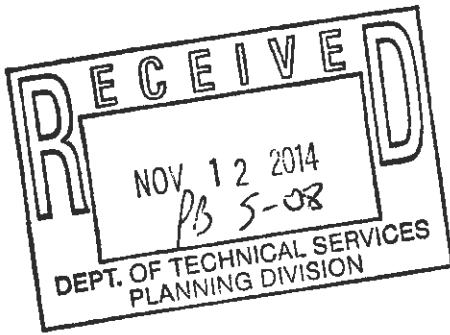


Right to Know / FOIL

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.



PERCY & BARBARA MONTES
7 Kingston Avenue
Cortlandt Manor, NY 10567

Copies 1
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director

November 10, 2014
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 11-13-14

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

Ref: PB 5-08 – 10th request for time extension

Dear Planning Board Members,

We are writing to request a time extension. We were approved by resolution 6-12 on March 6, 2012.

Please allow us to provide a brief description as to why we continue to request extensions. When we started our application, the economy was in a much different state than it is currently in. We have watched as the economy stayed in very much the same state and just now are we beginning to see some signs of confidence. We very much want to file our plat, however, there are several conditions that need to be met and we have been waiting for the right time to engage as there is a significant financial outlay involved.

We hope to begin the off site improvements in April of 2015 and we welcome the opportunity should you wish to discuss the matter at a worksession or with staff if appropriate.

Thank you for attention to this matter.

Sincerely,

Percy and Barbara Montes

WHEREAS, the application of **Percy & Barbara Montes** 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 5 lot major subdivision of a 8.760 acre parcel of property as shown on a Final Plat entitled "Subdivision of Property Known as Radio Estates", prepared by Robert S. Johnson, L.S. dated January 17, 2012 and on drawings entitled "Improvement & Integrated Plot Plan for Subdivision of Radio Estates", and "Profiles & Details latest revision dated December 20, 2011 and "Erosion and Sediment Control Plan" latest revision dated November 4, 2011 all prepared by Badey & Watson, P.C. was approved by Planning Board Resolution 6-12 adopted on March 6, 2012, and

WHEREAS, the subject property is located at the end of Radio Terrace and designated on the Town of Cortlandt Tax Maps as Section 23.05, Block 4, Lot 1, and

WHEREAS, by Resolutions 26-12, 35-12, 10-13, 22-13, 39-13, 46-13, 9-14, 17-14 & 27-14 the Planning Board previously granted nine (9) 90-day time extensions of the final plat approval the latest of which expired on November 25, 2014, and

WHEREAS, by a letter dated November 10, 2014 Barbara Montes requested the 10th, 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED that the request of Barbara Montes for the 10th, 90 day-time extension for the above mentioned Final Plat is hereby granted said time extension to expire on February 23, 2015.

TO BE CONSIDERED FOR ADOPTION: DECEMBER 2, 2015

**MGM BURBON LLC
JOHN ALFONZETTI, P.E.**



**P.O. Box 136
AMAWALK, NEW YORK 10501
PHONE: 914-245-2400
FAX: 914-455-4230**

November 12, 2014

Town of Cortlandt
Planning Board
Ms. Loretta Taylor, Chairperson
1 Heady Street
Cortlandt Manor, N.Y. 10567



Re: Preliminary Subdivision Plan, PB 23-08
Mountain View Estates
Property of Angelo Cipriano
Sec: 68.10 Blk.: 01 Lots: 27 & 28.1.

Dear Ms. Taylor,

We are hereby requesting a 90 day extension of the Final Plat Approval granted by Resolution 8-13 adopted on March 5, 2013.

Thank you for your assistance. If there are any questions, please do not hesitate to contact me.

Thank You,

John Alfonzetti, P.E.
MGM Burbon LLC

- Copies 7 Planning Board
- Town Board
- Zoning Board
- 1 Legal Dept.
- 1 DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 11-13-14

**TOWN OF CORTLANDT
PLANNING BOARD
PB 23-08**

DRAFT

RESOLUTION NO. 32-14

WHEREAS, the application of **John P. Alfonzetti, P.E.**, for the property of **Angelo Cipriano**, for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for a 4 lot major subdivision of 9.25 acres as shown on a Final Plat entitled "Subdivision Plat for Mountain View Estates" prepared by John Muldoon, PLS, latest revision dated December 21, 2012 and on an 8 page set of drawings entitled "Integrated Plat Plan" prepared by John Alfonzetti, P.E latest revision dated December 3, 2012 was approved by the Planning Board on March 5, 2013 by Resolution 8-13, and

WHEREAS, the subject property is located off of Mt. Airy Road E., southeast of Joseph Wallace Drive, and is designated on the Town of Cortlandt Tax Maps as Section 68.10, Block 1, Lots 27 & 28.1, and

WHEREAS, by Resolutions 40-13, 47-13, 10-14, 16-14 & 28-14 the Planning Board previously granted five (5) 90-day time extensions of final plat approval the latest of which will expire on December 5, 2014, and

WHEREAS, by a letter dated November 12, 2014 John Alfonzetti, P.E. requested the 6th, 90-day time extension to satisfy the conditions of approval.

NOW THEREFORE BE IT RESOLVED, that the request of John Alfonzetti, P.E. for the 6th, 90-day time extension for the above mentioned Final Plat is hereby granted said time extension to expire on March 5, 2015.

TO BE CONSIDERED FOR ADOPTION: DECEMBER 2, 2014


DRAFT

**2015 TOWN OF CORTLANDT PLANNING BOARD
MEETING SCHEDULE**

REGULAR MEETING Begins at 7:00 p.m.	WORK SESSION Begins at 7:00 p.m.	SUBMITTAL DATE
Tuesday, January 6, 2015	Tuesday, January 6, 2015 <i>Work Session begins at 6:00</i>	Wednesday, December 17, 2014
Tuesday, February 3, 2015	Thursday, January 29, 2015	Wednesday, January 21, 2015
Tuesday, March 3, 2015	Thursday, February 26, 2015	Wednesday, February 18, 2015
Tuesday April 7, 2015	Thursday, April 2, 2015	Wednesday, March 18, 2015
Tuesday, May 5, 2015	Thursday, April 30, 2015	Wednesday, April 22, 2015
Tuesday, June 2, 2015	Thursday, May 28, 2015	Wednesday, May 20, 2015
Tuesday, July 7, 2015	Thursday, June 25, 2015	Wednesday, June 17, 2015
Tuesday, August 4, 2015	Thursday, July 30, 2015	Wednesday, July 22, 2015
Tuesday, September 1, 2015	Thursday, August 27, 2015	Wednesday, August 19, 2015
Tuesday, October 6, 2015	Thursday, October 1, 2015	Wednesday, September 23, 2015
Thursday, November 5, 2015	Thursday, October 29, 2015	Wednesday, October 21, 2015
Tuesday, December 1, 2015	Thursday, November 19, 2015	Wednesday, November 11, 2015

Quest System
Large Structures and Greenhouses

Quest™ 30' Wide Storage Master Shed™ Building



QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 30' WIDE STORAGE MASTER SHED™ BUILDING
 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING


QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

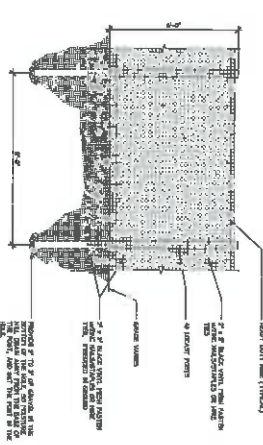


QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

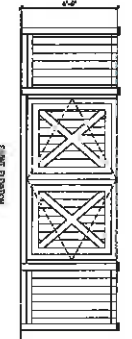
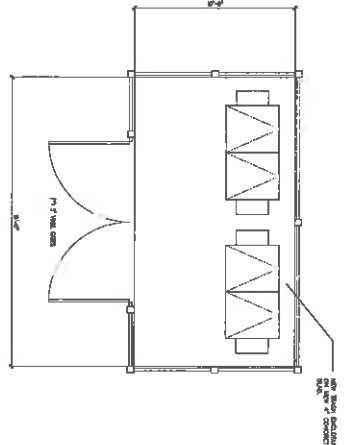
QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING
 QUEST™ 30' WIDE STORAGE MASTER SHED™ BUILDING

PROPOSED TEMPORARY COLD STORAGE TENT
 NOT TO SCALE



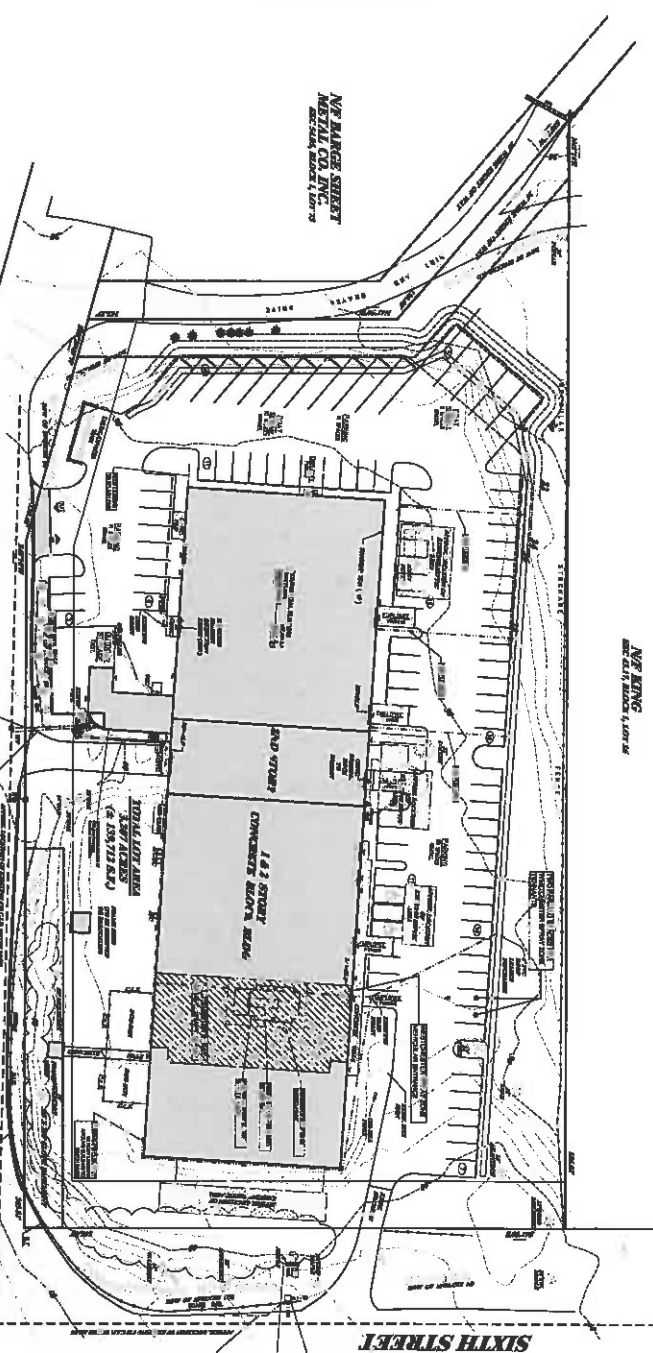
VINYL MESH FENCE
 NOT TO SCALE



PROPOSED TRASH ENCLOSURE
 NOT TO SCALE

ZONING DATA FOR MD-DESIGNED INDUSTRIAL DISTRICT			
LOT AREA	4,000 SQ. FT.	MINIMUM	4,000
LOT FRONT	100	MINIMUM	100
LOT DEPTH	100	MINIMUM	100
MAXIMUM BUILDING HEIGHT	3 STORIES + 10 FEET	MINIMUM	10 FEET
MAXIMUM BUILDING AREA	10,000 SQ. FT.	MINIMUM	10,000
MAXIMUM LOT COVERAGE	75%	MINIMUM	25%
MAXIMUM FLOOR AREA RATIO	2.5	MINIMUM	0.5
MAXIMUM NUMBER OF UNITS	10	MINIMUM	1
MAXIMUM NUMBER OF STORIES	3	MINIMUM	1
MAXIMUM NUMBER OF PARKING SPACES	10	MINIMUM	1

PARKING SPACES			
REQUIRED MINIMUM SPACES	10	MINIMUM	10
PROVIDED	10	MINIMUM	10
ADDITIONAL SPACES	0	MINIMUM	0
TOTAL	10	MINIMUM	10



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

AMENDED SITE PLAN SPECIFIC NOTES

1. ALL ADDITIONAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SIGNATURE BLOCK

Prepared by: [Signature]
 Checked by: [Signature]
 Drawn by: [Signature]
 Date: [Date]

LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING PARKING
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	EXISTING SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING WALL
[Symbol]	EXISTING DOOR
[Symbol]	EXISTING WINDOW
[Symbol]	EXISTING ROOF
[Symbol]	EXISTING FLOOR
[Symbol]	EXISTING CEILING
[Symbol]	EXISTING MECHANICAL
[Symbol]	EXISTING ELECTRICAL
[Symbol]	EXISTING PLUMBING
[Symbol]	EXISTING HVAC
[Symbol]	EXISTING INSULATION
[Symbol]	EXISTING GLASS
[Symbol]	EXISTING METAL
[Symbol]	EXISTING WOOD
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING BRICK
[Symbol]	EXISTING STONE
[Symbol]	EXISTING TILE
[Symbol]	EXISTING CARPET
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING FINISH
[Symbol]	EXISTING MATERIAL
[Symbol]	EXISTING COLOR
[Symbol]	EXISTING TEXTURE
[Symbol]	EXISTING SOUND
[Symbol]	EXISTING VIBRATION
[Symbol]	EXISTING AIR QUALITY
[Symbol]	EXISTING WATER QUALITY
[Symbol]	EXISTING SOIL QUALITY
[Symbol]	EXISTING VEGETATION
[Symbol]	EXISTING ANIMALS
[Symbol]	EXISTING PLANTS
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	EXISTING HERBS
[Symbol]	EXISTING FLOWERS
[Symbol]	EXISTING FRUITS
[Symbol]	EXISTING SEEDS
[Symbol]	EXISTING SPORES
[Symbol]	EXISTING BACTERIA
[Symbol]	EXISTING VIRUSES
[Symbol]	EXISTING FUNGI
[Symbol]	EXISTING ALGAE
[Symbol]	EXISTING LICHENS
[Symbol]	EXISTING MOSS
[Symbol]	EXISTING FERNS
[Symbol]	EXISTING GARDENS
[Symbol]	EXISTING LAWNS
[Symbol]	EXISTING YARDS
[Symbol]	EXISTING PATIOS
[Symbol]	EXISTING DECKS
[Symbol]	EXISTING PORCHES
[Symbol]	EXISTING BALCONIES
[Symbol]	EXISTING TERRACES
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATORS
[Symbol]	EXISTING ESCALATORS
[Symbol]	EXISTING RAMP
[Symbol]	EXISTING CURB CUT
[Symbol]	EXISTING DRIVEWAY CUT
[Symbol]	EXISTING SIDEWALK CUT
[Symbol]	EXISTING DRIVEWAY CURB
[Symbol]	EXISTING SIDEWALK CURB
[Symbol]	EXISTING DRIVEWAY PAVEMENT
[Symbol]	EXISTING SIDEWALK PAVEMENT
[Symbol]	EXISTING DRIVEWAY CURB PAVEMENT
[Symbol]	EXISTING SIDEWALK CURB PAVEMENT
[Symbol]	EXISTING DRIVEWAY PAVEMENT CURB
[Symbol]	EXISTING SIDEWALK PAVEMENT CURB
[Symbol]	EXISTING DRIVEWAY PAVEMENT CURB CUT
[Symbol]	EXISTING SIDEWALK PAVEMENT CURB CUT
[Symbol]	EXISTING DRIVEWAY PAVEMENT CURB CUT CURB
[Symbol]	EXISTING SIDEWALK PAVEMENT CURB CUT CURB

LOCATION MAP SCALE: 1" = 50'

OWNER
 APPLAN WAY VENTURES, LLC
 280 MADRIE AVENUE
 VERPLANK, NY 10988

APPLICANT
 WESTCHESTER SPRAY ZONE, LLC
 57 RIDGEMONT DRIVE
 HOPEWELL JUNCTION, NY 12533

REVISIONS

NO.	DATE	DESCRIPTION
1	12-21-11	PRELIMINARY
2	01-10-12	REVISED PER COMMENTS
3	02-15-12	REVISED PER COMMENTS
4	03-20-12	REVISED PER COMMENTS
5	04-25-12	REVISED PER COMMENTS
6	05-30-12	REVISED PER COMMENTS
7	06-30-12	REVISED PER COMMENTS
8	07-30-12	REVISED PER COMMENTS
9	08-30-12	REVISED PER COMMENTS
10	09-30-12	REVISED PER COMMENTS
11	10-30-12	REVISED PER COMMENTS
12	11-30-12	REVISED PER COMMENTS
13	12-30-12	REVISED PER COMMENTS
14	01-30-13	REVISED PER COMMENTS
15	02-30-13	REVISED PER COMMENTS
16	03-30-13	REVISED PER COMMENTS
17	04-30-13	REVISED PER COMMENTS
18	05-30-13	REVISED PER COMMENTS
19	06-30-13	REVISED PER COMMENTS
20	07-30-13	REVISED PER COMMENTS
21	08-30-13	REVISED PER COMMENTS
22	09-30-13	REVISED PER COMMENTS
23	10-30-13	REVISED PER COMMENTS
24	11-30-13	REVISED PER COMMENTS
25	12-30-13	REVISED PER COMMENTS
26	01-30-14	REVISED PER COMMENTS
27	02-30-14	REVISED PER COMMENTS
28	03-30-14	REVISED PER COMMENTS
29	04-30-14	REVISED PER COMMENTS
30	05-30-14	REVISED PER COMMENTS
31	06-30-14	REVISED PER COMMENTS
32	07-30-14	REVISED PER COMMENTS
33	08-30-14	REVISED PER COMMENTS
34	09-30-14	REVISED PER COMMENTS
35	10-30-14	REVISED PER COMMENTS
36	11-30-14	REVISED PER COMMENTS
37	12-30-14	REVISED PER COMMENTS
38	01-30-15	REVISED PER COMMENTS
39	02-30-15	REVISED PER COMMENTS
40	03-30-15	REVISED PER COMMENTS
41	04-30-15	REVISED PER COMMENTS
42	05-30-15	REVISED PER COMMENTS
43	06-30-15	REVISED PER COMMENTS
44	07-30-15	REVISED PER COMMENTS
45	08-30-15	REVISED PER COMMENTS
46	09-30-15	REVISED PER COMMENTS
47	10-30-15	REVISED PER COMMENTS
48	11-30-15	REVISED PER COMMENTS
49	12-30-15	REVISED PER COMMENTS
50	01-30-16	REVISED PER COMMENTS
51	02-30-16	REVISED PER COMMENTS
52	03-30-16	REVISED PER COMMENTS
53	04-30-16	REVISED PER COMMENTS
54	05-30-16	REVISED PER COMMENTS
55	06-30-16	REVISED PER COMMENTS
56	07-30-16	REVISED PER COMMENTS
57	08-30-16	REVISED PER COMMENTS
58	09-30-16	REVISED PER COMMENTS
59	10-30-16	REVISED PER COMMENTS
60	11-30-16	REVISED PER COMMENTS
61	12-30-16	REVISED PER COMMENTS
62	01-30-17	REVISED PER COMMENTS
63	02-30-17	REVISED PER COMMENTS
64	03-30-17	REVISED PER COMMENTS
65	04-30-17	REVISED PER COMMENTS
66	05-30-17	REVISED PER COMMENTS
67	06-30-17	REVISED PER COMMENTS
68	07-30-17	REVISED PER COMMENTS
69	08-30-17	REVISED PER COMMENTS
70	09-30-17	REVISED PER COMMENTS
71	10-30-17	REVISED PER COMMENTS
72	11-30-17	REVISED PER COMMENTS
73	12-30-17	REVISED PER COMMENTS
74	01-30-18	REVISED PER COMMENTS
75	02-30-18	REVISED PER COMMENTS
76	03-30-18	REVISED PER COMMENTS
77	04-30-18	REVISED PER COMMENTS
78	05-30-18	REVISED PER COMMENTS
79	06-30-18	REVISED PER COMMENTS
80	07-30-18	REVISED PER COMMENTS
81	08-30-18	REVISED PER COMMENTS
82	09-30-18	REVISED PER COMMENTS
83	10-30-18	REVISED PER COMMENTS
84	11-30-18	REVISED PER COMMENTS
85	12-30-18	REVISED PER COMMENTS
86	01-30-19	REVISED PER COMMENTS
87	02-30-19	REVISED PER COMMENTS
88	03-30-19	REVISED PER COMMENTS
89	04-30-19	REVISED PER COMMENTS
90	05-30-19	REVISED PER COMMENTS
91	06-30-19	REVISED PER COMMENTS
92	07-30-19	REVISED PER COMMENTS
93	08-30-19	REVISED PER COMMENTS
94	09-30-19	REVISED PER COMMENTS
95	10-30-19	REVISED PER COMMENTS
96	11-30-19	REVISED PER COMMENTS
97	12-30-19	REVISED PER COMMENTS
98	01-30-20	REVISED PER COMMENTS
99	02-30-20	REVISED PER COMMENTS
100	03-30-20	REVISED PER COMMENTS

2 JOHN WEAVER ENGINEERING
 ENGINEERING
 230 MADRIE AVENUE
 VERPLANK, NY 10988
 (914) 736-8800

AMENDED SITE DEVELOPMENT PLAN FOR APPLAN WAY VENTURES, LLC

LOCATION: 280 MADRIE AVENUE, COUNTY OF NY, NY 10988

SHEET 1 OF 2 SP-1.1

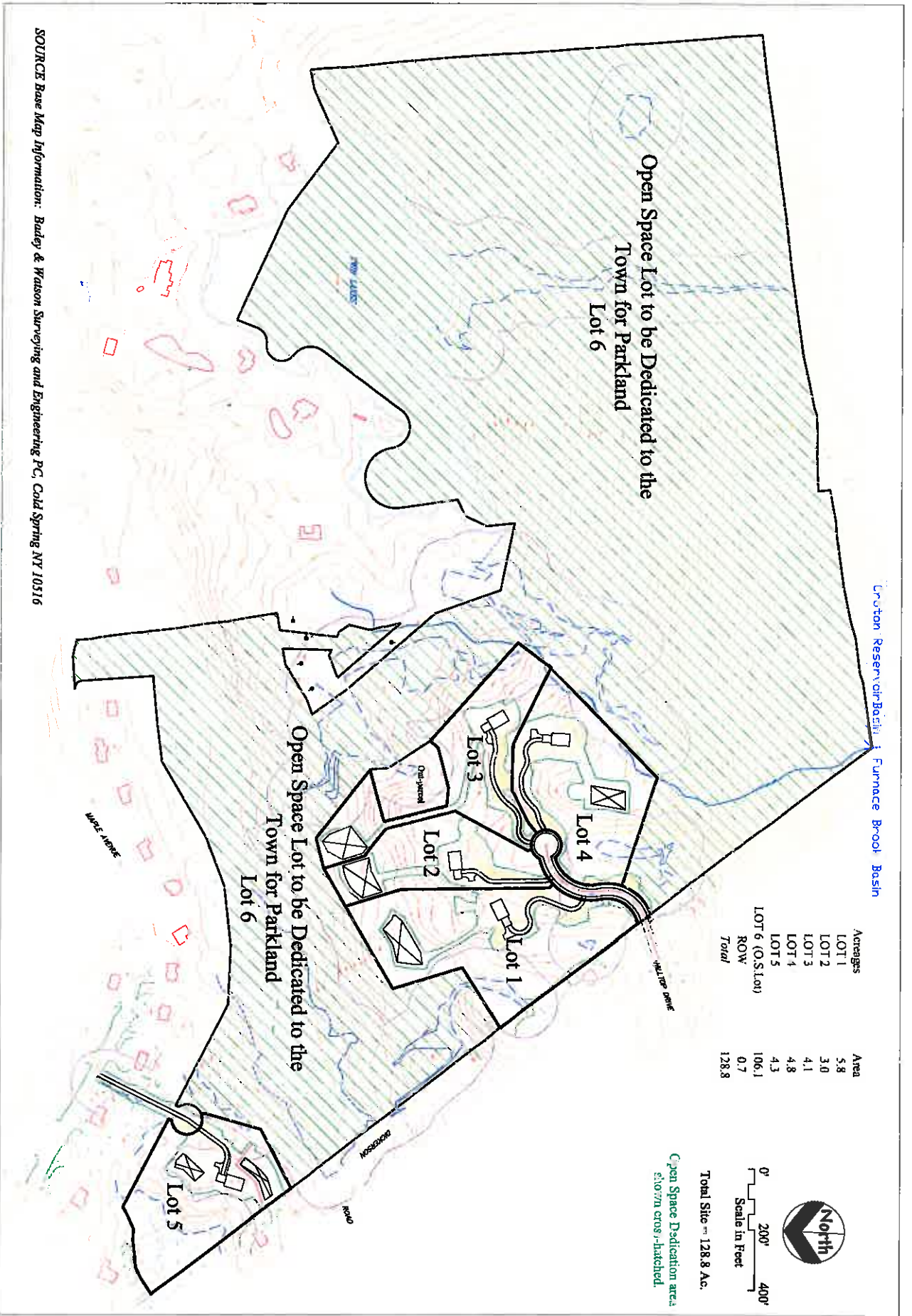
Cruton Reservoir Basin | Furnace Brook Basin

Averages	Area
LOT 1	5.8
LOT 2	3.0
LOT 3	4.1
LOT 4	4.8
LOT 5	4.3
LOT 6 (O.S. Lot)	106.1
ROW	0.7
Total	128.8

Open Space Dedication areas shown cross-hatched.

Total Site = 128.8 Ac.

0' 200' 400'
Scale in Feet



Open Space Lot to be Dedicated to the
Town for Parkland
Lot 6

Open Space Lot to be Dedicated to the
Town for Parkland
Lot 6

SOURCE Base Map Information: Badley & Watson Surveying and Engineering P.C. Cold Spring NY 10516

Abbe Rose Site - Illustrative Subdivision Plan

Tom Miller Associates, Inc., Cold Spring NY 10516

10/20/14

To Whom it may concern, Cortlandt Town Planning Board,

My name is Mary Choma, and I have resided at 2385 Maple Avenue for the past 28 years. My property adjoins the proposed driveway/road to the Mongoose developer's Building Lot #5. I urge the Town Board to postpone any decisions on the project until next summer, until further independent environmental studies can be done. I am especially concerned about the "right of way", which is a very wet, and very important area to numerous species of animals and plants.

The road would pass through a rocky and wet area off Maple Avenue, which quickly leads to a year round area of wetlands, not vernal pools, as described by the developer's representative. There is ice in many areas over the winter, and in the spring is filled with salamanders, frogs, turtles, snakes, birds, butterflies, insects, and mammals. The proposed road would damage, and fragment, this fragile area.

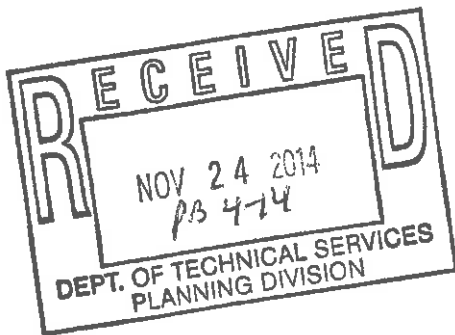
I am a teacher, and for many years have taught AP (Advanced Placement) Environmental Science, AP Biology, and Honors Biology Courses. I am an adjunct professor at St. John's University, teaching College Biology to high school students. I have been interested in bird watching and environmental issues much of my life, so when you look at the list I have attached of all the species of organisms that make the "right of way" and Lot #5 area their home, I hope you will understand why I feel so strongly that the "right of way" and parcel should be left untouched.

The attached list begins with salamanders I have seen that frequent the area around my home, and keep in mind, that some of these have already laid their eggs, and some may be in various stages of development in the leaf litter, and some will lay eggs early in spring. I have included lists of frogs, mammals, birds, including many species of hawks and owls, and, finally the number of butterflies, moths, caterpillars, dragonflies, wasps, hornets, etc. are extensive.

I urge the Town of Cortland Planning Board to do more independent environmental studies on this small piece of property. It is a vital habitat to numerous species of organisms and plants. It should be left untouched, with no possibility of fragmentation or habitat destruction.

Thank you for your consideration,

Mary Choma



7
Copies Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C. (via e-mail)
..... A.R.C.
..... Applicant
..... Fred Wills, R.A.
..... John DeLuvo, P.E.
Sent 11-24-14
1 John Kirkpatrick, Esq.

SALAMANDERS

Marbled Salamander

Spotted Salamander

Northern Two Lined Salamander

Northern Red Salamander

Blue Spotted Salamander

Northern Red Backed Salamander

Eastern Newt

Jefferson Salamander

FROGS AND TOADS

American Toad

Bull Frog

Pickerel Frog Wood frog

Green Frog

Northern Leopard Frog

Spring Peeper

SNAKES

Northern Water Snake

Eastern Milk Snake

Garter Snake

Northern Copperhead

Northern Ring Neck Snake

Black Rat Snake

Northern Black Racer

Northern Brown Snake

TURTLES

Snapping turtle (each June, 2-4 per season crossing the "right of way" to lay eggs on my property)

Eastern Painted turtle

Eastern Box Turtle

Wood Turtle

BUTTERFLIES, MOTHS, CATERPILLERS, DRAGONFLIES, WASPS, ETC.

I have planted many butterfly bushes, milkweed plants, and other native species that attract birds, butterflies, and insects, and there are many native milkweed plants in the wetlands. Every native butterfly, moth, caterpillar that would be found around here are found in the area the "right away". The habitat destruction and the fragmentation from a road through the wetland would be very destructive to their populations. There are countless numbers of these insects that are around all summer.

MAMMALS

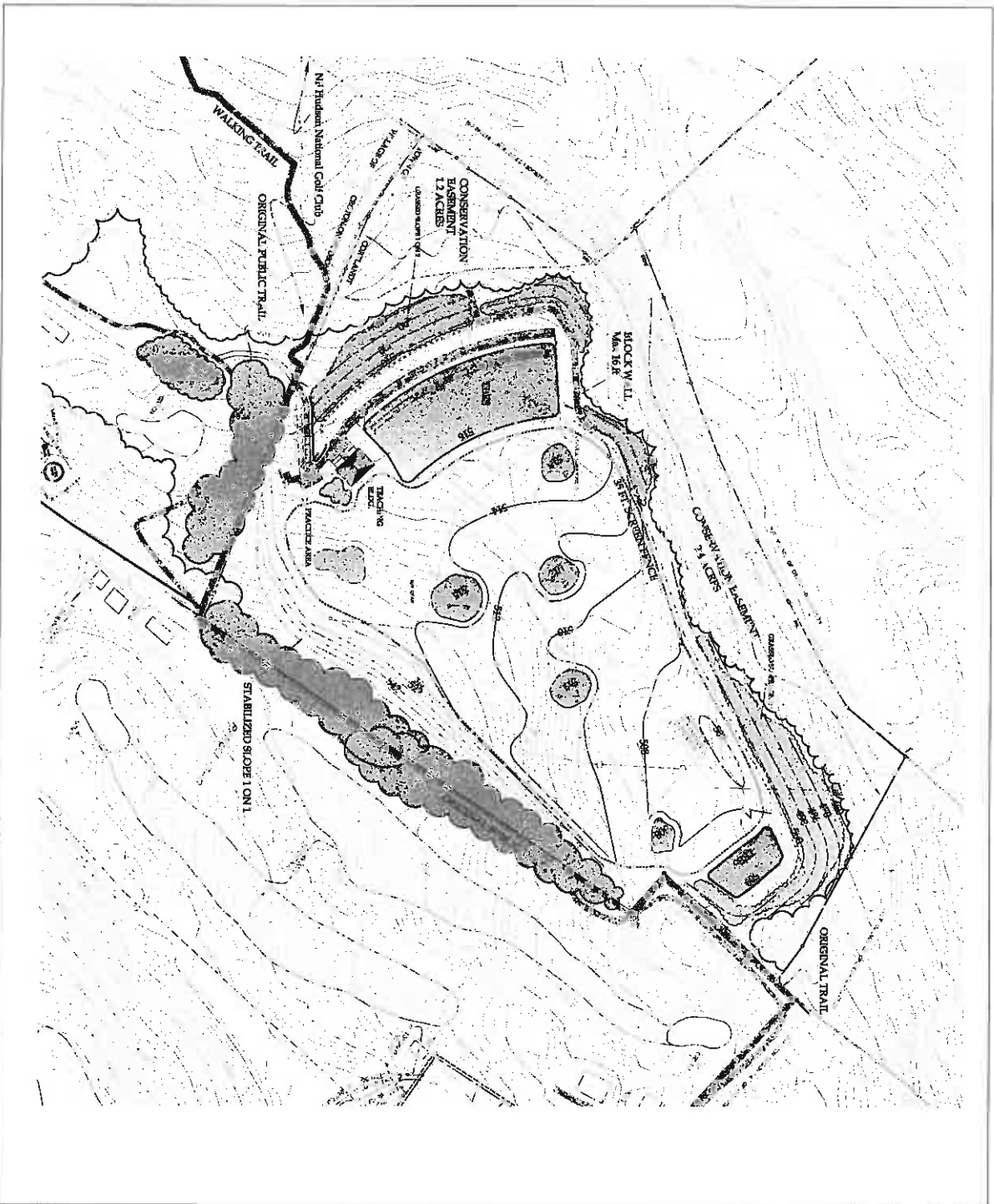
Raccoon	Otter
Fox	Deer
Coyote	Weasel
Rabbit	Chipmunks
* Opossum	Grey Squirrels
Muskrat	Black Phase Squirrels
	Flying Squirrels

BIRDS AND WATERFOWL (SEEN WITHIN THE LAST TWO YEARS) (many, many nest)

Eastern Kingbird	Tree swallow	Chickadee
Great crested flycatcher	Purple martin	Tufted titmouse
Eastern phoebe	Blue Jay	White breasted nuthatch
Flycatchers	Crow	Red breasted nuthatch
Pewee	Screech owl	Veery
Creeper	Great Horned Owl	Eastern Blue Jay
Wren	Long Eared Owl	Kinglet
Mockingbird	Barred Owl	Cedar Waxwing
Catbird	Saw-wet Owl	Starling
Brown Thrasher	Common Nighthawk	Vireo

Ruby Throated Hummingbird	Mallard	Black and White Warbler
Belted Kingfisher	Black Vulture	Yellow Warbler
Yellow Shafted Flicker	Turkey Vulture	Pine Warbler
Pileated Woodpeckers	Cooper's Hawk	Yellow Throat
Red Bellied Woodpecker	Sharp Shinned Hawk	American Redstart
Yellow Bellied Sapsucker	Red Tailed Hawk	House sparrow
Hairy Woodpecker	Red Shouldered Hawk	Red Wing Blackbird
Downey Woodpecker	Broad Winged Hawk	Brewers Blackbird
Mourning dove	Sparrow Hawk	Common Grackle
Grouse	Turkey	Boat Tailed Grackle
Black billed sapsucker	Wood Thrush	Cowbird
Baltimore Oriole	Pine siskin	House Wren
Scarlet Tanager	American Goldfinch	
Cardinal	Rufous sided towhee	
Rose rested Grosbeak	Junco	
Evening Grosbeak	Tree Sparrow	
Purple finch	Chipping sparrow	
House finch	White Throated Sparrow	

Many of these birds nest in the immediate area of the wetlands along the "right of way" and the wet wooded area leading to Lot #5.



STATE PLANS
 APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF BERKSHIRE
 VERMONT
 SHEET NO. 1 OF 1 SHEETS

GOLF COURSE EASEMENT
 Part of Green Mountain
 National Golf Course
 Town of North Ferrisburgh
 Vermont
 1988

JOHN G. McINDONOUGH, JR., P.E.
 CIVIL ENGINEER
 100 NORTH FERRISBURGH ROAD
 NORTH FERRISBURGH, VT 05703

SCALE: 1" = 100'