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October 25, 2018

Loretta Taylor, Chairman
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

Re: *Hanover Estates*
150 Croton Avenue
Final Subdivision Approval



Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... 1 Legal Dept.
..... 1 DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... _____
..... _____
Sent 10/26/18

Dear Chairman Taylor and Members of the Planning Board:

Find enclosed the following information for the above-referenced Project:

1. One copy of the Application for Final Subdivision Plat approval.
2. Application fee of \$1,000.
3. Two full size sets of the Subdivision plans.
4. Ten reduced sets of the Subdivision plans, 11" x 17".
5. Two full size copies of the Subdivision Plat.
6. Ten reduced copies of the Subdivision Plat, 11" x 17".

Hanover Estates received Preliminary Subdivision Plat approval on September 01, 2015 and has since received six, six-month time extensions. The sixth and final six-month time extension carries the approvals to March 01, 2019.

Since the project received Preliminary Subdivision Plat approval, the owners have been seeking to find a means to develop the property. Presently, the property is in contract with the new developer of the site, NDCG, LLC. The new applicant/owner is looking to develop and build-out Hanover Estates with construction expected to start in early spring of 2019.

At this time, the applicant is seeking conditional Final Subdivision Plat approval. As such, the project now includes several minor changes as follows:


- 1- The proposed roadway system is now going to be privately owned by a homeowner's association, removing the Town from any costs associated with the operation and maintenance of the roadway and stormwater drainage systems. The expense for these will now be borne by the owner and subsequently the homeowners association.
- 2- The development will now be a gated community.
- 3- The Applicant is requesting for lots 1-4 on the eastern property line to have a reduced buffer area from 50 feet wide to 15 feet wide. There is no usable space behind the residences and the buffer reduction will allow for a small yard behind these houses.

- 4- The applicant is requesting a clubhouse, swimming pool and gravel parking area, located at the southern end of the project site where the existing residence and driveway are located. The clubhouse will serve the residents of the homeowner's association.
- 5- The clubhouse will be located on a new separate Open Space Parcel, Open Space Parcel D, all of which are to be owned and maintained by the homeowner's association.
- 6- All other aspects of the project remain the same.

Over the summer, we met with Town Staff regarding these changes and were met with positive feedback. However, Staff recommended that the Towns Tree Consultant, Wetland Consultant and Biodiversity Consultant review the proposed changes. Those reports will be distributed to the Board by Town Staff under separate cover.

We would like to have this application placed on the November 07, 2018 Planning Board agenda for discussion and subsequently set up for Final Subdivision Plat approval at the December meeting. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Keith C. Staudohar', written over a horizontal line.

Keith C. Staudohar
Cronin Engineering P.E. P.C.

cc: Seth Jacobson via email
NDCG, LLC via email
Justin Marques, Esq. via email