

Right to Know / FOIL

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**TOWN OF CORTLANDT
PLANNING BOARD APPLICATION**

CHECK APPROVAL(S) REQUESTED

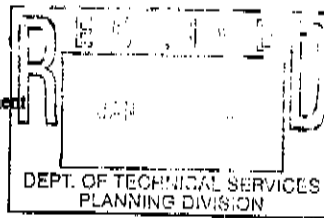
- ☐ Lot Line Adjustment
☐ Preliminary Subdivision
☐ Conventional
☒ Cluster-open space
☐ Final Subdivision
☐ Site Development Plan
☐ Site Development Plan Amendment
☐ Special Permit
☐ Wetlands Permit
☐ Steep Slopes Permit
☐ Tree Removal Permit

For Official Use Only:

PB No. 4-08

Date Received 1/12/12

Fee Paid \$1,000.00



1. Name of Proposed Development GRAGERT SUBDIVISION
2. Name of Applicant KEVIN H GRAGERT Phone 845-284-2172
Address 89 KRAMERS POND RD POTNAM VALLEY NY 10579
Street No. & Name Town State Zip
3. Owner of Record KEVIN H GRAGERT Phone (845) 284-2172
Address 89 KRAMERS POND RD POTNAM VALLEY NY 10579
Street No. & Name Town State Zip
4. Engineer/Architect JOHN KALIN D.C. ENGINEERING Phone 845-855-2000
Address 3 MEMORIAL AVE PAWLING NY 12564
Street No. & Name Town State Zip
5. Land Surveyor JOHN H DECKER LS. DECKER SURVEYING Phone 845-752-4442
Address 292 FRALEIGH LN. RED HOOK NY 12571
Street No. & Name Town State Zip
6. Attorney IRWIN J KAVY Phone (914) 762-6625
Address 573 NORTH STATED BRARDIFFMAN NY 10510
Street No. & Name Town State Zip
7. Site Location: On the OFF FOWLER side of ERNEST RD (CORNER ERNST & FOWLER)
(direction) (street)
_____ feet _____ of _____
(direction) (street)
8. Tax lot designation: Section: 29/12.11 Block 1 Lot(s) 27
9. Total Area: 11.591 No. of Lots 3 Sq. Ft. of Building _____
Zoning Dist. R-40 Proposed Use RESIDENTIAL No. Of Parking Spaces _____
10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: _____ Res. # _____

PLEASE CHECK APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period.
See instructions item # 4. YES ☒ NO ☐

CONFIRMATION ALL TAXES PAID: _____

Date: 1-12-12

STATE OF NEW YORK:)
COUNTY OF WESTCHESTER:) SS
TOWN OF CORTLANDT)

I, KEVIN H GRAGERT hereby depose and say that all the above statements and the statements contained in the papers submitted

(please print name)

herewith are true.

(signature) Kevin H Gragert

Mailing Address _____

SWORN to before me this

28th day of December 2002011

NOTARY PUBLIC _____

ROBERT E. KATON
NOTARY PUBLIC, State of New York
No. 2407473
Qualified in Sullivan County
Commission Expires August 21, 2014

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 was submitted by **Kevin Gragert** for 2 lot major subdivision of 11.59 acres as shown on a drawing entitled "Gragert Subdivision – Subdivision Plat" prepared by John Harris Decker, LS latest revision dated February 17, 2012 and on a drawing entitled "Gragert 2 Lot Subdivision Plan" prepared by John Kalin, P.E. latest revision dated April 14, 2011, and

WHEREAS, the subject property of 11.59 acres is zoned R-40, single family residential, is located on the east side of Ernst Road at the intersection with Fowler Road and also has access through Putnam Valley off of Elm Road and is designated on the Town of Cortlandt Tax Maps as Section 12.11, Block 1, Lot 27, and

WHEREAS, the requirements for Preliminary Layout approval in Chapter 265, (Subdivision Regulations) of the Town of Cortlandt Code have been met by said subdivision application and Preliminary & Final Plat, and

WHEREAS, a Public Hearing was held as required by Section 265 of the Town Code and Section 276 of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on July 6, 2011, and

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

WHEREAS, on August 2, 2011 by Resolution 20-11 the Planning Board granted conditional Preliminary Plat Approval to the subject application, and

WHEREAS, said plat contains the approval of the Westchester County Department of Health, and

WHEREAS, the Planning Board reviewed the record of this application and of preliminary plat approval and deems the subject final plat to be in substantial agreement with the approved preliminary plat, therefore no final public hearing is required for this application.

NOW THEREFORE BE IT RESOLVED, that the application of **Kevin Gragert** 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 for a 2 lot major subdivision of 11.59 acres as shown on a drawing entitled "Gragert Subdivision – Subdivision Plat" prepared by John Harris Decker, LS latest revision dated February 17, 2012 and on a drawing

entitled "Gragert 2 Lot Subdivision Plan" prepared by John Kalin, P.E. latest revision dated April 14, 2011 be **approved** subject to the modifications and conditions listed below, and the Chairman of the Planning Board be authorized to endorse approval of said Final Plat upon compliance by the applicant with such conditions as listed below. However, if such conditions are not complied with within one hundred and eighty (180) days from the date of this Resolution, the Final Plat shall be deemed expired, unless extended by the Planning Board, by timely request by the applicant, for additional periods of ninety (90) days each, and

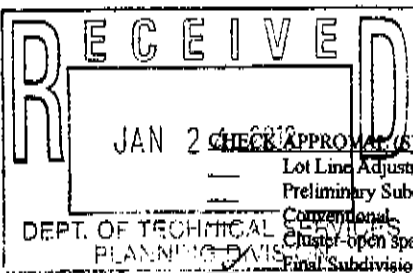
FURTHER BE IT RESOLVED, in accordance with law, the approval or approval with conditions of any Final Plat shall expire within sixty two (62) days of the date of the signature of the Chairman of the Planning Board on the Final Plat if said Final Plat has not been filed in the Office of the County Clerk. Conditional approval of the Final Plat does not entitle the owner to file said Final Plat until the listed conditions are accomplished and the Chairman signs the Final Plat.

CONDITIONS AND MODIFICATIONS:

1. Submit (a) a mylar transparency and two prints of the subdivision plat to the Planning Office following the Planning Board Chairman's signature prior to filing the final subdivision plat in the County Clerk's office (b) an electronic AutoCAD file or a CD of the final plat.
2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid in compliance with the Town Code.
3. Provide the Planning Board with an affidavit confirming that title to all of the premises located within the proposed subdivision remain in the applicant or its successor in interest as to the entire parcel which was the subject of this application.
4. No excavation, tree removal or site work other than that required for preliminary Health Department investigation shall be permitted until the final plat is approved and all applicable conditions of Final Plat Approval are satisfied.
5. Prior to the Chairperson signing the Final Plat the applicant shall fund, in the amount of \$2,500, the Town's consulting arborist to review the proposed tree removals and the location of the proposed soil stockpile areas, develop tree protection details, make recommendations for the preservation and enhancement of the existing trees in the wetland buffer located behind the proposed house on Lot 1 and make recommendations for possible minor changes to driveway locations, house site and septic areas to be completed at the time of building permit application to protect significant trees to the satisfaction of the Director of Technical Services.

6. Prior to the Chairperson signing the Final Plat the applicant shall fund, in the amount of \$2,500, the Town's wetland consultant to develop a plan for the restoration and clean-up of the wetland buffer located behind the proposed house on Lot 1 to be completed by the applicant/builder of the house on Lot 1 at the time of the building permit application.

TO BE CONSIDERED FOR ADOPTION: MARCH 6, 2012



**TOWN OF CORTLANDT
PLANNING BOARD APPLICATION**

CHECK APPROPRIATE(S) REQUESTED

- ☐ Lot Line Adjustment
☐ Preliminary Subdivision
☐ Conventional
☐ Cluster-open space
☐ Final Subdivision
☐ Site Development Plan
☐ Site Development Plan Amendment
☐ Special Permit
☐ Wetlands Permit
☐ Steep Slopes Permit

For Official Use Only:

PB No. _____
Date Received 1/24/12
Fee Paid \$1,500

1. Name of Proposed Development Radio Estates
2. Name of Applicant Percy & Barbara Montes Phone 914 906 7991
Address 18 Radio Terrace
Street No. & Name Town State Zip
3. Owner of Record Percy & Barbara Montes Phone 914 906 7991
Address 7 Kingster Ave Cortlandt Manor NY 10567
Street No. & Name Town State Zip
4. Engineer/Architect Boddy & Watson Phone 1-845-265-9217
Address 3063 Route 6, Cold Spring NY 10516
Street No. & Name Town State Zip
5. Land Surveyor H Stanley Johnson & Co Phone 914 341 3872
Address 42 Smith Ave Mt Kisco NY 10549
Street No. & Name Town State Zip
6. Attorney _____ Phone _____
Address _____
Street No. & Name Town State Zip
7. Site Location: On the _____ side of _____
(direction) (street)
_____ feet _____ of _____
(direction) (street)
8. Tax lot designation: Section: 23.5 Block 4 Lot(s) 1
9. Total Area: _____ No. of Lots _____ Sq. Ft. of Building _____
Zoning Dist. _____ Proposed Use _____ No. Of Parking Spaces _____
10. If this application is for a cluster-open space subdivision give date and
Resolution number of Town Board authorization. Date: _____ Res. # _____

PLEASE CHECK APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4. YES ☐ NO ☐

CONFIRMATION ALL TAXES PAID: _____

Date: 1-30-2012

STATE OF NEW YORK:)
COUNTY OF WESTCHESTER:) SS
TOWN OF CORTLANDT)

BEN hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address _____

SWORN to before me this

24th day of January, 2012

NOTARY PUBLIC

JUDITH A. HERMESCH

Notary Public, State of New York

No. 01HE5065124

Qualified in Westchester County
Commission Expires 9-3-2014

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) was submitted by **Percy & Barbara Montes** for a 5 lot major subdivision of a 8.760 acre parcel of property as shown on a Final Plat entitled "Subdivision of Property Known as Radio Estates", prepared by Robert S. Johnson, L.S. dated January 17, 2012 and on drawings entitled "Improvement & Integrated Plot Plan for Subdivision of Radio Estates", and "Profiles & Details latest revision dated December 20, 2011 and "Erosion and Sediment Control Plan" latest revision dated November 4, 2011 all prepared by **Badey & Watson, P.C.** , and

WHEREAS, the subject property is located at the end of Radio Terrace and designated on the Town of Cortlandt Tax Maps as Section 23.05, Block 4, Lot 1, and

WHEREAS, the requirements for Preliminary Layout approval in Chapter 265, (Subdivision Regulations) of the Town of Cortlandt Code have been met by said subdivision application and Preliminary & Final Plat, and

WHEREAS, a Public Hearing was held as required by Section 265 of the Town Code and Section 276 of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on August 5, 2008, and

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

WHEREAS, on September 3, 2008 by Resolution 44-08 the Planning Board granted conditional Preliminary Plat Approval to the subject application, and

WHEREAS, said plat contains the approval of the Westchester County Department of Health, and

WHEREAS, the Planning Board reviewed the record of this application and of preliminary plat approval and deems the subject final plat to be in substantial agreement with the approved preliminary plat, therefore no final public hearing is required for this application.

NOW THEREFORE BE IT RESOLVED, that the application of **Percy & Barbara Montes** 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 for a 5 lot major subdivision of a 8.760 acre parcel of property as shown on a Final Plat entitled "Subdivision of Property Known as Radio Estates", prepared by Robert S. Johnson, L.S. dated January 17, 2012

and on drawings entitled "Improvement & Integrated Plot Plan for Subdivision of Radio Estates", and "Profiles & Details" latest revision dated December 20, 2011 and "Erosion and Sediment Control Plan" latest revision dated November 4, 2011 all prepared by Badey & Watson, P.C. be **approved** subject to the modifications and conditions as listed below, and the Chairman of the Planning Board be authorized to endorse approval of said Final Plat upon compliance by the applicant with such conditions as listed below. However, if such conditions are not complied with within one hundred and eighty (180) days from the date of this Resolution, the Final Plat shall be deemed expired, unless extended by the Planning Board, by timely request by the applicant, for additional periods of ninety (90) days each, and

FURTHER BE IT RESOLVED, in accordance with law, the approval or approval with conditions of any Final Plat shall expire within sixty two (62) days of the date of the signature of the Chairman of the Planning Board on the Final Plat if said Final Plat has not been filed in the Office of the County Clerk. Conditional approval of the Final Plat does not entitle the owner to file said Final Plat until the listed conditions are accomplished and the Chairman signs the Final Plat.

CONDITIONS AND MODIFICATIONS:

1. Submit (a) a mylar transparency and four prints of the subdivision plat to the Planning Office following the Planning Board Chairman's signature prior to filing the final subdivision plat in the County Clerk's office (b) an electronic AutoCAD file or a CD of the final plat.
2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid in compliance with the Town Code.
3. Provide the Planning Board with an affidavit confirming that title to all of the premises located within the proposed subdivision remain in the applicant or its successor in interest as to the entire parcel which was the subject of this application.
4. No excavation, tree removal or site work other than that required for preliminary Health Department investigation shall be permitted until the final plat is approved and all applicable conditions of Final Plat Approval are satisfied.
5. Posting of a combined soil erosion & maintenance security in the amount of \$5,000. Said security to be in effect for a period of not less than full build out of all lots. Prior to the signing of the Final Plat by the Planning Board Chairperson said security 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. Any security or performance collateral required to be posted

shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.

6. Posting of a performance security for a period of 3 years in the form of an 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, in an amount to be approved by the Director of Technical Services guaranteeing the completion of all site improvements and the certified installation of the proposed monuments as shown on said improvement drawings and final plat within three years from the effective date of said security or in the alternative the completion of said improvements and the submission of an as-built survey. Said security shall be extended as required by the Town if all improvements are not completed within 3 years from the date thereof. Prior to the Planning Board Chairperson signing the subdivision plat said Letter of Credit or cash deposit shall be submitted to and approved by the Town Department of law which will be forwarded to the Town Clerk and a copy to the Planning Division of the Department of Technical Services.

7. Payment of a 5% inspection construction monitoring fee to the town based on the on and off-site construction costs including grading, roads, water quality and detention basins, soil and erosion controls, retaining walls, utilities, site clearing, tree removal, planting and all other improvements pursuant to Resolution 114-00 of the Cortlandt Town Board. It should be noted that County Health Department certification for the installation of water lines must be provided by the owner.

8. Payment to the Town of Cortlandt of a \$18,000 recreation fee.

TO BE CONSIDERED FOR APPROVAL: MARCH 6, 2012

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 21-05**

RESOLUTION NO. 7-12

WHEREAS, the application of **Jesse Stackhouse and John DeJulio** for Planning Board approval of a Final Plat pursuant to Sections 276, 277 and 280a of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code for a 5 lot major subdivision of a 6.6 acre parcel of land with a lot line adjustment with the adjacent property owned by Shimon and Joyce Bendavid as shown on a final plat entitled "Subdivision Map known as Hillside Estates" latest revision dated October 20, 2008 and a drawing entitled "Improvement & Integrated Plot Plan for Hillside Estates", latest revision dated October 22, 2008 both prepared by Badey & Watson, P.C. was approved by Planning Board Resolution 8-09 adopted on March 3, 2009, and

WHEREAS, the subject property is located on the north side of Locust Avenue, 500 feet east of Gabriel Drive and is designated on the Town of Cortlandt Tax Maps as Section 23.12, Block 1, Lot 8, and

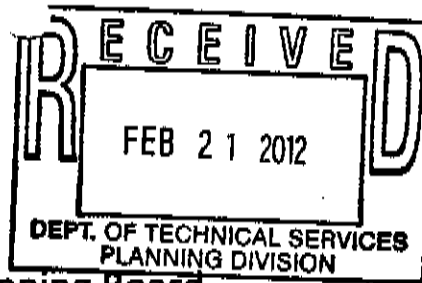
WHEREAS, by Resolutions 40-10, 59-10, 7-11, 12-11, 23-11 & 32-11 the Planning Board previously granted six (6) 90-day time extensions of the final plat approval the latest of which expired on February 28, 2012, and

WHEREAS, by letter dated February 21, 2012 Jesse Stackhouse requested the 7th 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED, that the request of Jesse Stackhouse for the 7th 90-day time extension of the above mentioned Final Plat is hereby granted said time extension to expire on May 23, 2012.

TO BE CONSIDERED FOR ADOPTION: MARCH 6, 2012

February 21, 2012



Town of Cortlandt Planning Board
One Heady Street
Cortlandt Manor, NY 10567

Ref: Stackhouse/Delulio/Ben-David Subdivision
Case #PB 21-05
Hillside Estates

Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 2/21/12

Dear Chair Lady Mrs Taylor and Board Members:

As of are last letter to the planning board in Dec we have installed are walls and graded the front part of road. We will be putting the rest of item #4 in front of road very shortly. We are still dealing with Con Edison so we can install are gas and electric next. Therefore we are asking the planning board for a seventh extension. Thank you Jesse Stackhouse/John Delulio.

Jesse Stackhouse

RECEIVED
FEB 21 2012
DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION
Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

February 21, 2012

Re: Final Subdivision Application
Michael Ryan
109 Watch Hill Road
PB 43-06

Copies 7
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 2/23/12

Dear Ms. Taylor and Members of the Board:


Enclosed find the following materials in support of the Final Subdivision Application for Michael Ryan:

- 1) Town of Cortlandt Planning Board Application for Final Subdivision Approval.
- 2) Check in the amount of \$1,000 as an application fee.
- 3) Ten copies of the Subdivision Map Prepared for Michael Ryan prepared by the office of Aristotle Bournazos, P.C., dated June 7, 2011, last revised February 9, 2012.
- 4) Ten copies of the plan set for the project entitled Final Subdivision for Michael Ryan, prepared by this office, Sheet IPP-1.1, Integrated Plot Plan, dated June 20, 2011, last revised December 21, 2011, Sheet EX-2.1, Existing Conditions Plan dated June 20, 2011, Sheet EC-3.1, Erosion control Plan, dated June 20, 2011, revised November 16, 2011, and Sheet UD-4.1, Details dated June 20, 2011.

Please place these items on the Agenda of the March 6th Planning Board meeting for discussion and referral to staff for approval.

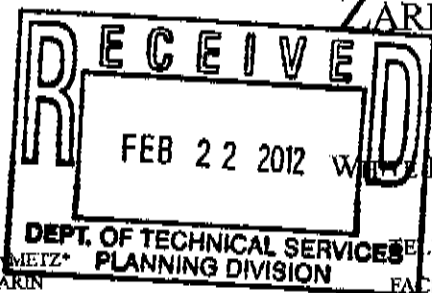
Should you have any questions or require any additional information, please do not hesitate to contact me at the above number.

Respectfully submitted,



Ronald Wegner, P.E.
Project Engineer

Cc: Michael Ryan,
File



ZARIN & STEINMETZ

ATTORNEYS AT LAW
81 MAIN STREET
SUITE 415
WHITE PLAINS, NEW YORK 10601

DAVID S. ZERINMETZ*
MICHAEL D. ZARIN
DANIEL M. RICHMOND
BRAD K. SCHWARTZ

TELEPHONE: (914) 682-7800
FACSIMILE: (914) 683-5490
WEBSITE: WWW.ZARIN-STEINMETZ.NET

* ALSO ADMITTED IN CT
* ALSO ADMITTED IN NJ
* ALSO ADMITTED IN NY

February 22, 2012

By Hand Delivery

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

Re: Yeshiva Ohr Hameir (the "Yeshiva")
141 Furnace Woods Road; Cortlandt Manor, NY 10567
Planning Board Resolution No. 01-10

Dear Chairman Taylor and Members of the Planning Board:

The Yeshiva respectfully requests that your Board amend its Resolution No. 01-10, adopted January 13, 2010, which granted to the Yeshiva a Special Permit, Wetland Permit, Tree Removal Permit, and Site Development Plan approval, (the "Yeshiva Approval"). The Amendment of the Yeshiva Approval is required to eliminate the approved construction of an on-site wastewater treatment plant ("WWTP"), and permit the construction of an on-site pump station for a sewer line that will be installed within the municipal right-of-way, including a small gravel service road to access the pump station from Furnace Woods Road.

The proposed pump station and sewer line will be located in a previously disturbed area, where a swimming pool was once located. The pump station would be directly accessed from Furnace Woods Road. The access road will be gravel.

The amended Site Plan will also eliminate any direct wetland impacts from the Project. Under the original Site Plan, the Project would have posed minor wetland impacts to allow for the WWTP to connect to its contemplated outfall, totaling approximately 1,752 square feet. The amended Site Plan, which obviously does not require an outfall, will have no direct impacts on wetlands.

Copies 7
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... MEREDITH BLACK*
..... DAVID J. COOPER
..... JODY T. CROSS
..... ERIN T. APPLANT
..... MARSHA BURIN GOLDSTEIN
..... HELEN COLLIER MACHO
..... LISA P. SMITH
Sent 2/23/12
8 Applicant submitted 12 original over letters

The amended Site Plan would reduce the Project's disturbance of adjacent area from approximately 20,892 square feet to approximately 13,229 square feet. This reflects the fact that the amended Site Plan will not impact the wetland adjacent area where the WWTP would have been located. The wetland adjacent area that will be disturbed by the pump house is associated with a wetland consisting of a manmade ditch, which became a regulated area, and is of questionable functional value. Again, the site of the pump station is a disturbed area where a swimming pool was once located.

The access road to the pump station from Furnace Woods Road, which we understand is the Town's preference, would result in approximately 3,400 square feet of steep slope impacts. Please advise if the Board requires the submission of any additional documentation or information in connection with this activity.

The Yeshiva respectfully requests that your Board also eliminate certain conditions of the Yeshiva Approval, which are no longer applicable. In particular, Condition Number 3 of the Yeshiva Approval, which required the Yeshiva to contribute \$3,000.00 to a water monitoring program for the intermittent stream that flows through the Site, appears irrelevant to the amended Site Plan, since there will be no outfall. Condition Number 7, which required a third party operator of the WWTP, also has no bearing on the amended Site Plan. We also respectfully suggest that Condition Number 10, which requires a Wetland Monitoring Agreement, may no longer be relevant since the amended Site Plan will not have any direct wetland impacts.

Please be advised that the Yeshiva will also be returning to the State Department of Environmental Conservation ("DEC") to eliminate any reference to the WWTP, as well as any conditions related to that activity, from the Permit DEC issued for the Project.

We look forward to appearing before your Board at its March Meeting to answer any questions you may have. In the interim, as always, please do not hesitate to contact us with any questions or comments.

Respectfully submitted,

ZARIN & STEINMETZ

By: 

David S. Steinmetz

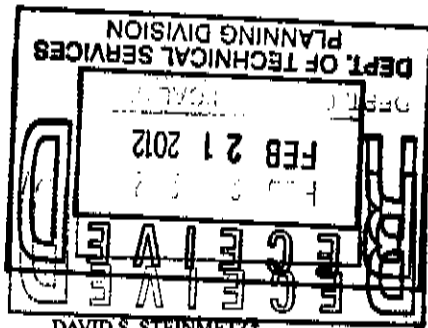
Daniel M. Richmond

DSS/mth

encs.

cc: Rabbi Elya Kanarek

Yaakov Rothberg
Yeshiva Ohr Hameir
David Wald
Tim Miller, AICP
Dan Ciarcia, P.E.
Edward Vergano, P.E.
Chris Kehoe, AICP
John Klarl, Esq.



DAVID S. STEINMETZ*
MICHAEL D. ZARIN
DANIEL M. RICHMOND
BRAD K. SCHWARTZ

* ALSO ADMITTED IN D.C.
* ALSO ADMITTED IN CT
* ALSO ADMITTED IN NJ

ZARIN & STEINMETZ
ATTORNEYS AT LAW
81 MAIN STREET
SUITE 415
WHITE PLAINS, NEW YORK 10601

TELEPHONE: (914) 682-7800

FACSIMILE: (914) 683-5490

WEBSITE: WWW.ZARIN-STEINMETZ.NET

February 21, 2012

By Hand Delivery

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: Hanover Estates

Dear Chairman Taylor and Members of the Planning Board:

We represent Mr. Seth Jacobson and his family in connection with the proposed subdivision known as Hanover Estates, regarding an approximately 35.9-acre parcel located along Croton Avenue. We make this submission in advance of the Board's March 6, 2011 Meeting. We respectfully request that the Planning Board refer this application to the Town Board that evening for authorization to review a cluster development pursuant to NYS Town Law Section 278, and Section 307-19 of the Town Zoning Ordinance.

The Jacobson family opened a dialogue with the Town early in the land use process to identify an environmentally appropriate development for the site that reasonably takes into account the interests of the Apple Hill neighbors and general public. As the Board knows, at the Town's suggestion, Mr. Jacobson agreed to participate in and fund a "Charrette" for this project. The Charrette Committee held three (3) meetings and conducted a Site Visit in fall 2011.

As explained by AKRF, Inc. at your February 2nd Work Session, and as described in detail in the January 2012 Charrette Summary Report, the Charrette Committee "reach[ed] consensus" on a "cluster subdivision of 27-lots with 17.2 acres of total site area available for town use including a multi-use sports field with associated parking." Other notable improvements that resulted from the Charrette process include a proposed boulevard entrance, elimination of a public road connection to Apple Hill Drive, removal of all lots and driveways

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

..... MERALDO BLACK*
..... DAVID J. COOPER
..... JODAT CROSS
..... ERIN F. HUNTER

..... MARSHA RUBIN GOLDSTEIN
..... HELEN COLLIER MAUCH*
..... LISA R. SMITH

Sent 2/23/12
OF COUNSEL

* Applicant submitted 12
original letters

along Croton Avenue, elimination of septic systems in favor of a sewer connection, and a 25-foot buffer between the proposed subdivision and Apple Hill Estates.

The Jacobson family is prepared to process the recommended 27-lot cluster subdivision as the Preferred Design for the project. 27 lots is the maximum density permitted under the Town's lot count calculation, the results of which were submitted to your Board last year (see Existing Conditions Plan, EX-1.1, prepared by Cronin Engineering, dated February 14, 2011). The Jacobsons had previously shown 25 lots under a conventional layout with no public sports field. They now seek permission to cluster the allowable density of 27 lots, while setting aside a total of 17.2 acres for active and passive public recreation use, based upon the outcome and recommendations of the Charrette process.

Accordingly, enclosed please find twelve (12) copies of the 27-lot cluster concept, known as Alternative 9, for the Board's review. An updated set of full subdivision drawings will be submitted at the appropriate time during the process. At this juncture, the Jacobsons respectfully request that the Planning Board refer this Application to the Town Board on March 6th simply for cluster authorization so that the Planning Board can begin its subdivision and SEQRA review of this project, and so that the review may lawfully include further study of this 27-lot cluster proposal.

We look forward to appearing on March 6th for a presentation and discussion of the cluster plan. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ

By: _____

David S. Steinmetz
Brad K. Schwartz

Encls.

cc: Thomas F. Wood, Esq./John J. Klarl, Esq.
Edward Vergano, P.E.
Chris Kehoe, AICP
Mr. Seth Jacobson
Tim Cronin, P.E.



February 21, 2012

Ms. Loretta Taylor, Chairperson, and Members of the Town of Cortlandt Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, NY, 10567

Subject: Enterprise Rent-A-Car Car Wash
2077 Cortlandt Boulevard a/k/a Route 6
Cortlandt Manor NY 10567
TM# 24.13-3-47

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

Sent 2/23/12

(Applicant submitted 12 original letters)

Dear Ms. Taylor and Members of the Board,

The Enterprise Rent-A-Car site plan was approved by the Planning Board in 1995(PB15-95). At the present time the rental cars are washed with a hose causing sheet flow. The GEOMAT Corporation, which uses a waste water recovery system that captures and reuses the waste water generated from washing the cars, is proposing a car wash structure to be located in the area where the cars are now washed, which is on a macadam surface. There will be no change in the traffic flow within the site. I have attached the map showing the original approved site plan, a new map showing the location of the structure for the car wash and a picture and details of the car wash structure. No new impervious surfaces or changes to the site plan are proposed.

I would appreciate it if you would approve the request, subject to any required variances from the Zoning Board of Appeals.

Thanking you in advance for your interest and cooperation in this matter. Please contact me if you have any questions.

Very truly yours,

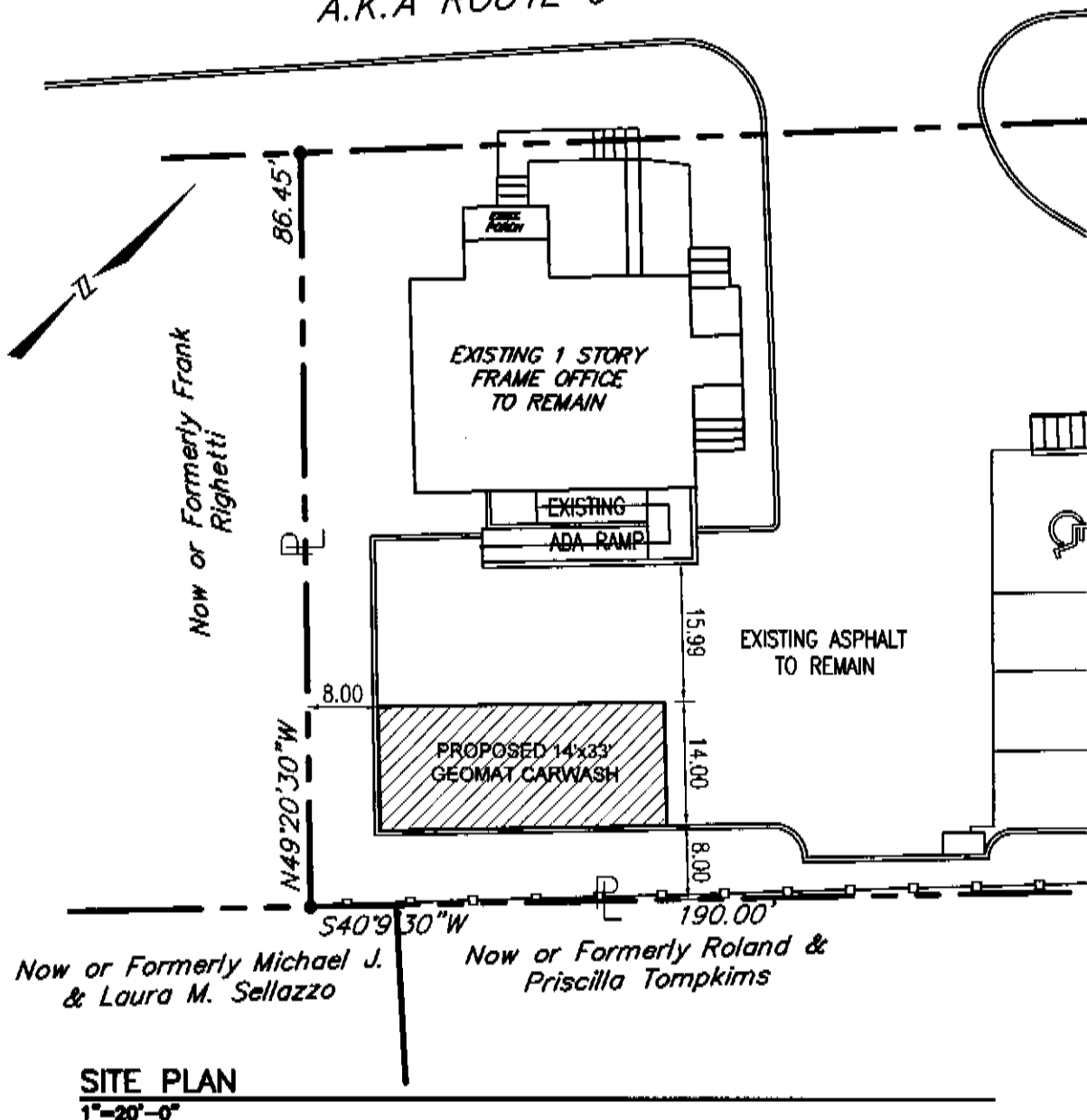
Joel Greenberg, AIA, NCARB

JLG/stow

Two Muscote Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com



CORTLANDT BOULEVARD
A.K.A ROUTE 6



ARCHITECTURAL
VISIONS PLLC

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL GREENBERG@ARCH-VISIONS.COM

P: 845-628-6613
F: 845-628-2807

PROJECT NO: 1-12-004

ISSUANCE: PLANNING BD

DATE: 21 FEB 2012

SCALE: 1"=20'

DRAWN BY: TJM

CHK'D BY: JLG



SHEET TITLE:

**PROPOSED LOCATION OF
CARWASH STRUCTURE**

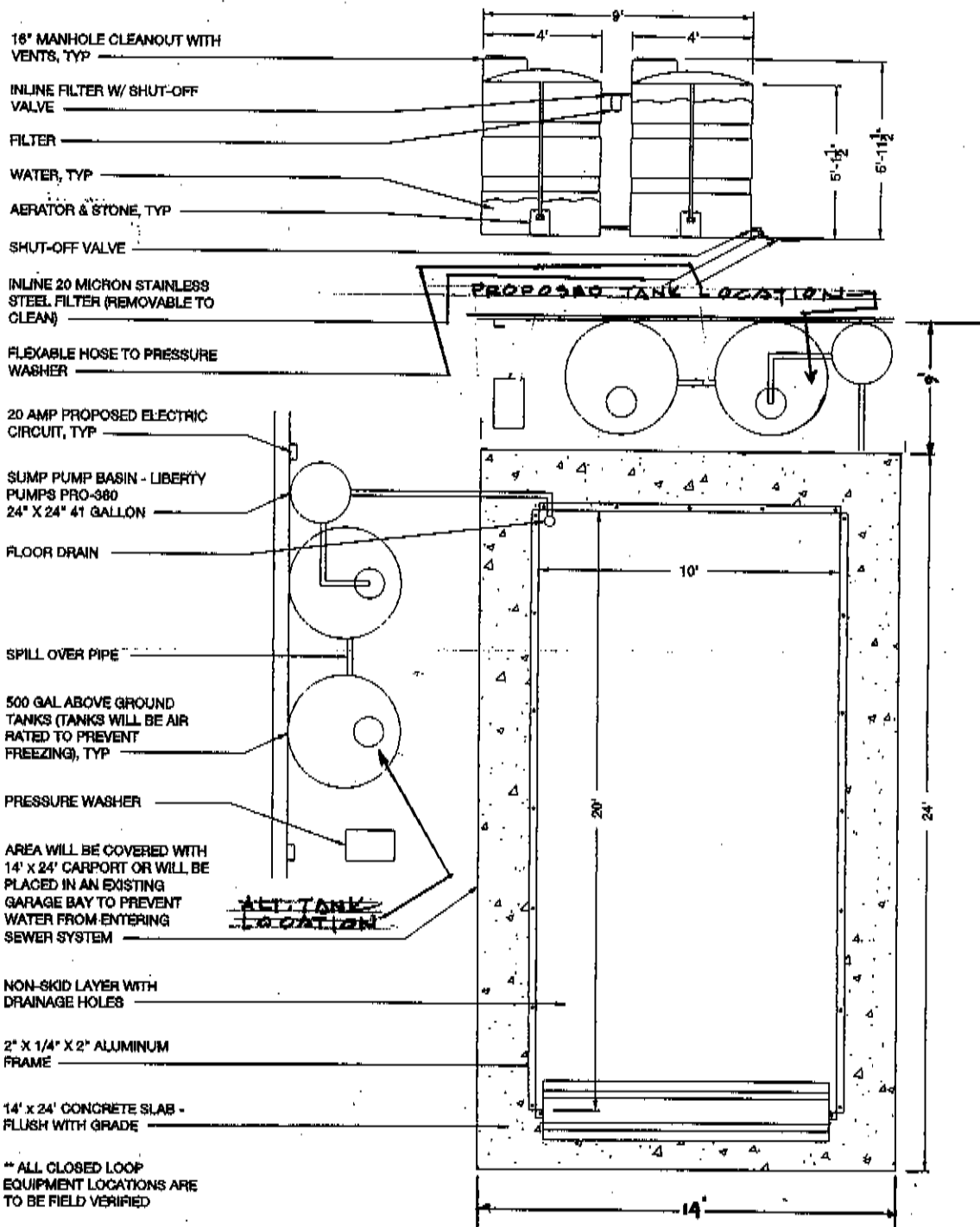
PROJECT:

ENTERPRISE RENT-A-CAR

PROJECT ADDRESS:
2077 E. MAIN ST.
CORTLANDT MANOR, NY 10567

TAX MAP # 24.13-3-47

AS-101



1 EXTERIOR GEOMAT CLOSED LOOP SYSTEM
- NTS