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David J. Cooper  
 Jody T. Cross •  
 Michael J. Cunningham •  
 Marsha Rubin Goldstein  
 Helen Collier Mauch •  
 Zachary R. Mintz •  
 Matthew R. Pisciotta •  
 Daniel M. Richmond  
 Kate Roberts  
 Brad K. Schwartz  
 Lisa F. Smith •  
 David S. Steinmetz •  
 Michael D. Zarin

February 22, 2017

**By Regular Mail and Email**

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

• Also admitted in D.C.  
 • Also admitted in CT  
 • Also admitted in NJ

**Re: Kirquel Development, Ltd. (PB No. 13-05)  
Request For Additional Extension of Final Plat Approval**

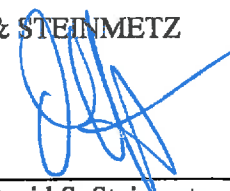
Dear Chairman Taylor and Members of the Planning Board:

We represent Kirquel Development, Ltd. in connection with its residential subdivision located at the south end of Mill Court Crossing. The Planning Board granted Final Plat Approval by Resolution No. 10-16, adopted on March 1, 2016.

The Applicant respectfully requests an additional 90-day extension of Final Plat approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of its Approval. We request placement on your Board's March 2017 agenda.

Please do not hesitate to contact us if you have any questions.

Respectfully submitted,  
 ZARIN & STEINMETZ

By:   
 David S. Steinmetz  
 Brad K. Schwartz

- Copies ..... 7
- ..... Planning Board
  - ..... Town Board
  - ..... Zoning Board
  - ..... Legal Dept.
  - ..... DOTs Director
  - ..... C.A.C.
  - ..... A.R.C.
  - ..... Applicant
  - .....
  - .....

cc: Mr. Michael Sheber  
 Tim Cronin, III, PE  
 John J. Klarl, Esq.  
 Chris Kehoe, AICP  
 Michael Preziosi, PE

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 13-05**

**DRAFT**

**RESOLUTION NO. 2-17**

**WHEREAS**, the application of **Kirquel Development LTD** for Final Plat approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for Phase II of the Mill Court Crossing Subdivision, a proposed 14 lot major subdivision (13 building lots and 1 open space parcel) of a 38.28 acre parcel of property located at the south end of Mill Court as shown on an 21 page set of drawings entitled "Site Development and Subdivision for Residences at Mill Court Crossing" prepared by Cronin Engineering, P.E., P.C. latest revision dated January 22, 2016 and on a Plat entitled "Mill Court Crossing Subdivision" prepared by Fehringer Surveying, P.C. latest revision dated October 28, 2015 was approved by the Planning Board by Resolution 10-16 adopted on March 1, 2106, and

**WHEREAS**, the subject property is located at the south end of Mill Court, is zoned R-40, single family residential requiring 40,000 square feet per lot and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2.5, and

**WHEREAS**, by PB Resolutions 18-16 & 26-16 the Planning Board previously granted two, 90-day time extensions, and

**WHEREAS**, by a letter dated February 22, 2017 David Steinmetz, Esq. requested the 3<sup>rd</sup> 90-day time extension to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of David Steinmetz, Esq. for the 3<sup>rd</sup> 90-day time extension of the above referenced Final Plat is approved said extension to expire on May 25, 2017.

**TO BE CONSIDERED FOR ADOPTION: MARCH 7, 2017**

**WHEREAS**, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code submitted by **Beaver Brook Cortlandt, LLC** for a 16 lot cluster subdivision of a 42.43 acre parcel of property as shown on a Final Plat entitled "Subdivision Plat for Furnace Dock, Inc" latest revision dated April 11, 2011 prepared by Scott B. Gray, L.S and on a 12 page set of improvement drawings entitled "Furnace Dock Subdivision" prepared by Dan Ciarcia PE, latest revision dated April 14, 2011 was approved by Planning Board Resolution 17-11 adopted on July 6, 2011, and

**WHEREAS**, the subject property is located on the north side of Furnace Dock Road, 1,500 feet east of Albany Post Road and is designated on the Town of Cortlandt Tax Maps as Section 55.19, Block 1, Lot 1, and

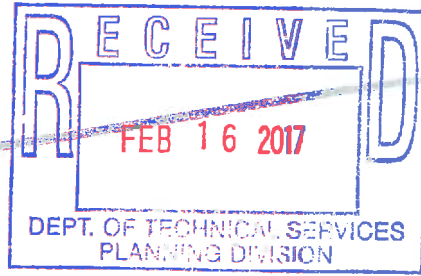
**WHEREAS**, by Resolutions 3-12, 11-12, 21-12, 29-12, 4-13, 15-13, 28-13, 42-13, 3-14, 12-14, 21-14, 29-14, 2-15, 6-15, 12-15, 16-15, 1-16, 11-16 & 22-16 the Planning Board previously granted twenty-one (21) 90-day time extensions the latest of which will expire on March 16, 2017, and

**WHEREAS**, by a letter dated February 22, 2017 Linda Whitehead, Esq. requested additional time extensions of Final Plat Approval to satisfy conditions of said approval, and

**WHEREAS**, as required by PB Resolution 22-16 the applicant appeared at the February 2017 Planning Board meeting to give the Board an update on their progress towards meeting the conditions of approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Linda Whitehead, Esq. for the 22<sup>nd</sup> 90-day time extensions of the above mentioned Final Plat is **APPROVED** said extensions to expire on June 14, 2017.

**TO BE CONSIDERED FOR ADOPTION: MARCH 7, 2017**



Beautiful Living for  
Active Adults age 55 and over...

February 16, 2017

To: Town of Cortlandt Planning Board

Re: Springvale Apartments – Proposed Bus Shelter

Dear Community Leaders:

Springvale's commitment to our seniors' comfort and well-being is very well known in the Cortlandt community. We take personal and professional pride in meeting the needs of our residents in any way possible. One such long standing initiative is to charter a bus which is free to residents who rely on this regular service several days per week.

The bus shelter for which we seek the Planning Board's approval exemplifies our continuing efforts to meet these needs. For many of our residents, our buses are the sole means of transportation to stores, houses of worship, family and friends.

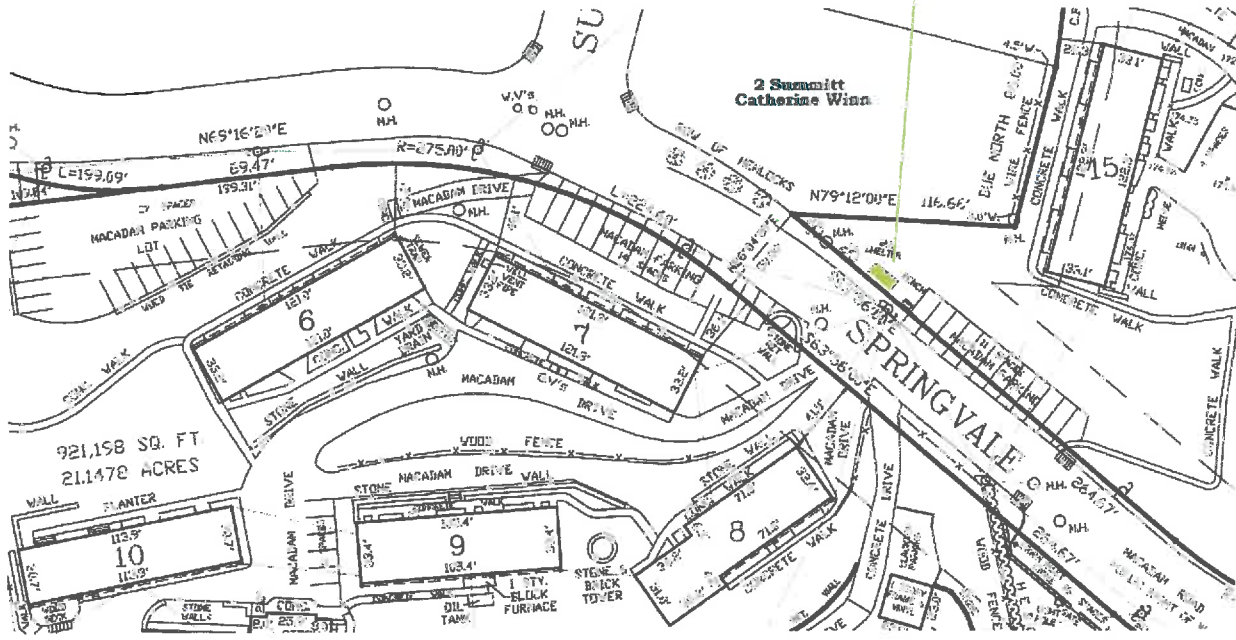
For seniors, waiting for the bus while standing can be very tiring under regular circumstances. Doing so in rain or in a snow storm makes this not just tiring but hazardous, as well. Several residents in the area across from the proposed bus shelter have brought the above problems to our attention. They are looking for protection from the elements, a safe place to wait for the bus and a comfortable setting for engagement and social contact. The adjacent neighbor is very supportive as well; her letter of support is attached.

We believe that the proposed bus shelter which has a very small foot print (8'x15') is an attractive addition with many benefits to Springvale and a larger community. Springvale can survive without this bus shelter; however, as demonstrated in the attached letters, we believe that your approval would be very much in the interest and well-being of our senior community. Thank you for your consideration on their behalf.

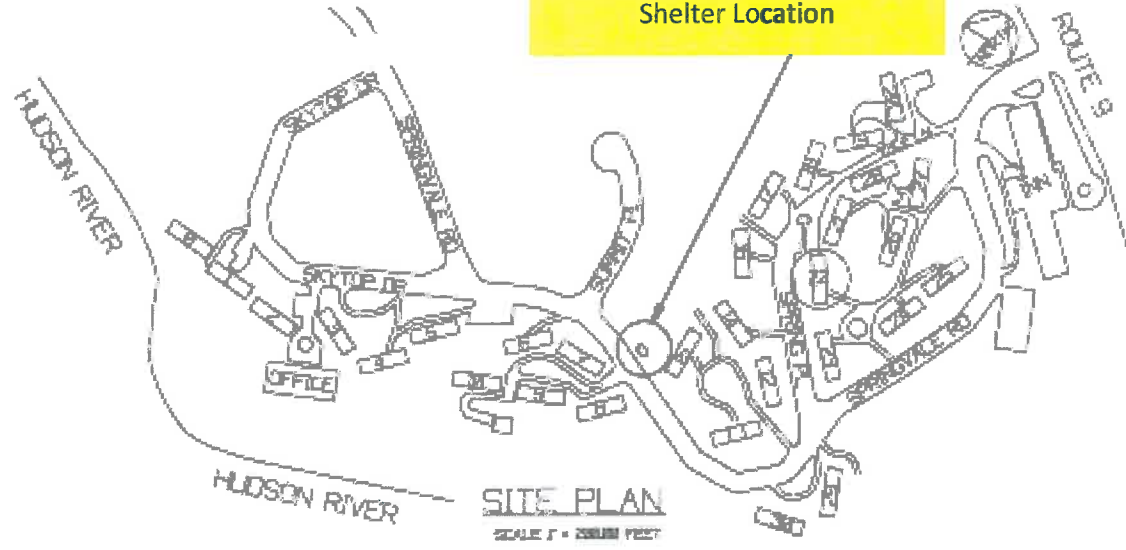
Sincerely,

Fred Tresgallo, Property Manager  
Richard Merbaum, Managing Partner

Shelter Location



Shelter Location



**WHEREAS**, Fred Tresgallo from Springvale Apartments submitted a letter dated February 16, 2017 seeking Planning Board approval of an 8' by 15' bus shelter to be located on Springvale Road near Building #15 and Summit Place as shown on a 8-1/2 by 11 portion of the overall Springvale site plan drawing, and

**WHEREAS**, the subject property of 31.7 acres is located on the northwest side of Spring Place, approximately 300 feet northwest of Springvale Road, is zoned R-20, single-family residential and is designated on the Town of Cortlandt Tax Maps as Section 55.17, Block 3, Lot 2, and

**WHEREAS**, the bus shelter has already been partially constructed without the necessary building permits and site plan approval, and

**WHEREAS**, the shelter will provide a safe and convenient place for the residents of Springvale to wait for the bus provided to them by Springvale, and

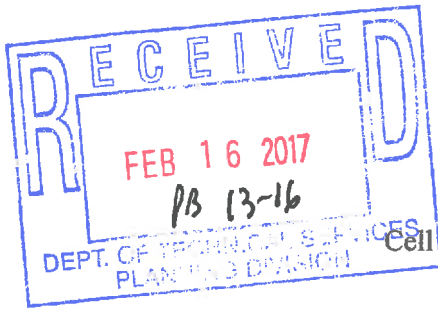
**WHEREAS**, the construction of the bus shelter is considered a Type II action under SEQRA and no further SEQR documentation is required.

**NOW THEREFORE BE IT RESOLVED**, that the request of Fred Tresgallo for the Planning Board approval of an 8' by 15' bus shelter located on Springvale Road near Building 15 and Summit Place as shown on the partial site plan submitted on February 16, 2017 is **APPROVED** subject to the following conditions:

**CONDITIONS AND MODIFICATIONS:**

- 1) The applicant is required to submit an updated site plan and additional survey information to the satisfaction of the Director of Technical Services.**
- 2) The applicant is required to apply for a building permit for the completion of the bus shelter from the Division of Code Enforcement within 3 months of approval.**

**TO BE CONSIDERED FOR ADOPTION: MARCH 7, 2017**



Mr. Steven Auth  
3 Peppergrass Lane  
Garrison, NY 10524  
Call (914) 490-7596 Fax (845) 424-6135  
ecocpm@optonline.net

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..... 1 ..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 2/17/17

February 13, 2017

Town Of Cortlandt  
Planning Board  
Re: 70 Roa Hook Rd  
Cortlandt Manor, NY 10567

Dear Planning Board Members & Staff,

I have prepared this project overview for your review based on comments & concerns from the Board members as well as staff over the last several meetings.

Initially, we proposed a 5600 sq/ft building consisting of a car wash, bike wash, dog wash, Jiffy lube & Ice Cream Stand.

After addressing the comments & concerns from the Board & Staff, the proposed building is now approximately 4600 sq/ft.

We have eliminated the Ice Cream stand & Dog Wash. We have revised the building foot print to accommodate emergency vehicle access. We have modified the retaining wall system & gained 8ft in the width of the project to provide better traffic flow.

We have been in touch with General Gary Yapple, Director of Facilities Management, dept. of Military & Naval affairs and have requested a construction permit for grading & landscaping on the property borders.

We have contacted Randy Pierce from Army Corps of Engineers. He has advised us that they have no interest in review of this application because we are not in the flood zone.

We feel we have made every attempt to satisfy the Board & Staffs request at this time.

Regards, Steve Auth



Mr. Steven Auth  
3 Peppergrass Lane  
Garrison, NY 10524  
Cell (914) 490-7596 Fax (845) 424-6135

February 13, 2017

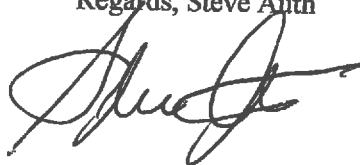
General Gary Yapple (Ret)  
Director of Facilities  
Department of Military & Naval Affairs  
Latham, New York 12110

Re: Property Location: 22.20.-2-1  
70 Roa Hook Rd. AKA US Rt.9  
Town of Cortlandt, Westchester County

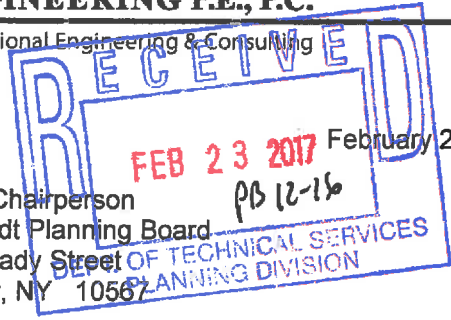
Dear Sir,

My name is Steve Auth. I reside in Putnam County at 3 Peppergrass Lane, Garrison, NY. I would like to take this opportunity to file an application for a construction permit for Land of NYS Executive Dept that border's my property on 3 sides. I have proposed a Retaining Wall along the property line as part of my Site Plan Application before the Town Of Cortlandt Planning Board case # PB 13-16. (Car wash & express lube) The Retaining Wall needs to be installed along the property line which would require excavation, backfilling, grading and landscaping.\* The Total encroachment not to exceed 30 ft. where the properties meets. Once construction starts, all off site construction will be complete within 60 days. The State Property that is adjacent to us is known as Camp Smith. Our property is on the East side. See attached Ariel Photo. Please contact my office with any questions or any additional information required. Thank you.

Regards, Steve Auth



\*On State land



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

- Copies ..... <sup>7</sup> Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....

**Re: Site Development Plan & Special Permit Application  
 Tomas Tinoco (Property Owner) for  
 Northline Utilities, LLC  
 439 Yorktown Road (Route 129)  
 Tax Map Designation: 56.19-1-6.1**

Dear Chairperson Taylor and Members of the Planning Board:

We have prepared a revised site plan in response to the comments at the February 7, 2017 Planning Board meeting as well as drainage improvements as required by the Town Engineer. Find enclosed the following for this submission: Sent 2/22/17

1. Twelve (12) copies of the "Site Plan", dated August 12, 2016, last revised February 22, 2017

The comments of the board members and Town Engineer have been addressed as follows:

1. **Transformer Containment:** Per Northline, new transformers that are stored in the yard do not contain any PCB's or other hazardous materials. When older transformers that do contain PCB's are removed from the Con Edison infrastructure they are secured with secondary containment bag (Andax Transformer Sac) and placed in a 55-gallon container, which is further sealed, and then delivered to Con Edison for proper processing & disposal. On the occasion that the sealed container cannot be delivered to Con Edison due to it being after normal business hours it will be stored at the yard until the next morning when it will be delivered to Con Edison. See the enclosed spec sheet for the Andax Transformer Sac.
2. **Sign:** The spray-painted "Northline" sign on the gate fencing has been removed.
3. **Stormwater:** The plans have been revised to propose an infiltration trench, as discussed with and required by the Town engineer. A detail for the construction of the trench has also been included on the site plan.
4. **Light Fixture:** The wattage of the proposed lighting fixture has been added to the plans.

Kindly review this information and place this item on the March 7th Planning Board agenda for discussion and to consider the scheduling of a Public Hearing at the April 4, 2017 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,

James C. Annicchiarico  
 Project Engineer

enclosures

cc: Tomas Tinoco, Property Owner, w/enclosures  
 John A. Sarcone III, Esq., The Sarcone Law Firm, w/enclosures  
 Paul Quick, Northline Utilities, w/enclosures  
 File: Tinoco-Rte 129-SDP-Letter-Submission-20170222.doc

## 25" DIA X 56" H XTRA HD TRANSFORMER SAC



The Xtra HD™ Pole-Mount Transformer Containment Bag is heavy-duty containment for leaking pole-mount and pad mount transformers. And it's made for safety.



SKU: XHD-055 ES

Returns: Accepted within 30 days

**Our Price: \$131.00**

The Xtra HD™ Pole-Mount Transformer Containment Bag was developed to assist you in pole-mount transformer containment. Now you can have a complete transformer containment bag that provides containment for the leak from the pole to the repair shop... in one easy step, using a Xtra HD™ pole-mount containment bag! With the Xtra HD™ transformer containment bag, you can avoid costly and time-consuming cleanup projects and reduce the chance for accidental injury, potential fines and minimize potential oil or PCB (Polychlorinated Biphenyl) exposure.

Just 'bag' the transformer using the Xtra HD™ pole-mount containment bag and return it to the yard. Line up the lifting lugs on the transformer with the black rectangle on the Transformer Containment Bag. Break open the clear, perforated center of the black rectangle on both sides of the Transformer Containment Bag. Push the lifting lugs through the openings. Attach your safety approved lifting straps to each exposed lug. The bagged transformer is ready to be safely transported without worry of leaking oils. **Always use the manufacturer's lugs to lift the transformer.**

The compact stored size of the pole-mount transformer containment bag makes for an easy fit on utility trucks! The stored size of the Transformer Bag-055 is 12" x 13" x 4". The stored size of the Transformer Bag-065 is 14" x 18" x 5". The stored size of the Transformer Bag-075 is 16" x 18" x 6".

### **Xtra HD™ Pole-Mount Transformer Containment Bag Product Features**

- Completely customizable

- Reusable
- Economical
- Complies with all safety regulations
- Reinforced base
- Perforated slit for exposing lifting lug

### **Pole-Mount Transformer Containment Bag Product Applications**

- Pole-Mount Transformer Containment

### **Pole-Mount Transformer Containment Bag Product Options**

- [25" dia x 56" H Xtra HD™ Pole-Mount Transformer Containment Bag \(/25--dia-x-56--h-xtra-hd-transformer-sac-details.aspx\)](#)
- [36" dia x 60" H Xtra HD™ Pole-Mount Transformer Containment Bag \(/36--dia-x-60--h-xtra-hd-transformer-sac-details.aspx\)](#)
- [46" dia x 60" H Xtra HD™ Pole-Mount Transformer Containment Bag \(/46--dia-x-60--h-xtra-hd-transformer-sac-details.aspx\)](#)
- [25" dia x 56" H Pole-Mount Transformer Containment Bag \(/25--dia-x-56--h-transformer-sac--sold-5-box-details.aspx\)](#)
- [36" dia x 72" H Pole-Mount Transformer Containment Bag \(/36--dia-x-72--h-transformer-sac--sold-5-box-details.aspx\)](#)
- [46" dia x 72" H Pole-Mount Transformer Containment Bag \(/46--dia-x-72--h-transformer-sac--sold-5-box-details.aspx\)](#)
- [25" dia x 60" H ECO-SAC \(/25--dia-x-60--h-eco-sac---1-shell---1-liner-details.aspx\)®](#)  
(<http://www.andax.com/25--dia-x-60--h-eco-sac---1-shell---1-liner-details.aspx>) Pole-Mount Transformer Containment Bag - 1 Shell - 1 Liner (/25--dia-x-60--h-eco-sac---1-shell---1-liner-details.aspx)
- [25" dia x 60" H ECO-SAC \(/25--dia-x-60--h-eco-sac---1-shell---5-liners-details.aspx\)®](#)  
(<http://www.andax.com/25--dia-x-60--h-eco-sac---1-shell---1-liner-details.aspx>) Pole-Mount Transformer Containment Bag - 1 Shell - 5 Liners (/25--dia-x-60--h-eco-sac---1-shell---5-liners-details.aspx)
- [36" dia x 60" H ECO-SAC \(/36--dia-x-60--h-eco-sac---1-shell---1-liner-details.aspx\)®](#)  
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### **Pad-Mount Transformer Containment Bag Product Options**

- [36" W x 46" L x 30" H Xtra HD™ Pad-mount Transformer Containment Bag \(/36--w-x-46--l-x-30--h-xtra-hd-transformer-sac-details.aspx\)](#)
- [36" W x 46" L x 30" H Pad-Mount Transformer Containment Bag \(/pad-mount-transformer-sac--sold-5-box-details.aspx\)](#)
- [36" W x 46" L x 30" H Pad-Mount Transformer Containment Bag with Cap \(/pad-mount-transformer-sac--w--cap--sold-5-box-details.aspx\)](#)
- [36" W x 46" L x 30" H Pad-Mount Transformer Containment Bag with 16" Adjustable Cap \(/multi-height-pad-mount-transformer-sac--sold-5-box-details.aspx\)](#)
- [36" W x 46" L x 30" H ECO-SAC \(/36--w-x-46--l-x-30--h-eco-sac---1-shell---1-liner-details.aspx\)®](#)  
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