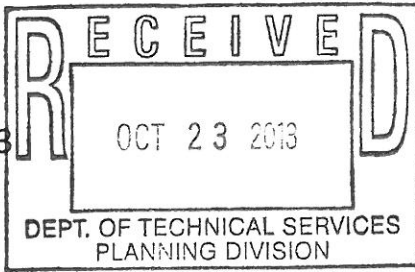


Right to Know / FOIL

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.

October 22, 2013



Town of Cortlandt Planning Board
One Heady Street
Cortlandt Manor, NY

Ref: Stackhouse/Delulio/Ben-David Subdivision
Case #PB 21-05
Hillside Estates

Dear chair lady Mrs Taylor and Board Members:
AS of are last meeting in July we met with Mr Vagano and Mr Keyhole on
October16. The results of this meeting are as follows we are going to put up a bond
for the remainder of the road and pay the recreation fee. But we need some time
to put this all together. So are asking for one more extension in order to get this
done. This would be are 14th and final extension. We thank the board for being
patient with us.

Jesse Stackhouse/John Delulio/ Shimone Ben David

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..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 10/23/13

WHEREAS, the application of **Jesse Stackhouse and John DeJulio** for Planning Board approval of a Final Plat pursuant to Sections 276, 277 and 280a of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for a 5 lot major subdivision of a 6.6 acre parcel of land with a lot line adjustment with the adjacent property owned by Shimon and Joyce Bendavid as shown on a final plat entitled "Subdivision Map known as Hillside Estates" latest revision dated October 20, 2008 and a drawing entitled "Improvement & Integrated Plot Plan for Hillside Estates", latest revision dated October 22, 2008 both prepared by Badey & Watson, P.C. was approved by Planning Board Resolution 8-09 adopted on March 3, 2009, and

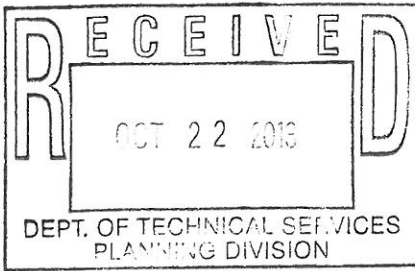
WHEREAS, the subject property is located on the north side of Locust Avenue, 500 feet east of Gabriel Drive and is designated on the Town of Cortlandt Tax Maps as Section 23.12, Block 1, Lot 8, and

WHEREAS, by Resolutions 40-10, 59-10, 7-11, 12-11, 23-11, 32-11, 7-12, 16-12, 27-12, 34-12, 9-13, 20-13 and 31-13 the Planning Board previously granted thirteen (13) 90-day time extensions of the final plat approval the latest of which will expire on November 14, 2013, and

WHEREAS, by letter dated October 22, 2013 Jesse Stackhouse requested the 14th 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED, that the request of Jesse Stackhouse for the 14th 90-day time extension of the above mentioned Final Plat is hereby granted said time extension to expire on February 12, 2014.

TO BE CONSIDERED FOR ADOPTION:NOVEMBER 5, 2013



ZARIN & STEINMETZ
ATTORNEYS AT LAW
81 MAIN STREET
SUITE 415
WHITE PLAINS, NEW YORK 10601

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

DAVID S. STEINMETZ*
MICHAEL D. ZARIN
DANIEL M. RICHMOND
BRAD K. SCHWARTZ

TELEPHONE: (914) 682-7800
FACSIMILE: (914) 683-5490
WEBSITE: WWW.ZARIN-STEINMETZ.NET

* ALSO ADMITTED IN D.C.
° ALSO ADMITTED IN CT
^ ALSO ADMITTED IN NJ

DAVID J. COOPER
JODY T. CROSS*
JEREMY E. KOZIN
KRISTA E. MCOVONE
MARSHA RUBIN GOLDSTEIN
HELEN COLLIER MAUCH^
LISA F. SMITH*
OF COUNSEL
Sent 10/22/13

October 23, 2013

PB 1-13

Via Email & Regular Mail

Hon. Loretta Taylor
Chairman of the Town of Cortlandt Planning Board
and Members of the Planning Board
Town of Cortlandt Town Hall
One Heady Street
Cortlandt Manor, New York 10567

Re: Yeshiva Ohr Hameir (the "Yeshiva")
141 Furnace Woods Road; Cortlandt Manor, NY 10567
Planning Board Resolution No. 11-13

Dear Chairperson Taylor and Members of the Planning Board:

This letter report is submitted pursuant to Condition No. 2 of your Board's Resolution No. 11-13, adopted April 2, 2013, which renewed the Yeshiva's Special Permit.

We are unaware of any outstanding code violations, substantial or otherwise. We are also in receipt of Ken Hoch's Memorandum of October 17, 2013, which confirms that Code Enforcement received no complaints for the Yeshiva at any time between September 19, 2012 and the date of the Memorandum.

As always, please do not hesitate to contact us with any questions or comments.

Respectfully submitted,

ZARIN & STEINMETZ

By: [Signature]
David S. Steinmetz

DSS/mth

cc: Rabbi Elya Kanarek
Yaakov Rothberg
Yeshiva Ohr Hameir
David Wald
Dan Ciarcia, P.E.
Edward Vergano, P.E.
Chris Kehoe, AICP
John Klarl, Esq.



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

LINDA D. PUGLISI
 TOWN SUPERVISOR
TOWN BOARD

RICHARD H. BECKER
 FRANCIS X. FARRELL
 ANN LINDAU-MARTIN
 JOHN E. SLOAN

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
 (914)-734-1010
 FAX (914)-293-0991

<http://www.townofcortlandt.com>
 e-mail: code@townofcortlandt.com

EDWARD VERGANO, P.E.
 Director

KEN HOCH
 Assistant to the Director

Date: October 17, 2013

To: Loretta Taylor, Chairperson and Planning Board Members

From: Ken Hoch *pb 1-13*
 Code Enforcement

Re: Congregation Yeshivath Ohr Hameir
 141 Furnace Woods Rd.



For the period from Sept. 19, 2012 – October 17, 2013

Code Enforcement has received no complaints for this property during the above time period.

The County Health Dept. issued a septic violation on June 20, 2013. The violation was corrected.

The Town Fire Inspector has scheduled an inspection of the entire property in October.

- Copies ¹ Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- David Skinnote, Esq.
- Don Curcio P.E.
- Sent 10/18/13



**MONTROSE FIRE DISTRICT
BOARD OF FIRE COMMISSIONERS**

2143 ALBANY POST ROAD ROUTE 9A • POST OFFICE BOX 413 • MONTROSE, NEW YORK 10548-0413

TELEPHONE/FAX/(914) 788-0538
.....DOTS Director

October 18, 2013

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

Ms. Loretta Taylor & Members
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

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..... Legal Dept.
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..... A.R.C.
..... Applicant
.....
.....
Sent 10/24/13

**Re: Montrose Fire District
2143 Albany Post Road
Montrose, NY 10548**

Dear Ms. Taylor & Members:

The Montrose Fire District hereby requests approval to install an 8 ft. x 40 ft. storage container in the rear yard of the property of Cortlandt Engine Company, located at 2143 Albany Post Road, Montrose, NY.

The proposed storage container is a "pre-fab" container and will be placed as shown on the enclosed plans, dated 10/7/13, by DB Engineering & Construction, Cortlandt Manor, NY.

It will have electric service (four fluorescent fixtures), but no plumbing service. The container will only be used for storage and will be placed on 6 inches of crushed stone as shown on the plan.

In addition, the storage container will be 8 ft. 6 inches high, and will be accessed by 4, 26 gauge roll up doors, approximately 6 ft. wide and 6 ft. 4 inches high.

We request to be placed on the Planning Board Agenda for November 5, 2013 to seek the approval of the Planning Board for the proposed storage container.

If you need anything further, please contact me.

Very truly yours,

Edward Snyder
Secretary
Board of Fire Commissioners
Montrose Fire District

cc: Board of Fire Commissioners
Montrose Fire District



ZARIN & STEINMETZ
ATTORNEYS AT LAW
81 MAIN STREET
SUITE 415
WHITE PLAINS, NEW YORK 10601

DAVID S. STEINMETZ*
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* ALSO ADMITTED IN D.C.
° ALSO ADMITTED IN CT
△ ALSO ADMITTED IN NJ

October 23, 2013

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..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... DAVID J. COOPER
..... JODY T. CROSS
..... JEREMY E. KOZIN
..... KRISTA E. YAGOVONE
..... Applicant
..... MARSHA RUBIN GOLDSTEIN
..... HELEN COLLIER MAUGHAN
..... LISA F. SMITH
..... OF COUNSEL
Sent 10/24/13

By Hand Delivery

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

**Re: Hanover Estates – Submission of Revised DEIS
Request for Placement on November 5th Agenda**

Dear Chairman Taylor and Members of the Planning Board:

We represent the Applicant, Croton Realty & Development, Inc. (Mr. Seth Jacobson and his family) in connection with the proposed Hanover Estates. This project involves the proposed subdivision of an approximately 35.9-acre parcel located along Croton Avenue in an R-40 Zoning District.

We are pleased to re-submit twelve (12) copies of the Draft Environmental Impact Statement (“DEIS”) for Hanover Estates, together with the supporting subdivision drawings, prepared by Cronin Engineering, P.E., P.C., for “completeness” review under SEQRA. The DEIS has been prepared in accordance with the Scoping Document adopted by your Board on July 10, 2012. The DEIS evaluates the potential significant environmental impacts and appropriate mitigation measures associated with the Base Plan, consisting of twenty-five (25), conventional, zoning-compliant single-family lots, plus a conservation parcel. The DEIS also studies various Alternatives as required by the Scoping Document, including conventional and cluster subdivision layouts, both with and without a multi-purpose sports field.

The DEIS has been the subject of two rounds of review by the Board’s outside consultants, AKRF, as well as the Town Engineer and Town Planner. We received a comment letter prepared by AKRF, dated August 11, 2013, which set forth its comments on the initial

draft DEIS. The Applicant made the necessary changes, and re-submitted the revised DEIS pages to AKRF and your Board's staff for the second stage of review over the past few weeks.

We respectfully request that the Board deem the DEIS "complete" under SEQRA at your November 5th meeting. As your Board knows, a "completeness" determination means that the DEIS sufficiently contains the information identified in the Scope, and is "adequate with respect to its scope and content for the purpose of commencing public review." 6 N.Y.C.R.R. § 617.9(a)(2). It does not mean that the Board agrees with all of the technical analyses contained in the DEIS, or otherwise commit the Board to any particular findings. We ask that the DEIS be deemed complete so that the substantive review process may begin, and that a Public Hearing may be scheduled. At the Hearing, we would expect to receive substantive comments from the Board (as Lead Agency), other involved and interested agencies, and the public. We request that the Board schedule the Public Hearing (joint SEQRA and subdivision) for your December meeting.

Thank you for your Board's attention. Please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

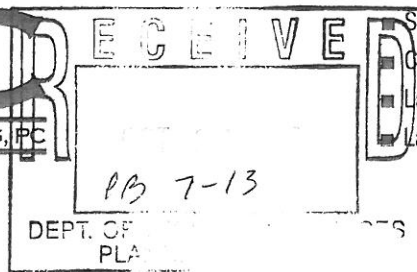
By: _____

David S. Steinmetz

Brad K. Schwartz

Encls.

cc: John J. Klarl, Esq.
Edward Vergano, P.E.
Chris Kehoe, AICP
Mr. Seth Jacobson
Tim Cronin III, P.E.



- Site Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying

- Transportation Engineering
- Environmental Studies
- Permitting
- Construction Services

October 23, 2013

- Copies 7
- Planning Board
 - Town Board
 - Zoning Board
 - Legal Dept.
 - DOTS Director
 - C.A.C.
 - A.R.C.
 - Applicant
 - _____
 - _____
- Sent 10/24/13

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

RE: JMC Project 12107
 The Shoppes on the Boulevard
 3025 East Main Street
 Town of Cortlandt, NY

Dear Chairman Taylor and Members of the Board:

As you are aware from your discussions with David Steinmetz at last month's meeting, we have been working with the Zoning Board of Appeals (ZBA) and Architectural Review Council (ARC) over the last couple of months. As Mr. Steinmetz indicated, the ZBA has indicated that they are prepared to approve all variances, except the one to install signage on the internal portions of the buildings. Accordingly, the plans will be revised prior to our next submission to the ZBA. We also understand that the ARC has recently issued comments that refer to the number and architectural style of the buildings. The project applicant will be at the upcoming meeting to discuss/respond to both of these comments. We have also been coordinating with NYSDOT regarding the access driveways.

Most recently, we have also been working with the Town staff and consultants in order to evaluate the potential of improving the design at the intersection of the site driveway and Cortlandt Town Center Driveway. Accordingly, we are pleased to attach 12 copies of the following John Meyer Consulting, PC (JMC) for your continued review:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
SP-4	"Site Layout Plan"	3 10/23/2013
SP-5	"Site Grading Plan"	2 10/23/2013
SP-6	"Site Utilities Plan"	2 10/23/2013
SP-7	"Site Landscaping Plan"	2 10/23/2013
SP-8	"Site Lighting Plan"	2 10/23/2013
SP-9	"Sediment & Erosion Control Plan"	2 10/23/2013

The JMC Drawings have been revised to include the following:

- Increased the sight distance to 235', which is the required Stopping Sight Distance for the observed speeds. In doing so, the 5 parking spaces and trash enclosures in the southern corner of the site were shifted to the east.
- Added signage along the Cortlandt Town Center driveway to advise motorists along the Cortlandt Center Driveway to not block the intersection with the proposed driveway and to require trucks heading towards NYS Route 6 to stay in the center lane.
- The site grading, utilities, landscaping and erosion control have been modified as required in accordance with the layout changes.

We look forward to discussing this project further with you during the 11/05/2013 meeting, at which time we hope to be able to schedule a public hearing. Thank you for your consideration.

Sincerely,

JOHN MEYER CONSULTING, PC



Richard J. Pearson, PE, PTOE
Senior Associate

cc: Mr. James Leach, w/enc.
David Steinmetz, Esq., w/enc.

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TOWN OF CORTLANDT ARCHITECTURAL ADVISORY COMMITTEE

LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN BOARD MEMBERS

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chrisk@townofcortlandt.com

Arthur Clements, AIA
Chairman

Members:
Christopher Borchardt, AIA
Michael Lenihan
Kimberly Miller, AIA
Daniel Shure



Memorandum To: Chris Kehoe
From: Art Clements
Subject: Shoppes on the Boulevard
Date: October 16, 2013

The drawings for this Project including: the Site Plan dated 4/22/2013, Revised on 5/30/2013, by John Meyer Consulting and; the Building Elevations and Rendering dated 4/25/2013 by Excel Engineering have been reviewed.

We question the need for two buildings on this site because of the added circulation and paving that appears to be required around the two buildings. It is our opinion that if the development could be accomplished with a single building it might be possible to reduce the amount of pavement required and, to increase the amount of planted landscape areas.

We also do not see the need to repeat the architectural style of the existing Town Center structures. It seems to us that these two buildings (or one if possible) are far enough removed from the Town Center buildings that there is an opportunity here to come up with a more relevant, updated architectural design.

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..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... David Steinrotz, Esq.
..... Joe Modatter, P.E.
Sent 10/16/13