

Right to Know/FOIL

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- Copies J. Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTs Director
- C.A.C.
- A.P.C.
- Applicant
- _____

October 25, 2018
Sent 10/25/18

- Matthew J. Acocella
- Michael H. Bauscher
- Katelyn E. Ciolino
- David J. Cooper
- Jody T. Cross
- Marsha Rubin Goldstein
- Helen Collier Mauch
- Zachary R. Mintz
- Erik P. Pramschufel
- Daniel M. Richmond
- Kate Roberts
- Brad K. Schwartz
- Lisa F. Smith
- David S. Steinmetz
- Edward P. Teyber
- Michael D. Zarin

* Also admitted in DC
* Also admitted in CT
* Also admitted in NJ
* Also admitted in MD

Loretta Taylor, Chair of the Town of Cortlandt
Planning Board and Members of the Board
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Re: *The Sentinel at Mohegan, LLC (the "Applicant")*
3441 Lexington Avenue, Cortlandt, New York
Tax Map Designation 13.19-2-3 (the "Property");
Correction of Lot Lines to Reflect Existing Conditions

Dear Chairwoman Taylor and Members of the Planning Board:

The Applicant, with the consent of the Property Owner, Adult Care Management, respectfully requests that, to reflect existing conditions, your Board allow Town Staff to administratively make certain slight corrections to the lot lines separating the Property from its neighbors, who are located at 3272 East Main Street, Section, Block, and Lot No. 24.7-1-19 (also known as the "Cedeno Parcel" or RC Glass) and 3262 East Main Street, Section, Block and Lot No. 24.7-1-18 (also known as the "CMN Parcel" or Brodie's Pub; the Cedeno Parcel and the CMN Parcel are collectively referred to herein as the "Neighboring Properties").

This request is made to ensure that the property lines separating the three (3) properties encompass the improvements owned by each respective property owner. Under existing conditions, certain improvements owned and/or maintained by the Neighboring Properties are located on the Property. Attached hereto is a combined survey, prepared by Insite Engineering, Surveying and Landscape Architecture, P.C., dated October __, 2018, depicting the requested corrections. As shown on the combined survey, the corrections involve adding only approximately 0.112 acres (4,879 square feet) to the Cedeno Parcel and 0.075 acres (3,266 square feet) to the CMN Parcel.

The Applicant respectfully submits that sound planning principles and basic principles of property ownership call for the correction of this situation. There will be no physical impacts from allowing Town Staff to correct the lot lines administratively, as requested. Moreover, no zoning nonconformities will be caused by these corrections.

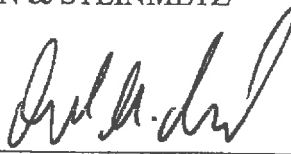
Again, the only result will be lot lines that accurately reflect the actual ownership of improvements in the field. As such, the Applicant respectfully submits that the requested corrections do not merit substantial amounts of your Board's time or attention or of the Town's resources. The Applicant, therefore, respectfully requests that your Board authorize Town Staff to make the requested corrections administratively.

Please let us know if the Board has any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By:



Daniel M. Richmond

DMR/mth

encs.

cc: Eric Newhouse, The Sentinel at Mohegan, LLC
Neil Zelman, Adult Care Management
Jeff DeRosa, Insite Engineering, Surveying and Landscape Architecture, P.C.
David Schlosser, AIA, Schopfer Architects
James C. Annicchiarico, Cronin Engineering, P.E., P.C.