

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

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By Regular Mail and Email

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

Copies ..... 1 ..... Planning Board

..... Town Board

..... Zoning Board

..... 1 ..... Legal Dept.

..... 1 ..... DOTS Director

..... C.A.C.

..... A.R.C.

May 17, 2017  
..... Applicant

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

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

Sent 5/17/17

- David J. Cooper
- Jody T. Cross •
- Michael J. Cunningham •
- Marsha Rubin Goldstein
- Helen Collier Mauch •
- Zachary R. Mintz •
- Matthew R. Pisciotta •
- Daniel M. Richmond
- Kate Roberts
- Brad K. Schwartz
- Lisa F. Smith •
- David S. Steinmetz •
- Michael D. Zarin

- Also admitted in D.C.
- Also admitted in CT
- Also admitted in NJ

**Re: Kirquel Development, Ltd. (PB No. 13-05)**  
**Request For Additional Extension of Final Plat Approval**

Dear Chairman Taylor and Members of the Planning Board:

We represent Kirquel Development, Ltd. in connection with its residential subdivision located at the south end of Mill Court Crossing. The Planning Board granted Final Plat Approval by Resolution No. 10-16, adopted on March 1, 2016.

The Applicant respectfully requests an additional 90-day extension of Final Plat approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of its Approval. We request placement on your Board's June 2017 agenda.

Please do not hesitate to contact us if you have any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

David S. Steinmetz  
Brad K. Schwartz

cc: Mr. Michael Sheber  
Tim Cronin, III, PE  
John J. Klari, Esq.  
Chris Kehoe, AICP  
Michael Preziosi, PE

**WHEREAS**, the application of **Kirquel Development LTD** for Final 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 for Phase II of the Mill Court Crossing Subdivision, a proposed 14 lot major subdivision (13 building lots and 1 open space parcel) of a 38.28 acre parcel of property located at the south end of Mill Court as shown on an 21 page set of drawings entitled "Site Development and Subdivision for Residences at Mill Court Crossing" prepared by Cronin Engineering, P.E., P.C. latest revision dated January 22, 2016 and on a Plat entitled "Mill Court Crossing Subdivision" prepared by Fehringer Surveying, P.C. latest revision dated October 28, 2015 was approved by the Planning Board by Resolution 10-16 adopted on March 1, 2106, and

**WHEREAS**, the subject property is located at the south end of Mill Court, is zoned R-40, single family residential requiring 40,000 square feet per lot and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2.5, and

**WHEREAS**, by PB Resolutions 18-16, 26-16 & 2-17 the Planning Board previously granted three, 90-day time extensions, and

**WHEREAS**, by a letter dated May17, 2017 David Steinmetz, Esq. requested the 4<sup>th</sup> 90-day time extension to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of David Steinmetz, Esq. for the 4<sup>th</sup> 90-day time extension of the above referenced Final Plat is approved said extension to expire on August 23, 2017.

**TO BE CONSIDERED FOR ADOPTION: JUNE 6, 2017**

Copies ..... 1 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
Village of ..... **Croton-on-Hudson** New York  
..... DOTS Director

Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501



Mayor  
Dr. Greg Schmidt  
Trustees  
Bob Anderson  
Ann Gallelli  
Brian Pugh  
Ken Walsh  
Village Manager  
Janine M. King  
Treasurer  
Sandra Bullock  
Clerk  
Pauline DiSanto  
Engineer  
Daniel F. O'Connor, P.E.

..... A.R.C.  
..... Applicant

.....  
.....  
Sent 5/14/17

**SEQR  
Lead Agency Designation**

**MEMO TO: ALL INVOLVED AGENCIES**

**FROM: Village of Croton-on-Hudson**

**PROJECT TITLE: Acquisition of two properties for the relocation of the Village of Croton-on-Hudson Department of Public Works Facility to 435 Yorktown Road, Croton on Hudson, NY 10520 and the decommissioning of the current facility located at 20 Veterans Plaza, Croton on Hudson, NY to surface parking Croton-on-Hudson, NY 10520**

**MAILING DATE: May 16, 2017**

This notification is for the purpose of designating a lead agency according to the requirements of Article 8 of New York State Environmental Conservation Law for the following proposed action:

**Acquisition, by the Village of Croton-on-Hudson, of two adjoining properties for the relocation and consolidation of the Village's Department of Public Works facility. These properties are outside of the Village boundaries, and are located within the Town of Cortlandt. The existing DPW site is to be decommissioned and will be converted to surface parking. 435 Yorktown Road is currently developed containing an office building with a large warehouse attached at the rear. This building is intended to be renovated (within its current footprint) to serve as the repair facility, as well as the central location for the entire Public Works. 439 Yorktown Road is a vacant lot that is currently being used as a parking area for a local contractor. No change is proposed for this lot and it will be used as a parking area for Village vehicles and equipment.**

If no written objections are received within 30 days of the above date of this notice, the Village of Croton-on-Hudson Board of Trustees will assume the role of Lead Agency. Part 1 of a Short Environmental Assessment Form is attached.

**Contact Person:  
Paula DiSanto, Village Clerk**

**WHEREAS**, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and a Special Permit pursuant to Chapter 307-65.6 (Specialty Trade Contractor) was submitted by Tomas Tinoco for the parking of trucks and the storage of other utility materials (i.e. utility pole hardware, transformers, etc.) for Northline Utilities as shown on a drawing entitled "Site Development Plan for Tomas Tinoco" prepared by Cronin Engineering, P.E., P.C. latest revision dated February 22, 2017, and

**WHEREAS**, the subject property of approximately 2 acres is located at 439 Yorktown Road, is zoned HC, Highway Commercial and is designated on the Town of Cortlandt Tax Maps as Section 56.19, Block 1, Lot 6.1, and

**WHEREAS**, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated August 12, 2016, and

**WHEREAS**, the subject parcel is a generally unimproved asphalt parking area along Route 129 and the rear of the parcel is steeply sloped and wooded and not proposed to be disturbed as part of this application, and

**WHEREAS**, currently on the site a tenant, Northline Utilities, parks approximately 10 utility vehicles, a trailer, a digger, a metal storage box and 3 roll off containers as well as employee parking for approximately 10 vehicles, and

**WHEREAS**, in addition to the vehicular parking the applicant is proposing to store utility poles and transformers, utility pole hardware, wire, etc. in defined areas, and

**WHEREAS**, the subject parcel is located in the New York City Watershed and therefore the subject site plan was referred to the New York City Department of Environmental Protection (NYCDEP) for review and comment, and

**WHEREAS**, the NYCDEP submitted a letter dated March 29, 2017 in which they objected to the siting of "older transformers" which may contain waste oil on the site as the property is located within 1,000 feet of a reservoir and raised specific concerns with respect to the design of the proposed infiltration trench as shown on the subject plan, and

**WHEREAS**, the NYCDEP submitted additional recommended measures as a best management

practice to prevent an future environmental issues with respect to the on-site storage of the oil filled transformers on May 23, 2017, and

**WHEREAS**, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on April 4, 2017, and

**WHEREAS**, the Public Hearing Notice for this application was published in the "Journal News" and in the "Gazette", and

**WHEREAS**, the subject Public Hearing Notice was mailed to adjacent and across the street property owners and the subject property was posted with a sign giving notice of the public hearing, and

**WHEREAS**, the subject application was referred to the Town Engineering Division, the Fire Advisory Board, the Conservation Advisory Council and the NYCDEP, and

**WHEREAS**, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing, and

**WHEREAS**, the Planning Board reviewed the subject application and request for a Special Permit for a Specialty Trade Contractor pursuant to Chapter 307-40,41 & 42 as well as the specific conditions of the Special Permit as per Chapter 307-65.6 of the Town of Cortlandt Code, and

**WHEREAS**, the Planning Board has concerns that the proposal is not fully consistent with all of the General Conditions and Standards of the Special Permit language in Section 307-42 of the Zoning Code in that the proposed use of the facility for the storage of transformers and the location of the facility within 1,000 feet of the reservoir is of a concern to the NYCDEP and they recommend that older transformers not be stored at the site and that specific modifications be made to the stormwater infiltration trench.

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board,

(continued on page 3)

the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action, with conditions imposed by this approving resolution, will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.
3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.
4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Sustainable Comprehensive Master Plan and Town Zoning Ordinance.
5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
11. The proposed action will neither result in changes in two or more elements of the

environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and

**FURTHER BE IT RESOLVED** that the Planning Board as lead agency in this matter finds that based on Part 1 of the Short Environmental Assessment Form (EAF) prepared by James Annicchiarico dated August 12, 2016 and Part II of the Short EAF prepared by the Planning Division dated June 6, 2017 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

**FURTHER BE IT RESOLVED** that the application of Tomas Tinoco for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and a Special Permit pursuant to Chapter 307-65.6 (Zoning) for the parking of trucks and the storage of other utility materials (i.e. utility pole hardware, transformers, etc.) for Northline Utilities as shown on a drawing entitled "Site Development Plan for Tomas Tinoco" prepared by Cronin Engineering, P.E., P.C. latest revision dated February 22, 2017 is hereby **approved**, and

**FURTHER BE IT RESOLVED** that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for a maximum of two (2) additional years, granted in one year intervals, **upon timely application by this applicant and a**

(continued on page 5)



written explanation of the reasons for the delay which require the granting of a time extension, and

**FURTHER BE IT RESOLVED** that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing.

If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.

**CONDITIONS AND MODIFICATIONS:**

1. Obtain the required signatures from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit (4) four prints and the mylar of said drawing to the Planning Office following the Chairman's signature on the site plan mylar.

2. Add the correct signature block to the subject drawing (attached).

3. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.

4. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$5,000. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements, submission of the required as-built survey and an inspection by the Town. Prior to the release of the signed Site Development Plan by the Planning Division said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.

5. The applicant is advised that within 30 days of the adoption of this resolution, and the acceptance of the stormwater best management practices (BMP's) by the Director of Technical Services and the New York City Department of Environmental Protection, the BMP must be installed to the satisfaction of the Director of Technical Services.

**6. As requested by the NYCDEP add the following note(s) to the subject site plan:**

**a) In the event no Northline Trucks are on-site while transformers are present a “spill-kit” shall be permanently located on site.**

**b) Northline Utilities shall complete periodic checks of the ground surface surrounding the transformers and of the transformers themselves and documentation of these periodic inspections shall be submitted to the NYCDEP and the Director of Technical Services.**

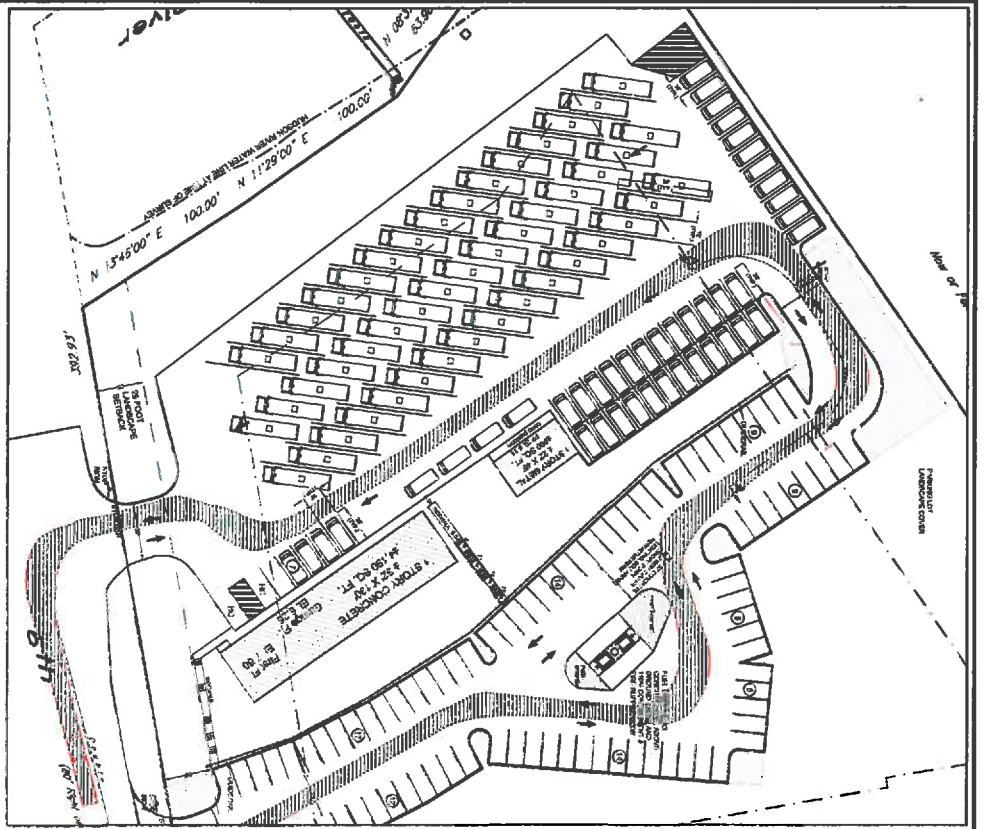
**c) Only brand new crated, factory shipped and produced transformers may be store on site.**

**7. Revise the subject drawing to clearly delineate the area for transformer storage to the satisfaction of the Director of Technical Services as per the request of the NYCDEP. Note on the subject site plan that transformer storage is only permitted in the designated area.**

**8. Please note on the subject site plan that the special permit for a Specialty Trade Contractor shall expire on June 6, 2018. The applicant is advised to apply for a new Special Permit in March 2018 for consideration at the April 2018 Planning Board meeting.**

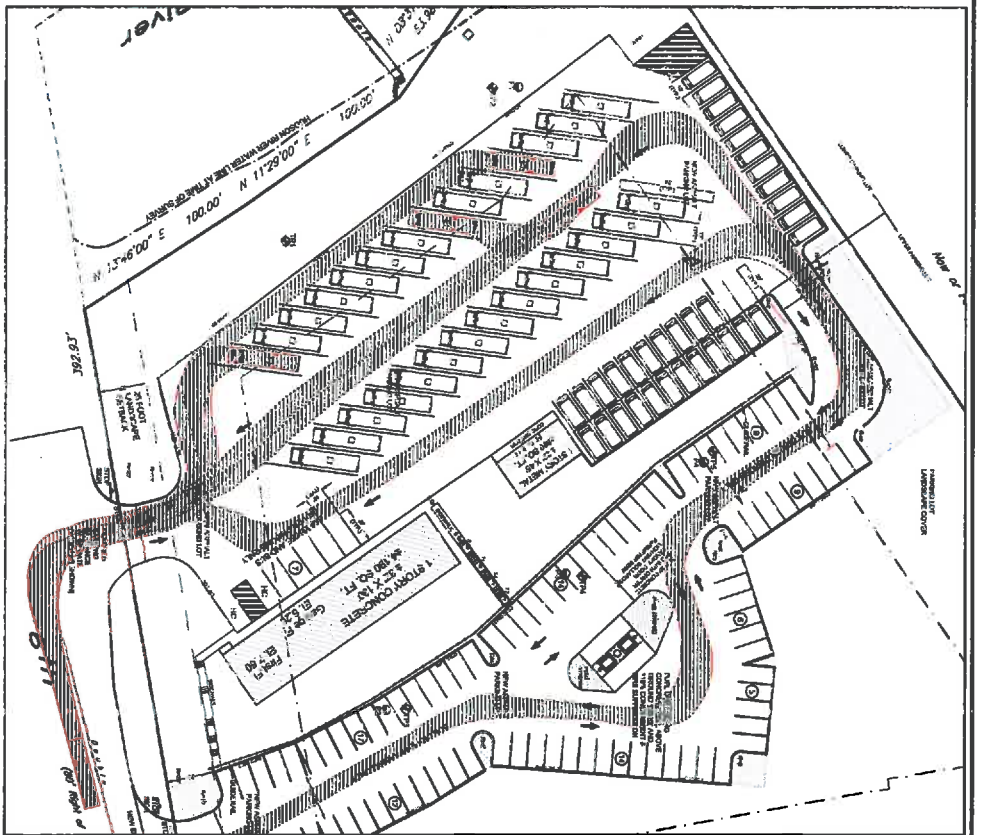
**9. Payment of a 5% inspection construction monitoring fee to the town based on the on-site construction costs including grading, soil and erosion controls, site clearing, tree removal, planting and all other improvements pursuant to Resolution 114-00 of the Cortlandt Town Board.**

**TO BE CONSIDERED FOR ADOPTION: JUNE 6, 2017**



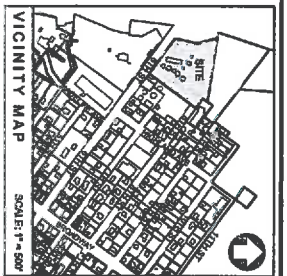
**SUMMER BUS STORAGE PLAN - OPTION 2**

SCALE: 1" = 30'  
**PEEKSKILL BUSES**  
 (28 FULL SIZE + 33 VAN SIZE = 61 BUSES)  
 +  
**PUTNAM VALLEY BUSES**  
 (20 FULL SIZE + 10 VAN SIZE = 30 BUSES)  
**TOTAL 91 BUSES**



**OPERATIONAL BUS PARKING PLAN - OPTION 2**

SCALE: 1" = 30'  
**INCLUDES PEEKSKILL BUSES (28 FULL SIZE, 33 VAN SIZE)**  
**TOTAL 61 BUSES**



**Big Safety**  
 800-922-7922  
 New York, NY  
 10001

**OWNER/APPLICANT**  
 NORTH PROPERTIES, LLC  
 3891 HORSEBLOCK ROAD, MIDDLETOWN, NY, 11763  
 MONTAUK STUDENT TRANSPORT, LLC  
 3870 HORSEBLOCK ROAD, MIDDLETOWN, NY 11763

SCALE: 1" = 30 FT.  
 REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**CRONIN ENGINEERING**  
 33 Ards Lane  
 Cortlandt Manor, New York 10567  
 (914) 226-5864

**SEAL**  
 STATE OF NEW YORK  
 ENGINEER  
 No. 10000  
 DATE: 10/11/2017  
 PROJECT: MONTAUK STUDENT TRANSPORT, LLC  
 SHEET: BPL-8.1B

**BUS PARKING LAYOUT PLAN - OP 2**  
 SITE DEVELOPMENT PLAN  
 FOR  
**MONTAUK STUDENT TRANSPORT, LLC**  
 LOCATION:  
 381 0TH STREET  
 TOWN OF CORTLANDT  
 SHEET 1 OF 1 **BPL-8.1B**



Judie's Equipment Service LLC  
82 Brook Street  
Croton on Hudson  
New York 10520  
914-271-9718

Copies ..... 1 Planning Board  
..... Town Board  
..... Zoning Board  
..... 1 Legal Dept.  
..... 1 DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 5/19/17

May 19, 2017

Town of Cortlandt Planning Department

Site Plan for  
126 Broadway  
Verplanck New York 10596

Judie's Equipment Service LLC specializing in Outdoor Power Equipment Sales Service and Parts.

Main entrance to Show Room is on Broadway with a no parking possible loading zone.

A space has been assigned for Handicapped Parking on Broadway.

There are 6 parking spaces next to the building on 6<sup>th</sup> Street for pickup and delivery.

On 6<sup>th</sup> street there are 2 service bays where work will be done inside the building.

No work will be done outside.

There is no outdoor storage.

The hours of operation are 8am-8pm.

Equipment is only run to be tested.

Someone cutting their lawn would be running their equipment for a longer period of time than it takes for us to test the equipment.

In the 30 years we have been in business we have never had any noise complaints.

We look forward to bringing our business to Verplanck NY.

Thank you,

Judie Doyle Owner

WHEREAS, the Planning Board received a letter dated May 19, 2017 from Judie Doyle of Judie's Equipment, LLC seeking Planning Board approval of a change of use from a retail appliance sales and service facility to an outdoor power equipment sales, service and parts store, and

WHEREAS, the subject property is located at 126 Broadway in the hamlet of Verplanck, is zoned CC, Community Commercial and is designated as Section 43.17, Block 1, Lot 6, and

WHEREAS, the applicant is proposing to operate a business specializing in the sale and service of outdoor power equipment, i.e. lawnmowers, blowers, weed trimmers, etc., and

WHEREAS, as described in the May 19, 2017 letter no outdoor sales or service of equipment is proposed, parking will be provided on the 6<sup>th</sup> Street side of the building with a handicapped space provided on Broadway and the hours of operation are proposed to be 8:00 am to 8:00 pm, and

WHEREAS, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on June 6, 2017, and

WHEREAS, the Public Hearing Notice for this application was published in the "Journal News" and in the "Gazette", and

WHEREAS, the subject Public Hearing Notice was mailed to adjacent and across the street property owners and the subject property was posted with a sign giving notice of the public hearing.

**NOW THEREFORE BE IT RESOLVED**, that the request of Judie Doyle of Judie's Equipment, LLC for approval of a change of use from a retail appliance sales and service facility to an outdoor power equipment sales, service and parts store is hereby **approved** subject to the following conditions:

**CONDITIONS AND MODIFICATIONS:**

- 1) **No outdoor display of merchandise, nor outdoor repair of equipment or testing of equipment is permitted.**
- 2) **The applicant shall stripe all the required parking spaces to the satisfaction of the Director of Technical Services and the Director of Environmental Services.**

(continued on page 2)

**3) The applicant shall apply for and obtain all the required permits from the Town Division of Code Administration and Enforcement.**

**TO BE CONSIDERED FOR ADOPTION: JUNE 6, 2017**

WHEREAS, an application for Planning Board for Site Development Plan approval as per Chapter 307 (Zoning) of the Town of Cortlandt Code for two outdoor storage bins to store mulch and topsoil was submitted by Bernardo Luciano, President of Central Turf and Irrigation Supply as shown on a drawing entitled "Site Plan-Proposed Material Storage Bins" prepared by John D'Angelo, R.A. latest revision dated May 9, 2017 and as described in a letter from Bernardo Luciano dated April 20, 2017, and

WHEREAS, the subject property is located at 2711 Lexington Avenue, is zoned CD, Designed Commercial and is designated as Section 34.07, Block 1, Lot 10, and

WHEREAS, the applicant is proposing to construct 2 side by side bins, on an Item 4 Base, approximately 12 feet by 35 feet, constructed of concrete keyed blocks of 24"W, X 72"L X 24"H to store a maximum of 60 CU YDS of mulch and 70 CU YDS of top soil, and

WHEREAS, the bins will be screened by a 6' horizontal rolling gate, and

WHEREAS, three (3) parking spaces are being eliminated to provide access to the material which leaves 11 parking spaces on the site as required by Town Code, and

WHEREAS, according to the applicant they do not provide the material on a pedestrian retail basis but instead on a business to business basis, i.e. landscape and other contractors, which will limit the amount of activity at the site, and

WHEREAS, trees will need to be removed in order to construct the required bins therefore a tree removal permit, as required by Chapter 283 (Trees) of the Town Code, is required, and

**NOW THEREFORE BE IT RESOLVED**, that the request of Bernardo Luciano of Central Turf and Irrigation Supply for Planning Board approval for the construction of two (2) outdoor storage bins for mulch and topsoil, as shown on a drawing entitled "Site Plan-Proposed Material Storage Bins" prepared by John D'Angelo, R.A. latest revision dated May 9, 2017 is hereby **approved** subject to the following conditions:

**CONDITIONS AND MODIFICATIONS:**

- 1) **Revise the subject site plan to show the approximate location, size and species of all the trees to be removed for the proposed improvements. The applicant shall prepare a landscape plan to the satisfaction of the Director of Technical Services.**

(continued on page 2)

**2) Payment of a 5% inspection construction monitoring fee to the town based on the on-site construction costs including grading, soil and erosion controls, site clearing, tree removal, planting and all other improvements pursuant to Resolution 114-00 of the Cortlandt Town Board.**

**TO BE CONSIDERED FOR ADOPTION: JUNE 6, 2017**



RALPH G. MASTROMONACO, P.E., P.C.

Civil / Site / Environmental

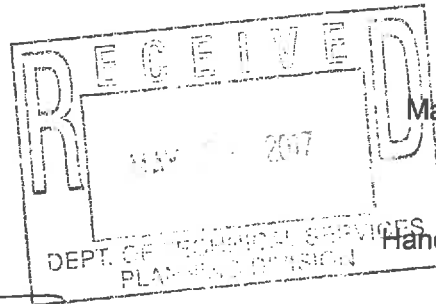
Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

www.rgmpepc.com

Loretta Taylor, Chairperson and Members  
Town of Cortlandt Planning Board  
Town of Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567



May 18, 2017

Hand Delivered

Re: Hudson Ridge Wellness Center, Inc., PB 6-15  
Section 79.11, Block 1 Lot 18  
2016 Quaker Ridge Road  
Town of Cortlandt, New York

Dear Chairperson and Members:

In accordance with Town Attorney Wood's memorandum dated May 1, 2017, a copy of which is enclosed, please place this application on the Planning Board's next agenda meeting for the sole purpose of resolving to circulate, in accordance with SEQRA regulations, your Board's intent to declare itself Lead Agency.

Sincerely,

Ralph G. Mastromonaco, PE

RGM/mte

Cc: S. Laker  
R. Davis, Esq.

Attach: T. Wood, Esq., Letter

1  
Copies ..... Planning Board  
..... Town Board  
..... Zoning Board  
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..... DOTS Director  
..... J... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 5/25/17



# TOWN OF CORTLANDT

(WESTCHESTER COUNTY)

## OFFICE OF THE TOWN ATTORNEY

1 HEADY STREET  
CORTLANDT MANOR, NY 10567

**LINDA D. PUGLISI**  
Town Supervisor

Tel: (914) 736-0930  
Fax: (914) 788-9873

**THOMAS F. WOOD**  
Town Attorney  
tfwesq@aol.com

**Town Board Members**  
RICHARD H. BECKER  
DEBRA A. COSTELLO  
FRANCIS X. FARRELL  
SETH M. FREACH

**JOHN J. KLARL**  
Deputy Town Attorney  
jjklarl@aol.com

### MEMORANDUM

**TO:** Zoning Board Chairman and Members  
Planning Board Chairwoman and Members

**FROM:** Thomas F. Wood  
Town Attorney

**RE:** Hudson Wellness SEQR

**DATE:** May 1, 2017

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When the applicant filed its application with the Planning Board in August 2015, the Planning Board took no action since the proposal did not meet the terms of the required Special Permit.

Since August 2015 the applicant has been pursuing an area variance from the ZBA. The ZBA has now determined that it will treat the variance request as an Area Variance as opposed to a Special Use Permit. Said determination, while under challenge in the courts, is now the law of the case.

In light of this change of circumstances, the staff has further reviewed the SEQR process needed to review this application. Based on the change in circumstances, it appears that this action would be subject to a Coordinated Review under the SEQR.

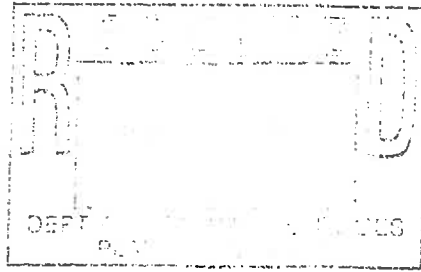
Following our normal process the application will appear on the June 6, 2017 agenda of the Planning Board for that Board to seek Lead Agency status. The applicant should submit a new request to the Planning Board to commence the SEQR process. (They have already filed a SEQR document).

We recommend that ZBA adjourn their proceedings until July 2017 to facilitate the establishment of Lead Agency by the Planning Board.

TFW:dp

cc: David Steinmetz, Esq.  
Robert Davis, Esq.  
John J. Klarl, Esq.

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ZARIN &  
STEINMETZ  
Legal Dept.  
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Applicant



David J. Cooper  
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Matthew R. Pisciotta •  
Daniel M. Richmond  
Kate Roberts  
Brad K. Schwartz  
Lisa F. Smith •  
David S. Steinmetz •  
Michael D. Zarin

May 24, 2017

*By Hand Delivery* 5/25/17  
Sent

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

• Also admitted in D.C.  
• Also admitted in CT  
• Also admitted in NJ

Re: PB 3-09 - Application of Ryan Main, LLC  
Pondview Commons on the Boulevard

Dear Chairman Taylor and Members of the Planning Board:

We represent Ryan Main, LLC in connection with its Application for approval of the Pondview Commons on the Boulevard (the "Project"). The Project involves the redevelopment of the existing Mohegan Mews site, located on Route 6 and Regina Avenue, with 56 condominium units to replace the existing 56 units currently on the 19-acre site. We respectfully request placement on the Board's June 6<sup>th</sup> agenda for a presentation, and to discuss next steps for completing the application process for Final Site Development Plan approval and associated environmental permits (wetland, tree removal, steep slopes).

Enclosed please find an updated set of Site Plan drawings prepared by Cronin Engineering. The Site Plan drawings are nearly fully developed, and include designs and detail sheets for public water, public sewer, grading, erosion and sediment control, wetland mitigation, stormwater management, tree removal and protection, landscaping, and construction. The site layout has *not* changed since our last presentation to the Board. The enclosed drawings have been updated based on discussions with Town staff during several meetings to contain the technical construction details required for a building permit. The applicant is ready to proceed with the Project now that the Cortlandt Crossing development has received its approvals, including for off-site traffic and sewer improvements, and construction is underway.

To remind the Board, the Site Plan had previously been modified to relocate the access drive to the *north side* of the pond. This improvement eliminates bi-furcating the

wetland/pond ecosystem as recommended by the NYSDEC. In addition, all of the buildings have been located outside of the 100' wetland buffer area. Further, as discussed with NYSDEC, a minimum 75-foot setback to the pond (NYSDEC wetland boundary) from grassed rear yards, as delineated by a split rail fence, will be maintained. Other modifications (some of which were previously made and presented to the Board) include: (i) shifting the connection to the Baker Street intersection improvement farther west and away from Route 6, thereby creating a total of approximately 175 feet of queuing availability; (ii) adjusting the emergency access drive to make it less steep; (iii) adding a stormwater management facility between Route 6 and the new access drive; (iv) providing evergreen screening along the north side of the new access road as recommended by AKRF, and (v) providing a wetland mitigation plan as recommend by the Town Environmental Consultant.

As a further reminder, the Planning Board previously adopted a Negative Declaration on September 7, 2011. The Planning Board's Resolution (No. 26-11) recommended that the Town Board issue the necessary Residential Reuse Special Permit ("RRUSP"), and required the Applicant to return to the Planning Board for Final Site Development Plan and associated environmental permits. The Town Board issued a RRUSP by Resolution dated November 29, 2011.

The Applicant now seeks to complete the final site plan process with the Planning Board. We look forward to appearing before the Board on June 6<sup>th</sup>. In the meantime, please do not hesitate to contact us or Cronin Engineering with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: 

David S. Steinmetz

Brad K. Schwartz

Encl.

cc: Ryan Main, LLC  
John J. Klarl, Esq.  
Chris Kehoe, AICP  
Michael Preziosi, P.E.  
Tim Cronin, III, P.E./Keith Staudohar, CPESC CPSWQ



May 24, 2017

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



**Re: Site Development Plan & Special Permit**  
**Mikiko Ino**  
**115 7<sup>th</sup> Street**  
**Hamlet of Verplanck**  
**Cortlandt, New York**  
**Tax Map Designation: 54.6-1-69**

Dear Chairman Taylor and Members of the Planning Board:

Find enclosed the following information for the above-referenced Project:

1. Application fee of \$500 (Site Plan Application)
2. Application fee of \$500 (Special Permit)
3. Planning Board Application
4. Letter of Authorization
5. Adjoining Property Owners List
6. Short Environmental Assessment Form
7. Property Deed
8. "Kinosaito" Owner's Project Narrative & Vision
9. Fourteen (14) copies of the "Site Plan", dated May 23, 2017

This office has been retained by the property owner/applicant, Mikiko Ino, to seek Site Development Plan & Special Permit Approval from the Planning Board for a property located in the R-G (General Residential) Zoning District at 115 7<sup>th</sup> Street in the Hamlet of Verplanck.

#### PROJECT NARRATIVE

The Property is located between 7<sup>th</sup> Street and 8<sup>th</sup> Street, approximately 150 LF northwest of Westchester Avenue. The property is bound to the north and south by the 7<sup>th</sup> & 8<sup>th</sup> Street right-of-way's and to the east & west by existing residential properties. The property measures approximately 40,353 square feet or 0.926 acres and is located in the R-G (General Residential) Zoning District. The Property contains an existing single family dwelling, a 5,000-square foot (2-story) building and a 2,500-square foot (1-story) building. The property was previously utilized and occupied as Saint Patrick's School. The 5,000-sf building was once utilized as school staff offices and class rooms. The 2,500-sf building was once utilized as the gymnasium and cafeteria. It is understood that nuns of St. Patrick's School lived in the existing residential dwelling. Much of the property is impervious (i.e. buildings or asphalt) or 35,093 sf. The property is relatively flat with 7<sup>th</sup> Street & 8<sup>th</sup> Street being lower in elevation by approximately 2-3 feet. The existing septic system was located and inspected and found to be working properly. As it was once used for approximately 200 school children it will function more than adequately for the proposed use, which is far a far less intense use.

This site plan application proposes to utilize the property to promote the arts as a museum/gallery, art studio, for artists in residence, art frame workshop, art storage & office. We have submitted the

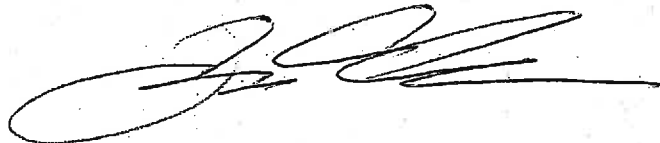
application to Code Enforcement, Planning & Engineering for a preliminary review and have been advised the application should propose the 5,000-sf building (Museum/Gallery/Art Studio/Office) as the primary structure and use, with the 2,500-sf building (Art Studio), residential dwelling and proposed Greenhouse as the accessory structures and uses. A Special Permit is required for the Museum/Gallery, Art Studio, Art Frame Woodshop and Office uses.

Parking spaces required for daily use do not meet the number of parking spaces required per code. However, the number of people at the site on a daily basis would not warrant the number of spaces per code and we would respectfully request that the Planning Board take a close look at the daily parking requirements versus the requirements per code and occasional events as the applicant would like to reduce impervious area to the greatest extent practical. There is approximately 30,900 square feet of existing asphalt that was previously used for vehicle parking and recreation area for the school children. The site plan proposes to remove the existing asphalt to the north of the gymnasium building, which will result in approximately 14,900 square feet of asphalt for vehicle parking (27 spaces).

The property owner and applicant, Ms. Mikiko Ino, has prepared a narrative, which describes the history of obtaining the property with her late husband Kikuo Saito, information about his life as an artist and her vision of how to make their dream a reality.

We respectfully request placement of the application on the Planning Board's June 6, 2017 meeting agenda and look forward to appearing before the Planning Board to discuss the project. 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,



James C. Annicchiarico  
Cronin Engineering, P.E., P.C.

enclosures

cc: Mikiko Ino, Kinosaito, Property Owner/Applicant, w/enclosures  
William Hines, Project Coordinator  
File: *Tinoco-Rte 129-Site Plan-Letter-Initial Submission-20160812.doc*

# “ KINOSAITO “

This name combines “ Kikuo Saito” and my last name “Ino”, and made from “ Saint Patrick school” logo on a building

Art gallery, studio, and workshop  
And  
Artist in Residence

115 7<sup>th</sup> street, Verplanck NY 10596  
/Former St.Patrick school





## Little background story

Spring 2013, when I saw the " St Patrick school " property, I fall in love with the building in first sight. It was abandoned elementary school over 15 years - Realtor advised me " This is still great structure – but you need gutsy renovation" Me and my late husband Kikuo was looking for 'Big Space" for studio & storage for Kikuo's artwork he created in 50 years. We live in city, in basement - very old style artist loft with tons of artwork. Art storage cost is getting very high- we needed space. Kikuo says jokingly " We need space like Brazil ! " . After I came back from Verplanck that day - I told him " Kiku, I found space like Brazil !" – we got space in 2014 over 1 year process.

Kikuo Saito is Japanese born American artist – He born in Tokyo 1939, moved NY in 1966. He did many theater pieces with La Mama, Robert Wilson, Jerome Robbins .. in 1970 -90. But his most passionate work is Painting since he was 17. He was established in "Color Field" painter – after he worked with Kenneth Noland, Helen Frankenthaler, Larry Poons. Unfortunately..He lost his wife – Eva who was artist in dance field – after lived 20 years – she was still 48. I met Kikuo in 2007, and spend very dense 8 years. We worked in same space – He paint almost everyday like farmer – Teaches at " Art student league" once in a week – drink beer after work, watch baseball game - and he always loved doing drawing with little kids. He was great teacher – no judgment , great eye with extremely well on color & composition.

All young students loved him so much – now all glow up well as professional - Artist, Writer, photographer, Architect ... all long-term friend in 20-30 years.

When we got " School" building, we were talking a lot about how we use that space. This space has to open as art workshop for young student – who loves art. He also loved to walk to Hudson River. He wanted to do watercolor class with student there.

Kikuo said " Painting helped me since age 17 – and America made me a painter "

He passed away in 2016 February – without teaching or painting at classroom at " School" in Verplanck .

KINOSAITO is build on big love and help by those all talented people met Kikuo.

I would like to keep his legacy and try to build unique Kikuo's dream art space based on 115 7<sup>th</sup> street, Verplanck, NY.

## Great potential location

Verplanck is only 1hour from NYC, near Peekskill, Beacon, Cold Spring heading to Hudson, could be associate with all Museum, gallery, Gardens and art organization.

DIA beacon, Peekskill Art Museum, art performing centerManitoga ( Russel Wright house) , Stone crop garden , Golden artist in Residence SAGG... many interesting place on a Hudson valley art scene.

Proposed all works could be start in small scale – with private feeling, and grow up organically.

This property will be open public only in warm season.

Example :

Seasonal Open March 15 – close Nov 15 ( 8 month in a year )

Open : Thursday- Sunday 10:00 – 4:00

## School building function

Frist floor

\* Entrance small office

Management office & gift ( post card, T shirts, art books, poster's etc...)shop

\*Room A , B

Art gallery ( Kikuo's art piece permanent collection gallery : 6 month location

And curated gallery: 3 month period / each location

\* Room C

Art framing & Wood frame workshop

Kikuo is making his own frame. And he did many frames for another artist too.

Art canvas stretching, framing is good skill to have.

We also could provide service for another artist.

\* Room D

Teaching class room (painting, drawing, any art related workshop)

3 class in a week /during open period

Many art related class, pottery, drawing, watercolor, wood sculpture,

Clay work, paper work, music, art -scientific, any kind related to ART!

Second floor

\* Room E & F

Artist in residence

Selected artist stay in property & use each one room for art activity

For 4-6 weeks / live&work and help property dairy management work

Space need : light, Open wall, work table, chair, sink & water

Residential artist work can have a show at gallery space once in a year.

10 -12 artist in a year ( 2 at same weeks )

\* Room G&H ( open ceiling , big space )

Art installation & Art performance gallery

Additional facility we would like to have ;

Coffee shop : This will be very charming facility.

People visit gallery, have a good coffee and little lunch, and relax on lawn  
Sculpture garden. This is not school, it is gallery – need to provide them something  
special little treatment. And local people can enjoy also.

Paint shop : Selling art material - Kikuo is connected to Golden Art color : They  
could collaborate

## Former Gym building function

Art storage and showing space

Kikuo has many paintings : need big organized space for store.

Also, professional showing space / private showing to Museum, Gallery, collectors  
and interior decorator , artist, etc...

Would like to have little nice kitchen for serving guest

--- former kitchen serving lunch for student. Small scale will be fine

## Single-family home function

4 bedroom , 2 bathroom single family home, have kitchen, music record room, small library, dining room, TV room. Laundry room need to updated  
Management team, working people, guest could use this house.  
Residential artist could use also – but sometime better to separate with workers –  
Because they may need very private space. ---- need to be considered.

## Sculpture Garden

Former playground area will be Trees & shrubs, flowers surrounded Lawn garden.

Kikuo has some theater he made – one of called “ Toy Garden”

We would like to make theater prop in concrete (like triangle cone) , set in a garden

People can have a coffee break on lawn, looking at abstract sculpture pieces

Kikuo wanted plant “ SAKURA” tree – Japanese cherry blossom. We would like to have it as his memory.

Little glass house beside backside of school – long, low, narrow -attached to school building. Keep plants in winter. Made by old school window.

## Operation plan

Art direction by board member of Kinosaito

Talent: manager, art teacher, assistant, internship, volunteer in seasonal or annual

Need Fund raising: Donation, Grant for Art, art auction.

Press activity: Website, Social network

Entrance fee, Workshop class fee, artist in residence application resister fee,  
Space rental fee -

Retail: coffee shop and gift & art material goods

# Short Environmental Assessment Form

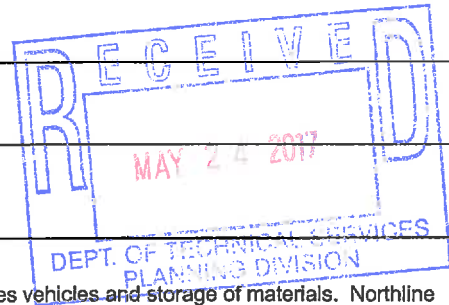
## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Mikkiko Ino							
Name of Action or Project: KINOSAITO - Art Museum/Gallery, Studio, Workshop & Artist in Residence							
Project Location (describe, and attach a location map): 115 7th Street, Hamlet of Verplanck, Town of Cortlandt, New York							
Brief Description of Proposed Action: This site plan application proposes to utilize the property for the parking of Northline Utilities vehicles and storage of materials. Northline Utilities contracts with Consolidated Edison for electrical line work. Northline will utilize the site for the parking and storage of company work vehicles (10), employee vehicle parking (10-12), tool storage box (1), roll off containers (2), storage of utility materials (i.e. transformers, utility poles, hardware, etc.).							
Name of Applicant or Sponsor: Mikiko Ino		Telephone: 212-925-3860 E-Mail: jsarcone@sarconelaw.com					
Address: 96 Grand Street #B							
City/PO: New York	State: New York	Zip Code: 10013					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Cortlandt Planning Board - Site Plan Approval & Special Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.9263 acres					
b. Total acreage to be physically disturbed?		0.7 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.9263 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							





<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: James Annicchiarico

Date: May 24, 2017

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


RALPH G. MASTROMONACO, P.E., P.C.

Civil / Site / Environmental

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520  
Tel: (914) 271-4762 Fax: (914) 271-2820

- Copies ..... 7
- ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_

www.rgmpepc.com

May 23, 2017

Hand Delivered

Chris Kehoe, Deputy Director  
Department of Technical Services, Planning Division  
Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: Nida Associates, Inc.  
Section 67.06, Block 3, Lot 8,  
Town of Cortlandt, New York



Dear Chris:

Sent 5/23/17

Please find enclosed the following information in application for Subdivision Approval

1. Town of Cortlandt Planning Board Application, for Nida Associates, Inc. dated May 17, 2017,
2. Check in the amount of \$1,500.00 for the Subdivision Application fee,
3. Deed to property Control Number 500113266,
4. List of Adjoining Property Owners for Nida Associates, Inc. dated May 18, 2017,
5. Short Environmental Assessment Form prepared for Nida Associates, Inc., dated May 18, 2017,
6. Two (2) copies of the Survey entitled Subdivision Plat for Nida Associates, Inc. dated June 7, 2011 revised January 27, 2013, Filed map Number 28684,
7. Fourteen (14) copies of Preliminary Subdivision Plat prepared for Nida Associates, Inc. dated May 17, 2017,

We represent Nida Associates, Inc. the landowner, and Jonas Bastys, Inc. the sewage treatment plant owner.

Our clients are applying for approval to subdivide the existing subdivision lot 3 (tax lot 8) into two lots to create a separate lot for the sewage treatment plant. Following the subdivision, the office building would then be on a separate lot, as well.

The sewage treatment plant is located in the Food Town / Chase Bank shopping area. The plant serves commercial sites as well as the Amberlands development and the homes on Scenic Drive. The plant operates well below its design flow capacity.

It has been a problem from its original construction, that the land of the sewage treatment plant is owned by a separate corporate entity that is different from the owner of the sewage treatment building. The proposed subdivision would allow a correction of this problem.

Further, the owner of the office building needs to have the ability to maintain and potentially sell his building as a separate lot from the sewage treatment plant.

To effectuate the subdivision it will be necessary to obtain side and rear yard variances and a variance for lot area. We request that the Planning Board refer this application to the Zoning Board of Appeals so that we may process the needed variances.



The sewage treatment plant is operated daily by a professional management company, named Environmental Consultants. The Westchester County Health Department regulates all activities of the plant and its various permits. Recently, the sewage treatment plant underwent a major upgrade that included exterior as well as interior improvements.

We seek a waiver from the Planning Board's policy of providing a colored map showing wetlands and steep slopes (with different colors for wetland buffers with and without steep slopes) as there are none on this commercial site. Also, we ask that the staff memo on the project be postponed until we return from the Zoning Board of Appeals.

We are requesting placement on the agenda of the June 6, 2017 meeting of the Planning Board for the initiation of subdivision approval.

We also request that the Planning Board initiate Lead Agency designation and simultaneously refer this matter to the Zoning Board of Appeals.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: Jonas Bastys, Inc.  
Nida Associates, Inc.  
R. Davis, Esq.



Figure: Food Town on left, Sewage Plant center, Office Building on right (5/12/2017)

# Short Environmental Assessment Form

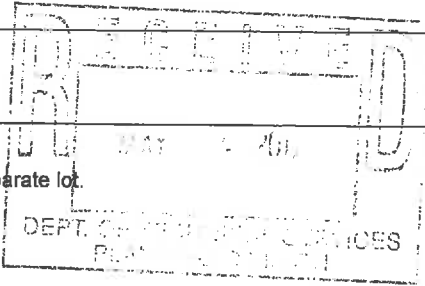
## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Preliminary Subdivision for Nida Associates, Inc.			
Project Location (describe, and attach a location map): 5 Dove Court, Croton-on-Hudson, NY 10520 and 14 Dove Court, Croton-on-Hudson, NY 10520			
Brief Description of Proposed Action: To subdivide a 1-Acre Property into two lots to facilitate each of the existing buildings to be on a separate lot.			
Name of Applicant or Sponsor: Nida Associates, Inc.		Telephone: 914-827-8290	
		E-Mail:	
Address: 14 Dove Court, Croton-on-Hudson, NY 10520			
City/PO: Croton-on-Hudson		State: NY	Zip Code: 10520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.022 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.284 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

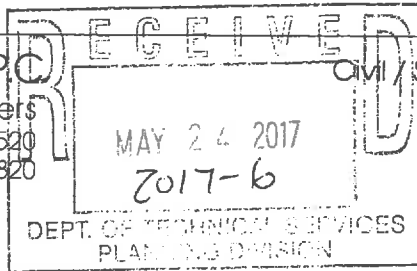
**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Ralph G. Mastromonaco, PE, PC, Agent

Signature: 

Date: May 18, 2017

RALPH G. MASTROMONACO, P.E., P.O.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
Tel: (914) 271-4762 Fax: (914) 271-2820



Civil / Site / Environmental

www.rgmpepc.com

Chris Kehoe, Deputy Director  
Department of Technical Services, Planning Division  
Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: Meenan Oil Co. LP  
Section 22.19, Block 1, Lot 4,  
Town of Cortlandt, New York

Copies ..... 7 ..... Planning Board May 23, 2017  
..... Town Board  
..... Zoning Board  
..... Legal Dept. Hand Delivered  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant

Dear Chris:

Please find enclosed the following information in application for Site Plan Approval:

1. Town of Cortlandt Planning Board Application, for Meenan Oil, Co. LP May 23 2017, 5/25/17
2. Check in the amount of \$1,116.00 for the Site Plan Application fee, .....
3. Deed to property Liber 10255 at Page 1 (the description of the property is labeled Parcel One),
4. List of Adjoining Property Owners for Meenan Oil Co. LP dated May 18, 2017,
5. Short Environmental Assessment Form prepared for Meenan Oil Co. LP, dated May 18, 2017,
6. Two (2) copies of the Survey of Property prepared for Meenan Oil Co. LP dated April 14, 2016 by Thomas C. Merritts Land Surveyors, P.C.,
7. Fourteen (14) copies of Site Plan drawings by this office as follows:
  - a. Overall Map prepared for Meenan Oil Co. LP, dated May 18, 2017, Sheet 1 of 3 Sheets,
  - b. Site Plan Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017, Sheet 2 of 3 Sheets,
  - c. Details / Notes Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017, Sheet 3 of 3 Sheets,
8. Fourteen (14) copies of Architectural drawings by Philip H. Cerrone III, AIA dated April 15, 2017 as follows:
  - Cover Sheet A-000,
  - Exterior Elevations Sheet A-201,
  - Exterior Elevations Sheet A-202,

We represent the Meenan Oil Co. LP (Meenan). Meenan proposes to remove portions of their existing garage and reconstruct the garage in the same location. The company provides heating oil for the surrounding towns.

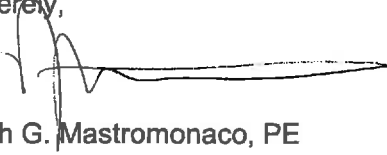
The architect has provided exterior elevations of the proposed building as noted.

Since the site is subject to flood levels from the Hudson River, and in accord with the Town's Flood Damage Prevention law (Non-Residential Structures 175-17-A-1), we have set the floor level to the flood elevation in FEMA Zone AE to 7.0 feet.

We seek a waiver from the policy requirement of providing a colored map showing wetlands and steep slopes (with different colors for wetland buffers with and without steep slopes).

We are requesting placement on the agenda of the June 6, 2017 meeting of the Planning Board for consideration of Site Plan Approval and referral to Staff for comment.

Sincerely,



Ralph G. Mastromonaco, PE

RGM/mte

Cc: Phil H. Cerrone, R.A.



Figure: Meenan Oil – along the Hudson River, view looking north (4/24/2017)

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Site Plan, Proposed Building for Meenan Oil Co, LP			
Project Location (describe, and attach a location map): 26 Bay View Road Cortlandt Manor, NY 10567			
Brief Description of Proposed Action: Project is to remove portions of an existing building and replace them with new construction.			
Name of Applicant or Sponsor: Meenan Oil Co. LP		Telephone: E-Mail:	
Address: 1000 Woodbury Road, Suite 110			
City/PO: Woodbury		State: NY	Zip Code: 11797
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Cortlandt Building Permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.739 acres	
b. Total acreage to be physically disturbed?		6,000 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.739 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			





<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Ralph G. Mastromonaco, PE, PC

Date: May 18, 2017

Signature: 