

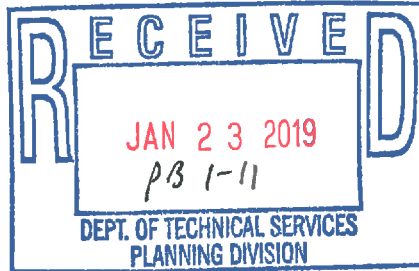
### **Right to Know/FOIL**

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January 22, 2019

Copies ..... 7 Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... / Legal Dept.  
 ..... / DOTs Director  
 ..... / C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 ..... \_\_\_\_\_  
 ..... \_\_\_\_\_  
 Sent 1/23/19

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*

Dear Chairman Taylor and Members of the Planning Board:

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

1. One copy of the **revised** Application for Final Subdivision Plat approval.
2. Application fee of \$1,000 (**previously submitted**).
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".
7. Twelve copies of aerial photos of the project site, 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. The property was in contract with a new developer, NDCG, LLC. However, the new developer has since walked away from the project. Now, the Owner/Applicant is seeking to maintain the viability of the project and is therefore pursuing Final Subdivision Plat Approval on their own.

At this time, the applicant is seeking conditional Final Subdivision Plat approval. From the time Preliminary Subdivision Plat Approval was granted, there are no proposed material changes to the project except for one item described as follows:

- 1- 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. As has been discovered by the Applicant when dealing with prospective purchasers of the project, there is no usable space behind the residences with the 50' buffer. This has reduced the sale-ability of the project. The Applicant believes that the buffer reduction will allow for a small yard behind these houses, helping the marketability of same.

The location of the buffer strip can be seen on the enclosed aerial maps prepared by this office. The land to the east of the buffer strip is heavily wooded and not likely to be developed as it is owned by the school district. All of the other Open Space Parcels and buffer strips were targeted for reasons as follows:

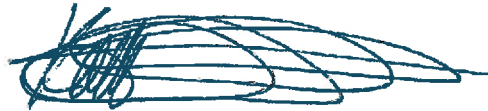
- OS Parcel A - to screen the project from Croton Avenue.
- OS Parcel B – to provide protection to the onsite wetland system.
- OS Parcel C – to provide screening to the neighbor's house to the north.
- 50' Buffer Strip Lots 5 & 6. – to provide screening to the neighbors to the north.

Based on the above, the buffer strip width reduction request from 50 feet to 15 feet for the buffer strip behind lots 1-4 seems reasonable as the land to the east is a vast wooded area not needing screening or buffering.

2- All other aspects of the project remain essentially the same.

We would like to have this application placed on the February 05, 2019 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,



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

cc: Seth Jacobson via email