



## **REQUEST FOR EXPRESSIONS OF INTEREST (RFEI) FOR REDEVELOPMENT OF THE CORTLANDT QUARRY**

PROPOSALS WANTED FOR THE REUSE AND REDEVELOPMENT OF A FORMER QUARRY ON THE HUDSON RIVER WITH RECREATIONAL USES SUCH AS SWIMMING, SCUBA DIVING, RESTAURANT/CATERING, INDOOR SPORTS FACILITY, SPORTS FIELDS, CULTURAL/ENTERTAINMENT AND OTHER COMPLEMENTARY ACCESSORY USES.

**REISSUED: November 16, 2022**

**RFEI INFORMATIONAL MEETING  
& SITE VISIT:**

**Tuesday, December 6, 2022 at 10:30AM**  
Cortlandt Town Hall (Conference Room 1)  
1 Heady Street  
Cortlandt Manor, NY 10567

(Note: All attendees must RSVP to  
[goros@townofcortlandt.com](mailto:goros@townofcortlandt.com) by **November 30, 2022**)

**RFEI Deadline:**

**Friday, January 6, 2023 at 12PM**

Please send submission to:  
**Planning Department**  
**Cortlandt Town Hall**  
**1 Heady Street**  
**Cortlandt Manor, NY, 10567**

Detailed information and updates regarding the RFEI can be found here: [www.townofcortlandt.com/quarry](http://www.townofcortlandt.com/quarry)

**All RFEI questions should be directed to:**

George Oros, Town of Cortlandt Economic Development Coordinator  
[goros@townofcortlandt.com](mailto:goros@townofcortlandt.com) or call (914) 522.6774

## I. Purpose:

The purpose of this Request for Expressions of Interest (RFEI) is to identify Respondents who have a creative vision, demonstrated experience, and the organizational and financial capacity to plan and implement recreational, entertainment, and/or cultural redevelopment project(s) at the Cortlandt Quarry.

### **Project Goal: Catalytic Activation of the Cortlandt Quarry.**

Projects should drive additional people and economic activity to the site. The proposed redevelopment of the Cortlandt Quarry should stimulate the vitality of the area with interactive public/private spaces.

Respondents should offer visionary redevelopment options to meet as many of the following Town goals as possible.

- i. Jobs Generation, Economic Development & Economic Viability
- ii. Community Connectivity
- iii. Provide recreational, entertainment, and cultural uses with other supportive complementary uses such as restaurants.
- iv. Create a unique synergy with existing uses and surrounding neighborhoods coupled with tangible community benefits.

## II. General Information

The Town of Cortlandt is seeking responses to this request for expressions of interest (RFEI) from qualified developers for the re-use and redevelopment of the Cortlandt Quarry for recreational, entertainment, cultural uses and other complementary accessory uses such as restaurants and shoppes. No residential or industrial uses at the site are contemplated at this time. The Town of Cortlandt intends to lease several designated areas or “Pad Sites” within an approximate 99-acre Town-owned parcel (“Cortlandt Quarry”) located along the Hudson River in the hamlet of Verplanck (**see Attachment “A” – Cortlandt Quarry Map**). This parcel was formerly owned by Con Edison and was also the site of a limestone quarry which ceased operation in the 1950s. Subsequently, a portion of the quarry site filled with natural spring waters and now forms a 31.66 acre pond on the parcel, which is a defining feature of the property. In 2019, the Town received a \$3.2 million Federal grant from the Economic Development Administration (EDA) with a \$3.2 million local match to help the Town construct some of the infrastructure needed to prepare the site for investment and redevelopment. As part of the EDA grant a 3,000 linear foot access road will be constructed connecting the inland portion of the site to the waterfront and Pad Sites 1 to 3 will be prepared for development including grading and the installation of utility infrastructure (see Cortlandt Quarry Map).

The Town is seeking expressions of interest for potential development within the eleven identified leasable areas (Pad Sites 1 to 11) on the parcel. The portion of the proposed road to be funded as part of the EDA grant will provide access to Pad Sites 1 to 5. The redevelopment of Pad Sites 6 to 11 would

require the construction of additional roads. Currently, there is an existing development proposal at Pad Site 3 for an indoor sports facility. Interested respondents can submit proposals to combine or develop any or all of the leasable Pad Sites described below. The Town would also welcome expressions of interest from Master Developers for the entire site. Listed below is a brief description of the eleven Pad Sites at the Cortlandt Quarry (see **Attachment A: Cortlandt Quarry Map** and **Attachment E: Site Photos**):

- 1) Pad Site 1:** Pad Site 1 is 3.95 acres and is located in the upland portion of the site adjoining the site entrance at the corner of Broadway and 11th Street. Pad Site 1 contains an existing baseball field (Letteri Field) which is proposed to be rehabilitated as part of the Cortlandt Quarry redevelopment.
- 2) Pad Site 2:** Pad Site 2 is 7.35 acres and is located in the upland portion of the site. Pad Site 2 is vacant and adjoins Pad Site 1 to the west. Future development at the site could include an outdoor sports field.
- 3) Pad Site 3:** Pad Site 3 is 7.1 acres and is located in the upland portion of the site across the access road from Pad Site 2. There is currently an existing development proposal for a 68,000 sf indoor soccer facility with associated parking on this site.
- 4) Pad Site 4:** Pad Site 4 is 4.65 acres and is located in the upland portion of the site. Pad Site 4 can be accessed from the proposed road to be constructed as part of the EDA grant and overlooks the quarry pond with views of the Hudson River in the background. Future development at this site could include uses such as a quarry overlook and a restaurant.
- 5) Pad Site 5:** Pad Site 5 is 4.5 acres and is located at the end of the proposed road to be constructed as part of the EDA grant. This site has frontage on the Hudson River and Hudson River beach access. Future development at this site could include a Hudson River Discovery Center, a restaurant, and other commercial uses in support of recreation, entertainment and culture.
- 6) Pad Site 6:** Pad Site 6 is 3.4 acres and has frontage on the Hudson River waterfront. This site contains the remains of a quarry structure and a paved parking area. To access Pad Site 6 the new access road would need to be extended. Future development could include a marina, a catering facility/restaurant with Hudson River views and beach access. Proposals that consider the creative re-use of the former quarry structure on this site are welcomed.
- 7) Pad Site 7:** Pad Site 7 is 1.0 acre and has views of the Hudson River. Pad Site 7 has a number of unique former quarry structures that could be adaptively reused. To access Pad Site 7, the new access road would need to be extended. Future development at this site could include a restaurant, shoppes, a catering facility, public art walk/outdoor exhibits entertainment uses.
- 8) Pad Site 8:** Pad Site 8 is 1.25 acres and is located along the edge of the quarry pond. This site has waterfront access to the quarry pond and includes three former quarry structures which are located within the water. To access Pad Site 6, the new access road would need to be extended. As part of the EDA grant, the structural integrity of these structures was evaluated and it was determined that these structures have the potential to be adaptively reused. Potential future reuse of these structures could include as a pier for shoppes and restaurants or other aquatic or entertainment uses.

- 9) Pad Site 9:** Pad Site 9 is 7.7 acres and is located on the Hudson River. The site is undeveloped and vacant. There is no road access to this area, therefore, only pedestrian access is contemplated at this site. Any future development at this pad site would require a license agreement or easement with the adjoining property owner(s).
- 10) Pad Site 10:** Pad Site 10 is 3.45 acres and is located in the upland portion of the site. Pad Site 10 overlooks the quarry pond and contains expansive views of the Hudson River in the background. Any future development at this pad site would require a license agreement or easement with the adjoining property owner(s).
- 11) Pad Site 11:** The Town of Cortlandt is actively pursuing the acquisition of the 6.0-acre Pad Site 11 which adjoins Cortlandt Quarry to the north. This site is proposed to be the location of the future site entrance. Any future development at this pad site could require a license agreement or easement with the adjoining property owner(s).

All proposals must be considerate of the surrounding local residential community and allow for priority use to Town residents, clubs and associations. **Due to the unique and complex character of the site, we encourage all interested parties to attend the site visit on December 6, 2022.**



**Aerial View of Cortlandt Quarry Site**



### III. Location and Description of Property

The subject property was recently acquired from Con Edison by the Town of Cortlandt and is an approximately 99-acre parcel (the “Property”) located on Verplanck’s Point and bounded by Broadway to the east, the Hudson River to the west, the municipal line with the Village of Buchanan to the north, and 9<sup>th</sup> and 11<sup>th</sup> Streets to the south.

The site can be accessed from the north from Route 9 via the Louisa Street exit to Broadway and from the south via Route 9 or Route 9A to Bleakley Avenue to Broadway. The site is located approximately three miles from the City of Peekskill Metro-North Railroad Station and approximately four miles from the Cortlandt Metro-North Railroad Station (**see Attachment B: Location Map**).

The area surrounding the Property is a combination of industrial and residential uses with some commercial uses located along Broadway in Verplanck and St. Patrick’s Church located immediately south of Pad Site 2. The adjacent property to the north is a gypsum manufacturing plant owned by the Continental Building Products (formerly Georgia-Pacific). Further north is the Indian Point Nuclear Power Station, south and east of the property is the largely residential historic hamlet of Verplanck.

The Property is currently occupied by the quarry pond and several vacant structures related to the site’s former use as a quarry and fish hatchery. The site also contains overhead transmission lines and towers owned by Con Edison and an underground gas pipeline operated by Spectra Energy. Con Edison retains ownership of two parcels located on either side of the quarry pond (the “Retained Parcels”) as well as a reservation of certain easement rights over the Property for access, ingress and egress from the Retained Parcels to support continued operations and maintenance of the electric transmission facility over the Property. Spectra Energy also maintains easements over a portion of the Property containing the underground gas pipeline. A baseball field (Letteri Field) is also located in the southeastern portion of the property.

In 2016, the Town completed preliminary water quality analysis of the quarry pond (**see Attachment C: Initial Water Quality Assessment Summary**). The quarry pond is an un-classified surface water body. The analytical testing results were compared to surface water standards for class A, AA surface water per 6 NYCRR Part 703.5 and other applicable standards. The results indicated the quarry pond will be suitable for recreational uses as a potential water source. Follow-up water quality testing is currently underway.

### IV. Background and History of Property

The Property is an aggregation of parcels purchased by Con Edison in 1961, 1974 and 1982 (**see Attachment D: Westchester County Filed Map**). In the early 20<sup>th</sup> century portions of the property were used as a limestone quarry. The quarry closed in 1956 after water begun flooding the quarry from an underground stream. This resulted in the creation of a 31.66 acre pond with areas of varying depths some in excess of 150 feet. The quarry pond is currently surrounded by cliffs approximately 30 to 80 feet high. Three concrete buildings related to the former quarry operation are partially submerged and located in the southwestern corner of the pond. Two additional former quarry structures are located west of the pond. Con Edison overhead transmission lines cross over the middle of the pond.



**Photo of the quarry pond and the three submerged former quarry buildings**

A New York State Department of Environmental Conservation (NYSDEC) striped bass fish hatchery was operated on the Property in the eighties and nineties. The remains of the site's former hatchery buildings are located in the western portion of the property between the pond and the Hudson River. A paved roadway currently provides access to the site from 9<sup>th</sup> Street.

## **V. SUBMISSION REQUIREMENTS**

### **1. Developer Organizations and Project Experience**

The developer must demonstrate extensive organizational experience and capacity to manage a project of this size by listing all required staff positions and their responsibilities in the planning and implementation for the development of this project.

The developer must submit:

- a. Name, title, organization, address, phone number and e-mail for primary point of contact.
- b. Resumes from key staff members assigned to this project and their role in previous development projects.
- c. Provide information on at least three relevant comparable-scale projects undertaken and completed in the last ten years by the developer.
- d. References of similar projects

### **2. Project Description**

The Proposer should indicate if the response will include proposals for one or more of the eleven Pad Sites. The following information at a minimum should be provided for each proposed development concept at each pad site. Additional information in support of the proposal(s) may be provided as needed. The Proposer must submit:

- a. A project narrative with a proposed conceptual site plan and renderings detailing the proposed re-use and redevelopment of the property for the proposed development concept(s). Proposals should be specific about the uses, timing, scale, density, type, and configuration, and financing structure of the proposed development, along with details on any commercial leasing contemplated. Issues such as infrastructure requirements and construction schedule should be addressed. Preliminary on-site utility locations for water, sanitary, electrical and telephone should be included. If a respondent is submitting more than one proposal a project narrative including the above mentioned details should be provided for each development concept.
- b. A preliminary development pro forma which should establish key development assumptions of the project. Proposals should explain and demonstrate the financial viability of the project including a market basis for all proposed uses.
- c. Estimated construction and permanent employment figures as well as the preliminary estimated value of future tax revenues to the Town.
- d. Applicant's willingness to investigate the potential reuse of any of the existing structures on the site (if applicable).
- e. Parking demand requirements for all proposed uses.
- f. Daily sanitary requirements for all proposed uses.
- g. Water consumption requirements for all proposed uses.
- h. Other utility needs such as electrical demand, telephone and cable.
- i. Identification of physical and environmental constraints and impacts of development.
- j. Identification of federal, state and local policies, plans, laws, regulations, ordinances etc. that pertain to this work. Applicants should review the Town's recently adopted plans listed below.

*Envision Cortlandt* —2016 Sustainable Comprehensive Plan

[http://www.townofcortlandt.com/documents/2016\\_mp/cortlandt%20master%20plan\\_40423\\_fi nal\\_web%20march%2015%202016%20adopted.pdf](http://www.townofcortlandt.com/documents/2016_mp/cortlandt%20master%20plan_40423_fi nal_web%20march%2015%202016%20adopted.pdf)

*Verplanck Waterfront Master Plan (2015)*

[http://www.townofcortlandt.com/Documents/Planning/Verplanck%20Waterfront%20Master%20Plan/2015-04-13\\_Verplanck%20Waterfront%20Master%20Plan.pdf](http://www.townofcortlandt.com/Documents/Planning/Verplanck%20Waterfront%20Master%20Plan/2015-04-13_Verplanck%20Waterfront%20Master%20Plan.pdf)

- k. Preliminary cost estimates for infrastructure needs and project buildout. Bear in mind NYS Prevailing Wage Rates apply for all work performed by the Town of Cortlandt.
- l. Potential for project phasing (if applicable).
- m. Construction schedule and timeline for approval.
- n. Identification of developer needs to obtain project financing.

## **VI. DESIGN CONSIDERATIONS**

### **New York State Environmental Quality Review Act (SEQRA)**

All projects will be required to comply with SEQRA. The level of the environmental review will depend on the complexity of the project and the project's potential to result in any significant adverse environmental impacts.

## Utilities

The subject site is currently **not** serviced by sanitary or water infrastructure. Potable water can be brought to the site via an extension of a water main along 9<sup>th</sup> Street into the subject property. A sanitary infrastructure assessment is a component of the proposal.

Con Edison is the regional electrical company and utility connection is readily available. Multiple cable and telecommunication options are available.

## Site Access

Vehicular and service access to the Cortlandt Quarry is currently proposed at the intersection of Broadway and 13<sup>th</sup> Street. Access will not be permitted from local residential streets such as 9<sup>th</sup> Street or 11<sup>th</sup> Street.

## Con Edison Parcels

Con Edison retained portions of the Property for their transmission services (**see Cortlandt Quarry Map**). Use or development on the Con Edison retained portions of the site with the exception of a single vehicular crossing is not permitted at this time.

Con Edison holds rights over an access easement from 9<sup>th</sup> Street leading to the Con Edison Retained Parcel on the Hudson River. Similarly, Con Edison holds a 20-ft pole line utility easement adjacent to this travel way. Con Edison also reserves aerial rights over a portion of the quarry pond which does not restrict use of the waters underneath the overhead lines.

## VII. QUESTIONS AND ANSWERS ABOUT RFEI

Firms may seek additional information or clarification as to any aspect of the RFEI by submitting questions in writing. Questions should be received before **4:00 p.m. EST on Friday, December 16, 2022**. Respondent shall not direct questions to any other person within the Town except as allowed elsewhere in this RFEI. Respondent questions will be aggregated and posted here: [www.townofcortlandt.com/quarry](http://www.townofcortlandt.com/quarry)

Please check the website regularly for updates and information.

Questions should be sent in writing via e-mail to: [goros@townofcortlandt.com](mailto:goros@townofcortlandt.com) RE: **Cortlandt Quarry RFEI**

## VIII. PROPOSAL EVALUATION

The responsive submittals will be reviewed and evaluated in an effort to determine viable options for redevelopment and subsequent issuance of any Request for Proposals. This RFEI in no way obligates the Town to select a proposal or firm. The Town of Cortlandt reserves the right to cancel the proposal.

The submitted developer proposals will be evaluated and ranked based on the following selection criteria:

- Caliber of Development Team and Prior Project Experience
- Quality and Scope of Proposed Redevelopment Project
- Developer Commitment to Project Commencement
- Developer demonstrated project readiness, including commitments for financing, construction and bonding capacity.
- Meeting RFEI goals.
- Project feasibility and economic impact
- Architectural and design excellence

## IX. RECEIPT OF PROPOSALS

Proposals are due on **January 6, 2023 by 12pm**. A minimum of three (3) copies of the Proposal must be received.

Proposals shall be sent or delivered to:  
 Department of Planning and Community Development  
 Cortlandt Town Hall  
 1 Heady Street  
 Cortlandt Manor, New York, 10567

And sealed as

**“Cortlandt Quarry Request for Expressions of Interest.”**

## X. VALIDATION PERIOD

Proposals will remain valid for a period of forty-five (45) days after date specified for receipt of proposals. The Proposals must be concise and clear. The Town of Cortlandt reserves the right to reject any or all proposals in whole or in part.

## XI. CONTACT PERSON

The person(s) to contact regarding matters pertaining to the RFEI is:

George Oros, Town of Cortlandt Economic Development Coordinator

[goros@townofcortlandt.com](mailto:goros@townofcortlandt.com) or call (914) 522.6774



## **XII. Attachments**

- Attachment A – Cortlandt Quarry Map
- Attachment B – Location Map
- Attachment C – Initial Water Quality Assessment Summary
- Attachment D – Westchester County Filed Map
- Attachment E – Photos

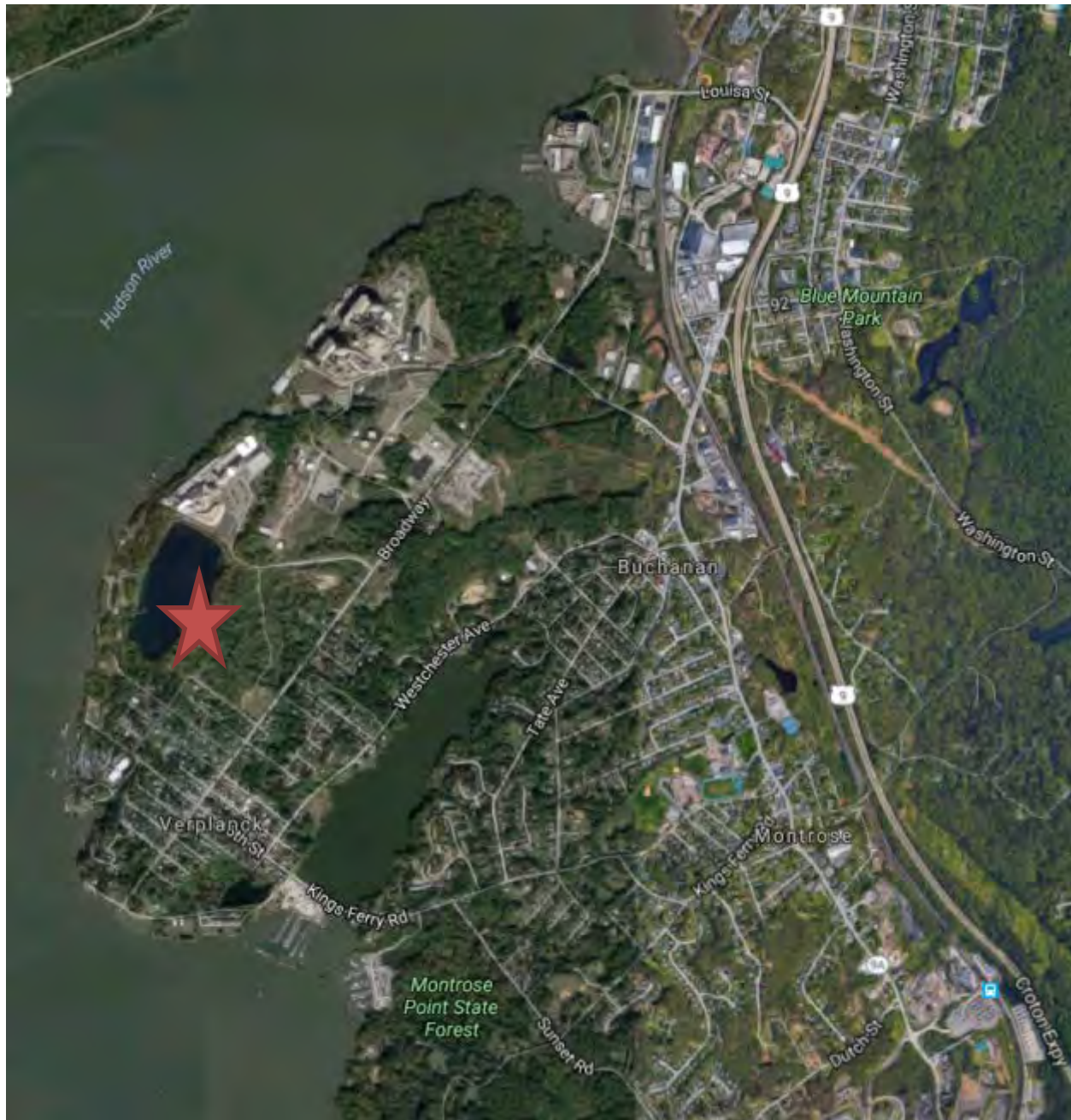
ATTACHMENT A  
“CORTLANDT QUARRY MAP”







ATTACHMENT B  
“LOCATION MAP”



**LOCATION MAP: “QUARRY ON THE HUDSON”**



ATTACHMENT C  
“INITIAL WATER QUALITY ASSESSMENT SUMMARY”

# LEGGETTE, BRASHEARS & GRAHAM, INC.

## PROFESSIONAL GROUNDWATER AND ENVIRONMENTAL ENGINEERING SERVICES

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4 WESTCHESTER PARK DRIVE, SUITE 175  
WHITE PLAINS, NY 10604  
914-694-5711  
FAX 914-694-5744  
www.lbgweb.com

September 29, 2016

*Via e-mail: [MichaelP@townofcortlandt.com](mailto:MichaelP@townofcortlandt.com)*

Mr. Michael Preziosi, P.E., Director  
Department of Technical Services  
Town of Cortlandt  
One Heady Street  
Cortlandt, NY 10567

RE: Quarry Pond Sampling  
Cortlandt Manor, New York

Dear Mr. Preziosi:

On September 7, 2016, Leggette Brashears & Graham Inc. (LBG) collected surface water samples from the Quarry Pond located off of 9<sup>th</sup> Street in Cortlandt Manor. The purpose of the sampling was to establish baseline water quality and determine if there is any evidence of potential environmental impacts from surrounding properties including Con Edison, the adjacent Continental Building Products gypsum plant and the Indian Point Power facility. The pond itself is a former quarry that flooded in the early 1940's when a water-bearing fracture was struck during operations. The pond is approximately 31 acres and is reportedly up to 300 feet deep.

To assess baseline water quality LBG collected 4 samples, two from the north end of the pond and two from the south end of the pond. At each location one sample was collected from 10 feet below the surface and a second from 60 feet below the surface, which was the limit of our sampling equipment. The samples were collected with a submersible pump and dedicated disposable tubing. All of the samples were analyzed for the following parameters which include basic water quality parameters and potential contaminants of concern from the surrounding properties noted above:

- petroleum related volatile and semivolatile organics and solvents;
- pesticides and herbicides;
- PCBs;
- metals;

- calcium, sulfate, phosphate, nitrate, ammonia, sodium and cyanide;
- temperature and pH (measured in the field); and,
- radiologicals including radon, gross alpha and beta, radium 226 and 228, strontium-90, tritium and total uranium.

The samples were submitted to two different laboratories. Pace Analytical of Greensburg, Pennsylvania completed the radiological analyses and York Laboratories of Stratford, Connecticut completed the analyses for all non-radiological parameters, with the exception of temperature and pH. Copies of the laboratory reports from both labs are attached.

Below is a summary and assessment of the results. The Quarry Pond is an un-classified surface water body that the Town is considering to use for recreational purposes and possibly as a drinking water source. In order to evaluate the analytical results we compared them to surface water standards for class A, AA surface waters per 6 NYCRR Part 703.5. In accordance with 6 NYCRR Part 701, Class A, AA surface waters are those considered suitable for use as drinking water supplies, with treatment needed only for disinfection and to remove naturally present impurities. In the absence of a Class A, AA standard for a particular parameter, we deferred to the following regulations and guidance: the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1; the United States Environmental Protection Agency (USEPA) National Primary Drinking Water Regulations and proposed USEPA Drinking Water Standards (for radon).

- The following analytes were not detected in any of the samples: volatile and semivolatile organics, pesticides, herbicides, PCBs, mercury, cyanide, nitrate and ammonia nitrogen, total phosphorus, tritium and strontium-90.
- The following parameters were detected as summarized on tables 1 and 2: metals, calcium, sodium, sulfate, radon, gross alpha, gross beta, radium 226, radium 228 and total uranium. With the exception of gross alpha, the detected concentrations are all below the drinking water standards noted on the tables and in our opinion are related to naturally occurring sources. Gross alpha slightly exceeds the drinking water standard of 15 picocuries per liter in three of the four samples when the +/- variation factor is added to the result (table 2). If the Quarry Pond were to be used as a drinking water source, treatment for gross alpha might be required. However, additional sampling would be needed before that determination could be made. The gross alpha is naturally occurring and would not prevent use of the pond for recreational purposes.
- Measurements of temperature and pH are listed on table 3. The measurements were made at each sampling location, every 5 feet, from 5 to 60 feet below the water surface. The pH ranged between 8.14 and 8.30 which is within the acceptable range of 6.5–8.5. The temperature ranged between 77.43 and 54.03 degrees Fahrenheit. The temperature in the upper 25 to 30 feet of water

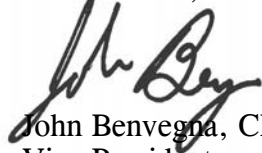
was fairly consistent ranging between 76–78 degrees. Below 25-30 feet the temperature begins to drop steadily reaching between 54 and 57 degrees at 60 feet.

Based on our review of the sampling results, it is our opinion that they show no indication of adverse environmental impacts from surrounding land uses including Con Edison, the Continental Building Products gypsum plant or the Indian Point Power facility. The results also indicate that the Quarry Pond would be suitable for recreational uses and as a potential drinking water source. It should be noted that additional sampling and regulatory approvals would be required before the pond could be put into service as a water supply source.

If you have any questions or need any additional information please do not hesitate to contact me.

Very truly yours,

LEGGETTE, BRASHEARS & GRAHAM, INC.

A handwritten signature in black ink, appearing to read "John Benvegna".

John Benvegna, CPG  
Vice President

JB:dmd

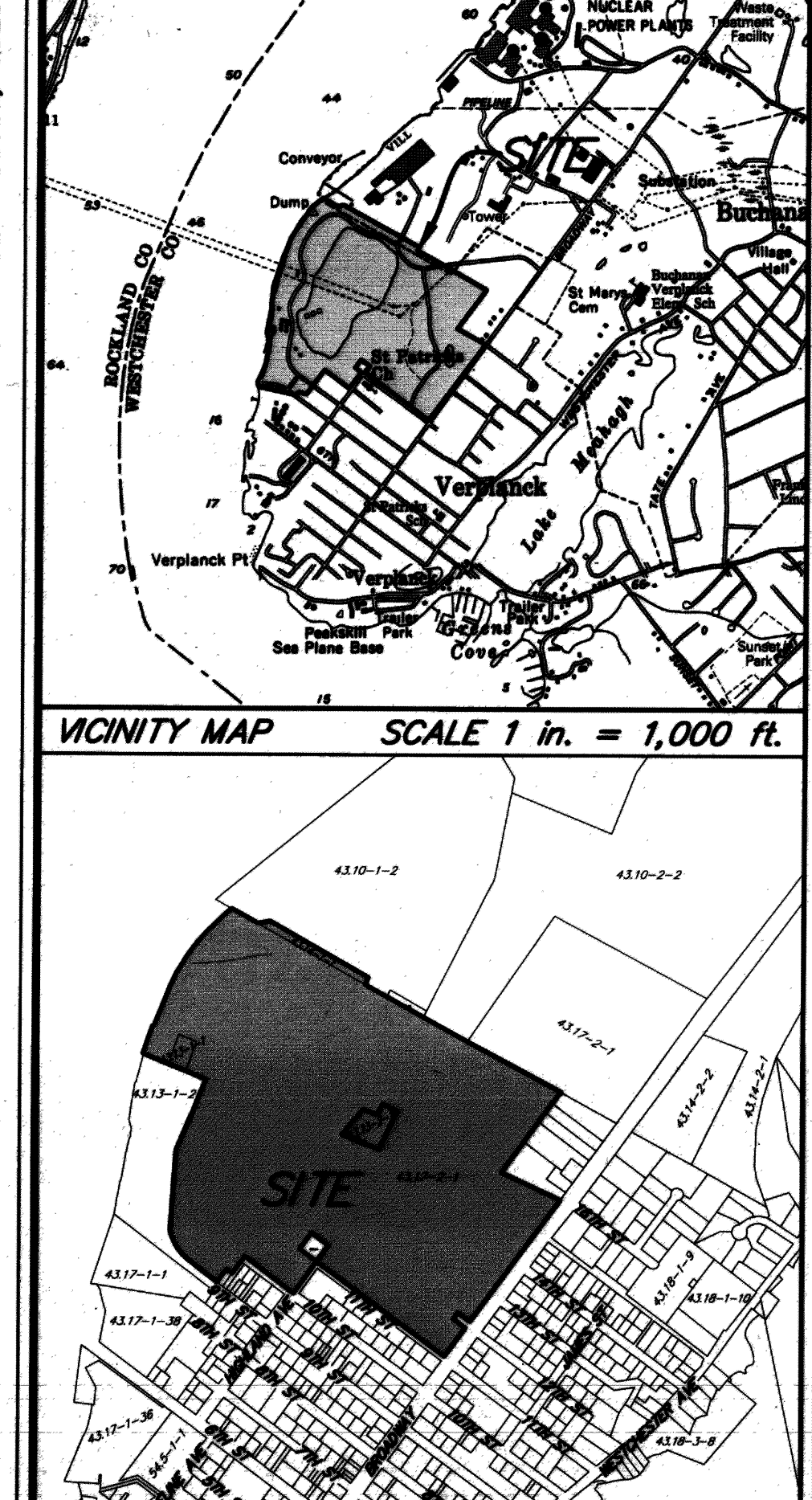
Attachment

f:\reports\town of cortlandt\quarry pond\sampling ltr.docx

ATTACHMENT D

“FILED MAP”





**BEARING CHART**

LINE NO.	BEARING
1	S82°24'12"W 51.25'
2	S80°30'00"W 14.52'
3	S38°20'00"W 21.47'
4	S87°30'00"W 24.00'
5	N85°10'00"W 21.50'
6	S07°40'00"W 18.00'
7	S12°50'00"W 12.00'
8	S46°30'00"W 28.50'
9	S87°10'00"W 14.50'
10	S86°10'00"W 15.50'
11	N78°00'00"W 34.00'
12	S84°40'00"W 12.00'
13	N25°02'24"W 81.91'
14	N03°43'30"W 120.33'
15	S03°43'30"W 120.33'

**SURVEYOR**  
  
 48167  
 License No. 48167

**OWNER & APPLICANT**  
 CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.  
 NEW YORK, NEW YORK, 10003

Map of a portion of the City of New York, showing a large utility easement area and surrounding property lots. The map includes bearings and distances for all boundaries, a north arrow, and a scale bar. A large shaded area is labeled "UTILITY EASEMENT TO BE RETAINED BY CON EDISON AREA = 12.718 ACRES". The easement area is bounded by a "POINT OF BEGINNING Retained Easement" and a "POINT OF BEGINNING 50' Right-of-Way". The map also shows "9th STREET", "HIGHLAND STREET", and "10th STREET". A "QUARR" is located within the easement area. The map is signed by Scott Sanders, Vice President & Treasurer of Consolidated Edison Company of New York, Inc., dated March 29th, 2016.

**OWNER APPROVAL**

The undersigned, owner(s) of the property hereon, states that they are familiar with this map, its contents and its legends and hereby consents to the filing of this map.

Signed this 29th day of March, 2016.

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.

by SCOTT SANDERS, VICE PRESIDENT & TREASURER

**Notes**

1. COPYRIGHT © 2016 All Rights Reserved.
2. Unauthorised reproduction or use of this map is prohibited.
3. All certification map or copies appears hereon.
4. If underground are neither instruments map.
5. Boundary line photography on February 1st, 2016.
6. The meridian Coordinate System is NAD 83.
7. Most plat maps aerial photos feet and the

**Tax Map**

**Zoning**

**Total**

WESTCHESTER COUNTY DEPARTMENT OF HEALTH		TOWN BOARD PERMISSION TO FILE
<p style="text-align: center;"><u>"NON-JURISDICTIONAL" APPROVAL STATEMENT</u></p> <p>Westchester County Department of Health New Rochelle, New York</p> <p>This map does not constitute a subdivision as defined by Chapter 273, Article 1 of the Westchester County Sanitary Code. Permission is hereby granted for the filing of this map in the Office of the Westchester County Clerk, Division of Records. The appearance of the signature of the Commissioner of Health on this plot is not an endorsement and does not in any way indicate concurrence with the department's Rules and Regulations pertaining to water supply and sewage disposal.</p> <p>Each purchaser of property shown hereon shall be furnished true copy of this plot showing this endorsement. Any measures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.</p> <p><i>[Signature]</i> Date: <u>5-6-16</u>  <u>[Signature]</u> Assistant Commissioner of Health on Behalf of the Department of Health</p>		
<p>There is no objection to the filing of this map in the Westchester County Clerk's Office. Planning Board approval is not required.</p> <p>Signed this <u>30</u> day of <u>March</u>, 2016.</p> <p style="text-align: center;">TOWN OF CORTLANDT  <i>[Signature]</i>  <u>[Signature]</u>              SUPERVISOR</p> <p style="text-align: center;">TOWN OF CORTLANDT RECEIVER OF TAXES</p> <p>The receiver of taxes hereby certifies that all town and county real property taxes forwarded to this for collection as of <u>5-30-2016</u> have been paid for the parcel or parcels described on:              Tax Map No. <u>4312-1-1, 4312-1-2, 4312-2-1, 4313-1-1, 4314-3-1 &amp; 4317-1-1</u>  <u>[Signature]</u>              Receiver of Taxes</p>		

**SUBDIVISION PLAT**  
 PREPARED FOR THE  
**TOWN OF CORTLANDT**  
 SITUATE PARTIALLY IN THE  
**VILLAGE OF BUCHANAN**  
 AND WHOLLY IN THE  
**TOWN OF CORTLANDT**  
 WESTCHESTER COUNTY  
 NEW YORK

SCALE 1 in. = 100 ft.      NOVEMBER 24, 2015

We hereby certify that this map is based on a survey completed by us on January 17, 2014, that this map was completed on January 25, 2016, and that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.

For latest issue date see revision box.

— **BARRY J. WALSH** —  
 SURVEYING & ENGINEERING P.C.

by *[Signature]*  
 NEW YORK STATE LICENSED LAND SURVEYOR  
 LICENSE NO. 40182

FILE No. 04-15



ATTACHMENT E

“PHOTOS”

## SITE PHOTOS

PAD SITE 1: Letteri Field



PAD SITE 2: Approximate location of Pad Site 2





PAD SITE 3: Approximate location of Pad Site 3



PAD SITE 4: Approximate location of Pad Site 4





PAD SITE 5: Approximate location of Pad Site 5



PAD SITES 6, 7 & 8: Approximate locations of Pad Sites 6, 7 & 8





PAD SITES 9, 10 & 11: Approximate locations of Pad Sites 9, 10 & 11

