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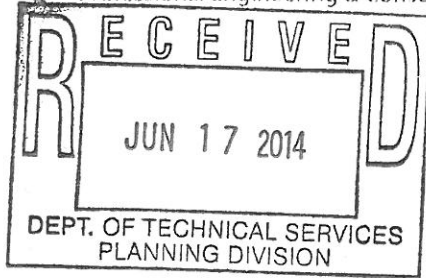
CRONIN

ENGINEERING P.E., P.C.

Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567

T: (914) 736-3664 F: (914) 736-3693



June 17, 2014

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

Sent via email ChrisK@townofcortlandt.com

Re: **PB 11-11**
Amended Site Plan Approval for
CRP Sanitation, Inc.
2 Bayview Road
Cortlandt, New York
Tax Map Designation: 22.19-1-1
Resolution No. 12-12
Request for 2nd Time Extension

7
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..... A.R.C.
..... Applicant
.....
.....
Sent 6/17/14

Dear Madam Taylor and Members of the Planning Board:

The above referenced project received Amended Site Plan Approval from your board on May 1, 2012 via Resolution number 12-12 and the Site Plan was signed on July 16, 2012. At this time, we are requesting a one (1) year time extension in order to secure a building permit.

I would kindly request that this item be placed on the July 1, 2014 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 C. Annicchiarico
Project Designer

cc: Ronald Carbone, Applicant
File: *Planning Board-Carbone-SDP-Time Ext-JCA-20130614.doc*

WHEREAS, the application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and the renewal of a Special Permit for a contractor's yard pursuant to Chapter 307-65.5 of the Town of Cortlandt Code was submitted by **CRP Sanitation, for the property of 2 Bayview Road, LLC**, for the demolition of approximately 8,000 sq. ft. of an existing 10,300 sq. ft. one story block building and the construction of a 12,320 sq. ft. 1 story steel building (for a total building area of 14,620 sq. ft.) and for the parking of trucks and roll-off containers as shown on a 2 page set of drawings entitled "Amended Site Plan for CRP Sanitation" prepared by Cronin Engineering latest revision dated March 16, 2012 was approved by the Planning Board on May 1 2012 subject to the conditions listed in Resolution No. 12-12, and

WHEREAS, all of the conditions of approval were met and the Planning Board Chairperson signed the subject drawing on July 16, 2012, and

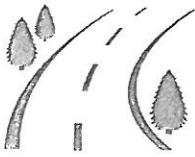
WHEREAS, the signature of the Chairperson on the subject site plan is good for one-year during which time the applicant is required to obtain a building permit, and

WHEREAS, the applicant previously received a one-year time extension to obtain a building permit by PB Resolution 23-13 adopted on July 2, 2013, and

WHEREAS, by a letter dated June 17, 2014 James Annicchiarico requested the 2nd one-year time extension in order to obtain the building permit for the subject application.

NOW THEREFORE BE IT RESOLVED, that the request of James Annicchiarico for the second one-year time extension to apply for a building permit for the subject application be **APPROVED** said extension to expire on July 16, 2015.

TO BE CONSIDERED FOR ADOPTION: JULY 1, 2014

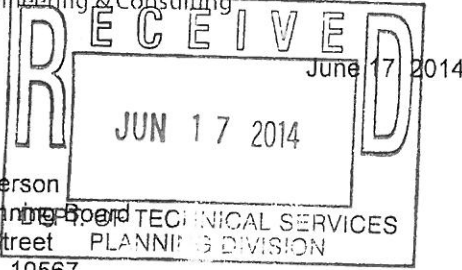


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Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

Sent via email ChrisK@townofcortlandt.com

Re: **PB 20-06, Joseph Picciano**
Resolution No. 11-14
13th Time Extension
Maple Avenue Subdivision

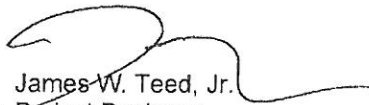
Dear Madam Taylor and Members of the Planning Board:

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 13th ninety (90) day time extension from the 12th ninety (90) day time extension which was issued at the April 1, 2014 Planning Board meeting by resolution number 11-14.

The applicant continues working on the completion of the conditions of the Subdivision Plat approval. Most of the currently outstanding conditions are legal and are being reviewed by the town's legal department. We believe that the conditions will be satisfied in the near future.

I would kindly request that this item be placed on the July 1, 2014 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, Jr.

Planning Board-Picciano-Maple Ave-Sub-13th Time Ext-JWT-20140617.doc

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- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____

Sent 6/17/14

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

DRAFT

RESOLUTION NO. 20-14

WHEREAS, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code was submitted by **Joseph Picciano** for a 4 lot major subdivision of a 16.55 acre parcel of property as shown on a Final Plat entitled "Four Lot Subdivision prepared for Joseph Picciano" prepared by Donald D. Coleman, P.L.S. dated June 21, 2010 and on a 4 page set of drawings entitled "Integrated Plot Plan for Joseph V. Picciano" prepared by Cronin Engineering, P.E., P.C. latest revision dated October 13, 2010 was approved by Planning Board Resolution 2-11 adopted on January 5, 2011, and

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

WHEREAS, by Resolutions 16-11, 26-11, 2-12, 10-12, 19-12, 28-12, 3-13, 13-13, 25-13, 41-13, 2-14 and 11-14 the Planning Board previously granted twelve, 90-day time extensions the latest of which expired on June 19, 2014, and

WHEREAS, by a letter dated June 17, 2014 James W. Teed, Jr. requested the 13th 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 13th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire on September 17, 2014.

TO BE CONSIDERED FOR ADOPTION: JULY 1, 2014

RECEIVED
JUN 18 2014
DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

FRANK S. MCCULLOUGH
CHARLES A. GOLDBERGER
JAMES STAUDT
LINDA B. WHITEHEAD
SETH M. MANDELBAUM

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

KEITH R. BETENSKY
COUNSEL

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

June 17, 2014

PB 9-99

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..... Legal Dept.

FRANK S. MCCULLOUGH (1985-1998)
EVANS V. BREWSTER (1920-2003)
..... Director

..... C.A.C.

..... A.R.C.

..... Applicant

.....

.....

MGS# 2204.03 6/19/14

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

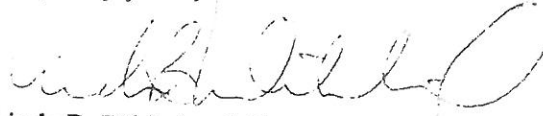
Dear Chairperson Taylor and Members of the Planning Board:

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 ten (10) ninety (90) day extensions of the conditional approval.

We hereby request an eleventh (11th) 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. 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 July 1, 2014 meeting. Thank you for your consideration

Very truly yours,



Linda B. Whitehead, Esq.

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

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

DRAFT

RESOLUTION NO. 21-14

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 the Planning Board previously granted ten (10) 90-day time extensions the latest of which expired on June 27, 2014, and

WHEREAS, by a letter dated June 17, 2014 Linda Whitehead, Esq. requested the 11th 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 11th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire September 25, 2014.

TO BE CONSIDERED FOR ADOPTION: JULY 1, 2014

WHEREAS, Mortimer Feinberg and Julie White submitted an application for approval of a lot line adjustment between two existing lots pursuant to Section 265-13 D of the Town of Cortlandt Subdivision Regulations, and

WHEREAS, Mortimer Feinberg is the owner of a parcel of property located at 34 Brook Lane, Section 55.16, Block 1, Lot 17 and Julie White is the owner of an adjacent parcel of property located at 31 Brook Lane, Section 55.16, Block 1, Lot 16 as shown on a drawing entitled "Lot Line Adjustment Map" prepared by Joseph R. Link, P.L.S. dated April 23, 2014, and

WHEREAS, as shown on the subject lot line adjustment map Lot 17 is currently 42,797 sq. ft. (approximately .98 acres) and Lot 16 is currently 134,743 sq. ft. (approximately 3.09 acres), and

WHEREAS, the proposal is to transfer approximately 4,184 sq. ft. from Lot 16 to Lot 17 thereby decreasing the size of Lot 16 to 130,559 sq. ft. and increasing the size of Lot 17 to 46,981 sq. ft., and

WHEREAS, the said conveyance neither creates any additional lots, nor decreases or increases the subject lot areas by more than 20% and will not decrease or increase the subject lots by more than 20,000 square feet of its original lot area, and

WHEREAS, the subject properties are zoned R-40, Single-Family Residential and both meet all of the required dimensions, and

WHEREAS, the application is considered a Type II action pursuant to the Article 8 of the New York State Environmental Conservation Law and the proposed action will have no significant adverse environmental impact, and

NOW THEREFORE, BE IT RESOLVED, the Planning Board determines that the said conveyance will not adversely affect the public health, safety and welfare of the immediate neighborhood or general community, and

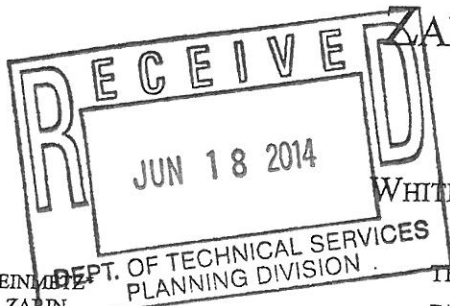
NOW THEREFORE, BE IT FURTHER RESOLVED, the Planning Board determines that the said conveyance will not adversely affect the public health, safety and welfare of the immediate neighborhood or general community, and

BE IT FURTHER RESOLVED, that the Planning Board approves said proposed lot line adjustment subject to the following conditions:

CONDITIONS AND MODIFICATIONS:

1. Submit a lot line adjustment plat and obtain the signature of the Westchester County Department of Health on a mylar said plat. Submit a mylar transparency and two prints of the lot line adjustment plat to the Planning Office following the Department Heads signatures and the Planning Board Chairman's signature prior to filing the lot line adjustment plat in the County Clerk's office.
2. Add the attached signature block to the lot line adjustment plat.

TO BE CONSIDERED FOR ADOPTION: JULY 1, 2014



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
Δ ALSO ADMITTED IN NJ

June 18, 2014

PB 13-05

By Hand Delivery

Hon. Lorretta Taylor
Chairperson of the Town of Cortlandt Planning Board
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

**Re: Kirquel Development Ltd. – Proposed Subdivision (Phase I)
The Residences at Mill Court Crossing
Mill Court and Lexington Avenue, Town of Cortlandt**

Dear Chairperson Taylor and Members of the Planning Board:

As you know, our firm represents Kirquel Development, Ltd. (the “Applicant”) in connection with its residential subdivision located on approximately 53 acres adjacent to Mill Court and Lexington Avenue in the Town (the “Subdivision”).

We make this submission in advance of the Public Hearing on Phase One of the Subdivision scheduled for July 1, 2014. As we discussed with your Board at the June meeting, Phase One consists of the three (3) residential lots along Lexington Avenue, a Conservation Parcel and the balance of the Property. Phase Two of the Subdivision (shown as the fourth lot on the Phase I Plat map), which will be the subject of a separate Hearing at a later date, will consist of the thirteen (13) lots extending off Mill Court.

Accordingly, enclosed please find the following materials for the Public Hearing on Phase One:

- Subdivision Plat of Phase I, prepared by Fehringer Surveying
- Improvement Drawing for Phase I, prepared by Cronin Engineering, PC
- Application form and fee

Copies 7

- Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- DAVID JACOPER
- JODY T. CROSS°
- JEREMY KOZIN
- KRISTA E. YACOVONE
- Applicant
- MARSHA RUBIN GOLDSTEIN
- HELEN COLLIER MAUCHA
- LISA F. SMITH*
- OF COUNSEL

Sent 6/18/14

Also, as we explained at the June meeting, notwithstanding the Court Decisions regarding the conditions attached to the Resolution of Preliminary Approval, this letter confirms that the Applicant has agreed to voluntarily make a contribution to the Town in the amount of \$35,000.00, to be used for whatever roadway and/or sight distance improvements the Town deems appropriate in connection with the Subdivision. The Town would be responsible for implementing such improvements.


Finally, the Applicant respectfully requests a six-month extension of the Board's Resolution of Preliminary Approval, which the Board originally adopted on November 3, 2010 (and was thereafter the subject of litigation). We ask that the Board approve this extension request at the July meeting simply to avoid any procedural confusion as to the status of the prior approvals.

We look forward to appearing on July 1st agenda for the public hearing. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By:



David S. Steinmetz
Brad K. Schwartz

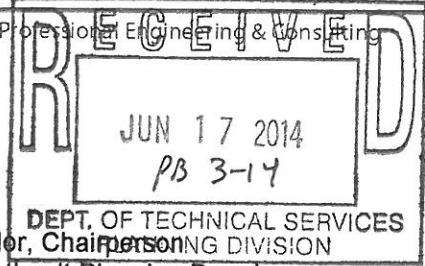
Encls.

cc: Mr. Michael Sheber
Tim Cronin, III, PE
Edward Vergano, PE
Chris Kehoe, AICP
John J. Klarl, Esq.



CRONIN
ENGINEERING P.E., P.C.

Professional Engineering & Consulting



June 12, 2014

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

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

Re: Formerly PB 40-98, Site Development Plan
Del Monte (D&N Contracting, Inc.) also fka John Griffin Site and fka Moyer Site
2101 Albany Post Road

- Copies 1 Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 6/17/14

Dear Ms. Taylor and Members of the Planning Board:

Find enclosed the following information for the above referenced project:

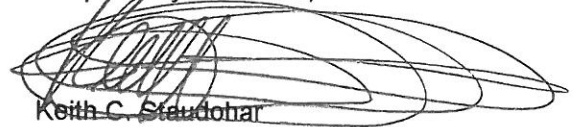
1. Twelve copies of the revised Site Development Plan.
2. Twelve copies of the sign color schedule.

We are in receipt of the Staff Memorandum dated June 10, 2014. Pursuant to the comments in the memorandum, the Site Plan has been revised accordingly and as follows:

- Comment 2a A detail of the proposed vinyl privacy fence is on the plan.
- Comment 2b The existing lights are shown on the plan. No lights are proposed.
- Comment 2c The proposed signage color schedule is included in this resubmission package.
- Comment 4 The Site Plan has been revised to show the fourth apartment.
- Comment 5 The proposed sign location does not interfere with sight distance. Concurrence with the Town Engineer is pending.
- Comment 6 A note has been placed on the Site Plan to this effect.
- Comment 8 The area behind the building has been labeled.

We would like to have this item placed on the July 01, 2014 Planning Board agenda for consideration and subsequently set up for a public hearing and approval at the August meeting. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

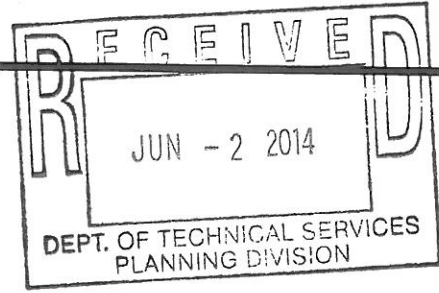


Keith C. Staudohar
Cronin Engineering P.E. P.C.

cc: Daniel and Nancy Del Monte w/ encl.
file
pb-cort-del monte-rte 9a sdp resubmission1-20140612.doc

Chris Kehoe

From: cho854@aol.com
Sent: Monday, June 02, 2014 3:34 PM
To: Chris Kehoe *PB 4-14*
Subject: Abee Rose Development Maple Avenue



Hello Mr. Kehoe,

I am very concerned and upset about the possibility of the Abee Rose development on Dickerson Mt. Any possible access from Maple Avenue will destroy the integrity of a beautiful area of land right next to my home of 28 years. The right of way from Maple is a very narrow strip of land close to both my house and the my neighbor's house. It would severely impact the quiet, safety, and peacefulness of the neighborhood. The property along the right of way and behind my lot is very wet, on a yearly basis, and getting more so all the time.

I am on the west side of the right of way, and any entrance to the back property would be very dangerous, as Maple Ave is extremely busy, with many runners and cyclists, with a curve as you travel west. The noise and a steady stream of construction vehicles, blasting, paving, utility connections, water mains, etc. around a curve would be an accident waiting to happen. This is not necessary to allow to happen. Stop any plans for Maple Avenue use, and in fact stop the development all together.

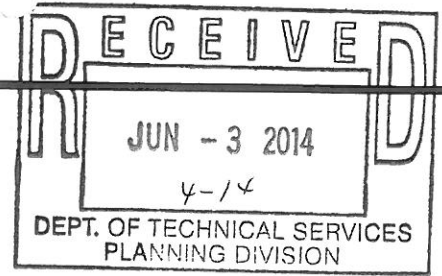
The noise, danger, and loss of beautiful, pristine land that is not even on a road is too much to give up. I would urge the Town of Courtland to acquire this 5-6 acre parcel of land. Enough building! It will be heartbreaking to see the quiet beauty of my home of 28 years be destroyed.

This land they plan to build on is wetlands, filled with many beautiful species of animals, like fox, and so many woodpeckers and birds that I have lost count. I urge the town to end any plans for development of the land and acquire the area between Power Horn and Maple Avenue once and for all. Thank you for consideration of this matter.

Mary E. Choma
2385 Maple Avenue
Cortland Manor, NY 10567

7
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..... C.A.C.
..... A.R.C.
..... Applicant
..... *Fred Wells, RA*
..... *Glenn Watson, PLS*
Sent *6/3/14*

Chris Kehoe



From: ljbaskin@aol.com
Sent: Tuesday, June 03, 2014 3:15 PM
To: Chris Kehoe
Cc: jbaskin@lakelandschools.org
Subject: Powder Horn/Dickerson Community

Dear Mr. Kehoe,

We plan to be in attendance this evening at the Planning Board Meeting to register our concerns about any proposed plan to expand our development. We've lived in our house for 20 years this fall, and we would not like to see disruption to our community.

The increased traffic from construction vehicles in the short-term, and new homeowners in the long-term, is beyond what our street can accommodate.

There is already a considerable drainage problem on Dickerson, which we've complained about a number of times. We're on the biggest hill in the county, and when our community was built, there was no proper drainage plan put in place. Rain and snow melt-off runs straight down the hill and causes ice floes all winter long in two spots. As a result, there are major potholes that have not been fixed. The road cannot tolerate more and heavy-duty traffic and it is already a safety issue for school buses and other vehicles. The school buses won't go to the top of the hill, and the corner in front of our house - at Dickerson and Deer Track - is already congested at pick-up and drop-off times when parents line up to pick up or drop off their children.

We don't want to see additional safety issues - trucks coming and going where children are playing, and emergency vehicles having a hard time reaching an even larger community.

We don't want the noise and dirt that always comes with construction.

Thank you for your consideration. We hope the interests of the existing community will be given serious and due consideration.

Sincerely,

Laurie & Joshua Baskin
2 Deer Track Lane

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..... A.R.C.
..... Applicant
..... Fred Wells, RA^{??}
..... Glenn Watson, PLS. Sg
Sent 6/3/14

Chris Kehoe

From: Ken Grossberger Liz Peterson <kjg2@msn.com>
Sent: Tuesday, June 03, 2014 3:16 PM
To: Chris Kehoe
Subject: Mongoose Inc. application



Dear Deputy Director Kehoe,

I live on Hilltop Drive in Cortlandt Manor. I am very much against the below proposed development of land in my community. With so many homes sitting unsold in this day and age, there is no need to build more houses, destroying natural landscapes and creating more human encroachment on wildlife. The increase traffic, noise, and pollution during construction would be a great disturbance to our community. It would create a dangerous area for children living in the community. The environmental impact of runoff and sewage would be detrimental to our community. And ultimately, any development will result in increased traffic, noise, and potential attraction to crime.

Valeria has destroyed a large amount of land, building many homes and encroaching on a large amount of wildlife in our area just down the street from this proposed development. Please place a high value on our natural surroundings and do not accept this application.

Sincerely,
Liz Peterson
5 Hilltop Drive
Cortlandt Manor, NY 10567

PB 4-14 c. Application of Mongoose Inc. for Preliminary Plat approval and Steep Slope, Wetland and Tree Removal permits for a 6 lot subdivision (5 building lots and 1 open space parcel) of a 128.8 acre parcel of property located on the south side of Maple Avenue and on the east side of Dickerson Road and Hilltop Drive as shown on an 11 page set of drawings entitled "Subdivision of Abee Rose Situate in the Town of Cortlandt, Westchester County, NY" prepared by Badey & Watson Surveying and Engineering PC, dated May 16, 2014.

9.

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