

Right to Know / FOIL

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Hollow Brook
Golf Club

CC: Mike

May 11, 2016

Copies 7 Planning Board

ps 16-99

- Town Board
- Zoning Board
- 1. Legal Dept.
- 1. DOTS Director
- 1. C.A.C. via e-mail
- A.R.C.
- Applicant
- _____
- _____
- Sent 5/20/16

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

Attention: Chris Kehoe, AICP
Deputy Director

Re: Hollow Brook Golf Club Water Monitoring Program

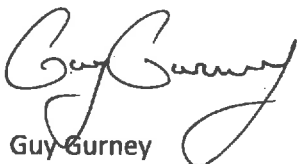
Dear Chris,

Hollow Brook Golf Club would like to officially request a modification to the Monitoring program which was set forth during the construction of the golf course, in the Environmental Management Plan, and has been in use since that time. Hollow Brook and Leggette, Brashears and Graham, believe that after 12 seasons it is time to reduce and eliminate certain aspects of the testing protocol, while still protecting the integrity of the Hollow Brook and the drinking source of Peekskill.

The following attachment definitively outlines the changes that are being proposed by Hollow Brook Golf Club and have been agreed upon by LBG. We are asking that you review the changes and present it at the June 7th Board Meeting.

Thank you for your time.

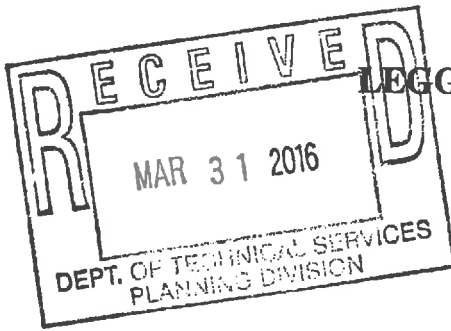
Sincerely,



Guy Gurney
Golf Course Superintendent
Hollow Brook Golf Club

RECEIVED
MAY 18 2016

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION



LEGGETTE, BRASHEARS & GRAHAM, INC.

**PROFESSIONAL GROUNDWATER AND
ENVIRONMENTAL ENGINEERING SERVICES**

4 WESTCHESTER PARK DRIVE, SUITE 175
WHITE PLAINS, NY 10604
914-694-5711
FAX 914-694-5744
www.lbgweb.com

March 30, 2016

Via e-mail: MichaelP@townofcortlandt.com

Mr. Michael Preziosi, P.E., Director
Department of Technical Services
Town of Cortlandt
One Heady Street
Cortlandt, NY 10567

RE: Hollow Brook Golf Club
Cortlandt, New York

Dear Mr. Preziosi:

In February 2014, the Town received a letter from the Hollow Brook Golf Club requesting modifications to the environmental monitoring program for the golf course. The modifications are being sought in an effort to reduce associated expenses and in consideration of the monitoring results to date. Monitoring at the course began during construction in 2003 and operational monitoring has been ongoing since 2004.

It is not uncommon to re-evaluate monitoring programs like this one after a certain period of time and to make modifications based on an evaluation of the data generated. With over ten years of monitoring completed for the course, a substantial database exists and their request at this time is not unreasonable. The modifications being requested are summarized below along with our comments. In our opinion these modifications would not affect the integrity of the monitoring program or result in any increased risk to groundwater or surface water quality. The proposed modifications do not include any changes to the current sampling frequency or pesticide analyses. A Site Plan is attached as figure 1.

1) **Eliminate surface water sampling locations US-1 and SW-4**

Sampling point US-1 is located in the Hollow Brook, upstream of the Golf course and therefore it is not affected by the course. This location was monitored to assess surface water quality prior to flowing past the course property. Since the beginning of the program there has not been a significant detection at this location.

Sampling point SW-4 is located in a north to south flowing tributary that receives runoff from a small portion of the course on the north side of the Hollow Brook. In accordance with the Environmental Management Plan (EMP) for the course, samples from SW-4 are not analyzed for pesticides and SW-4 is not sampled during storm events. As a result, this location does not provide much useful data and there has not been a significant detection at this location over the last ten years.

2) **Replace groundwater sampling location GW-2**

Well GW-2 is located in a low-lying area at the edge of a water-quality basin off the 7th fairway. This area is prone to flooding during rain events and the top of the well is set slightly below grade level. Sampling results for this location have indicated that groundwater quality is likely influenced by surface water infiltration through the water quality basin and flooding around the well head. As a result, Well GW-2 has been replaced by new Well GW-4, which is located further away from the basin between GW-2 and the Hollow Brook. With Well GW-4 in place, sampling of GW-2 is no longer necessary.

3) **Discontinue analyses for volatile organics, PAHs and metals**

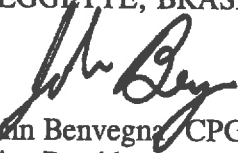
These parameters include petroleum related chemicals and naturally occurring metals. These chemicals are not pesticides and are not used in any manner as part of the turf management program. Over the last ten years there have not been any detections of these parameters that can be attributed to golf course activity and we see no benefit to continuing these analyses.

In addition, it is understood that the Golf Course will pursue revising the storm water sampling protocol and will obtain an outside consultant to perform a new storm water study based on current conditions. We have no objection to this and believe a new study based on current conditions would be more representative. Until such a study is performed, the storm water sampling protocol as outlined in the EMP will be followed.

If you have any questions or need any additional information please do not hesitate to contact me.

Very truly yours,

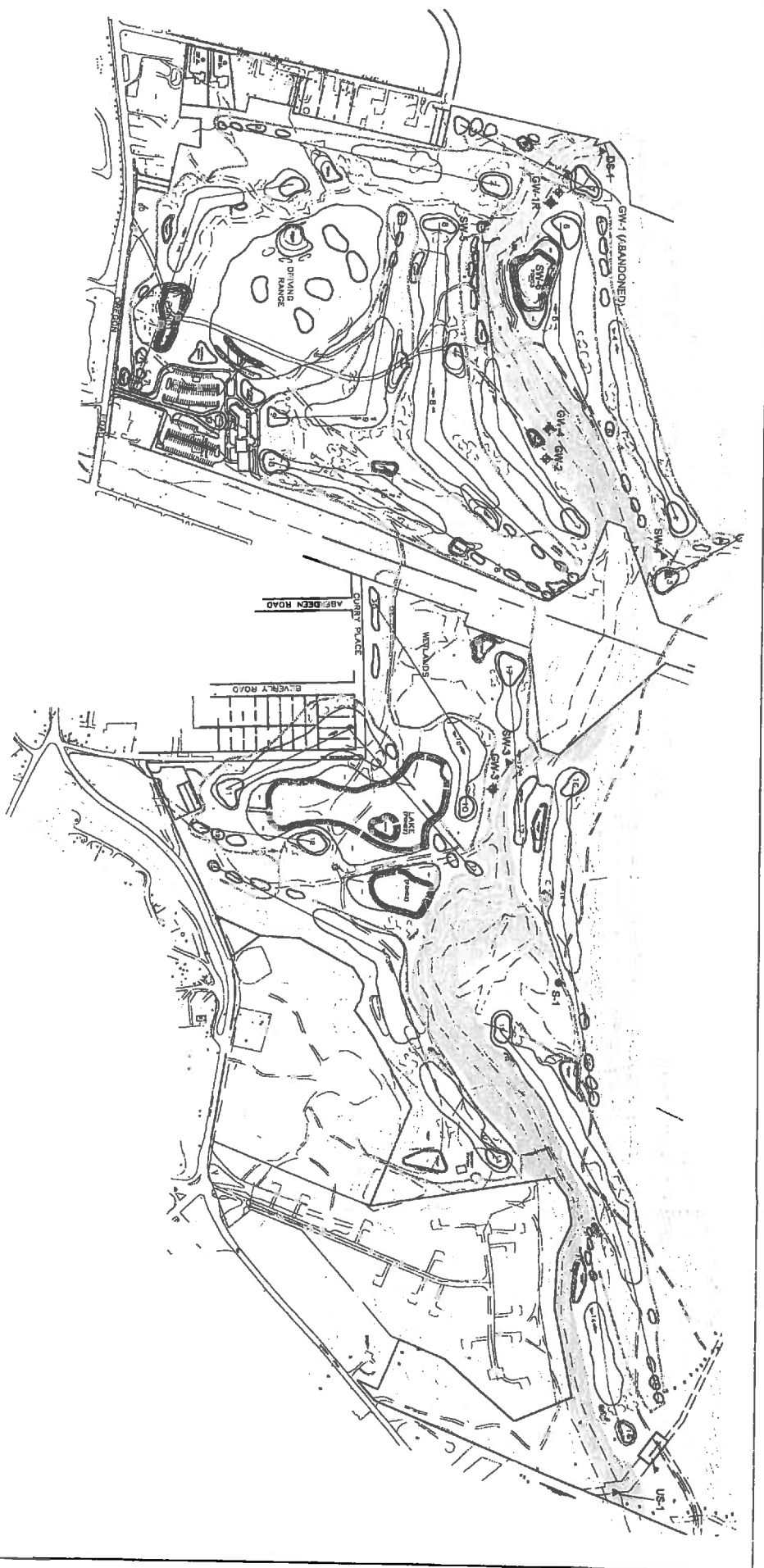
LEGGETTE, BRASHEARS & GRAHAM, INC.



John Benvegna CPG
Vice President

JB:dmd
Attachment

f:\reports\town of cortland\hollowbrook\2015 modifications ltr - revised.docx



- LEGEND**
- ▲ SM-3 SURFACE WATER SAMPLING LOCATION
 - ◆ GW-3 MONITOR WELL LOCATION
 - ◆ GW-4 NEW MONITOR WELL LOCATION (INSTALLED SPRING 2008)
 - S-1 SEDIMENT SAMPLING LOCATION
 - UNDISTURBED BUFFER



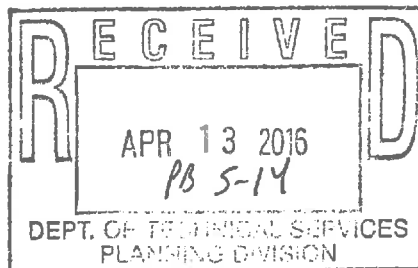
**HOLLOWBROOK GOLF CLUB
TOWN OF CORTLANDT, NEW YORK**

WATER QUALITY SAMPLING LOCATIONS

DATE	REVISED BY	PREPARED BY	DATE
		LOGGETTE, BRASHEARS & GERRARD, INC. Professional Geotechnical Engineering Services 110 Corporate Park Drive Suite 112 White Plains, NY 10604 (914) 694-5711	5/22/08

April 13, 2016

Town of Cortlandt Planning Board
Attn: Loretta Taylor
Re: Farmer's Market at Hilltop Nursery & Paving of Driveway



Dear Chairperson Taylor,

We have an overwhelming amount of requests by the local community to bring in a farmers market at Hilltop Nursery. The market would mainly consist of fresh organic fruits, vegetables, fresh cut flowers, honey, unusual plants and flowers etc. with mainly local vendors.

We are proposing to have the small farmers market possibly June thru October with 5-10 vendors at a time on weekends only. The vendors will not be set up in the parking lot. We will be condensing plants and setting up in nursery stock areas only.

In addition, we are seeking your review and approval for the paving of our driveway entrance to the site. Currently the driveway is gravel with some areas of asphalt. The gravel driveway does produce a lot of dust and is becoming a nuisance. We will not be paving the entire parking lot. We will work with the Town Engineer and secure all necessary permits.

I am asking that you kindly review these requests with your board and give them consideration. Thank you and I will be waiting for your response.

Best wishes,

Glenn J Griffin
Cell 914-906-0738
www.hilltopnurseryny.com

1
Copies Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... _____
..... _____
Sent 4/22/16

WHEREAS, a letter and sketch plan dated April 13, 2016 was submitted by Glenn Griffin of Hilltop Nursery and Garden Center requesting Planning Board approval for a seasonal farmer's market and for the paving of the site driveway at the Hilltop Nursey and Garden Center located at 2028 Albany Post Road, and

WHEREAS, the subject property of 2.75 acres is located at the west side Albany Post Road (Route 9A) northwest of the Route 9 southbound entry ramp and is designated on the Town of Cortlandt Tax Maps as Section 67.6, Block 1, Lot 5, and

WHEREAS, a site plan approving the use as a Garden Center was approved by the Planning Board on June 3, 2008 by Resolution 31-08 and amendments to the site plan were approved by Resolution 5-13 adopted on January 8, 2013 and Resolution 33-14 adopted on December 2, 2014, and

WHEREAS, Mr. Griffin is requesting approval for a maximum of 10 vendors at a seasonal farmer's market between the months of June and October, and

WHEREAS, the Planning Board reviewed proposed locations of the vendors and determined that they should be located in the lower nursery stock area and not in and around the existing parking lot, and

WHEREAS, Mr. Griffin also requested the paving of the site driveway due to the fact that the current gravel and dirt driveway produces a lot of dust and is a detriment to his customers, and

WHEREAS, the paving of the site driveway may cause a change in the drainage patterns and improvement and modifications to the drainage leaving the site will be subject to the approval of the Director of Technical Services.

NOW THEREFORE BE IT RESOLVED, that the request of Glenn Griffin for approval of a seasonal farmer's market and the paving of the site driveway be approved subject to the following conditions.

CONDITIONS AND MODIFICATIONS:

- 1) **Submit a revised sketch plan showing a maximum of 10 vendors to be located in the lower nursery stock area.**

(continued on page 2)

- 2) Obtain a NYSDOT Work Permit for all work proposed in the NYSDOT right-of-way.
- 3) The applicant shall demonstrate to the satisfaction of the Director of Technical Services that there will be no adverse impacts to down stream neighbors based on the proposed drainage improvements.
- 4) The applicant is required to submit a written report to the Planning Board and appear at the November 1, 2016 meeting to review with the Planning Board the operation of the farmer's market.

TO BE CONSIDERED FOR ADOPTION: JUNE 7, 2016



April 18, 2016

pb 8-15

Loretta Taylor, Chairwomen
Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567-1254

Re: Lot line adjustment for
John Argiros
26 Forest Lane
Mohegan Lake, NY 10547
TM# 24.18-1-13

Dear Ms. Taylor,

I respectfully request a six month extension of the approval of the lot line adjustment for John Argiros. As per Resolution 17-15 the approval expires on May 5, 2016. Due to a family situation all the conditions of the resolution have not been met. I believe that with the approval of the six month extension all of these conditions will be completed.

Thanking you in advance for your interest and cooperation in this matter.

Very truly yours,

Joel Greenberg

Joel Greenberg
JLG: tmz

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MAY 27 2016

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..... A.R.C.
..... Applicant
.....
.....
Sent 5/20/16



WHEREAS, John Argiros received Planning Board approval by PB Resolution 17-15 adopted on November 5, 2015 of a lot line adjustment between two existing lots located at 26 Forest Lane and designated as Section 24.18, Block 1, Lot 11, with an existing residence and 18 Forest Lane, designated as Section 24.18, Block 1, Lot 13 also containing an existing residence pursuant to Section 265-13-D of the Town of Cortlandt Subdivision Regulations as shown on a drawing entitled "Lot Line Adjustment, John Argiros" prepared by Joel Greenberg, R.A. dated September 15, 2015, and

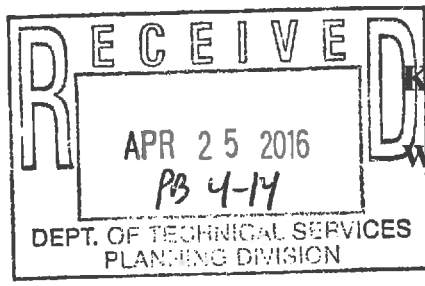
WHEREAS, the proposal is to transfer approximately 5,490 sq. ft. from Lot 11 to Lot 13 thereby decreasing Lot 11 from 36,600 sq. ft. to approximately 31,111 sq. ft. and increasing Lot 13 from approximately 38,300 sq. ft. to 43,790 sq. ft. ,and

WHEREAS, by letter dated April 18, 2016 from Joel Greenberg, R.A. requested the 1st six-month time extension to meet the conditions of the Resolution.

NOW THEREFORE BE IT RESOLVED, that the request of Joel Greenberg, R.A. for the 1st six-month time extension of the approval of the requested lot line adjustment be approved, said extension to expire on November 5, 2016.

TO BE CONSIDERED FOR ADOPTION: JUNE 7, 2016

R. 4-25-16



KIRKPATRICK LAW LLC
120 BLOOMINGDALE ROAD
WHITE PLAINS, NEW YORK 10605
(914) 997-2747
jkirk@kirklawllc.com

- Copies 1 Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C. (via e-mail w/ attachment)
- A.R.C.
- Applicant
-
-
- Sent 5/11/16

April 22, 2016

Cortlandt Planning Board
c/o Thomas Wood, Esq
Town Hall, One Heady Street
Cortlandt Manor NY 10566

RE: Abee Rose

Dear Members of the Board:

As you are aware, I represent Mongoose, Inc., and its affiliates, in connection with the Subdivision Application known as "Abee Rose Subdivision." The land in question consists of approximately 128.8 acres, including a lake, zoned R-40, and situated, generally, in the southeast quadrant of the area bounded by Maple Avenue and Dickerson Rd.

A copy of the Subdivision Application is annexed for your convenience. That application included a signed copy of a binding Agreement, dated November 26, 2013, pertaining to the subdivision, which included the dedication of one large open space lot to the Town. More specifically, the binding Agreement supports the approval of a six (6) lot subdivision, pursuant to an attached drawing (Subdivision Concept Plan), which drawing is consistent with the Subdivision Application. There are five (5) single family lots and one large open space lot which will not be less than one hundred (100) acres.

Many will remember the long history of this proposal. My clients previously sought a subdivision for approximately forty-one (41) lots, which was denied by the Planning Board, but in the course of that process and the Article 78 Proceeding and appeal, which followed, the Planning Board and Town represented that the land was, indeed, sub-dividable, and opined that the applicant would have procured an approval had the application been for lower density.

My involvement began in the fall of 2010. Following extensive discussions with town staff and the Town Board, the above referenced Agreement was reached in the fall of 2013.

Despite the filing of this Subdivision Application, in or about May 20, 2014, the Planning Board has not acted upon it, but has several times sought additional information, all of which has been submitted. Please see the attached Chronology for a complete history of the current application.

While mindful of the time limit requirements of Town Law 276, my client has been willing to extend those times by mutual agreement when requested. At this point, it is past time that the Planning Board act on this formal Subdivision Application. No further extensions of the mandatory time limits will be granted.

Formal demand is hereby made for action on this Subdivision Application, and for approval of the Subdivision Application. Such action should be an approval, consistent with the binding Agreement. The Planning Board should set

forth its reasons for its action, in writing, and in detail, including whether any alternative subdivision is acceptable and approved.

In making this formal demand, applicant is reserving all of its rights, equitable and legal, and all of its claims and causes of action, whether based in breach of a binding Agreement, breach/violation of applicable statutes, rules and regulations, or denial of civil rights/due process of law, and specifically all claims to monetary damages.

Please send all responses and notices related to these matters to the undersigned.

Sincerely,

A handwritten signature in black ink that reads "John B. Kirkpatrick". The signature is written in a cursive, slightly slanted style.

John B. Kirkpatrick

CHRONOLOGY

October 2011

In discussions between the applicant and Town staff, Town Engineer Ed Vergano made a preliminary "estate" layout with four lots connecting to the end of Hilltop Drive and one lot off Maple Avenue.

June 2012

Following further discussions, indication was received from the Town Board that the above proposal should be acceptable.

November, 2013

Agreement was signed with the Town calling for a subdivision into six lots, of which five were building lots and one was approximately 100 acre lot to be donated to the town. The Agreement called for the Town to support this proposal in the application to the Planning Board.

May, 2014

Preliminary Engineering was completed for a 6-lot plan by applicant's engineer and an Environmental Assessment Form was prepared by the applicant's planner. Preliminary plat application was made conforming to the agreement made with the Town Board.

June, 2014

The Planning Board requested an updated biodiversity study; explanation of the out parcel in the middle of the site; asked staff to prepare a review memo; required a clearer drawing of the wetlands, buffers, slopes, and proposed development. The Board accepted verbal comments from the public at the 6/3 meeting.

July, 2014

Town staff produced a report requiring: provisions for stormwater drainage; review for a Tree Removal Permit including confirmation of the applicant's tree inventory by the Town's arborist and an arborist's report; exploring the possibility of reducing the size of the proposed house lots and increasing the open space lot; additional wetland delineation by the Town's wetland consultant; submission of a colored, composite drawing showing areas of regulated steep slope, wetland and wetland buffers with the proposed house and septic locations overlaid; a separate map showing the proposed house and septic locations with the locations of trees proposed to remain and trees to be removed clearly delineated; and a Bio-Diversity assessment of the development area by the Town's consultant.

October-November, 2014

Applicant's engineer further developed the plans based on on-site soil testing that necessitated expanding the lot sizes to access soils suitable for septic systems. Submission was made with the requested additional information. The applicant's team presented the project materials to the Planning Board, including responses to the biodiversity comments of the Town's consultant and a preliminary vernal pool assessment. The applicant requested that the Board set a date for a site walk before snow falls in anticipation of setting a public hearing for the application, however a walk was not scheduled. The Planning Board asked for further bio-diversity items, slopes map, and additional tree survey. The Board indicated the applicant should meet with staff. While rejecting the idea of scheduling a public hearing, the Planning Board accepted verbal comments from the public at the 11/6 meeting.

November, 2014

Applicant's team met with Town staff and discussed the ways that the constraints of the site (wetlands, buffers, slopes, vernal pools) prevented altering the lot layout. Ed Vergano asked for a study of a road access to lots 1, 2 and 3 directly from Dickerson Road, with only the driveway to lot 4 off of Hilltop. The applicant's interest in scheduling a site walk and setting a public hearing to move the project along was again discussed.

December 2014

Applicant's engineer prepared and submitted a sketch showing an alternative access road from Dickerson for Lots 1, 2 and 3 as requested. It showed more impact to slopes and wetlands than the original plan. Planning Board initiated circulation of Notice of Intent to be SEQR Lead Agency. No further discussion of the application pending receipt of Coleman response on Bio-Diversity; Tree survey/tagging & then Town's arborist report; and a Planning Board site walk.

The Town's Deputy Engineer provided another alternative access sketch which was discussed in a conference call with the applicant's team on 1/6. After discussion Ed Vergano concluded: "We agree all four lots have to go up top."

January, 2015.

The Planning Board resolved to become SEQR Lead Agency. Town Engineer Ed Vergano reported to the Board that an alternative access directly from Dickerson was found to not be feasible. The Planning Board announced that it was still awaiting comments on the submitted Biodiversity Study Supplement from its own Environmental Consultant, Stephen Coleman. The applicant asked that these be provided promptly. Issues raised by the Board that caused the plan to be unlikely to be approved: position of usable septic areas are far removed from usable house sites; switchback driveways and shared driveways are not desirable; extent of disturbed area, slopes impacts and wetland buffer impact. Scheduled for Planning Board agenda of February, 2015.

Applicant submitted the updated Tree Survey showing the limits of disturbance overlaid on the tree locations and indicated its anticipation that a site walk with the Board would be scheduled in the next few weeks.

February-April, 2015

A report from the Environmental Consultant Stephen Coleman was received, indicating his "recommendation that completion of a spring survey is necessary to verify the full extent of vernal pool habitat and vernal pool species that may be present." Matter was further adjourned while awaiting the spring field survey and next report from the Environmental Consultant. The Town CAC provided its report in support of the applicant's proposal to deed 100+ acres of open space to the Town. "The preservation and conveyance of this large, environmentally significant land to the Town presents a tremendous, almost unprecedented opportunity for the Town."

May, 2015

The report from the Environmental Consultant, Stephen Coleman was received in time for the Planning Board site walk, which was held 5/31. The applicant was asked by the Planning Board to consider alternative designs for the road and driveways, while not offering any specific criteria for an alternative design. The 5/18 Coleman comments acknowledged: "The donation of the permanent open space parcel is of tremendous benefit to the Town's environmental resources."

June, 2015

Applicant's team met with Town staff on 6/17 (including Stephen Coleman) and presented revised and more detailed engineering for reworked road and driveways to reduce site grading and improve environmental impact, including a smaller turnaround and "hammerhead" alternative, adjusted driveways and retaining walls. Road and driveway alternatives were discussed with staff, including different road widths and items to address the 5/18 Coleman comments. The applicant was not provided specific criteria for acceptable stormwater management or road configuration from staff.

At its June 30 meeting, the Planning Board was presented the latest revised plan and discussed the 6/17 staff meeting and the various aspects that have been considered to date to improve the plan and minimize disturbances. All alternatives submitted to reduce site grading and environmental impact were rejected. These alternatives included roadways made narrower in recognition of the few lots served and substitution of the normally required large turnaround with a "hammerhead" design. The Planning Board did not offer any specific criteria for an alternative design. The Board did not schedule a public hearing.

July-August 2015

Applicant's engineer prepared and submitted revised plans. Deputy Director Michael Preziosi indicated further development of plans is needed before a hearing should be scheduled and indicated he would submit written engineering comments. The Planning Board deferred to this request and adjourned the matter.

The subsequent engineer's memo requested detailed design items which to the knowledge of applicant's engineer and planner, both very experienced local firms with significant experience in similar matters before this Planning Board, are much more technical than is reasonable or necessary for review at a public hearing, and are not normally required. These included: "Catch basins, pipe type and size for the proposed storm water infrastructure must be identified ... Indicate easements for all utilities ... Prepare a Storm Water Pollution Prevention Plan ... A hydraulic and hydrologic analysis ... a completed Notice of Intent and MS4 Acceptance Form ... an Erosion and Sedimentation Control Plan ... location of drainage structures on the proposed road profile ... "

August, 2015

Applicant's engineer met with Town Engineering staff where Town Staff suggested exploration of fewer lots and reduced roadway width to reduce road and other development costs. In conversations with the applicant's engineer, it was indicated that a reduction from 5 lots to 4 lots, or more likely 3 lots, would be necessary for the Town to approve any of the above alternatives.

October, 2015

Analysis by the applicant's engineer, accompanied by construction estimates from a qualified contractor, indicated that a reduction to 3 lots would not support the costs of the road to serve them.

October, 2015 - March, 2016

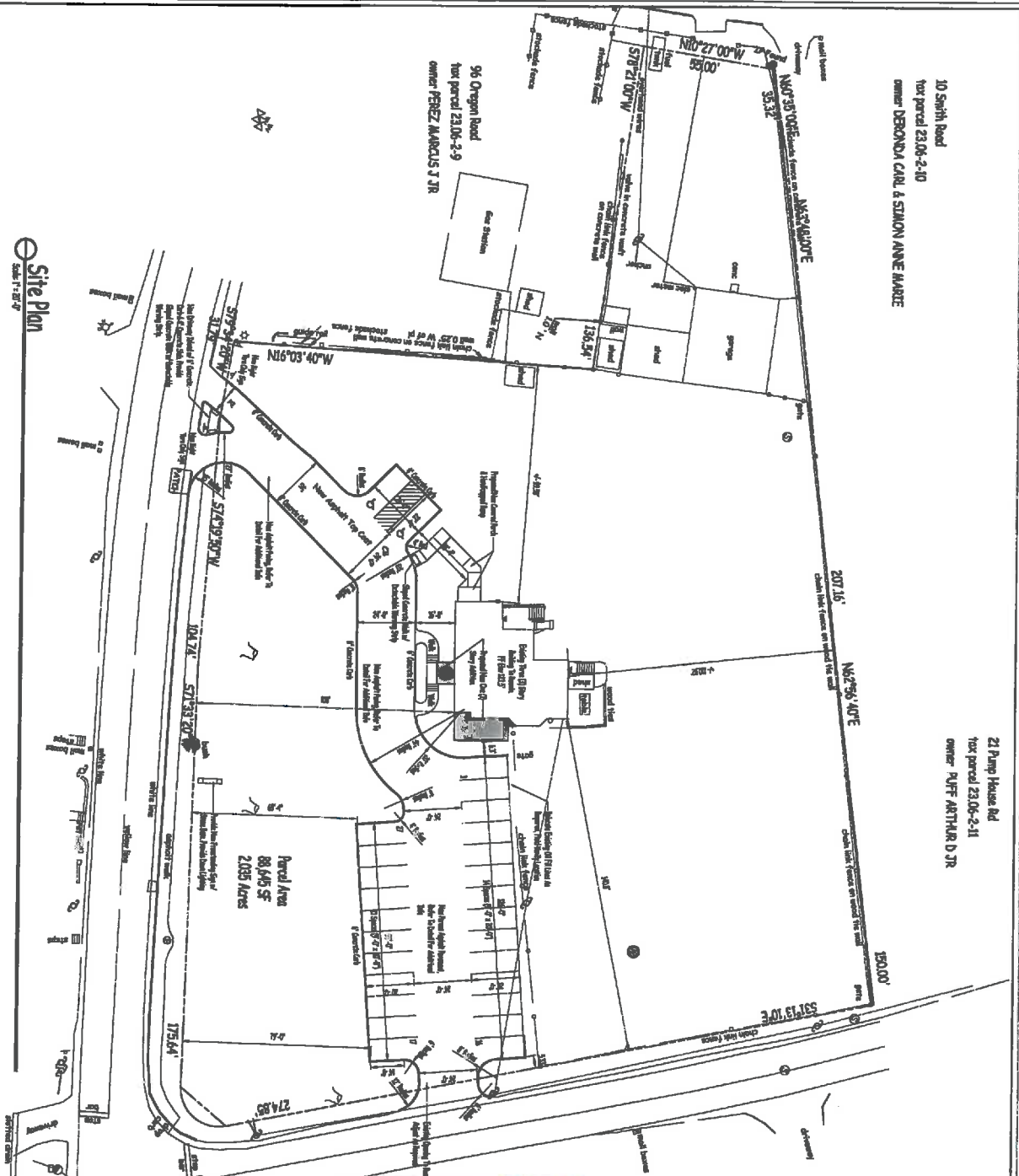
The applicant has requested adjournments from the Planning Board agenda to explore options. No viable options have been found.

To date, a public hearing has not been scheduled for the application.

The Planning Board never acknowledged that the proposed plan to cluster on one side of the site would give the Town 106 acres for permanent preservation.

10 Smith Road
 Tax parcel 23.06-2-10
 owner: DEBONDA CARL & SIMON ANNE HARRÉ

21 Ramp House Rd
 Tax parcel 23.06-2-11
 owner: PAUL ARTHUR D JR



Site Plan
 Scale: 1" = 20'-0"

2025 Robert R. Berta, AIA, Architectural Planning, Architecture & Planning, Inc. is not responsible for, liable or not, whether the information of this plan is true or not.

Site Data

Category	Value	Required	Provided
Lot Area	7250 SF	2200 sq ft (20% min)	2200 sq ft (20% min)
Min Lot Dimensions	47'	35'	47'
Setbacks	35'	5'	35'
Front	35'	5'	35'
Side	35'	5'	35'
Rear	35'	5'	35'
Building Height / Stories	27' / 3	35'	27' (110' max)
Maximum Building Coverage	35%	35%	35%
Maximum Lot Coverage	30%	30%	30%
Off Street Parking	1 Space per 200 sq ft of Ground Floor	36 Spaces (7200 sq ft)	36 Spaces (7200 sq ft)
Minimum Lot Coverage	30%	30%	30%
Minimum Lot Coverage	30%	30%	30%
Minimum Lot Coverage	30%	30%	30%
Minimum Lot Coverage	30%	30%	30%



Site Location Map
 Does Not Scale Prints

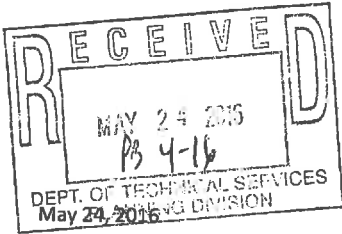
Proposed Site Plan
 Proposed New Salon & Spa For
 Ananda Salon & Spa
 100 Oregon Road
 Carlstadt, New York

This plan is the property of Michael R. Berta, AIA, Architectural Planning, Architecture & Planning, Inc. and is not to be reproduced, copied, or otherwise used without the express written consent of the architect. Any person or corporation who uses this plan without the express written consent of the architect shall be liable for all damages and costs incurred by the architect.

Project Name	SP-1
Date	08/21/2011
Scale	As Shown
Author	Michael



Michael R. Berta, AIA
 Architecture & Planning
 7 Robert Road
 Carlstadt, New York
 201-489-1638



Michael J. Casolaro
3342 Peter Lane
Yorktown Heights, NY 10598
(914) 610-6663
Michael.Casolaro@MCASRoofing.com

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..... Applicant
.....
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Sent 5-25-16
in contract to

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

Dear Ms. Taylor,

I am requesting Planning Board approval for a Specialty Trade Permit. I am currently in contract to purchase the property located at 2006 Albany Post Road, Croton-on-Hudson, NY. I am the Owner and President of MCAS Roofing & Contracting, Inc., which is an insured company with all the appropriate licenses for the trade and many certifications. I propose to use this building as the main office of my roofing and contracting business.

My father owned a roofing company and I became interested in the roofing business and started learning this trade at a very young age. I respect it as a trade and we take great pride in our work.

MCAS Roofing & Contracting, Inc. is a small, reputable roofing company serving Westchester and Putnam Counties. Currently, I work out of a home office and have three company vehicles. Our storage and parking is at a different location than our office. Storage is consolidated into one steel shipping container. We run a very organized and efficient company. Safety is our main priority and all of my workers are trained accordingly.

In moving my company to this location, I will have the capability of having more control over my workers and daily operations because our office will be at the same location where my vehicles are parked and where my equipment is stored. On this new property, there is adequate and accessible basement storage for my company. MCAS Roofing & Contracting, Inc. will be bringing a well-managed, organized, and reputable company to the Town of Cortlandt. There will be the possibility to offer employment for local residents and for us to be involved in community events if that is an option.

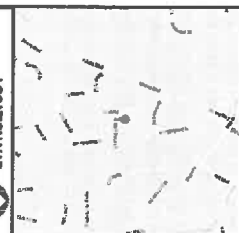
Enclosed please find the following items being submitted for your review:

- Check for \$1,000 (\$500 Site Plan Application; \$500 Special Use Permit);
- One Site Plan Application;
- One Survey of Property prepared by JRL Land Surveying, P.C.;
- One Copy of Contract of Sale;
- Ten copies of the Short EAF;
- Ten sets of Site Plans titled "Site Plan Prepared for MCAS Roofing & Contracting Inc.,"
Sheets 1-2 of 2, dated May 20, 2016, prepared by Site Design Consultants.

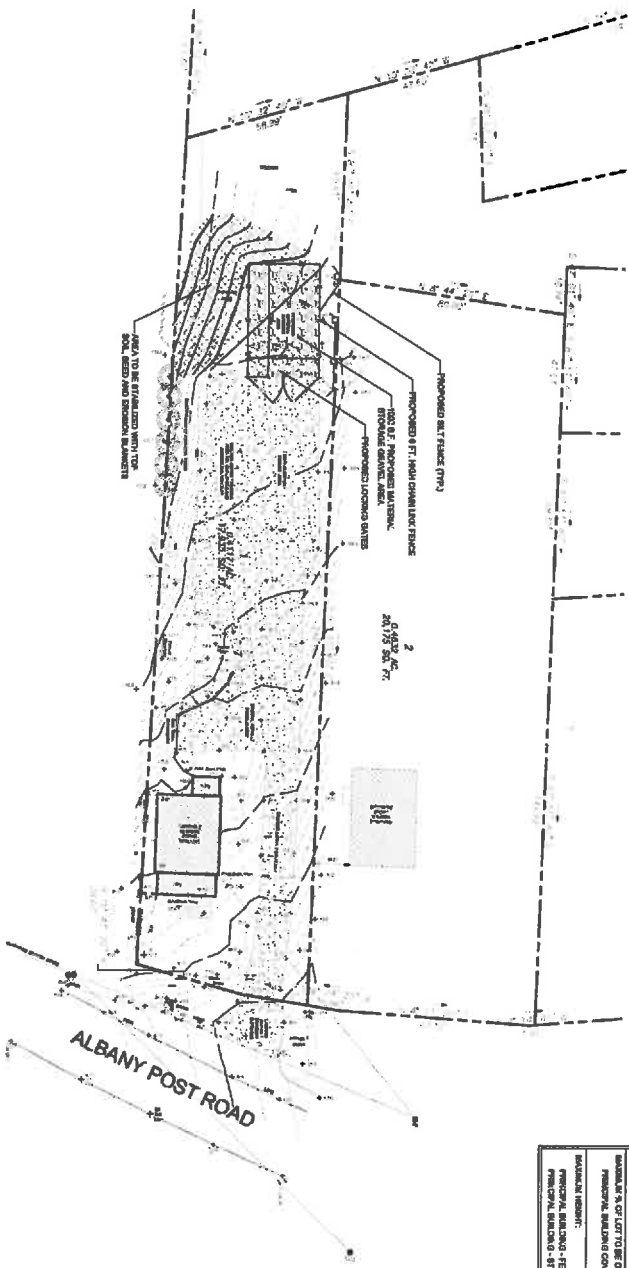
This is an important venture for MCAS Roofing & Contracting, Inc., myself personally, and even my family. Please review the submitted application and please place this project on the Planning Board Agenda for June 7, 2016. I look forward to being a part of your community. Thank you for your time and consideration.

Respectfully,

Michael J. Casolaro
Michael J. Casolaro



LOCATION MAP
SITE NO. 16-04



SITE DATA

OWNER: JDB&P, INC.
 2001 FORT LANE
 CANTON, NY 13616

PROJECT LOCATION:
 2006 ALBANY POST ROAD
 CANTON, NY 13616

PROPOSED USE: COMMERCIAL
 PROPOSED LOT AREA: 2.05 AC.
 PROPOSED LOT WIDTH: 130 FT.

EXISTING FACTORIES:
 2006 ALBANY POST ROAD
 CANTON, NY 13616

PROPOSED FACTORIES:
 2006 ALBANY POST ROAD
 CANTON, NY 13616

NO. HIGHWAY COMMERCIAL
 2006 ALBANY POST ROAD
 CANTON, NY 13616

ZONING SCHEDULE

ZONING DISTRICT	NO. HIGHWAY COMMERCIAL	MINIMUM REQUIRED
MINIMUM LOT AREA:	20,000 SQ. FT.	8,500 SQ. FT.
MINIMUM LOT WIDTH:	120 FT.	100 FT.
MINIMUM FRONT SETBACK:	30 FT.	30 FT.
MINIMUM SIDE YARD SETBACK:	30 FT.	30 FT.
MINIMUM REAR YARD SETBACK:	30 FT.	30 FT.
MINIMUM % OF LOT TO BE OCCUPIED:	20% OF LOT AREA	4% OF LOT AREA
MINIMUM BUILDING HEIGHT:	30 FEET	30 FEET
MINIMUM BUILDING FOOTPRINT:	2,000 SQ. FT.	2,000 SQ. FT.
MINIMUM BUILDING FOOTPRINT:	2,000 SQ. FT.	2,000 SQ. FT.

NOTE:
 THIS SITE PLAN WAS PREPARED BY THE CONSULTANT FOR THE CLIENT'S USE ONLY. THE CONSULTANT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED USE. THE CONSULTANT HAS NOT CONDUCTED ANY OTHER INVESTIGATION OR ANALYSIS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CONSULTANT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE CONSULTANT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE CONSULTANT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE CONSULTANT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE CONSULTANT.



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 of
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SITE PLAN
 PREPARED FOR
MCAS ROOFING & CONTRACTING INC.
 2006 ALBANY POST ROAD
 Town of Cortland Westchester Co., New York

SITE PLAN

SCALE:
 1" = 20'

DATE:
 5/20/16

Revisions:

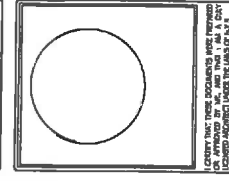
No.	Date	Description

Engineer:
 Joseph C. B. Inc., P.E.
 NY 16, No. 6451

Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10596
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com



PROJECT # 16-04



THIS PLAN IS MADE AND TOOK EFFECT AS TO THE ORIGINAL DESIGN AND SPECIFICATIONS OF THE PROJECT.

SJB
Architecture + Design
sjarohdesign.com
914-402-1701
Corlandt Manor, NY

Client: **APTIAN WAY VENTURES, LLC.**

Project: **SITE PLAN APPROVAL**

260 Madeline Avenue
Verplank, NY 10986

Project: **EXISTING SITE PLAN**
EXISTING ZONING INFO

REQUIRED OFF-STREET PARKING WALKER ALLOWANCES BY CODE

The Engineer has reviewed the application for a site plan and has approved the applicant's proposed off-street parking. The applicant is responsible for providing the required number of off-street parking spaces as shown on this plan. The applicant is also responsible for providing the required number of off-street parking spaces as shown on this plan. The applicant is also responsible for providing the required number of off-street parking spaces as shown on this plan.

Code	Min. Required	Max. Allowed
IND	10	15
IND1	10	15
IND2	10	15
IND3	10	15
IND4	10	15
IND5	10	15
IND6	10	15
IND7	10	15
IND8	10	15
IND9	10	15
IND10	10	15
IND11	10	15
IND12	10	15
IND13	10	15
IND14	10	15
IND15	10	15
IND16	10	15
IND17	10	15
IND18	10	15
IND19	10	15
IND20	10	15

ZONING DATA FOR MID-DESIGNED INDUSTRIAL DISTRICT

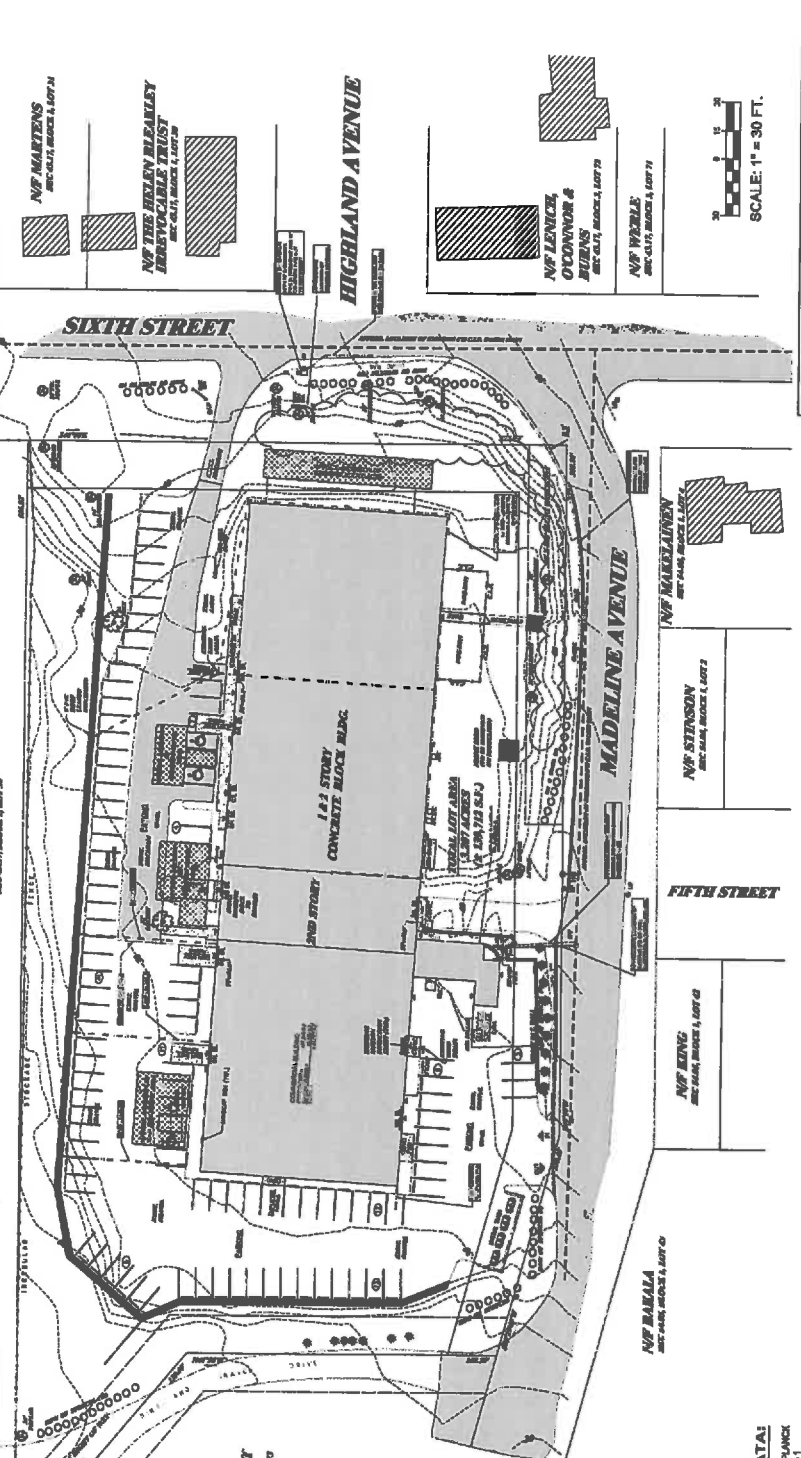
Item	Description	Requirements
1	MIN. LOT AREA	5,000 SQ. FT.
2	MIN. LOT DEPTH	100 FT.
3	MIN. FRONT YARD SETBACK	10 FT.
4	MIN. SIDE YARD SETBACK	5 FT.
5	MIN. REAR YARD SETBACK	5 FT.
6	MIN. BUILDING FOOTPRINT COVERAGE	30%
7	MAX. BUILDING HEIGHT	35 FT.
8	MAX. BUILDING SETBACK FROM FRONT LOT LINE	10 FT.
9	MAX. BUILDING SETBACK FROM SIDE LOT LINE	5 FT.
10	MAX. BUILDING SETBACK FROM REAR LOT LINE	5 FT.

ZONING DATA FOR MID-DESIGNED INDUSTRIAL DISTRICT

Item	Description	Requirements
11	MIN. STREET FRONTAGE	50 FT.
12	MIN. FRONT PORCH DEPTH	5 FT.
13	MIN. FRONT PORCH SETBACK	5 FT.
14	MIN. FRONT PORCH HEIGHT	8 FT.
15	MIN. FRONT PORCH LIGHTING	As shown on plan
16	MIN. FRONT PORCH FLOORING	As shown on plan
17	MIN. FRONT PORCH RAILINGS	As shown on plan
18	MIN. FRONT PORCH STAIRS	As shown on plan
19	MIN. FRONT PORCH DOORS	As shown on plan
20	MIN. FRONT PORCH WINDOWS	As shown on plan

LEGEND

Symbol	Description
---	Proposed Property Lines
- - -	Existing Property Lines
----	Proposed Easements
----	Existing Easements
○	Proposed Stormwater Ponds
○	Existing Stormwater Ponds
○	Proposed Water Features
○	Existing Water Features
○	Proposed Streetlights
○	Existing Streetlights
○	Proposed Signs
○	Existing Signs
○	Proposed Fences
○	Existing Fences
○	Proposed Walls
○	Existing Walls
○	Proposed Drives
○	Existing Drives
○	Proposed Paths
○	Existing Paths
○	Proposed Utilities
○	Existing Utilities
○	Proposed Other
○	Existing Other



RESUBMITTER'S DECLARATION

I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein. I agree to hold harmless and indemnify the Town of Herrick, New York, from and against all claims, damages, costs and expenses, including reasonable attorney's fees, that may be incurred by the Town of Herrick, New York, as a result of my actions, omissions or negligence in the preparation, submission, or execution of this application.

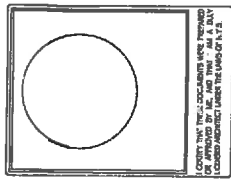
Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____
Zip: _____

PROJECT INFORMATION DATA:

1. MUNICIPALITY, TOWN OF HERRICK, COUNTY OF WESTCHESTER, STATE OF NEW YORK
2. ADDRESS: 260 MADELINE AVENUE, VERPLANK, NY 10986
3. TOTAL LOT AREA: 5.37 ACRES, 184,174 SQ. FT.
4. APPROXIMATE ZONING: MID-DESIGNED INDUSTRIAL DISTRICT
5. SITE LOCATION: 260 MADELINE AVENUE, VERPLANK, NY 10986
6. SURVEY INFORMATION: THIS SURVEY WAS TAKEN FROM A PLAN PREPARED BY ANIBOTTE BURMAN & ASSOCIATES, INC., AND SURVEYOR JAMES J. BURMAN, DATED JUNE 17, 2009, AND ALSO FROM A PLAN PREPARED BY BURNETT ASSOCIATES, INC., TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN WESTCHESTER COUNTY, N.Y., DATED OCTOBER 11, 2004. SURVEY INFORMATION ALSO OBTAINED FROM:
7. ADJACENT SURVEY INFORMATION: THIS SURVEY INFORMATION WAS OBTAINED FROM THE PROJECT ENTITLED "MID-DESIGNED INDUSTRIAL DISTRICT DEVELOPMENT FOR APPIAN WAY VENTURES, LLC," DATED OCTOBER 22, 2016.
8. THE PURPOSE OF THIS PLAN IS TO DOCUMENT THE EXISTING CONDITIONS ON THE SITE FOR PURPOSES OF PREPARING TENTATIVE APPROVALS AND CHANGE OF USE FOR INTERIOR TENANT SPACES. SEE EXISTING APPROVED SITE PLAN FOR IMPROVEMENTS TO THE REMAINDER OF THE SITE.

UNAPPROVED AUTOMATICALLY TO THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY.

Drawn By: SJD
 Project #: 2010-01
 Date: 06-10-10



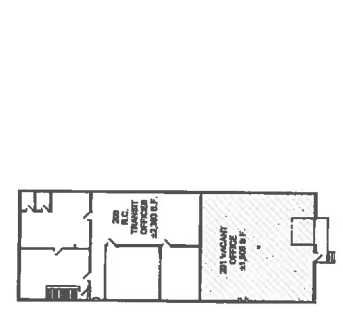
SJB
 Architecture + Design
 sjbarch@icloud.com
 914-403-1701
 Cortlandt Manor, NY

APPIAN WAY
 VENTURES, LLC.

PROPOSED TENANT LAYOUT PLAN
 200 Middlesex Avenue
 Cortlandt Manor, NY 10816

Tenant Use
 License Descriptions

C-102

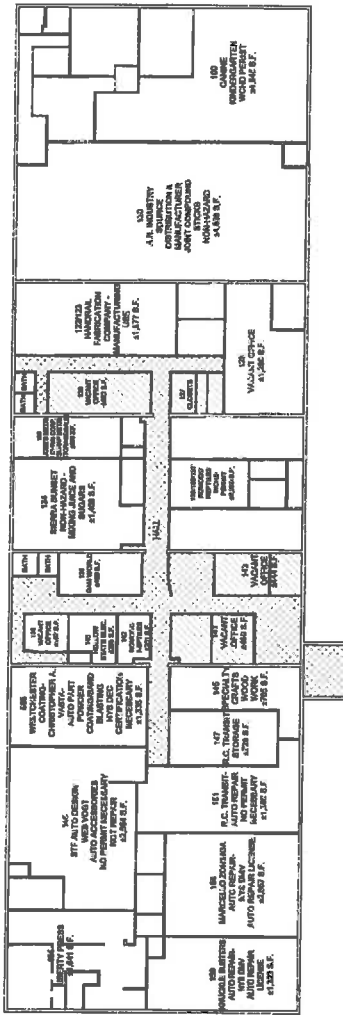


2 PROPOSED SECOND FLOOR TENANT LAYOUT PLAN
 SCALE - 1" = 20'-0"

GENERAL NOTES

1. THE FLOOR PLAN ABOVE, WHEN USED FOR THE PROPOSED TENANT LAYOUT, SHALL BE CONSIDERED AS A PRELIMINARY PLAN. THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

2. THIS PLAN WAS PREPARED TO SUPPORT THE PROPOSED TENANT LAYOUT. THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE TOWN OF CORNELL ZONING BOARD OF THE TOWN OF CORNELL, NY, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

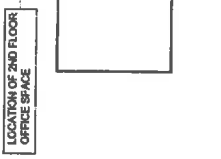


1 PROPOSED GROUND FLOOR TENANT LAYOUT PLAN
 SCALE - 1" = 20'-0"

**** NYS DMV AUTO REPAIR LICENSE GUIDELINES**

1. A license is required for the operation of an auto repair business. The license is issued to the owner of the business. The license is issued to the owner of the business. The license is issued to the owner of the business.

2. The license is issued to the owner of the business. The license is issued to the owner of the business. The license is issued to the owner of the business.



3 KEY PLAN
 SCALE - NTS

SPACE #	BUSINESS NAME	F.LR. AREA	REQUIREMENTS	SERVICES / USE	OCCUPANCY	OFF STREET PARKING	STATUS
100	CAIRNE KINDERGARTEN	4,845 SF ±	PERMIT FROM W.C. DMV - Renewal	DOG TRAINING AND DAY CARE SERVICES	BUSINESS SERVICE	1 PER 300 SF 10 SPACES (10.3)	CURRENT
120	A.N. INDUSTRY SOURCE	4,830 SF ±	NO SPECIAL REQS.	MANUFACTURING AND DISTRIBUTION OF COMPOUND STICKS	MANUFACTURE FACILITY	1 PER 400 SF 12 SPACES (12.069)	PROPOSED
1223	HANDORAL FABRICATION	1,877 SF ±	NO SPECIAL REQS.	ON SITE FABRICATION OF METAL HANDORAL SYSTEMS	MANUFACTURE FACILITY	1 PER 400 SF 5 SPACES (4.7)	PROPOSED
125	VACANT OFFICE SPACE	1,200 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF 3 SPACES (3.2)	VACANT
126	VACANT OFFICE SPACE	522 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF 1 SPACES (1.3)	VACANT
130	JOSES METAL CHAIN CORPORATION	665 SF ±	NO SPECIAL REQS.	SCRAP METAL COLLECTION AND DISTRIBUTION	OTHER FACILITY	1 PER 300 SF 2 SPACES (2.167)	CURRENT
133	KOMODO REPTILES	2,203 SF ±	PERMIT FROM W.C. DMV - Renewal	RODENT/REPTILE STORAGE / BREEDING	MANUFACTURE FACILITY	1 PER 400 SF 6 SPACES (6.50)	CURRENT
134	SERRA SUNSET	1,400 SF ±	PERMIT FROM W.C. DMV - Renewal	MARGARITA MIX MANUFACTURING	MANUFACTURE FACILITY	1 PER 400 SF 4 SPACES (4.50)	CURRENT
136	GAMI WORLD	430 SF ±	NO SPECIAL REQS.	OFFICE	OFFICE	1 PER 400 SF 1 SPACES (1.06)	CURRENT
138	VACANT OFFICE SPACE	197 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF 1 SPACES (1.07)	CURRENT
143	HOLLOW STATE ELECTRIC	208 SF ±	NO SPECIAL REQS.	OFFICE	OFFICE	1 PER 400 SF 1 SPACES (1.2)	CURRENT
141	VACANT OFFICE SPACE	480 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF 1 SPACES (1.2)	CURRENT
142	KOMODO REPTILES	201 SF ±	PERMIT FROM W.C. DMV - Renewal	RODENT/REPTILE STORAGE / BREEDING	OFFICE	1 PER 400 SF 1 SPACES (1.3)	CURRENT

Town of Cortlandt Zoning Code - 807.29
 Table of Required Off-Street Parking Spaces, rules for interpretation.
 A. Computation of spaces. When the computation of required parking or loading spaces results in the requirement of a fractional space, any fraction over one-half (1/2) shall require one space.

4 PROPOSED TENANT USAGE SCHEDULE

SPACE #	BUSINESS NAME	F.LR. AREA	REQUIREMENTS	SERVICES / USE	OCCUPANCY	OFF STREET PARKING	STATUS	
143	VACANT OFFICE SPACE	444 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF 1 SPACE (1.1)	CURRENT	
145	SPECIALTY CRAFTS WOODWORKING	785 SF ±	NO SPECIAL REQS.	CARPENTRY / FABRICATION	MANUFACTURE FACILITY	1 PER 400 SF 2 SPACES (1.9)	CURRENT	
146	S.T.F. AUTO DESIGN	2,584 SF ±	NO NYS DMV/AUTO REPAIR LICENSE REQUIRED - SEE NOTE **	SPECIALTY AUTO ACCESSORY FABRICATION - MAIL ORDER	MANUFACTURE FACILITY	1 PER 400 SF 6 SPACES (6.4)	CURRENT	
147	R.C. TRANSIT	2,132 SF ±	NO NYS DMV/AUTO REPAIR LICENSE REQUIRED - SEE NOTE **	VEHICLE REPAIR / SERVICE FOR R.C. TRANSIT TAXI SERVICE - 2ND FLOOR	AUTO REPAIR	1 PER 190 SF 1 PER EMPLOYEE 17 SPACES (14.23)	CURRENT	
155	MARCELLO ZONING	2,057 SF ±	NYS DMV/AUTO REPAIR LICENSE REQUIRED - Renewal	AUTO REPAIR	AUTO REPAIR	1 PER 160 SF 1 PER EMPLOYEE 17 SPACES (13.15)	CURRENT	
156	LIBERTY PRESS	1,841 SF ±	NO SPECIAL REQS.	PRINTING SERVICES	BUSINESS SERVICE	5 SPACES (5.47)	CURRENT	
159	KNICKLE BUSTERS CAR CARE AND TIRE	1,323 SF ±	NYS DMV/AUTO REPAIR LICENSE REQUIRED - Renewal	AUTO REPAIR	AUTO REPAIR	1 PER EMPLOYEE 22 SPACES (18.24)	CURRENT	
199	WESTCHESTER COATING	1,335 SF ±	NYS DEC CERTIFICATION REQUIRED - Renewal	AUTO PART POWDER COATING/BLASTING	MANUFACTURE FACILITY	1 PER 400 SF 3 SPACES (3.3)	PROPOSED	
200	R.C. TRANSIT - OFFICES	2,390 SF ±	NO SPECIAL REQS.	OFFICE FOR TAXI SERVICE	OFFICE	1 PER 400 SF 6 SPACES (6.5)	PROPOSED	
201	VACANT OFFICES	1,506 SF ±	NO SPECIAL REQS.	VACANT	OFFICE	1 PER 400 SF 4 SPACES (3.76)	VACANT	
TOTAL							127 SPACES	