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October 18, 2019, ... C.A.C.

**By Federal Express & Email**

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

..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 10/21/19

• Also admitted in DC  
 • Also admitted in CT  
 • Also admitted in NJ

**Re: Kirquel Development, Ltd. (PB No. 13-05)**  
**Request For Additional Extension of Final Plat Approval**

Dear Chairperson Taylor and Members of the Planning Board:


We represent Kirquel Development, Ltd. in connection with its residential subdivision located at the south end of Mill Court Crossing. The Planning Board granted Final Plat Approval by Resolution No. 10-16, adopted on March 1, 2016.

The Applicant respectfully requests an additional 90-day extension of Final Plat Approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of its Approval. The Applicant is also in advanced discussions with potential developers of the property, and requests additional time for those discussions to continue. We respectfully request placement on your Board's next agenda.

Please do not hesitate to contact us if you have any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By:   
 Brad K. Schwartz

cc: Mr. Michael Sheber  
 Tim Cronin, III, PE  
 Thomas F. Wood, Esq.  
 Chris Kehoe, AICP  
 Michael Preziosi, PE



**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 13-05**

**RESOLUTION NO. 24-19**

**WHEREAS**, the application of **Kirquel Development LTD** for Final Plat approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for Phase II of the Mill Court Crossing Subdivision, a proposed 14 lot major subdivision (13 building lots and 1 open space parcel) of a 38.28 acre parcel of property located at the south end of Mill Court as shown on an 21 page set of drawings entitled “Site Development and Subdivision for Residences at Mill Court Crossing” prepared by Cronin Engineering, P.E., P.C. latest revision dated January 22, 2016 and on a Plat entitled “Mill Court Crossing Subdivision” prepared by Fehringer Surveying, P.C. latest revision dated October 28, 2015 was approved by the Planning Board by Resolution 10-16 adopted on March 1, 2016, and

**WHEREAS**, the subject property is located at the south end of Mill Court, is zoned R-40, single family residential requiring 40,000 square feet per lot and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2.5, and

**WHEREAS**, by PB Resolutions 18-16, 26-16, 2-17, 6-17, 19-17, 33-17, 8-18, 14-18, 26-18, 45-18, 9-19 and 17-19 the Planning Board previously granted twelve (13), 90-day time extensions, the latest of which will expire on November 11, 2019, and

**WHEREAS**, by a letter dated October 19, 2019 Brad Schwartz, Esq. requested an additional 90-day time extension to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that upon the request of Brad Schwartz, Esq. for the 14<sup>th</sup>, 90-day time extension of the above referenced Final Plat is hereby approved, said extension to expire on February 9, 2020.

**TO BE CONSIDERED FOR ADOPTION: NOVEMBER 6, 2019**