

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

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RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

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Civil / Site / Environmental

www.rgmpepc.com

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

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

October 24, 2018

Hand Delivered

Re: Mahlab Family Realty, LLC  
Section 79.08, Block 3, Lot 6,  
Town of Cortlandt, New York



Dear Hon. Chairman and Members of the Planning Board:

Please find enclosed the following information in application for Subdivision Approval:

1. Town of Cortlandt Planning Board Application, for Mahlab Family Realty, LLC dated October 12, 2018,
2. Check in the amount of \$3,000.00 (\$750.00 + \$750.00 x 3 lots) for the Subdivision Application fee,
3. Check in the amount of \$2,400.00 (\$800.00 / lot) for the Subdivision Application Escrow Account,
4. List of Members of the Mahlab Family Realty, LLC dated September 15, 2018
5. Deed to property Control Number 421500851,
6. List of Adjoining Property Owners for Mahlab Family Realty, LLC dated October 12, 2018,
7. Short Environmental Assessment Form prepared for Mahlab Family Realty, LLC dated October 12, 2018,
8. Two (2) copies of the survey entitled Survey of property prepared for Mahlab Family Realty Trust, LLC dated September 16, 2004 by Badey & Watson Surveying & Engineering, P.C.,
9. Fourteen (14) copies of a colored Resource Map, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated October 18, 2018,
10. Fourteen (14) sets of the following drawings:
  - a. Preliminary Plat, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated October 18, 2018, sheet 1 of 2 sheets,
  - b. Profiles / Details / Notes, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated October 18, 2018, sheet 2 of 2 sheets,

We represent Mahlab Family Realty, LLC. Our client is applying for Preliminary Subdivision Approval and any Wetland or Steep Slopes permits that may be required to subdivide an existing 25.018 acre parcel into three (3) conventional lots.

The site is undeveloped and contains some wetlands and ponds. The plans are designed to avoid these wetlands and other protected areas. Due to the topography, we have designed each lot to have private frontages and private driveways. Further, there are no common improvements that require bonding and each lot would stand on its own.

The total anticipated disturbance of the common plan of development is approximately 4 acres. Consequently, the project design conforms to the NYS General Permit for Construction Activities by providing a detailed erosion control plan.

**Tree Waiver Request:**

We are applying herein for a waiver from the requirement of a detailed tree survey since there is no construction or tree removal planned for the near future. Further, the houses we show are schematic and may not be the final location.

It is our request that the tree surveys be performed if, and when, an application for a building permit is made on any lot. Allowing my client such a plan would provide an up-to-date rendering of the size and condition of the trees at the time of construction. In the alternative, for just the subdivision approval, we could locate any very large trees that may exist within or 50 feet from the disturbance lines with a condition that the trees be located for any building permit.

We are requesting placement on the agenda of the November 7, 2018 meeting of the Planning Board for consideration of Subdivision Approval and we also request the Planning board adopt Lead Agency and refer this matter to Staff for review.

Sincerely,



Ralph G. Mastro Monaco, PE

Enc.

Cc: Mahlab Family Realty, LLC