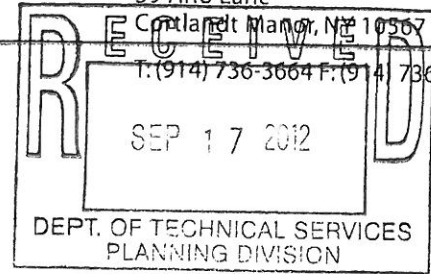


### **Right to Know / FOIL**

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.

September 17, 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. 19-12**  
**6<sup>th</sup> Time Extension**  
**Maple Avenue Subdivision**

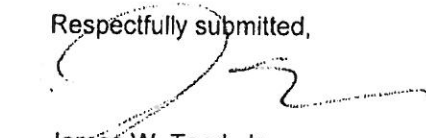
Dear Madam Taylor and Members of the Planning Board:

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 6<sup>th</sup> ninety (90) day time extension from the 5<sup>th</sup> ninety (90) day time extension which was issued at the July 10, 2012 Planning Board meeting by resolution number 19-12.

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 October 2, 2012 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-20120917.doc

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 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 9/17/12

**DRAFT**

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

**RESOLUTION NO. 28-12**

**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

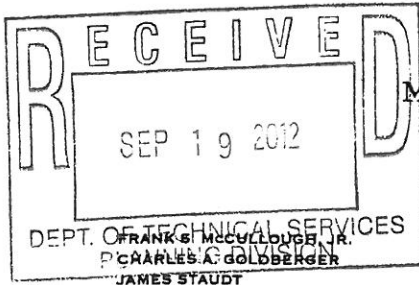
**WHEREAS**, the subject property is located on the south side of Maple Avenue at the intersection with Furnace Woods Road and is designated on the Town of Cortlandt Tax Maps as Section 44.08, Block 6, Lot 9, and

**WHEREAS**, by Resolutions 16-11, 26-11, 2-12, 10-12 and 19-12 the Planning Board previously granted five (5) 90-day time extensions the latest of which expired on September 27, 2012, and

**WHEREAS**, by a letter dated September 17, 2012 James W. Teed, Jr. requested the 6<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 6<sup>th</sup> 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire December 26, 2012.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 2, 2012**



**MCCULLOUGH, GOLDBERGER & STAUDT, LLP**  
ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340  
WHITE PLAINS, NEW YORK  
10605

(914) 949-6400

FAX (914) 949-2510

WWW.MCCULLOUGHGOLDBERGER.COM

Copies <sup>1</sup>..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
FRANK S. MCCULLOUGH (1905-1998)  
EVANS BREWSTER (1920-2005)  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 9/19/12

DEPT. OF TECHNICAL SERVICES  
PLANNING DIVISION  
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

September 19, 2012

*PB 9-99*

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 three 90 day extensions of the conditional approval.

We hereby request a fourth ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval. I have been advised that the cost estimate for the construction performance bond has just recently been approved by the engineering department, and final engineering details on the plans are being finalized. Based upon this, 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 October 2, 2012 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. 29-12**

**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 and 21-12 the Planning Board previously granted three (3) 90-day time extensions the latest of which will expire on October 3, 2012, and

**WHEREAS**, by a letter dated September 19, 2012 Linda Whitehead, Esq. requested the 4<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 4<sup>th</sup> 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire January 2, 2013.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 2, 2012**

September 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*

Dear Ms. Taylor and Members of the Planning Board:

This letter is written to request a ninety day time extension of the Final Subdivision Plat approval granted by the Planning Board on April 4, 2012 via Resolution No. 9-12.

We have been to the Health Department and have their endorsement on the Plat, and we have been working toward finalizing the required wetland restoration plan as required in the approving resolution. 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 October 2<sup>nd</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, P.E.  
Project Engineer

Cc: Michael Ryan,  
File

Copies..... <sup>1</sup> Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 9/19/12

**DRAFT**

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

**RESOLUTION NO. 30-12**

**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 a letter dated September 19, 2012 Ronald Wegner, P.E. requested the 1<sup>st</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 1<sup>st</sup> 90 day time extension for the above mentioned Final Plat is hereby granted said time extension to expire on January 2, 2013.

**TO BE CONSIDERED FOR ADOPTION: OCTOBER 2, 2012**



September 19, 2012

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

Re: *Rinaldi Site Development Plan.*

~~Route 129~~

PB 2-05

Copies.....  
..... Planning Board  
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..... C.A.G.  
..... A.R.C.  
..... Applicant

Sent 9/19/12

Dear Ms. Taylor and Members of the Board:

This letter is written to discuss the progress being made to obtain a building permit for Mr. Rinaldi's approved site on Route 129. The project formally received Final Site Plan approval on June 30, 2011 and an extension of the final approval was granted by the Planning Board on June 6, 2012 via Resolution No. 17-12. As a condition of the approval extension, the applicant is to report to the Planning Board by the October 2, 2012 Planning Board meeting to describe the progress being made toward obtaining a Building Permit for the site.

Mr. Rinaldi has been working toward acquiring the plans and documentation necessary to obtain the Building Permit. He has chosen a building for the site from the building manufacturer. The detailed building plans should be obtained from the manufacturer as of the date of this letter, which will be forwarded to the project Architect for design of the foundation. This office has also provided confirmation of the finished grade in the vicinity of the proposed building to the Architect to ensure the proposed building will be in compliance with Zoning Requirements.

A copy of the building permit application package has been obtained and will be completed by the project Architect for submission to the Building Department.

Please place this item on the Agenda of the October 2<sup>nd</sup> Planning Board meeting for discussion.

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, P.E.  
Project Engineer

Cc: Louis Rinaldi,  
File





**TOWN OF CORTLANDT**  
**DEPARTMENT OF TECHNICAL SERVICES**  
**PLANNING DIVISION**

LINDA D. PUGLISI  
Town Supervisor

Town Board Members  
RICHARD H. BECKER  
FRANCIS X. FARRELL  
ANN LINDAU  
JOHN E. SLOAN

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, N.Y. 10567-1254  
(914) 734-1080  
FAX (914) 788-0294  
www.townofcortlandt.com  
Planning Staff e-mail:  
chrisk@townofcortlandt.com

EDWARD VERGANO, P.E.  
Director  
CHRIS KEHOE, AICP  
Deputy Director

September 12, 2012

David DeLucia  
Westchester County Parks Dept.  
450 Saw Mill River Rd.  
Ardsley, NY 10502

RE: Possible Boundary Infringement  
Hilltop Nursery

Dear Mr. DeLucia,

The Hilltop Nursery, located at 2028 Albany Post Road, was given a violation by the Town of Cortlandt for un-authorized work at the site in violation of their approved site plan. As required by the Town Planning Board the property owner completed an "As-Built" survey showing areas of tree cutting and new fill. According to this survey it appears this work extended onto Westchester County Park property. The Planning Board is currently reviewing this work and will be developing a remediation plan with the owner of the Hilltop Nursery to restore the site.

If you have any questions or concerns or need further information please contact my office.

Sincerely,

Ed Vergano, P.E.  
Director

cc: Linda D. Puglisi, Town Supervisor  
Ann Lindau-Martin, Town Board Liaison  
John J. Klarl, Esq., Deputy Town Attorney  
Planning Board Members  
Brian Panessa, Hilltop Nursery



**TOWN OF CORTLANDT**  
**DEPARTMENT OF TECHNICAL SERVICES**  
**PLANNING DIVISION**

LINDA D. PUGLISI  
Town Supervisor

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, N.Y. 10567-1254

(914) 734-1080

FAX (914) 788-0294

[www.townofcortlandt.com](http://www.townofcortlandt.com)

Planning Staff e-mail:

[chrisk@townofcortlandt.com](mailto:chrisk@townofcortlandt.com)

EDWARD VERGANO, P.E.  
Director

CHRIS KEHOE, AICP  
Deputy Director

Town Board Members  
RICHARD H. BECKER  
FRANCIS X. FARRELL  
ANN LINDAU  
JOHN E. SLOAN

September 12, 2012

Luposello's Garage Inc.  
460 Albany Post Road  
Croton-on-Hudson, NY 10520

RE: Possible Boundary Infringement  
Hilltop Nursery

Dear Property Owner,

The Hilltop Nursery, located at 2028 Albany Post Road, was given a violation by the Town of Cortlandt for un-authorized work at the site in violation of their approved site plan. As required by the Town Planning Board the property owner completed an "As-Built" survey showing areas of tree cutting and new fill. According to this survey it appears this work extended onto your property. The Planning Board is currently reviewing this work and will be developing a remediation plan with the owner of the Hilltop Nursery to restore the site.

If you have any questions or concerns or need further information please contact my office.

Sincerely,

Ed Vergano, P.E.  
Director

cc: Linda D. Puglisi, Town Supervisor  
Ann Lindau-Martin, Town Board Liaison  
John J. Klarl, Esq., Deputy Town Attorney  
Planning Board Members  
Brian Panessa, Hilltop Nursery



Robert P. Astorino  
County Executive

Department of Parks,  
Recreation & Conservation

Kathleen M. O'Connor  
Commissioner



1  
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 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 9/27/12

September 27, 2012

Brian Panessa  
190 Furnace Dock Road  
Cortlandt Manor, N.Y. 10567

Dear Mr. Panessa,

After conducting a site visit to your property at 2028 Albany Post Road, Hilltop Nurseries, we have determined that the encroachment documented on survey map by Badey and Watson dated July 12, 2012 must be removed from the adjacent County Parkland at Oscawana Island Park and the land restored to our satisfaction.

The encroachments include a shed, storage of building materials and other supplies and equipment associated with the nursery operation as well as a large quantity of fill material effectively changing the grade. Also at issue is the removal of 9 park trees and the damage to roots of many others by the large quantity of fill that was placed.

What makes this encroachment so onerous to us is that in 2008 we had worked out a previous encroachment issue in the same location along the same property line. This was addressed to our satisfaction at the time, but we had hoped that in the future this line would be respected.

By receipt of this letter all manner of encroachment onto County Parkland must be removed and the property restored to its original condition by December 1, 2012.

The restoration must include the removal of all equipment, structures, supplies, debris and any other material not original to the park. The removal of fill may be done in a manner creating a slope from the property line to the edge of encroachment and as directed by County park staff. A permanent chain link fence of at least six feet in height must be placed at or in front of the property line. This fence line location must be approved by the County park staff prior to installation. Also, 12 new trees of at least 2 inch caliper must be planted in the area between the new fence and the existing line of encroachment, the exact location to be determined by County park staff. All disturbed areas shall be planted with a native seed mix, mulched with organic leaf mulch in very shaded areas as directed, and all efforts be made to establish this plant material.

Please contact David DeLucia, Director of Park Facilities prior to the December 1 date so that the work can be done to the satisfaction of the County I compliance with this notification.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. DeLucia', with a long horizontal flourish extending to the right.

David DeLucia, B.L.A.  
Director of Park Facilities  
Westchester County Department of Parks, Recreation & Conservation

Cc:

Kathleen O'Connor, Commissioner  
Ed Vergano, Director, Town of Cortlandt  
Linda Puglisi, Town Supervisor



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

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

September 19, 2012

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. 01-10**

Dear Chairperson Taylor and Members of the Planning Board:

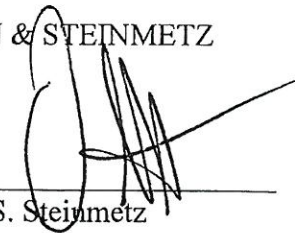
This letter report is submitted pursuant to Condition No. 2 of your Board's Resolution No. 01-10, adopted January 13, 2010, which granted to the Yeshiva Special Permit, Wetland Permit, Tree Removal Permit, and Site Development Plan approval, (the "Yeshiva Approval").

We are unaware of any outstanding code violations, substantial or otherwise. We recognize that the referenced Condition also requests information on water quality testing. We understand that this provision is no longer applicable inasmuch as the Planning Board has amended the Yeshiva Site Plan to allow it to connecting to the municipal sewer system in lieu of a sewage treatment plant.

Please do not hesitate to contact us with any questions or comments.

Respectfully submitted,

ZARIN & STEINMETZ

By:   
David S. Steinmetz

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..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... MEREDITH BLACK\*  
..... DAVID J. COOPER  
..... JOYCE CROSS\*  
..... ERIN P. HONAKER  
..... JEREMY E. KOZIN  
..... MARSHA RUBIN GOLDSTEIN  
..... HELEN COLLIER MAUCH\*  
Sent LISA F. SMITH\* 9/24/12  
OF COUNSEL

DSS/mth

cc: Rabbi Elya Kanarek  
Yaakov Rothberg  
Yeshiva Ohr Hameir  
David Wald  
Tim Miller, AICP  
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](mailto:code@townofcortlandt.com)

**EDWARD VERGANO, P.E.**  
 Director

**KEN HOCH**  
 Assistant to the Director



Date: Sept. 19, 2012

To: Loretta Taylor, Chairperson and Planning Board Members

*PB 7-09*

From: Ken Hoch  
 Code Enforcement

Re: Congregation Yeshivath Ohr Hameir  
 141 Furnace Woods Rd.

For the period from Oct. 1, 2011 to Sept. 19, 2012 –

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

The County Health Dept. issued a septic violation on Feb. 21, 2012. The violation was corrected.

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

- Copies..... 7 Planning Board
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- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- ..... Dan Skornitz, Esq.
- ..... Dan Curcio, P.E.
- Sent 9/19/12