

### **Right to Know / FOIL**

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Kirquel Development. Ltd.  
3489 Lexington Avenue  
Mohegan Lake, NY 10547  
(914) 528-1261

December 11, 2012

**Via E-mail**

Chairwoman Loretta Taylor and Members of the Town Planning Board  
Town Of Cortlandt  
1 Heady Street, Town Hall  
Cortlandt Manor, NY 10587

***Re: Residences at Mill Court Crossing, PB13-5***

Dear Chairman Taylor and Members of the Board:

Kirquel is still engaged in preparing its plat for final approval of the mandated plan and requires addition time to complete the process. Therefore, Kirquel asks that the PB, at its next meeting, extend Kirquel's time to file its final plate to on or before June 9, 2013.

This is Kirquel's second extension request. Thank you for your time and attention to this matter

cc: Ed Vergano- Director of Office of Technical Services  
John Klarl, Esq.-Attorney for the Planning Board  
Jo Ann Dyckman- Town Clerk

Kirquel Development Ltd.  
By: Michael Sheber

Copies ..... <sup>7</sup> Planning Board  
..... Town Board  
..... Zoning Board  
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..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
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Sent 12/11/12

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

**DRAFT**

**RESOLUTION NO. 1-13**

**WHEREAS**, the application of **Kirquel Development** for Preliminary 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 and for permits pursuant to Chapter 259 (Steep Slopes), Chapter 179 (Wetlands) and Chapter 283 (Trees) for a proposed 22 lot major subdivision of a 52.78 acre parcel of property as shown on a 15 page set of drawings entitled "Subdivision and Site Development for Residences at Mill Court Crossing" prepared by Cronin Engineering, P.E., P.C. latest revision dated July 8, 2009 and on drawings entitled "Preliminary Landscape Plan" and "Stone Wall Plan" both prepared by Tim Miller Associates, Inc. and dated July 21, 2009 was approved by Planning Board Resolution No. 52-10 adopted on November 3, 2010 as a 16 lot subdivision, and

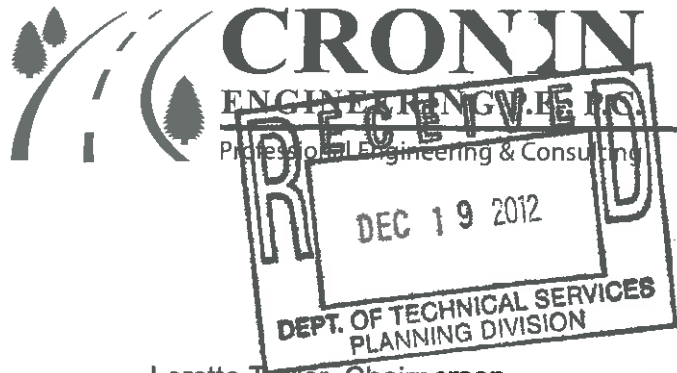
**WHEREAS**, the subject property is located on the west side of Lexington Ave. and at the south end of Mill Court, is zoned R-40, single family residential and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2, and

**WHEREAS**, by Resolution 20-12 the Planning Board previously granted the first six-month time extension of the preliminary plat approval which will expire on January 10, 2013, and

**WHEREAS**, by a letter dated December 11, 2012 Michael Sheber requested the 2<sup>nd</sup> six-month time extension of Preliminary Plat approval in order to meet with staff and begin perfecting the application prior to submitting for final approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Michael Sheber for the 2<sup>nd</sup> six-month time extension of the above mentioned Preliminary Plat is **APPROVED** said extension to expire on July 10, 2013.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 8, 2013**



39 Arlo Lane  
Cortlandt Manor, NY 10567  
T: (914) 736-3664 F: (914) 736-3693

December 19, 2012

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

Re: *Time Extension, Final Subdivision Plat*  
*Michael Ryan*  
*109 Watch Hill Road*  
*PB 43-06*

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Dear Ms. Taylor and Members of the Planning Board:

This letter is written to request a second ninety day time extension of the Final Subdivision Plat approval granted by the Planning Board on April 4, 2012 via Resolution No. 9-12. One ninety day time extension of Final Plat approval has already been granted to this project on October 2, 2012 in Resolution No. 30-12.

We have the Health Department endorsement on the Plat and we are also forwarding copies of a Wetland Mitigation plan under separate cover. The outstanding work to be completed involves providing declarations for maintenance of the stormwater facilities to the satisfaction of the Town's Legal Department and the Director of Technical Services. The applicant has been working toward satisfying this condition and hopes to have it completed within the next ninety days.

Please place this item on the agenda of the January 8<sup>th</sup> Planning Board meeting for approval of the extension request. Should you have any questions or require any additional information, please do not hesitate to contact me at the above number.

Respectfully submitted,  
*Ronald Wegner*  
Ronald Wegner, P.E.  
Project Engineer

Cc: Michael Ryan via e-mail  
File

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 43-06**

**RESOLUTION NO. 2-13**

**WHEREAS**, the application of **Michael Ryan** for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) for a 3 lot major subdivision of a 4.33 acre parcel of property as shown on a final plat entitled "Subdivision Map prepared for Michael Ryan" prepared by William J. Simmons, L.S. latest revision dated February 9, 2012 and on a 4 page set of drawings entitled "Integrated Plot Plan" prepared by Timothy L. Cronin, III, P.E. latest revision dated December 21, 2011 was approved by Planning Board Resolution 9-12 adopted on April 3, 2012, and

**WHEREAS**, the subject property is located on the west side of Watch Hill Road at the intersection of John Alexander Drive and is designated on the Town of Cortlandt Tax Maps as Section 55.10, Block 3, Lot 8, and

**WHEREAS**, by Resolution 30-12 the Planning Board previously granted the 1<sup>st</sup> 90-day time extension of the final plat approval which expired on January 2, 2012, and

**WHEREAS**, by a letter dated December 19, 2012 Ronald Wegner, P.E. requested the 2<sup>nd</sup> 90-day time extension to satisfy the conditions of that approval.

**NOW THEREFORE BE IT RESOLVED** that the request of Ronald Wegner, P.E. for the 2<sup>nd</sup> 90 day time extension for the above mentioned Final Plat is hereby granted said time extension to expire on April 2, 2013.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 8, 2013**



December 18, 2012

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

Sent via email [ChrisK@townofcortlandt.com](mailto:ChrisK@townofcortlandt.com)

Re: **PB 20-06, Joseph Picciano**  
**Resolution No. 28-12**  
**7<sup>th</sup> Time Extension**  
**Maple Avenue Subdivision**



Dear Madam Taylor and Members of the Planning Board:

The above referenced project received Final Plat Approval from your board on January 5, 2011 via Resolution number 26-11. At this time, we are requesting a 7<sup>th</sup> ninety (90) day time extension from the 6<sup>th</sup> ninety (90) day time extension which was issued at the October 2, 2012 Planning Board meeting by resolution number 28-12.

The applicant continues working on the completion of the conditions of the Subdivision Plat approval. Most of the currently outstanding conditions are legal, and we believe that the conditions will be satisfied in the near future.

I would kindly request that this item be placed on the January 8, 2013 Planning Board agenda for consideration. If you have any questions or require additional information please contact me at the above number. Thank you for your time and assistance in this matter.

Respectfully submitted,

  
 James W. Teed, Jr.  
 Project Designer

cc: Joe Picciano

Planning Board-Picciano-Maple Ave-Sub-Time Ext-JWT-20121218.doc

Copies **1**

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- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
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Sent 12/20/12

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 20-06**

**DRAFT**

**RESOLUTION NO. 3-13**

**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 **Joseph Picciano** for a 4 lot major subdivision of a 16.55 acre parcel of property as shown on a Final Plat entitled "Four Lot Subdivision prepared for Joseph Picciano" prepared by Donald D. Coleman, P.L.S. dated June 21, 2010 and on a 4 page set of drawings entitled "Integrated Plot Plan for Joseph V. Picciano" prepared by Cronin Engineering, P.E., P.C. latest revision dated October 13, 2010 was approved by Planning Board Resolution 2-11 adopted on January 5, 2011, and

**WHEREAS**, the subject property is located on the south side of Maple Avenue at the intersection with Furnace Woods Road and is designated on the Town of Cortlandt Tax Maps as Section 44.08, Block 6, Lot 9, and

**WHEREAS**, by Resolutions 16-11, 26-11, 2-12, 10-12, 19-12 and 28-12 the Planning Board previously granted six (6) 90-day time extensions the latest of which expired on December 26, 2012, and

**WHEREAS**, by a letter dated December 18, 2012 James W. Teed, Jr. requested the 7<sup>th</sup> 90-day time extension of Final Plat Approval to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of James W. Teed, Jr. for the 7<sup>th</sup> 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire March 26, 2013.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 8, 2013**

\* PLEASE WRITE TO 071700

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..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 1/3/13

**McCULLOUGH, GOLDBERGER & STAUDT, LLP**

ATTORNEYS AT LAW  
1311 MAMARONECK AVENUE, SUITE 340  
WHITE PLAINS, NEW YORK

10605

(914) 910-6400

FAX (914) 910-2510

WWW.MCCULLOUGHGOLDBERGER.COM

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

JOANNA C. FELDMAN  
DEBORAH A. GOLDBERGER  
EDMUND C. GRAINGER, III  
PATRICIA W. GURAHIAN  
ALICE D. KORNFELD  
RUTH F-L POST

FRANK S. McCULLOUGH, JR. (1928-1998)  
EVANS V. BREWSTER (1920-2009)  
..... BOYS Director

January 2, 2013

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 four 90 day extensions of the conditional approval.

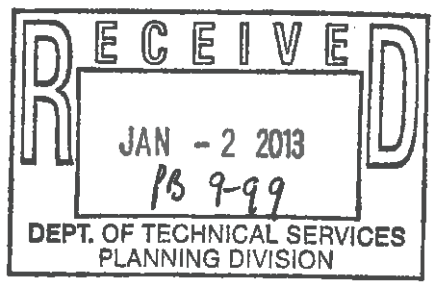
We hereby request a fifth ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval. I have been advised that some additional changes were requested to the plans. We are hopeful this may be the last required extension.

We would appreciate if this extension request could be placed on the agenda for your January 8, 2013 meeting. Thank you for your consideration

Very truly yours,

*Linda B. Whitehead*  
Linda B. Whitehead

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





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

**DRAFT**

**RESOLUTION NO. 4-13**

**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 and 29-12 the Planning Board previously granted four (4) 90-day time extensions the latest of which expired on January 2, 2013, and

**WHEREAS**, by a letter dated January 2, 2013 Linda Whitehead, Esq. requested the 5<sup>th</sup> 90-day time extension of Final Plat Approval to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Linda Whitehead, Esq. for the 5<sup>th</sup> 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire April 2, 2013.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 8, 2013**

**WHEREAS**, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Steep Slope Permit pursuant to Chapter 259 and a Tree Removal Permit pursuant to Chapter 283 of the Town of Cortlandt Code was submitted by **Hilltop Nurseries LLC** for a proposed nursery, farm market, garden center with two new apartments consisting of 5,824 sq. ft. of new building additions to be added to the existing house on a 2.75 acre parcel of land as shown on six page set of drawings entitled "Proposed Site Plan, Hilltop Nurseries, LLC" latest revision dated February 7, 2008 and a two page set of drawings entitled "Elevations" latest revision dated April 24, 2008 prepared by Edmond Gemmola, R.A. was approved by the Planning Board on June 3, 2008 by Resolution 31-08, and

**WHEREAS**, the subject property of 2.75 acres is located at the west side Albany Post Road (Route 9A) northwest of the Route 9 southbound entry ramp and is designated on the Town of Cortlandt Tax Maps as Section 67.6, Block 1, Lot 5, and

**WHEREAS**, the site was developed and the nursery has been operating for several years, and

**WHEREAS**, the applicant undertook work on the subject site without seeking Planning Board approval that included the building of three (3) temporary greenhouse structures, filling in portions of the property, unauthorized tree removal, expansion of business operations and encroachment onto neighboring property with bins holding organic material such as topsoil and mulch and was issued a violation by the Department of Technical Services, Code Enforcement Division, and

**WHEREAS**, the Planning Board reviewed and approved the greenhouses, subject to the applicant obtaining all required permits from the Code Enforcement Division at the Planning Board meeting of April 3, 2012 since the greenhouses were located in an area where the applicant had received approval to construct a barn in the future, and

**WHEREAS**, the applicant submitted a drawing entitled "As-Built Survey prepared for Brian Panessa" prepared by Badey & Watson, P.C. latest revision dated August 20, 2012 showing existing conditions and a drawing entitled "Proposed Site Plan, Hilltop Nurseries, Inc." prepared by Edmond Gemmola, R.A. dated October 23, 2012, and

**WHEREAS**, the Planning Board conducted a site visit of the subject property, and

**WHEREAS**, the Planning Board notified the adjacent property owners (Luposello's Garage and the Westchester County Parks Department) of the encroachments onto their property, and

**WHEREAS**, David DeLucia of the Westchester County Parks Department submitted a letter dated September 27, 2012 detailing a required remediation plan for the County Park Property, and

**WHEREAS**, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC) and the Westchester County Parks Department, and

**WHEREAS**, the Planning Board considered trees which will be removed from the subject property due to the proposed action and trees to be saved pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code, 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

**NOW THEREFORE BE IT RESOLVED** that the Planning Board does hereby approve the applicant's amended Site Plan as shown on a drawing entitled "Proposed Site Plan, Hilltop Nurseries, Inc." prepared by Edmond Gemmola, R.A. dated October 23, 2012 " upon compliance by the applicant with such conditions as listed below, and

**CONDITIONS AND MODIFICATIONS:**

- 1. The applicant is required to complete the remediation work as required by the Westchester County Parks Department in their letter dated September 27, 2012.**
- 2. Applicant agrees to provide the Town with 40 additional 2" caliper trees, for off-site mitigation with the species to be determined by the Director of Technical Services and the Town consulting arborist.**
- 3. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$2,500. 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**

(continued on page 3)

**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.**

**TO BE CONSIDERED FOR ADOPTION: JANUARY 8, 2013**

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 10-95**

**RESOLUTION NO. 6-13**

**WHEREAS**, the application of the **Hendrick Hudson Library** for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code to construct a two story library building, a 67 car parking lot and related site improvement on a 2.4 acre lot as shown on a 10 page set of drawings entitled "Hendrick Hudson Free Library" prepared by Lothrop Associates, Architects, dated March 22, 1995 was approved by Planning Board Resolution 49-95 adopted on July 11, 1995, and

**WHEREAS**, the subject property is located on the north side of Kings Ferry Road, approximately 75 feet west of Tate Avenue and is designated on the Town of Cortlandt Tax Maps as Section 54.06, Block 4, Lot 6, and

**WHEREAS**, the approved Landscape Plan "SD-3" latest revision dated October 4, 1995 shows a 10' wide sewer easement crossing the property now or formerly owned by "Zachary & Wall", and also shows two (2) Redspire Callery Pear trees to be planted between the Library and the property now or formerly owned by "Zachary & Walls", and

**WHEREAS**, sewer easement was never granted and the two pear trees were not planted due to the significant landscape buffer that existed between the two properties, and

**WHEREAS**, several trees in the existing landscape buffer were removed in 2011 due to storm damage and instead of planting the required pear trees the library, in consultation with the adjacent property owner Nicholas Zachary, planted two (2) Somerset Maple trees to provide a buffer between the two properties.

**NOW THEREFORE BE IT RESOLVED** that the Planning Board hereby approves that a note shall be attached to the subject Landscape Drawing SD-3 latest revision dated October 4, 1995 acknowledging that the 10' wide sewer easement was never granted and is not needed and further approves the modification of the Landscape Plan to show the planting of the two (2) Somerset Maple trees instead of the two (2) required pear trees, and

**BE IT FURTHER RESOLVED** that if in the future the Somerset Maple trees are damaged or removed appropriate shade trees, to the satisfaction of the Director of Technical Services and the Town Consulting Arborist, shall be replanted.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 8, 2013**

# Toll Brothers

America's Luxury Home Builder®

December 21, 2012

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



Re: Valeria Subdivision  
 Furnace Dock Road, Town of Cortlandt, NY  
Amended Site Plan & Subdivision Approval

Dear Chairperson:

Toll Brothers is currently the Contract Vendee on the property known as the Valeria Subdivision which is a 147 unit Residential Cluster Subdivision for which RPA Associates, LLP gained approval in January 2005. This approval was later amended in September 2010 with no change in the number of units.

Enclosed please find the following documents for your review.

1. One complete full-sized set of plans titled "Proposed Subdivision Plans Prepared for Valeria," last revised 12/18/12;
2. Ten copies of 11" x 17" sets of plans that include the following Plan Sheets:
  - o C-102, C-103, C-110, C-111, C-114, C-115;
  - o Color-coded Site Plan illustrating the proposed modifications;
3. Ten copies of the Full EAF;
4. Town of Cortlandt Planning Department Application requesting a Preliminary and Final Subdivision Approval;
5. Application Fees; \$750 for Preliminary Subdivision Approval & \$1,000 for Final Subdivision Approval
6. Architectural Elevations

Toll Brothers is proposing to replace the majority of RPA architecture with Toll Brothers architecture. It is proposed to replace a total of 25 tuck-under (garage under) units and 21 double walk-down units with conventional at-grade or walk-out units. This will allow for 117 of the 147 homesites to accommodate a 1<sup>st</sup> floor master bedroom plan. In consideration of the 2-bedroom restriction on the units, the architectural revisions are essential to the success of the project. The replacement of unit types will necessitate grading changes to accommodate the different floor plan layouts. Architectural elevation

Below is a summary of architectural revisions.

<u>Approved Plan</u>	<u>No. Units</u>	<u>2-Car Garage</u>	<u>1st Floor Masters</u>
At Grade	71	71	62
Tuck-under	55	55	0
Double Walk-down	21	21	0
<u>Revised Plan</u>	<u>No. Units</u>	<u>2-Car Garage</u>	<u>1st Floor Masters</u>
At Grade (Toll)	117	117	117
Tuck-under (AVR)	30	30	0
Double Walk-down	0	0	0

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 ..... Applicant  
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 Sent 12/27/12

# Toll Brothers

America's Luxury Home Builder®

Modifications to the approved plan are required in order to accommodate the desired architecture. Below is a summary of pertinent details resulting from these revisions. It is important to note that the proposed architecture and grading changes will actually result in less disturbance/tree clearing and less impervious site coverage.

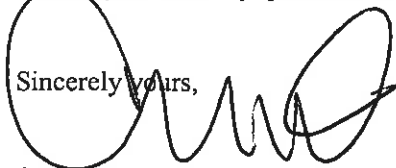
	<u>Approved Plan</u>	<u>Revised Plan</u>
# of Units:	147	147
# of Bedrooms Per Unit:	2	2
# of Garage Spaces Per Unit:	2	2
Building Height:	≤35'	≤35'
Area of Disturbance:	36.58 acres	36.24 acres
Impervious Coverage:	13.5 acres	13.36 acres

The proposed architecture is consistent with the approved plan and, "will be finished with a selection of earth tone siding and roofing colors to coordinate with the existing Valeria buildings" as outlined in the Findings Statement.. Architectural elevations are included with this submission for reference.

Aside from the architectural and subsequent grading changes discussed above, there are no other changes requested. The project will adhere to all applicable approvals previously issued, including the Final Resolution and Findings Statement.

We respectfully request that this matter be placed on the next available Planning Board agenda. Should you have any questions or require additional, please feel free to contact me at (845) 897-8900.

Sincerely yours,

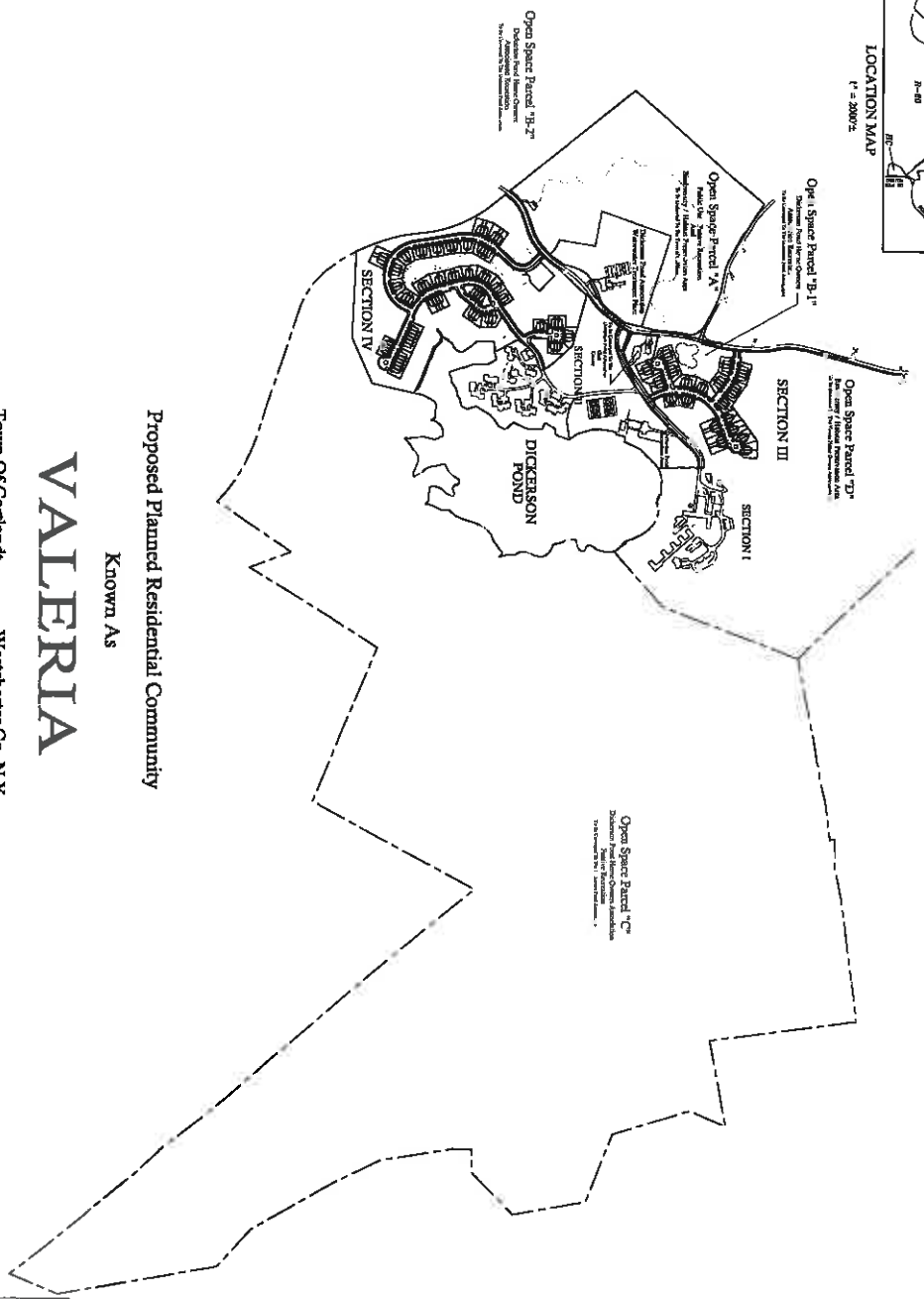
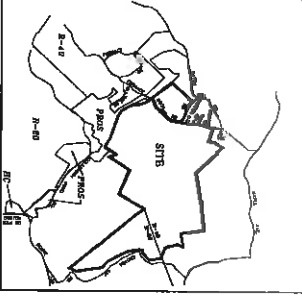


Casey M. Devlin, P.E.  
Senior Land Development Manager

cc: Joseph Riina, Site Design Consultants  
Dan Zalinsky, TBI  
James Fitzpatrick, TBI







**VALERIA**

Proposed Planned Residential Community  
 Known As  
**VALERIA**  
 Town Of Cortland    Westchester Co., N.Y.  
 December 2012

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LANDSCAPE PLAN - SECTION II, III & IV	YS59
LANDSCAPE PLAN - SECTION II, III & IV	YS60
LANDSCAPE PLAN - SECTION II, III & IV	YS61
LANDSCAPE PLAN - SECTION II, III & IV	YS62
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LANDSCAPE PLAN - SECTION II, III & IV	YS64
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LANDSCAPE PLAN - SECTION II, III & IV	YS67
LANDSCAPE PLAN - SECTION II, III & IV	YS68
LANDSCAPE PLAN - SECTION II, III & IV	YS69
LANDSCAPE PLAN - SECTION II, III & IV	YS70
LANDSCAPE PLAN - SECTION II, III & IV	YS71
LANDSCAPE PLAN - SECTION II, III & IV	YS72
LANDSCAPE PLAN - SECTION II, III & IV	YS73
LANDSCAPE PLAN - SECTION II, III & IV	YS74
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LANDSCAPE PLAN - SECTION II, III & IV	YS76
LANDSCAPE PLAN - SECTION II, III & IV	YS77
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LANDSCAPE PLAN - SECTION II, III & IV	YS98
LANDSCAPE PLAN - SECTION II, III & IV	YS99
LANDSCAPE PLAN - SECTION II, III & IV	YS100

**CONSULTANTS:**  
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 Roseton, NY 10973

**LANDSCAPE ARCHITECT:**  
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**ENGINEER:**  
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**ENVIRONMENTAL CONSULTANT:**  
 ENVIRONMENTAL CONSULTANTS  
 2117 North Avenue  
 Yonkers, NY 10914

**PROJECT:**  
 VALERIA  
 TOWN OF CORTLAND  
 WESTCHESTER COUNTY, NY

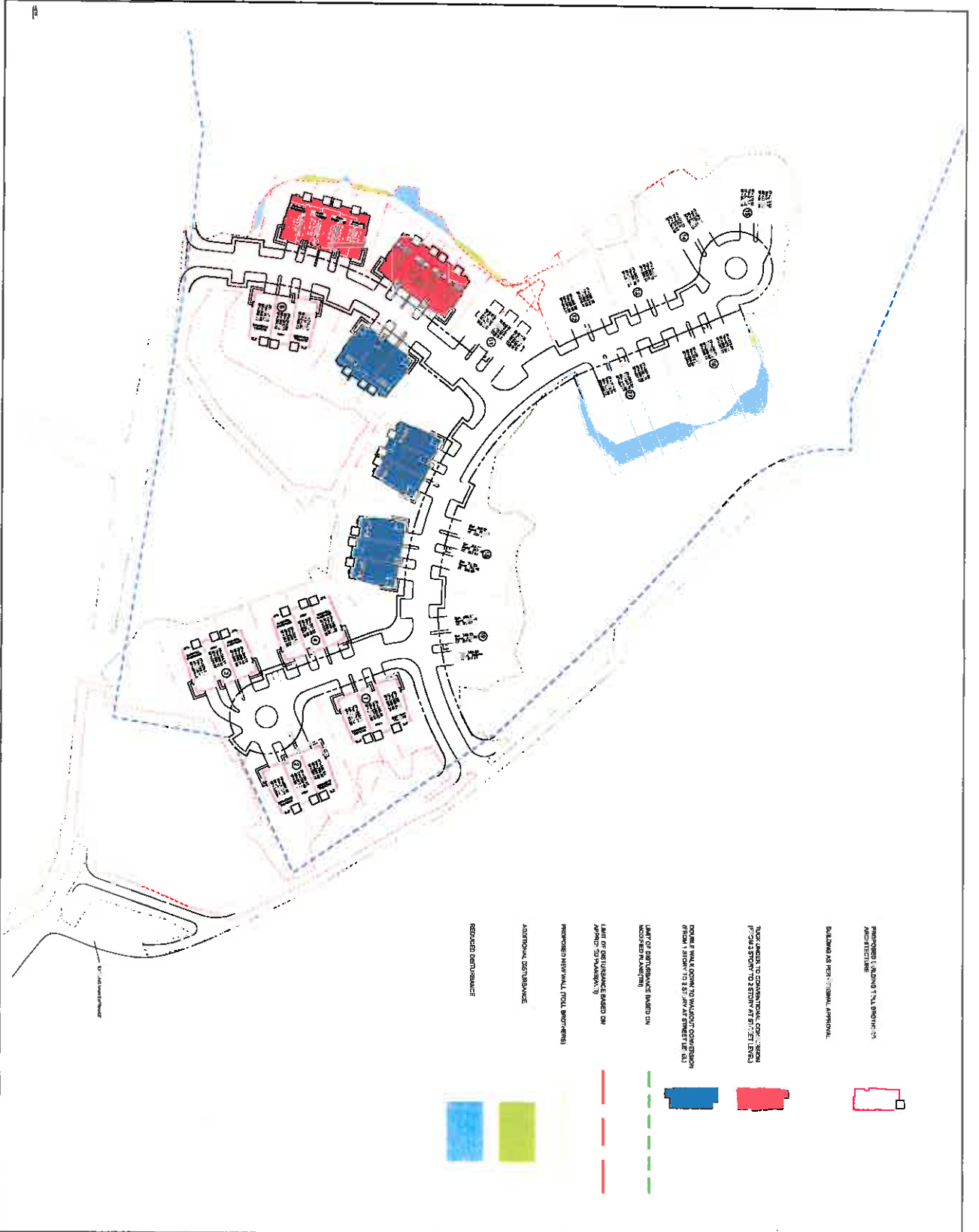
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**PROJECT NO.:**  
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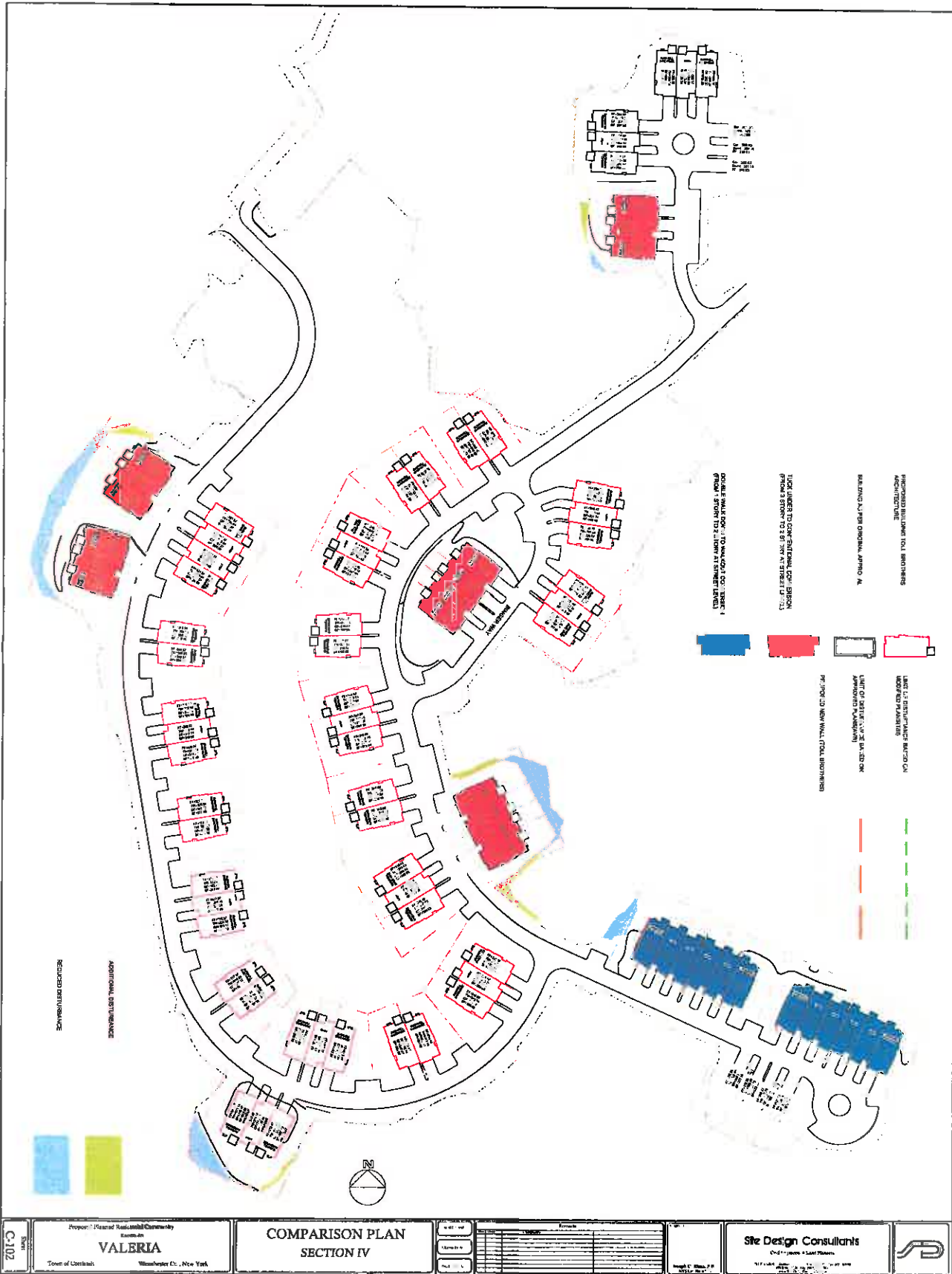
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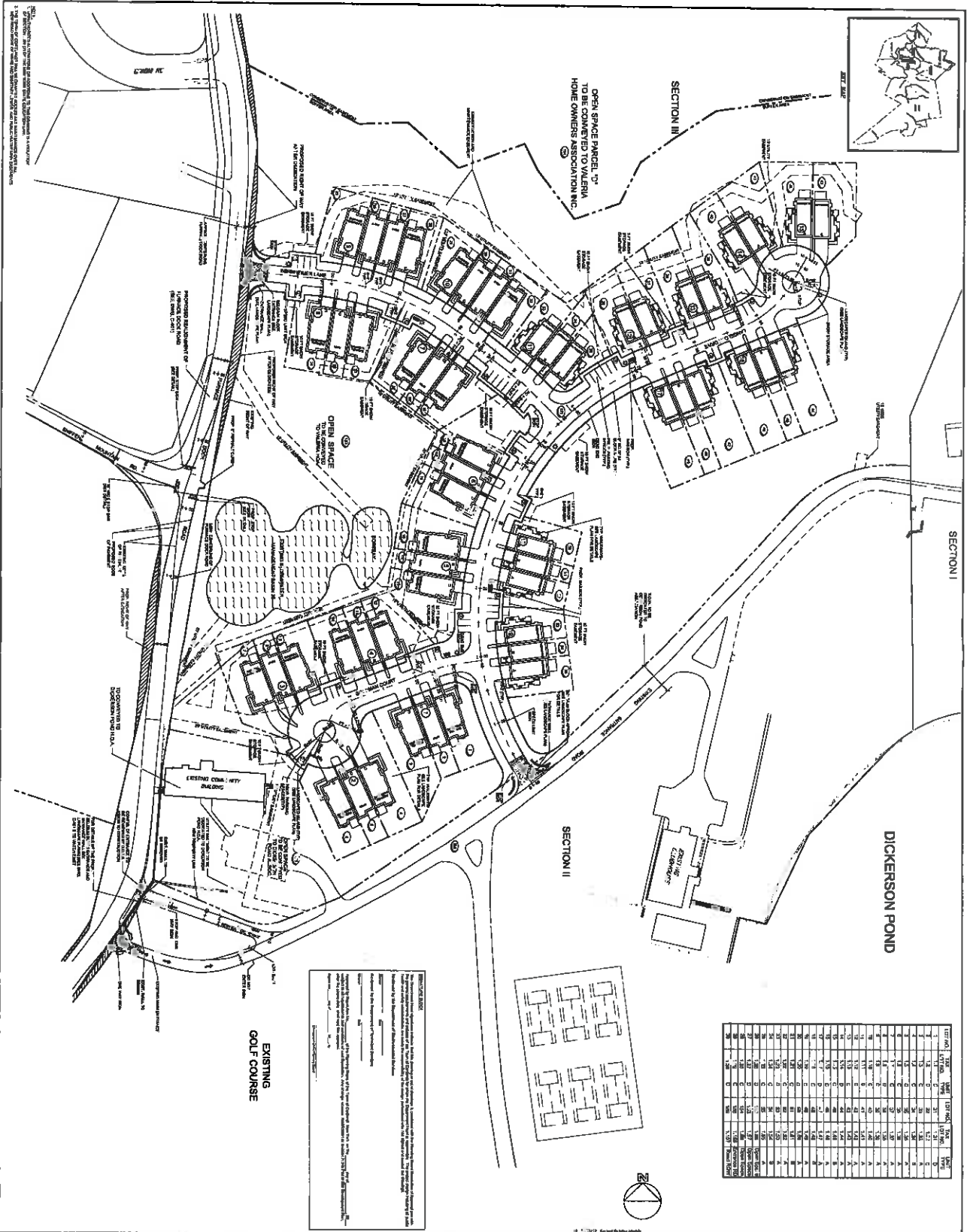
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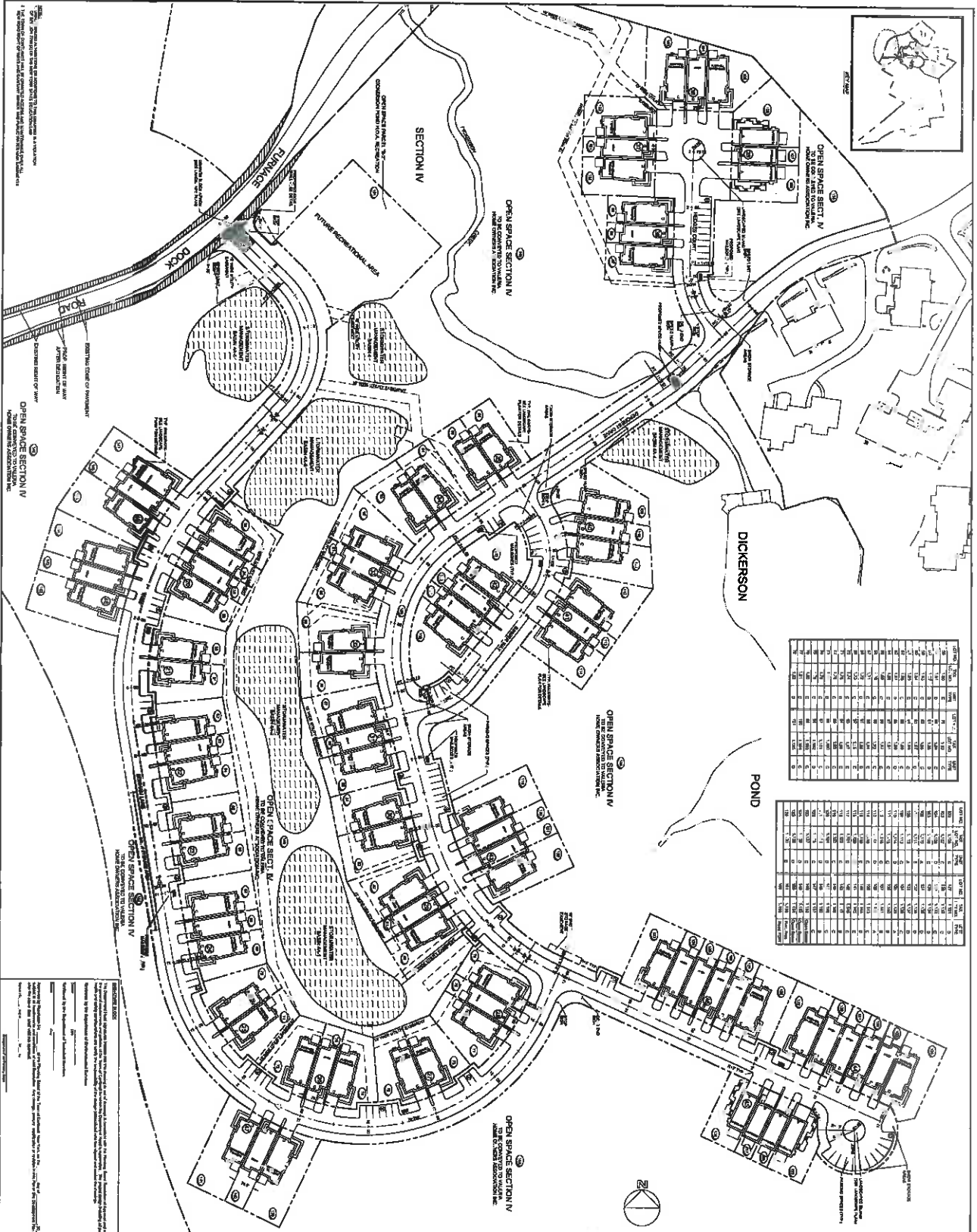
- 
 PROPOSED BUILDING FOOTPRINTS TO BE SHOWN IN ARCHITECTURE
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 DOWN LINE WALK DOWN TO WALKOUT CONVERSION FROM 1 STORY TO 2 ST. (AT STREET LEVEL)
- 
 LIMIT OF DISTURBANCE BOUND ON EXISTING SITE
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 LIMIT OF DISTURBANCE BOUND ON APPLICABLE ZONING
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 PROPOSED REPAIR WALL FOOT PRINTS
- 
 ADDITIONAL DISTURBANCE
- 
 REDUCED DISTURBANCE

Sheet <b>C102</b>	Proposed Planned Residential Conversion <b>VALERIA</b> Town of Clarkstown Washington Co., New York	<b>SECTION III</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 50%;">Date</th> <th style="width: 30%;">Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Comments										<b>Site Design Consultants</b> <small>Civil Engineers &amp; Land Planners</small> 
No.	Date	Comments														



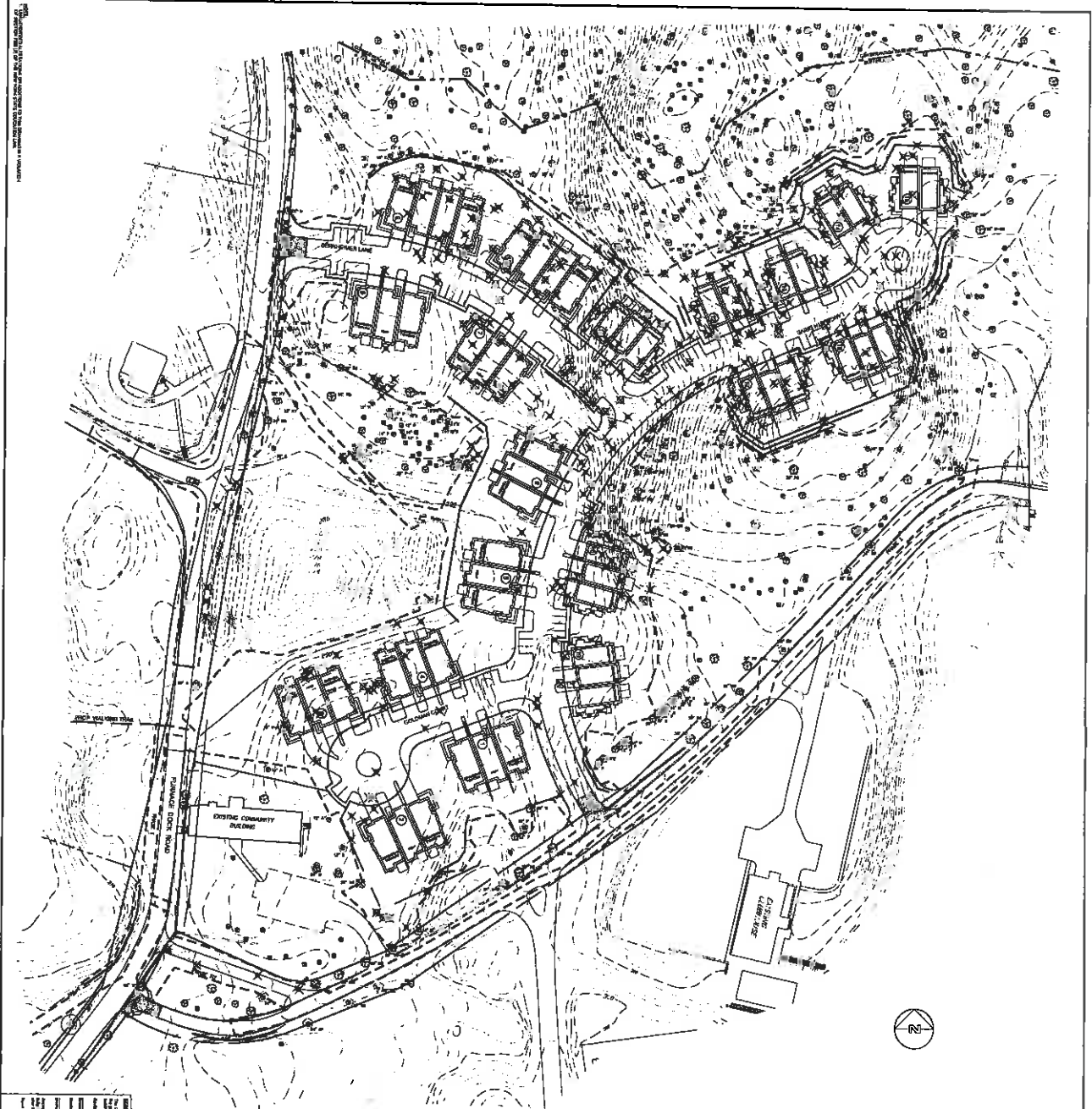


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C-103 Scale:	Proposed Phase of Residential Community Known As <b>VALERIA</b> Town of Chatham, Washington Co., New York	<b>SITE PLAN</b> <b>SECTION IV</b>	SHEET NO. 1 TOTAL SHEETS 1	PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]		<b>Site Design Consultants</b> Professional Land Planners 1000 ... ...	
	11 - 2011 National Planning Standards						

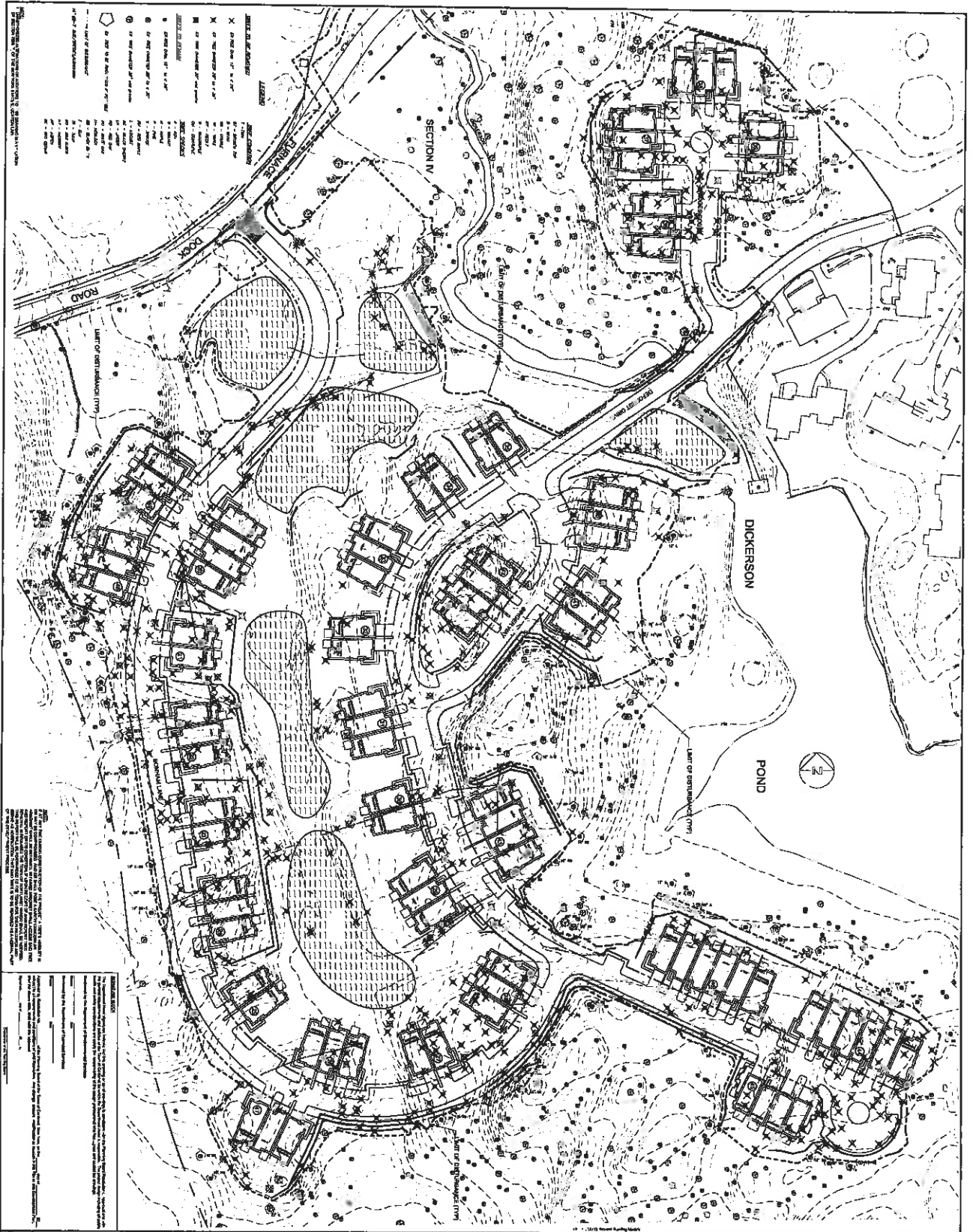


**NOTES:**

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT HAS REPRESENTED THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHY TO IDENTIFY TREES AND OTHER FEATURES OF INTEREST.
4. THE DESIGNER HAS CONDUCTED FIELD SURVEYS TO VERIFY THE LOCATION AND SIZE OF TREES AND OTHER FEATURES OF INTEREST.
5. THE DESIGNER HAS CONDUCTED TREE APPRAISALS TO DETERMINE THE HEALTH AND VALUE OF TREES AND OTHER FEATURES OF INTEREST.
6. THE DESIGNER HAS IDENTIFIED TREES AND OTHER FEATURES OF INTEREST THAT SHOULD BE PROTECTED AND PRESERVED.
7. THE DESIGNER HAS IDENTIFIED TREES AND OTHER FEATURES OF INTEREST THAT SHOULD BE REMOVED OR TRIMMED.
8. THE DESIGNER HAS IDENTIFIED TREES AND OTHER FEATURES OF INTEREST THAT SHOULD BE REPLANTED.
9. THE DESIGNER HAS IDENTIFIED TREES AND OTHER FEATURES OF INTEREST THAT SHOULD BE MONITORED.
10. THE DESIGNER HAS IDENTIFIED TREES AND OTHER FEATURES OF INTEREST THAT SHOULD BE MAINTAINED.

SYMBOLS	
(Symbol: Star)	EXISTING TREE
(Symbol: Circle with dot)	PROPOSED TREE
(Symbol: Circle with cross)	PROPOSED TREE TO BE REMOVED
(Symbol: Circle with diagonal line)	PROPOSED TREE TO BE TRIMMED
(Symbol: Circle with horizontal line)	PROPOSED TREE TO BE REPLANTED
(Symbol: Circle with vertical line)	PROPOSED TREE TO BE MONITORED
(Symbol: Circle with wavy line)	PROPOSED TREE TO BE MAINTAINED
(Symbol: Circle with diagonal lines)	PROPOSED TREE TO BE REMOVED AND REPLANTED
(Symbol: Circle with horizontal and vertical lines)	PROPOSED TREE TO BE TRIMMED AND MAINTAINED
(Symbol: Circle with diagonal and horizontal lines)	PROPOSED TREE TO BE TRIMMED AND REPLANTED
(Symbol: Circle with diagonal and vertical lines)	PROPOSED TREE TO BE TRIMMED AND MONITORED
(Symbol: Circle with diagonal and wavy lines)	PROPOSED TREE TO BE TRIMMED AND MAINTAINED
(Symbol: Circle with diagonal and horizontal and vertical lines)	PROPOSED TREE TO BE TRIMMED AND REPLANTED AND MAINTAINED
(Symbol: Circle with diagonal and horizontal and vertical and wavy lines)	PROPOSED TREE TO BE TRIMMED AND REPLANTED AND MONITORED
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(Symbol: Circle with diagonal and horizontal and vertical and wavy and horizontal and vertical lines)	PROPOSED TREE TO BE TRIMMED AND REPLANTED AND MAINTAINED AND MONITORED AND MAINTAINED

C-108 <small>Sheet</small>	Proposed Mixed Residential Community <b>VALERIA</b> <small>Town of Oriskany      Westchester Co., New York</small>	<b>TREE PROTECTION PLAN</b> <b>PLAN</b> <b>SECTION III</b>	<table border="1" style="font-size: 8px;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										 <b>Site Design Consultants</b> <small>C. J. DiStasio &amp; Land Associates</small> <small>1155 Westchester Ave., Suite 200, White Plains, NY 10610</small>	



- |   |   |
|---|---|
| ⊗ | EXISTING TREE                           |
| ⊗ | PROPOSED TREE                           |
| ⊗ | PROPOSED TREE TO BE REMOVED             |
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| ⊗ | PROPOSED TREE TO BE PLANTED             |
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| ⊗ | PROPOSED TREE TO BE PLANTED AT 48' DIA. |
| ⊗ | PROPOSED TREE TO BE PLANTED AT 54' DIA. |
| ⊗ | PROPOSED TREE TO BE PLANTED AT 60' DIA. |
- |   |   |
|---|---|
| ⊗ | EXISTING TREE                           |
| ⊗ | PROPOSED TREE                           |
| ⊗ | PROPOSED TREE TO BE REMOVED             |
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| ⊗ | PROPOSED TREE TO BE PLANTED AT 60' DIA. |

**NOTES:**

1. ALL TREE PROTECTION AREAS SHOWN ON THIS PLAN ARE BASED ON THE DATA PROVIDED BY THE CLIENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND FIELD SURVEYS TO VERIFY THE LOCATION AND SIZE OF TREES AND PROTECTION AREAS.
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PROPOSED PLANNED RESIDENTIAL COMMUNITY  
 KNOWN AS  
**VALERIA**  
 Division Of Crivello  
 Manhattan, Ct., New York

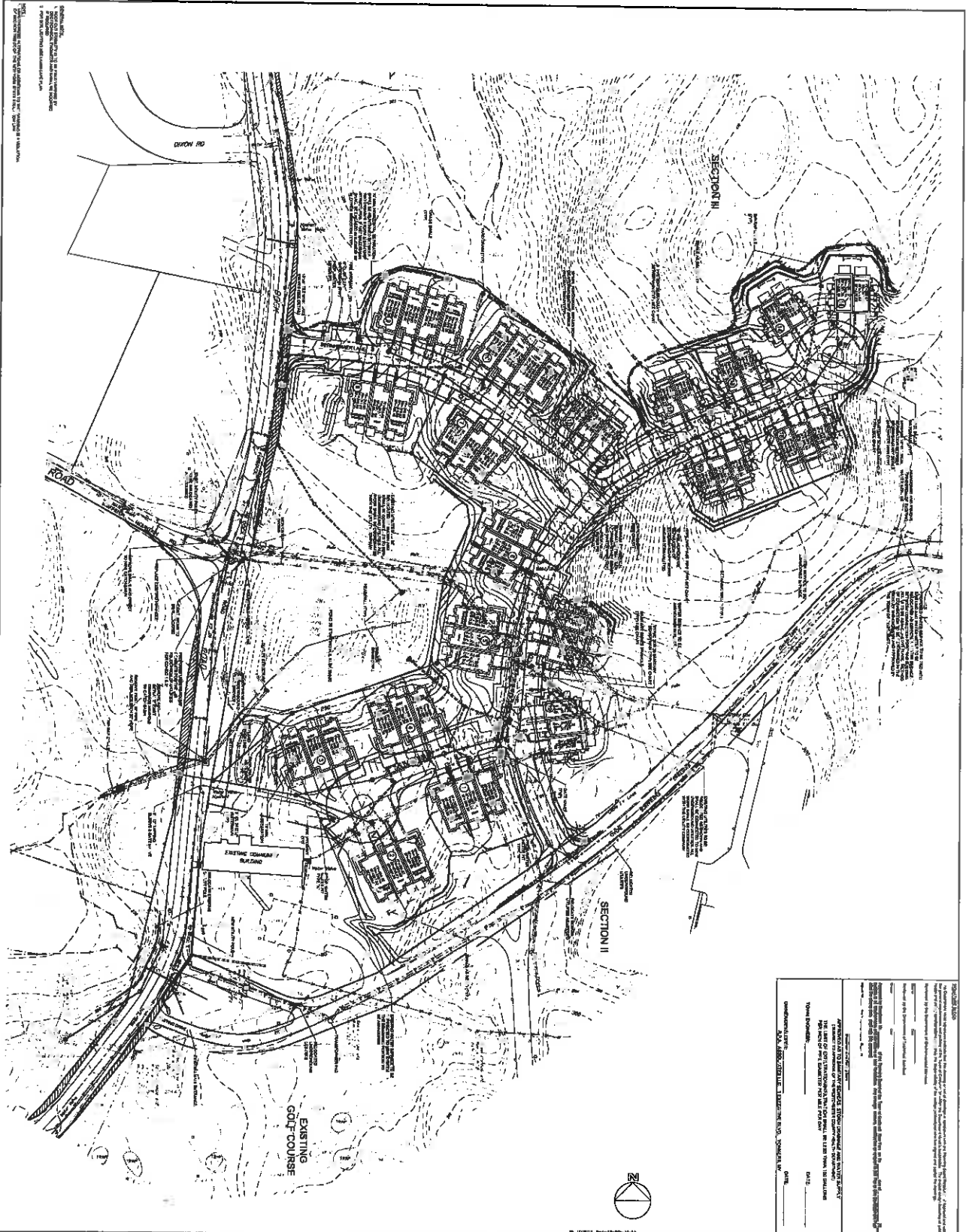
**TREE PROTECTION PLAN**  
**SECTION IV**

NO.	REVISIONS
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10	REVISED TREE PROTECTION AREAS

**Site Design Consultants**  
 C.J.P. GROUP & LAND PLANNERS  
 2015 CHESHIRE AVENUE, SUITE 200  
 WESTFIELD, CONNECTICUT 06097  
 TEL: 860.261.1234 FAX: 860.261.1235  
 WWW.CJPGRP.COM

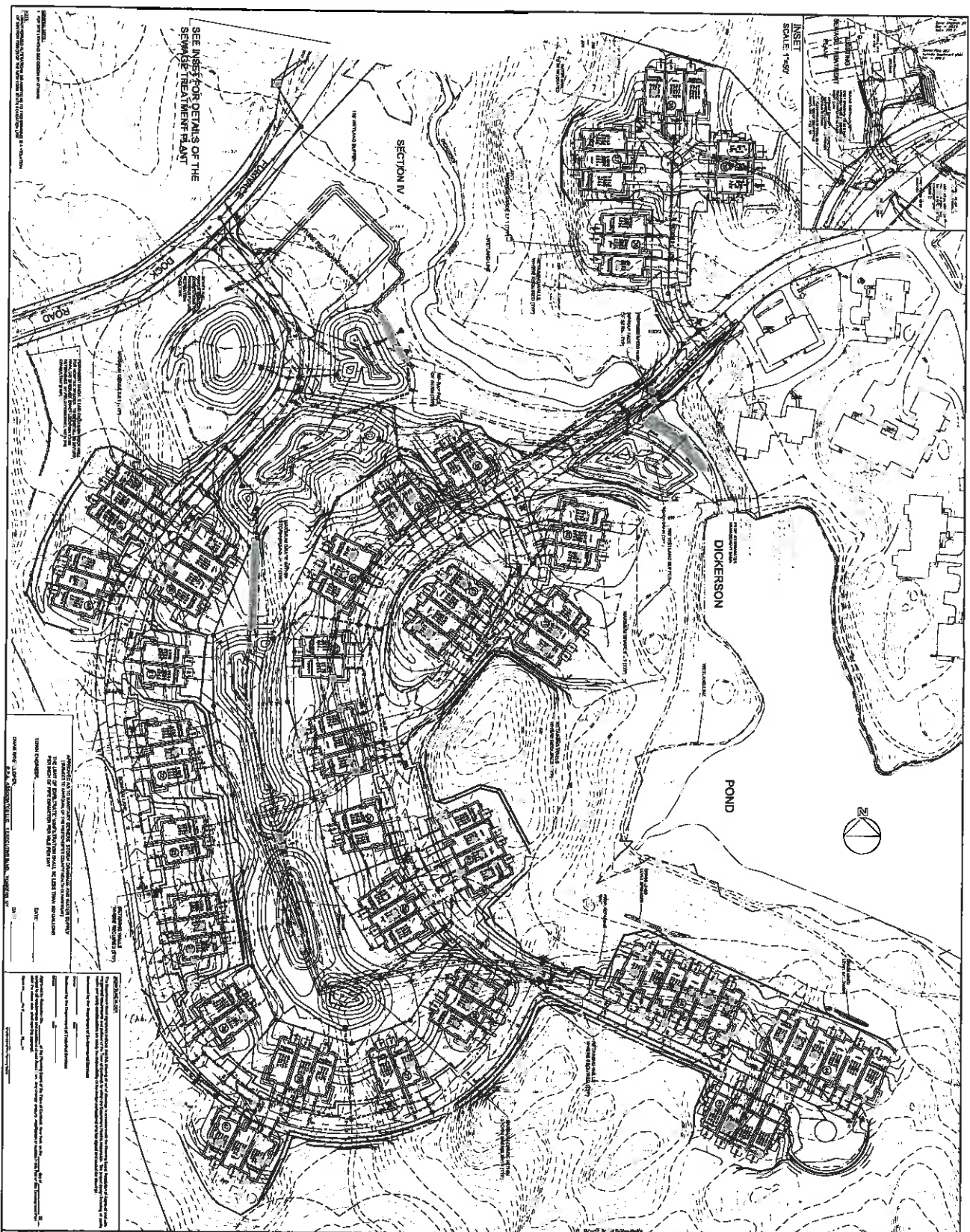


Sheet No.  
**C-109**



SHEET <b>C114</b>	Proposed Planned Residential Community <b>VALERIA</b> Town of Cortland      Watkinson Co., New York	<b>GRADING AND UTILITY PLAN</b> <b>SECTION III</b>	DATE P.L.C. DATE U.P.C. DATE S.D.C.		<b>Site Design Consultants</b> Prof. James A. Lamb III 2015 Hudson Street, Cortland, NY 13814 TEL: 607/755-1111 FAX: 607/755-1112 WWW: www.site-design.com
	THIS PLAN IS A PART OF THE GRADING AND UTILITY PLAN FOR SECTION III OF THE VALERIA PROPOSED PLANNED RESIDENTIAL COMMUNITY, TOWN OF CORTLAND, WATKINSON COUNTY, NEW YORK. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CORTLAND COUNTY BOARD OF SUPERVISORS AND THE CORTLAND COUNTY ENGINEERING BOARD. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF SITE DESIGN CONSULTANTS.				





C-115 <small>Sheet</small>	Proposed Planned Residential Community / Known As <b>VALERIA</b> <small>Town of Cortland      Warren Co., New York</small>	<b>GRADING AND UTILITY          PLAN          SECTION IV</b>	<small>DATE</small> <small>SCALE</small> <small>PROJECT NO.</small>		<b>Site Design Consultants</b> <small>One Parkton &amp; Land Avenue          20 Parkton, New York, NY 10001          Phone: (212) 512-1234</small>	
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