

Right to Know / FOIL

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WHEREAS, Dominick and Debra Santucci submitted an application for approval of a lot line adjustment between three existing lots pursuant to Section 265-13-D of the Town of Cortlandt Subdivision Regulations, and

WHEREAS, Dominick and Debra Santucci are the owner of three lots located on Travis Lane immediately adjacent to each other with one lot designated as Section 43.16, Block 7, Lot 10 (with an existing residence), a lot designated as Section 43.16, Block 7, Lot 11 (vacant) and a third lot designated as Section 43.16, Block 7, Lot 12 (vacant), and

WHEREAS, submitted with this application is a drawing entitled "Proposed Lot Line Adjustment, Travis Lane" prepared by Hudson Engineering, P.C. dated February 13, 2015, and

WHEREAS, the proposal is to transfer approximately 3,545 sq. ft. (11.8%) from Lot 11 to Lot 10 thereby increasing Lot 10 from approximately 25,418 sq. ft. to 28,963 sq. ft. and also to transfer approximately 2,528 sq. ft. (7.65%) from, lot 12 to Lot 11, reducing the size of Lot 12 from 33,066 sq. ft. to 30,538 sq. ft. and resulting in Lot 11 being reduced from 30,026 sq. ft. to 29,009 sq. ft. , and

WHEREAS, the said conveyance neither creates any additional lots, nor decreases or increases the subject lot areas by more than 20% and will not decrease or increase the subject lots by more than 20,000 square feet of its original lot area, and

WHEREAS, the subject properties are zoned R-20, Single-Family Residential, and

WHEREAS, the application is considered a Type II action pursuant to the Article 8 of the New York State Environmental Conservation Law and Type II actions are not subject to SEQR review and the proposed action will have no significant adverse environmental impact, and

NOW THEREFORE, BE IT RESOLVED, the Planning Board determines that the said conveyance will not adversely affect the public health, safety and welfare of the immediate neighborhood or general community, and

BE IT FURTHER RESOLVED, that the Planning Board **approves** said proposed lot line adjustment subject to the following conditions:

- 1. Submit a lot line adjustment plat and obtain the signature of the Westchester County Department of Health on a mylar said plat. Submit a mylar transparency and two prints of the lot line adjustment plat to the Planning Office following the Department Heads signatures and**

(continued on page 2)

the Planning Board Chairman's signature prior to filing the lot line adjustment plat in the County Clerk's office.

2. Add the attached signature block to the lot line adjustment plat.

TO BE CONSIDERED FOR ADOPTION: MAY 5, 2015

April 14, 2015

Copies ⁷ Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 4/15/15

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

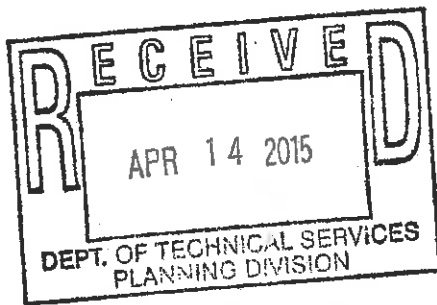
Re: Moon – Former Doskow building
Site Development Plan for SOMA 2014 LLC
2065 Albany Post Road (Route 9A)
PB 9-14

Dear Ms. Taylor and Members of the Planning Board:

Enclosed find twelve copies of revised site development plans for SOMA 2014 LLC. The plan revisions have been based on our discussions at the last Planning Board meeting of April 7, 2015.

The parking spaces and landscaping facing Memorial Drive have been reconfigured changing the spaces from angled to perpendicular. Toward the rear of the building, four parking spaces have also been eliminated to provide additional maneuvering room. These four eliminated spaces are to be "land banked" for possible future use.

Please include these plans on the agenda of the May 5, 2015 Planning Board meeting where the Public Hearing has been scheduled for this project. 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,

Ronald Wegner
Ronald Wegner, P.E.
Cronin Engineering P.E. P.C.

cc: Ji Moon (via e-mail)
file

**TOWN OF CORTLANDT
PLANNING BOARD
PB 9-14**

DRAFT

RESOLUTION NO. 8-15

WHEREAS, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) was submitted by SOMA 2014 LLC for a change of use from a jewelry manufacturing facility (Doskow) to a martial arts school and a tutoring center located in an existing building, and for parking lot improvements, building modifications and other site improvements as shown on a 3 page set of drawings entitled "Site Development Plan for SOMA 2014 LLC" prepared by Cronin Engineering, P.E., P.C. latest revision dated April 8, 2015, and

WHEREAS, the subject property of 1.58 acres is located at 2065 Albany Post Road (Route 9A), is zoned HC/9A Highway Commercial/Multi-Family Residential and is designated on the Town of Cortlandt Tax Maps as Section 55.13, Block 2, Lots 16 & 17,, and

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated December 17, 2014, and

WHEREAS, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on May 5, 2015 at 7:00 p.m., and

WHEREAS, the Public Hearing Notice for this application was published in the "Journal News" and in the "Gazette", and

WHEREAS, the subject Public Hearing Notice was mailed to adjacent and across the street property owners and the subject property was posted with a sign giving notice of the public hearing, and

WHEREAS, the applicant is seeking Site Development Plan Approval for a change of use from a jewelry manufacturing facility to a martial arts school and a tutoring center with 33 proposed parking spaces, and

WHEREAS, the building will house taekwondo classes of approximately 25 students generally beginning after school with the students bused to the site from school and with pick-up done by parents, tutoring classes with approximately 15 students at a time with staggered schedules that

(continued on page 2)

will generally be held in the afternoon and early evening and classes and special events such as birthday parties, and

WHEREAS, the subject property already contains an existing building which will be modified with additional windows, building signage, modifications to the entryway and building repair and painting, and

WHEREAS, the subject site already contains an asphalt parking area that will be repaved and re-striped with directional arrows, and

WHEREAS, the layout of the parking area was revised to eliminate some proposed parking spaces, widen travel lanes and provide better areas for vehicles to turnaround, and

WHEREAS, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Architectural Advisory Council, the Town Engineering Division, the Town Code Enforcement Division and the Fire Advisory Board, and

WHEREAS, the Architectural Advisory Council reviewed the proposed elevations as shown on the construction details sheet CD 3.1(latest revision dated 4/18/15) and had no comments, and

WHEREAS, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the subject application at the public hearing, and

WHEREAS, the Planning Board conducted a site inspection of the subject premises.

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory

fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.

4. The proposed action will not result in the creation of a material conflict with the adopted 2004 Town Comprehensive Master Plan and Town Zoning Ordinance.

5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.

6. The proposed action will not significantly impact the use of either the quantity or type of energy.

7. The proposed action will not create a hazard to human health.

8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.

10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.

11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action.

NOW THEREFORE BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part I of the Short Environmental Assessment Form (EAF) prepared by Ron Wegner, P.E. dated December 17, 2014 and Part II of the Short EAF prepared by the Planning Division dated May 5, 2015 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

FURTHER BE IT RESOLVED that the application of SOMA 2014 LLC for Site Development Plan approval for a change of use from a jewelry manufacturing facility (Doskow) to a martial arts school and a tutoring center located in an existing building, and for parking lot improvements, building modifications and other site improvements as shown on a 3 page set of drawings entitled "Site Development Plan for SOMA 2014 LLC" prepared by Cronin Engineering, P.E., P.C. latest revision dated April 8, 2015 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension**, and

FURTHER BE IT RESOLVED that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1)

year, upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.

CONDITIONS AND MODIFICATIONS:

1. Obtain the required signature from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit (a) two prints and the mylar of said drawing to the Planning Office following the Planning Board Chairman's signature on the site plan mylar (b) Submit an as-built survey in AutoCAD file in digital format prior to obtaining a Certificate of Occupancy (CO).
2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.
3. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required State, County and Town permits obtained prior to beginning any related work on the subject property.
4. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of two thousand five hundred dollars (\$2,500). Said security shall be in the form of a Irrevocable Standby Letter of Credit as required by Town Board Resolution No. 257-90 or a cash deposit pursuant to the terms of the Cash Deposit Form as approved by Town Board Resolution No. 190-04. Said security to be in effect for a period of not less than two years from the date thereof. Said security shall be extended as required by the Town if all improvements are not completed within 2 years from the date thereof. Prior to the release of the signed Site Development Plan by the Planning Division said Letter of Credit or cash deposit shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division.
5. Payment of a 5% inspection construction monitoring fee to the town based on the on-site and off-site construction costs including grading, roads, soil and erosion controls, utilities, site clearing, tree removal, planting and all other improvements pursuant to Resolution 114-00 of the Cortlandt Town Board.

(continued on page 6)

6. The applicant shall submit a complete landscape plan for the subject site to the satisfaction of the Director of Technical Services.
7. The applicant shall submit a copy of a Phase I Environmental Assessment Report for the subject property prior to the issuance of the building permit.
8. The applicant is advised a tree removal permit will be required during the building permit application process if 4 or more trees are proposed to be removed as per Chapter 283 of the Town Code (Trees).
9. The applicant shall submit a photometric plan to the satisfaction of the Director of Technical Services.
10. Revise the subject drawing to show continuous curb at the site entrance to the satisfaction of the Director of Technical Services.
11. The applicant is advised that all roof leaders shall be discharged to landscaped areas to the satisfaction of the Director of Technical Services.

TO BE CONSIDERED FOR ADOPTION: MAY 5, 2105



Copies 7 Planning Board
 Town Board
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 Legal Dept.
 DOTS Director
 C.A.C.

David J. Cooper
 Jody T. Cross
 Marsha Rubin Goldstein
 Jeremy E. Kozin
 Helen Collier Mauch
 Daniel M. Richmond
 Brad K. Schwartz
 Lisa F. Smith
 David S. Steinmetz
 Krista E. Yacovone
 Michael D. Zarin

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

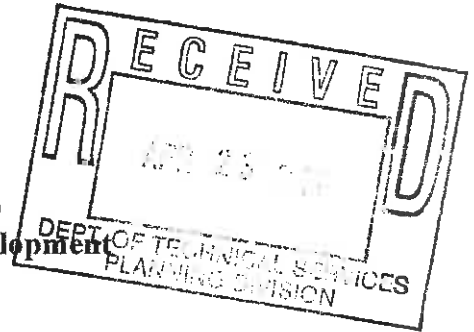
April 23, 2015 A.R.C.
 Applicant

 Sent 4/23/15

By Email and Regular Mail

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

Re: **Acadia Cortlandt Crossing LLC ("Acadia")**
Proposed "Cortlandt Crossing" Retail Development
PB No. 14-13



Dear Chairman Taylor and Members of the Planning Board:

We represent Acadia in connection with its approximately 36-acre property located at 3144 East Main Street (Route 6), across from the Cortlandt Town Center. We make this submission in advance of the Site Plan Public Hearing on May 5th.

As you are likely aware, the Town Board (as Lead Agency) adopted a Resolution on April 14, 2015, which requested that a "smaller sized building and layout be reviewed" in response to the public comments on the DEIS, including comments from the Planning Board. The Resolution also states, in sum, that the Planning Board should review a reduced-sized plan of no more than 130,000 square feet of construction.

Acadia is pleased to submit a Revised Site Plan that is consistent with the Town Board's Resolution, and responsive to the community's input during the DEIS hearings. The Revised Site Plan will be the preferred plan that is studied in the FEIS. Some highlights of the Revised Site Plan include:

- 23% reduction in square footage to approximately 130,000 sf
- Increased buffer between the Project and residential neighbors

- Maximum height will be 35 feet as permitted by zoning; the revised plan removes the proposed second story commercial space
- Elimination of rear parking lot
- Enhanced wetlands conservation in rear of site
- Fewer potential environmental impacts, including those related to noise, lighting, traffic
- Continued commitment to the current estimate of approximately \$4,850,000 in off-site public infrastructure improvements, including Baker Street Intersection, Cortlandt Boulevard, and Sanitary Sewer Upgrades
- Continued commitment to building a high-quality shopping center that incorporates well-thought-out architectural features, including contemporary architecture and landscaping, and is compatible with surrounding land uses.

With the reduced size of the proposed shopping center, it is no longer feasible to locate the daylighted stream in the parking lot where spaces are at a premium. The stream daylighting is now proposed in the northeastern corner of the project site. Acadia believes that daylighting the stream in this location would be more environmentally sensitive, and will result in a more aesthetically pleasing and enjoyable feature.

At this time, a comprehensive analysis is being completed by both Acadia and its consultants to determine the full range of socio-economic benefits that would be realized from the Revised Site Plan. The Project will still result in positive impacts on job creation (both during and post-construction), and school district and municipal revenues. Acadia will present this updated information in the FEIS.

Acadia looks forward to presenting the Revised Site Plan at the May 5th Public Hearing, and receiving feedback from your Board and the public that evening. Acadia is confident that this significant reduction in size will address most, if not all, of the concerns raised during the DEIS comment period. Acadia welcomes the Board's feedback on May 5th so that it may incorporate your comments into the plan that will be studied in the FEIS. Acadia intends to submit the FEIS to the Town Board sometime in May, and continue to advance all review processes diligently.

Respectfully submitted,

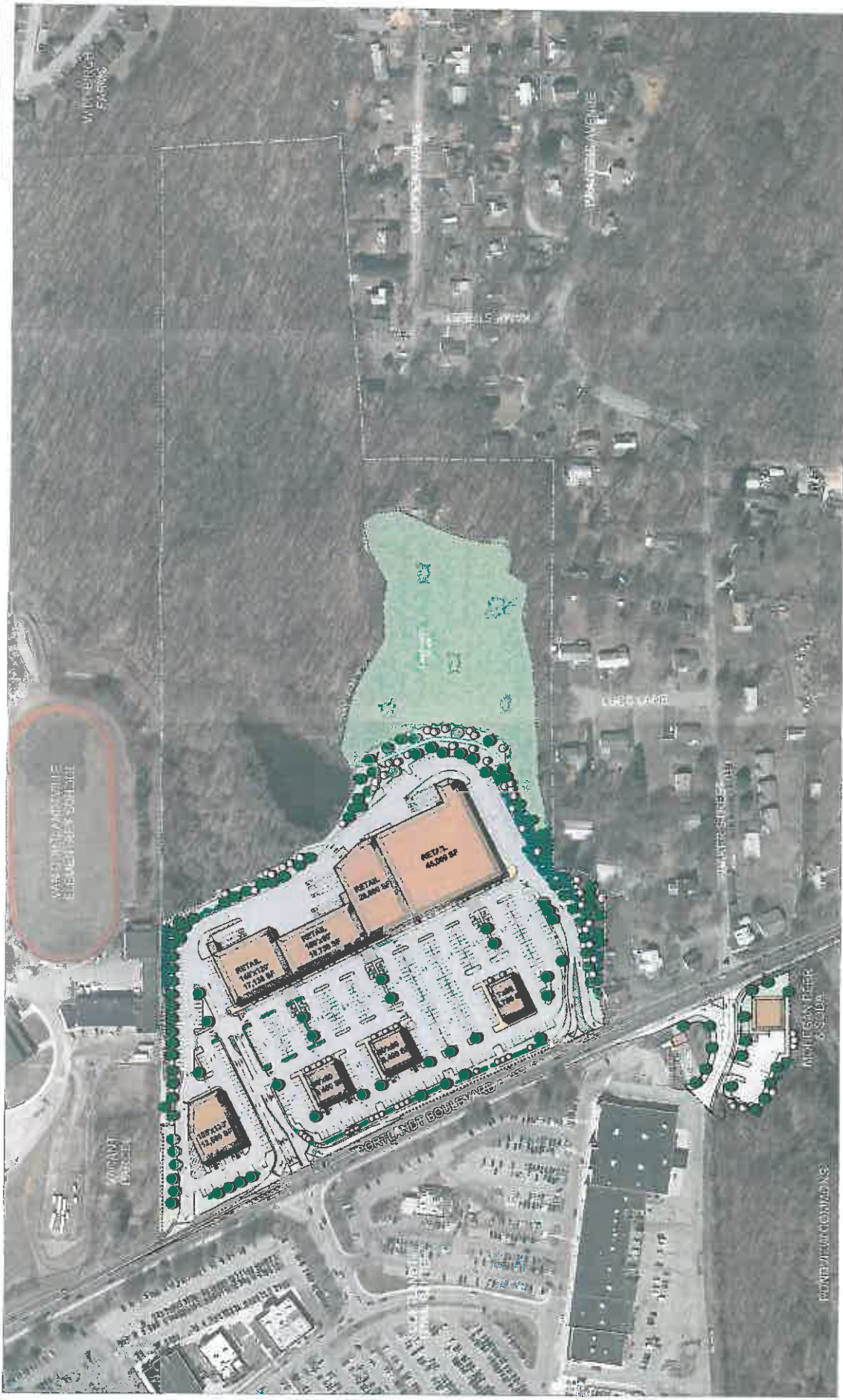
ZARIN & STEINMETZ

By: _____

David S. Steinmetz
Brad K. Schwartz

Encls.

cc: John J. Klarl, Esq.
Thomas F. Wood, Esq.
Ed Vergano, P.E.
Chris Kehoe, AICP
Mr. John Swagerty/Mr. Matt Harrison
Jerry M. Schwalbe, P.E./Matthew N. Steinberg, AICP



SITE DEVELOPMENT PLAN
 CORTLAND CROSSING
 TOWN OF CORTLAND, NEW YORK

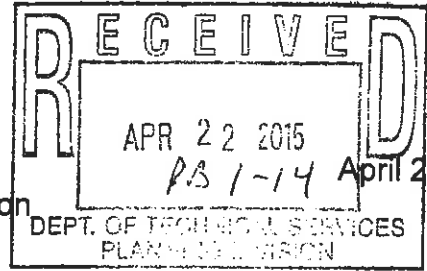
APRIL, 2015



DIMNEY • TUNG • SCHWABE ARCHITECTS
 300 WEST 14TH STREET
 NEW YORK, NY 10011
ACADIA ZARRIN & STEINMETZ

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



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

Hand Delivered

Re: Proposed Private Driving Range and Teaching Facility
Hudson National Golf Club
Section 67.08, Block 1, Lot 31, Town of Cortlandt, New York

Dear Chris:

Please find enclosed the following information in application for Site Plan Approval and Special Permit:

1. 11 copies of the "Wetland and Habitat Assessment" prepared by Steve Marino of Tim Miller Associates, Inc.

While this is a complete assessment of site conditions, this material also describes the mitigation proposed for project.

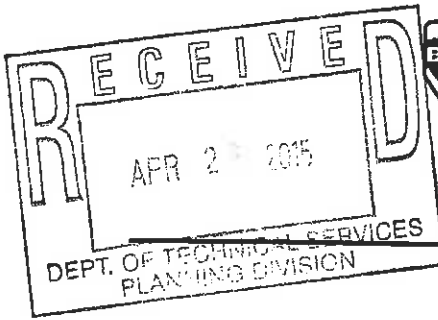
Submitted by:

A handwritten signature in black ink that reads "Ralph G. Mastromonaco".

Ralph G. Mastromonaco

Bob Davis, Esq.
Theron Harvey
Alan Milton

Copies 7 Planning Board
..... Town Board
..... Zoning Board
..... 1 Legal Dept. (over 11/17)
..... 1 DOTS Director
..... 1 C.A.C. (via e-mail)
..... A.R.C.
..... Applicant
..... 1 Steve Marino
.....
Sent 4/22/15



BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

2240 SAW MILL RIVER ROAD
ELMSFORD, NY 10523
(914) 592-4520
(914) 592-5068(FAX)

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 - Zoning Board
 - Legal Dept.
 - DOTS Director
 - C.A.C. via e-mail
 - A.R.C.
 - Applicant
 - Fred Wells, A.A.
 - Budy + Watson ✓
- Sent 7/24/15

April 19, 2015

Town of Cortlandt Planning Board
ATTN: Chris Kehoe
1 Heady Street
Cortlandt Manor, NY 10567

PB 4-17

Work Location: Abee Rose Subdivision

Dear Mr. Kehoe:

An inspection was performed on the above referenced site to review the additionally tagged trees and enter the species, size and general condition into an inventory form to document the current condition of trees on the site. The trees were also inspected to determine the overall condition and general makeup of the forested parts of the site as requested by the Planning Board.

The overall effort to tag the additional trees on site appears to have been done thoroughly by the engineering firm. There were very few trees over 4" in DBH that were not tagged in the field, therefore, we were able to record pretty much every tree on site that would fall within the parameters of the Town Code for Tree Preservation. I was able to locate all 530 additional trees in the field as shown on the plans.

In a general assessment, the trees consisted mostly of native species. There are very few evergreen trees on site and the forest is almost entirely deciduous. The dominant species were Oak (White, Red & Chestnut), Hickory, Black Birch and Maples (Red and Sugar). There were also lesser numbers of Tulip Poplar, American Elm, American Beech and White Ash. The trees on site were mainly in the middle age category with a few scattered trees that were very mature in age. The forest is skewed towards mostly older mature trees and very few younger trees in existing. This is due to extensive deer browsing of any young plants that start to emerge.

There were a few instances of trees with Phytophthora Cankers and Ambrosia Beetles but there were not any other real widespread insect or disease pressures throughout the site.

Hilltop Road Site

All of the additional 530 trees were located on this larger portion of the Abee Rose plans and were located to the north of the previously drawn building sites numbered 1,2 and 3. The trees are mainly located on a series of rocky outcrops and steep grades with a few existing flat areas. A portion of the trees are in poor condition where they are growing on rocky ledges. The overall health is good and consistent with the previously surveyed sections of the property in terms of

their condition. If the expansion of construction is required into this area it would be hard to retain many trees as the removal of rock would be immensely disturbing. I observed what appeared to be locations where test holes had been drilled and if the septic systems were to be located in these areas there would not be much significant tree loss. There are several specimen trees and a couple smaller groups of nice plants but it is hard to assess what impact will they will be under until a more detailed drawing of the proposed locations of houses, driveways and septic systems is provided.

Maple Avenue Site

This site is located off Maple Avenue and has one proposed housing site. There were not any additional trees tagged on this site and so I did not make any additional inspection of this area.

Summary

The total number of trees to be removed and impacted as a result of the additionally proposed plan cannot be exactly determined with what we currently have but it is clear some trees will need to be removed. The expansion of the site may provide some ability to reduce tree removals at the front sides of the proposed properties and may provide a little more in the way of option for lay out. I cannot say for sure which of these trees could be preserved until we see the next phase of drawings.

If you have any questions please feel free to give me a call.

Sincerely

Trevor Hall
Bartlett Tree Experts
ISA Certified Arborist PD0269

CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123 Fax (914) 245-5670

Mr. Chris Kehoe, AICP
Deputy Director
Department of Technical Services
Town of Cortlandt Town Hall
One Heady Street
Cortlandt Manor, New York 10567

Re: Earthcon Equipment and Realty Inc.
Garden Supply Center
2279 Crompond Road (34.06-3-14)

Dear Mr. Kehoe:

7
Copies Planning Board
April 22, 2015
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 4/21/15

Enclosed please find ten (10) copies of a plan entitled Garden Supply Center prepared for Earthcon Equipment and Realty Inc., dated October 29, 2012, last revised April 21, 2015.

The Earthcon Garden Supply Center was last discussed at the January 6, 2015 Planning Board meeting. During that meeting, the Planning Board expressed their concerns regarding the large quantity of stone stored in area designated for seasonal bulk storage. Subsequent to the meeting, some of the stone was moved into the bins, and some of the material has been sold.

The dimensions of the storage area are now shown on the plan, which will better enable the Town determine compliance with the approved plan. The plan shows a storage pile 30 feet by 40 feet. Large rocks are presently stored in this area; however, other materials purchased in bulk may also be stored in this area.

Should you have any questions or require additional information, please call.

Sincerely,



Daniel A. Ciarcia
DAC: mc
cc: Kevin Fraioli

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APR 23 2015

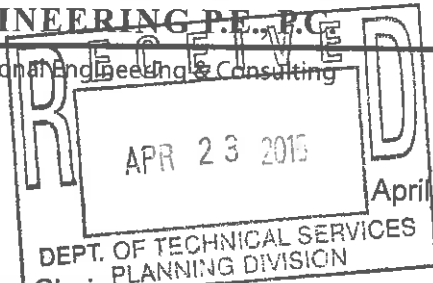
DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION



CRONIN

ENGINEERING P.E., P.C.

Professional Engineering & Consulting



April 23, 2015

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

Re: PB 7-14, Amended Site Development Plan
Building Plan for Appian Way Ventures, LLC
260 Madeline Avenue

39 Arlo Lane
Cortlandt Manor, NY 10567

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

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..... Applicant
.....
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Sent 4/29/15

Dear Ms. Taylor and Members of the Planning Board:

Find enclosed the following information for the above referenced project:

1. Twelve copies of the plan entitled "Tenant / Use layout Plan – Building Plan for Appian Way Ventures, LLC", sheet SP-1.1. This plan was prepared by this office and is dated April 21, 2015.
2. Twelve copies of the plan entitled "Existing Condition Plans – Proposed Site Development form Appian Way Ventures, LLC.", sheet EC-101. This plan was prepared by the office of Gemmola & Associates Architects / Planners and is dated May 5, 2009, last revised May 22, 2009.

The above materials are being submitted in accordance with approving resolution 4-15 for the site granted on February 3, 2013. Specifically, these plans are to address condition 4 of the approving resolution which states "An application shall be made to remove the illegal tenant(s) located elsewhere in the building as cited by the Town Code Division or make an application to the Planning Board to legalize said tenants immediately and expeditiously advance this application(s) through the Planning Board Process. This condition will not be met until said application(s) is filed or the illegal tenants are removed". The plans by Gemmola & Associates are being submitted as documentation of the tenants that were previously approved by the Planning Board in 2009. The current plans by this office are being submitted to illustrate the current uses of the site.

A comparison of the two plans shows that the majority of the tenants have remained the same since the previous approval for the site. Liberty Press, space 156, Randy S. King Marina, space 146, Best Boyds, space 138, Hollow State Electric, space 140, Komodo Reptiles, spaces 142, 133, 135 and 137, Gam World, space 136, Sierra Sunset, space 134, R&A Landscaping, space 130, K&L Fabrication, spaces 122 and 123, Canine Kindergarten, space 100, Precision Boats, space 155, Auto Repair, space 151, Harvey Hutter & Co., spaces 145 and 200 and Metro Wood in space 125 have all remained where they were previously approved in 2009. Specialty Crafters has moved from space 888 on the West side of the building to the formerly vacant space 147 on the East side of the building. Formerly vacant space 120 is now occupied by Westchester Spray Zone as the subject of original PB 7-14 application.

Besides the move of Specialty Crafters and the addition of Westchester Spray Zone, the only other changes to the occupancy of the building include the addition of Auto Repair in space 888 which was vacated by the relocated Specialty Crafters and the addition of Light Welding and Auto Repair in the previously vacant space 159. The occupancies of the building are as provided by the applicant, Appian Way Ventures, LLC.

Please place this item on the June 2, 2015 Planning Board agenda. 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,



Ronald Wegner
Cronin Engineering P.E. P.C.

cc: Robert Losier
file