

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

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39 Scenic Circle  
Croton on Hudson, NY 10520  
October 20, 2018

Town of Cortlandt Town Planning Board  
Loretta Taylor, Chairperson  
1 Heady Street  
Cortlandt Manor, New York 10567

- Copies ... 7 ... Planning Board
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- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.P.C.
- ..... Applicant

I am writing to follow-up on my appearance and questions asked at the Town Planning Board meeting on 10/2/2018 regarding the pending application for a licensed day care center by the A Rising Star Day Care Center at 52 Scenic Drive, Croton on Hudson – Town of Cortlandt, NY.

Sent 10/24/18  
M/W/K 013-11, RA.

I am a resident in the area within the property directly adjacent to the site for the proposed Center.

I would like to reiterate my position that the fewest possible trees removed from area would be desirable. My home is located on land directly below the steeply sloping land at the back of the building on 52 Scenic Drive, and tree removal runs the risk of creating potential drainage and flooding issues.


The question of the demolition/removal of the existing in-ground pool on the property in question makes sense from a safety standpoint, particularly in light of the population and age –range of the children to be served at the facility. This was discussed by the Planning Board at the 10/2/18 meeting.

The targeted upper limit of numbers to be served (80), as stated at the meeting by the applicant, seems inordinately high considering both the size of the land parcel, the building in question, and the projected personnel as stated by the applicant. Please consider this carefully in approving the request.

Finally, there is a wooden (log) cabin at the bottom of the sloping hill in the back of the building. This has been abandoned and unused for over 30 years, but it still stands and is part of the buildings on the property in question. It is surrounded by woods, and there appears to be poor or no egress to and from the main site building. It is in poor repair. I am surprised it hasn't been taken down over the many years that I have lived here. Again, to reiterate, it has never been used during my time as a resident here. Please look into the plans of the applicant in regard to the use of this cabin structure. It is within 10 feet of the property line of the Furnace Dock Condominium Units (units 30-35), with the condominium units in question only 5 feet from the same property line. The issue of noise, safety, and reasonable privacy are issues that come to mind should this structure be in the plans for active use.

I was pleased to have received notification by mail, as well as by posting(s) on the property, of the October 2, 2018 Town Planning Board meeting, and despite the terrible weather that evening I made it my business to attend. I would like to attend future meetings, and would be very pleased to be notified in similar fashion of future meetings discussing this matter.

Thank you for your consideration in these matters.

Truly yours,  
  
Charles F. Morrissey



Submission to:

Mr. Chris Kehoe, AICP, Dep. Director DOTS  
DOTS: Planning Division  
1 Heady St  
Cortlandt Manor, NY 10567



# TOWN OF CORTLANDT

## Department of Environmental Services



Linda D. Puglisi  
Town Supervisor  
**Town Board Members**  
Richard H. Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

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CORTLANDT MANOR, NY 10567-7340  
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Jeffrey C. Coleman, P.E.  
Director  
Stephen J. Ferreira, P.E.  
Deputy Director  
Christina Edwards  
Deputy Director - Administration

**October 11, 2018**

**To:** *Chris Kehoe, AICP*  
*Deputy Director, Planning Division of D.O.T.S.*

**From:** *Jeffrey C. Coleman, PE*  
*Director of D.E.S.*

**Subject:** PB 2018-13 *A Highway Star*

As requested, this office reviewed the application for Site Development Plan approval and Special Permit for 52 Scenic Drive. The Department offers the following comments:

1. The driveway is located along the inside of a horizontal curve. It is recommended that an analysis be performed to evaluate the sight distance at the driveway against the 85<sup>th</sup> percentile speed of prevailing traffic along Scenic Drive to determine if improvements are necessary.
2. Consistent with §307-65.4 (c) (11), it is recommended that traffic associated with the use be fully accommodated on site and that parking on-street, associated with the use, be prohibited.
3. The applicant should analyze if vehicular queuing associated with pick-up and drop-off can be accommodated on-site without traffic backing up onto Scenic Drive.

Copies . . . 1 . . . Planning Board  
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 . . . . . C.A.C.  
 . . . . . A.R.C.  
 . . . 1 . . . Applicant  
 . . . 1 . . . *Mick Olson, R.A.*  
 . . . . .  
 Sent 10/12/18





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

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

Chris Kehoe, AICP  
Deputy Director – Planning

Planning Staff  
Michelle Robbins, AICP  
Rosemary Boyle-Lasher

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

**Town Supervisor**  
Linda D. Puglisi

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

**MEMORANDUM**

**TO:** Jeff Coleman, Director, DES  
Holly Haight, Fire Inspector

**FROM:** Chris Kehoe, AICP *CK*  
Deputy Director, Planning Division

**DATE:** October 3, 2018

**RE:** **PB 2018-13** Application of A Rising Star Children's Center, for the property of the First Hebrew Congregation, for Site Development Plan approval and a Special Permit for a licensed day care center in an existing building located on a 3.7 acre parcel of property at 52 Scenic Drive as shown on a 4 page set of drawings entitled "ARSA, LLC Site Location, Site Plan and Bulk Regulations" prepared by Mark Steven Olson, R.A. latest revision dated August 20, 2018.

As required by Section 307-65.4 of the Town of Cortlandt Code (Zoning) enclosed for your review and comment for recommendations regarding public safety is the subject application form and a 4 page set of drawings entitled "ARSA, LLC Site Location, Site Plan and Bulk Regulations" prepared by Mark Steven Olson, R.A. latest revision dated August 20, 2018. The application seeks Site Development Plan approval and a Special Permit for a licensed day care center in an existing building located on a 3.7 acre parcel of property at 52 Scenic Drive.

This application is currently pending before the Town of Cortlandt Planning Board. Please submit any comments and recommendations within the next 30 days. Thank you for your attention to this matter.

enc.

cc: Linda D. Puglisi, Town Supervisor  
Richard H. Becker, Town Board Liaison  
Members of the Planning Board  
Michael Cunningham, Esq., Assistant Town Attorney



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DEPARTMENT OF TECHNICAL SERVICES  
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October 3, 2018

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**Town Supervisor**  
Linda D. Puglisi

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

New York State Police  
Sergeant Kranik, Station Commander  
1 Memorial Drive  
Crugers, New York 10521

RE: **PB 2018-13** Application of A Rising Star Children's Center, for the property of the First Hebrew Congregation, for Site Development Plan approval and a Special Permit for a licensed day care center in an existing building located on a 3.7 acre parcel of property at 52 Scenic Drive as shown on a 4 page set of drawings entitled "ARSA, LLC Site Location, Site Plan and Bulk Regulations" prepared by Mark Steven Olson, R.A. latest revision dated August 20, 2018.

Dear Sergeant Kranik,

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Sincerely,

Chris Kehoe, AICP  
Deputy Planning Director

enc.

cc: Linda D. Puglisi, Town Supervisor  
Richard H. Becker, Town Board Liaison  
Members of the Planning Board  
Michael Cunningham, Esq., Assistant Town Attorney