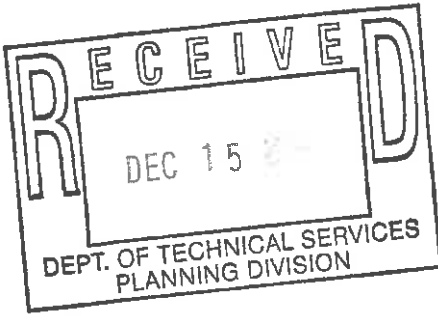


### Right to Know / FOIL

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.



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

December 15, 2014

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, PB13-05*

Dear Chairman Taylor and Members of the Board:

Kirquel is engaged in preparing its plat for final approval of its Phase II plan and requires additional time to complete the process. Therefore, Kirquel asks that the PB, at its next meeting, extend Kirquel's time to file its final plat for Phase II to on or before July 3, 2015.

Thanks for your time and attention to this matter

cc: Jo Ann Dyckman- Town Clerk

Kirquel Development Ltd.  
By: Michael Sheber

Copies ..... 7 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.G.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 12-17-14

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

**DRAFT**

**RESOLUTION NO. 1-15**

**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**, the applicant applied to the Planning Board to split the project into phases and the Planning Board by Resolution 24-14 granted final plat approval to Phase I, consisting of a 4 lot subdivision (with a conservation parcel) of a 52.78 acre parcel of property as shown on a drawing entitled "Phase I Subdivision Plan, Improvement Plan for Kirquel Development, Ltd." prepared by Cronin Engineering, P.E., P.C. dated June 16, 2014 and on a plat entitled "Phase I Subdivision Map prepared for Kirquel Development, Ltd." prepared by Fehringer Surveying, P.C. dated June 13, 2014, and

**WHEREAS**, the applicant is now applying for a time extension of the Preliminary Plat approval previously granted for the proposed 13 lots at the end of Mill Court and noted as Lot 4 on the Phase I plat, and

**WHEREAS**, by Resolutions 20-12 & 12-13 the Planning Board granted two ninety-day time extensions (equaling the first 6-month time extension) and by Resolutions 24-13, 1-14 & 23-14 the Planning Board granted three (3) additional 6-month time extensions (for a total of four (4) six-month time extensions) of Preliminary Plat approval for the entire subdivision, and

**WHEREAS**, by a letter dated December 15, 2014 Michael Sheber requested the 5<sup>th</sup> six-month time

**(continued on page 2)**

extension of Preliminary Plat approval in order to perfect the Phase II application prior to submitting for final approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Michael Sheber for the 5<sup>th</sup> six-month time extension of the above referenced Phase II Preliminary Plat is approved said extension to **expire** on July 7, 2015.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 6, 2015**

Copies ..... 7 Planning Board

**McCULLOUGH, GOLDBERGER & STAUDT, LLP**

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 940

WHITE PLAINS, NEW YORK

10805

(914) 949-8400

FAX (914) 949-8510

WWW.MCCULLOUGHGOLDBERGER.COM

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

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

KEITH R. BETENSKY  
COUNSEL

..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
FRANK E. McCULLOUGH (1903-1998)  
EVANS V. BREWSTER (1920-2008)  
..... C.A.C.

..... A.R.C.

..... Applicant

..... \_\_\_\_\_

..... \_\_\_\_\_

Sent 12/14/14  
MGS#2224.03

December 19, 2014

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**

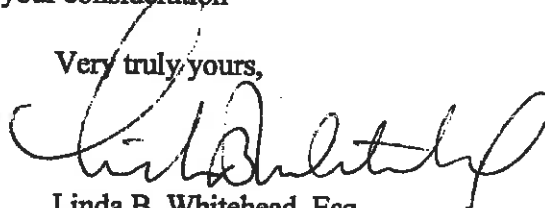
Dear Chairperson Taylor and Members of the Planning Board:

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 twelve (12) ninety (90) day extensions of the conditional approval.

We hereby request a thirteenth (13<sup>th</sup>) ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval. I have been advised that some additional changes were requested to the plans by the Town and its new consulting engineer with respect to stormwater. Our client has also indicated that they are prepared to provide the various payments to the Town as required by the approvals at any time. We are hopeful this may be the last required extension.

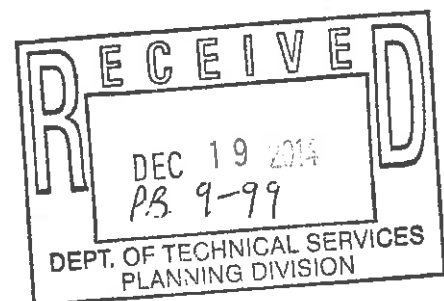
We would appreciate if this extension request could be placed on the agenda for your January 6, 2015 meeting. Thank you for your consideration

Very truly yours,



Linda B. Whitehead, Esq.

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



**DRAFT**

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

**RESOLUTION NO. 2-15**

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

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

**WHEREAS**, by Resolutions 3-12, 11-12, 21-12, 29-12, 4-13, 15-13, 28-13, 42-13, 3-14, 12-14, 21-14 and 29-14 the Planning Board previously granted twelve (12) 90-day time extensions the latest of which expired on December 24, 2014, and

**WHEREAS**, by a letter dated December 19, 2014 Linda Whitehead, Esq. requested the 13<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 13<sup>th</sup> 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire March 27, 2015.

**TO BE CONSIDERED FOR ADOPTION: JANUARY 6, 2015**



**KATZ &  
ASSOCIATES**

Copies ..... 7 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 12/23/14

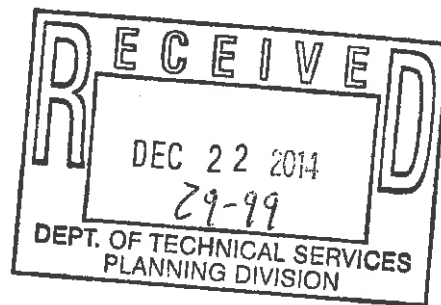
ONE BLUE HILL PLAZA, SUITE 1440  
PEARL RIVER, NY 10965-8645  
TELEPHONE: (845) 735-2373  
FACSIMILE: (845) 735-6680  
donnymoskovic@dkatz.com  
www.katzassociates.com

**DONNY MOSKOVIC**  
BROKER ASSOCIATE

December 19, 2014

Town of Cortlandt Manor  
1 Heady Street  
Cortlandt Manor, NY 10594

**Re: Request or placement of temporary trailer / office for Retro Fitness at  
3006 East Main St, Cortlandt Manor, NY**



To Whom It May Concern:

On behalf of TSB Fitness, LLC D/B/A Retro Fitness & Doctors Thomas & Stephanie Bernik, I am submitting the requested information in effort to get approval for the placement of a 20'X8' office trailer that will be used for the purpose of membership pre-sales.

The anticipated time that the trailer will be on site is 3-4 months. It will be staffed with (1) sales person and typically not more than 2-3 customers come in at a time. The sales office will be open during normal work hours 7 days a week. (Typically 9:00 a.m. - 5:00 p.m.)

The proximity of the trailer to the space we occupy is important as the electrical supply will be connected to the panel in the store. All work will be performed by a local licensed electrician.

We have permission from both the neighboring stores to utilize their bathrooms but if necessary we can get a portable toilet and place it adjacent to the office trailer.

This particular model trailer / office sits right on the ground so the doors are just a inch off the ground.

I have marked up some suggested areas of placement on the attached survey but we are amenable to any location that would be convenient for the electrical connection and that is not in the way of the neighboring stores.

Should you have any questions or if you would like me to attend the January 6<sup>th</sup> meeting, please let me know.

Thank you in advance for your consideration. We look forward to becoming a part of the community!

Sincerely,

  
Donny Moskovic  
Project Manager for TSB Fitness, LLC

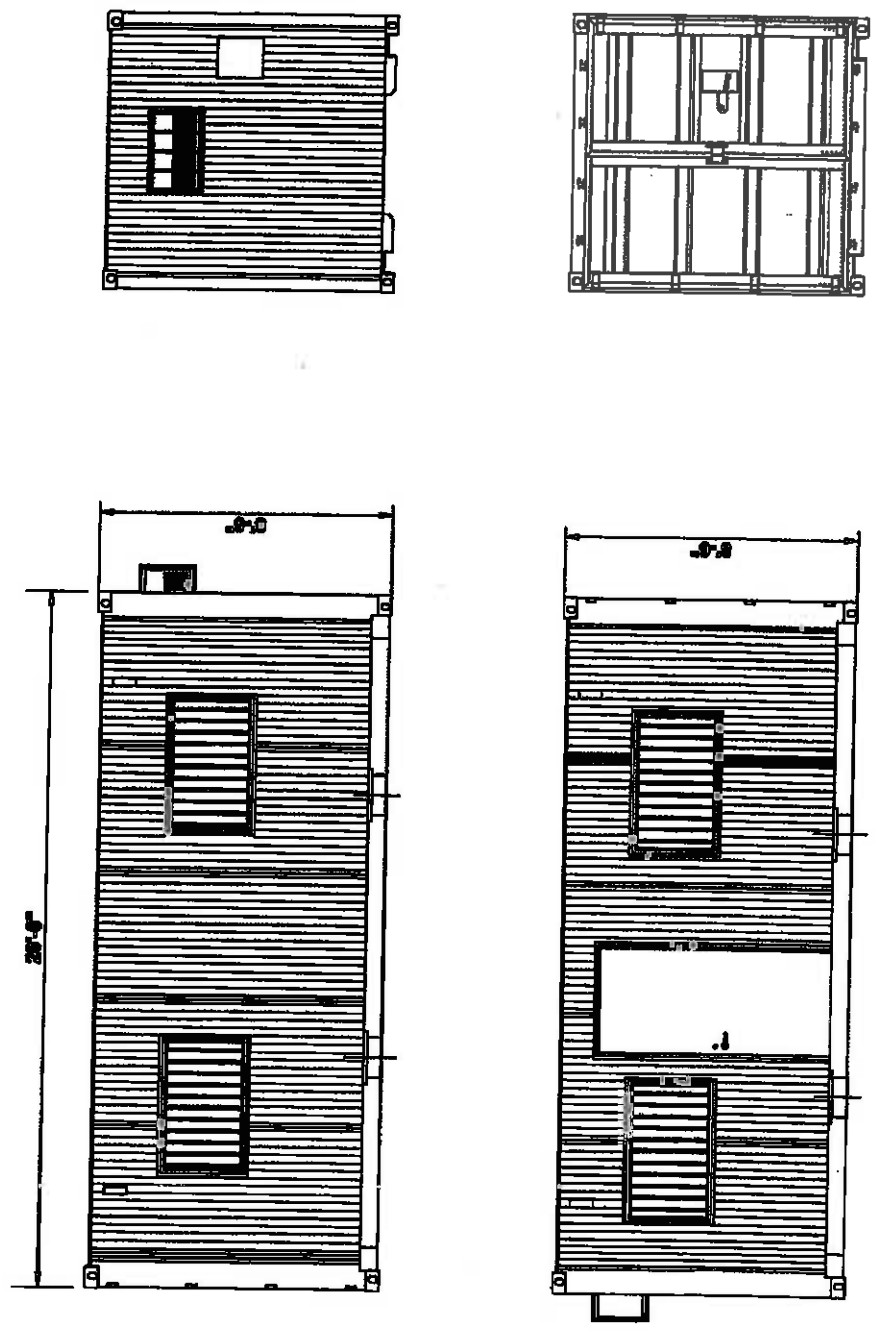
Cc: Dr. Thomas Bernik  
Dr. Stephanie Bernik

SPACE BY  
**WILLIAMS**  
**SCOTSMAN**

8211 Town Center Drive  
 Baltimore, Maryland 21236-5997  
**800.782.1500**  
 WWW.WILLSCOT.COM

# C0208

CONTAINER OFFICE



Floor plans and specifications may vary from those shown and are subject to in-stock availability.

<b>DWN BY:</b> MRW	<b>SERIAL #:</b>	<b>REP:</b>	<b>CAD FILE:</b>
<b>SCALE:</b> 3/16"=1'	<b>DWG #</b> A-1	<b>DATE</b> 01/01/10	<b>REV #</b> 0

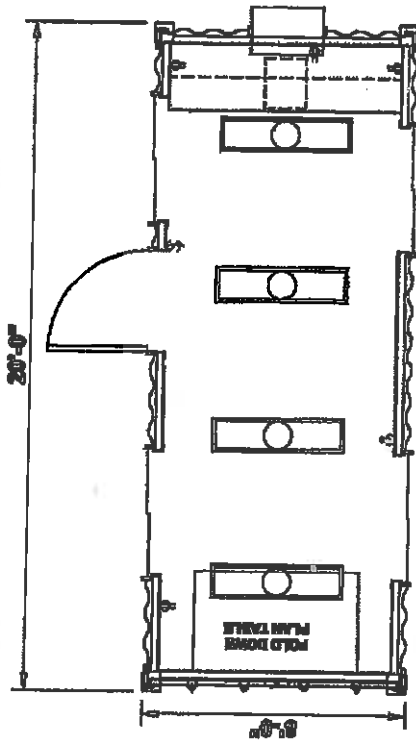
THE USE OF THIS DRAWING FOR ANY MEANS OTHER THAN INTENDED IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF AN AUTHORIZED WILLIAMS SCOTSMAN REPRESENTATIVE  
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8211 Town Center Drive  
 Baltimore, Maryland 21236-5997  
**800.782.1500**  
 WWW.WILLSCOT.COM

**C0208**  
 CONTAINER OFFICE



**Specifications**

- General**
  - ISO Container w/Office
- Size**
  - 20' Long
  - 8' Wide nominal
  - 7'-6" Ceiling height nominal

- Interior Finish**
  - Pre-finished walls
  - Tile floors w/vinyl wall base
  - Pre-finished interior ceiling panel
  - Optional interior partition w/door
  - Built-in Desk w/Overhead Shelf & File Cabinet.
  - Folding Plan Table

- Electric**
  - Fluorescent ceiling lights
  - 100 AMP Breaker panel
  - Duplex receptacles
  - Phone/Data Rough-In

- Windows/Doors**
  - Horizontal slide windows w/Stl Window Guard
  - Commandal Stl. door w/Deadbolt

- Heating & Cooling**
  - Environmentally Controlled w/ Heat and A/C. Extd for Finish/Frame
  - Steel Ribbed Panel, Colonial White/Green

Floor plans and specifications may vary from those shown and are subject to in-stock availability.

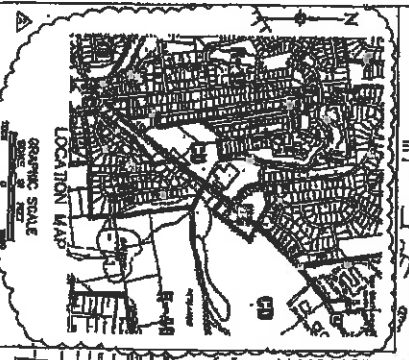
<b>DWN BY:</b> MRW	<b>SERIAL#1</b>	<b>REP1</b>	<b>CAD FILE:</b>
<b>SCALE:</b> 3/16"=1'	<b>DWG #</b> A-1	<b>DATE</b> 01/01/10	<b>REV#</b> 0

THE USE OF THIS DRAWING FOR ANY MEANS OTHER THAN INTENDED IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF AN AUTHORIZED WILLIAMS SCOTSMAN REPRESENTATIVE.  
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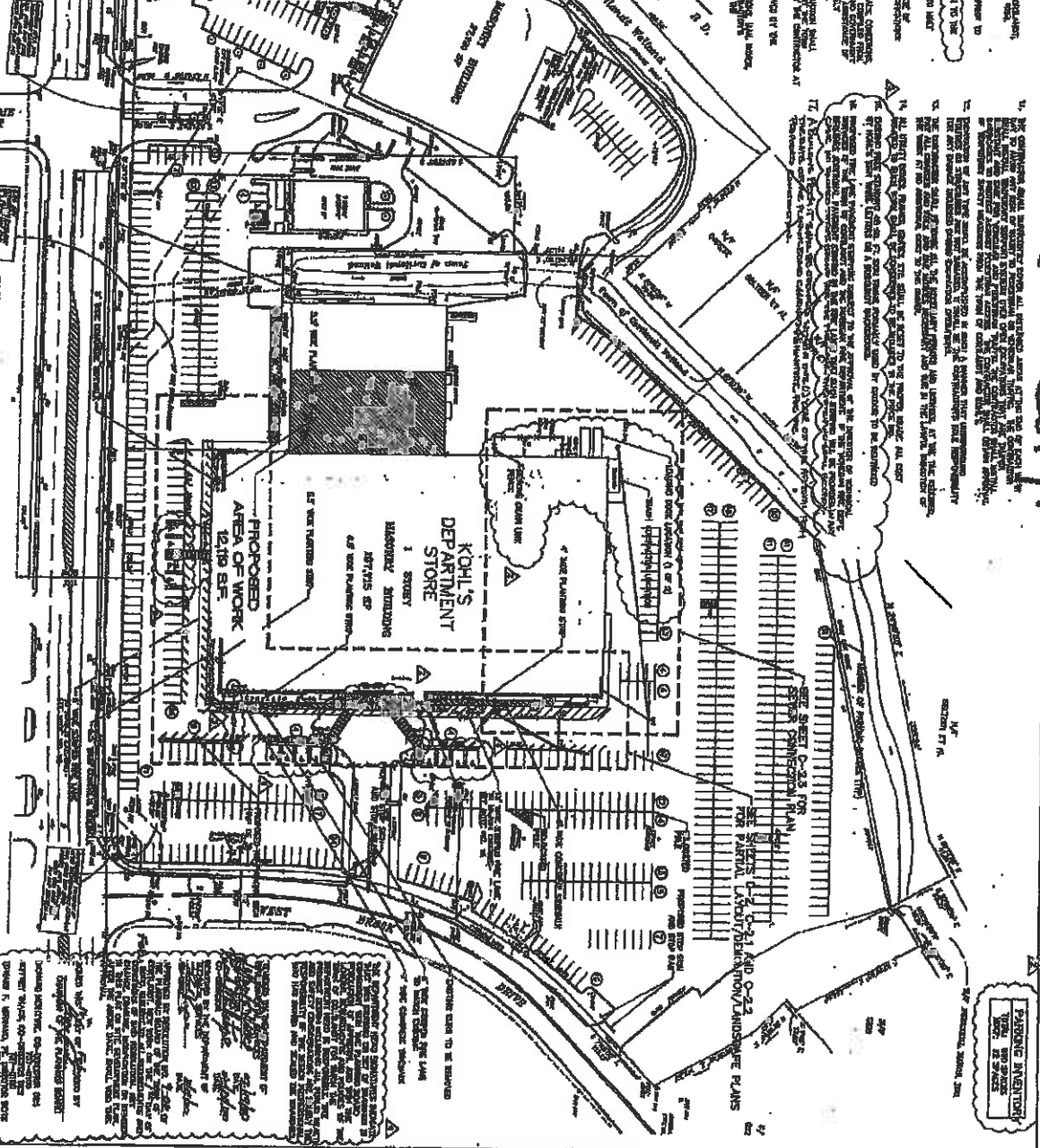
*Clean Copy*

**GENERAL NOTES**

1. GENERAL NOTES: REFER TO GENERAL NOTES OF ALL CITY, STATE AND FEDERAL SPECIFICATIONS AND TO THE CITY ENGINEER'S OFFICE FOR THE LATEST CODES AND ORDINANCES APPLICABLE TO THIS PROJECT.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "MANUAL OF PRACTICE FOR THE PROFESSION OF SURVEYING" PUBLISHED BY THE AMERICAN SURVEYING SOCIETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
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20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.



EXISTING SITE PLAN - FOR REFERENCE ONLY



**PARKING INDICATOR**  
 ALL PARKING SPACES SHALL BE AS SHOWN ON THESE PLANS.

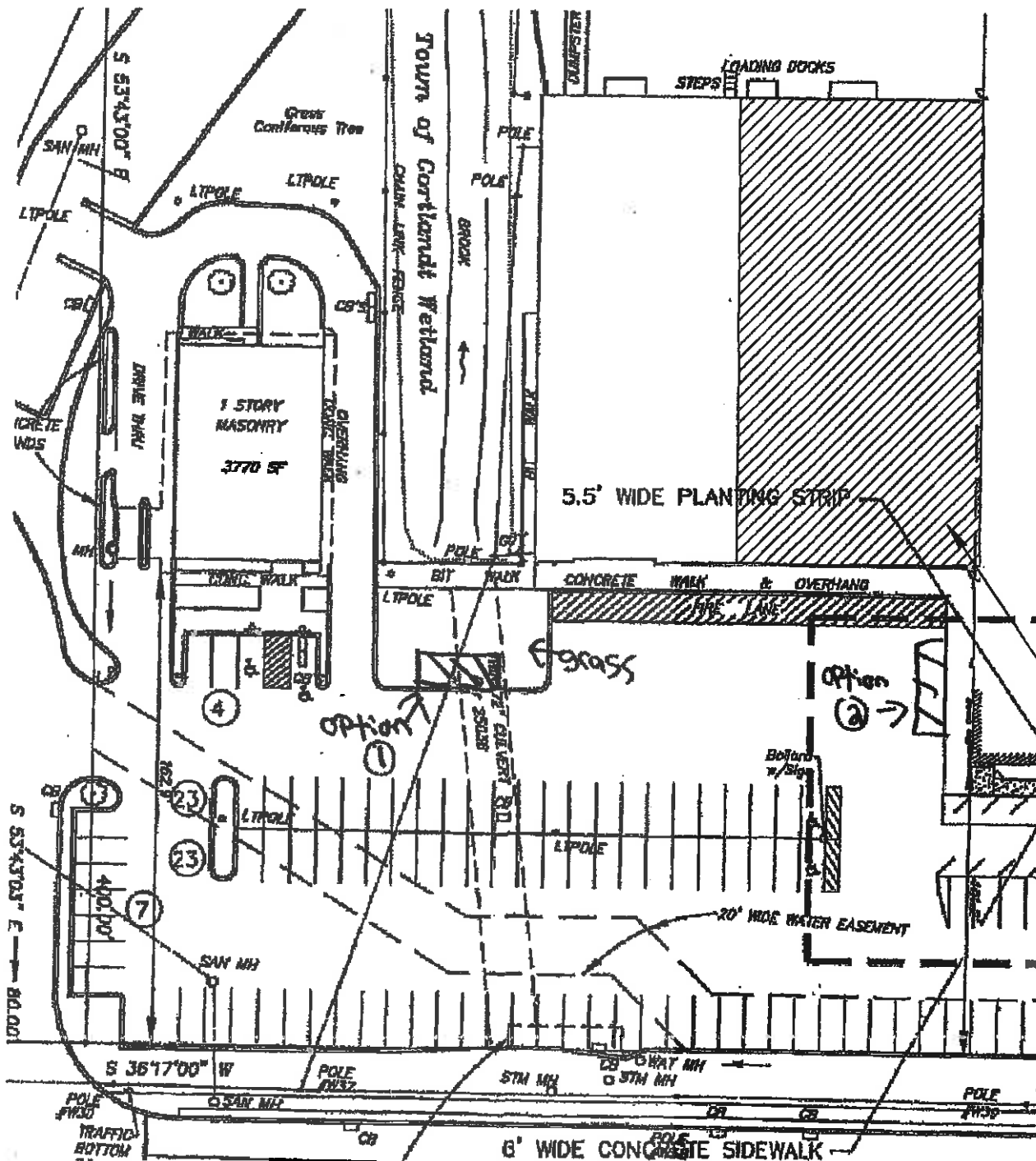
NOTED: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

EXISTING SITE PLAN

**APPROVAL DRAWINGS**

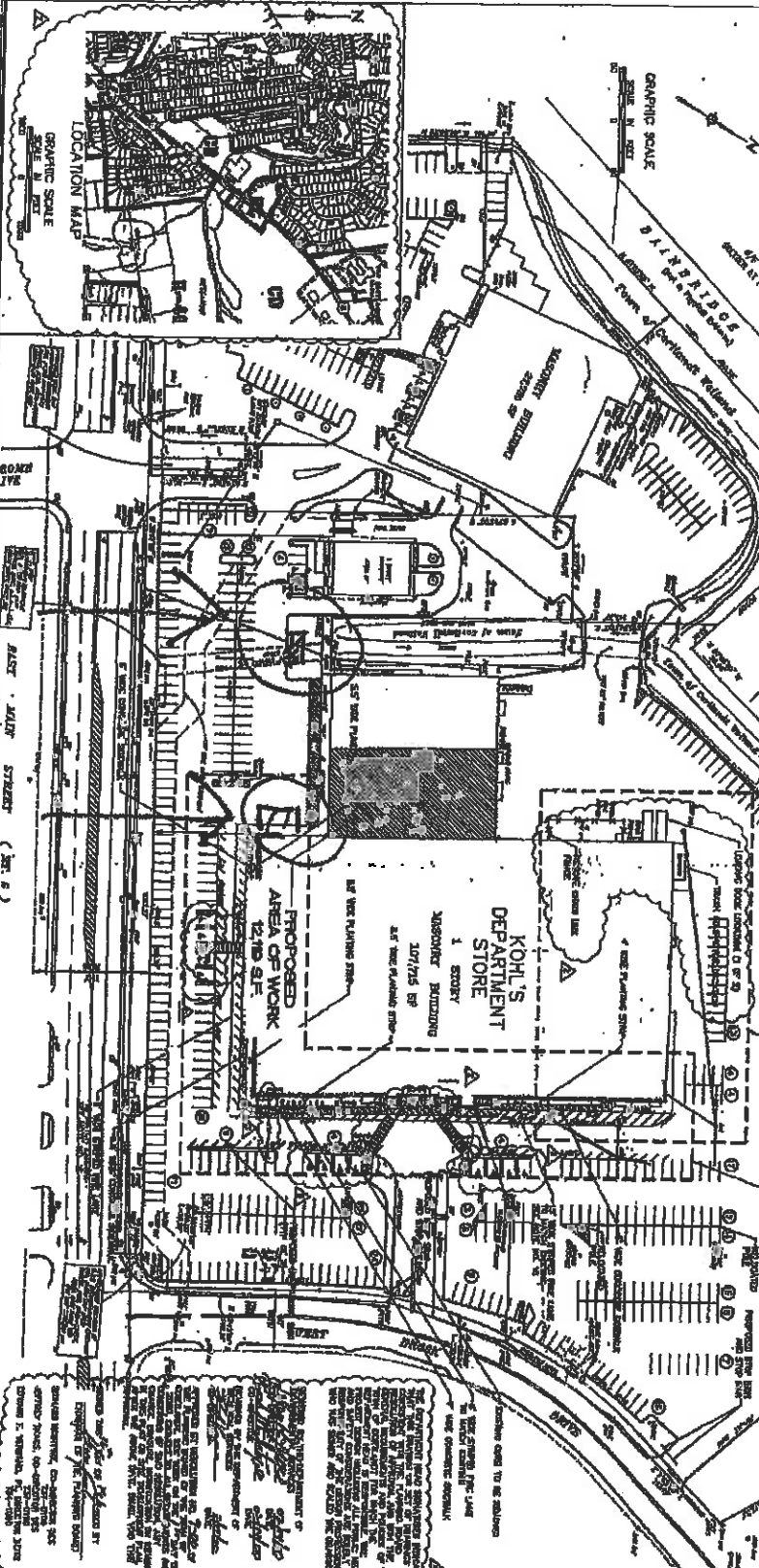
No.	Particulars	Date

**Kohl's Shopping Center**  
 3008 E. Main St. Cortlandt Manor, NY 10567



**GENERAL NOTES**

1. EXISTING UTILITIES AND STRUCTURES SHALL BE PROTECTED AND MAINTAINED TO REMAIN IN PLACE UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS.
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1 EXISTING SITE PLAN - FOR REFERENCE ONLY

Option 1  
Option 2

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.

**APPROVAL DRAWINGS**

**Koh's Shopping Center**  
3008 E. Main St. Cortlandt Manor, NY 10567

DATE: 10/1/04

SCALE: AS SHOWN

PROJECT NO: C10

**Candice Ciardella**

---

**Subject:** Temp Trailer for Retro Fitness

Begin forwarded message:

**From:** "Steven M. Warren" <[swarren@adphelps.com](mailto:swarren@adphelps.com)>  
**Date:** December 22, 2014 at 8:39:23 AM EST  
**To:** Donny Moskovic <[DonnyMoskovic@dkatz.com](mailto:DonnyMoskovic@dkatz.com)>  
**Subject:** RE: Temp Trailer for Retro

Donny- landlord is ok with temporary trailer per the plan attached, subject to Town approval. Thanks, and happy holidays as well.

*Steve*

**Steven M. Warren**  
**President & General Counsel**  
**Albert D. Phelps, Inc.**  
488 Main Avenue  
Norwalk, CT 06851  
(203) 847-8087 \* Fax (203) 846-3468  
[swarren@adphelps.com](mailto:swarren@adphelps.com)

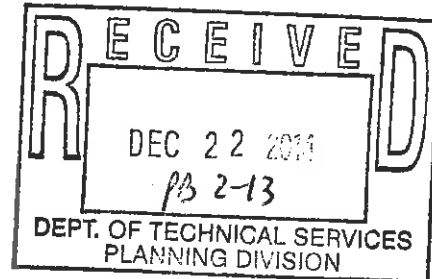
**CIARCIA ENGINEERING, P.C.**

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123 Fax (914) 245-5670

Mr. Chris Kehoe, AICP  
Deputy Director  
Department of Technical Services  
Town of Cortlandt Town Hall  
One Heady Street  
Cortlandt Manor, New York 10567

December 19, 2014

Re: Earthcon Equipment and Realty Inc.  
Garden Supply Center  
2279 Crompond Road (34.06-3-14)



Dear Mr. Kehoe:

Enclosed please find twelve (12) copies of a plan entitled Garden Supply Center prepared for Earthcon Equipment and Realty Inc., dated October 29, 2012, last revised December 10, 2014. The plans have been revised in response to your recent site visit.

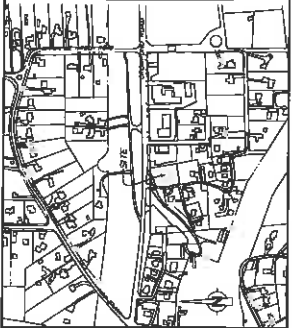
The revised plan has an updated "Equipment to be Stored in Yard" table. The labeling of the type of material to be stored in the storage bins has been eliminated to allow for more flexibility. The bins will store various types of materials as seasonal demands fluctuate. The storage pile in the center of the yard has been revised to indicate the area will be utilized for "Seasonal Bulk Storage" to also allow for more flexibility. The arrangement of storage trailers in the rear of the yard has also been revised based upon owner's preferences.

Should you have any questions or require additional information, please call.

Sincerely,

Daniel A. Ciarcia  
DAC: mc  
cc: Kevin Fraioli

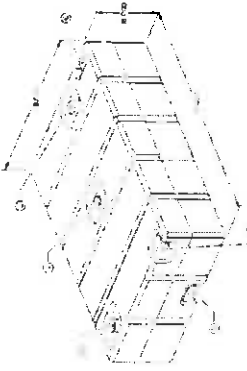
Copies <sup>7</sup>..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 12/22/14



LOCATION PLAN

THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL SERVICES. THE CLIENT HAS BEEN ADVISED THAT THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL SERVICES. THE CLIENT HAS BEEN ADVISED THAT THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

RECORDED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES  
DATE: 12/14/14  
BY: [Signature]

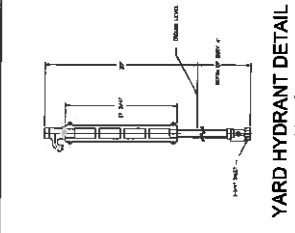


250 GALLON WASTE HOLDING TANK NTS

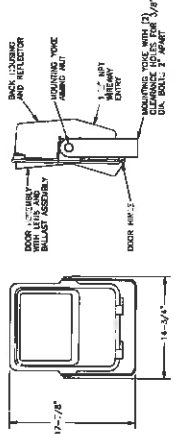
NOTES

1. THE TANK IS TO BE LOCATED BELOW GROUND.
2. THE TANK IS TO BE CONSTRUCTED OF 12" THICK CONCRETE WITH 4" REINFORCING BARS.
3. THE TANK IS TO BE CONSTRUCTED WITH A 12" DIA. MANHOLE AT THE TOP.
4. THE TANK IS TO BE CONSTRUCTED WITH A 12" DIA. MANHOLE AT THE TOP.
5. THE TANK IS TO BE CONSTRUCTED WITH A 12" DIA. MANHOLE AT THE TOP.

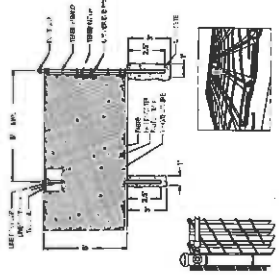
PROPERTY OWNER	EARTHCON EQUIPMENT AND REALTY INC.
APPLICANT	EARTHCON EQUIPMENT AND REALTY INC.
LOCATION	250 GARDEN RD. YORKTOWN HEIGHTS, NY 10598
TAX MAP DATA	SECTION 34.00, BLOCK 1.00, LOT 14
AREA	0.14 ACRES



YARD HYDRANT DETAIL N.T.S.

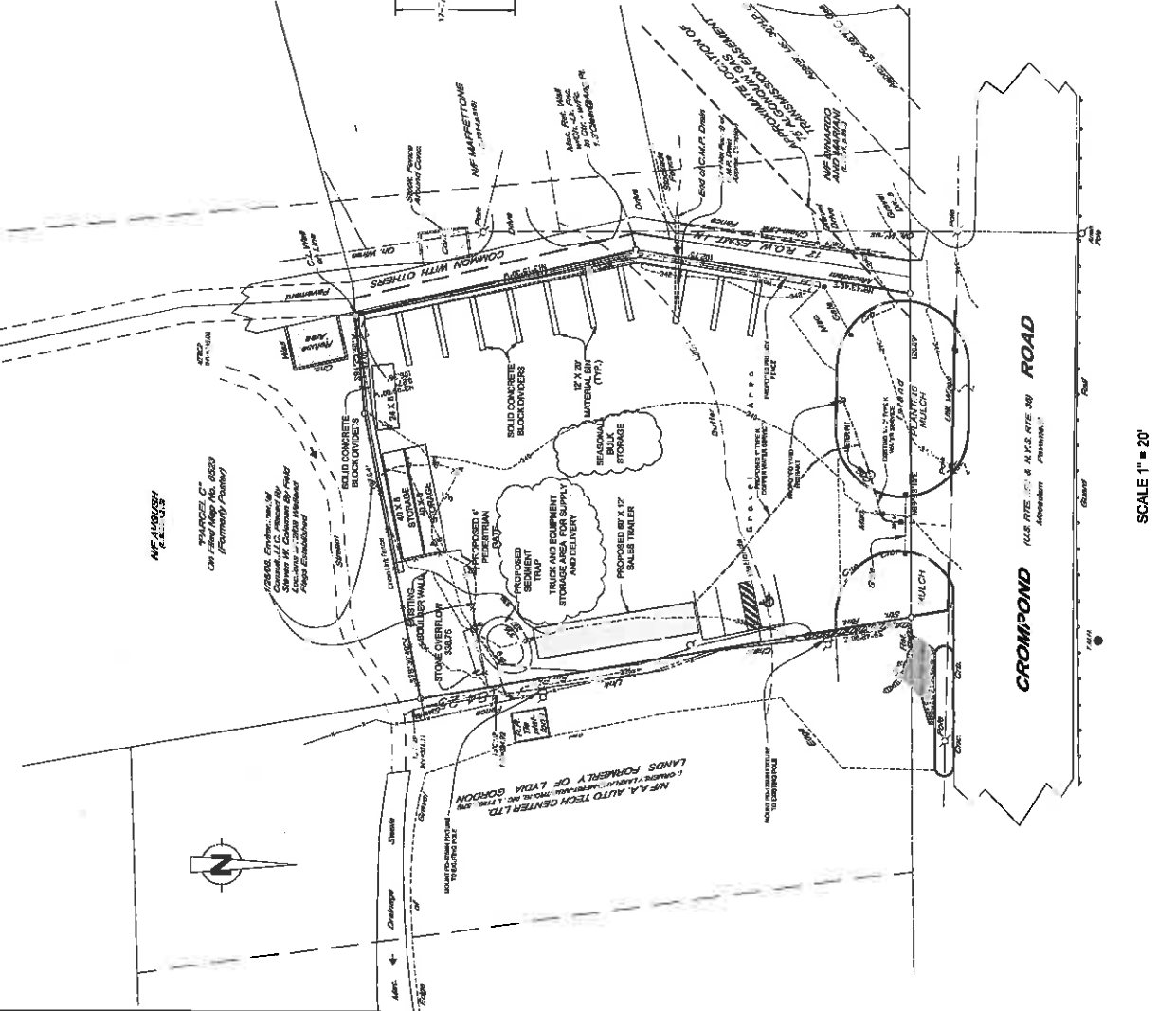


HOLOPHANE PREDATOR LUMINAIRE PD-175MH



PRIVACY CHAIN LINK FENCE NTS

QUANTITY	DESCRIPTION	MARKET	NOTES
1	CHAIN LINK FENCE	MARKET	TO LAND INTERIOR ON LOT 14. TO BE INSTALLED BY CONTRACTOR.
1	POST AND RAIL FENCE	MARKET	TO LAND INTERIOR ON LOT 14. TO BE INSTALLED BY CONTRACTOR.
1	CHAIN LINK FENCE	MARKET	TO LAND INTERIOR ON LOT 14. TO BE INSTALLED BY CONTRACTOR.
1	CHAIN LINK FENCE	MARKET	TO LAND INTERIOR ON LOT 14. TO BE INSTALLED BY CONTRACTOR.
1	CHAIN LINK FENCE	MARKET	TO LAND INTERIOR ON LOT 14. TO BE INSTALLED BY CONTRACTOR.

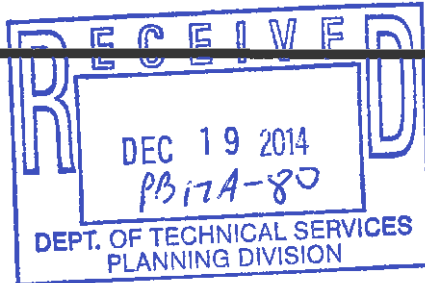


SCALE 1" = 20'

ALFONZETTI ENGINEERING, P.C.  
P.O. Box 366, Carmel, N.Y. 10512

(845) 228-9800

RalphA@AlfonzettiEng.com



Chris Kehoe, AICP  
Deputy Director  
Planning Division  
Department of Technical Services  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

December 17, 2014

Re: Holy Smoke/67.06-2-5  
2016 Albany Post Road  
Town of Cortlandt, NY

Copies ..... 1 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 12/22/14

Chris,

Please find enclosed the following plans for placement on the January 6, Planning Board Agenda:

- Ten (10) copies of the plan entitled "Proposed Layout Plan 2016 Albany Post Road prepared for Chris Casino, Town of Cortlandt, dated December 17, 2014.

The enclosed plans are for 2016 Albany Post Road. This site contains a building and other improvements previously used as a restaurant. The restaurant was known as the 'Rocking Horse', then 'Black Jacks', then possibly by another name.

My client is interested in opening up a barbeque restaurant on the premises. He is currently the owner of 'Holy Smoke' barbeque restaurant in Mahopac, New York.

The site had a previous planning board approval for a gravel parking lot in the rear of the building that had 23 parking spaces and an area for refuse. The approval was granted in November 1981.

We are seeking re-approval of the same parking lot in the same location.



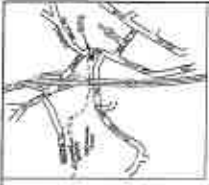
In addition, we are proposing a smoker and a backup emergency generator to the site in the rear of the building.

Please call if there are any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Ralph Alfonzetti', with a stylized flourish at the end.

**Ralph Alfonzetti**  
ALFONZETTI ENGINEERING, P.C.

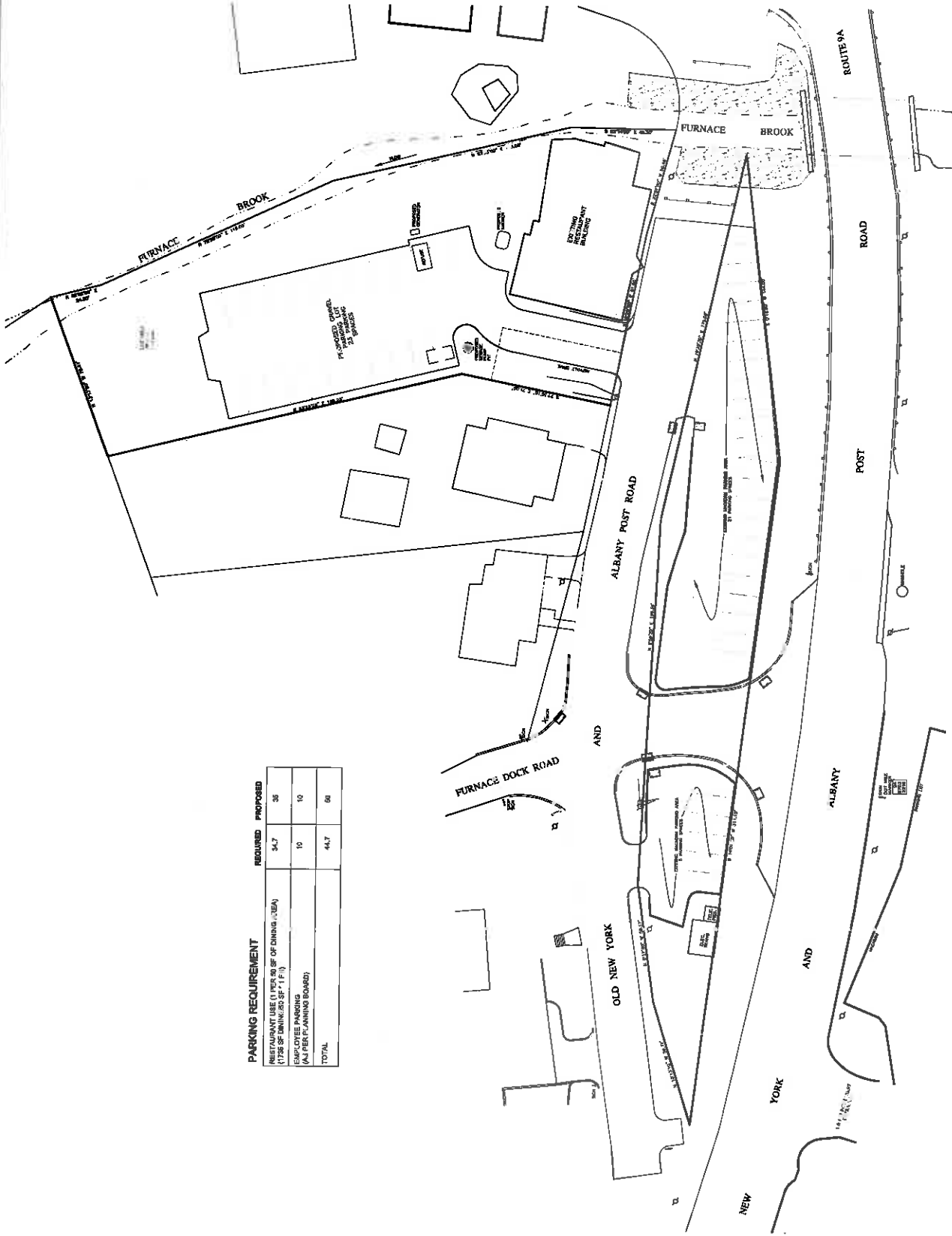


LOCATION MAP  
N.Y.S.

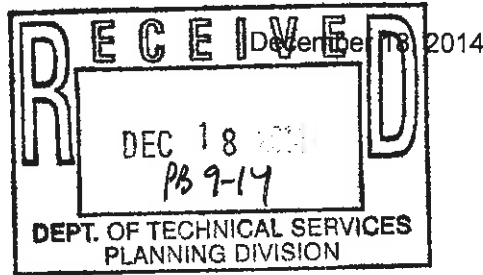


ALFONZETTI ENGINEERING, P.C.  
P.O. BOX 366 CARMEL, N.Y. 10512  
914-469-1750

LAYOUT PLAN  
2016 ALBANY POST ROAD  
REPAIRED ORK  
CHRIS CASINO  
TOWN OF CORTLANDT  
WESTCHESTER COUNTY, N.Y.  
DECEMBER 17, 2014



	REQUIRED	PROPOSED
RESTAURANT USE (1 PER 90 SF OF DINING AREA) (75% OF DINING AREA)	34.7	35
EMPLOYEE PARKING (ALL PER PLANNING BOARD)	10	10
TOTAL	44.7	55



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

Copies ..... 7  
..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 12/14/14

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

Dear Ms. Taylor and Members of the Planning Board:

Find enclosed the following information for the above referenced project:

1. Twelve copies of the Site Development Plans.
2. One copy of the Application form.
3. Application fee of \$500.
4. One copy of the Short Environmental Assessment Form.
5. One copy of the Contract of Sale.
6. One copy of the list of officers of the corporation.
7. One copy of the Letter of Authorization.
8. One copy of the list of adjoining property owners.
9. One copy of the current Taekwondo class schedule.

### Project Narrative

The proposed Site Plan for SOMA 2014 LLC involves the re-purposing of an existing manufacturing facility at 2065 Albany Post Road for use as a martial arts school (physical fitness facility) and a tutoring center (school). The existing building was used as a jewelry manufacturing facility that accommodated 75 full time employees. The applicant proposes to convert the existing building for the larger part as a school to teach Taekwondo and for secondary purposes as a math and english tutoring center. The proposed facilities at 2065 Albany Post Road will be relocated from existing facilities at 2055 Albany Post Road where the Applicant is currently renting a space for the businesses.

The Taekwondo classes generally start weekdays at 3:45 with an after school program where the students are picked up from public or private school and brought to the site for martial arts lessons. This is the heaviest usage of the facility with approximately 25 students in the after school programs. These students are picked up by their parents from the facility between 5:00 and 6:00 pm. There are other classes, generally with 3 to 15 students that are mostly in the evening hours with some Saturday courses. These are the conditions at the existing school at 2055 Albany Post Road and they are expected to remain the same in the new facility.

The math and english tutoring center is currently open on Tuesdays and Wednesdays from 4:30 pm to 7:30 pm and on Saturdays from 10:00 am to noon. The facility teaches approximately 15 students at a time with a staggered schedule so the students arrive on a continuous flow which allows the staff to assimilate the students into the courses and provide the necessary individual attention to each student. The tutoring center has a staff of two college students who are on site at all hours the center is open and five part time employees. At any given time, there are usually four staff members on site in the tutoring center. Like the Taekwondo classes, these are the conditions at the existing school at 2055 Albany Post Road that are expected to remain the same in the new facility.

The proposed changes to the site to accommodate the use will be minimal. Interior renovations are proposed to suit the existing building for its proposed use. Exterior changes to the building will include the addition of new windows on the front and right side of the building, closing of a loading dock on the right side of the building to be used as a waiting area for the tutoring center, changing the wall mounted building sign and repairing any damaged building finish prior to repainting the building. Site work will be limited to repaving and striping the parking area, installing a new freestanding sign in front of the site and replacing an existing asphalt curb and gravel area in front of the building with a new concrete curb and sidewalk.

Please place this item on the agenda of the January 6, 2015 Planning Board meeting so we can discuss any preliminary questions regarding the site and have the Town staff review the project. Should you have any questions at this time or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



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

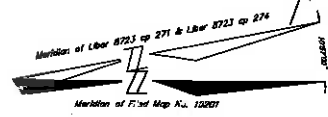
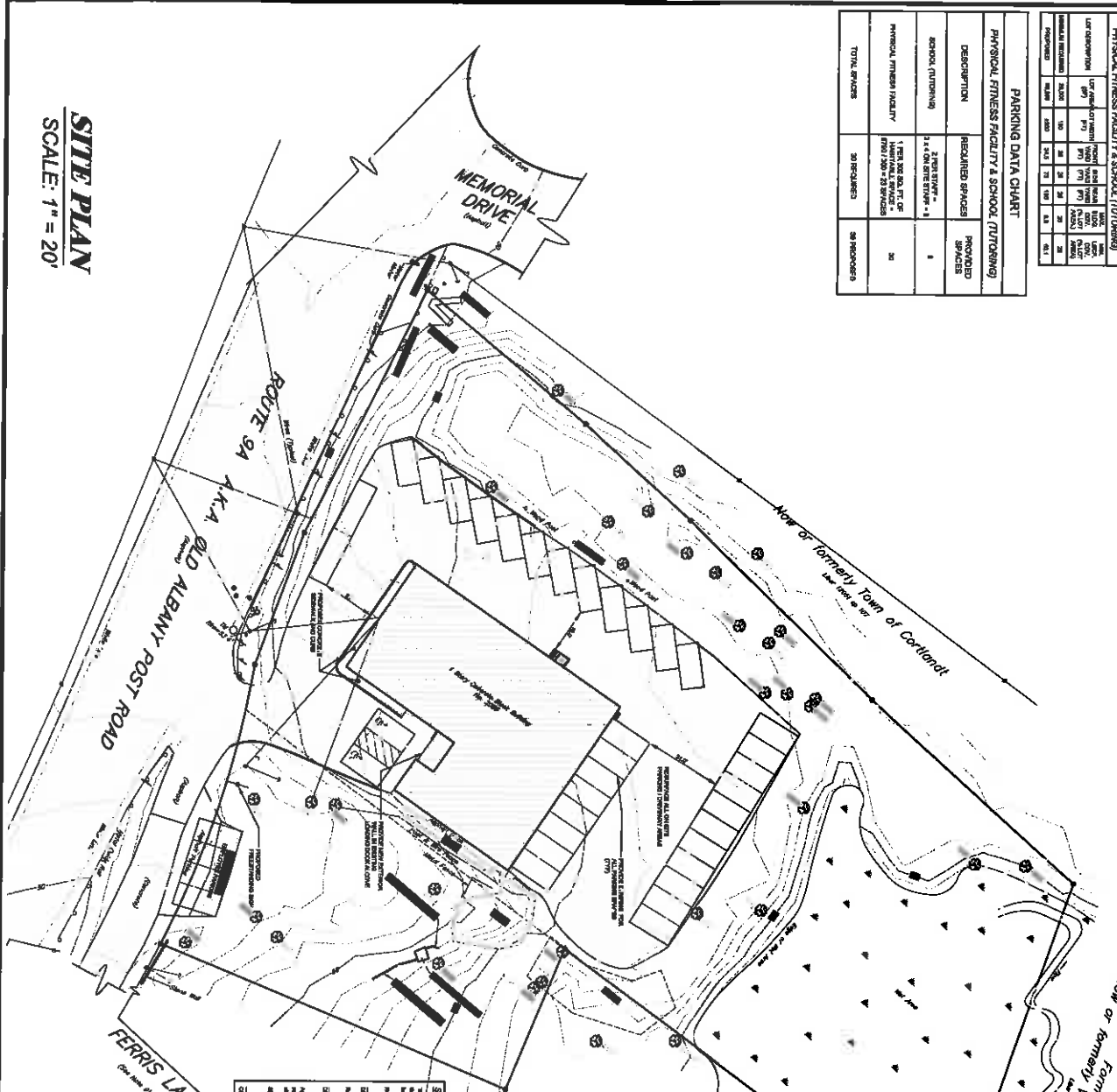
cc: Ji Moon  
file

**ZONING DATA CHART - ZONE MC-84**

USE	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED
DESCRIPTION	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)
RECREATION	100	200	300	400	500	600	700	800	900
OFFICE	100	200	300	400	500	600	700	800	900
RETAIL	100	200	300	400	500	600	700	800	900
INDUSTRIAL	100	200	300	400	500	600	700	800	900
RESIDENTIAL	100	200	300	400	500	600	700	800	900

**PARKING DATA CHART**

DESCRIPTION	REQUIRED SPACES	PROVIDED SPACES
SCHOOL (ATTENDING)	214 (SEE ATTACHED P. 1)	1
PHYSICAL FITNESS FACILITY	1 PER 100 SQ. FT. OF AVAILABLE SPACE FROM 200 TO 25 SPACES	20
TOTAL SPACES	215 REQUIRED	21 PROVIDED



**SITE DEVELOPMENT NOTES**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEERING DEPARTMENT AND THE ZONING BOARD.

2. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEERING DEPARTMENT AND THE ZONING BOARD.

**SIGNATURE BLOCK**

I, the undersigned, hereby certify that I am a duly Licensed Professional Engineer in the State of New York, and that I am the author of the design and construction of the above described project. I am not providing any services to the project which are outside the scope of my license. I am not providing any services to the project which are outside the scope of my license.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SITE DEVELOPMENT PLAN FOR SOMA 2014 LLC**

LOCATION: 2065 ALBANY POST ROAD CROTON ON HUDSON, NEW YORK 10520

SHEET 1 OF 2 **SP-1.1**

**CROWN ENGINEERING**

38 ARDEN ROAD  
Croton-on-Hudson, NY 10520 10617

(914) 736-9864

**Professional Engineer Seal**

THOMAS J. CROON, P.E.  
No. 11111

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING

**CONTRACT VENUE/APPLICANT**

**SOMA 2014 LLC**  
(JIM MOON - PRESIDENT)

2065 ALBANY POST ROAD  
CROTON ON HUDSON, NEW YORK 10520

**Digsafety**  
New York  
800-962-7962

