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Michael Preziosi, PE, Director  
Town of Cortlandt DOTS  
Town Hall -- 1 Heady Street  
Cortlandt Manor, New York 10567 Via Email

December 22, 2020

Re: Mahlab Family Realty, LLC, PB 2018-23  
Section 79.08, Block 3, Lot 6,  
Town of Cortlandt, New York

Scope: Letter of Understanding

This is to confirm our agreement on the manner in which certain conditions of the Final Resolution of Approval will be handled. These matters were discussed at the staff meeting today and all were in agreement.

Condition 3 – the requirements in Resolution paragraphs “a” through “e” will be a matter of the Improvement Plans rather than the Plat.

Condition 3e – the Town will work with the ultimate individual lot developer to place the location of two (2) survey monuments in addition to the three (3) shown on the Plat at the building permit stage in accessible locations.

Condition 4 – The Town will only require a re-flagging of the wetlands at its discretion, but no sooner than two years from the filing of the Plat.

Condition 8 – the erosion control security will be provided by the builder or owner at the time of building permit on any individual lot and will be \$3,400 for each lot.

Condition 9 – the landscape security will be required at the time of building permit on the individual lot and will be \$6,700 per lot.

Condition 16 – the recreation fee will be \$12,000.

Condition 17 - the 5% construction monitoring fee for the Final Approval will be based upon the cost to construct the widening strip along Teatown Road, that being the only common element of the subdivision, and will be paid in advance of the signing of the Plat.

It is agreed that staff will recommend the Chair sign the plat based on the above and the completion of the Improvement plans as requested in the remaining conditions of the Final Approval Resolution.

It is our understanding that this matter will be placed on the January meeting of the Planning Board as correspondence and I would appreciate your confirmation of the above.

Agreed:



Cc: Nik Kron, Vivian Kron, Owner