

### **Right to Know/FOIL**

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**TOWN OF CORTLANDT**  
**DEPARTMENT OF TECHNICAL SERVICES**  
**PLANNING DIVISION**

Michael Preziosi, P.E.  
Director – D.O.T.S

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1060  
Fax #: 914-734-1066

**Town Supervisor**  
Linda D. Puglisi

Chris Kehoe, AICP  
Deputy Director – Planning

**Town Board**  
Richard Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

Planning Staff  
Michelle Robbins, AICP  
Rosemary Boyle-Lasher

**MEMORANDUM**

**TO:** Planning Board Members

**FROM:** Chris Kehoe, AICP, Deputy Director *CK*  
Department of Technical Services, Planning Division

**SUBJECT:** PB 2018-16 Application of Dimovski Architecture, for the property of AT&T Montrose, for Site Plan approval for a proposed 2,500 gallon above ground fuel oil tank to replace an existing underground fuel storage tank located at 7 Trinity Avenue.

**DATE:** July 31, 2018

1. The Planning Division conducted a review of the subject application consisting of a drawing entitled "Site Plan" prepared by Dimovski Architecture, PLLC dated June 25, 2018 and a drawing entitled "Site Plan –Mechanical" prepared by Dahoud Mahmud dated February 27, 2018
2. Based on a review of the above mentioned drawing and application, the following information as required by Chapter 307-71 of the Town of Cortlandt (Zoning) and other regulations should be submitted for the subject application unless waived by the Planning Board at the applicant's request.
  - a. The applicant should submit one print of photographs showing the site and nearby buildings on adjacent properties. This data is supplemental and will not be made an integral part of the approved site development plan.
  - b. Add a detail of the proposed concrete pad to the subject site plan drawing.
  - c. Add a standard planting detail for the proposed arborvitae screening.
3. The applicant is seeking amended site plan approval for the installation of an above ground, double walled, 2,500 gallon fuel tank to replace an existing underground tank. The existing underground tank developed pin hole leaks between the inner and outer walls and the leak was detected by a monitoring system. The fuel was removed from the tank. The above

(continued on page 2)

ground tank is proposed to be located in the front yard of the existing AT&T facility at 7 Trinity Avenue.

4. According to the applicant alternative locations for the tank were explored but the proposed location in the front yard is positioned for the easiest access for re-fueling during an emergency condition. The proposed tank meets the front and side yard setbacks however, the applicant is required to apply to the Zoning Board of Appeals for an area variance for an accessory structure in the front yard.
5. The applicant is proposing the planting of seven (7) 10 ft. high arborvitae to screen the tank from Trinity Avenue.
6. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Short Environmental Assessment Form (attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project.
7. Enclosed is an aerial view of the subject site. A site plan drawing was transmitted to the members of the Planning Board at the time the application was submitted.
8. Referrals of this application include, the Town Engineering Division, the Zoning Board of Appeals and the Fire Advisory Board.

CRK/crk  
attachments

cc: Linda D. Puglisi, Town Supervisor  
Richard H. Becker, Town Board Liaison  
Michael Cunningham, Esq., Assistant Town Attorney  
Michael Preziosi, P.E., Director, DOTS  
Steve Dimovski



ALBANY POST RD

TRINITY AVE

1:1,125



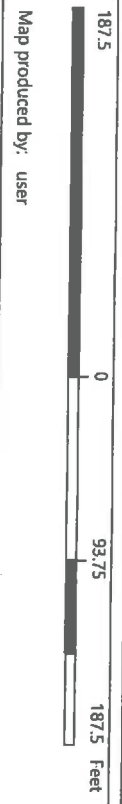
Town of Cortlandt

Legend

- Parcels
- Road Labels

*Site*

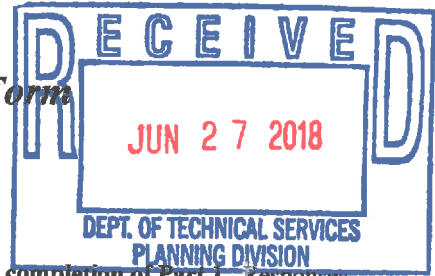
Notes



Disclaimer: "The information contained in this data is NOT to be construed as a 'legal description'." The Town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."

Map produced by: user

**Short Environmental Assessment Form  
Part 1 - Project Information**




**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: AT&T Montrose			
Project Location (describe, and attach a location map): 7 Trinity Avenue Montrose, N.Y. 10548			
Brief Description of Proposed Action: Installation of 2,500 gallon above ground fuel oil storage tank			
Name of Applicant or Sponsor: Dimovski Architecture PLLC		Telephone: 914-747-3500	
		E-Mail: paulette@dimovskiarchitecture.com	
Address: 59 Kensico Road			
City/PO: Thornwood		State: New York	Zip Code: 10594
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Mount Pleasant Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.5132 acres	
b. Total acreage to be physically disturbed?		.002 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.5132 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Dimovski Architecture PLLC/ Steve Dimovski</u></p>		<p>Date: <u>6/27/2019</u></p>
<p>Signature: <u></u></p>		



TOWN OF CORTLANDT  
DEPARTMENT OF TECHNICAL SERVICES  
ENGINEERING DIVISION

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
Main #: 914-734-1060  
Fax #: 914-734-1066

Michael Preziosi, P.E.  
Deputy Director  
D.O.T.S - Engineering

Town Supervisor  
Linda D. Puglisi

Town Board  
Richard H. Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

REVIEW MEMORANDUM

Copies ..... 1 Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 7/30/18

To: Town of Cortlandt Planning Board  
Cc: Chris Kehoe, AICP – Deputy Director – Planning, Department of Technical Services  
Tom Wood, ESQ. – Town Attorney / Michael Cunningham, ESQ. – Dept. Town Attorney  
From: Michael Preziosi, P.E. – Director, Department of Technical Services  
*Michael Preziosi, P.E.*  
Date: July 25, 2018  
RE: PB 2018-16 AT&T – 7 Trinity Place, Montrose NY

I have reviewed the following documents:

- "Site Plan for Proposed Fuel Oil Tank, 7 Trinity Avenue, Montrose NY" prepared by Dimovski Architecture dated 6/27/18
- "Site Plan Mechanical 7 Trinity Avenue, Montrose NY" prepared by Karbon Data Drive Design dated 4/12/2018

And offer the following comments pertaining to this application.

General Comments

1. Applicant shall document and certify that the oil tank as shown is in compliance with the NYS Uniform Code.
2. Applicant is advised that prior to the issuance of any building permit, they are required to submit and obtain Petroleum Bulk Storage permits with the NYSDEC and Westchester County Department of Health.
3. Applicant shall provide documentation that the existing oil tank has been abandoned and removed accordingly to all State, County and Local ordinances and that there is no an active spill.



4. Applicant shall provide survey that plans are based off (original signed and sealed) and reference said survey on all site plans.
5. The Applicant shall revise the plans as follows:
  - a. Provide full size drawings to scale and provide graphic scale on drawings.
  - b. Provide north arrow.
  - c. Indicate location of all exterior doors and windows near proposed oil tank.
  - d. Indicate location of water service and onsite sanitary.
  - e. Provide tank details and concrete slab details.
  - f. Delineate limits of construction and provide adequate erosion controls.
  - g. Provide a planting schedule.

Additional comments will arise upon further review. Error or omission does not mean acceptance by the Town.

Cc: Dimovski Architecture (via email)  
Director – Code Enforcement

W:\Planning Board\PB 2018-16 (7 Trinity AT&T)\2018-07-25 PB 2018-16\_Initial Site Plan Review Memo (MP\_Engineering).Doc



dimovski architecture

P L L C

1

August 14, 2018

Town of Cortlandt Planning Board  
Michael Preziosi, P.E.  
Director, department of Technical Services  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567



- Copies ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant

**PROJECT: AT&T 7 Trinity Place  
Montrose, New York**

Dear Mr. Preziosi,

Please find below our responses to the review memorandum comments dated July 25, 2018, along with the revised drawings dated August 14, 2018, Issued for TCPB comments.

Sent 8/21/18

**General Comments**

1. Applicant shall document and certify that the oil tank as shown is in compliance with the NYS Uniform Code.
  - *The oil tank will be designed and installed as per all applicable Codes.*
2. Applicant is advised that prior to the issuance of any building permit, they are required to submit and obtain Petroleum Bulk Storage permits with the NYSDEC and Westchester County Department of Health.
  - *Will comply*
3. Applicant shall provide documentation that the existing oil tank has been abandoned and removed accordingly to all State, Country and Local ordinances and that there is no an active spill.
  - *Tank removal will be included with installation of the new tank. All required documentation will be provided. See attached Underground Storage Tank Interstitial Alarm call out report by Sigma Consultants, Inc. dated 3/29/17.*
4. Applicant shall provide survey that plans are based off (original signed and sealed) and reference said survey on all site plans.
  - *Survey will be provided.*
5. The Applicant shall revise the plans as follows:
  - a. Provide full size drawings to scale and provide graphic scale on drawings.
    - *Graphic scale provided.*
  - b. Provide north arrow.
    - *North arrow provided.*
  - c. Indicate location of all exterior doors and windows near proposed oil tank.
    - *See drawing M101.*
  - d. Indicate location of water service and on sanitary.
    - *See Site Survey prepared by Ward Carpenter.*
  - e. Provide tank details and concrete slab details.
    - *Details will be provided with permit drawings, See attached drawing for location of the tank and slab.*



- f. Delineate limits of construction and provide adequate erosion controls.
  - *Area of disturbance, location of silt fence, and details are provided on drawing A-1.*
- g. Provide a planting schedule.
  - *Planting schedule provided on drawing A-1.*

As per memorandum comments dated July 31, 2018 by Mr. Chris Keheo, AICP Deputy Director - Planning,

Item #2.

- We are providing photographs of the site and nearby buildings on adjacent properties.
- Detail of the proposed concrete pad.
- Detail for the proposed arborvitae screening.

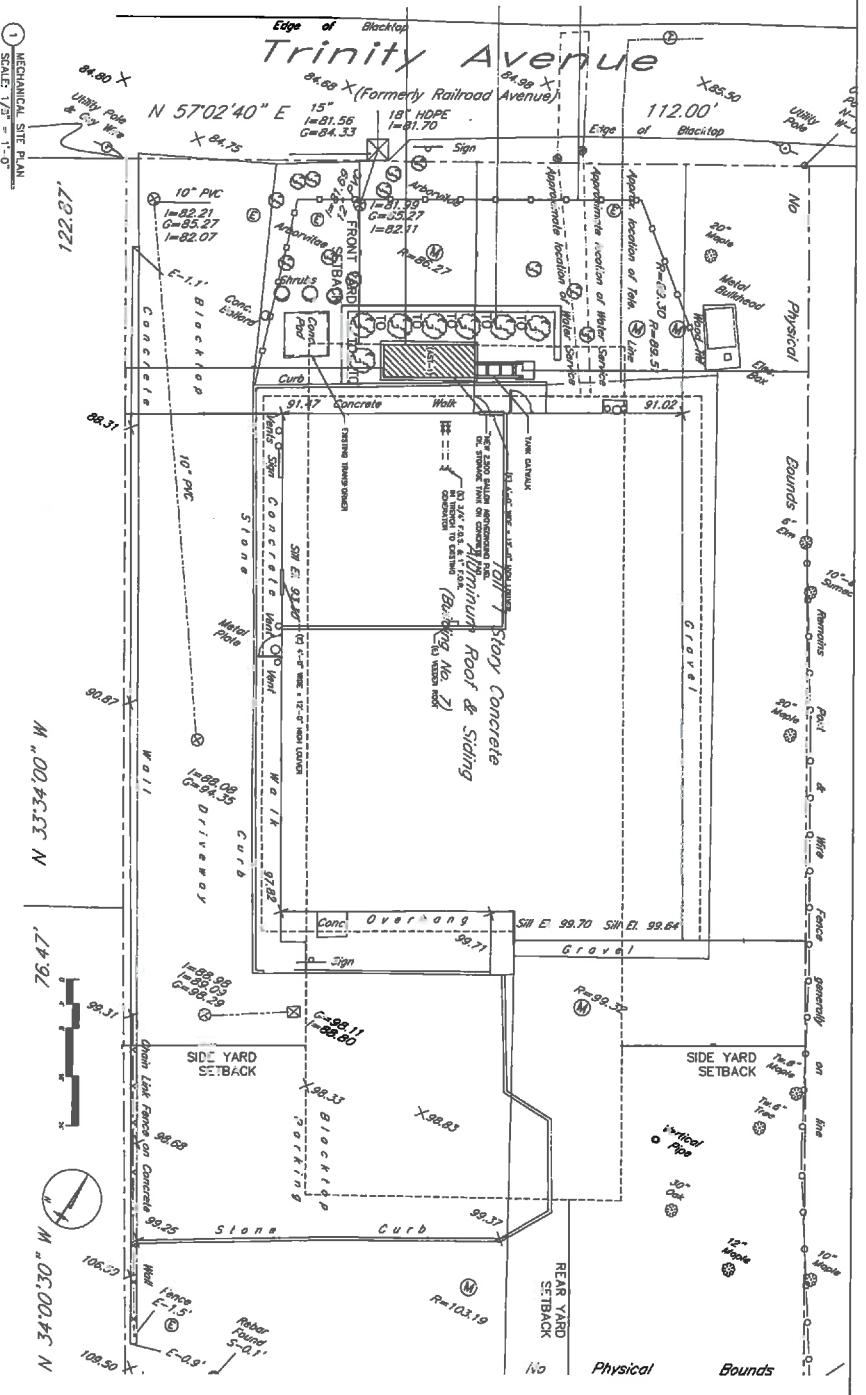
If there are any further questions, please call us at 914-747-3500 or email at [steve@dimovskiarchitecture.com](mailto:steve@dimovskiarchitecture.com). Thank you.

Very truly yours,  
DIMOVSKI ARCHITECTURE PLLC

*Steve Dimovski*

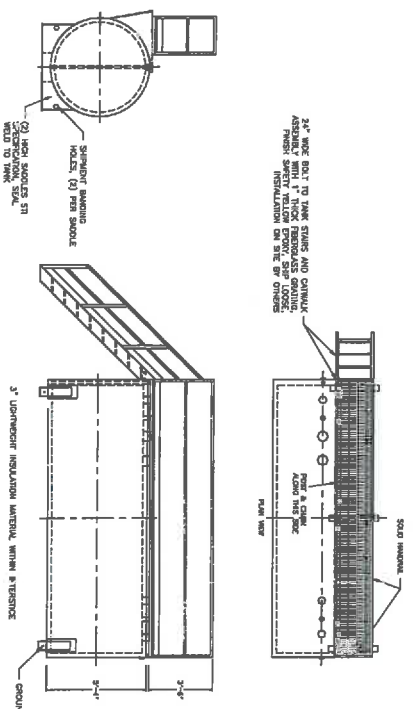
Steve Dimovski  
Project Manager

NO.	TANK	LOCATION	CAPACITY	HEIGHT	TYPE	STATUS
1	1000	OUTSIDE	1000	5'-0"	ST-110	EXIST.
2	1000	OUTSIDE	1000	5'-0"	ST-110	NEW



1 MECHANICAL SITE PLAN  
SCALE: 1/8" = 1'-0"

2 ABOVE-GROUND FUEL TANK CATWALK DETAIL  
SCALE: 3/8" = 1'-0"



DESIGN DATA	
PROJECT NAME	UGST REPLACEMENT
CLIENT	AT&T
DATE	11/15/01
LOCATION	7 TRINITY PLACE, NEW YORK, NY
DESIGNER	KARBON DATA DRIVEN DESIGN
CHECKER	[Redacted]
APPROVED	[Redacted]
NOTES	1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODE AND ALL APPLICABLE REGULATIONS. 2. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODE AND ALL APPLICABLE REGULATIONS. 4. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT. 5. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE CITY ENGINEER. 6. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE STATE ENGINEER. 7. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE FEDERAL ENGINEER. 8. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE INTERNATIONAL ENGINEER. 9. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE NATIONAL ENGINEER. 10. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE WORLD ENGINEER.

**KARBON**  
DATA DRIVEN DESIGN

CONSULTANT'S STAMP

REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEW YORK

DATE OF EXPIRATION: 12/31/2003

NO. OF HOURS: 1000

NO. OF DAYS: 30

NO. OF WEEKS: 6

NO. OF MONTHS: 3

NO. OF YEARS: 1

NO. OF DECADES: 1

NO. OF CENTURIES: 1

NO. OF MILLENNIA: 1

NO. OF EPOCHS: 1

NO. OF ERAS: 1

NO. OF CIVILIZATIONS: 1

NO. OF CULTURES: 1

NO. OF SOCIETIES: 1

NO. OF COMMUNITIES: 1

NO. OF NEIGHBORHOODS: 1

NO. OF WARDENS: 1

NO. OF BARONS: 1

NO. OF BISHOPS: 1

NO. OF BROTHERS: 1

NO. OF CHURCHES: 1

NO. OF CLERGY: 1

NO. OF CONGREGATIONS: 1

NO. OF DENOMINATIONS: 1

NO. OF FAITHS: 1

NO. OF GROUPS: 1

NO. OF INSTITUTIONS: 1

NO. OF ORGANIZATIONS: 1

NO. OF PARTIES: 1

NO. OF PASTORS: 1

NO. OF PRIORS: 1

NO. OF RABBIS: 1

NO. OF RULERS: 1

NO. OF SAINTS: 1

NO. OF SECTARIANS: 1

NO. OF SERVANTS: 1

NO. OF SONS: 1

NO. OF SPIRITUALS: 1

NO. OF THINGS: 1

NO. OF WORKS: 1