

Right to Know / FOIL

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WHEREAS, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code was submitted by **John P. Alfonzetti, P.E., for the property of Angelo Cipriano**, 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, 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, the requirements for Preliminary Layout approval in Chapter 265, (Subdivision Regulations) of the Town of Cortlandt Code have been met by said subdivision application and Preliminary & Final Plat, and

WHEREAS, a Public Hearing was held as required by Section 276 of the Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on June 1, 2010 adjourned to July 6, August 3, September 7, 2010 and October 5, 2010, and

WHEREAS, the Public Hearing Notice was published in the "Journal News" and in the "Gazette" and a "Notice of Public Hearing" sign was posted in front of the subject property, and

WHEREAS, on December 7, 2010 by Resolution 57-10 the Planning Board granted conditional Preliminary Plat Approval to the subject application, and

WHEREAS, said plat contains the approval of the Westchester County Department of Health, and

WHEREAS, the Planning Board reviewed the record of this application and of preliminary plat approval and deems the subject final plat to be in substantial agreement with the approved preliminary plat, therefore no final public hearing is required for this application.

NOW THEREFORE BE IT RESOLVED, that the application of **John P. Alfonzetti, P.E., for the property of Angelo Cipriano**, 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 be **approved** subject to the

modifications and conditions listed below, and the Chairman of the Planning Board be authorized to endorse approval of said Final Plat upon compliance by the applicant with such conditions as listed below. However, if such conditions are not complied with within one hundred and eighty (180) days from the date of this Resolution, the Final Plat shall be deemed expired, unless extended by the Planning Board, by timely request by the applicant, for additional periods of ninety (90) days each, and

FURTHER BE IT RESOLVED, in accordance with law, the approval or approval with conditions of any Final Plat shall expire within sixty two (62) days of the date of the signature of the Chairman of the Planning Board on the Final Plat if said Final Plat has not been filed in the Office of the County Clerk. Conditional approval of the Final Plat does not entitle the owner to file said Final Plat until the listed conditions are accomplished and the Chairman signs the Final Plat.

CONDITIONS AND MODIFICATIONS:

- 1. Submit (a) a mylar transparency and two prints of the subdivision plat to the Planning Office following the Planning Board Chairman's signature prior to filing the final subdivision plat in the County Clerk's office and (b) electronic copy of the final plat in a shape file, geodatabase or AutoCAD 2006 or newer format (.dwf or .dwg) format and be in New York State Plan coordinates; North American Datum 1983; units, feet.**
- 2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid in compliance with the Town Code.**
- 3. Provide the Planning Board with an affidavit confirming that title to all of the premises located within the proposed subdivision remain in the applicant or its successor in interest as to the entire parcel which was the subject of this application.**
- 4. No further excavation, tree removal or site work shall be permitted until the final plat is approved and all applicable conditions of Final Plat Approval are satisfied.**
- 5. Posting of a combined soil erosion & maintenance security in the amount of \$5,000. Said security to be in effect for a period of not less than two (2) years from the date thereof and shall be posted to guarantee the upkeep of landscaping, screening, soil erosion controls and safety devices and to ensure the removal of all construction debris and materials from the site and to ensure the general cleanliness and proper maintenance of the grounds and environs. Prior to the signing of the Final Plat by the Planning Board Chairperson said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk**

(continued on page 3)

and a copy to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.

7. Posting of performance security in an amount to be determined by the Director of Technical Services guaranteeing the completion of the improvements and the certified installation of the proposed monuments within three years from the effective date of said security or in the alternative the completion of said improvements. Said security shall not be released until the submission of an "as-built" survey is accepted by the Director of Technical Services. The "as built" survey is to be delivered in a shape file, geodatabase or AutoCAD 2006 or newer format (.dwf or .dwg) format and be in New York State Plan coordinates; North American Datum 1983; units, feet. Prior to the Planning Board Chairperson signing the plat said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy submitted to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.

8. Payment of a 5% inspection construction monitoring fee to the town based on the on and off-site construction costs including grading, roads, water quality and detention basins, soil and erosion controls, retaining walls, utilities, site clearing, tree removal, planting and all other improvements pursuant to Resolution 114-00 of the Cortlandt Town Board. It should be noted that County Health Department certification for the installation of water lines must be provided by the owner.

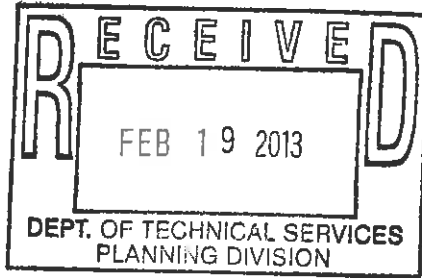
9. Prior to the Chairman signing the final plat the payment of an \$18,000 recreation fee is required.

10. The applicant (and its future successors and assigns) shall enter into and record a Stormwater Management Facilities Maintenance Agreement and a Stormwater Management Inspection and Maintenance Easement subject to the review and approval of the Director of Technical Services and the Town Legal Department.

11. Submit a Stormwater Pollution Protection Plan (SWPPP) to the satisfaction of the Director of Technical Services.

12. Submit a construction sequence plan to the satisfaction of the Director of Technical Services.

February 15, 2013



Copies ⁷

- Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____

Sent 2/19/13

Town Of Cortlandt Planning Board
One Heady Street
Cortlandt Manor, NY 10567

Ref: Stackhouse/Delulio/Ben-David Subdivision
Case #PB 21-05
Hillside Estates

Dear chair lady Mrs Taylor and Board Members:

AS of are last meeting with the Planning Board in November we have been cleaning up the property by picking up old logs that have been lying around and chipping what we could. And also cleaning up after storm Sandy there was many trees that were blown over.

We have people looking at the property:s to build a home but the biggest problem is with the banks.

I would like to thank the Board for working with us hopefully we will get a buyer soon and end this project.

We are here asking the Planning Board for a eleventh extension thank you.
Jesse Stackhouse/John Delulio

WHEREAS, the application of **Jesse Stackhouse and John DeJulio** for Planning Board approval of a Final Plat pursuant to Sections 276, 277 and 280a of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for a 5 lot major subdivision of a 6.6 acre parcel of land with a lot line adjustment with the adjacent property owned by Shimon and Joyce Bendavid as shown on a final plat entitled "Subdivision Map known as Hillside Estates" latest revision dated October 20, 2008 and a drawing entitled "Improvement & Integrated Plot Plan for Hillside Estates", latest revision dated October 22, 2008 both prepared by Badey & Watson, P.C. was approved by Planning Board Resolution 8-09 adopted on March 3, 2009, and

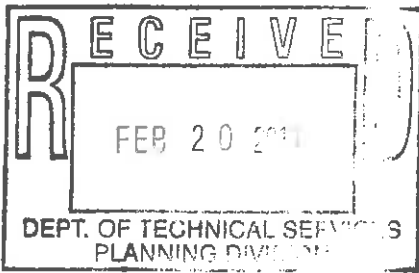
WHEREAS, the subject property is located on the north side of Locust Avenue, 500 feet east of Gabriel Drive and is designated on the Town of Cortlandt Tax Maps as Section 23.12, Block 1, Lot 8, and

WHEREAS, by Resolutions 40-10, 59-10, 7-11, 12-11, 23-11, 32-11, 7-12, 16-12, 27-12 & 34-12 the Planning Board previously granted ten (10) 90-day time extensions of the final plat approval the latest of which expired on February 17, 2013, and

WHEREAS, by letter dated February 15, 2013 Jesse Stackhouse requested the 11th 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED, that the request of Jesse Stackhouse for the 11th 90-day time extension of the above mentioned Final Plat is hereby granted said time extension to expire on May 18, 2013.

TO BE CONSIDERED FOR ADOPTION: MARCH 5, 2013



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

February 18, 2013

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

Ref: PB 5-08 - 1st 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 are doing our best to work on the conditions and modifications during these very tough economic times and we would appreciate your consideration of our request at this time.

Thank you for attention to this matter.

Sincerely,

Percy and Barbara Montes

Copies 7 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... _____
..... _____
Sent 2/20/13

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

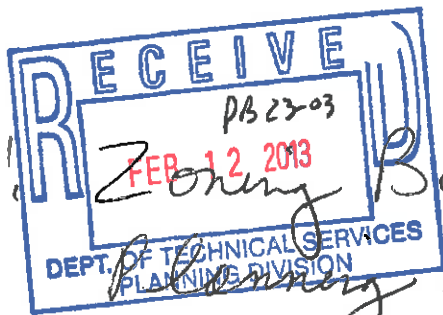
WHEREAS, the subject property is located at the end of Radio Terrace and designated on the Town of Cortlandt Tax Maps as Section 23.05, Block 4, Lot 1, and

WHEREAS, by Resolutions 26-12 & 35-12 the Planning Board previously granted two (2) 90-day time extensions of the final plat approval the latest of which will expire on March 5, 2013, and

WHEREAS, by a letter dated February 20, 2013 Barbara Montes requested the 3rd 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED that the request of Barbara Montes for the 3rd 90 day-time extension for the above mentioned Final Plat is hereby granted said time extension to expire on June 3, 2013.

TO BE CONSIDERED FOR ADOPTION: MARCH 5, 2013



1/16/13
 Copies..... Planning Board w/ plan
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director w/ plan
 C.A.C.
 A.R.G. w/ plan
 Applicant

To: Zoning Board of Appeals
 Planning Board
 Town of Cortlandt

From: Bruce J. Fulgum, Fulgum's Rest + Bar
 Corp., 2151 Albany Post Rd.
 Montrose, N.Y. 10548

2/19/13

Subject: Front Deck on Restaurant + Bar

Dear Sirs,

stated are just a few of the reasons I am requesting a raised deck on Fulgum's Restaurant + Bar to replace the stone patio,

① Steps are cumbersome going in and out for customers. It is also precarious for waitresses carrying numerous plates, knives and forks. The steps are steep and we have incurred several injuries to patrons and staff.

- ② The steps patio at road level is intimidating to some customers.
- ③ Patrons, especially the elderly, requiring use of the bathrooms find it laborious and disconcerting to climb stairs to gain access.
- ④ Western exposure to the sun makes it extremely hot during the warmer months from 12 PM to 7 PM. Therefore I am requesting permission to install an awning.
- ⑤ With the deck customers can easily move from the bar to dining on the deck and the dance floor.

I feel that with a deck and awning customers can easily flow throughout the restaurant as opposed to using the steps numerous times. I feel that this new layout if approved would add greatly to one's dining experience. I also feel that this new appearance of the building would be aesthetically pleasing to the surrounding area.

Thank you for your time and consideration.

Sincerely,
Bruce Fulgum, President
+
NLMCA

Existing



2/12/2013

2/19/13

To whom it may concern,

My name is Dana Capobianco. I am renting out two spaces in the Toddville Plaza for my businesses Efficiency Training and Everything Art. I need to change use from retail to a physical fitness facility and an art gallery.

There is exterior construction that has already been approved and almost complete (by Landlord).

It is to my understanding that parking usage would be the same as retail regulations.

Please let me know if you need any further information from me. Thank you,

Sincerely,

Dana Capobianco



(914) 290-1521



- Copies 1 Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C. > via e-mail
- A.R.C.
- Applicant
- _____
- _____
- Sent 2/21/13

RICK LANE

S15°04'10"W

200.18

MON. ROUND

N77°20'00"W

S77°20'00"E

TAX LOT 14
TOTAL AREA =
60,284.536 Sq Ft
OR 1.384 AC.

CONCRETE RETAINING WALL

O.H. WIRES
59.5'

24.2'

CHAIN LINK FENCE ON LINE
CONCRETE RETAINING WALL

1 STORY STEEL BUILDING
(2141 CROMPOND ROAD)

OVERHANG CONCRETE WALK UNDER

ASPHALT PARKING LOT

4 SPACES

4 SPACES

CONCRETE CURBS

L.P.

L.P.

277.92 CB

HYD.

N28°09'00"E

10 SPACES

CONCRETE CURB

STREAM

324.93

207.53

TAX LOT 19

TAX LOT 18

SURVEY OF PROPERTY

PREPARED FOR
CHRIS SANTOMERO

PROPERTY BEING
SEC 34.05-BLOCK 6-LOT 14
ON MAP ENTITLED

"THE OFFICIAL TAX MAP OF THE TOWN OF CORTLANDT"

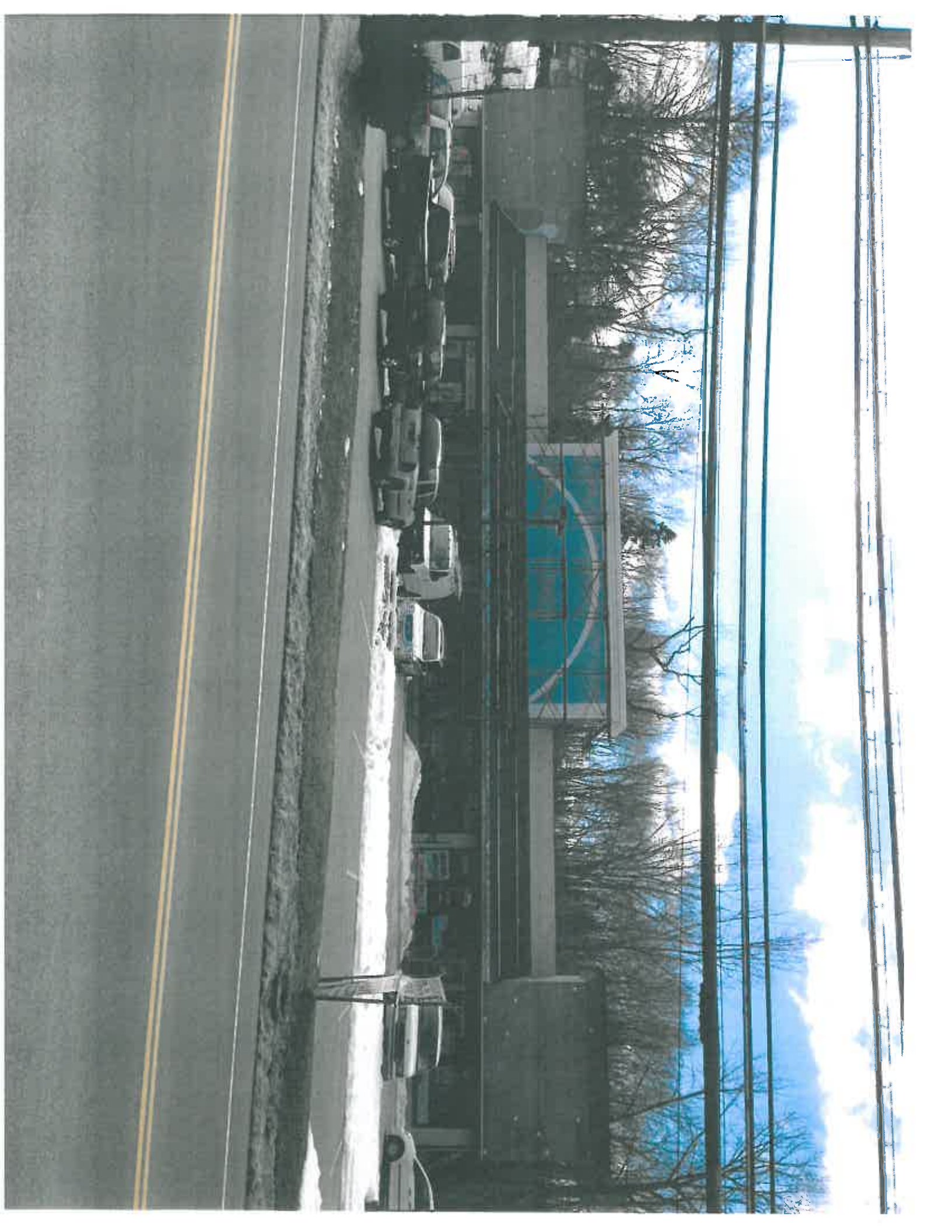
STATE AT
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SURVEYED: MAY 29, 2012
SCALE: 1" = 40'

JOHN J. MULLOON
77 TAPPAN LANDING ROAD
TARRYTOWN, N.Y. 10591
(914) 631-4232

CROMPOND ROAD
(RT. 202)





Donor

EFFICIENCY



TRAINING

John

Everything Out



MUSEUM
GALLERY

- Copies Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.G.

**Submission Form to the Westchester County Planning Board
For Planning and Zoning Referrals Requiring Notification Only**

County Reference Number CTDN13-01

The Westchester County Planning Board has predetermined that certain categories of planning and zoning applications are matters for local determination only. For any application listed below, submission of this completed form will satisfy the requirement of NYS General Municipal Law and the Westchester County Administrative Code that the local board provided adequate notification to the county Planning Board in accordance with Planning Board procedures. No other material need be sent. Upon receipt, the county Planning Board will complete the bottom section of this form and return it to you for your records to indicate compliance with referral requirements.

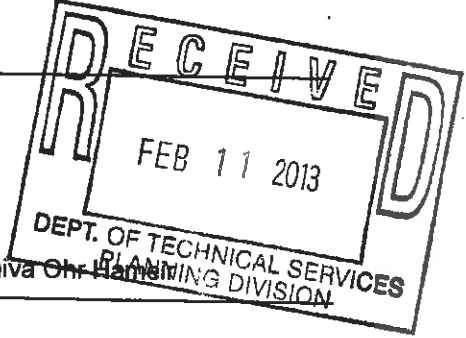
When completed, ~~save this form as a .pdf file and e-mail to: muniref@westchestergov.com~~ or print and fax to (914) 995-3780.

Please note: All applications given a positive declaration pursuant to SEQR must be referred as a complete application. Do not use this form.

Municipality: Town of Cortlandt

Referring Agency (check one):

- Planning Board or Commission
- Zoning Board of Appeals
- City or Common Council/Town Board/Village Board of Trustees



Application Name and Local Case Number: PB 1-13, Special Permit Renewal, Yeshiva Ohr Hanetzer

Address: 141 Furnace Woods Road, Cortlandt Manor, NY 10567

Section: 44.12 Block: 1 Lot: 3

Submitted by (Name and Title): Chris Kehoe, AICP, Deputy Director, Planning Division

E-mail address or fax number: chrisk@townofcortlandt.com

The above-referenced application qualifies for the notification-only procedure to the county Planning Board because it falls within the category of action checked below:

- Zoning Area Variance** to decrease front yard setback, decrease minimum street frontage or decrease average lot width for property abutting a state or county road or park.
- Special Use Permit or Use Variance** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance.
- Site Plan** to allow less than 5,000 square feet of new or renovated floor area and less than 10,000 square feet of land disturbance on property within 500 feet of:
 - The boundary of a city, town or village
 - The boundary of an existing or proposed state or county park, recreation area or road right-of-way
 - An existing or proposed county drainage channel line
 - The boundary of state- or county-owned land on which a public building or institution is located or
 - The boundary of a farm located in an agricultural district.

Do not write below this line.

Date received by the Westchester County Planning Board: February 11, 2013

Notification acknowledged by (name and title): Kay Eisenman, Planner

Chris Kehoe

From: Ken Hoch
Sent: Tuesday, February 05, 2013 3:22 PM
To: Chris Kehoe
Subject: FW: Yeshiva

Copies.....⁷ Planning Board

..... Town Board

..... Zoning Board

..... Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

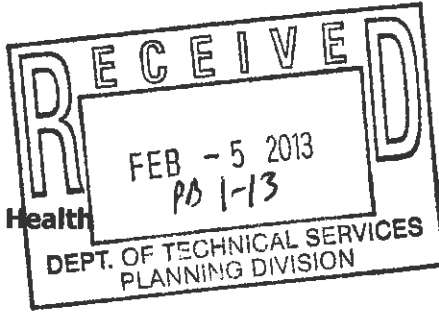
..... David Skimate, Esq.

..... David Wald

Sent 2/6/13

From: Silva, Vincent [mailto:vast@westchestergov.com]
Sent: Tuesday, February 05, 2013 3:05 PM
To: Ken Hoch
Subject: RE: Yeshiva

I haven't received any complaints...



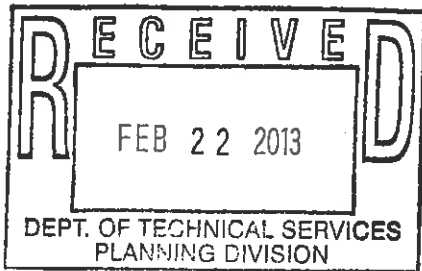
Vincent J. Silva, MPA
Sanitarian
Westchester County Department of Health
Bureau of Environmental Quality
25 Moore Avenue
1st Floor
Mount Kisco, NY 10549
Tel: (914) 494-4775
Fax: (914) 864-7341

From: Ken Hoch [mailto:KenH@townofcortlandt.com]
Sent: Tuesday, February 05, 2013 2:27 PM
To: Silva, Vincent
Subject: Yeshiva

They are on a Planning Board agenda tonight. You haven't sent me any recent violations. Anything I should tell them.

Ken Hoch

Town of Cortlandt
Dept. of Technical Services
Code Enforcement
914-734-1010
Fax: 914-293-0991
www.townofcortlandt.com



Dick and Bernis Nelson
Valeria 40
341 Furnace Dock Road
Cortlandt Manor, New York 10567

February 22, 2013

Copies7..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... James Fitzpatrick
.....
Sent 2/22/13

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

Mr. Edward Vergano, P.E.
Director of Technical Services
Mr. Chris Kehoe
Deputy Director of Technical Services - Planning
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

Re: Valeria – PB 2-12 – Amended Site Plan and Subdivision Plat Review
Earthtone Windows and Window Trim

Dear Chairwoman Taylor, Members of the Planning Board, and Messrs. Vergano and Kehoe:

With reference to the Architectural Advisory Committee meeting on February 21st and in accordance with our letters of January 8th and 30th, we continue to be concerned that Toll Brothers is not following the Planning Board’s direction that the windows/window trim on the new townhouses at Valeria be of earthtone color (besides the other exterior elements). We understand that earthtone colored windows and window trim are available.

On May 1, 2007, the Planning Board directed the developer to “(i)ndicate on the building architectural drawings ... use of earth tone colored trim” See Resolution No. 27-07.

On January 8, 2008, the developer agreed before the Planning Board to the use of earthtone color on “...the exterior trim of the windows...” See January 8, 2008 Planning Board minutes.

On September 7, 2010, the Planning Board relied on the representations by the developer that the earthtone colors of the buildings would remain the same as previously approved by the Planning Board. See August 3, 2010 public hearing meeting minutes regarding retaining earthtone colors.

Section 307-73.H of the Town’s Zoning Code gives the Planning Board jurisdiction to impose “...appropriate conditions...in regard to architectural and site design which will result in appropriateness in relation to any other structures...for which a permit has been issued...within 500 feet of the proposed site with respect to... color...” The existing Valeria Clubhouse and residential buildings in Condominiums I and II, for which permits have previously been issued by the Town and which share an aesthetic of complementary design, building materials, and earthtone coloring (including Terratone windows in Condominiums I and II and earthtone colored windows on the Clubhouse), are located within 500 feet of the proposed new townhouses in Sections III and IV.

Thank you for your kind attention to this issue of earthtone colored windows and window trim.

Sincerely,

Dick and Bernis Nelson

cc: Arthur Clements, Chairperson, Architectural Advisory Committee
James Fitzpatrick, Assistant Vice President, Toll Brothers
Kyler Cragnolin, President, Dickerson Pond Association Inc.

Toll Brothers

America's Luxury Home Builder™

February 27, 2013

PB 2-12

Chairwoman Loretta Taylor and
Members of the Planning Board
c/o Mr. Chris Kehoe, Deputy Director
Town of Cortland Planning Division
1 Heady Street
Cortlandt Manor, NY 10567

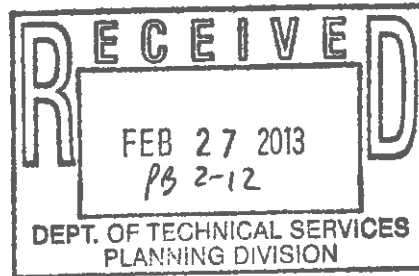
RE: Valeria – Proposed Architecture

Chairwoman Taylor & Members of the Planning Board,

Enclosed, please find the following relating to our amended site plan application for the proposed Valeria Subdivision:

- Proposed Building Renderings
 - 4 - Unit Building Rendering (Larchmont/Pentwater/Eastport/Bucknell)
 - 3 - Unit Building Rendering (Granview/Henderson/Bucknell)
 - Granview Side Elevation
 - Bucknell Side Elevation
 - Larchmont Side Elevation
- Proposed Unit Floorplans for the Granview, Bucknell, Larchmont, Avon, Henderson, Eastport, & Pentwater.
- Proposed Finished Basement Floorplans for the Granview, Bucknell, Larchmont, Avon, Henderson, Eastport, & Pentwater.
- Exterior Materials Example Board
 - HardiPlank Siding: Monterey Taupe
 - HardiPlank Shakes: Woodstock Brown
 - HardiTrim: Sandstone Beige
 - GAF Roof Shingles: Natural Shadow – Weathered Wood
 - Mid-America Shutter: Tuxedo Gray
 - Environmental StoneWorks: Aspen – FieldStone

The enclosed elevations represent the revisions made to the colors, materials, and stone based on the feedback we've received from the Town Planning Board, Architectural Advisory Committee and the existing residents of Valeria.



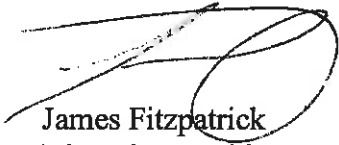
Copies ⁷..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept. *cover*
..... DOTS Director *ltr. only*
..... C.A.C. *-ltr. only*
..... A.R.C.
..... Applicant
.....
.....
Sent 2/28/13

In addition to the enclosed floorplans, we intend to use the approved AVR, "Tuck Under" units as is, only applying our colors and materials to the exterior elevations.

Thank you in advance for your consideration and we look forward to your feedback on the enclosed.

Very truly yours,

TOLL BROTHERS, INC.

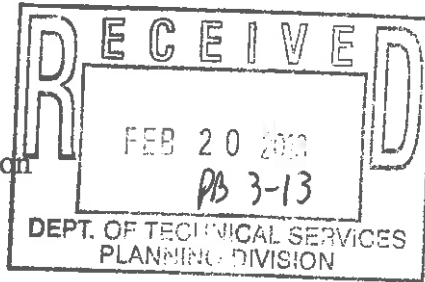
A handwritten signature in black ink, appearing to read "James Fitzpatrick". The signature is written in a cursive style with a large, sweeping loop at the end.

James Fitzpatrick
Div. Vice President

PUTNAM ENGINEERING, PLLC.
Engineers and Architects

February 19, 2013

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



Re: Khalid and Naqvi Preliminary Subdivision Plan
300 Furnace Dock Rd
Town of Cortlandt
TM #55.8-1-10.1

Dear Chairwoman Taylor and Members of the Board:

The applicant is proposing a four (4) lot residential subdivision on a 26.45 acre parcel located on the northwestern side of Furnace Dock Road in the Town of Cortlandt. The property is located in Zone R-40 (residential). Presently, the site consists of one (1) occupied one-family dwelling and remnants of one (1) burned out dwelling.

The project proposes to construct and additional three (3) single-family residences. The proposed houses will be serviced by on-site subsurface sewage facilities for sewage disposal and by connection to the exiting water main along Furnace Dock Road for water supply. Access to the houses will be provided by 12' wide paved individual driveways.

We therefore request that the project will be put on the next available agenda in order to start the subdivision process.

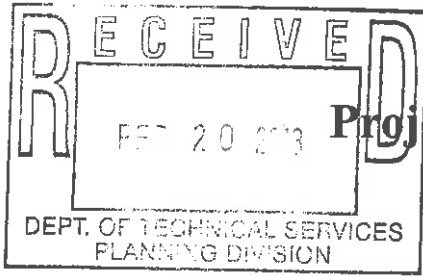
Sincerely,

PUTNAM ENGINEERING, PLLC

Bozena Kierych
BK/tal

cc: Chris Kehoe – Town Planner
Edward Vergano, P.E., Director of Technical Services

Copies ⁷..... Planning Board
..... Town Board
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..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
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.....
Sent 2/20/13



Project Narrative

Town of Cortlandt Planning Board
Project Narrative

Date: 2/19/13
PB _____ (Planning Board Use Only)

Applicant's Name: NAEEM KHALID AND SHEHLA NAQVI

Property Location: 300 FURNACE DOCK ROAD

Residential Commercial _____ Other _____

Proposal

The applicant is proposing a four (4) lot residential subdivision on a 26.45 acre parcel located on the northwestern side of Furnace Dock Road in the Town of Cortlandt. The property is located in Zone R-40 (residential). Presently, the site consists of one (1) occupied one-family dwelling and remnants of one (1) burned out dwelling. There are also two free standing garages, a greenhouse, shed, driveways, patios and other paved areas on the site.

Irregular, with poorly defined boundaries, Furnace Brook, which discharges directly into the Hudson River, flows along the northwestern property lines. The brook's surrounding areas have been identified as State regulated wetland P-7. The wetland extends to a small, intermittent, unnamed watercourse entering the subject property near its northeast corner. Several old stone walls crisscross the subject property.

A dirt road connects the residential compound with a dam erected on Furnace Brook near the southeastern property corner.

Woods with light underbrush cover unhabitated portion of the property.

The Furnace Brook floodway is located within a special flood hazard area AE as shown on NFIP Map #36119C0019F, effective September 28, 2007.

Site elevations range from 233 below the dam on the stream to 305 north of the residential compound. Slopes range from 0-3% near Furnace Dock Road and wetlands to exceeding 20% on isolated areas located between the pond on Furnace Brook and the existing buildings. Soils encountered on the site belong to well drained Charlton-Hatfield (CrC) soils group.

The project proposes to construct an additional three (3) single-family residences. The proposed houses will be serviced by on-site subsurface sewage facilities for sewage disposal and by connection to the existing water main along Furnace Dock Road for water supply. Access to the houses will be provided by 12' wide paved individual driveways.

Depending on the date of final approval, start of construction on the site is anticipated for the fall of 2013. Expected period of construction – 12 months.

Potential Issues of Concern

The site contains environmentally sensitive areas, namely a watercourse, fresh water wetlands, stream and wetland buffers, steep slopes and groups of mature trees worth to preserve.

Mitigation

The following steps were taken to avoid disturbance of the above listed areas:

1. Steep slopes

A topographic map with contours in 2 foot interval was prepared and slopes over 20% identified. No construction is proposed on steep slopes.

2. Watercourse, Wetlands, 100' Adjacent Areas

The wetland boundary was flagged by the wetland specialist and survey located. The 100' adjacent areas to the wetlands, Furnace Brook and intermittent stream, were delineated on the plans. No disturbance of these areas is proposed.

3. Tree Protection

An arborist performed a tree inspection on the site. Although no endangered or threatened species were found, several groups of healthy, mature, trees were located. The proposed layout avoided disturbance of these areas.

4. As requested by the Town Engineer, a copy of the New York State inventory of dams (most recent inspection of the Khalid Dam) is provided.

Project Benefits

The existing property contained two residential dwellings (one of which had burnt to the ground) and the proposed subdivision proposes four (4) dwellings. There will be an increase of two (2) dwellings on the property.

Three new one (1) acre (plus) lots are proposed to be created along Furnace Dock Road. One of these lots will contain the existing home. The balance of the property (22.7 acres) will remain intact, which includes the wetland, pond and dam structure. Of the 22.7 acres approximately 4.8 acres reside outside of the wetland buffer.

The project will not affect utilities in the area nor create additional burden on the infrastructure that is already in place.