

May 19, 2021

Loretta Taylor, Chairman  
Town of Cortlandt Planning Board  
Town Hall  
One Heady Street  
Cortlandt Manor, NY 10567

**Re: Preliminary Subdivision Plan  
Pomona Development, LLC  
Revolutionary Road  
Tax Map Designation: 23.15-1-43**

Dear Chairperson Taylor and Members of the Planning Board:

Find enclosed the following information for the above-referenced Project:

1. Short EAF, dated May 19, 2021
2. Letter by David Steinmetz, Esq., Zarin & Steinmetz dated August 16, 2018
3. Twelve (12) copies (two (2) full size & ten (10) 11" x 17") of the "Subdivision Plan"
4. Twelve (12) copies (11" x 17") "Slopes" (WM-1 color)
5. Twelve (12) copies (11" x 17") "Slopes & Wetland Map" (SWM-1 color)
6. Twelve (12) copies (11" x 17") "Slopes & Wetland Map" (SWM-2 color)

We are pleased to submit the enclosed information on behalf of the applicant, Pomona Development, LLC, who is seeking Subdivision Plan Approval for the creation of three (3) single-family residential lots at the subject property. This parcel is located in the R-20 (Single Family Residential) Zoning District. The proposed residential development would include the construction of stormwater mitigation on each individual lot, a public sanitary sewer collection system, extension of the existing public water distribution system with a fire hydrant and 18-ft. wide common access drive within the Revolutionary Road right-of-way terminating at a hammerhead just inside the existing property.

Some of the Board members may recall reviewing a subdivision application for six (6) lots. Proposed lot 5 in that configuration required a long & steep driveway and proposed lot 6 required a long driveway in close proximity to the wetland "A" & "C" buffers. In addition, the associated infrastructure costs, specifically the requirement to construct a road that would comply with Town & State Code for more than three (3) lots, impacted the applicant's decision to amend the application for three (3) lots. We have met with Town Staff many times since we last presented before your board and we feel like we have come to a good balance of reducing the impacts to the site (i.e. grading/soil removal, steep slope disturbance, tree removals, wetland buffer impacts, etc.), meeting the Town & State Codes where applicable and with minimal grading required for the access drive within the Town right-of-way.

The enclosed letter and exhibits prepared and submitted by David Steinmetz, Esq. on August 16, 2018 discusses and details the use and access rights of the Revolutionary Road right-of-way by the applicant. This was submitted in response to Town Planning & Engineering staff and the Town Attorney requesting documentation of the applicant's rights over the Revolutionary Road right-of-way. Subsequent meetings, discussions & emails with Town staff and Town Attorney established concurrence that the applicant has legal rights over the Revolutionary Road right-of-way for the proposed purposes (i.e. access for 3 residential lots and installation of utilities. It should be noted that the letter was prepared as contemplated for a 6 lot subdivision application and would still apply for the latest application with 3 less lots.

We respectfully request placement of the application on the Planning Board's June 1, 2021 meeting agenda.

### PROJECT NARRATIVE

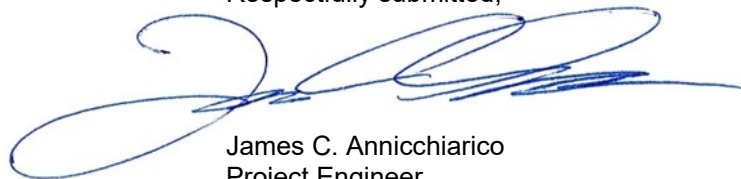
The Property is located on the south side of the Revolutionary Road right-of-way, approximately 500 LF south of the Revolutionary Road & Eton Lane intersection. The property is bound to the east by the "Waterbury Manor Subdivision" and by the properties of "Hampton Oaks" and the "City of Peekskill Board of Water Commissioners" to the west. The property is bound by the properties of "Subdivision Plat Prepared for Murray & Margaret Engelson" and "Rowland" to the north and by the property of "Charlie & Julie Hay" to the south. The Property consists of approximately 731,174 square feet or 16.78 acres and is located in the R-20 Zoning District and surrounded by the R-10 Zoning District.

The property currently contains a 1.5-story frame residential structure, above ground pool, 1.5-story concrete block garage, 2-story frame garage & apartment, 1-story concrete block garage and various sheds. A wetland investigation of the site was conducted by the Town's Consultant, Paul J. Jaehning Wetlands and Soils Consulting, and a report (including map) was prepared on June 11, 2015. This information (i.e. soil boundaries, wetland boundaries, wetland buffer boundaries, etc.) has been incorporated into the subdivision plans. The wetland report determined five (5) wetland areas within and adjacent to the property. They have been designated as Wetlands "A", "B", "C", "D" & "E". Wetlands "A" and "C" are located in the northwest corner of the property. The wetlands located on the property are fairly small in size as Wetland "A" is approximately 5,061 SF and Wetland "C" is approximately 1,561 SF. Wetlands "B", "D" and "E" are located on the adjacent property ("Engelson") to the north and within the Revolutionary Road right-of-way. We are unable to determine the size of these wetlands as only the boundaries closest to the project site were flagged. Wetland "B" drains through a 12" pipe within the Revolutionary Road right-of-way under the existing gravel driveway from the west to the east where it is then labeled as Wetland "D". Wetland "E" is located on the adjacent property ("Engelson") near the southwest corner of the Eton Lane & Revolutionary Road intersection. The subdivision plan proposes approximately 700 square feet of disturbance to a the portion of Wetland "B" that is located within the Revolutionary Road right-of-way for the purpose of constructing the road. The subdivision plan does not propose any disturbance to Wetland "A" or "C" within the project property limits.

The latest subdivision plan proposes to subdivide the property into three (3) single-family residential lots. The proposed lot sizes are: Lot 1 = 91,761 sf (2.1 acres), Lot 2 = 402,124 sf (9.2 acres) & Lot 3 = 230,271 sf (5.2 acres). Our office and the applicant met with Town Staff on several occasions to discuss the projects layout & infrastructure. These meetings yielded a reduction of the number of originally proposed lots from 6 to the current layout of 3 lots. It should be noted that the Town's lot count formula, per section 307-18 (Supplementary Dimensional Regulations), yields a lot count of 21.5.

We look forward to appearing before the Planning Board to discuss the project on June 1, 2021. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico  
Project Engineer

enclosures

cc: Cafo Boga, Pomona Development, LLC w/enclosures  
David Steinmetz, Esq., Zarin & Steinmetz w/o enclosures  
File: *Boga-Revolutionary Rd-3 Lot Subdivision-Letter-Submission-20210519*