

Right to Know / FOIL

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39 Arlo Lane
Cortlandt Manor, NY 10567

T: (914) 736-3664 F: (914) 736-3693

September 12, 2017

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

Re: **PB 7-16, Amended Site Development Plan**
Paraco Fuel Corporation
8 and 14 Bay View Road

Copies ⁷ Planning Board

..... Town Board

..... Zoning Board

..... Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

.....

.....

Sent 9/12/17

Dear Chairman Taylor and Members of the Planning Board:

The above referenced project received Amended Site Plan approval from this Board via resolution #25-16 on November 01, 2016, valid for a period of 12 months.

The Applicant respectfully requests a 12 month time extension of the Site Plan approval. The reason for the request is that the Applicant is continuing to work with its consultants to satisfy the conditions of the Site Plan approval.

We would like to have this request placed on the October Planning Board agenda for discussion and approval. 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 Staudohar
Cronin Engineering, P.E., P.C.

cc: Peter Hasenfuss, Paraco Gas via email

Paraco-site plan-time extension request-20170912

**TOWN OF CORTLANDT
PLANNING BOARD
PB 7-16**

DRAFT

RESOLUTION NO. 24-17

WHEREAS, an application for Planning Board approval of an Amended Site Development Plan pursuant to Chapter 307 (Zoning) was submitted by Paraco Gas Corp for the reconstruction of the existing replacement office as show on a drawing entitled "Amended Site Plan for Paraco Gas" prepared by Cronin Engineering, latest revision dated October 14, 2016 was approved by the Planning Board by Resolution 25-16 adopted on November 1, 2016, and

WHEREAS, the subject property of 1.5 acres is located at 8 & 14 Bay View Road, is zoned M-1, Light Industrial and is designated on the Town of Cortlandt Tax Maps as Section 22.19, Block 1, Lots 2 & 3, and

WHEREAS, by a letter dated September 12, 2017 Keith Staudohar of Cronin Engineering requested the 1st one-year time extension of the Site Development Plan approval, and

WHEREAS, the applicant was required to obtain Site Development Plan approval for the reconstruction of an existing office building that was constructed on the site without the appropriate permits and at this time the applicant has not taken any action, nor applied for any permits, for the reconstruct the building.

NOW THEREFORE BE IT RESOLVED, that the request of Keith Staudohar for a time extension of Site Development Plan approval is hereby approved subject to the following conditions and modification:

CONDITIONS AND MODIFICATIONS:

1) **The applicant is hereby granted a 3 month time extension which will expire on February 1, 2018. Prior to the expiration of the 3 month time extension the applicant will file for a building permit to construct the structure as shown on the approved plan or obtain a demolition permit to remove the structure.**

TO BE CONSIDERED FOR APPROVAL: OCTOBER 3, 2017



McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 940
WHITE PLAINS, NEW YORK

FRANK S. McCULLOUGH, JR.
JAMES STAUDT
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SETH M. MANDELBAUM

AMANDA L. BROSY
DEBORAH A. GOLDBERGER
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
MEREDITH A. LEFF
RUTH F.-L. POST
KEVIN E. STAUDT
STEVEN M. WRABEL

CHARLES A. GOLDBERGER
KEITH R. BETENSKY
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WWW.McCULLOUGHGOLDBERGER.COM

FRANK S. McCULLOUGH (1905-1988)
EVANS V. BREWSTER (1920-2005)

Copies 7 Planning Board

..... Town Board

..... Zoning Board

..... Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

.....

.....

September 12, 2017

MGS#2224.03

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

**Re: Application of Beaver Brook Cortlandt, LLC (formerly Furnace Dock, Inc.),
16 lot cluster subdivision, Furnace Dock Road**

9/14/17

Dear Chairperson Taylor and Members of the Planning Board:

As you will recall, by Resolution No. 17-11 dated July 6, 2011, the Planning Board granted conditional final plat approval for the above referenced application. You have previously granted twenty-three (23) ninety (90) day extensions of the conditional approval.

Due to the timing and current circumstances, we are respectfully requesting a twenty-fourth (24th) and hopefully final ninety (90) day extension.

Significant progress has been made. The plans have been revised to the satisfaction of the Town Engineer and the revised plan and updated plat have been submitted to the Department of Health for re-approval. As you may recall the DOH previously signed the subdivision plat in 2011, but changes have been made at the request of the Town since that time.

As to the other remaining conditions to be satisfied, the soil erosion and maintenance security, as well as the performance security are now being worked on by the client and will be submitted shortly. The estimate for the performance security was previously approved but is being updated at the request of the Town Engineer. The payment of \$90,000 to the Town for the railroad pond property (condition 7d.) has already been paid by our client, and the remaining payments are due pursuant to an agreed schedule relating to the issuance of building permits and certificates of occupancy, or in the case of the inspection fee, 60 days prior to the commencement of any work on

the site. Lastly, easement documents have been prepared and are being submitted to the Town Attorney for review.

Thank you for your continued cooperation in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Linda B. Whitehead", is written over the typed name.

Linda B. Whitehead, Esq.

cc: Ron York
Cosmo Marfione, P.E.
Dan Ciarcia, P.E.
Gary Peresiper

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, 3-17 & 10-17 the Planning Board previously granted twenty-three (23) 90-day time extensions the latest of which expired on September 12, 2017, and

WHEREAS, by a letter dated September 12, 2017 Linda Whitehead, Esq. requested the twenty-fourth (24th) extension of Final Plat Approval to satisfy conditions of said approval, and

NOW THEREFORE BE IT RESOLVED, that the request of Linda Whitehead, Esq. for the 24th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire on December 11, 2017.

TO BE CONSIDERED FOR ADOPTION: OCTOBER 3, 2017

TOWN OF CORTLANDT



TOWN HALL
1 HEADY STREET
CORTLANDT MANOR, N.Y. 10567-1254
(914) 734-1020 - FAX: (914) 734-1102
www.townofcortlandt.com

Jo-Ann Dyckman
Town Clerk

To: Michael Preziosi, Dep Dir. DOTS
Chris Kehoe, Dep Dir. DOTS ✓

From: Jo-Ann Dyckman, Town Clerk

Re: Resolution #222-17

Date: September 27, 2017

At their regular meeting held on September 19, 2017 the Town Board adopted Resolution #222-17 designating St. Patrick's School, Verplanck, and important historic place. A copy of said resolution is enclosed.

If this office can be of any assistance, please do not hesitate to contact me.

Enc.

Copies 1 Planning Board

..... Town Board

..... Zoning Board

..... 1 Legal Dept.

..... 1 DOTS Director

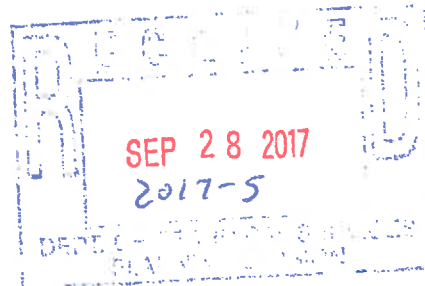
..... C.A.C.

..... A.R.C.

..... 1 Applicant

..... 1 Conin Engineering v.m. email

Sent 9/28/17



RESOLUTION

NUMBER 222-17

(DESIGNATE ST. PATRICK'S SCHOOL IN VERPLANCK AS AN IMPORTANT HISTORIC PLACE)

RESOLVED, that the Town of Cortlandt does hereby designate the St. Patrick's school building located at 115 Seventh Street in Verplanck an Important Historic Place and to be added to the Town of Cortlandt list of Historic Places.

BE IT FURTHER RESOLVED, that the Memo from the Director of DOTS which recommends the above become part of this resolution.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
JO-ANN DYCKMAN
TOWN CLERK**

**Adopted September 19, 2017
At a Regular Meeting
Held at Town Hall**

[illegible]

- 1) **WATER BEING CONSIDERED A "NON-EXHAUSTIBLE" RESOURCE** ALTHOUGH WATER IS NOT INFINITE, IT IS CONSIDERED A "NON-EXHAUSTIBLE" RESOURCE BECAUSE OF THE INFINITE LAR.
- 2) **POWDER COMPOUNDS ARE NOT ALLOWED.**
- 3) **STAINING FLUORIDE AND STAINING FLUORIDE ARE NOT ALLOWED.**
- 4) **STAINING FLUORIDE AND STAINING FLUORIDE ARE NOT ALLOWED.**
- 5) **STAINING FLUORIDE AND STAINING FLUORIDE ARE NOT ALLOWED.**

NOTES

1) The design team must be selected prior to final approval of the preliminary design.

2) The design team must contact the owner of the construction of the environmental resource. The owner must be notified of the design team's intention to acquire a full permit for the construction of the construction.

3) The design team must be notified of the owner's intention to acquire a full permit for the construction of the construction.

[illegible]

SCALE: 1" = 20'

1

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 101–108

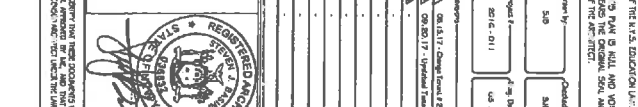
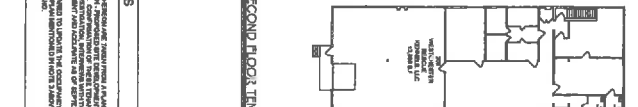
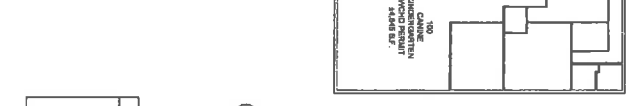
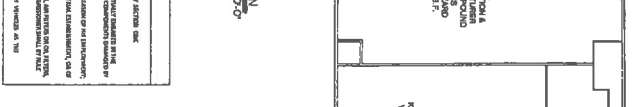
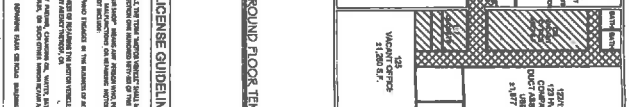
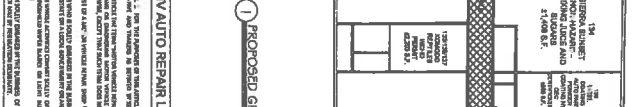
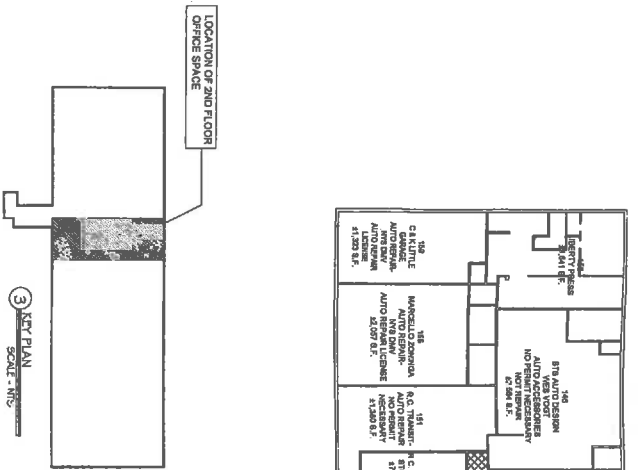
ARTIST	NO.	DATE	TIME	LOCATION	REMARKS
JOHN L. BROWN	1	1900	10:00	1000	1000
JOHN L. BROWN	2	1900	10:00	1000	1000
JOHN L. BROWN	3	1900	10:00	1000	1000
JOHN L. BROWN	4	1900	10:00	1000	1000
JOHN L. BROWN	5	1900	10:00	1000	1000
JOHN L. BROWN	6	1900	10:00	1000	1000
JOHN L. BROWN	7	1900	10:00	1000	1000
JOHN L. BROWN	8	1900	10:00	1000	1000
JOHN L. BROWN	9	1900	10:00	1000	1000
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JOHN L. BROWN	22	1900	10:00	1000	1000
JOHN L. BROWN	23	1900	10:00	1000	1000
JOHN L. BROWN	24	1900	10:00	1000	1000
JOHN L. BROWN	25	1900	10:00	1000	1000
JOHN L. BROWN	26	1900	10:00	1000	1000
JOHN L. BROWN	27	1900	10:00	1000	1000
JOHN L. BROWN	28	1900	10:00	1000	1000
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JOHN L. BROWN	30				

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STUDENT'S NAME	
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100

[illegible]



SPACE #	BUSINESS NAME	F.L.R. AREA	REQUIREMENTS	SERVICES / USE	OCCUPANCY	OFF STREET PARKING	STATUS
101	CARME KINDEGARTEN	4,046 SF ±	PERMIT FROM W.C. DPH - Issued	DOO TRAINING AND DAY CARE SERVICES	BUSINESS	1 PER 400 SF	CURRENT
120	AN INDUSTRY SOURCE	4,638 SF ±	NO SPECIAL REQS.	MANUFACTURING AND DISTRIBUTION OF COMPOUND STICKS	MANUFACT	1 PER 400 SF	CURRENT
122/123	123 HVAC	1,877 SF ±	NO SPECIAL REQS.	ON SITE FABRICATION OF METAL DUCTWORK	MANUFACT	1 PER 400 SF	CURRENT
124	VACANT OFFICE SPACE	1,280 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	3 SPACES (1.27)	CURRENT
126	VACANT OFFICE SPACE	522 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF	CURRENT
130	WESTCHESTER COATING	655 SF ±	PERMIT FROM W.C. DPH - Issued	AUTO PART POWER COATING/BLASTING	MANUFACT	1 PER 400 SF	CURRENT
132	KOMODO REPTILES	2,200 SF ±	PERMIT FROM W.C. DPH - Issued	NOBENT/REPTILE STORAGE / BREEDING	MANUFACT	1 PER 400 SF	CURRENT
134	SERRA SUNSET	1,408 SF ±	PERMIT FROM W.C. DPH - Issued	MANUFACTURING	MANUFACT	1 PER 400 SF	CURRENT
136	GAIL WORLD	430 SF ±	NO SPECIAL REQS.	OFFICE	OFFICE	1 PER 400 SF	CURRENT
138	VACANT OFFICE SPACE	187 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF	CURRENT
140	VACANT OFFICE SPACE	226 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF	CURRENT
141	VACANT OFFICE SPACE	480 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF	CURRENT
142	KOMODO REPTILES	201 SF ±	PERMIT FROM W.C. DPH - Issued	ROBENT/REPTILE STORAGE / BREEDING	OFFICE	1 PER 400 SF	CURRENT

SPACE #	BUSINESS NAME	F.L.R. AREA	REQUIREMENTS	SERVICES / USE	OCCUPANCY	OFF STREET PARKING	STATUS
143	VACANT OFFICE SPACE	444 SF ±	NO SPECIAL REQS.	VACANT SPACE	OFFICE	1 PER 400 SF	CURRENT
146	SPECIALTY CRAFTS WOODWORKING	1,35 SF ±	NO SPECIAL REQS.	CARPENTRY / FABRICATION	MANUFACT	1 PER 400 SF	CURRENT
148	S.T.S. AUTO DESIGN	2,854 SF ±	NO NYS DMV/AUTO REPAIR LICENSE REQUIRED - SEE NOTE	SPECIALTY AUTO ACCESSORY FABRICATION - MAIL ORDER	MANUFACT	1 PER 400 SF	CURRENT
149	R.C. TRANSIT	2,132 SF ±	NO NYS DMV/AUTO REPAIR LICENSE REQUIRED - SEE NOTE	VEHICLE REPAIR / TRAVEL TAXI SERVICE - PROPOSED OFFICE ON 2ND FLOOR	AUTO REPAIR	1 PER 160 SF	CURRENT
150	LIBERTY PRESS	1,841 SF ±	NO SPECIAL REQS.	PRINTING SERVICES	BUSINESS	1 PER 160 SF	CURRENT
151	C.R. LITTLE GARAGE	1,333 SF ±	NO SPECIAL REQS.	AUTO REPAIR	AUTO REPAIR	1 PER 160 SF	CURRENT
152	EDMOND HOKACI	1,333 SF ±	NO SPECIAL REQS.	AUTO PART STORAGE GARAGE	STORAGE	1 PER 200 SF	CURRENT
153	WESTCHESTER FISCAL SERVICES, LLC - OFFICE	3,888 SF ±	NO SPECIAL REQS.	RESCUE ADOPTION OFFICE	OFFICE	1 PER 400 SF	PROPOSED
200				TOTAL		128 SPACES	

Notes of Building Zoning Code - 207-23
 A. Consideration of species, when the conservation of measured wildlife or historic species results in the requirement of a

PROPOSED TENANT USAGE SCHEDULE

C-102

SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Corbin Road, Yonkers, NY

APPIAN WAY
VENTURES, LLC.

PROPOSED TENANT
LAYOUT PLAN

200 Middle Avenue
Yonkers, NY 10506

Tenant Use
Usage Observations

APPROVED BY: [Signature]

DATE: 10-16-16

SCALE: 1" = 20'-0"

1. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

2. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

3. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

4. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

5. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

6. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

7. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

8. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

9. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

10. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

SJB

Architecture + Design

sjbarchdesign.com

914.402.1701

Cortlandt Manor, NY

Client

APPIAN WAY
VENTURES, LLC

Project

2ND FLOOR
ALTERATION

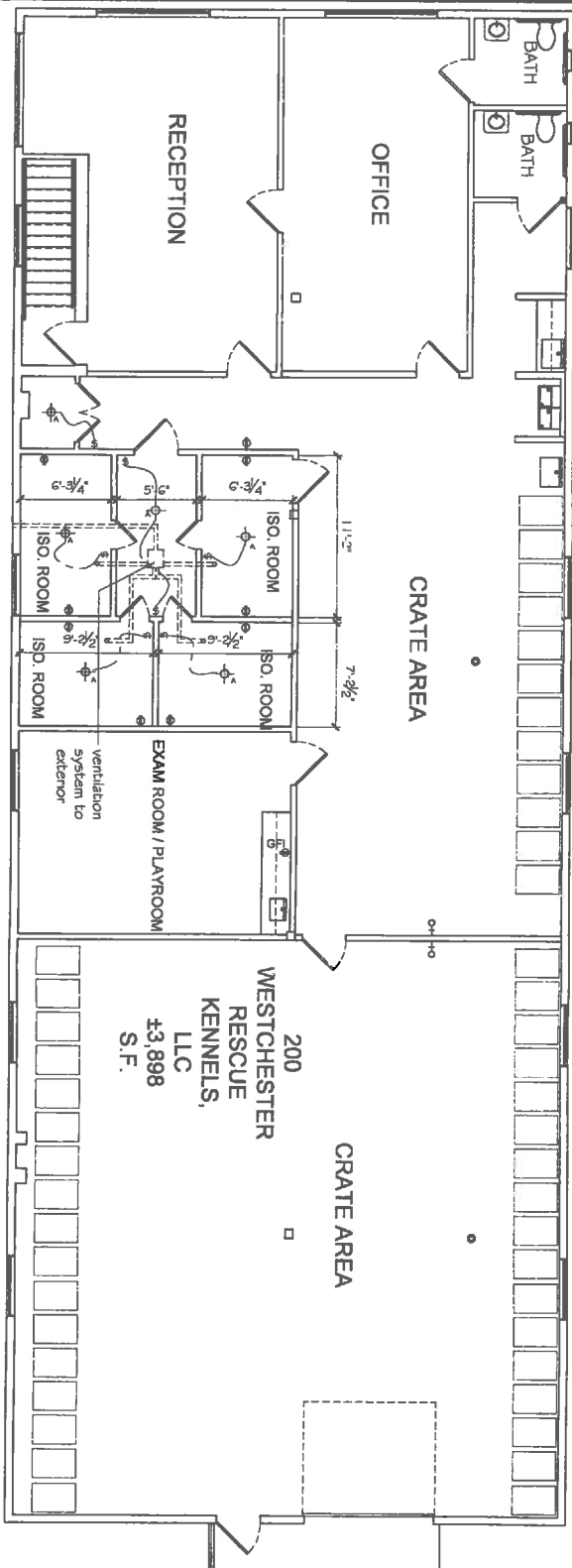
260 6th Street
Verplank, NY 10596

Design Name

PROPOSED FLOOR PLAN

Sheet #

A-100



1 PROPOSED 2ND FLOOR PLAN

SCALE - 1/8" = 1'-0"



TOWN OF CORTLANDT

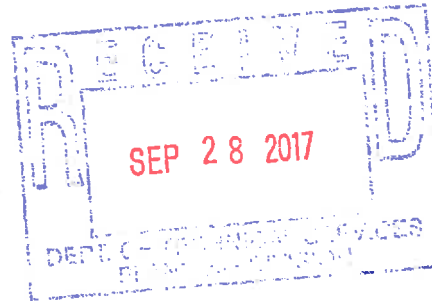
ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1010
FAX 914-293-0991
<http://www.townofcortlandt.com>

TOWN BOARD
RICHARD BECKER
DEBRA A. COSTELLO
FRANCIS X. FARRELL
SETH M. FREACH

David S. Douglas
Chairman
Wai Man Chin
Vice-Chairman
Members:
CHARLES P. HEADY
ADRIAN C. HUNTE
JOHN W. MATTIS
RAYMOND R. REBER
JAMES SEIRMARCO



To: Chris Kehoe, AICP, Deputy Director
Department of Technical Services

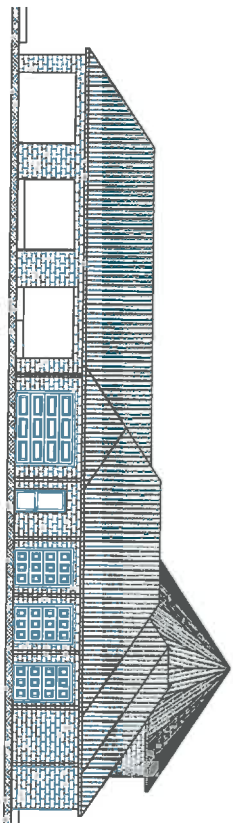
From: Ken Hoch
Clerk of the Zoning Board

Date: Sept. 28, 2017

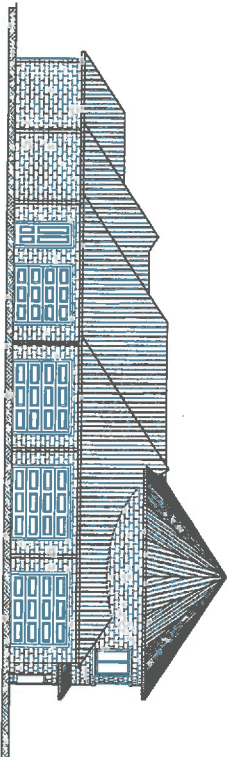
Re: ZBA Case #2017-26 Steven Auth
PB #13-16

At their Sept. 27 meeting, the Zoning Board indicated they are in favor of granting a variance for the minimum landscape coverage, the landscape buffer, and a side yard setback. The Decision and Order will be issued after the Planning Board grants Site Plan approval.

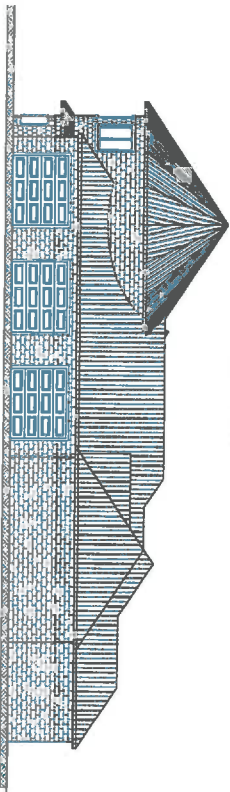
Copies 7 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
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Sent 9/28/17



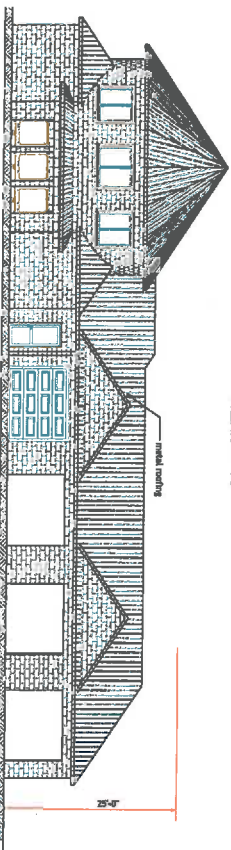
North Elevation
SCALE: 1/8" = 1'-0"



West Elevation
SCALE: 1/8" = 1'-0"



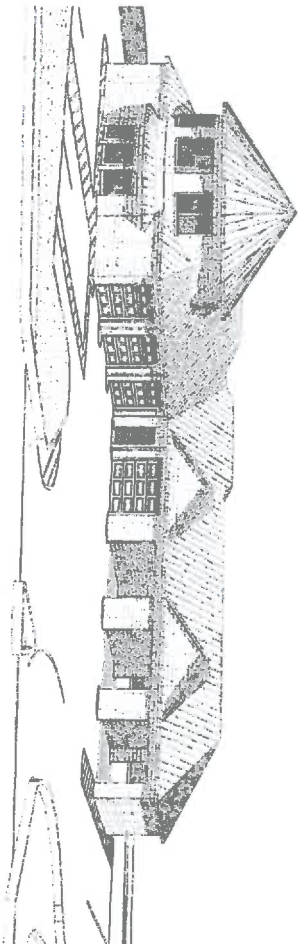
East Elevation
SCALE: 1/8" = 1'-0"



South Elevation
SCALE: 1/8" = 1'-0"



First Floor Plan
SCALE: 1/8" = 1'-0"



JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Floor Plan & Elevations
Crystal Clean
Car Wash LLC
70 Ross Hook Road
Town of Cornwall
Washington County
New York 12450
Lot 1 Block 2 Section 22.20

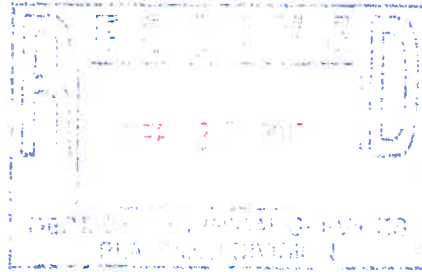
John J Gilchrist
Architect
A Professional Corporation
NY 024948.1
2110 Summit Avenue
Montvale NJ 07645
Phone 201 573 1877
jgilchrist1a@aol.com

1/4" = 1'-0"
161001
8 of 8

September 20, 2017

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

Re: PB 03-09, Ryan Main, LLC.
Pondview Commons
Route 6 and Regina Avenue



Copies 7 Planning Board

..... Town Board

..... Zoning Board

..... 1 Legal Dept.

..... 1 DOTS Director

..... 1 C.A.C.

..... A.R.C.

..... Applicant

..... _____

..... _____

Sent 9/20/17

Dear Ms. Taylor and Members of the Planning Board:

The above referenced project was last discussed at the June 2016 Planning Board meeting. The conversation centered around the project's current road configuration which now gains access to the Baker Street Intersection Improvement from the north side of the pond. This route was preferred by the NYSDEC as it eliminated a bifurcation of the on-site wetland system and resulted in less wetland and wetland buffer disturbance than the previously proposed plan. This new alignment was reviewed by the Town's Wetland Consultant, Stephen Coleman and the Town's Traffic Consultant, AKRF. They both endorsed the change with a request for minor mitigation measures, which have been incorporated. Additionally at that time, the Board appeared satisfied with the overall project layout.

Since that time the Acadia Project started construction and is currently well underway and the Baker Street Intersection Improvement is also advanced. Our project team has been working on the Project Improvement Plans and we have submitted same to the Department of Technical Services (DOTS) with a subsequent meeting with the Applicant and Town Staff. The majority of the comments are very technical in nature with the following general topics identified:

1. The preliminary Stormwater Pollution Prevention Plan (SWPPP) is acceptable.
2. The NYSDEC approvals are pending.

It was recently discovered that the portion of the Regina Avenue right of way where the Project emergency access road connects to Regina Avenue may in fact be owned by the owner of the Cortlandt Self-Storage site. We have obtained a commitment from that owner to provide an access easement over this portion of Regina Avenue which will allow for emergency access through the Cortlandt Self Storage gate onto the project site road. The project will also have its own emergency access gate near the end of the project site road.

At this time, the Applicant is desirous of finalizing the approvals for the Project. The Demolition Permit has been issued and the demolition of the existing buildings is expected to start very soon.



Via Email

Mr. Mark Giordano
Cortlandt Self Storage
44 Regina Avenue
Mohegan Lake, New York 10547

Copies.....7.....Planning Board

.....Town Board

.....Zoning Board

.....Legal Dept.

.....DOTS Director

.....C.A.C.

.....A.R.C.

.....Applicant

.....

.....

Sent 9/20/17

David J. Cooper

Jody T. Cross

Katelyn B. Ciolino

Michael J. Cunningham

Marsha Rubin Goldstein

Helen Collier Mauch

Zachary R. Mintz

Daniel M. Richmond

Kate Roberts

Brad K. Schwartz

Lisa F. Smith

David S. Steinmetz

Edward P. Teyber

Michael D. Zarin

Also admitted in D.C.

Also admitted in CT

Also admitted in NJ

**Re: Ryan Main, LLC – Pondview Commons
Emergency Access Easement**

Dear Mark:

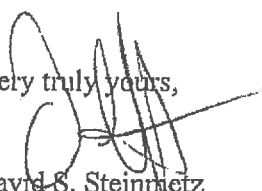
I hope this letter finds you well. This is a follow up to the email exchange that you, Albert Capellini, Esq. and I had in August regarding my client, Ryan Main, LLC, and its application for approval of a residential project adjacent to property that you own on Regina Avenue.

As you know, the Town of Cortlandt would like Ryan Main to confirm that you would have no objection to the construction of an emergency access connection on Ryan Main's property that would facilitate access to and from and/or between your property and Pondview Commons property. There would be some type of gate installed on Ryan Main's property immediately adjacent to your self-storage site. This contemplated "Emergency Access Easement" would allow Town first responders and emergency vehicles to traverse Regina Avenue, enter upon your property, and then gain access to Pondview Commons. As I understand it, this could involve breaking through a "gate" on your property in the event it was closed and only in the event of an emergency. Should that occur, Ryan Main and/or its successors and assigns would indemnify you for the cost of repair or replacement of your gate and property. In addition, in consideration of your providing this emergency access easement, Ryan Main would likewise provide you and your property with emergency access rights over its property out to Baker Street (the new extension south of Route 6) in the event Regina was blocked and you could not get to or from your property.

The final details of this easement can be worked out between and among you, Ryan Main, Al and myself. I have been asked, however, to request that you confirm that this "concept" is acceptable to you so that: i) I can begin to draft this document; and ii) we can apprise the Town and the Planning Board that we are indeed all cooperating to address this issue. I am attaching a sketch that Cronin Engineering has prepared.

Please be kind enough to review and counter-sign this letter so I can send it to the Town tomorrow, Wednesday, September 20, 2017. If you have any questions, please do not hesitate to contact me.

Very truly yours,


David S. Steinmetz

DSS:me

cc: Demetri Vourliotis
Tim Cronin, PE
Albert Capellini, Esq.

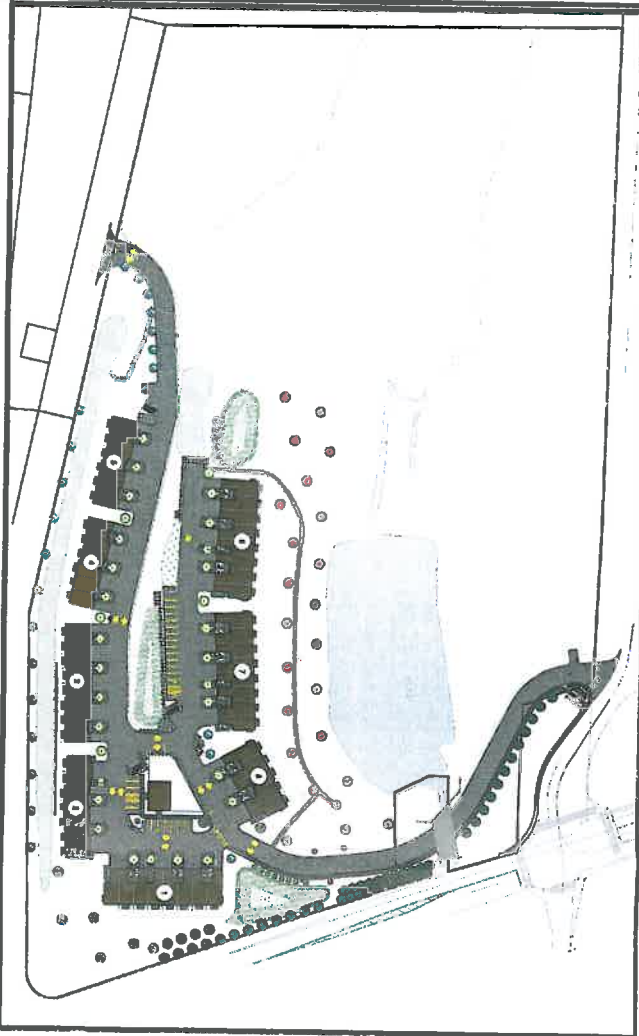
EMERGENCY ACCESS CONCEPT REVIEWED
AND THIS IS ACCEPTABLE SUBJECT TO
EXECUTION OF A FINAL EASEMENT DOCUMENT


Mark Giordano

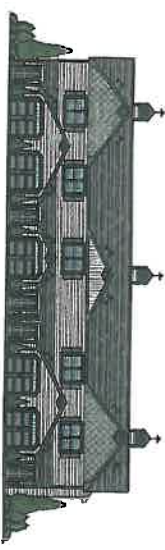
PONDVIEW COMMONS

CONSTRUCTION PLANS

• TOWN OF CORTLAND, WESTCHESTER COUNTY, NEW YORK •



TYPICAL FRONT ELEVATION (BUILDINGS 2, 3, 4 & 5)

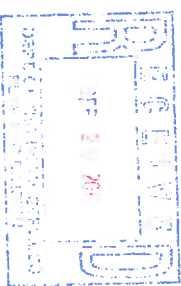
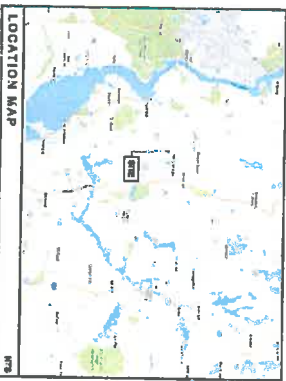


TYPICAL FRONT ELEVATION (BUILDINGS 1, 6, 7 & 8)

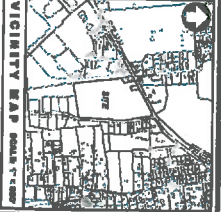


CLUBHOUSE ELEVATION

W/CH SHEET	DATE	REV	BY	CHK	APP	DESCRIPTION
1	07/11	1	02	23	0200	CONCRETE
2	07/11	1	02	23	0200	CONCRETE
3	07/11	1	02	23	0200	CONCRETE
4	07/11	1	02	23	0200	CONCRETE
5	07/11	1	02	23	0200	CONCRETE
6	07/11	1	02	23	0200	CONCRETE
7	07/11	1	02	23	0200	CONCRETE
8	07/11	1	02	23	0200	CONCRETE
9	07/11	1	02	23	0200	CONCRETE
10	07/11	1	02	23	0200	CONCRETE
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97	07/11	1	02	23	0200	CONCRETE
98	07/11	1	02	23	0200	CONCRETE
99	07/11	1	02	23	0200	CONCRETE
100	07/11	1	02	23	0200	CONCRETE



TOWN OF CORTLAND, NY
 ENGINEER
 07/11/2011



ZARIN & STEINMETZ
 ATTORNEYS
 100 N. 1ST ST.
 CORTLAND, NY 13828

CRONIN ENGINEERING, P.C.
 25 ARLO LANE
 CORTLAND, NY 13828

COVER SHEET
 FOR
PONDVIEW COMMONS

CONSTRUCTION PLANS
 SHEET 1 OF 10

Big Seelye
 New York
 800-462-7192

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

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Copies Planning Board

..... Town Board

..... Zoning Board September 20, 2017

..... Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

.....

.....

Sent 9/20/17

Chris Kehoe, Deputy Director
Department of Technical Services, Planning Division
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Re: Nida Associates, Inc.
Section 67.06, Block 3, Lot 8
Town of Cortlandt, New York



Dear Chris:

Please find enclosed the fourteen (14) copies of Preliminary Subdivision Plat prepared for Nida Associates, Inc. dated May 23, 2017 revised September 20, 2017.

Our client, Nida Associates, Inc., has applied for Subdivision Approval to subdivide the existing tax lot #8 into two lots to create separate lots for the existing office building and sewage treatment plant that is on the site.

We received a Memorandum from Thomas F. Wood, Town Attorney, dated September 19, 2017 stating that in his opinion, the sewage treatment facility is exempt from the rigid requirements of the zoning ordinance.

Therefore, we submit a revised drawing showing the office building on a zoning compliant lot with no need for any zoning variances. The sewage treatment plant is on a lot with all necessary easements for parking and access for maintenance.

We are requesting placement on the agenda of the October 3, 2017 meeting of the Planning Board for continuation of our Subdivision Application.

Please call if you have questions or require additional information.

Sincerely,

Ralph G. Mastromonaco, PE



SEP 25 2017

2017-7

SINGLETON, DAVIS & SINGLETON PLLC

ATTORNEYS AT LAW

THOMAS J. SINGLETON, 1930-2015

ROBERT F. DAVIS

WHITNEY W. SINGLETON*

ALEXANDER D. SALVATO

* ALSO MEMBER CONNECTICUT & FLORIDA BARS

120 EAST MAIN STREET
MOUNT KISCO, NY 10549

914.666.4400
FAX: 914.666.6442
WWW.SDSLAWNY.COM

September 20, 2017

Copies 7 Planning Board

..... Town Board

..... Zoning Board

..... 1 Legal Dept.

..... 1 DOTS Director

..... C.A.C.

..... A.R.C.

Re: *In the Matter of the Application of Nida Associates for approval of Two Lot Subdivision, Dove Court, Section 67.06, Block 3, Lot 8, Town of Cortlandt, NY*

Dear Chris:

Enclosed are ten (10) copies of a "Memorandum to Planning Board" in support of the Application. Sent 9/25/17

Very truly yours,



Robert F. Davis

RFD:dds
Enclosures

c: Ralph Mastromonaco (w/enc.)
Heino Bastys (w/enc.)

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">McDonald's MRP</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">3039 E. MAIN ST. CORTLANDT, NY</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">INTERIOR & EXTERIOR RENOVATION INCLUDING ADA UPGRADES TO INTERIOR AND PARKING AREA TO PROVIDE COMPLIANCE AND A PATHWAY TO THE PUBLIC P.O.W. REPLACE ORDERING EQUIPMENT CONSISTENT WITH THIS PROGRAM AND FRESHENING OF THE MCDONALDS BRAND</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">ON BEHALF OF MCDONALDS</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">857.500.4702</div>	
<div style="font-size: 1.2em; font-family: cursive;">CORE STATES ARCH. & EN'G. P.C.</div>		E-Mail: <div style="font-size: 1.2em; font-family: cursive;">2003core@core-en</div>	
Address: <div style="font-size: 1.2em; font-family: cursive;">9 GOLDEN ST. STE. 240 WATERTOWN, MA 02472</div>			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit for approval: <div style="font-size: 1.2em; font-family: cursive;">Planning Board Zoning Board</div>			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<div style="font-size: 1.2em; font-family: cursive;">1.0</div> acres	<div style="font-size: 1.2em; font-family: cursive;">(LEASE AREA)</div>
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; font-family: cursive;">0.1</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-size: 1.2em; font-family: cursive;">1.0</div> acres <div style="font-size: 1.2em; font-family: cursive;">(LEASE)</div>	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>RE-USE EXISTING SERVICE</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>RE-USE EXISTING SERVICE</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties? <u>AS EXISTING</u> <input type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING SYSTEMS TO REMAIN</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Alvin D. Boscoe</u> Date: <u>9/18/17</u> Signature: <u>ALVIN D. BOSCOE (ON BEHALF OF MCDONALD'S CORP.)</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.						
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Name of Lead Agency</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black; text-align: center;">Title of Responsible Officer</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		Name of Lead Agency	Date	Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer	Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
Name of Lead Agency	Date						
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer						
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)						

PRINT



Copies ⁷ Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 9/19/17

September 15, 2017

Town of Cortlandt
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Attn: Chris Kehoe, AICP
Deputy Director, Planning Division

RE: Orange Bank & Trust Cortlandt Manor Branch
2141 Crompond Road, Suite 2
Planning Board Application for Change in Use

Please find a Planning Board Application enclosed for the proposed change in use to establish a new bank within the existing retail mall located at the first noted address. The only two changes proposed to the exterior faced are:

1. Change one of the existing glass storefront panels to a solid insulated panel for the installation of a Nite Drop.
2. Replace existing façade and directory signs with new to match exist size, style, color and font.

Respectfully Submitted,


Joseph G. Thompson, RA, NCARB, LEED AP BD+C, CSBA, CDT
DeGraw & DeHaan Architects

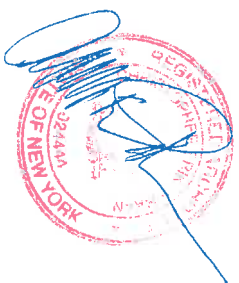
Attachments:

1. Planning Board Application
2. Site Plan Diagram (12 copies)
3. Elevation Diagram (12 copies)
4. Photograph of Existing Façade (12 copies)

[illegible]

B NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Drawings provided by Town of Cortlandt Planning Department on 8/31/2017 as most current approved plans on file for reference for this application.



MAN FOUND

2000.18

NTT-2000-W

CHAIN LINK FENCE ON LINE

324.93

207.53

NEW
BANK
EXISTING
STORY STEEL BUILDINGS
(2141 CROFTON ROAD)

EXISTING
1 STORY STEEL BUILDING
(2141 CROFTON ROAD)

EXISTING CONCRETE WALK UNDER OVER HAVES

TAX LOT #

515°04'10"W

577.20'00" E

1000

2471.92a

Итого:

CROMPOND ROAD
(RT. 202)

SCALE: 1-10

THIS BLUE PLAN IS BASED ON A SURVEY PREPARED BY
JOHN HILDOEN
SURVEYING AND ENGINEERING
ROBERTSON, NY

ST 13 2017

[illegible]

ZW NAILS & SPA



FOR RENT
BY

CHAZ & DONNA
HAIR SALON, LLC.

FOR MEN
No. 416-8810

LOOK YOUR BEST

LOOK YOUR BEST





LAND TRANSFER TABLE			
	EXISTING AREA	PROPOSED AREA	LAND TO BE TRANSFERRED
TAX LOT 2	394,085.79 SQ.FT 7.50 ACRES	394,863.01 SQ.FT 7.47 ACRES	+ 752.68 SQ.FT + 0.17 ACRES
TAX LOT 5	87,576.89 SQ.FT 2.01 ACRES	80,009.01 SQ.FT 1.84 ACRES	- 7,567.88 SQ.FT - 0.17 ACRES

EXPLORE THE LAND WITH US

Coni^o T. Meritt