



David S. Steinmetz  
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June 30, 2023

Via Email

Hon. Steven Kessler  
Chairman and Members of the Planning Board  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

- Copies ..... 7 Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- ..... Joe Fusco, P.E.
- .....
- Sent 7/18/23

**Re: VS Construction – 180 Roa Hook Road – Contractor’s Yard**

Dear Chairman Kessler and Members of the Planning Board:

As you know, we represent Valerio and Armando Santucci, and VS Construction Corp. Although our Firm was not involved in the initial permitting of this contractor’s yard and rock crushing facility, we have now been asked to seek: a) a “renewal” of the Special Use Permit issued by your Board in 2020 (see Resolution PB 2017-3, Reso. No. 18-20); and b) a retroactive renewal of the Site Development Plan Approval that was also issued in 2020 (same Resolution), but not periodically renewed and re-issued, despite the fact that the operations on site continued.

The applicants have been working to satisfy all of the conditions imposed in the original Resolution. Most significantly, in September of 2022, the DEC issued a Solid Waste Management Permit Registration to the applicants authorizing a maximum daily throughput of up to 500 tons/day, and an on-site storage capacity of up to 25,000 cu/yds, of concrete, rock, brick and uncontaminated soil. The applicants and their consultants will continue working to satisfy all of the remaining conditions of approval.

We would like to be placed on the July 25<sup>th</sup> agenda to discuss the site and the permit/approval renewals at that time.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

**ZARIN & STEINMETZ LLP**



By: \_\_\_\_\_  
David S. Steinmetz

cc: *via email*  
VS Construction Corp.  
Michael Cunningham, Esq.  
Chris Kehoe, AICP  
Dan Ciarcia, PE