3 lot major subdivision of 4.28 acres as shown on a drawing entitled "Subdivision Plat for Nida Associates, Inc.", prepared by Scott Gray, P.L.S. latest revision dated December 3, 2011 be **approved** subject to the modifications and conditions listed below and the Chairman of the Planning Board be authorized to endorse approval of said Final Plat upon compliance by the applicant with such conditions as listed below. However, if such conditions are not complied with within one hundred and eighty (180) days from the date of this Resolution, the Final Plat shall be deemed expired, unless extended by the Planning Board, by timely request by the applicant, for additional periods of ninety (90) days each, and

**FURTHER BE IT RESOLVED**, in accordance with law, the approval or approval with conditions of any Final Plat shall expire within sixty two (62) days of the date of the signature of the Chairman of the Planning Board on the Final Plat if said Final Plat has not been filed in the Office of the County Clerk. Conditional approval of the Final Plat does not entitle the owner to file said Final Plat until the listed conditions are accomplished and the Chairman signs the Final Plat.

**CONDITIONS AND MODIFICATIONS:**

1. Submit (a) a mylar transparency and two prints of the subdivision plat to the Planning Office following the Planning Board Chairman's signature prior to filing the final subdivision plat in the County Clerk's office (b) an electronic AutoCAD file or a CD of the final plat.
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. Provide the Planning Board with an affidavit confirming that title to all of the premises located within the proposed subdivision remain in the applicant or its successor in interest as to the entire parcel which was the subject of this application.
4. The applicant shall meet with the Department of Technical Services and the Department of Law and identify, locate, prepare, execute and record all necessary cross-easements including but not limited to pedestrian/vehicle easements and utility easements, etc.; all to the satisfaction of the Department of Technical Services and the Department of Law.

**TO BE CONSIDERED FOR ADOPTION: MAY 1, 2012**

**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 was submitted by **Philip and Barbara Boyle and Philip Boyle Jr. and Elizabeth Boyle** for a 2 lot major subdivision (adjustment of existing lot lines with no new lots created) of two parcels totaling approximately 7.47 acres as shown on a drawing entitled "Final Plat Showing Major Subdivision for Philip & Barbara Boyle and Philip Jr. and Elizabeth Boyle" prepared by Robert Baxter, PLS latest revision dated April 14, 2012, and

**WHEREAS**, the subject properties are located at 39 & 49 Montrose Station Road and are designated on the Town of Cortlandt Tax Maps as Section 44.07, Block 1, Lots 3 & 6, and

**WHEREAS**, the requirements for Preliminary Layout approval in Chapter 265, (Subdivision Regulations) of the Town of Cortlandt Code have been met by said subdivision application and Preliminary & Final Plat, and

**WHEREAS**, a Public Hearing was held as required by Section 265 of the Town Code and Section 276 of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on December 6, 2011, and

**WHEREAS**, the Public Hearing Notice was published in the "Journal News" and in the "Gazette", and

**WHEREAS**, on January 4, 2012 by Resolution 1-12 the Planning Board granted conditional Preliminary Plat Approval to the subject application, and

**WHEREAS**, said plat contains the approval of the Westchester County Department of Health, and

**WHEREAS**, the Planning Board reviewed the record of this application and of preliminary plat approval and deems the subject final plat to be in substantial agreement with the approved preliminary plat, therefore no final public hearing is required for this application.

**NOW THEREFORE BE IT RESOLVED**, that the application of **Philip and Barbara Boyle and Philip Boyle Jr. and Elizabeth Boyle** 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 for a 2 lot major subdivision (adjustment of existing lot lines with no new lots created) of two parcels totaling approximately 7.47 acres as shown on a drawing entitled "Final Plat Showing Major Subdivision for Philip & Barbara Boyle and Philip Jr. and Elizabeth

**(continued on page 2)**

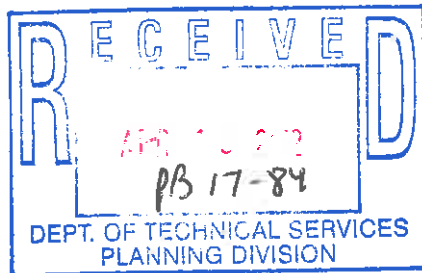
Boyle" prepared by Robert Baxter, PLS latest revision dated April 14, 2012 be approved subject to the modifications and conditions listed below, and the Chairman of the Planning Board be authorized to endorse approval of said Final Plat upon compliance by the applicant with such conditions as listed below. However, if such conditions are not complied with within one hundred and eighty (180) days from the date of this Resolution, the Final Plat shall be deemed expired, unless extended by the Planning Board, by timely request by the applicant, for additional periods of ninety (90) days each, and

**FURTHER BE IT RESOLVED**, in accordance with law, the approval or approval with conditions of any Final Plat shall expire within sixty two (62) days of the date of the signature of the Chairman of the Planning Board on the Final Plat if said Final Plat has not been filed in the Office of the County Clerk. Conditional approval of the Final Plat does not entitle the owner to file said Final Plat until the listed conditions are accomplished and the Chairman signs the Final Plat.

**CONDITIONS AND MODIFICATIONS:**

- 1. Submit (a) a mylar transparency and two prints of the subdivision plat to the Planning Office following the Planning Board Chairman's signature prior to filing the final subdivision plat in the County Clerk's office (b) an electronic AutoCAD file or a CD of the final plat.**
- 2. Provide the Planning Board with an affidavit confirming that title to all of the premises located within the proposed subdivision remain in the applicant or its successor in interest as to the entire parcel which was the subject of this application.**

**TO BE CONSIDERED FOR APPROVAL: MAY 1, 2012**



Joseph Marazino  
2012  
Get It and Go Deli  
3144 East Main Street  
Lake Mohegan, NY 10547

April 18,

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

Dear Chairperson Loretta Taylor,

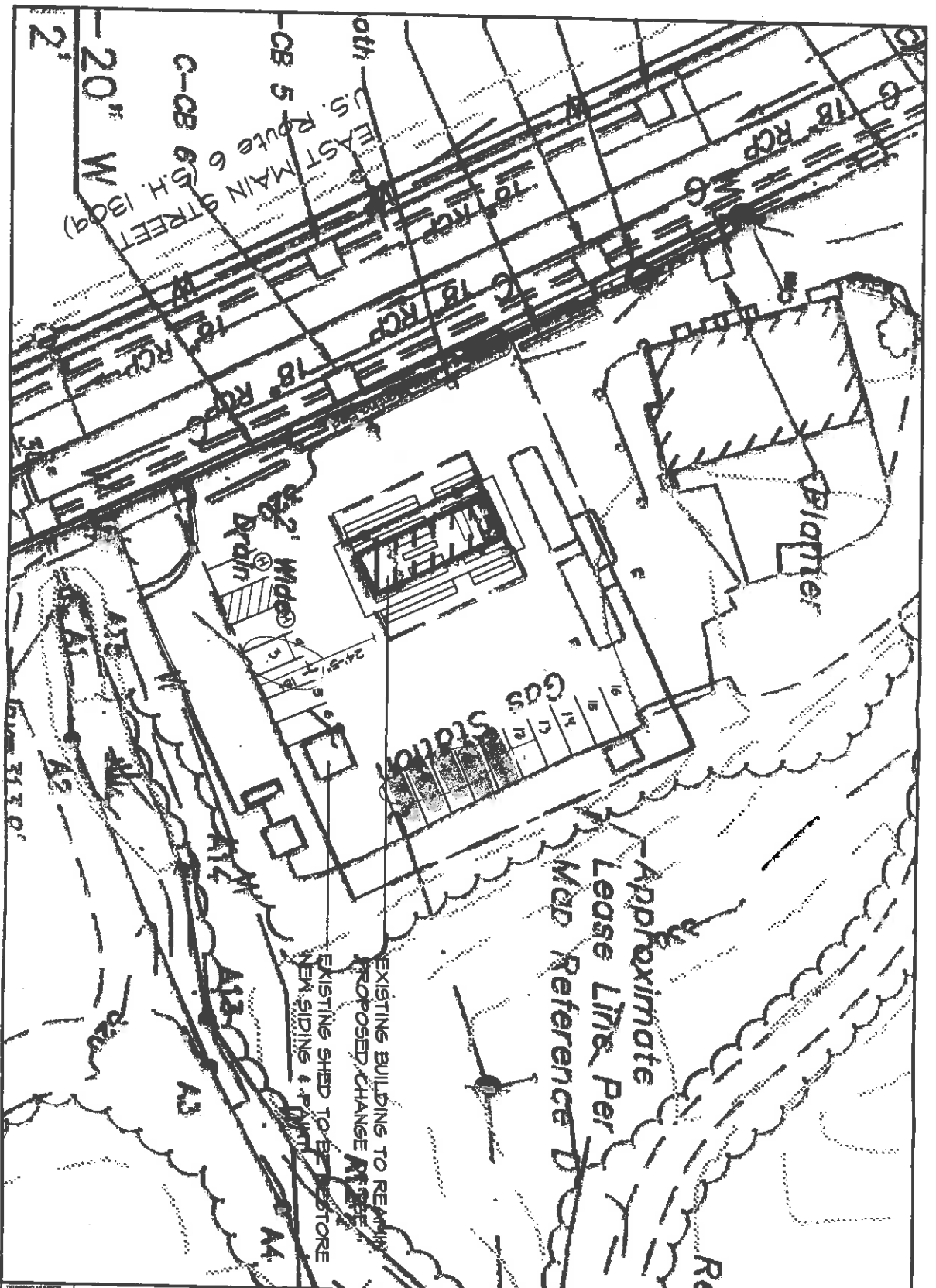
We have established a U-Haul Rental Facility at the above address. I am now asking in addition to U-Haul a Hertz Car Rental at this same location. I will be removing the deli equipment from this location and only be using it for a car and Truck rental facility.  
I am also asking permission to sell 2 or 3 cars for Hertz as needed.

By providing a car rental facility in the community, we hope to generate more revenue to all businesses in the area.  
The Hertz Cars would be parked in spots numbered 3,4,5,6 on the East side and 12,13,14,15,16 on the North side  
For a maximum of up to 10 cars. The U-Haul trucks would continue to be parked on spots 7-11 as per your previous Approval granted on January 4<sup>th</sup>, 2012.  
The Landlord and I have come to an agreement to these terms.

Thank you for your attention on this matter.

Joseph Marazino

Copies <sup>7</sup>..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 4/20/12



DRAWING NUMBER <b>SP-1</b>	PROPOSED SITE PLAN	Mohegan Farm market, Inc. Proposed change of use 3144 East Main St. Mohegan Lake, NY 10547	<b>TEO SIGÜENZA</b> ARCHITECT	DATE	SCALE
	DATE 3-15-10			SCALE	

**DRAFT**  
**SCOPE FOR A DEIS**  
**(6 NYCRR PART 617 N.Y.S.E.Q.R.)**

TOWN OF CORTLANDT  
PLANNING BOARD

Date: 04/20/12  
Revised: 05/1/12  
Adopted:

RE: **PB 1-11 Application of Croton Realty & Development Inc. for Preliminary Plat Approval and for Wetland, Steep Slope and Tree Removal Permits for a 26 lot major subdivision (25 building lots and 1 conservation parcel) of a 35.9 acre parcel of as shown on a drawing entitled "Subdivision Plan for Hanover Estates" prepared by Timothy L. Cronin III, P.E. dated February 14, 2011. The subject property is located on the east side of Croton Avenue, approximately 400 feet north of Furnace Dock, in the Town of Cortlandt, Westchester County, New York.**

I. COVER SHEET

- A) Identify the report as a Draft Environmental Impact Statement.
- B) Name or other description of the project.
- C) Location of the project
- D) Name and address of the Lead Agency which required preparation of the statement and the name and telephone number of a person at the agency to be contacted for further information.
- E) Name and address of the preparers of any portion of the statement and a contact name and telephone number.
- F) Date of acceptance of the Draft EIS (when accepted)
- G) The deadline date by which comments are due (when determined).
- H) Name and address of the project sponsor and the name and telephone number of a contact person representing the applicant.

II. TABLE OF CONTENTS AND SUMMARY

- A) Brief description of the action.
- B) Brief listing of anticipated significant, beneficial and adverse impacts (issues of controversy must be specified).
- C) Mitigation measures proposed for each impact issue identified in the DEIS.
- D) Brief description of the project alternatives considered in the DEIS and a table presenting each alternative relative to the various impact issues.
- E) Matters to be decided (permits, approvals, funding)
- F) List involved agencies and interested parties.
- G) Provide a checklist of approvals & permits required.
- H) List all the maps and technical reports produced by the applicant and reference the dates of same in the text of the DEIS so that the most current version can be identified.
- I) List all the Public Hearings and dates on the subject application.

III. CONCISE DESCRIPTION OF THE PROPOSED ACTION

- A) Project, purpose, public need and benefits

1. Prior projects of the applicant and history of the project site.
2. Public need for the project, and municipal objectives based on the adopted community development plan. Describe the need for additional housing in the County and in the Town of Cortlandt.
3. Describe the proposed development including but not limited to:
  - a) objectives of the project sponsor
  - b) proposed lot sizes, housing types and number of bedrooms, approximate size of house
  - c) historical use of the property and a description of all of the buildings and other improvements on the site
  - d) linear feet of public roads, pavement conditions, width and thickness, road composition and construction standards.
  - e) Proposed recreation areas and open space acreage
  - f) proposed utilities
  - g) projected home prices
4. Benefits of the proposed action to the Town
  - a) social
  - b) economic

B) Location

1. Establish regional and local geographic boundaries of the project.
2. Description of all existing road frontage and the existing and proposed vehicular access to the site including right-of-way ownership and existing driveways near the proposed site access road.
3. Description of existing zoning of the site and land uses for surrounding properties.

C) Design and Layout

1. Total site area:
  - a) proposed imperious surface area (roofs, roads, driveways)
  - b) total amount of land area to be cleared with areas listed for wetlands, wetland buffers, steep slopes and wooded areas to be disturbed
  - c) conservation acreage, accessibility, ownership and use
  - d) conformance to zoning requirements and area land uses and the current Comprehensive Plan policies
  - e) provide aerial photo of site vicinity showing the uses on adjacent properties
  - g) results of the lot count formula
  - h) conformance to Town road design standards for the internal subdivision road including the length of the road.
  - i) conformance of the proposed road to the requirements of the Lake Mohegan Fire Department
2. Structures and Site Improvements:
  - a) plans for the location of proposed buildings, roads and driveways
  - b) grading plans and road profile views, including limits of disturbance, proposed cut and fill, regrading and the amount of earth to be removed

- from and/or delivered to the site, and areas of wetland, wetland buffer, and wooded areas to be disturbed.
- c) staging areas for material and equipment storage
- d) drainage plans including but not limited to proposed drainage detention ponds and water quality basins including depth, berm height, fencing and landscaping.
- e) utility plans for water, sewer electrical, telephone, cable, etc.
- f) landscaping plan including buffer treatment
- g) plans to preserve or reconstruct existing stone walls
- h) distances to nearby residences
- i) buffer areas including landscaping and fencing to screen adjacent homes

3. **Where proposed describe the multi purpose sports field including but not limited to:**

- a) **size of field**
- b) **anticipated usage of the field including what types of activities the field is suitable for, when games will be played during the day and year, what age groups and organizations will use the field, etc.**
- c) **describe the need, if any, for lighting of the field, loud speakers, concessions, fencing, permanent structures such as fixed goals, provisions for security, structures such as benches, sheds, concession stands, etc.**
- d) **proposed parking lot size, number of proposed spaces and proposed construction materials for the parking lot**

D) Construction and Subsequent Maintenance

1. Construction

- a) total construction period anticipated
- b) schedule and phases of construction
- c) soil erosion and sedimentation control plans and details for proposed construction conforming to the NYSDEC Standards and Specifications

2. Maintenance

- a) summary of provisions for ownership and year round maintenance of the proposed road
- b) maintenance and monitoring of proposed soil erosion and sedimentation controls during and following construction
- c) maintenance and monitoring of the proposed stormwater drainage system during and after construction including the associated costs, funding, maintenance schedule, responsible entities and enforcement of maintenance.
- d) **where proposed provide a summary of the provisions for the ownership and maintenance responsibilities of the multi-purpose sports field.**

E) Approvals

- 1. List all permits or approvals required and the involved agencies with mailing addresses including but not limited to the approvals and/or permits from New York State, Town of Cortlandt, New York City and the County of Westchester.



IV. A CONCISE DESCRIPTION OF THE ENVIRONMENTAL SETTING, AN EVALUATION OF THE POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES (analyze potential impacts listed under the following sections and identify and analyze measures to mitigate these and any other potential impacts associated with the project).

A) Geology

1. Existing Conditions – Subsurface:
  - a) composition and thickness of subsurface material including but not limited to: depth to and nature of bedrock formations and impermeable layers from SCS Soil Survey
2. Existing Conditions – Surface:
  - a) identify soil types and their distribution based on Soil Conservation Service mapping
  - b) suitability of soils for use
  - c) provide a soils and geology map for the site in the DEIS based on published data and on-site septic testing
  - d) soil testing in areas previously disturbed by the historic use of the site to the satisfaction of the Director of Technical Services.
3. Existing Topography:
  - a) provide current topographic mapping with a 2 foot contour and a description of topography at the project site, including showing slopes in the following categories: 0 to 10%, 10 to 15, 15 to 20% and over 20%; and prominent or unique features
  - b) description of the topography of surrounding area
4. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:
  - a) topographic alterations shown on a proposed grading plan on slopes greater than 15% including an evaluation of criteria for consideration of a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code.
  - b) changes to on-site bedrock and rock outcrops including blasting during construction and possible effects on aquifers and nearby homes
  - c) possible soil erosion and sedimentation caused by tree removal, site disturbance and topographic changes for the proposed project
  - d) radon gas potential
  - e) suitability of soils and topography for construction of roads, driveways, houses
  - f) if past dump sites exist on the site evaluate potential impacts and mitigation measures for such sites.
5. Proposed Additional Mitigation Measures, if Any

B) Water Resources

1. Existing Conditions – Groundwater:

- a) location and description of aquifers and recharge areas including but not limited to depth of water table, seasonal variation, quality, quantity and flow from available information.

2. Existing Conditions – Surface Water and Wetlands:

- a) location and description of wetlands, water bodies and watercourses located on the project site as previously determined by a Town Wetland Consultant pursuant to Chapter 179 of the Town of Cortlandt Code including, but not limited to acreage, vegetation cover, soils, flood and erosion control, recreation and wildlife habitat.
- b) location and description of surface water located on and contiguous to the project site including but not limited to:
  - (1) seasonal variation
  - (2) quantity and quality
  - (3) classification according to the New York State Department of Health
  - (4) Chapter 179 of the Town of Cortlandt Code for the protection of wetlands, water bodies and water courses
  - (5) Articles 15, 24, 2 of the New York State Environmental Conservation Law.
  - (6) classification of “water supply” and “watercourses” within the New York City watershed according to the “Rules and Regulations for the Protection from Contaminations, Degradation and Pollution of the New York City Water Supply and its Sources”
  - (7) depict the boundary of the New York City Watershed and water features located within the New York City Watershed (if any) should be located and described
- c) identification of uses and level of use of all on-site surface waters described in 2.b) above
- d) description of existing drainage areas, patterns, channels and stormwater management
- e) discussion of potential for flooding, siltation, erosion and eutrophication including discussion of on-site areas within the 100 year flood plain, if any
- f) fully analyze the functions, of wetlands, water bodies and watercourses located on the project site, including but not limited to separately listing those within the NYC Watershed and the Hudson River Watershed, acreage, vegetation cover, soils classification, benefits of wetland such as flood and erosion control, aquifer recharge, recreation and wildlife habitat.

3. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:

- a) proposed construction and site disturbance in and within 100 feet of a wetland, watercourse and water bodies including an evaluation of the criteria for consideration of Town Wetland Permits Chapter 179 of the Town of Cortlandt Code.

- b) potential impacts to wetlands, watercourses and water bodies on and off-site including but not limited to:
    - (1) soil erosion and sedimentation
    - (2) impact on water quality and quantities
    - (3) effects of pesticides, fertilizers, insecticides, herbicides, phosphorous and other pollutants contained in stormwater runoff.
    - (4) potential cumulative impacts relating to water resources for which applications are pending within ½ mile radius of the site.
    - (5) impacts to the functions of wetlands, watercourses and water bodies.
  - c) proposed changes to existing drainage patterns caused by vegetation removal and regrading for the proposed project including short and long term effects of changes in the hydrology, on site watercourses, water bodies, wetlands and groundwater and the possible effects off site
  - d) potential downstream flooding including additional stormwater runoff onto contiguous properties.
  - e) proposed drainage controls shown on a proposed drainage plan to reduce stormwater impacts with estimated runoff for up to a 100 year storm after construction including mitigation methods to control the volume, velocity, pollutants and sedimentation associated with an increase in stormwater runoff from the proposed impervious surfaces (use the TR-55 or equal methodology).
  - f) mitigation of potential soil erosion and sedimentation impacts on the watershed during and after construction of the project in terms of soil erosion and sedimentation control plans pursuant to the NYSDEC Standards and Specifications.
  - g) mitigation of potential impacts from the pre and post –construction pollutant loadings from the project site including levels of phosphorous, nitrogen, biological oxygen demand, total suspended solids and fecal coliform bacteria including a Stormwater Pollution Prevention Plan (SWPPP) pursuant to NYSDEC Regulations.
  - h) “green” initiatives, including consideration of infiltration measures, raingardens, reduction in impervious surfaces and other low impact development (LID) measures.
  - i) qualitatively describe irreducible pollutant concentrations discharged from proposed soil erosion and sedimentation controls and analyze its effects on the downstream wetlands, watercourses and water bodies.
  - j) evaluate potential impacts of the proposed stormwater drainage systems in terms of:
    - (1) SPDES General Permit for Storm Water Discharges from Construction
    - (2) New York State rules, regulations and permits
    - (3) New York City Department of Environmental (DEP) rules, regulations and permits
- 4) Proposed Additional Mitigation measures, if any.

C. Air Resources

1. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures
  - a) potential adverse impacts on adjacent homes caused by construction related dust and noise and construction equipment exhaust both operating on site and on existing roads to access the site.

D. Terrestrial and Aquatic Ecology

1. Existing Conditions – Vegetation
  - a) prepare a tree survey of the subject property by a Town approved arborist (or by an arborist or land surveyor hired by the applicant whose work will be confirmed by a Town approved arborist paid for by the applicant) which shows tree location, diameter, species and health as per the requirements of Chapter 283 (Trees) of the Town of Cortlandt Code.
  - b) respond to the Town Arborist’s “Inspection Report” reported dated October 31, 2011.
  - c) prepare a tree preservation plan, including details, to protect trees during the construction of all site improvements.
  - d) prepare a re-planting plan for the subdivision using tree species as defined in the Town’s Tree Ordinance
  - e) respond to the Bio-Diversity report prepared by the Town’s Bio-Diversity consultant, dated December 2011. Summarize the findings and describe how the project site relates to the Croton-to-Highlands Biodiversity Plan
  - f) list vegetation types of the project site and within the surrounding area based on the Biodiversity Assessment, the ecological characteristics of the area and project site investigations.
  - g) site vegetation characteristics, including but not limited to: species presence and abundance, age, size, distribution, dominance, community types, unique, rare and endangered species, value as habitat for wildlife, productivity pursuant to the Biodiversity Assessment.
2. Existing Conditions – Wildlife
  - a) list the wildlife species on the project site and within the surrounding area, including migratory and resident species based on the Biodiversity Assessment, ecological and seasonal characteristics of the area and project site investigations.
3. Potential Significant Adverse Impacts and related Proposed Mitigation Measures:
  - a) impacts from regrading and removal of existing vegetation and wildlife habitats based on the Biodiversity Study
  - b) cumulative impacts resulting from the destruction of vegetation and wildlife habitats from this and other proposed development for which applications are pending in the Town of Cortlandt within a ½ mile radius.
  - c) impacts on adjacent property including on wetlands, watercourses and water bodies.
  - d) impacts on wildlife species and their habitats including but not limited to rare and endangered species and wildlife corridors
4. Proposed additional Mitigation Measures, if any

E. Transportation (for traffic studies use the most recent Highway Capacity Manual published by the Transportation Research Board or equal)

1. Existing Transportation Services and Conditions

- a) description of the length, width of pavement, number of travel lanes, shoulder, capacity, condition, maintenance and ownership of the following area roads in the vicinity of the project site:
  - \* Croton Avenue
  - \* Furnace Dock Road
  - \* Apple Hill Drive
  - \* Crompond Road (Route 202)
  - \* Sassinoro Boulevard
- b) existing and proposed entrances and exits from the site, accident history, pavement and shoulder width, grades, sight distance, winter road conditions and traffic controls on roads in the vicinity of the project site.
- c) description of current level of use of services such as weekday a.m. and p.m. peak hour traffic flow, vehicle mix, source of existing traffic on the roads identified in E.1.a).
- d) number of current school bus routes and bus stop locations on area roads in the vicinity of the project site.
- e) analyze impacts from the development on Croton Avenue in the context of Local Law 16 of 2010 “A Local Law Establishing a Roadscape Preservation Law”

2. Existing Public Transportation

- a) description of the current availability of County bus service and the location of County bus stops in the vicinity of the project.
- b) description of the current availability of railroad service and railroad parking.
- c) description of present level of use of bus and railroad service.

3. Existing Pedestrian Environment

- a) identify the current level of pedestrian walking, jogging, bicycle riding in the vicinity of the project site and the capacity of area roads to accommodate
- b) identify the distance school students have to walk in the road right of way to and from existing or proposed bus stop locations.

4. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:

- a) potential impacts on traffic flow on the roads identified in E.1.a), including cumulative impacts from other proposed development within a 2 mile radius from site.
- b) **where proposed analyze potential impacts on traffic flow on the roads identified in E.1 a) of the multi-purpose sports field**
- c) impacts and mitigation on adjacent roads off-site and proposed roads on-site including traffic circulation and driveways for the following:
  - 1) Traffic safety.
  - 2) Secondary road access.
  - 3) Grade (steepness).

- 4) Sight distance.
  - 5) Impacts to pedestrian use of roads.
  - 6) Impacts by heavy construction and commercial vehicles on the road surface and traffic safety on roads
  - 7) Impacts on road safety in terms of slow moving construction related vehicles for the project and lane closing for utility work.
  - 8) Based on the history of auto accidents potential impacts caused by an increase in traffic volume by the proposed project.
- d) impacts at the following intersections under build and no-build conditions including changes to current levels of service, weekday a.m. and p.m. peak hour traffic flow, vehicle mix, daily traffic volume during the school year and construction related traffic and cumulative traffic from other proposed development within a 2 mile radius of the site.
- 1) Project site access and Croton Avenue
  - 2) Croton Avenue and Crompond Road (Route 202)
  - 3) Croton Avenue and Furnace Dock Road
  - 4) Croton Avenue and Sassinoro Boulevard
  - 5) Croton Avenue and access drive to Walter Panas High School
  - 6) Croton Avenue and Apple Hill Drive
  - 7) Croton Avenue and Lynwood Road
- e) impacts on school bus services for school district servicing the project.
- f) impacts on railroad travel at Peekskill, Cortlandt and Croton train stations by the proposed project.
- g) impacts on pedestrians, joggers and bicyclists caused by project related increased traffic volumes on area roads.
- h) identify the distance school students have to walk in the road right-of-way to and from existing or proposed bus stop locations for the project.
- i) include a discussion of the Route 202/35/6/BMP Sustainable Development Study (SDS).
- j) complete a comparison of the results of the traffic study completed for the Emery Ridge (now Cortlandt Ridge Subdivision) as contained in the DEIS for the Emery Ridge Subdivision dated July 11, 2001**
5. Proposed Additional Mitigation Measures: including but not limited to off-site road improvements and sidewalks and other pedestrian connections.

## F. Land Use and Zoning

1. Existing Land Use and Zoning
  - a) describe the existing land use of the surrounding area and proposed development applications pending before the Planning Board within ½ mile of the project boundary
  - b) describe the current and historical use of the project site and any existing on-site structures.
  - c) provide a Phase I Environmental Assessment of the subject site
  - d) describe the existing zoning of the site and surrounding area and the dimensional regulations for the proposed project as required by the Town zoning code.
  - e) map the location of existing structures on adjacent properties from existing sources.

2. Land Use Plans
  - a) describe the current Comprehensive Plan policies for the project site
  - b) respond to the listing of the subject parcel in the Town's 2004 Open Space Inventory and the importance of the preservation of the parcel
  - c) discuss the future development trends or pressures
  - d) describe the application and results of the lot count formula to determine the number of proposed lots.
  - e) discuss the Town of Cortlandt's Long Range Plan for Recreation dated January 18, 2012 and its implications on the subject property.
  - f) respond to the Parks and Recreation Commission (PRC) memo dated, March 21, 2011 requesting the acceptance of land at the subject site for a possible Town recreational facility
  
3. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures.
  - a) the removal of existing buffers between the proposed development and adjacent property

G. Community Services

1. List existing facilities and describe existing levels of usage and projected future needs for the following:
  - a) Education facilities
  - b) Police protection and traffic enforcement
  - c) Fire protection
  - d) Hospitals, health care and ambulance services
  - e) Recreational facilities
  - f) Public Sewer System
  - g) Public Water Supply
  - h) Solid waste disposal
  - i) Indian Point Emergency Evacuation Plan
  - j) Road maintenance

H. Fiscal Analysis

1. Existing Conditions including but not limited to revenues and expenditures for:
  - a) Town of Cortlandt
  - b) School District
  - c) Water District
  - d) Fire District;
  - e) Ambulance and Advanced Life Support Services;
  - f) County Solid Waste District
  - g) other special districts
  
2. Potential Significant Adverse Impacts (and related proposed mitigation measures) with and without the project on:
  - a) Town of Cortlandt
  - b) Lakeland School District
  - c) Water District

- d) Mohegan Fire District;
- e) Ambulance and Advanced Life Support Services;
- f) County Solid Waste District
- g) other special districts
- h) anticipated revenues and expenditures expressed in total and per capita form.
- i) analyze the following: property tax base, proposed project's assessed value and market value, and revenues from local taxes and expenditures as applicable for the Town of Cortlandt and for all of the above districts listed in 2(b-g)
- j) potential impacts on existing housing values of nearby homes by the proposed project.
- k) potential cumulative impacts.

3. Proposed Additional Mitigation Measures, if any.

I. Demography

1. Existing Population Characteristics

- a) discussion of existing population parameters, distribution, density, and housing size and composition for the Town and for the proposed development.
- b) discussion of projections for population growth

2. Potential Significant Adverse Impacts and Proposed Mitigation Measures.

J. Cultural Resources

1. Existing Visual Resources

- a) description of the physical character of the community and views into the site

2. Existing Historic and Archaeological Resources:

- a) location and description of historic areas or structures listed on the State and National Register or designated by the community, or included on Statewide Inventory in the vicinity of the project site.
- b) provide a Stage 1A archaeological survey of the site, if determined to be necessary by the NYS Office of Parks, Recreation and Historic Preservation.

3. Potential Significant Adverse Impacts and Related Mitigation Measures:

- a) visual impacts on neighbors caused by on site lighting
- b) potential archaeological impacts depending on the findings of the Stage 1A Archaeological survey, if required.

4. Proposed Additional Mitigation Measures, if any

V. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED OR ADEQUATELY MITIGATED IF THE PROPOSED ACTION IS IMPLEMENTED (where applicable and significant)

VI. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF ENVIRONMENTAL RESOURCES THAT WOULD BE ASSOCIATED WITH THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED



VII. ANY GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION (where applicable and significant)

VIII. ALTERNATIVES TO THE PROPOSED ACTION

To be described and evaluated at a level of detail sufficient to permit a meaningful comparative assessment with the Proposed Action.

- a) Alternative of No Action
- b) **Conventional subdivision with no lots off of Croton Avenue, 100 ft. buffer adjacent to the Apple Hill Subdivision, along Croton Avenue and along eastern edge of property with minimal impact to wetlands, wetland buffers, steep slopes and trees**
- c) **Cluster alternative with multi-purpose sports field, 100 ft. buffer adjacent to the Apple Hill Subdivision, along Croton Avenue and along eastern edge of property with minimal impact to wetlands, wetland buffers steep slopes and trees**
- d) **Cluster alternative with no multi-purpose sports field, 100 ft. buffer adjacent to the Apple Hill Subdivision, along Croton Avenue and along eastern edge of property with minimal impact to wetlands, wetland buffers, steep slopes and trees**

IX. REFERENCES

X. ORGANIZATIONS AND PERSONS CONSULTED

XI. APPENDICES

- a) SEQR documentation, including a copy of the Full Environmental Assessment Form (EAF), Positive Declaration and DEIS Scope.
- b) Copies of official correspondence related to issues discussed in the DEIS
- c) Copies of supporting technical studies