

March 20, 2019

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

Re: Cortlandt Crossing
Retail Pad C Site Development Plan

Dear Chairperson Taylor and Members of the Planning Board:

On behalf of Acadia Cortlandt Crossing, LLC (the Applicant), we are pleased to submit the enclosed application for an amended Site Development Plan approval for the Cortlandt Crossing project to allow for minor parking and driveway modifications to retail building Pad C. Pad C is approximately 6,107 square feet that would be occupied by a few tenants. The total gross floor area of the Project will remain at 130,000 square feet. These modifications include a new drive-through lane located along two sides of the building to allow for customer food pickup only. No ordering or payments are proposed as pickup orders are completed with an online application through the internet. Other modifications include adjustments to parking, walks and the refuse container storage area. As illustrated on architectural renderings, the exterior of the proposed building will be consistent with architectural details already completed on the project site.

The following information is enclosed for your review:

DESCRIPTION	DATE
<u>Site and Civil Drawings</u>	
Cover Sheet	03/20/19
SP-0 Master Plan	03/20/19
SP-1 Site Layout Plan	03/20/19
SP-2 Site Grading and Drainage Plan	03/20/19
SP-3 Site Utility Plan	03/20/19
SP-4 Landscape and Lighting Plan with Photometrics	03/20/19
SP-5 Erosion and Sediment Control Plan and Details	03/20/19
SP-6.1-6.5 Site Details	03/20/19
EC-1 Existing Conditions Plan	03/20/19

Honorable Loretta Taylor and Members of the Planning Board
Re: Cortlandt Crossing – Pad C

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Architectural Drawings

A-101	First Floor Plan	03/20/19
A-201	Exterior Elevations – Building C	03/20/19

Site Plan Application and Checklist
Short Environmental Assessment Form (EAF)
List of Adjoining Property Owners
Site Plan Amendment Application Fee (Check for \$250)

While the new layout would result in a net decrease of five parking spaces, the overall parking provided exceeds the approved required parking of 585 spaces by 4 spaces or 589 spaces provided.

The Project will also utilize the approved and installed stormwater management systems to provide both water quality treatment and quantity control. The slight increase in impervious area of approximately 900 square feet will add an estimated 100 cubic feet of additional water quality volume (WQv) to the underground infiltration system. The system has the capacity to accommodate this increase with no modifications to the design. The system is sized to accommodate 5,350 cubic feet of WQv; the original approved analysis generated 5,164 cubic feet of WQv. With the current Pad C design, the total required WQv of 5,264 cubic feet is within the capacity of the underground infiltration system.

The Project will utilize existing and relocated lighting fixtures. The proposed building will be connected to existing utility services. Proposed landscaping, sidewalks and curbing will be installed to be consistent with features located throughout the Cortlandt Crossing project.

We look forward to meeting with you at your April Planning Board Meeting

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Gerhard M. Schwalbe, P.E.
Partner

Enclosures

cc: M. Joshi, Acadia Realty
File 757.1

TOWN OF CORTLANDT – PLANNING BOARD APPLICATION

CHECK TYPE OF APPROVAL(S) REQUESTED

- Preliminary Subdivision Conventional Cluster
 Lot Line Adjustment Change of Use
 Site Development Plan Site Plan Amendment
 Special Permit Wetlands Permit
 Steep Slopes Permit Tree Removal Permit
 Cell Tower Accessory Apartment

For Official Use Only
PB Case No. _____
Date Received: _____
Fee Paid: _____

NOTE: Please see INSTRUCTIONS
AND CHECKLIST.

NAME OF PROJECT: Cortlandt Crossing - Pad C **SBL:** 24.6-1-4
ADDRESS OF PROJECT: 3144 East Main Street **OR SITE LOCATION: ON THE**
North **SIDE OF** Cortlandt Boulevard **ZONING DISTRICT:** CD
DIRECTION STREET

OWNER:

NAME: Acadia Cortlandt Crossing, LLC
MAILING ADDRESS: 411 Theodore Fremd Avenue, Suite 300, Rye, NY 10580
EMAIL: mjoshi@acadiarealty.com **TELEPHONE #:** 914-288-8136

APPLICANT: (*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)

NAME: _____
MAILING ADDRESS: _____
EMAIL: _____ **TELEPHONE #:** _____

ENGINEER/ARCHITECT

NAME: Divney Tung Schwalbe, LLP (Gerhard M Schwalbe, PE)
ADDRESS: 1 North Broadway, Suite 1407, White Plains, NY 10601
EMAIL: jschwalbe@divneytungschwalbe.com **TELEPHONE #:** 914-428-0010

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION

NAME: Zarin & Steinmetz (David Steinmetz, Esq.)
ADDRESS: 81 Main Street, Suite 415, White Plains, NY 10601
EMAIL: david@zarin-steinmetz.com **TELEPHONE #:** 914-682-7800

SCOPE/DESCRIPTION OF PROJECT

Proposed amended site plan in connection with Cortlandt Crossing Pad C to add order pickup lane and window, outdoor seating area, and to modify proposed adjacent parking area and building facade.

(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)

CONTINUED ON BACK....

CONFIRMATION OF ALL TAXES PAID:

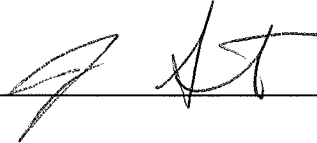
RECEIVER OF TAXES

DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

I John Swagerty hereby depose and say that the above statements and the statements contained in the papers submitted in association with this application are true.

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE



If signing on behalf of an entity*: Acadia Cortlandt Crossing, LLC

NAME John Swagerty

TITLE Authorized Signatory

PLEASE PRINT

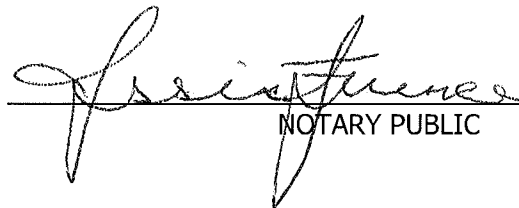
NAME: John Swagerty

DATE: 3/18/19

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 18th day of March, 2019, before me a notary public, the undersigned personally appeared John Swagerty, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal. _____

Notary Public.


NOTARY PUBLIC

*If you are not the owner you need to fill out a separate "Owner Authorization" form.

JESSICA FRANCO
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Putnam County
No. 01FR6359717
Commission Expires June 05, 2021

PLANNING BOARD INSTRUCTIONS & CHECKLIST FOR SUBMISSION OF DOCUMENTS

IMPORTANT: Contact the Town's Department of Technical Services (914) 734-1080 to schedule an appointment with the Clerk to the Planning Board – Chris Kehoe, AICP to submit documents. Planning Board submissions can only be made between the hours of 2 PM and 4 PM on the submittal date. (See schedule on website) at Town Hall, 1 Heady Street, Cortlandt Manor NY. **You MUST have an appointment with Chris Kehoe, AICP, Dep. Director of DOTS Planning to submit to the Planning Board.**

A. **Complete the Application form and sign** and make sure all of the following are attached to the application. Please check off boxes in list to indicate completion.

<u>Supporting Document(s)</u>	<u># of Copies</u>	
1. Environmental Assessment Form	12	<input checked="" type="checkbox"/>
2. Plans size 11 X 17	12	<input checked="" type="checkbox"/>
3. FOLDED plans standard 24 x 36	2	<input checked="" type="checkbox"/>
4. Affidavit of Property Ownership/Deed	2	<input type="checkbox"/> N/A
No change from title report in DEIS		
5. Owner Authorization Form (if Contract Vendee)	1	<input type="checkbox"/> N/A
6. Recent Property Survey	2	<input checked="" type="checkbox"/>
See EC-1 in Site Plan drawing set		
7. Color photographs of the site, abutting properties	2	<input type="checkbox"/> N/A
Site under construction		
8. CD with all submissions as an individual PDF (jpeg)	1	<input checked="" type="checkbox"/>
9. Colored map of the project showing wetlands and steep slopes	1	<input type="checkbox"/> N/A
See original site plan application		
10. List of adjoining property owners (& across street)	1	<input checked="" type="checkbox"/>
11. Check made out to the Town of Cortlandt for the application fee*	1	<input checked="" type="checkbox"/>

Please note: Subdivisions, site development plans or special permit processes often involve engineering, architectural, legal or other professional skills. While the Planning Board staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of your project is your responsibility and the responsibility of your professional advisors.

Applicant is responsible for **posting and removing a sign** on the project property. Sign will be provided by the DOTS Planning Division.

Fee Schedule & Escrow Information is available on website.

SIGNATURE



Gerhard M Schwalbe, PE
Divney Tung Schwalbe, LLP

DATE:

3/20/19

For procedures, design standards, specifications for drawings and other information see the following Chapters in the Town of Cortlandt Town Code: Subdivisions – Chapter 265, Site Plans, Zoning and Special Permits – Chapter 307, Wetlands Permits Chapter 179 and Steep Slopes Chapter 259.

Cortlandt Crossing
Amended Site Plan - Pad C

Adjoining Property Owner List

OWNER NAME	PROPERTY ADDRESS	SBL	MAILING ADDRESS		
MONGERO LLC	3116 E MAIN ST	24.6-1-2	JOHN MONGERO	114 TURNBERRY CT	POUGHKEEPSIE, NY 12603
DWYER WILLIAM J	27 CARDOZA AVE	13.18-3-68	--	--	--
FORENZ HARRY J & MARY E	5 LUCS LN	24.6-1-12	--	--	--
VALENTIN RAFAELINA	9 BRANDEIS AVE	13.18-3-53	--	--	--
KELLY KEITH A & GINA H	43 BAKER ST	24.6-1-5	--	--	--
DNC REALTY LLC	7 BAKER ST	24.6-1-17	--	1782 MORNINGVIEW DR	YORKTOWN HEIGHTS, NY 10598
CICATELLI WILLIAM & BARBA	7 CARDOZA AVE	13.18-3-63	--	--	--
CORTLANDT COLONY INC	CARDOZA AVE	13.18-3-62	--	349 SPROUT BROOK RD	GARRISON, NY 10524
WILD BIRCH FARMS	MOUNTAIN VIEW RD	13.17-3-45	C/O HUDSON NORTH MGT	1053 SAW MILL RIVER RD	ARDSLEY, NY 10502
SLAUGHTER DENNIS	23 CARDOZA AVE	13.18-3-67	--	--	--
MACPHERSON SCOTT & HEATHE	15 CARDOZA AVE	13.18-3-65	--	--	--
CORTLANDT COLONY INC	BRANDEIS AVE	13.18-3-49	--	P.O. BOX 562	MOHEGAN LAKE, NY 10547-0562
MEKUTO ANTHONY & TEREZ	37 BAKER ST	24.6-1-7	--	--	--
CENTRAL SCHOOL DIST 1	3100 E MAIN ST	24.6-1-1	--	MAIN ST	SHRUB OAK, NY 10588
ESPOSITO DOMENICK & CARMELA	6 LUCS LN	24.6-1-8	--	--	--
CORTLANDT COLONY INC	CARDOZA AVE	13.18-3-61	--	P.O. BOX 562	MOHEGAN LAKE, NY 10547-0562
LYMAN RONALD & SIMONE	19 CARDOZA AVE	13.18-3-66	--	--	--
BAISLEY MAVRYN REV TRUST	11 CARDOZA AVE	13.18-3-64	--	349 SPROUT BROOK RD	GARRISON, NY 10524
BAKER ST WEST CORP	3172 E MAIN ST	24.6-1-18	--	49 CONKLIN AVE	CORTLANDT MANOR, NY 10567
CORTLANDT TOWN CENTER LLC	3131 E MAIN ST	24.10-1-3	C/O RYAN PTS DEPT 800	PO BOX 460169	HOUSTON, TX 77056

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing


Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

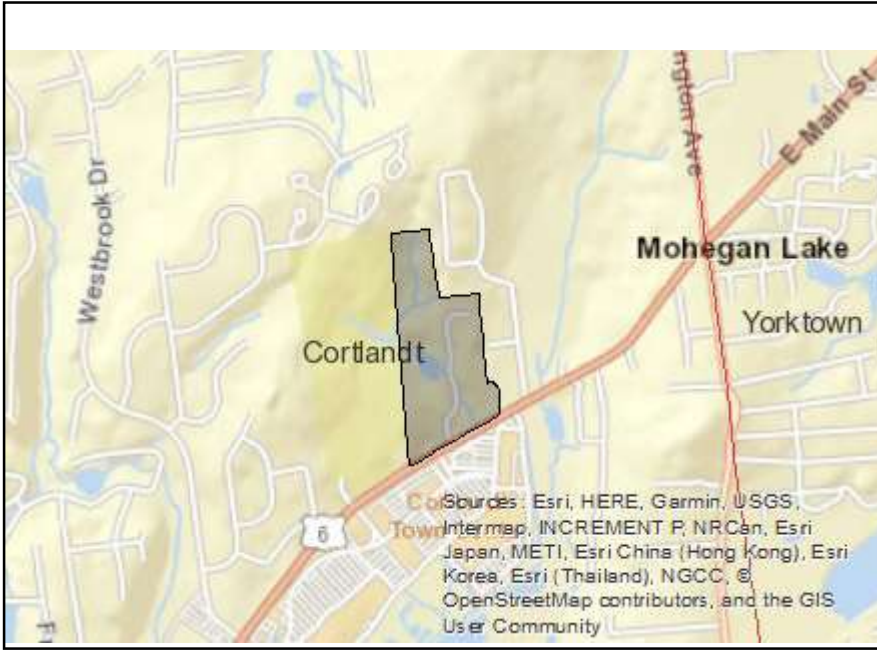
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Cortlandt Crossing Pad C			
Project Location (describe, and attach a location map): North size of Cortlandt Boulevard at 3144 East Main Street, Mohegan Lake			
Brief Description of Proposed Action: Proposed amended site plan in connection with Cortlandt Crossing Pad C to add order pickup lane and window, outdoor seating area, and to modify proposed adjacent parking area and building facade.			
Name of Applicant or Sponsor: Acadia Cortlandt Crossing LLC		Telephone: 914-288-8136 E-Mail: mjoshi@acadiarealty.com	
Address: 411 Theodore Fremd Avenue, Suite 300			
City/PO: Rye		State: NY	Zip Code: 10580
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: DOTS Code Enforcement: Building Permit Westchester County Health Department: Food Service			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 36 acres	*Proposed retail project disturbance previously approved as part of retail site plan approval.
b. Total acreage to be physically disturbed?		_____ N/A* acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 36 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Institutional <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/> *	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

*SHPO found that Cortlandt Crossing Project would have No Effect on historic properties in letter dated 5/516

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="padding-left: 40px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="padding-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>A storm water management system has been approved and installed to accommodate storm water runoff from the proposed improvements which provide water quality treatment and detention. The post treatment runoff is connected to existing drains located in Cortlandt Boulevard (US Route 6).</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Acadia Cortlandt Crossing LLC</u> Date: <u>03/20/19</u></p> <p>Signature: <u></u> Title: <u>Partner, Divney Tung Schwalbe, LLP</u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



SBLM

Seal

Owner
ACADIA Realty Trust
 411 Theodore Fremd Ave
 Suite 300, Rye, NY 10580
 Telephone 914 288 3310
 Fax 914 288 2210

Architect
SBLM Architects
 545 West 45th Street
 New York, New York 10036
 Telephone 212 995 5600
 Fax 212 675 4228
 www.sblm.com

Project Title
CORTLANDT CROSSING

Drawing
PAD "C" - RENDERINGS

Scale **NTS**
 Drawing Date **03.20.2019**

Drawing No.

SK-001

Of

Job Number **015700.04**