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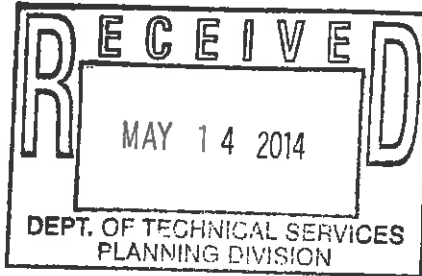
**MGM BURBON LLC**  
**JOHN ALFONZETTI, P.E.**



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

May 12, 2014

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



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

Dear Ms. Taylor,

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

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

Thank You,

John Alfonzetti, P.E.  
MGM Burbon LLC

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..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
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Sent 5/14/14

DRAFT

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

**RESOLUTION NO. 16-14**

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

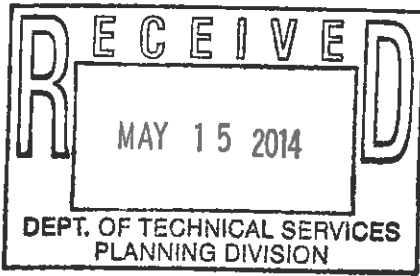
**WHEREAS**, the subject property is located off of Mt. Airy Road E., southeast of Joseph Wallace Drive, and is designated on the Town of Cortlandt Tax Maps as Section 68.10, Block 1, Lots 27 & 28.1, and

**WHEREAS**, by Resolutions 40-13, 47-13 & 10-14 the Planning Board previously granted three (3) 90-day time extensions of final plat approval the latest of which will expire on June 5, 2014, and

**WHEREAS**, by a letter dated May 12, 2014 John Alfonzetti, P.E. requested the 4<sup>th</sup>, 90-day time extension to satisfy the conditions of approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of John Alfonzetti, P.E. for the 4<sup>th</sup>, 90-day time extension for the above mentioned Final Plat is hereby granted said time extension to expire on September 3, 2014.

**TO BE CONSIDERED FOR ADOPTION: JUNE 3, 2014**



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

May 14, 2014

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

Ref: PB 5-08 8th 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.

Thank you for attention to this matter.

Sincerely,

Percy and Barbara Montes

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Copies ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
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- Sent 5/15/14

DRAFT  
DRAFT

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 5-08**

**RESOLUTION NO. 17-14**

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

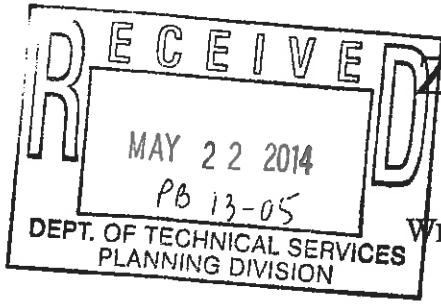
**WHEREAS**, the subject property is located at the end of Radio Terrace and designated on the Town of Cortlandt Tax Maps as Section 23.05, Block 4, Lot 1, and

**WHEREAS**, by Resolutions 26-12, 35-12, 10-13, 22-13, 39-13, 46-13 & 9-14 the Planning Board previously granted seven (7) 90-day time extensions of the final plat approval the latest of which expired on May 29, 2014, and

**WHEREAS**, by a letter dated May 14, 2014 Barbara Montes requested the 8<sup>th</sup>, 90-day time extension to satisfy the conditions of that approval.

**NOW THEREFORE BE IT RESOLVED** that the request of Barbara Montes for the 8<sup>th</sup>, 90 day-time extension for the above mentioned Final Plat is hereby granted said time extension to expire on August 27, 2014.

**TO BE CONSIDERED FOR ADOPTION: JUNE 3, 2014**



**ZARIN & STEINMETZ**

ATTORNEYS AT LAW  
81 MAIN STREET  
SUITE 415

WHITE PLAINS, NEW YORK 10601

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FACSIMILE: (914) 683-5490

WEBSITE: WWW.ZARIN-STEINMETZ.NET

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..... Zoning Board

..... Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

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Sent 5/22/14

DAVID J. COOPER  
JUDITH CROSS\*  
JEREMY B. KOZIN  
KRISTA E. YACOVONE

MARSHA RUBIN GOLDSTEIN  
HELEN COLLIER MAUCH\*  
LISA F. SMITH\*  
OF COUNSEL

DAVID S. STEINMETZ\*  
MICHAEL D. ZARIN  
DANIEL M. RICHMOND  
BRAD K. SCHWARTZ

\* ALSO ADMITTED IN D.C.  
\* ALSO ADMITTED IN CT  
\* ALSO ADMITTED IN NJ

May 22, 2014

**By Hand Delivery**

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

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

Dear Chairwoman Taylor and Members of the Planning Board:

Please be advised that our firm has been re-engaged by Kirquel Development, Ltd. (the "Applicant") in connection with finalizing and implementing its single-family residential subdivision located on approximately 53 acres adjacent to Mill Court and Lexington Avenue in the Town of Cortlandt (the "Subdivision").

As you will likely recall, your Board adopted a Resolution of Preliminary Plat Approval on November 3, 2010 (the "Resolution of Preliminary Approval"), which Resolution was subsequently challenged in an Article 78 Proceeding, resulting in a lower Court Decision dated May 20, 2011, and a further ruling from the Appellate Division, Second Department, dated June 6, 2012. As a result of your Resolution of Preliminary Approval and the Court Decisions, the Applicant obtained Preliminary Plat Approval for a 16 lot subdivision, with three (3) lots along Lexington Avenue, and thirteen (13) lots along a road extension of the Mill Court cul de sac. Those approvals also require the satisfaction of a number of conditions.

I am writing because the Applicant would like to secure a place on your Board's June 3, 2014 agenda to refresh your recollection of this project, and to discuss how best to process Final Subdivision Plat Approval. In particular, as we have already discussed with Staff, the Applicant would like to separate the filing of the Final Plat into two portions, phases or sections in order to facilitate the sale of at least two of the lots along Lexington Avenue, along with the (off site)

Cortway Apartments. We will explain in greater detail to your Board why the Applicant seeks to file these two portions of the Subdivision at separate times, and what the implications are, and when/how all conditions of the Approval would be satisfied.

As a result, at this time we are filing with you for presentation and discussion at your next meeting the following Plans:

- SP 1.0 "Subdivision Plat – 16 Lots" prepared by Cronin Engineering, which depicts the Mill Court Crossing Subdivision as approved by your Board in the Resolution of Preliminary Approval, including 16 residential lots and the Open Space parcel;
- SP 1.1 "Phase 1 Subdivision Plat" prepared by Cronin Engineering, which depicts what we are referring to as the first phase or section of the Subdivision which contains the three residential lots along Lexington Avenue, and the balance of the Property; and
- SP 1.2 "Phase 2 Subdivision Plat" prepared by Cronin Engineering, which depicts the second phase or section which contains the 13 lots extending off Mill Court.

Please note that these are working drawings and do not purport to constitute Final Plat drawings which will be submitted to your Board after we meet with you and discuss the logistics of finalizing and implementing the approvals.

Our firm looks forward to working with you on these final stages of this project.

If you or your professional staff requires any additional information, or if you have any questions, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ

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

David S. Steinmetz

Brad K. Schwartz

DSS:me

Enclosures

cc: Mr. Michael Sheber

Tim Cronin, III, PE

Edward Vergano, PE

Chris Kehoe, AICP

John Klarl, Esq.

DRAFT

DRAFT

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 15-13**

**RESOLUTION NO. 18-14**

**WHEREAS**, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Special Permit pursuant to Chapter 307-63 (Gasoline Service Stations) was submitted by Danny Porco/NY Fuel Distributors. for the property of NY Dealer Stations for a new canopy for the existing Shell Service Station as shown on a 2 page set of drawings entitled "Canopy Plan" prepared by John V. Catapano, P.E. latest revision dated March 14, 2014, and

**WHEREAS**, the subject property of 46,885 sq. ft. is located at 1208 Oregon Road (on the northwest corner of the intersection of Oregon Road and Old Oregon Road), is zoned CC, Community Commercial and designated on the Town of Cortlandt Tax Maps as Section 13.09, Block 1, Lot 54, 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 prepared by Maria Ceccacci dated October 29, 2013, 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 May 6, 2014 at 7:00 p.m. 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 applicant is seeking Site Development Plan Approval for the construction of a new 30 foot by 50 foot canopy to cover two (2) pump islands with four (4) double pump locations at an existing gas station, and

**WHEREAS**, the subject site previously received Planning Board approval by PB Res. 21-94 for a 28 ft. by 50 ft. canopy however the canopy was never constructed, and

**(continued on page 2)**



**WHEREAS**, the proposed canopy is to be located 5.5 from the front property line instead of the required 30 ft., and

**WHEREAS**, as permitted by the Section 307-63 (Gasoline Service Stations) the permit granting authority may modify the dimensional requirements of the special permit chapter, and

**WHEREAS**, based on the Planning Board site inspection, and the location of the existing pump islands, the Planning Board determined that the 5.5 ft. front yard setback for the proposed canopy should have no adverse impacts on adjacent properties or to vehicles travelling on Oregon Road or entering and exiting the site, and

**WHEREAS**, the Planning Board required the preparation of a photometric plan to ensure that no light spillage occurs from the canopy lighting on to adjacent properties and required certain proposed light poles be removed from the subject site plan, and

**WHEREAS**, the Planning Board considered the general standards and conditions for Special Permits as required by Section 307-42 and 307-63 of the Town Zoning Code, and

**WHEREAS**, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Town of Cortlandt Architectural Advisory Council, the Town Engineering Division, the Fire Advisory Board and the Town of Putnam Valley, and

**WHEREAS**, the Architectural Advisory Council reviewed the proposed canopy and provided a memo dated March 14, 2014 indicating they had no objections to the proposed design, 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 conducted a site inspection of the subject premises.

**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, 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 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

(continued on page 3)

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. The existing service station is located in a Critical Environmental Area for the Peekskill Hollow Brook. No new impervious surfaces are proposed for the new canopy. Drainage from the proposed canopy is to be captured in down spouts and discharged into an underground piping system that is then discharged into an existing landscape/grass area.

4. The proposed action will not result in the creation of a material conflict with the adopted 2004 Town 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.

**NOW THEREFORE 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 Maria Ceccacci dated October 29, 2013 and Part II of the Short EAF prepared by the Planning Division dated June 3, 2014 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 Danny Porco/NY Fuel Distributors, for the property of NY Dealer Stations for approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Special Permit pursuant to Chapter 307-63 (Gasoline Services Stations) as shown on a 2 page set of drawings entitled "Canopy Plan" prepared by John V. Catapano, P.E. latest revision dated March 14, 2014 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, 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 one (1) additional

(continued on page 5)

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, 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 signature from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit (a) two prints and the mylar of said drawing to the Planning Office following the Chairman's signature on the site plan mylar, (b) Submit an as-built survey in AutoCAD in digital format.**
- 2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.**
- 3. Add the appropriate signature block to the subject drawing (attached).**
- 4. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required permits obtained prior to beginning any related work on the subject property.**
- 5. Note on the Site Plan that a building permit shall be obtained within one (1) year of the Planning Board Chairman's signature on the subject Site Plan.**
- 6. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of two thousand five hundred dollars (\$2,500). Said security shall be in the form of a Irrevocable Standby Letter of Credit as required by Town Board Resolution No. 257-90 or a cash deposit pursuant to the terms of the Cash Deposit Form as approved by Town Board Resolution No. 190-04. Said security to be in effect for a period of not less than two years from the date thereof. Said security shall be extended as required by the Town if all improvements are not completed within 2 years from the date thereof. Prior to the release of the signed Site Development Plan by the**

(continued on page 6)

**Planning Division said Letter of Credit or cash deposit 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.**

**7. The Planning Board, as permitted by Section 307-63 (Gasoline Service Stations) of the Town Zoning Code approves the reduction in the front yard setback for the proposed canopy from the required 30 ft. to 5.5 ft. as shown on the subject drawing.**

**8. Provide a catalogue cut of the proposed canopy lights, including information as to the intensity and limits of the lighting, to the satisfaction of the Director of Technical Services.**

**9. The Director of Technical Services may require the shielding of the canopy lights prior to the issuance of a final certificate of compliance.**

**TO BE CONSIDERED FOR ADOPTION: JUNE 3, 2014**

**Chris Kehoe**

---

**From:** Robert Davis <RDavis@sdslawny.com>  
**Sent:** Wednesday, May 28, 2014 3:41 PM  
**To:** John Klari  
**Cc:** Chris Kehoe; P. E. Ralph G. Mastromonaco (hardycross@aol.com)  
**Subject:** Hudson National-Planning Board

PB 1-14

John-As per our conversation today, this will acknowledge that in light of our scheduled meeting at the Planning Dept. on June 5 at 10 a.m. to discuss certain threshold matters regarding the application, the applicant has requested that the application be removed from the Board's agenda for June 3, pending our discussion. Thanks very much.

-----  
Robert F. Davis, Esq.  
Singleton, Davis & Singleton  
120 East Main Street  
Mt. Kisco, New York 10549

**P: (914) 666-4400**  
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**e-mail: [rdavis@sdslawny.com](mailto:rdavis@sdslawny.com)**  
**web site: [www.sdslawny.com](http://www.sdslawny.com)**

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..... Applicant  
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Sent 5/28/14

# DURANTE, BOCK & TOTA PLLC

ATTORNEYS AT LAW

**Members:**

Aaron C. Bock  
Daniel R. Tota \*\*  
Albert J. Durante

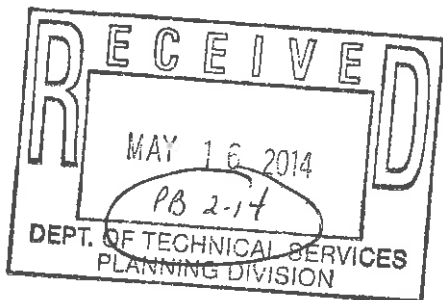
Joseph E. Flaherty \*

**Of Counsel:**

Robert A. Hoffman  
Angelo G. MacDonald \*  
Ingrid E. O'Sullivan

**Paralegals:**

Josephine Clarke  
Amanda Abel  
Christine Murphy  
Robin Thomas  
Giua Papitto



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Web: [www.DBTLaw.net](http://www.DBTLaw.net)

\* Admitted in New York & New Jersey  
\*\* Admitted in New York & Connecticut  
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May 15, 2014

**VIA PERSONAL DELIVERY:**

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

Re: Lot Line Adjustment Application  
Section: 55.16  
Block: 1  
Lot(s): 16/17  
Premises: 31/34 Brook Lane  
Cortlandt Manor, NY 10567

- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
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- Sent 5/16/14

To whom it may concern,

Our office represents Mortimer Feinberg, owner of 34 Brook Lane/Lot 17, in the above referenced matter. The Law Offices of Modica-Snow & Pancotti represents Julie White, owner of 31 Brook Lane/Lot 16, in the above referenced matter. Our firm will be appearing on behalf of both parties at any future Planning Board meetings.

The parties are jointly applying to adjust a common lot line separating the properties. The adjustment coincides with an agreement by the parties for the sale of 31 Brook Lane/Lot 17, from Mr. Feinberg to Ms. White on February 14, 2014.

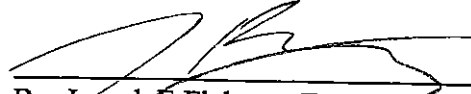
The adjustment will result in the transfer of a 4,184 square foot area, currently part of 31 Brook Lane/Lot 16, to 34 Brook Lane/Lot 17. The adjustment will result in an increase of 9.6% to Lot 17's original lot area, and a decrease of 3.1% to Lot 16's original lot area.

In support of our application, the following attachments are provided:

- 1) Planning Board Application signed by Mortimer Feinberg
- 2) Planning Board Application signed by Julie White
- 3) Deeds to the above referenced properties
- 4) Copy of Survey and Description of the Lot Line Adjustment by Link Land Surveyors
- 5) Names and Addresses of Adjacent Property Owners
- 6) 12 Full-sized color copies of a survey showing both properties and the proposed adjustment
- 7) CD containing an electronic copy of the survey
- 8) Application Fee of \$300.00, check made out to the Town of Cortlandt

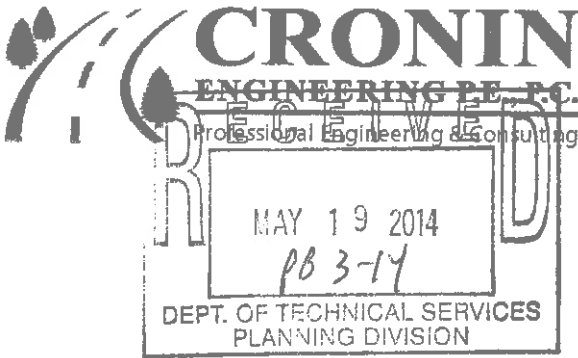
If you have any questions, please do not hesitate to call our office.

Very truly yours,  
Durante, Bock & Tota, PLLC



By: Joseph E Flaherty, Esq.





39 Arlo Lane  
Cortlandt Manor, NY 10567  
T:(914) 736-3664 F:(914) 736-3693

May 16, 2014

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

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

Dear Ms. Taylor and Members of the Planning Board:

Find enclosed the following information for the above referenced project:

1. Twelve copies of the Site Development Plan.
2. One copy of the Application form.
3. Application fee of \$500.
4. One copy of site photos.
5. One copy of the Short Environmental Assessment Form.
6. One copy of the deed.
7. One copy of the list of officers of the corporation.
8. One copy of the Letter of Authorization.
9. One copy of the list of adjoining property owners.

## Project Narrative

The above referenced project received Site Development Plan approval via Resolution No. 20-99 on April 06, 1999 for a change in use of an existing building/site from a former tavern to an automobile and marine engine repair shop. In addition, a Decision and Order from the Zoning Board of Appeals was adopted to reduce the number of required parking spaces on site to 15. Subsequent to that approval, the same site received Site Development Plan approval again via resolution No. 22-12 on July 10, 2012 for a change in use to an ATV service and sales shop.

Since the time of the most recent approval, the property ownership has changed and the ATV business is no longer there. The proposed commercial use of the site will be owner occupied for sales and installation services of kitchen cabinets, windows, doors and tile (floor and wall). There will be no fabrication of items on site.

The existing front garage will be utilized to store inventory and the back garage will be used for additional owner storage. The front portion of the building next to the garage will become the business showroom with a bathroom and office located behind the showroom.

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..... C.A.C.

..... A.R.C.

..... Applicant

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Sent 5/19/14

As with the two prior approvals, the four existing apartments are to remain as is the garage in the rear which is used for private storage.

The Site Development Plan has been amended to reflect the needs of the new tenant and the previously approved improvements to the site are also included in this Site Development Plan. The proposed signage is also indicated on the plans.

We would like to have this item placed on the June 03, 2014 Planning Board agenda for consideration and subsequently set up for a public hearing and approval at the July 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.

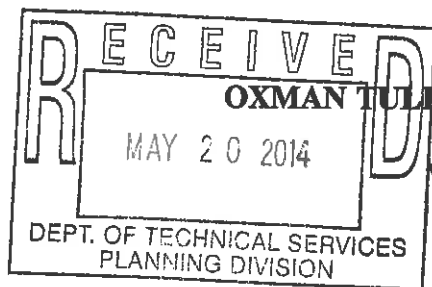
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Keith C. Staudohar', is written over a large, scribbled-out area of the document.

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

cc: Daniel and Nancy Del Monte via email  
file

pb-cort-del monte-rte 9a sdp application-20140516.doc



**OXMAN TULLIS KIRKPATRICK WHYATT & GEIGER LLP**  
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May 20, 2014

Copies ...7... Planning Board  
..... Town Board  
..... Zoning Board  
**LEGAL ASSISTANT**  
Pamela G. Pucci Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 5/21/14

Hon Planning Board  
Town Hall  
One Heady Street  
Cortlandt Manor NY 10566

Re: Subdivision Application  
Mongoose, Inc., Commercial Real Estate Asset Management,  
Inc. and JPG Cortlandt, Inc.  
Maple Avenue  
Section 45.14, Block 3, Lot 1; Section 45.15, Block 1, Lot  
1; and Section 45.10, Block 2, Lot 1

Dear Members of the Board:

We represent Jay Russ, owner of the above three corporations,  
which in turn own the property indicated by the tax designations  
above.

Pursuant to the Agreement dated November 26<sup>th</sup>, 2013 (Copy  
attached) between the town of Cortlandt and the above associated  
entities, application is hereby made for a 6-lot subdivision of  
the premises.

Does six lots comprise five single-family residential lots, and  
one large open space lot to be dedicated to the town.

As you may remember, there was a previous attempt to secure  
subdivision approval for approximately 41 lots, but said  
application was denied.

The applicant now wishes to resolve this matter by having  
approximately  
100 acres of land deeded to the Town as open space and a part

thereof to be usable for a water tank site in the future. The remainder is to be used for 5 single-family residential lots.

A subdivision application is required to be accompanied by a confirmation from the Receiver Taxes that all taxes are paid. Pursuant to the Agreement noted above, however, same is not applicable since payment of the taxes is an integral part of a satisfactory subdivision of the property.

If this matter might be placed on your next available agenda for consideration, it would be very much appreciated.

If I can be of any further assistance, I hope that you will not hesitate to call.

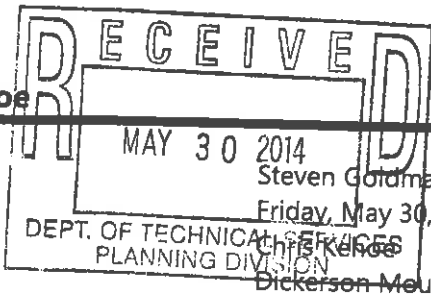
Sincerely,

OXMAN TULIS KIRKPATRICK  
WHYATT & GEIGER LLP

A handwritten signature in black ink, reading "John B. Kirkpatrick". The signature is written in a cursive style with a vertical line to its right.

John B. Kirkpatrick

Chris Kehoe



From: Steven Goldman <steven.goldman@nasdaqomx.com>  
Sent: Friday, May 30, 2014 10:08 AM  
To: Chris Kehoe  
Subject: Dickerson Mountain - Abee Rose

Hi Chris,

I have had a chance to look over the plans for the Abee Rose development on Dickerson Mountain. There are several concerns that I have, one of which concerns the OWTS. The OWTS lies extremely close to my property line (I live at 1 Hilltop Drive), and I know for a fact that the area in question is a very wet area, where water pools all the time during and after storms. That is certainly no place to put an OWTS, and is one of several reasons why I do not want this project to go through. Despite what deep soil tests show, I can attest that the area in question is very, very wet.

Other reasons why I do not want any building to take place is:

- Environmental impact, including runoff and sewage
- Increased traffic, from both construction vehicles, as well as new homeowners
- Safety issues, such as a lack of access by emergency personnel; dangerous for kids to play in or near the street with trucks coming and going
- Noise and pollution during construction
- Past financial problems with builder may result in work stoppage/delays
- Disrupting an existing community that's been around for 25 years

For these reasons, and others, I do not want any building to take place on Dickerson Mountain. My wife and I moved here 15 years ago, and one of the reasons we moved here was the nice quiet neighborhood, where my kids could feel safe and go outside and play. If this project goes through, the town would be taking all of that away from us, and more.

I recommend the town acquire ALL of the land, and preserve ALL of it, with NO BUILDING.

Thank you for your attention to this important matter.

Regards,

Steve Goldman  
1 Hilltop Drive  
Cortlandt Manor, NY 10567

Copies ..... 1 Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... 1 Legal Dept.  
 ..... 1 DOTS Director  
 ..... 1 C.A.C.  
 ..... A.R.C.  
 ..... 1 Applicant  
 ..... 1 Fred wells, AA  
 ..... 1 Glen Watson, PLS  
 Sent 5/30/14