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- Daniel M. Richmond
- Kate Roberts
- Brad K. Schwartz
- Lisa F. Smith
- David S. Steinmetz
- Edward P. Teyber
- Michael D. Zarin

August 13, 2018 ..... Applicant

.....  
 .....  
 Sent 8/15/18

**By Regular Mail and Email**

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

- Also admitted in DC
- Also admitted in CT
- ▲ Also admitted in NJ
- ◆ Also admitted in MD

**Re: Hanover Estates (PB No. 1-11)**  
**Request for Sixth Extension of Preliminary Subdivision Approval**

Dear Chairman Taylor and Members of the Planning Board:

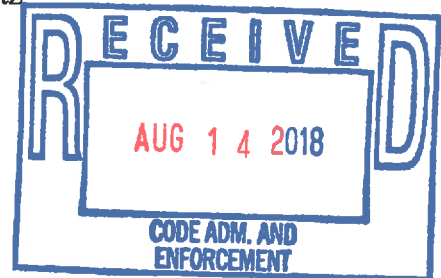
We represent Croton Realty & Development, Inc. in connection with the Hanover Estates Subdivision. The Planning Board granted Preliminary Subdivision Plat Approval by Resolution No. 13-15, adopted on September 1, 2015. The Approval is currently scheduled to expire on September 1, 2018.

The Applicant respectfully requests its sixth 6-month extension of Preliminary Subdivision Plat approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of Preliminary Approval.

Respectfully submitted,  
 ZARIN & STEINMETZ

By: *Brad K. Schwartz*  
 Brad K. Schwartz

cc: Mr. Seth Jacobson  
 Tim Cronin, III, P.E./Keith Staudohar, CPESC CPSWQ  
 Thomas F. Wood, Esq.  
 Chris Kehoe, AICP  
 Michael Preziosi, P.E.



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

**DRAFT**

**RESOLUTION NO. 27-18**

**WHEREAS**, the application of **Croton Realty & Development Inc.** for Preliminary 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 and for permits pursuant to Chapter 259 (Steep Slopes), Chapter 179 (Wetlands) and Chapter 283 (Trees) for a proposed 26 lot major subdivision (25 building lots and 1 conservation parcel) of a 35.9 acre parcel of property located on the east side of Croton Avenue, approximately 400 feet north of Furnace Dock Road, as shown on a 6 page set of drawings entitled "Subdivision Plan for Hanover Estates" prepared by Timothy L. Cronin III, P.E. latest revision dated March 17, 2015 was approved by Planning Board Resolution No. 13-15 adopted on September 1, 2015, 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 bounded on the west by Croton Avenue, on the north by the Apple Hill Subdivision, on the east by lands of the Lakeland Central School District, and on the south by a residential lot and is designated on the Town of Cortlandt Tax Maps as Section 34.14, Block 2, Lot 28, and

**WHEREAS**, the subject property has received five (5) six-month time extensions by Resolutions 8-16, 17-16, 1-17, 18-17 & 7-18 the latest of which will expire on September 1, 2018, and

**WHEREAS**, by a letter dated August xx, 2018 Brad K. Schwartz, Esq. requested the 6<sup>th</sup> six-month time extension of Preliminary Plat approval in order to perfect the application prior to submitting for final approval, and

**WHEREAS**, as per Local law No. 8 of 2010 the applicant is advised that no further time extensions of Preliminary Plat Approval will be granted and that the applicant shall meet the required conditions of Preliminary Plat Approval and submit a complete application for Final Approval prior to the March 2019 Planning Board meeting or the Preliminary Plat Approval shall be considered expired.

**NOW THEREFORE BE IT RESOLVED**, that the request of Brad K. Schwartz, Esq. for the 5<sup>th</sup> six-month time extension of the above referenced Preliminary Plat is **approved** said extension to expire on March 1, 2019.

**TO BE CONSIDERD FOR ADOPTION: AUGUST 28, 2018**