

November 05, 2019

Loretta Taylor, Chairman  
Town of Cortlandt Planning Board  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567



Re: **PB 1-11, Final Subdivision Plat Approval**  
**Hanover Estates**  
**Formerly: Croton Realty & Development, Inc.**  
**Currently: DRE Croton LLC**  
**200 Croton Avenue**

Copies ..... <sup>1</sup> Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 11/8/19

Dear Chairman Taylor and Members of the Planning Board:

The above referenced project received Final Subdivision Plat Approval from this Board via resolution #6-19 on March 05, 2019 which was due to expire on September 05, 2019. The first 90-day time extension was granted by this Board on September 10, 2019 via resolution #19-19, set to expire on December 05, 2019.

At this time, the Applicant respectfully requests a 2<sup>nd</sup>, 90-day time extension of the approval to expire on March 05, 2020. The reason for the request is that the Applicant is continuing to work with its consultants to satisfy the conditions of the Final Subdivision Plat approval. Also, please note that the project ownership has changed.

We would like to have this request placed on the December 2019 Planning Board agenda for approval. 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,



Keith Staudohar  
Cronin Engineering, P.E., P.C.

cc: Kieran Siao via email  
Sam Youneszadeh via email  
Nichole Seidell via email

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 1-11**

**RESOLUTION NO. 27-19**

**WHEREAS**, an application for Planning Board approval of a Final Plat pursuant to Sections 276, 277 & 278 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code submitted by Croton Realty & Development Inc. for a proposed 27 lot major cluster subdivision with 4 open space parcels as shown on a 20 page set of improvement drawings entitled “Subdivision Known as Hanover Estates” prepared by Timothy L. Cronin III, P.E. latest revision dated January 22, 2019 and a plat entitled “Subdivision Plat - Hanover Estates” prepared by William H. Free Jr., PLS latest revision dated January 17, 2019 was approved by Planning Board Resolution 6-19 adopted on March 5, 2019, and

**WHEREAS**, the subject property of approximately 35.9 acres is located on the east side of Croton Avenue, approximately 400 feet north of Furnace Dock Road, and is designated on the Town of Cortlandt Tax Maps as Section 34.14, Block 2, Lot 28, and

**WHEREAS**, by Planning Board Resolution 19-19 adopted on September 10, 2019 the Planning Board previously granted the 1<sup>st</sup>, 90-day time extension of Final Plat approval which will expire on December 4, 2019, and

**WHEREAS**, by a letter dated November 5, 2019 Keith Staudohar requested the 2nd, 90-day time extension of Final Plat approval in order to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Keith Staudohar for the 2nd, 90-day time extension of the above referenced Final Plat is **approved** said extension to expire on March 3, 2020.

**TO BE CONSIDERED FOR ADOPTION ON: DECEMBER 3, 2019**