

Right to Know / FOIL

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

March 8, 2013

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

Ref: PB 5-08 4th request for time extension

Dear Planning Board Members,

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

We have spoken to Planning and Engineering staff to advise that we plan to submit an estimate of the construction costs for off and on site improvements so that we can build vs bond the road improvements and do those improvements this summer.

Thank you for attention to this matter.

- Copies ¹..... Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 5/8/13

Sincerely,

Percy and Barbara Montes

WHEREAS, the application of **Percy & Barbara Montes** for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) for a 5 lot major subdivision of a 8.760 acre parcel of property as shown on a Final Plat entitled "Subdivision of Property Known as Radio Estates", prepared by Robert S. Johnson, L.S. dated January 17, 2012 and on drawings entitled "Improvement & Integrated Plot Plan for Subdivision of Radio Estates", and "Profiles & Details latest revision dated December 20, 2011 and "Erosion and Sediment Control Plan" latest revision dated November 4, 2011 all prepared by Badey & Watson, P.C. was approved by Planning Board Resolution 6-12 adopted on March 6, 2012, and

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

WHEREAS, by Resolutions 26-12, 35-12 & 10-13 the Planning Board previously granted three (3) 90-day time extensions of the final plat approval the latest of which expired on June 3, 2013, and

WHEREAS, by a letter dated May 8 2013 Barbara Montes requested the 4th 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED that the request of Barbara Montes for the 4th 90 day-time extension for the above mentioned Final Plat is hereby granted said time extension to expire on September 1, 2013.

TO BE CONSIDERED FOR ADOPTION: JUNE 4, 2013

Chris Kehoe

From: artclements@optonline.net
Sent: Wednesday, May 29, 2013 10:00 AM
To: Chris Kehoe
Cc: christopher borcharadt; Michael Lenihan; Kimberly Miller; Daniel Shure
Subject: HVHC OR Addition

Chris,

The Committee has reviewed the drawings sent to us and have the following observations;

1. It appears that the soffit of the proposed new addition, as well as some of the horizontal joints in the metal panels do not align with the soffit and joints of the existing building. Can the soffits and panel joints be adjusted?
2. We question the use of dark panels to simulate windows where none exist. We would like to see a rendered elevation study prepared to show the addition clad with the lighter panels only.

I will be away between 6/4 and 6/22 so if the revised drawings are completed and you need a determination before I return, please send the drawing to Chris for his distribution and action.

Thanks,

Art



Copies 1
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... Pellente Design
.....
Sent 5/29/13



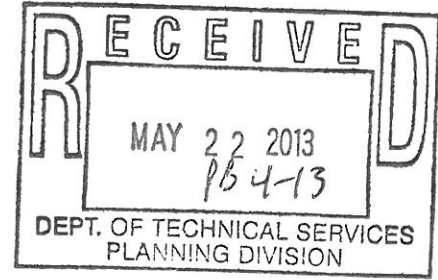
BOHLER ENGINEERING

5 Computer Drive West, Suite 203
Albany, NY 12205
PHONE 518.438.9900
FAX 518.438.0900

May 21, 2013

Loretta Taylor, Planning Board Chairperson
Town of Cortlandt
1 Heady Street
Cortlandt, New York 10567

Re: Cortlandt Carwash (Shell) Improvements
3017 East Main Road - Town of Cortlandt, New York



Dear Ms. Taylor:

On behalf of our client, Mr. Sammy Musa El Jamal (3017 E. Main St. Realty, Inc.), please find the enclosed materials listed below which have been updated per the direction received in the May 7, 2013 Memo from Ed Vergano.

Enclosed please find the following items:

- Two (2) Full size copies of the Site Development Plans for the project, dated February 23, 2006; Last revised May 21, 2013.
- Ten (10) 11x17 size copies of the Site Development Plans for the project, dated February 23, 2006; Last revised May 21, 2013

We look forward to discussing the project in greater detail at the next available Planning Board meeting. If you have any questions or require any additional information, please call me at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING, LLC

James Gillespie

cc: Sammy Musa El Jamal, 3019 E Main St. Realty, Inc.

7
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 Town Board
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 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

 Sent 5/22/13

OTHER OFFICE LOCATIONS:

- Southborough, MA 508.480.9900
- Ronkonkoma, NY 631.738.1200
- Warren, NJ 908.668.8300
- Center Valley, PA 610.709.9971
- Chalfont, PA 215.996.9100
- Philadelphia, PA 267.402.3400
- Towson, MD 410.821.7900
- Bowie, MD 301.809.4500
- Sterling, VA 703.709.9500
- Warrenton, VA 540.349.4500
- Charlotte, NC 980.272.3400
- Fort Lauderdale, FL 954.202.7000
- Tampa, FL 813.379.4100



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

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

DAVID S. STEINMETZ* ** DEIS delivered*
MICHAEL D. ZARIN
DANIEL M. RICHMOND *at 5/30/13*
BRAD K. SCHWARTZ *work session*

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

- Copies *7*
 - Planning Board
 - Town Board
 - Zoning Board
 - Legal Dept.
 - DOTS Director
 - C.A.C.
 - MEREDITH BLACK*
 - DAVID COOPER
 - JODY T. CROSS*
 - JEREMY E. KOZIN
 - Applicant
 - MARSHA RUBIN GOLDSTEIN
 - HELEN COLLIER MAUCH*
 - LISA F. SMITH*
 - OF COUNSEL
- Sent 5/23/13

May 22, 2013

By Hand Delivery

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

Re: Hanover Estates – Submission of DEIS
Request for Placement on June 4th Agenda

Dear Chairman Taylor and Members of the Planning Board:

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

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

We respectfully request that this Application be placed on your June 4, 2013 agenda so that your Board may receive and file the DEIS, and refer it to staff and your outside professional consultants for completeness review. We would also like to discuss with your Board which professional consultants will be reviewing the DEIS, and to coordinate their

retention so that the DEIS may be reviewed expeditiously. We are hopeful that we can receive any comments back in early July.

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

Respectfully submitted,

ZARIN & STEINMETZ

By: 

David S. Steinmetz
Brad K. Schwartz

Encls.

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

7
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 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

THOMAS J. CURRO ARCHITECT, PC
 Member of the American Institute of Architects



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 Sent 5/22/13

May 20, 2013

Project Narrative
 Proposed Place of Worship at
 Mohegan Colony Association
 99 Baron de Hirsch
 Cortlandt, NY 10517



Mohegan Colony Association Inc. (MCA) is a not-for-profit organization located in the Crompond area of the Town of Cortlandt and portions of Yorktown, NY. MCA owns and operate a beachfront facility on Mohegan Lake, as well as a 5,000 square foot schoolhouse building with clay tennis courts, a playground, a field, and a covered pavilion with a stage at 99 Baron de Hirsch Road known as The Mohegan Colony Schoolhouse. MCA holds and hosts various cultural and social events for its members and the local community throughout the year.

Recently MCA has decided to seek alternatives to the schoolhouse building use, as financial hardship has forced the school to close. The existing school was formerly known as the Garden Road School, and has been the primary use for MCA from its beginnings in 1922 at this site. The open space, natural landscaping, provisions for community interaction and family values were the priority then and still is for MCA. To continue this legacy it was agreed that either a school or a church would be the best fit for this site.

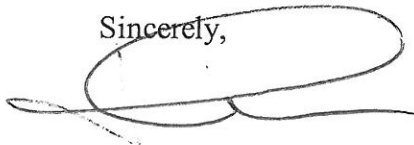
The existing one story building consists of 3 classrooms, his and her toilets, a pantry and a large space which currently is permitted to hold 102 occupants. The existing site consists of approximately 9 acres of land with a school building and a covered pavilion. There is a paved driveway which loops through the site and allows for a drop off at both the schoolhouse and the covered pavilion.

This project consists of a change of use of the existing school building to a place of worship in an R40 zone. A place of worship is a permitted use at this site. To be in full compliance with the zoning for the Town of Cortlandt, proposed are 25 parking spaces including 2 handicap accessible spaces. The building will be used mostly on Sundays and for bible studies on weekdays or early evenings. Once a year, a vacation bible school is held for children for a weeks' duration.

The church which is seeking to occupy the site is Calvary Chapel of Westchester (CCOW) and has been established since 1995. CCOW is a non-denominational bible based church with no political motivations nor affiliations with any other churches or religions. The intent of CCOW is to be located in a family oriented community and welcome anyone seeking a place to worship, fellowship and be taught the bible. CCOW is eager to respect the quality of life in and around the MCA site. There will be continual maintenance of the site consisting of landscaping, snow removal and general repairs. There are no alterations planned at this time as the site and building are in move-in condition for CCOW and its needs. There will be no increase in the maximum number of occupants, no change in egress nor occupancy unless a building permit and certificate of occupancy is obtained from the village for such change.

I believe that the potential benefits of this use for the community are substantial. CCOW welcomes all of the surrounding community to its church for spiritual guidance, counseling, and fellowship and should be permitted to use the MCA building as its new home.

Sincerely,



Thomas J. Curro, AIA





Special Permit Application Cover Letter

2305 Crompond Road

In applying for this Special Permit, After Dark Attractions LLC (tenant) seeks permission to temporarily utilize the property located at 2305 Crompond Road (formerly The Training Zone) to operate a temporary seasonal Halloween Event called Scared by the Sound. It would be open to the public on consecutive weekends in October of this year. This event also referred to as a haunted house, previously operated under a Westchester County contract and was located at historic Playland Amusement Park in Rye, New York for the last 13 years. It is desired that operational evening hours would be between 7PM and Midnight each Friday, Saturday and Sunday (and possibly one Thursday evening) and cease operations after October 31st. Ticket sales and queue would also be located inside. No changes to the exterior of the building are required or planned. Parking for 57 cars is available. Permits for temporary signage will be applied for through the normal permitting process. Although this elaborate theatrical production involves live actors interacting with patrons walking past Halloween themed scenes such as a haunted library and wine cellar, it is classified by New York State as an amusement device. This classification has and will require an annual inspection and permit renewal process prior to opening with inspections performed by the New York State Department of Labor. In addition, inspections are also conducted by Westchester County Emergency Services. Any and all local established fire, building and electrical codes will be followed.

- Planning Board
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- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
-
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- Sent 5/22/13

All New York State required insurances are purchased and remain in full force during the operational hours of this event including liability, Workmans Compensation and Disability insurance policies issued through NYSIF.

No food service is planned for inside the premises.

Anticipated demographics for this type of entertainment include male and females with ages ranging from 10-50 years old and older. Age concentration for promotional purposes average 15-25 both male and female.

Any additional seasonal employees that may be needed are hired with preference given to local high schools and area actor programs with prevailing minimum wage requirements met.

The change of venue for this event is necessitated due to the fact of the unfortunate plan to demolish Playland Amusement Park this fall.

A "kick-out" rule has been established between the property owner and After Dark Attractions should the property be sold prior to July 1, 2013 making the property unavailable for temporary use.



May 22, 2013

Chris Kehoe
Deputy Director
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Re: Children of America

Please be advised, we are hereby requesting to be put on the docket for June 4, 2013; regarding the above mentioned .

Thank you in advance.


Thomas Eikhof
Regional Property Manager