

**DRAFT**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: ADOPTION OF THE 2022 TOWN OF CORTLANDT BUDGET)**

**WHEREAS**, the Town Board of the Town of Cortlandt has met at the time and place specified in the Notice of Public Hearing on the Preliminary Budget for 2022 and has heard all persons desiring to be heard thereon;

**NOW THEREFORE BE IT RESOLVED**, that the Town Board does hereby ADOPT such Preliminary Budget as presented at the Public Hearing held on November 1, 2021; and

**BE IT FURTHER RESOLVED**, that the Supervisor will deliver a warrant for the collection of the taxes authorized therein for the Town Budget and Special Districts including the Fire Districts to the Receiver of Taxes for collection, and

**BE IT FURTHER RESOLVED**, that such Budget, as so adopted, be entered in detail in the minutes of the proceedings of the Town Board.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted December 6, 2021  
At a Special Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER \_\_\_\_\_**

**(RE: ADOPTION OF THE LIBRARY BUDGET)**

**RESOLVED**, that the Town Board of the Town of Cortlandt does hereby adopt the 2022 Library Budget.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on December 6, 2021  
At a Special Meeting  
Held at Town Hall**

The Town of Cortlandt Budget  
can be accessed here:

[https://www.townofcortlandt.com/documents/compt/2022\\_proposed\\_budget.pdf](https://www.townofcortlandt.com/documents/compt/2022_proposed_budget.pdf)



# TOWN OF CORTLANDT

## DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.  
*Director – D.O.T.S*

Chris Kehoe, AICP  
Deputy Director – Planning

Martin Rogers, P.E.  
DOTS – Director of  
Code Enforcement

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1080  
Fax #: 914-788-0294

**Town Supervisor**  
Linda D. Puglisi

**Town Board**  
Richard H. Becker  
James F. Creighton  
Francis X. Farrell

### MEMORANDUM

To: Linda D. Puglisi, Supervisor  
Members of the Town Board

FROM: Michael Preziosi, P.E., Director DOTS  
*Michael Preziosi, P.E.*

CC: Town Clerk  
Town Legal Department

Date: December 1, 2021

RE: **Benefit Unit Assessment Rolls -  
Cortlandt Boulevard Central Sewer Improvement Area  
Cortlandt Boulevard West Sewer Improvement Area**

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Supervisor Puglisi and Members of the Town Board,

As part of the Cortlandt Crossing Development, two sanitary improvements were constructed, consistent with the description provided in the Cortlandt Crossing SEQRA Statement of Findings dated March 15, 2016. Sanitary infrastructure was installed within the site, through the Cortlandt Town Center, Westbrook Drive and within the Town’s Community Center. These sewer improvements serve not only the Cortlandt Crossing Development but also properties adjacent, and contiguous to the sanitary route as well as parcels located on Cortlandt Boulevard from Locust Avenue to Westbrook Drive.

Parcels are assigned benefit assessment units. These units are a numerical value assigned to each tax parcel proportioned to the benefit received from the improvement. An assessment unit is derived from water consumption with one unit equal to 330 gallons per day (gpd) of metered water flow.

On December 6, 2021 the Town Board will be hosting a public hearing for the preliminary assessment roll of these two sewer improvement areas. Attached hereto are the preliminary assessment rolls and assessment unit calculation worksheet. The Town Board will then close the Public Hearing and vote to adopt the assessment rolls.

Definitions

As used in this article, the following terms shall have the meanings indicated:

BENEFIT ASSESSMENT UNIT

A numerical value assigned to each tax parcel proportioned to the benefit received from the improvement. An assessment unit shall equal 330 gallons per day (gpd) of metered water flow. All assessment units shall be rounded to nearest ½ unit.

CAPITAL COST

Includes costs and charges expended in the construction of the facility including interest and bond payments.

CHARGES

The annual charge for the discharge or introduction of matter into the facilities.

FACILITIES

Include the treatment plant, collection system, pump stations and all related fixtures, machinery and equipment.

OPERATION AND MAINTENANCE

Includes costs associated with the upkeep of sewers and facilities, herein as defined.

SEWER

Includes all facilities as heretofore defined

SEWER IMPROVEMENT AREA

Includes all sewer areas formed pursuant to legislative action taken and approvals granted by the Board of the Town Cortlandt, consist with Town Law.

USER

Includes individuals, firms, partnerships, companies, corporations, associations or any other legal entity who is the owner of real property connected to the facilities of a sewer district.

Computation of Benefit Assessment Unit

- A. For the purpose of calculating benefit assessment units (au) for sewer usage charges the following schedule shall be used.
1. Town of Cortlandt municipally owned parcels, deeded open space and conservation parcels shall be assigned 0 assessment units.
  2. All vacant parcels shall be assigned 0.50 assessment units

3. Where the premises are serviced by water meters assessment units shall be calculated as follows:
- a. Single family residential uses; **1.0 AU**
    - 1. Single family residential dwelling with accessory apartment; **1.5 AU**
    - 2. Single family residential dwelling with home occupation or office; **2.0 AU**
  - b. Two family residential dwelling; **2.0 AU**
  - c. Multi-Family residential dwelling, townhouse or condominium, apartment complex, mobile home park or other establishment designed for the occupancy of more than one family, each dwelling unit for the designed occupancy of one family; **1 AU per dwelling unit + 1 AU for office or management suite and each community space**
  - d. Mixed-use, commercial, institutional and remaining uses bulk metered; assessment units shall be assessed 1 AU plus the actual metered water consumption; **AU will also be adjusted by the following multipliers.**
    - 1. No multiplier for retail stores (convenience with commercial kitchen), storage, commercial office space, professional services, finance and real estate, contractor's yards (office only), automotive repair, service stations, car dealerships.
    - 2. 1.50 multiplier shall be applied to standard wastewater generators such as hotel and motel exclusive of bar or restaurants, institutional uses such as places of worship, funeral homes, personal service facilities (non-laundry), social clubs, places of assembly less than 100 patrons and similar uses.
      - a. Hotel / motels with bar or restaurant services shall be sub-metered at owner's expense. A 3.0 multiplier shall be assessed for bar and restaurant consumption.
    - 3. 2.0 multiplier shall be applied to wastewater generators for institutional, recreational and places of assembly greater than 100 patrons, medical office buildings, health care spa, beauty salon, schools, grocery stores, deli's and similar uses.

4. 3.0 multiplier shall be applied wastewater sources including agricultural and animal services, laundrettes, dry-cleaners, hospitals, nursing homes, rehabilitation centers, restaurants, bars and similar uses.
  5. Car wash facilities; actual water consumption plus **5 AU** per bay.
  6. 5.0 multiplier shall be applied to any industrial uses, wholesale trades and manufacturing
- e. Public and Civil uses (including fire departments, ambulance facilities, libraries, etc...); assessment units shall be calculated based on actual metered water consumption; **a minimum of 1 AU.**
4. Where the premises are not serviced by water meters the premises shall estimate typical per unit hydraulic loading rates as obtained from the New York State Department of Conservation Design Standards for Intermediate – Sized Wastewater Treatment Systems dated March 2014 or latest revised.

#### Review of Charges

The volume of flow to be used in computing sewer service charges and abnormal sewage surcharges shall be based upon metered water consumption as shown on the records of meter readings maintained by the Town of Northern Westchester Joint Water Works. When records of sub-meters are available and supplied at the request of the Town of Cortlandt by a property owner, these flows shall be used if greater than records maintained by Northern Westchester Joint Water Works. The volume shall be no less than as shown on the records of meter readings maintained by the Town and Northern Westchester Joint Water Works.

The Town shall review annually the waste water contribution of users and user classes, the total costs of operation and maintenance of the treatment works, and its' approved user charge system. The Town shall revise the charges for users or user classes to accomplish the following:

- A. Maintain the proportionate distribution of operation and maintenance costs among users and user classes as required herein.
- B. Generate sufficient revenue to pay debt services, the total operation and maintenance costs necessary to the proper operation and maintenance (including replacement) of the treatment works.
- C. Apply excess revenues collected from a class of users to the costs of operation and maintenance attributable to that class for the next year and adjust the rate accordingly.
- D. Property owners in which irrigation accounts for more than 25% of total water consumption have the option to install a dedicated meter to monitor irrigation flow and request an assessment unit

reduction. This reduction shall not exceed 25% of total water consumption (domestic and irrigation). The property owner shall pay all costs associated for the meter.

- E. Property owners with multiple uses may elect to sub-meter their properties at their own expense. Multipliers will be assessed based upon sub-tenant use.
  
- F. In the event that a person discharging waste demonstrates that a substantial portion of the total amount of metered water does not reach the sewer, then the Director of Technical or Environmental Services or their duly authorized representatives shall evaluate the evidence provided, establish a percentage of total water consumption to be used as the basis of the assessment or direct the installation of a flow measuring or totalization device to measure actual flow into the sewer at the Owner's expense. Such meters and/or flow measuring devices shall be subject to periodic inspection, testing, and reading by the Superintendent.
  
- G. Any person discharging wastes into the sewer may install a flow measuring device at his option, of the type, design, installation, and maintenance standards of the Director of Technical or Environmental Services, at the owner's expense.





Town of Cortland  
 Draft Benefit Unit Assessment Role 2022  
 Cortlandt Boulevard Central Sewer Improvement Area

**DRAFT**

Tax ID	Owner	Property Address	Assessment Units		Assessment
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00		\$ -
24.6-2-3	Ryan Main, LLC.	3195 E. Main Street	57.00		\$ 32,418.18
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	0.50		\$ 284.37
24.6-1-4	Acadia Realty Trust	3130-3150 E. Main Street	74.50		\$ 42,371.13
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	110.00		\$ 62,561.40
24.10-1-1.2	Cortlandt Town Center	3121 E. Main Street	33.50		\$ 19,052.79
24.10-1-2	McDonalds	3039 E. Main Street	17.00		\$ 9,668.58
24.10-1-3	Cortlandt Town Center	3121 E. Main Street	28.00		\$ 15,924.72
District Totals			320.50		\$ 182,281.17
Rate Per Assessment Unit			\$568.74		



Town of Cortland  
Draft Benefit Unit Assessment Role 2022  
Cortland Boulevard West Sewer Improvement Area

Tax ID	Owner	Legal Address	Assessment Units	Yearly Total
24.6-2-2	Town of Cortland	0 E. Main Street	0.00	\$ -
24.6-2-3	Ryan Main, LLC.	3195 E. Main Street	57.00	\$ 20,989.68
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	0.50	\$ 184.12
24.6-1-4	Acadia Realty Trust	3130-3150 E. Main Street	74.50	\$ 27,433.88
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	110.00	\$ 40,506.40
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	16.00	\$ 5,891.84
24.10-1-1	Cortlandt Town Center	3121 E. Main Street	35.00	\$ 12,888.40
24.10-1-1	Hudson City Savings Bank	3031 E. Main Street	6.00	\$ 2,209.44
24.10-1-1.2	Cortlandt Town Center	3121 E. Main Street	33.50	\$ 12,336.04
24.10-1-2	McDonalds	3039 E. Main Street	17.00	\$ 6,260.08
24.10-1-3	Cortlandt Town Center	3121 E. Main Street	28.00	\$ 10,310.72
24.10-1-1.3	Home Depot	3051 E. Main Street	15.00	\$ 5,523.60
24.13-1-21	Empire Men's Shop Inc.	2074 E. Main Street	0.50	\$ 184.12



Town of Cortland  
Draft Benefit Unit Assessment Role 2022  
Cortland Boulevard West Sewer Improvement Area

24.13-1-23	Empire Men's Shop Inc.	0 E. Main Street	0.50	\$ 184.12
24.13-2-10	TSG Grat #7, LLC	2084-2090 E. Main Street	2.00	\$ 736.48
24.13-2-7	DB Real Estate Assests, LLC.	2102 E. Main Street	7.50	\$ 2,761.80
24.13-2-8	2098 East Main Street, LLC.	2098 E. Main Street	2.00	\$ 736.48
24.13-2-9	Oakland Realty, LLC.	2094 E. Main Street	2.00	\$ 736.48
24.13-3-1	2093 Realty, LLC.	2093 E. Main Street	4.00	\$ 1,472.96
24.13-3-2	J C Wong Management Corp.	3001 E. Main Street	1.00	\$ 368.24
24.13-3-3	Rolando R. Delacruz	3003 E. Main Street	1.00	\$ 368.24
24.13-3-4	Michael F. X. Ryan	3005 E. Main Street	1.00	\$ 368.24
24.13-3-42	IBIM, LLC.	99 Locust Avenue	1.00	\$ 368.24
24.13-3-43	Acosta-Landron	2073 E. Main Street	1.00	\$ 368.24
24.13-3-45	Daniel Montroy	2075 E. Main Street	1.00	\$ 368.24
24.13-3-47	Iaropolic Const. Corp.	2077 E. Main Street	1.00	\$ 368.24
24.13-3-5	Dominick Otice	3007 E. Main Street	1.00	\$ 368.24
24.13-3-50	Doan Property, Inc.	2081 E. Main Street	0.50	\$ 184.12
24.13-3-55	AAK Realty, LLC.	2085 E. Main Street	3.50	\$ 1,288.84



Town of Cortland  
 Draft Benefit Unit Assessment Role 2022  
 Cortlandt Boulevard West Sewer Improvement Area

24.13-4-1	Arnold Schonberg	0 E. Main Street	1.00	\$	368.24
24.13-4-52	Arnold Schonberg	1 Jerome Drive	2.00	\$	736.48
24.13-5-1	Yorkon Properties Inc.	3000 E. Main Street	1.00	\$	368.24
24.13-5-3	Yorkon Properties Inc.	2990 E. Main Street	2.00	\$	736.48
24.17-2-12	NWJWW	2065 E. Main Street	0.00	\$	-
24.17-2-13	JFC Properties	2069 E. Main Street	2.50	\$	920.60
24.17-2-14	Con Edison of NY	2067 E. Main Street	0.50	\$	184.12
24.17-2-2	Marpen, Inc.	2068 E. Main Street	2.00	\$	736.48
24.17-2-3	GTY NY Leasing, Inc.	2072 E. Main Street	1.00	\$	368.24
24.17-2-4	2071 E. Main, LLC.	2071 E. Main Street	4.50	\$	1,657.08
24.17-2-5	100 Locust Avenue, LLC.	100 Locust Avenue	1.00	\$	368.24
24.17-2-6	100 Locust Avenue, LLC.	0 Locust Avenue	0.50	\$	184.12
24.9-4-1	Peekskill Hospitality, LLC	3009 E. Main Street	11.00	\$	4,050.64
24.9-4-2	3017 E. Main St. Realty, LLC	3017 E. Main Street	48.00	\$	17,675.52
24.9-4-3	Cortlandt Manor EQ II, LLC	3025 E. Main Street	8.00	\$	2,945.92
District Totals			508	\$	187,065.92
			Rate Per Assessment Unit		\$368.24



# TOWN OF CORTLANDT

## DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.  
*Director – D.O.T.S*

Chris Kehoe, AICP  
Deputy Director – Planning

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Main #: 914-734-1080  
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**Town Supervisor**  
Linda D. Puglisi

**Town Board**  
Richard H. Becker  
James F. Creighton  
Francis X. Farrell

### MEMORANDUM

**To:** Supervisor Elect – Becker and Town Board Members

**From:** Michael Preziosi, P.E., Director-DOTS  
*Michael Preziosi, P.E.*

**CC:** Town Clerk  
Town Legal Department  
Town Assessor/Town Receiver of Taxes / Town Comptroller  
Director - DES

**Date:** December 1, 2021

**RE:** **Dickerson Pond Sewer District**

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Supervisor Elect Becker and Members of the Town Board,

The Dickerson Pond Sewage Treatment Plant and collection system services the Valeria campus (Phases I-IV). Phase I consists of 47 units, Phase II 34 units, (combination 1 and 2 bedroom units) while Phases III and IV, recently constructed by Toll Brothers total 147 2-bedroom townhome units.

The plant was refurbished and upgraded beginning in 2017 and is currently permitted and licensed. The Town of Cortlandt owns and operates the system. DES oversees reporting and day to day will be administered by VRI Environmental Services, Inc. a licensed and certified plant operator.

The district currently serves only the Valeria Development overseen by multiple homeowner associations and a management company. The expense to operate the treatment plant and infrastructure will be borne by the units and two (2) community buildings that directly benefit. Each unit will be assessed one benefit unit. The annual assessment will be based on the cost to operate the plant on a yearly basis and to pay down outstanding debt. Northern Westchester Joint Water Works assists in the quarterly billing. We do not anticipate additions to the district in the near future and DOTS will assist various departments as required.

Attached hereto is the 2022 draft assessment roll for consideration. A public hearing will be held on Dec. 6, 2021.



Town of Cortland  
Draft Benefit Unit Assessment Role 2022  
Dickerson Pond Sewer District

**DRAFT**

FSBL		Street No.	Street Name	Assessment Units	Yearly Total
45.17-1-1.2	Town of Cortland Dickerson Pond Sewage Works Facility	343	Furnace Dock Rd	0	\$0.00
Phase I					
45.18-1-1	O'Rourke Hugh C	34103	Furnace Dock Rd	1	\$1,140.00
45.18-1-2	Murphy Michael W	34102	Furnace Dock Rd	1	\$1,140.00
45.18-1-3	Bacci Ingrid L	34101	Furnace Dock Rd	1	\$1,140.00
45.18-1-4	Santis Henry & Joanne	34117	Furnace Dock Rd	1	\$1,140.00
45.18-1-5	Jackson Joanne	34107	Furnace Dock Rd	1	\$1,140.00
45.18-1-6	De Freitas Robert D	34108	Furnace Dock Rd	1	\$1,140.00
45.18-1-7	Puglisi Linda D	34109	Furnace Dock Rd	1	\$1,140.00
45.18-1-8	Kuckly Family Trust	34110	Furnace Dock Rd	1	\$1,140.00
45.18-1-9	Kissner Lauren Michelle	34111	Furnace Dock Rd	1	\$1,140.00
45.18-1-10	Mcterman Margaret	34112	Furnace Dock Rd	1	\$1,140.00
45.18-1-11	Hauben Richard & Ellen	34114	Furnace Dock Rd	1	\$1,140.00
45.18-1-12	Flanders Martha	34115	Furnace Dock Rd	1	\$1,140.00
45.18-1-13	Kojen Irene	34116	Furnace Dock Rd	1	\$1,140.00
45.18-1-14	Tanay-Costa Living Trust	34118	Furnace Dock Rd	1	\$1,140.00
45.18-1-15	Treadwell D & Scavetta L	34119	Furnace Dock Rd	1	\$1,140.00
45.18-1-16	Frising Susan J	34120	Furnace Dock Rd	1	\$1,140.00
45.18-1-17	Glass David	34130	Furnace Dock Rd	1	\$1,140.00
45.18-1-18	Cragnolin Elvira & Kyler	34129	Furnace Dock Rd	1	\$1,140.00
45.18-1-19	Knock Gary & Barbara	34128	Furnace Dock Rd	1	\$1,140.00
45.18-1-20	Murphy Judy M & Timothy S	34127	Furnace Dock Rd	1	\$1,140.00
45.18-1-21	Larkin Lynne	34126	Furnace Dock Rd	1	\$1,140.00
45.18-1-22	Alexander Patricia	34125	Furnace Dock Rd	1	\$1,140.00
45.18-1-23	Wang Xiao-Lei	34121	Furnace Dock Rd	1	\$1,140.00
45.18-1-24	Macri Elvira	34122	Furnace Dock Rd	1	\$1,140.00
45.18-1-25	Bloom Janet K	34104	Furnace Dock Rd	1	\$1,140.00
45.18-1-26	Lee Harry W	34105	Furnace Dock Rd	1	\$1,140.00
45.18-1-27	Trinkoff Donna & Lloyd	34106	Furnace Dock Rd	1	\$1,140.00
45.18-1-28	Holland Jacqueline	34131	Furnace Dock Rd	1	\$1,140.00
45.18-1-29	Adinaro Joseph & Venus	34132	Furnace Dock Rd	1	\$1,140.00
45.18-1-30	Gillespie Janet M	34133	Furnace Dock Rd	1	\$1,140.00
45.18-1-31	Paris Elaine Revocable Trust	34134	Furnace Dock Rd	1	\$1,140.00
45.18-1-32	Garcia Dulce Maria	34135	Furnace Dock Rd	1	\$1,140.00
45.18-1-33	Hills Jonathan	34136	Furnace Dock Rd	1	\$1,140.00
45.18-1-34	Cohen Steven	34139	Furnace Dock Rd	1	\$1,140.00
45.18-1-35	Scala Nancy	34138	Furnace Dock Rd	1	\$1,140.00
45.18-1-36	Takaoka Akira	34137	Furnace Dock Rd	1	\$1,140.00
45.18-1-37	Di Leone Florence	34143	Furnace Dock Rd	1	\$1,140.00
45.18-1-38	Nelson Bernis Elizabeth	34140	Furnace Dock Rd	1	\$1,140.00
45.18-1-39	Mandelkow Thomas	34144	Furnace Dock Rd	1	\$1,140.00
45.18-1-40	Dielsi John	34141	Furnace Dock Rd	1	\$1,140.00
45.18-1-41	Loprete Wayne & Barbara	34148	Furnace Dock Rd	1	\$1,140.00
45.18-1-42	Braunstein L Carol M	34149	Furnace Dock Rd	1	\$1,140.00
45.18-1-43	Sinha Frances	34145	Furnace Dock Rd	1	\$1,140.00
45.18-1-44	Swanson Michele	34146	Furnace Dock Rd	1	\$1,140.00
45.18-1-45	Dobbs Mitchell	34147	Furnace Dock Rd	1	\$1,140.00
45.18-1-46	Cooper Edward & Leona	34142	Furnace Dock Rd	1	\$1,140.00
45.18-1-47	Williams Betsy	34123	Furnace Dock Rd	1	\$1,140.00
Phase I Totals				47.00	\$53,580.00



Town of Cortland  
 Draft Benefit Unit Assessment Role 2022  
 Dickerson Pond Sewer District

Phase II

45.17-2-1	Clubhouse and Pool Dickerson Pond Association	0	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2	Chaney Michael Irrev Trust	34150	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.1	Schifano Natalie Trust	34151	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.2	Hillis John T	34152	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.3	Tortella Anthony F	34153	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.4	Drezga Lyerka B	34154	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.5	Bruno Theresa A	34155	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.6	Miller Colin K	34156	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.7	Galezo Living Trust	34157	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.8	Di Michele Robin E	34158	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.9	Deglon Ruth	34159	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.10	Goldsmith James A & Donna H	34160	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.11	Carlson Linda K	34161	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.12	Karas Robert Trust	34162	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.13	Zeliger Martin & Mona	34163	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.14	Bitkower Sheldon J & Elsie	34164	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.15	Kopf Jerome	34165	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.16	Moshman Stephen E & Norma R	34166	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.17	Tricamo Sal M & Mary Lou	34167	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.18	Henderson Patricia M Irrv Trst	34168	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.19	Hoye Ann L/E	34169	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.20	Skrivanek Joseph/Elaine Trusts	34170	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.21	Liebersohn Daniel & Julie	34171	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.22	Lehmeier Ilse C	34172	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.23	Rickett Stuart H & Tina C	34173	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.24	Orton Wanda Cope Trust	34174	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.25	Karas Cathy J	34175	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.26	Aguado Family Trust	34176	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.27	Tropiano Vincent & Marilyn	34177	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.28	Whitney Eric	34178	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.29	Goodman Hilda	34179	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.30	Swee Myra C Irrev Trust	34180	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.31	Bardach Robert S	34181	Furnace Dock Rd	1	\$1,140.00	
45.17-2-2.32	Eichenberg Charles J	34182	Furnace Dock Rd	1	\$1,140.00	
				Phase II Totals	34.00	\$38,760.00



Town of Cortland  
 Draft Benefit Unit Assessment Role 2022  
 Dickerson Pond Sewer District

Phase III					
45.19-1-1.1	Mazzacone Ralph & Linda	1	Goldman Ct	1	\$1,240.00
45.19-1-1.2	Toll Land Vi Lp	3	Goldman Ct	1	\$1,240.00
45.19-1-1.3	Schettino Frank & Lynda	5	Goldman Ct	1	\$1,240.00
45.19-1-1.4	Ambrogio Revocable Liv Trst	7	Goldman Ct	1	\$1,240.00
45.19-1-1.5	Sullivan Saadia	9	Goldman Ct	1	\$1,240.00
45.19-1-1.6	Gardner Beverly	11	Goldman Ct	1	\$1,240.00
45.19-1-1.7	Tuite Claudette & Peter	12	Goldman Ct	1	\$1,240.00
45.19-1-1.8	Vallabhajosula Shankar	10	Goldman Ct	1	\$1,240.00
45.19-1-1.9	Marcus Roy & Cherie	8	Goldman Ct	1	\$1,240.00
45.19-1-1.10	Vellios Leslie R & Paul	6	Goldman Ct	1	\$1,240.00
45.19-1-1.11	Toll Land Vi Lp	4	Goldman Ct	1	\$1,240.00
45.19-1-1.12	Toll Land Vi Lp	2	Goldman Ct	1	\$1,240.00
45.19-1-1.13	Kahn David I & Diane A N	1	Langeloth Dr	1	\$1,240.00
45.19-1-1.14	Clarke Will A & Danielle M	3	Langeloth Dr	1	\$1,240.00
45.19-1-1.15	Dharmaraj Glory & Jacob	5	Langeloth Dr	1	\$1,240.00
45.19-1-1.16	Abrenica Jose P/Ellen R	7	Langeloth Dr	1	\$1,240.00
45.19-1-1.17	Wagner Gary B	9	Langeloth Dr	1	\$1,240.00
45.19-1-1.18	Bartok Frank P/Mary Terry	11	Langeloth Dr	1	\$1,240.00
45.19-1-1.19	Lois Joseph & Jacqueline	12	Bernheimer Ln	1	\$1,240.00
45.19-1-1.20	Malerba Joseph F & Jie Y	10	Bernheimer Ln	1	\$1,240.00
45.19-1-1.21	Bassen Stanley M & Susan	8	Bernheimer Ln	1	\$1,240.00
45.19-1-1.22	Sharp James F & Marks Melissa	6	Bernheimer Ln	1	\$1,240.00
45.19-1-1.23	Walton Michael/Silva Daniel	4	Bernheimer Ln	1	\$1,240.00
45.19-1-1.24	Gray Michael	2	Bernheimer Ln	1	\$1,240.00
45.19-1-1.25	Shoaib Daniyal & Ding Ding	1	Bernheimer Ln	1	\$1,240.00
45.19-1-1.26	Alvarez Jose E & Girgis Nadine	3	Bernheimer Ln	1	\$1,240.00
45.19-1-1.27	Gruenwald Abraham/Laurel	5	Bernheimer Ln	1	\$1,240.00
45.19-1-1.28	Sweitzer Ronald & Dania	7	Bernheimer Ln	1	\$1,240.00
45.19-1-1.29	Carmody William F/Anne D	9	Bernheimer Ln	1	\$1,240.00
45.19-1-1.30	Grusko Robin & Barry	11	Bernheimer Ln	1	\$1,240.00
45.19-1-1.31	Rodenberger Barbara	13	Bernheimer Ln	1	\$1,240.00
45.19-1-1.32	Cruikshank John D/Deborah	15	Bernheimer Ln	1	\$1,240.00
45.19-1-1.33	Toll Land Vi Lp	17	Bernheimer Ln	1	\$1,240.00
45.19-1-1.34	Toll Land Vi Lp	19	Bernheimer Ln	1	\$1,240.00
45.19-1-1.35	Hudzik Michael J	21	Bernheimer Ln	1	\$1,240.00
45.19-1-1.36	Toll Land Vi Lp	13	Langeloth Dr	1	\$1,240.00
45.19-1-1.37	Toll Land Vi Lp	15	Langeloth Dr	1	\$1,240.00
45.19-1-1.38	Toll Land Vi Lp	17	Langeloth Dr	1	\$1,240.00
45.19-1-1.39	Toll Land Vi Lp	19	Langeloth Dr	1	\$1,240.00
45.19-1-1.40	Sylvain Alfred C/Michelle B	21	Langeloth Dr	1	\$1,240.00
45.19-1-1.41	Jacquemont Yann/Mary Elisa	23	Langeloth Dr	1	\$1,240.00
45.19-1-1.42	Dougherty Edward J & Anne M	25	Langeloth Dr	1	\$1,240.00
45.19-1-1.43	Cherian Lincy & Michael Hartman	27	Langeloth Dr	1	\$1,240.00
45.19-1-1.44	Tucei Brian & Kerry	24	Langeloth Dr	1	\$1,240.00
45.19-1-1.45	Van Slyke Alexandra K	22	Langeloth Dr	1	\$1,240.00
45.19-1-1.46	Feliciano Michelle/Israel Jr	20	Langeloth Dr	1	\$1,240.00
45.19-1-1.47	Toll Land Vi Lp	18	Langeloth Dr	1	\$1,240.00
45.19-1-1.48	Toll Land Vi Lp	16	Langeloth Dr	1	\$1,240.00
45.19-1-1.49	Toll Land Vi Lp	14	Langeloth Dr	1	\$1,240.00
45.19-1-1.50	Vrutsky Mykola	12	Langeloth Dr	1	\$1,240.00
45.19-1-1.51	Mintz Amanda	10	Langeloth Dr	1	\$1,240.00
45.19-1-1.52	Polonsky Leonard & Zito	8	Langeloth Dr	1	\$1,240.00
45.19-1-1.53	Alfarano Rosemarie C/Carl M	6	Langeloth Dr	1	\$1,240.00
45.19-1-1.54	Joannou Theresa	4	Langeloth Dr	1	\$1,240.00
45.19-1-1.55	Toll Land Vi Lp	2	Langeloth Dr	1	\$1,240.00
Phase III Totals				55.00	\$68,200.00





Town of Cortland  
 Draft Benefit Unit Assessment Role 2022  
 Dickerson Pond Sewer District

Phase IV

45.19-1-1.56	Vallabhajosula Shankar	1	Bonham Ln	1	\$1,240.00
45.19-1-1.57	Peterson Craig D & Sara M	3	Bonham Ln	1	\$1,240.00
45.19-1-1.58	Wagner Gary B	5	Bonham Ln	1	\$1,240.00
45.19-1-1.59	Schwartz Peter J & Mary T	7	Bonham Ln	1	\$1,240.00
45.19-1-1.60	Yang Yong & Hong Wu	9	Bonham Ln	1	\$1,240.00
45.19-1-1.61	Parida Debdutta & Ranjan Pritish	11	Bonham Ln	1	\$1,240.00
45.19-1-1.62	Toll Land Vi Lp	13	Bonham Ln	1	\$1,240.00
45.19-1-1.63	Toll Land Vi Lp	15	Bonham Ln	1	\$1,240.00
45.19-1-1.64	Toll Land Vi Lp	17	Bonham Ln	1	\$1,240.00
45.19-1-1.65	Riker William & Debra	19	Bonham Ln	1	\$1,240.00
45.19-1-1.66	Toll Land Vi Lp	21	Bonham Ln	1	\$1,240.00
45.19-1-1.67	Toll Land Vi Lp	23	Bonham Ln	1	\$1,240.00
45.19-1-1.68	Klein Sandra M Family Trust	25	Bonham Ln	1	\$1,240.00
45.19-1-1.69	Franks Sidney N & Bonnie J	27	Bonham Ln	1	\$1,240.00
45.19-1-1.70	Morganstein Edward & Adriene	29	Bonham Ln	1	\$1,240.00
45.19-1-1.71	Liso Nicholas & Benfante	31	Bonham Ln	1	\$1,240.00
45.19-1-1.72	Sander Leonard M & Ellen S	33	Bonham Ln	1	\$1,240.00
45.19-1-1.73	Rosenberg Robert J	35	Bonham Ln	1	\$1,240.00
45.19-1-1.74	Leffler Robert & Susan	37	Bonham Ln	1	\$1,240.00
45.19-1-1.75	Caterina Paul & Bonnie	39	Bonham Ln	1	\$1,240.00
45.19-1-1.76	Bencivenga Leonard & Kathleen	41	Bonham Ln	1	\$1,240.00
45.19-1-1.77	Rosenblatt Stewart & Mindy	43	Bonham Ln	1	\$1,240.00
45.19-1-1.78	Arditti Mark & Lin Zimble	45	Bonham Ln	1	\$1,240.00
45.19-1-1.79	Schmidt Paul	47	Bonham Ln	1	\$1,240.00
45.19-1-1.80	Coffey Michael A & Sandra	9	Deforest Dr	1	\$1,240.00
45.19-1-1.81	Simpson Adam Edward	11	Deforest Dr	1	\$1,240.00
45.19-1-1.82	Gabovich Aleksandr & Ksenia Adamov	13	Deforest Dr	1	\$1,240.00
45.19-1-1.83	Smith Lester M & Phyllis A	15	Deforest Dr	1	\$1,240.00
45.19-1-1.84	Flanders Susan & Dickerson Michael	17	Deforest Dr	1	\$1,240.00
45.19-1-1.85	Hall Thomas & Pe Kessler	19	Deforest Dr	1	\$1,240.00
45.19-1-1.86	Khouri Living Trust	21	Deforest Dr	1	\$1,240.00
45.19-1-1.87	Schwartz Edwin I & Debra F	23	Deforest Dr	1	\$1,240.00
45.19-1-1.88	Demartino James L & Julie A	25	Deforest Dr	1	\$1,240.00
45.19-1-1.89	Rehring Andrew & Harkins	27	Deforest Dr	1	\$1,240.00
45.19-1-1.90	Schoenholt Helene	29	Deforest Dr	1	\$1,240.00
45.19-1-1.91	Peloso Jon D & Rosemarie	31	Deforest Dr	1	\$1,240.00
45.19-1-1.92	Burke William J Jr & Diana H	33	Deforest Dr	1	\$1,240.00
45.19-1-1.93	Greco Joseph & Marisol	35	Deforest Dr	1	\$1,240.00
45.19-1-1.94	Patel Milap & Makawana Deepa	37	Deforest Dr	1	\$1,240.00
45.19-1-1.95	Sherman Joan	39	Deforest Dr	1	\$1,240.00
45.19-1-1.96	Aisenbrey Stuart K/Beverly K	41	Deforest Dr	1	\$1,240.00
45.19-1-1.97	Curtin Thomas & Eileen	1	Hedges Ct	1	\$1,240.00
45.19-1-1.98	Talbot William & Patricia	3	Hedges Ct	1	\$1,240.00
45.19-1-1.99	Paulenoff Alan S/Cheryl G	5	Hedges Ct	1	\$1,240.00
45.19-1-1.100	Etienne Marcillat	7	Hedges Ct	1	\$1,240.00
45.19-1-1.101	Diggle Bruce & Patricia	9	Hedges Ct	1	\$1,240.00
45.19-1-1.102	Tendy Sheila	11	Hedges Ct	1	\$1,240.00
45.19-1-1.103	Blumen Michael & Susan	12	Hedges Ct	1	\$1,240.00
45.19-1-1.104	Halsall Thomas/Doreen Pagano	10	Hedges Ct	1	\$1,240.00
45.19-1-1.105	Pellegrino John J & Anita	8	Hedges Ct	1	\$1,240.00
45.19-1-1.106	Roux Pamela & Bonnet Virginie	6	Hedges Ct	1	\$1,240.00
45.19-1-1.107	Longo Paul Jr & Murtha Victoria	4	Hedges Ct	1	\$1,240.00
45.19-1-1.108	Lee Jisoo & Ahra	2	Hedges Ct	1	\$1,240.00
45.19-1-1.109	Kressner Michael & Debra	12	Binger Way	1	\$1,240.00
45.19-1-1.110	Zammit Victor J & Kathleen A	10	Binger Way	1	\$1,240.00
45.19-1-1.111	Crowe John F & Stephanie L	8	Binger Way	1	\$1,240.00
45.19-1-1.112	Cardellichio Laurel A	6	Binger Way	1	\$1,240.00
45.19-1-1.113	Nease Krista J	4	Binger Way	1	\$1,240.00
45.19-1-1.114	Lena Robert & Carol	2	Binger Way	1	\$1,240.00
45.19-1-1.115	Wudali Rajeevalochan & Karl	7	Binger Way	1	\$1,240.00
45.19-1-1.116	Murphy Brian J Jr & Erika	5	Binger Way	1	\$1,240.00
45.19-1-1.117	Batten Ezekiel Sup Needs Trst	3	Binger Way	1	\$1,240.00
45.19-1-1.118	Cui Yanning & Yang Xiaomen	1	Binger Way	1	\$1,240.00
45.19-1-1.119	Joannou Mike & Alexandra R	32	Deforest Dr	1	\$1,240.00



Town of Cortland  
Draft Benefit Unit Assessment Role 2022  
Dickerson Pond Sewer District

45.19-1-1.120	Bernbach Linda	30	Deforest Dr	1	\$1,240.00
45.19-1-1.121	Hrivnak Daniel S	28	Deforest Dr	1	\$1,240.00
45.19-1-1.122	Burck Robert M & Barbara J	26	Deforest Dr	1	\$1,240.00
45.19-1-1.123	Toll Land Vi Lp	24	Deforest Dr	1	\$1,240.00
45.19-1-1.124	Toll Land Vi Lp	22	Deforest Dr	1	\$1,240.00
45.19-1-1.125	Toll Land Vi Lp	20	Deforest Dr	1	\$1,240.00
45.19-1-1.126	Toll Land Vi Lp	18	Deforest Dr	1	\$1,240.00
45.19-1-1.127	Toll Land Vi Lp	16	Deforest Dr	1	\$1,240.00
45.19-1-1.128	Toll Land Vi Lp	14	Deforest Dr	1	\$1,240.00
45.19-1-1.129	Chertoff Cori E & Richard E	12	Deforest Dr	1	\$1,240.00
45.19-1-1.130	Mastrocola Thomas & Lynn	10	Deforest Dr	1	\$1,240.00
45.19-1-1.131	Garcia Paul & Sriniva Meera	8	Deforest Dr	1	\$1,240.00
45.19-1-1.132	Hamroff Glenn	6	Deforest Dr	1	\$1,240.00
45.19-1-1.133	Gaine John P & Denise K	4	Deforest Dr	1	\$1,240.00
45.19-1-1.134	Elias Jason & Birgit K	2	Deforest Dr	1	\$1,240.00
45.19-1-1.135	Miller Robert & Maureen	1	Deforest Dr	1	\$1,240.00
45.19-1-1.136	Toll Land Vi Lp	3	Deforest Dr	1	\$1,240.00
45.19-1-1.137	Toll Land Vi Lp	5	Deforest Dr	1	\$1,240.00
45.19-1-1.138	Levitz Paul	7	Deforest Dr	1	\$1,240.00
45.19-1-1.139	Toll Land Vi Lp	18	Bonham Ln	1	\$1,240.00
45.19-1-1.140	Toll Land Vi Lp	16	Bonham Ln	1	\$1,240.00
45.19-1-1.141	Toll Land Vi Lp	14	Bonham Ln	1	\$1,240.00
45.19-1-1.142	Ryder Theodore Jr/Sandra M	12	Bonham Ln	1	\$1,240.00
45.19-1-1.143	Potenza Robert & Dominica	10	Bonham Ln	1	\$1,240.00
45.19-1-1.144	Nguyen Peter & Praggastis	8	Bonham Ln	1	\$1,240.00
45.19-1-1.145	Bernbach Eric & Susan L	6	Bonham Ln	1	\$1,240.00
45.19-1-1.146	Berman Stephen & Jill H	4	Bonham Ln	1	\$1,240.00
45.19-1-1.147	Bradley Karen	2	Bonham Ln	1	\$1,240.00
Phase IV Total				92	\$114,080.00
Common					
45.19-1-1.148	Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.149	Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.150	Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.151	Open Space Dickerson Pond Assoc Inc	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.152	Clubhouse Dickerson Pond Assoc Inc	1	Furnace Dock Rd	1	\$1,240.00
45.19-1-1.153	Detention Pond Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.154	Open Space Toll Land Vi Lp	0	Furnace Dock Rd	0	\$0.00
45.19-1-1.161	Open Space Dickerson Pond Assoc Inc	0	Furnace Dock Rd	0	\$0.00
District Totals				229.00	\$275,860.00

**DRAFT**

Local Law No. \_\_\_ of 2021

**(A LOCAL LAW TO OPT OUT OF ALLOWING ON-SITE CANNABIS  
CONSUMPTION ESTABLISHMENTS AS AUTHORIZED UNDER CANNABIS LAW  
ARTICLE 4)**

**Section 1. Legislative Intent**

It is the intent of this local law to opt out of allowing on-site cannabis consumption establishments in the Town of Cortlandt that would otherwise be allowed under Cannabis Law Article 4.

**Section 2. Authority**

This local law is adopted pursuant to Cannabis Law § 131 which expressly authorizes the Town Board to adopt a local law requesting the Cannabis Control Board to prohibit the establishment of on-site consumption lounges within the jurisdiction of the Town and is subject to a permissive referendum, the procedure of which is governed by Municipal Home Rule Law § 24.

**Section 3. Local Opt-Out**

The Town Board of the Town of Cortlandt hereby opts out of allowing on-site cannabis consumption lounges from being established and operated within the Town's jurisdiction.

**Section 4. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 5. Permissive Referendum/Referendum on Petition**

This local law is subject to a referendum on petition in accordance with Cannabis Law § 131 and the procedure outlined in Municipal Home Rule Law § 24.

**Section 6. Effective date.**

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted December 6, 2021  
At a Special Meeting  
Held at Town Hall**

**Local Law No. \_\_\_ of 2021****(A LOCAL LAW TO RESTRICT CANNABIS RETAIL DISPENSARIES TO APPROPRIATE AREAS OF THE TOWN)****Section 1. Legislative Intent**

A local municipality is preempted and unable to prevent the recreational use of cannabis within its boundaries and also from adopting any law, rule, ordinance, regulation or prohibition pertaining to the operation or licensure of registered organizations, adult-use cannabis licenses, or cannabinoid hemp licenses. However, it does have the ability to assign time, place, and manner restrictions to Cannabis Retail Dispensaries. Rather than opt out of allowing Cannabis Retail Dispensaries, the Town Board believes that a more balanced approach is to restrict the locations that dispensaries are permitted in.

**Section 2. Zoning Restrictions**

The following standards and conditions shall be added to the Town Code for Cannabis Retail Dispensaries:

Standards and conditions.

(1) Cannabis Retail Dispensaries shall only be permitted on Route 6/Cortlandt Boulevard in commercial or industrial zones from the Peekskill City Line to Westbrook Drive on both the North and South sides of the road and only on the south side of Route 6/Cortlandt Boulevard between Westbrook Drive and Baker Street. These locational limitations also apply to smoke and vape shops that acquire licenses to become Cannabis Retail Dispensaries.

(2) No Cannabis Retail Dispensaries shall be permitted:

(a) Within 1,250 feet of any other lot containing another Cannabis Retail Dispensary.

(b) Within 1,500 feet of any lot on which is located a house of worship, school, nursing home, hospital, park or parkland, and facilities for the mentally or physically handicapped for housing, training or places of employment, regardless of whether such facility is owned by or under contract to any governmental entity.

(c) The distance limitations in this Subsection shall be measured in a straight line, without regard for intervening structures, from the nearest point of any lot described in 2(a) and 2(b) to the front door of the Cannabis Retail Dispensary.

(3) Any signage shall contain only letters or numbers and shall be prohibited from including any images.

(4) No more than one Cannabis Retail Dispensary shall be permitted on any lot.

(5) The proposed use shall meet all other requirements of this chapter and other ordinances and local laws of the Town of Cortlandt and all other requirements and laws of Westchester County and New York State.

(6) No person under the age of 21 years shall be permitted inside of the premises.

(7) The Zoning Board of Appeals shall not vary the conditions of this Section.

**Section 3. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 4. Effective date.**

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted December 6, 2021  
At a Special Meeting  
Held at Town Hall**