

April 8, 2025

Via OpenGov & Email (Laroues@townofcortlandt.com)

Dr. Richard H. Becker
Supervisor of the Town of Cortlandt
and Members of the Town Board
1 Heady Street
Cortlandt Manor, New York 10567

***Re: BEB Capital LLC (Skyview)
 RRUSP Application & Petition for Zoning Text Amendment***

Dear Supervisor Becker and Members of the Town Board:

Our firm represents BEB Capital LLC in connection with its Petition for Zoning Text Amendment and application for a Residential Reuse Special Permit (“RRUSP”) that would facilitate the development of 70 townhome units (“Project”).

We make this submission in advance of the Town Board’s April 22, 2025 meeting for an introductory presentation of the Project and Petition, and to receive any feedback the Board may have. Architectural and engineering plan sets, an Environmental Assessment Form (FEAF), and Petition for Zoning Text Amendment (and other required application documents) are enclosed for your review. As discussed below and as shown in the enclosed documents, our Development Team maintains the Project furthers the intent and purpose of the RRUSP and will contribute to the aesthetic qualities and vibrancy of the Cortlandt Boulevard corridor.

The Project satisfies each of the RRUSP eligibility requirements set forth in Town Zoning Ordinance Section 307-94.2(B). Specifically, the Applicant proposes to redevelop a 15.6-acre site fronting East Main Street (U.S. Route 6), Regina Avenue, and Lexington Avenue.¹ The site is currently improved with a mix of small, dilapidated residential structures, including one-, two-, multi-family dwellings, that combine to provide 58 dwelling units. The Applicant proposes to demolish these existing structures and construct 70 townhome units in four- and five-unit clusters, of which 12 units will meet Westchester County’s definition of affordable housing. Accordingly, each of the RRUSP regulation’s eligibility criteria are met.

¹ The site is comprised of Tax IDs 24.11-1-2; 24.7-2-2, 4, 20 & 21; and 24.1-1-1 & 2.

By demolishing the existing bungalow-type dwellings and constructing new town homes in a clustered format, the Project also satisfies each of the purposes of the RRUSP. The Project would (i) replace pre-existing nonconforming or dilapidated housing with a new for-sale residential development, (ii) provide affordable housing within a multifamily development, (iii) enhance the visual appearance of the Town, and (iv) provide supply that meets the market's demand for "middle housing" – "for-sale" housing of appropriate size, location, and affordability.

The Project would require two technical amendments to the Zoning Ordinance – an increase in the average number of bedrooms per dwelling unit from 2 to 2.75, and an increase in the maximum building coverage the Town Board may permit from 50% over existing circumstances to 100%. These changes to "zoning bulk criteria" enable BEB Capital to provide a better-quality dwelling which can accommodate both a small family or empty nesters. Accordingly, enclosed is a Petition for Zoning Text Amendment seeking to amend Sections 307-94.2(B)(3) and 307-94.2(B)(4) of the Town's Zoning Ordinance. The Text Amendments would not only permit the development of the Applicant's proposed 70-unit town home Project but would also ensure that future RRUSP developments are designed to satisfy the market demand and further the purposes of the RRUSP by providing affordable housing, as well as other benefits more fully explained in the Petition. Should your Board not adopt the zoning text changes, our Development Team would still process a RRUSP application for the site, it would however be somewhat inconsistent with the suggestions made by your Board at our pre-submission work session.

We respectfully request that the Town Board entertain the enclosed Petition simultaneously and in conjunction with the RRUSP application. Further, we ask that the Petition and RRUSP application be added to the Town Board's April 22nd meeting agenda for an initial presentation and to begin the SEQRA review process. To initiate the review processes, enclosed are (i) a Petition for Zoning Text Amendment, dated April 4, 2025, and (ii) the following RRUSP application documents:

1. Site Plan Set
 - a. Engineering Plans, last revised Apr. 1, 2025 (5 pages)
 - b. Survey, last revised Dec. 23, 2024 (2 pages)
 - c. Architectural Plans, last revised Apr. 1, 2025 (7 pages)
2. Full Environmental Assessment Form (FEAF), dated Apr. 4, 2025
3. Adjoining Owner List
4. Title Report (Metropolitan Abstract Corporation, Title No. W352963)
5. Owner Authorizations

We look forward to presenting this Project to your Board. Should you have any questions or wish to discuss, please contact our office.

Very truly yours,

ZARIN & STEINMETZ LLP



By:

David S. Steinmetz
Brian T. Sinsabaugh

Encls.

Copied:

Laroue Shatzkin, Town Clerk
Chris Kehoe, AICP, Dir. of Planning & Community Development
Thomas F. Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
DTS Provident Engineers
Gallin Beeler Design Studio

TOWN OF CORTLANDT: TOWN BOARD
WESTCHESTER COUNTY: STATE OF NEW YORK

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In the Application of: :

BEB CAPITAL, LLC :

For an Amendment to the Zoning Ordinance of the
Town of Cortlandt Pursuant to Section 307-97 :
of the Zoning Ordinance of the Town of Cortlandt

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**PETITION FOR
ZONING
TEXT AMENDMENT**

Petitioner BEB Capital (“Petitioner”), by its attorneys Zarin & Steinmetz LLP,
respectfully petitions the Town Board of the Town of Cortlandt (“Town”) as follows:

Summary of Zoning Petition

1. This Petition seeks an amendment of the Town Zoning Ordinance empowering the Town Board to allow properties that are eligible for a Residential Reuse Special Permit (“RRUSP”) to be developed with a maximum building coverage not to exceed 200% of the existing building coverage, and to increase the average bedroom count per unit to 2.75.

2. Petitioner proposes to construct a seventy (70)-unit residential development known as “Skyview” (the “Project”). The Project is located on a 15.6-acre site fronting East Main Street (U.S. Route 6), Lexington Avenue, and Regina Avenue, on property designated on the Town of Cortlandt Tax Map as Section 24.07, Block 1, Lots 1 & 2, Section 24.07, Block 2, Lots 2, 4, 14, 20 & 21, and Section 24.11 Block 1 Lot 2 (“Property”).

3. Petitioner proposes to construct the Project with forty-two (42) units having access to and from East Main Street (U.S. Route 6) and Regina Avenue, and the remaining twenty-eight (28) units having access to and from Lexington Avenue. A walking trail will connect the two portions of the Project, providing outdoor recreational space.

4. Petitioner is confident that the proposed units would provide much needed, modern residential housing, catering to a diverse population of individuals and small families.

5. The proposed Zoning Amendment would also facilitate the Town's implementation of important housing accessibility and affordability, recreational and/or sustainability goals and policies identified in the Town's Comprehensive Plan.

6. Accordingly, for the reasons set forth in this Petition and accompanying materials, Petitioner respectfully requests that the Town Board accept this Petition, and commence the requisite environmental, planning, and legislative review procedures in connection with the Town Board's consideration and ultimate adoption of the Zoning Amendment, and the Planning Board's review and approval of a Site Plan and any other approvals as needed. Petitioner also respectfully request that you entertain this zoning text amendment simultaneously and in conjunction with the RRUSP application that Petitioner has also filed with the Town Board.

Petitioner

7. Petitioner BEB Capital, LLC is a limited liability company organized under the laws of the State of New York and has its principal office at 28 Harbor Park Drive, Port Washington, New York 11050.

8. Petitioner is a real estate development and investment firm with a portfolio of industrial, office and multifamily properties across the Northeastern U.S., and has a track record of successful residential developments throughout the New York Metropolitan Area.

Property

9. The Property currently consists of seven (7) tax lots, having a total area of approximately 15.6 acres, which are located partially within the Town's Single-Family

Residential (“R-40”) District and partially within the Designed Commercial (“CD”) District zones.

10. Eastview/Southview Realty LLC is the owner of portions of the Property identified on the Town of Cortlandt Tax Maps as Section 24.11 Block 1 Lot 2 and Section 24.7 Block 2, Lots 2, 20 and 21.

11. Skyview/Westview Realty LLC is the owner of portions of the Property identified on the Town of Cortlandt Tax Maps as Section 24.7 Block 2, Lot 4 and Section 24.7 Block 1 Lots 1 and 2.

12. The Property is currently improved with fifty-eight (58) residential units, including single-family, two-family and multi-family dwellings.

13. The Project will significantly enhance the aesthetics of the site through the reconstruction of new, townhouse style residential units and landscaping, as intended by the RRUSP regulations.

Proposed Project

14. In order to meet market demand, Petitioner seeks to construct seventy (70) residential townhouse-style units on the Property, replacing the existing outdated and dilapidated structures currently existing on the Property.

15. Petitioner refers the Town Board to the enclosed Overall Site Plan (Dwg. SP-100), attached as **Exhibit “A.”**

16. The Project will connect to public water supplied by Northern Westchester Joint Waterworks and to public sewer utilizing the Peekskill Wastewater Treatment Facility, as the Property is located within the Peekskill Sewer District.

17. The Project also proposes the installation of on-site stormwater systems, including on-site stormwater detention and infrastructure directing excess flow to the existing storm sewer located in the public right-of-way.

18. The proposed units are a mix of two- and three-bedroom townhouse style units, all being three levels, with an average of 2.7 bedrooms per unit.

19. All proposed units would have three levels, clustered in groups of four and five, with some designed to have a garage for a single vehicle. Those units without a garage have outdoor spaces similarly clustered on the site and within close walking distance of the unit entry.

20. While the Zoning Ordinance requires two (2) parking spaces per dwelling unit, which would require 140 spaces for the proposed 70-unit development, the Project includes 171 parking spaces to accommodate visitor parking. See Zoning Ordinance § 307-29(C).

21. The Project will also benefit the local area by increasing local housing supply, thereby addressing the depressed housing stock and enhancing housing affordability in the Town and the surrounding area.

22. Further, the Project's product, which is attractive to small families, will increase the Town's tax base and help to attract and retain skilled workers to the Town.

Proposed Zoning Text Amendment

23. The proposed Zoning Text Amendment would amend the RRUSP regulations in the Zoning Ordinance with regard to maximum building coverage and the average bedrooms per unit to permit the construction of dwelling units that reflect the market demand and will provide a more realistic and appropriate housing unit, while maintaining the environmental and aesthetic conditions of the area.

24. The RRUSP regulations, as they exist today, are simply no longer reflective of current market demands and therefore cannot further the Town's express goals of providing affordable housing in the Town. The Zoning Ordinance text amendments proposed by Petitioner will permit the type of development necessary to meet the market demand for housing in the Town, increasing housing supply and accordingly, enhancing housing affordability – key goals of the Town as stated in the Comprehensive Plan.

25. Currently, the RRUSP regulations state that “The maximum permitted gross building coverage over the existing coverage on any RRUSP site shall not exceed 25% of the existing gross building coverage, except that the Town Board may allow a greater maximum coverage based on existing circumstances not to exceed 50%.” See Zoning Ordinance §§ 307-94.2(B)(4).

26. The Zoning Ordinance defines Building Coverage as “the percentage of the area of a lot occupied by buildings, including accessory buildings.” See Zoning Ordinance § 307-4.

27. Application of this regulation to sites, such as the Property here, where the existing dwelling size is far below the sizes the market demands would be adverse to the purpose of the RRUSP.

28. Here, despite the Property's total lot area, the buildings located on the Property are small, with many having approximately 1,000 square feet of total floor area.

29. The proposed Zoning Amendment to the RRUSP regulations would empower the Town Board, in its discretion, to grant additional Building Coverage of up to 200% of the existing Building Coverage, as described in the draft Zoning Amendment attached as **Exhibit “B.”**

30. Without the Town Board's discretionary approval, the RRUSP regulations would continue to limit Building Coverage to a maximum of 25% over the existing Building Coverage.

31. The Zoning Amendment would also provide that in no event shall the total maximum Building Coverage permitted by the Town Board exceed 200% of the existing Building Coverage (i.e., 100% over the Property's existing building coverage).

32. In addition to Building Coverage, the proposed Zoning Text Amendment would amend the Zoning Ordinance RRUSP regulations to permit an average of 2.75 Bedrooms per Dwelling Unit. See Exhibit B.

33. Currently, the RRUSP regulations state that "The total number of bedrooms shall not exceed an average of two bedrooms per unit." See Zoning Ordinance §§ 307-94.2(B)(3).

34. Under the current RRUSP regulation, residential developments can only build three-bedroom units if the development includes one-bedroom units. Apart from rental developments, the use of one-bedroom units is no longer economically viable.

35. Where the development is for-purchase, current market trends require a minimum of two bedrooms per unit, with the preference of three bedrooms. This trend has become even more of a requirement post-COVID with many employees having the flexibility to work remotely, thus requiring a separate room for office use.

36. Thus, increasing the average number of bedrooms per unit from the current requirement of two bedrooms to the proposed requirement of three bedrooms is necessary to ensure marketability of the Project.

37. Increasing the average bedrooms per unit would also benefit the Town by providing the requisite housing to allow growing families and skilled workers to continue to reside in the Town.

Consistency With Comprehensive Plan

38. Petitioner's proposal would be in furtherance of several planning and land use objectives identified in the Town's 2016 Sustainable Comprehensive Plan, *Envision Cortlandt*, adopted March 15, 2016 ("Comp. Plan").

39. One of the Town's key residential land use and housing goals is to "[c]reate a wide range of housing choices throughout the Town that provide for the needs of an increasingly diverse population throughout all life stages." (Comp. Plan at 50). The Comprehensive Plan's policy to address this goal is to "[i]dentify potential locations for additional multi-family and middle-housing opportunities throughout Town." (Id.).

40. The Comprehensive Plan recognizes that "[w]hile the town continues to be dominated by single-family homes, the demand for multi-generational and more reasonably priced housing options is increasing." (Id. at 46).

41. The Comprehensive Plan notes that "[r]esidential development trends and demographics point toward an increased need for a broad range of housing to serve a varied range of incomes, ages, and family types and meet the needs of residents of all abilities and in all life stages." (Id.). However, as of the Comprehensive Plan's adoption, 76% of all of the Town's housing units were single-family homes. (See id. at 44-46).

42. To address these needs for more diverse housing options, the Comprehensive Plan recommends, among other things, the development of missing "Middle Housing," which can be defined as "a range of housing types that achieve medium-density yields and provide high-quality, marketable housing options between the scale of single-family homes and mid-rise flats. It is designed to meet the specific needs of shifting demographics and the new market demand, and is a key component to a diverse neighborhood." (Id. at 47).

43. The Project’s proposed 2 and 3-bedroom, moderately priced, townhouse units are an example of such recommended Middle Housing. The proposed 70 units would help further meet the demand for such housing in the Town.

44. The Project will also promote neighborhood character and sense of place, by bringing a level of uniformity in design and connectivity between neighboring properties. (See, e.g., Comp. Plan at 48).

45. The proposed residential development is also proper in the CD District, within which the Town seeks to increase residential uses. (See, e.g., Comp. Plan at 48).

46. In addition, the Comprehensive Plan makes numerous references to the importance of open space and active and passive recreational opportunities, including the provision of a variety of parks and recreational fields. (See, e.g., Comp. Plan at 114, 118, 119).

47. The Comprehensive Plan also prioritizes sustainable development, including energy efficiency. (See id. at 11, 52).

48. The proposed Zoning Amendment’s additional density bonus opportunities would be consistent with all the Town objectives. It would incentivize the construction of more high quality, missing Middle Housing, while also resulting in recreational improvements and/or sustainable development measures.

49. For all of these reasons, Petitioner respectfully submits that the Zoning Amendment is consistent with the Town’s Comprehensive Plan.

SEQRA

50. Pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Petitioner is submitting a Full Environmental Assessment Form (Part 1) (attached as **Exhibit “C”**) in connection with the proposed Zoning Amendment and RRUSP.

Requested Relief

51. Petitioner respectfully requests that the Town Board take the following administrative and legislative steps: (a) accept this Petition; (b) place Petitioner on an upcoming Town Board Agenda for an initial presentation; (c) conduct an environmental review of the subject action under SEQRA and determine with the planning board which agency will serve as Lead Agency for SEQRA; (d) refer the Zoning Amendment to the Planning Board for its recommendation and report; (e) refer the Zoning Amendment to the Westchester County Department of Planning for its recommendations; (f) schedule, notice, and conduct a public hearing on the Zoning Amendment and RRUSP Amendment; (g) adopt the Zoning Amendment and RRUSP Amendment; (h) permit the Planning Board to simultaneously review an application for Site Development Plan Approval (and other associated Planning Board approvals).

WHEREFORE, it is respectfully requested that the instant matter be placed on the next available agenda of the Town Board, and be, in all respects, granted.

Dated: April 4, 2025
White Plains, New York

ZARIN & STEINMETZ LLP

By: 

David S. Steinmetz
Brian T. Sinsabaugh
Attorneys for Petitioner
81 Main Street, Suite 415
White Plains, NY 10601
(914) 682-7800

Exhibit List

- A** Overall Site Plan (Dwg. SP-100)
- B** Draft Zoning Amendment
- C** Full Environmental Assessment Form (FEAF)
- D** Owner Authorizations

Exhibit A

Overall Site Plan (Dwg. SP-100)

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

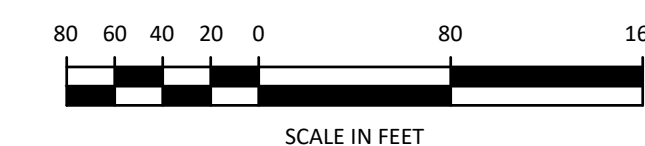
SURVEYOR:
Gallas Surveying Group, LLC
 2865 US Route 1
 North Brunswick, NJ 08902

UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING,
SECTION 7209 (2)), IT IS VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS
SUCH PERSON IS A LICENSED PROFESSIONAL ENGINEER, TO PREPARE OR
ALTER THIS DOCUMENT.

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR
REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY
OF THE ENGINEER. NO PART OF THIS DRAWING IS TO BE REPRODUCED,
CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, ANY
OTHER PROJECT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN
CONSENT OF THE ENGINEER. ANY REPRODUCTION OR ALTERATION OF
THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER
CONSTITUTES A VIOLATION OF THE PROFESSIONAL ENGINEERING
LAW. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS SHOWN ON THE PROJECT AND FOR ALL
DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

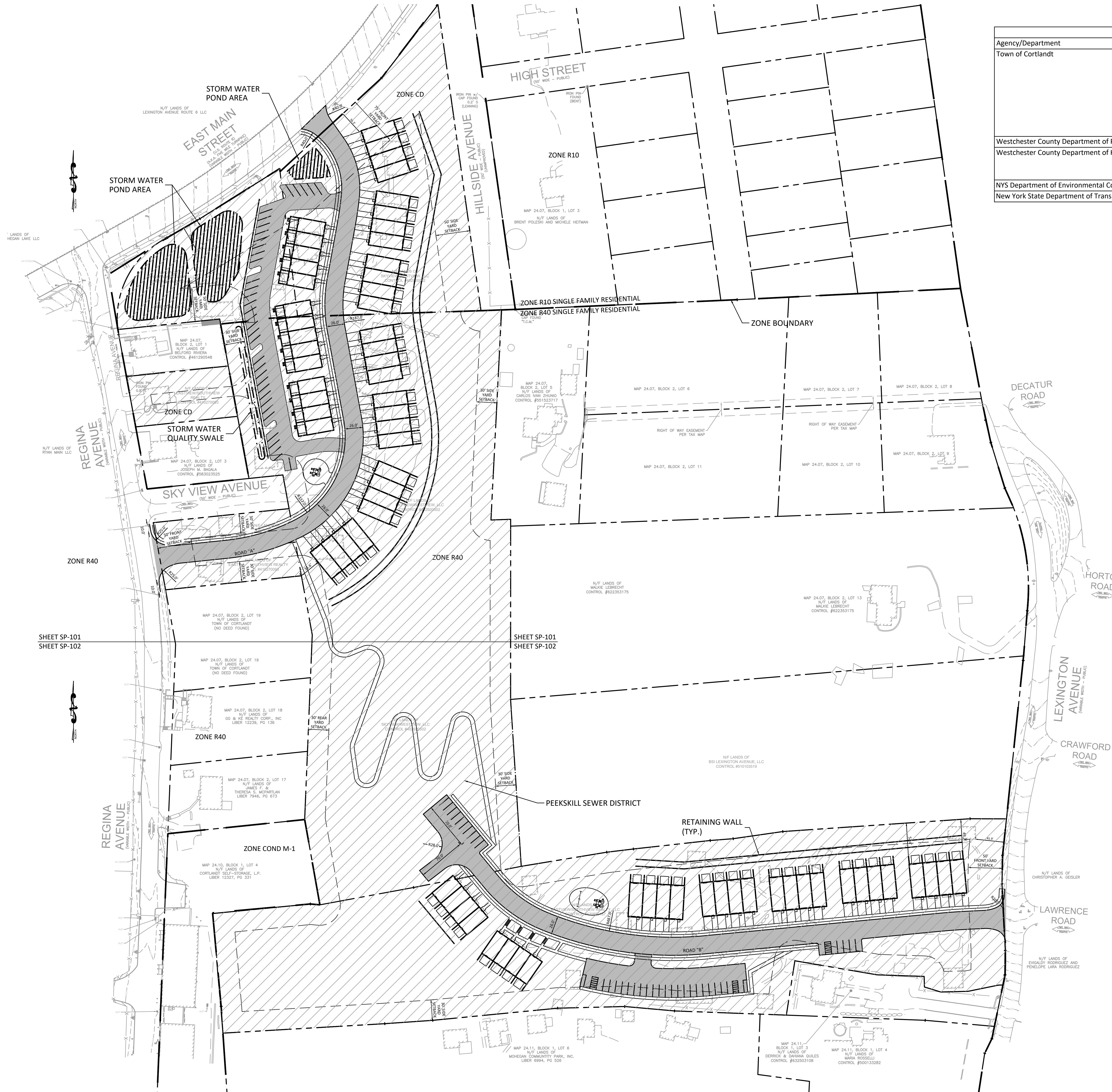
THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS,
OR ANY OTHER PARTY, TO THE ADJACENT PROPERTY OWNERS OF ANY
ANYWHERE IN THE STATE TWO FULL-WORKING DAYS, EXCLUDING DAY
END. CONTACT UNDO NY 811 OR 800-962-7962. FOR NEW YORK CITY AND

Key Plan



SP-100

Scale 1" = 80'



Preliminary List of Permits and Approvals			
Agency/Department	Description	Status	Approval Date
Town of Cortlandt	SEQRA Determination	Pending	
	Zoning Amendment(s)	Pending	
	Special Permit	Pending	
	Site Plan Approval	Pending	
	Tree Removal Permit and Steep Slope Permit	Pending	
	Demolition Permit(s)	Pending	
	Building Permit(s)	Pending	
	Sewer District Extension (Map, Plan and Report)	Pending	
Westchester County Department of Planning	GML239 Referral	Pending	
Westchester County Department of Health (DOH)	Sanitary Sewer Extension	Pending	
	Water Main Extension	Pending	
	Sewer District Extension	Pending	
NYS Department of Environmental Conservation (DEC)	Stormwater Pollution Prevention Plan (SWPPP)	Pending	
New York State Department of Transportation (NYS DOT)	Highway Work Permit Perm33Com	Pending	

Exhibit B

Draft Zoning Amendment

§ 307-94.2. Residential Reuse Special Permit.

C. Development standards and controls

(3) The total number of bedrooms shall not exceed an average of ~~two~~ **2.75** bedrooms per unit.

(4) Maximum coverage. The maximum permitted gross building coverage over the existing coverage on any RRUSP site shall not exceed 25% of the existing gross building coverage, except that the Town Board may allow a greater maximum coverage based on existing circumstances not to exceed ~~50%~~ **100%**

Exhibit C

Full Environmental Assessment Form (FEAF)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Skyview		
Project Location (describe, and attach a general location map): 3275 Lexington Avenue (tax parcel ID 24.11-1-2), 5 Skyview Avenue (24.7-2-4), 9 Regina Avenue (24.7-2-2), 17 Regina Avenue (24.7-2-21), 19 Regina Avenue (24.7-2-20), 3211 East Main Street (24.7-1-1) 3219 East Main Street (24.7-1-2), Town of Cortlandt, New York		
Brief Description of Proposed Action (include purpose or need): Proposed redevelopment of existing 58 cottages under the Town's Residential Reuse Special Permit (RRUSP) with 70 townhouses and associated improvements. A zoning text amendment is proposed to §307-94.2 of the Town Code to allow the Town Board to increase the maximum building coverage and total number of bedrooms under a RRUSP.		
Name of Applicant/Sponsor: BEB Capital, LLC	Telephone: E-Mail:	
Address: 26 Harbor Park Drive		
City/PO: Port Washington	State: NY	Zip Code: 11050
Project Contact (if not same as sponsor; give name and title/role): Dan Penaro	Telephone: 516-207-7442 E-Mail: dpenaro@bebcapital.com	
Address: 26 Harbor Park Drive		
City/PO: Port Washington	State: NY	Zip Code: 11050
Property Owner (if not same as sponsor): Eastview/Southview Realty, LLC (3275 Lexington Avenue; 9, 17, 19 Regina Avenue) and Skyview/Westview, LLC (3211, 3219 East Main Street; 5 Skyview Avenue)	Telephone: 516-207-7442 E-Mail: dpenaro@bebcapital.com	
Address: C/O Beb Capital, LLC		
City/PO: Port Washington	State: NY	Zip Code: 11050

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Special Permit Application Approval, Town Sewer District (extension or creation), Zoning Text Amendment	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Development Plan, Special Permit Application, Tree Removal, Steep Slopes	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County DOH - Water main and Sanitary Sewer Westchester County Department of Planning - GML239 Referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES Stormwater General Permit NYSDOT - Highway Work Permit Perm 33	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>R-40 (Single-Family Residential) and CD (Designed Commercial)</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit? Residential Reuse Special Permit (RRUSP)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? <u>Lakeland Central School District</u>	
b. What police or other public protection forces serve the project site? <u>NYS Police & Westchester County DPS</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Mohegan Fire Department</u>	
d. What parks serve the project site? <u>Muriel H. Morabito Community Center, Michael C Mongero Veterans Memorial Park</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Residential</u>	
b. a. Total acreage of the site of the proposed action?	<u>±15.6</u> acres
b. Total acreage to be physically disturbed?	<u>±9</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>±19.5</u> acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	70 (townhomes)

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 20,680 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Cortlandt Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Exptension of lines in order to supply the proposed project
- Source(s) of supply for the district: Northern Westchester Joint Waterworks

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 22,750 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Peekskill Wastewater Treatment Facility
- Name of district: Peekskill Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No

	<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
	If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
Extension of sewer mains from existing sewer located in Regina Avenue within area previously identified as future Cortlandt Blvd East Sewer Improvement Area		
<hr/>		
iv.	Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v.	If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi.	Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
<hr/>		
e.	Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>±4.3</u> acres (impervious surface) _____ Square feet or <u>15.6</u> acres (parcel size) ii. Describe types of new point sources. <u>inlets, catch basins, stormwater basins</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>On-site stormwater detention systems, other on-site infrastructure, storm sewer in public right-of-way</u> 	
	If to surface waters, identify receiving water bodies or wetlands: _____ _____	
	Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv.	Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f.	Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
<hr/>		
g.	Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:*</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations: Residential: 24 hours per day / 7 days a week</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:*</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations: Residential: 24 hours per day / 7 days a week</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:*</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations: Residential: 24 hours per day / 7 days a week</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

*Per Town Code Chapter 197

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="text-align: center;">TBD</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
<p>a. Existing land uses.</p> <p>i. Check all uses that occur on, adjoining and near the project site.</p> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) </div> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ </div> <p>ii. If mix of uses, generally describe: _____</p>			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±2	±4.3	±2.3
• Forested	--	--	--
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	--
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	--
• Wetlands (freshwater or tidal)	--	--	--
• Non-vegetated (bare rock, earth or fill)	--	--	--
• Other Describe: <u>Wooded areas, landscape areas, lawn areas</u>	±13.6	±11.3	±(2.3)

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> The Sentinel of Mohegan Lake (senior assisted living located over 900 feet northeast of the Project Site)</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ > 6 _____ feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0.7 _____ %	
c. Predominant soil type(s) present on project site:	
Paxton fine sandy loam (PnC)	27.8 %
Charlton fine sandy loam (ChC)	14.3 %
Charlton-Chatfield complex (CrC)	34.9 %
d. What is the average depth to the water table on the project site? Average: _____ > 6 _____ feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site <div style="margin-left: 100px;"><input type="checkbox"/> Moderately Well Drained: _____ % of site</div> <div style="margin-left: 100px;"><input type="checkbox"/> Poorly Drained _____ % of site</div>	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 14 % of site <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 10-15%: _____ 17 % of site</div> <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 15% or greater: _____ 69 % of site</div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? *Wetlands located over 400 feet west of the Project Site * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: typical suburban species _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Taconic State Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic byway</u> iii. Distance between project and resource: <u>1.75</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information


Attach any additional information which may be needed to clarify your project.

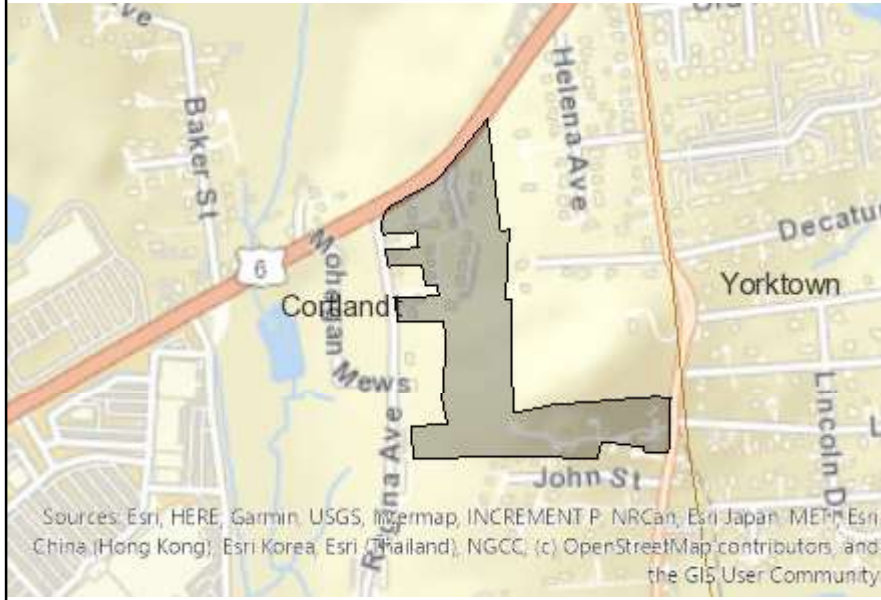
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BEB Capital, LLC Date 4/4/2025

Signature  Matthew N. Steinberg, AICP Title Senior Associate
DTS Provident Design Engineering, LLP



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No


Exhibit D

Owner Authorizations

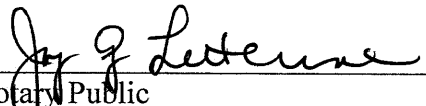
OWNER AUTHORIZATION

EASTVIEW/SOUTHVIEW REALTY LLC is the owner of property located in the Town of Cortlandt, New York and identified on the Town of Cortlandt Tax Maps as Section 24.11 Block 1 Lot 2 and Section 24.7 Block 2, Lots 2, 20 and 21. I, Lee J. Brodsky, am the Vice President of Skyview Cottage Associates, Inc., which is the Manager of Skyview/Westview, LLC, the sole Member of Eastview/Southview Realty LLC. By signing below, I authorize Zarin & Steinmetz LLP, and DTS Provident Design Engineering LLP to submit any application, petition or request for any documents to the Town of Cortlandt, Westchester County, or any other agency requiring submissions and/or approval authority in connection with the proposed Residential Reuse Special Permit application and associated development and use of the above-cited property. I understand that any permission granted and any conditions imposed by such agencies will accrue to the above-cited property and will be the responsibility of the property owner.

EASTVIEW/SOUTHVIEW REALTY LLC

By: 
Lee J. Brodsky
Vice President of Skyview Cottage Associates, Inc.,
which is the Manager of Skyview/Westview, LLC,
the sole Member of Eastview/Southview Realty LLC

Sworn to before me this 4th day of April, 2025

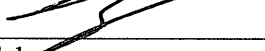

Notary Public

JOY G. LITTERINE
Notary Public - State of New York
No. 01LI6300712
Qualified in Nassau County
Commission Expires April 7, 2026

OWNER AUTHORIZATION

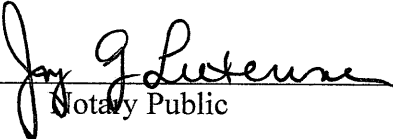
SKYVIEW/WESTVIEW LLC is the owner of property located in the Town of Cortlandt, New York and identified on the Town of Cortlandt Tax Maps as Section 24.7 Block 2, Lot 4 and Section 24.7 Block 1 Lots 1 and 2. I, Lee J. Brodsky, am the Vice President of Skyview Cottage Associates, Inc., which is the Manager of Skyview/Westview, LLC. By signing below, I authorize Zarin & Steinmetz LLP, and DTS Provident Design Engineering LLP to submit any application, petition or request for any documents to the Town of Cortlandt, Westchester County, or any other agency requiring submissions and/or approval authority in connection with the proposed Residential Reuse Special Permit application and associated development and use of the above-cited property. I understand that any permission granted and any conditions imposed by such agencies will accrue to the above-cited property and will be the responsibility of the property owner.

SKYVIEW/WESTVIEW LLC

By: 

Lee J. Brodsky
Vice President of Skyview Cottage
Associates, Inc., Manager of
Skyview/Westview, LLC

Sworn to before me this 4th
day of April, 2025



Notary Public

JOY G. LITTERINE
Notary Public - State of New York
No. 01LI6300712
Qualified in Nassau County
Commission Expires April 7, 2026

DATE: APRIL 1, 2025

NOT FOR CONSTRUCTION

FLOOD INSURANCE RATE MAP DATA	
Map Panel	36119C0028F
Map Panel	36119C0036F
Effective Date	September 28, 2007
Flood Zone	X

Key Plan

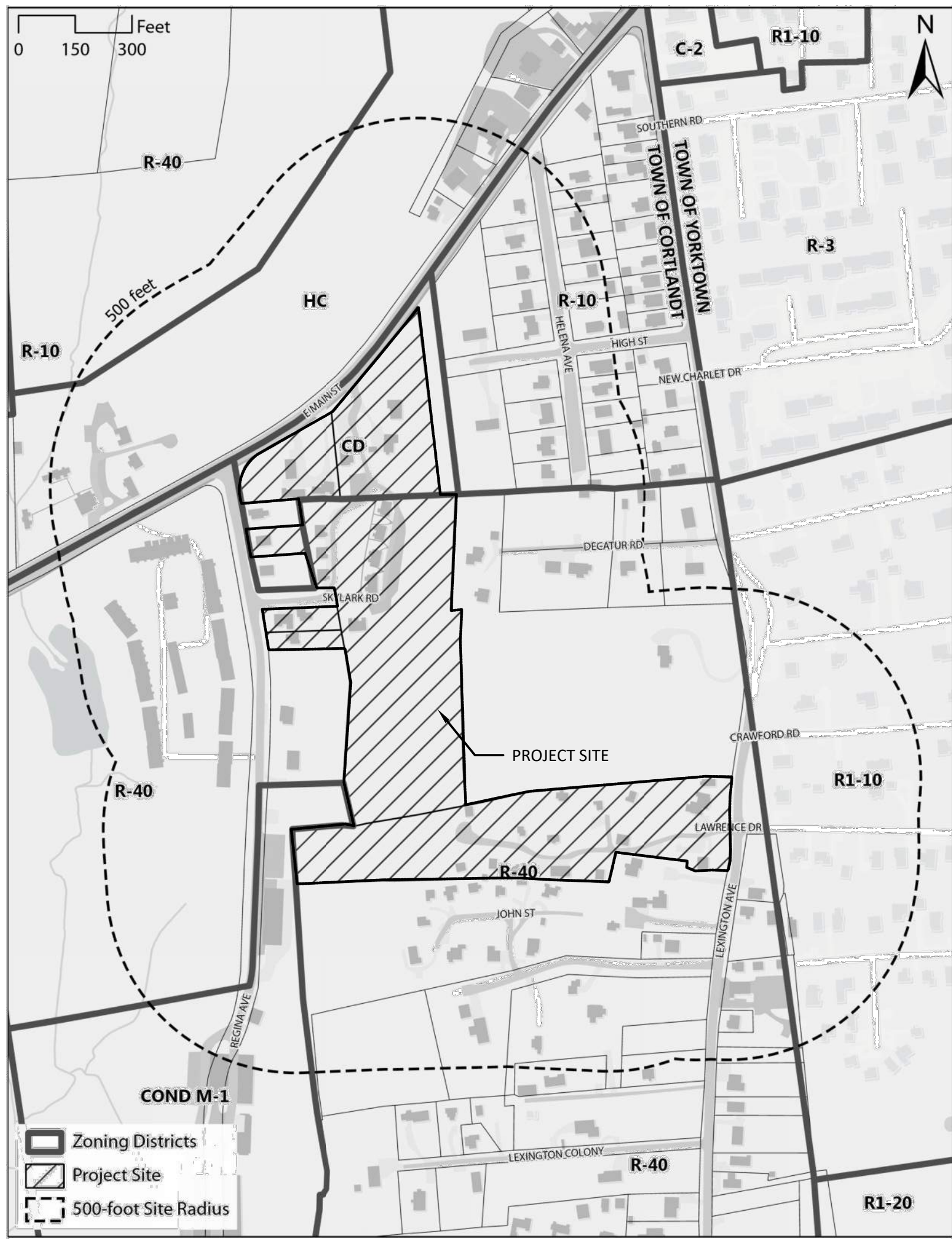
[illegible]

COVER SHEET

Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-1

Scale NOT TO SCALE



275/3291 Lexington Avenue, 5 Skyview Road,
17/19 Regina Avenue, 3211/3219 East Main St.
Corlandt, New York

Owner: SEB Capital
 16 Harbor Park Drive
 Port Washington, NY 11050
Architect: _____

GB^{ds}
GALLIN BEELER DESIGN STUDIO
13 Washington Ave, Pleasantville, NY 10570

Civil Engineer:

DTS • PROVIDENT
Intelligent Land Use

Civil Engineers, Landscape Architect and Planner

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

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Certificate of Authorization #0017846

SURVEYOR:
Gallas Surveying Group, LLC
8865 US Route 1
North Brunswick, NJ 08902

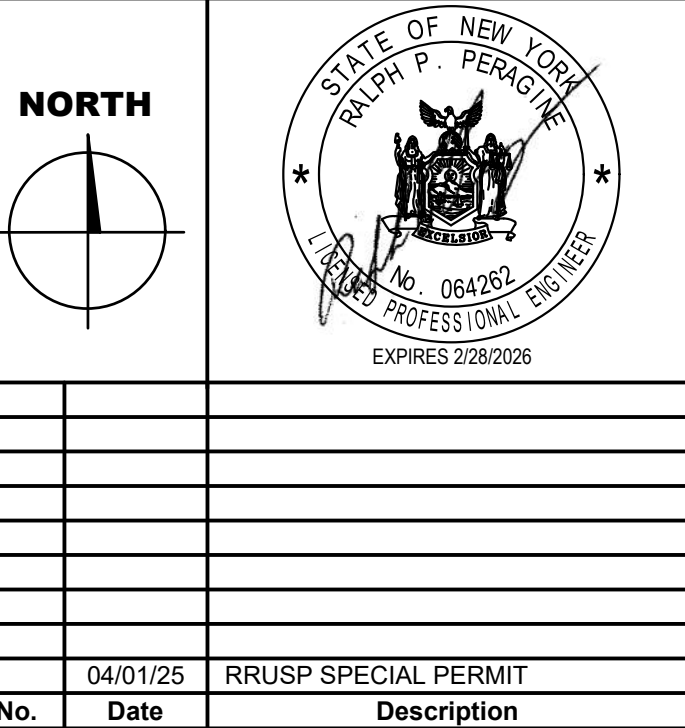
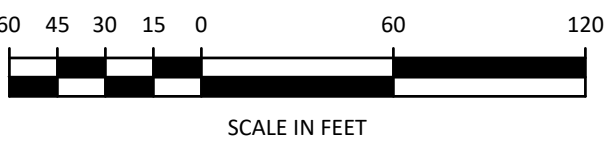
ATTORNEY:

Carin & Steinmetz, LLP
11 Main Street, Suite 415
White Plains, NY 10601

[illegible]

NOT FOR CONSTRUCTION

Key Plan







SLOPE ANALYSIS PLAN

Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-3

Scale 1" = 60'



Slopes Table				
Number	From	To	Color	Area (sf)
1	0.00%	10.00%		97360.07
2	10.00%	15.00%		111593.24
3	15.00%	30.00%		311320.28
4	30.00%	398.68%		156948.11

SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GBds
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

Civil Engineer:
DTS • PROVIDENT
Intelligent Land Use
Civil Engineers, Landscape Architect and Planner
DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
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Certificate of Authorization #0017846

SURVEYOR:
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 2209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

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THE STATE OF NEW YORK REQUIRES NOTIFICATION, BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE TWO FULL WORKING DAYS, EXCLUDING DAY OF CALL, CONTACT LOG NY 811 OR 800-962-7962. FOR NEW YORK CITY AND LONG ISLAND, CONTACT 811 OR 800-772-4860.

NOT FOR CONSTRUCTION

Key Plan



<div><div>NORTH</div><div></div></div>	<div><div>STATE OF NEW YORK</div><div></div></div>	
No.	Date	Description
04/01/25	RRUSP SPECIAL PERMIT	

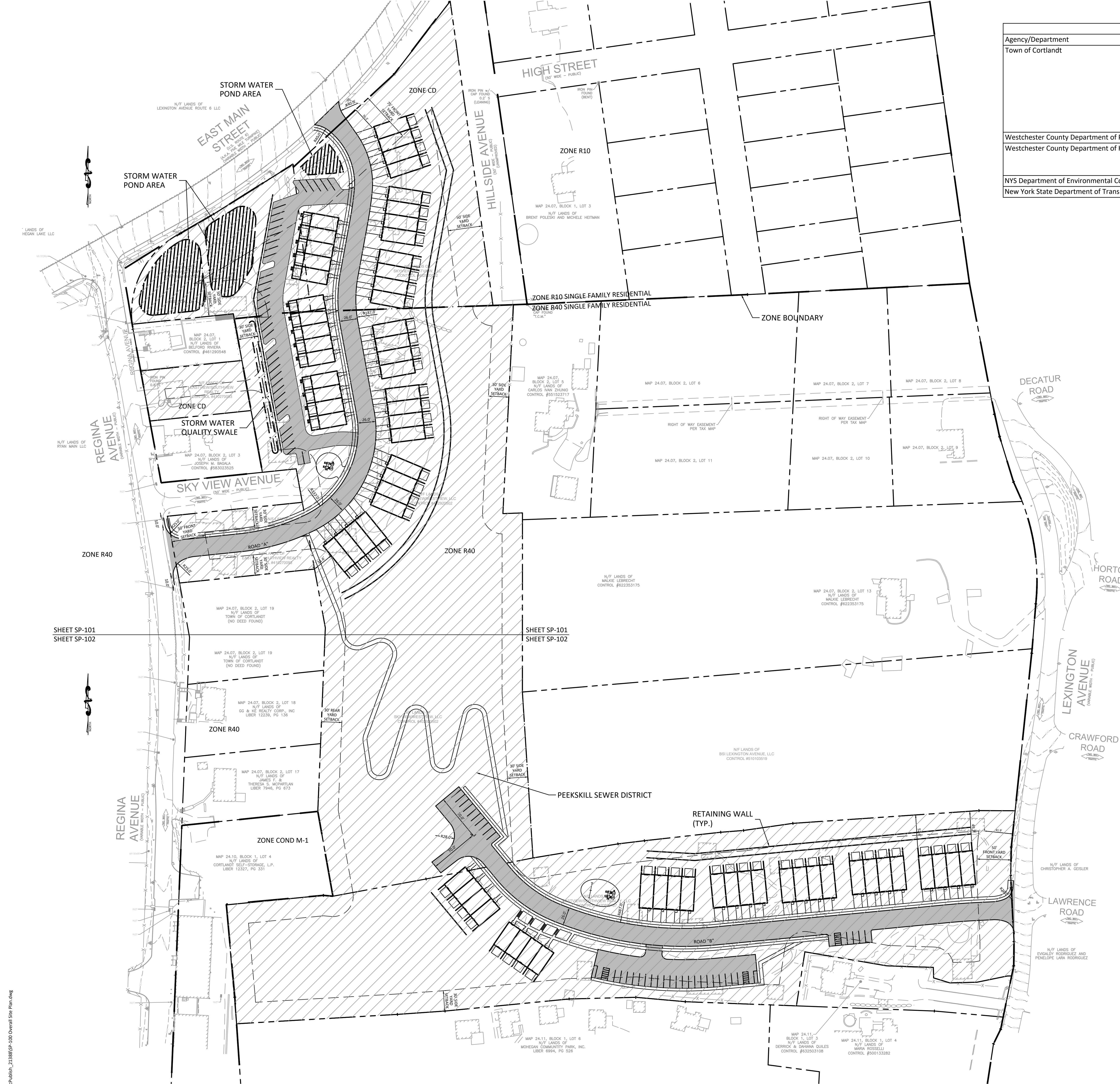
OVERALL SITE PLAN

Project number	GBDS 2329-DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-100

Scale 1" = 80'

Preliminary List of Permits and Approvals			
Agency/Department	Description	Status	Approval Date
Town of Cortlandt	SEQRA Determination	Pending	
	Zoning Amendment(s)	Pending	
	Special Permit	Pending	
	Site Plan Approval	Pending	
	Tree Removal Permit and Steep Slope Permit	Pending	
	Demolition Permit(s)	Pending	
	Building Permit(s)	Pending	
Westchester County Department of Planning	Sewer District Extension (Map, Plan and Report)	Pending	
	GML239 Referral	Pending	
	Sanitary Sewer Extension	Pending	
	Water Main Extension	Pending	
Westchester County Department of Health (DOH)	Sewer District Extension	Pending	
	Stormwater Pollution Prevention Plan (SWPPP)	Pending	
NYS Department of Environmental Conservation (DEC)	Highway Work Permit Perm33Com	Pending	
New York State Department of Transportation (NYS DOT)			



SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:
BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GBds
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:
DTS • PROVIDENT
Intelligent Land Use
Civil Engineers, Landscape Architect and Planner
DTS Provident Design Engineering, LLP
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THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE TWO FULL WORKING DAYS, EXCLUDING DAY OF CALL, CONTACT LOG NY 811 OR 800-962-7962. FOR NEW YORK CITY AND LONG ISLAND, CONTACT 811 OR 800-727-4860.

NOT FOR CONSTRUCTION

Key Plan



No.	Date	Description
	04/01/25	RRUSP SPECIAL PERMIT

PRELIMINARY SITE PLAN

Project number	GBDS 2329-DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

SP-101

Scale 1" = 40'



275/3291 Lexington Avenue, 5 Skyview Road,
17/19 Regina Avenue, 3211/3219 East Main St.
Corlandt, New York

SEB Capital
16 Harbor Park Drive
Port Washington, NY 11050
Architect:

Civil Engineer:

DTS • PROVIDENT
Intelligent Land Use

Civil Engineers, Landscape Architect and Planner

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

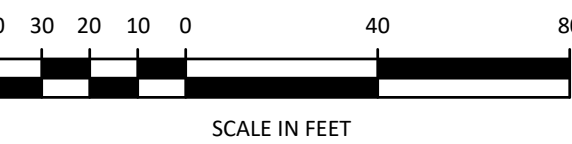
© DTS Provident Design Engineering, LLP
Certificate of Authorization #0017846

ATTORNEY:

Carin & Steinmetz, LLP
11 Main Street, Suite 415
White Plains, NY 10601

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE TWO FULL-WORKING DAYS, EXCLUDING DAY OF CALL. CONTACT UDIG NY 811 OR 800-962-7962. FOR NEW YORK CITY AND LONG ISLAND, CONTACT 811 OR 800-772-4480.

Key Plan



	04/01/25	RRUSP SPECIAL PERMIT
No.	Date	Description

Project number	GBDS 2329;DTSP 1085
Date	04/01/25
Drawn by	RPP
Checked by	GMS

Scale $1'' = 40'$



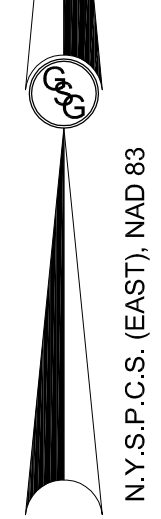
VICINITY MAP

NOTES:

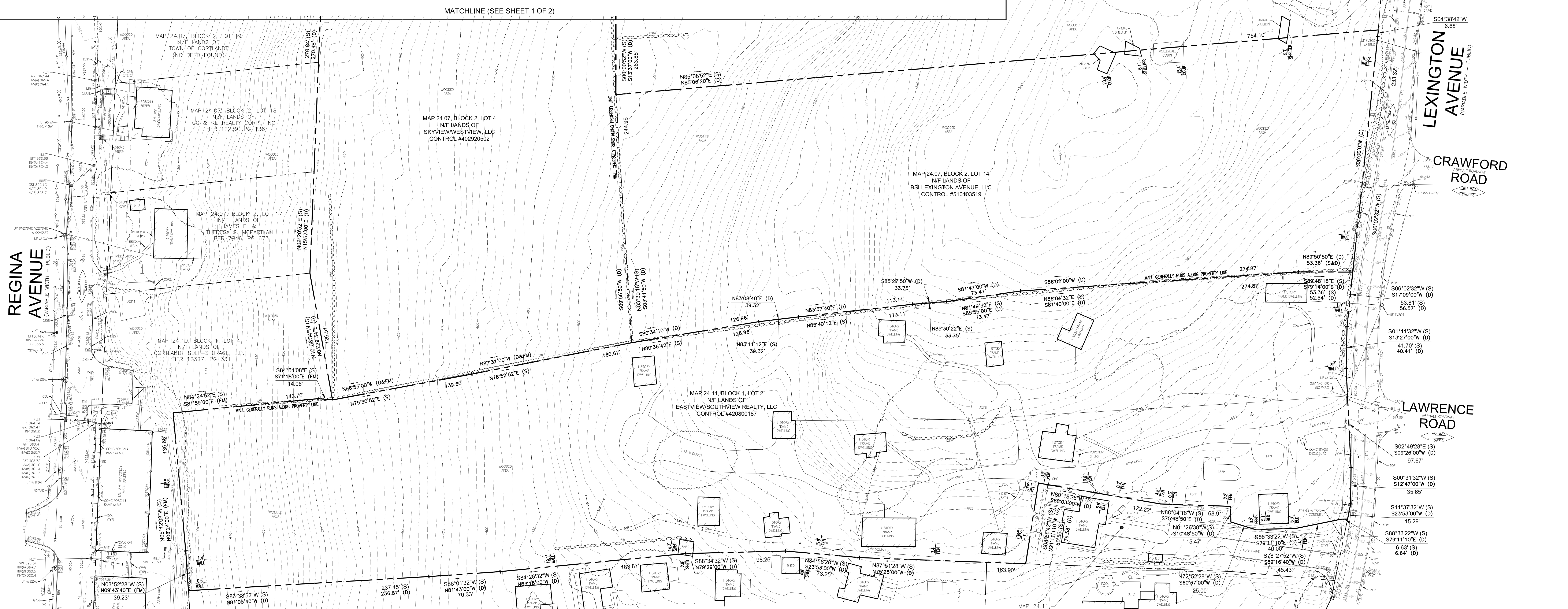
- PROPERTY KNOWN AND DESIGNATED AS MAP 24.07, BLOCK 1, LOTS 1 & 2, MAP 24.07, BLOCK 2, LOTS 2, 4, 14, 20, & 21 AND MAP 24.11, BLOCK 1, LOT 2 ON THE OFFICIAL TAX MAP FOR THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK.
- AREA MAP 24.07, BLOCK 1, LOT 1: 38.333 S.F. OR 0.8800 AC.
AREA MAP 24.07, BLOCK 1, LOT 2: 25.887 S.F. OR 1.5717 AC.
AREA MAP 24.07, BLOCK 2, LOT 2: 11.215 S.F. OR 0.2575 AC.
AREA MAP 24.07, BLOCK 2, LOT 4: 272.781 S.F. OR 6.2622 AC.
AREA MAP 24.07, BLOCK 2, LOT 14: 170.382 S.F. OR 3.9109 AC.
AREA MAP 24.07, BLOCK 2, LOT 20: 9.989 S.F. OR 0.2289 AC.
AREA MAP 24.07, BLOCK 1, LOT 21: 9.989 S.F. OR 0.2289 AC.
AREA MAP 24.11, BLOCK 1, LOT 2: 248.429 S.F. OR 5.7261 AC.
TOTAL AREA: 847.947 S.F. OR 19.4682 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTUS PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. ON SITE UTILITIES WERE MARKED OUT BY LEVEL A UNDERGROUND SOLUTIONS ON 11-11-2024.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
- ELEVATIONS ARE BASED UPON NAVD 88 (BENCHMARK: NGS MONUMENT D 76, PID LX1281, ELEV: 433.35 (NAVD 88)).
- BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NOS. 36119C0029F & 36119C0030F, EFFECTIVE DATE: 09-28-2007, OBTAINED FROM FEMA NITL WEB SERVICE ON 10-23-2024.
- THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

REFERENCES:

- MAP OF SUNNYSIDE PARK, LAKE MOHEGAN, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, THE PROPERTY OF JANE CONGLIN, JESSIE TRAVIS, PREPARED BY PERSKILL ENGINEERING, DATED 03-10-08 AND FILED AS MAP NO. 2291 ON 04-12-1921.
- SURVEY OF PROPERTY SITUATE IN TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, GRATZ-ROGE-CANOR PROPERTIES, COUNTY SHEET NO. 277, COUNTY BLOCK NO. 11022, PREPARED BY J.W. IRISH, PE & LS, DATED 06-05-1945 AND FILED AS MAP NO. 5912 ON 06-20-1945.
- MAP NO. ONE, WESTVIEW GARDENS, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, COUNTY SHEET NO. 277, COUNTY BLOCK NO. 11022, PREPARED BY J.W. IRISH, PE & LS, DATED 06-11-1946 AND FILED AS MAP NO. 6109 ON 07-03-1946.
- SUBDIVISION MAP OF REGINA ESTATES, SITUATE IN TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, COUNTY SHEET NO. 277, COUNTY BLOCK NO. 11022, PREPARED BY BUNNY ASSOCIATES, DATED 06-05-1969 AND FILED AS MAP NO. 16600 ON 05-13-1969.
- CAD FILE FOR CORTLAND MANOR, NOVEMBER 14, 2024 TOPOGRAPHIC MAPPING, PREPARED BY COOPER AERIAL SURVEYS CO., RECEIVED ON 12-16-2024.



MATCHLINE (SEE SHEET 1 OF 2)



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 10234-000-903-00, 10234-000-920-00 & 10234-000-930-00

UTILITY COMPANY
ALCONQUIN GAS/ SPECTRA ENERGY - EAST
ALICE USA
CITY OF PEKESKILL
CONSOLIDATED EDISON COMPANY OF NY
FIRSTLIGHT FIBER
MONTROE IMPROVEMENT DISTRICT
NEW YORK CITY DEPT OF ENV PROTECTION WATER EAST
NYS DOT FINGERLAKES REGION S
TOWN OF CORTLANDT
TOWN OF YORKTOWN ENGINEERING
VERIZON - VALHALLA WESTCHESTER
WESTCHESTER COUNTY SENIOR

PHONE NUMBER
845-273-3001
800-279-3001
800-252-1133
845-736-8024
470-842-1795
800-282-8600
914-403-8485
914-767-2922
845-206-7991
914-804-4209
845-962-7272 x220
844-661-0660
914-813-5437

NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY ELEVATORS, DESIGNERS, OR ANY PERSON PREPARING TO OBTAIN THE EARTH'S SURFACE, ANYWHERE IN THE STATE, PUBLIC SERVICE COMMISSION, NEW YORK STATE CODE RULE 753

SEE SHEET 1 OF 2 FOR MAP LEGEND & ABBREVIATIONS

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

GRAPHIC SCALE



DATE	SCALE	DRAWN	CHECKED
12-23-2024	1"=40'	R.M.C.	D.A.H./C.J.O.
11-05-2024	FIELD BOOK	PAGE	FIELD CREW
11-11-2024	219	38	D.A.H.
11-20-2024	219	48-52	D.A.H.
12-23-2024	219	64	D.A.H.
		102	
FILE NO.	DRAWING NAME/SHEET NO.		
G24160	G24160.DWG 2 OF 2		

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
BLOCK 1, LOTS 1 & 2, MAP 24.7
3211 & 3219 EAST MAIN STREET
BLOCK 2, LOTS 2, 4, 14, 20 & 21, MAP 24.7
9, 17 & 19 REGINA AVENUE, 5 SKY VIEW AVENUE AND
291 LEXINGTON AVENUE
BLOCK 2, LOT 1, MAP 24.11
3275 LEXINGTON AVENUE
MOHEGAN LAKE (TOWN OF CORTLANDT)
WESTCHESTER COUNTY
STATE OF NEW YORK



2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-8700
FAX: 732-940-8786
www.gallasurvey.com

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

GB^{ds}
GAILIN BEELER Design Studio

DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

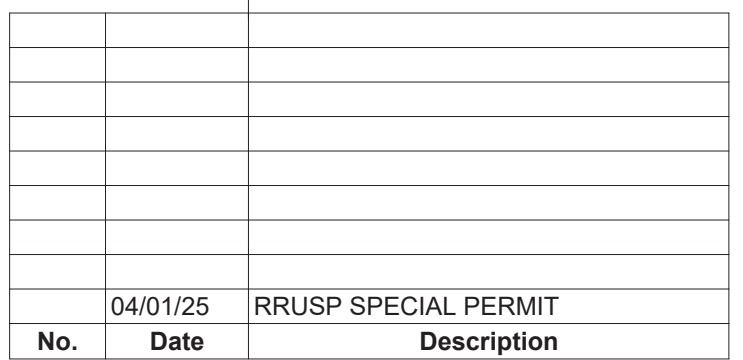
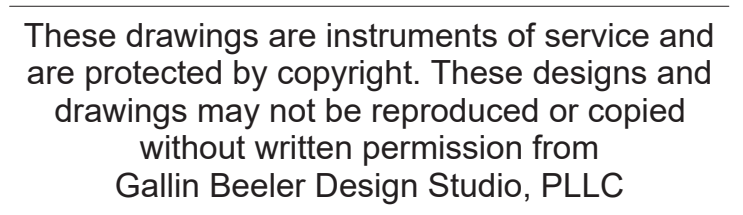
Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

MEP Engineer:

CONSTRUCTION Manager

LEXINGTON AVENUE



Unit Count - Existing:

One-Bed	39
<u>Two-Bed</u>	<u>19</u>
Total	58

G04

I.T.S.

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:

DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR:

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

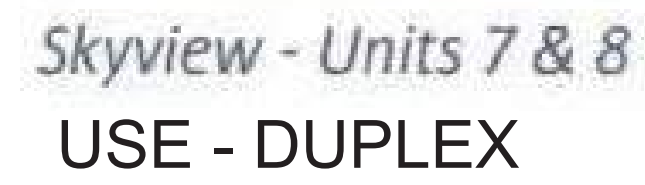
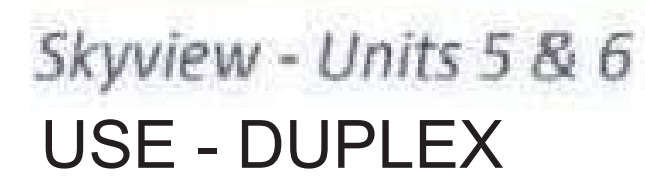
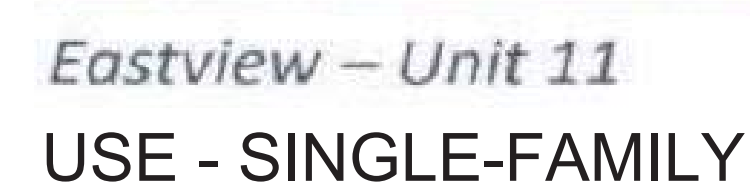
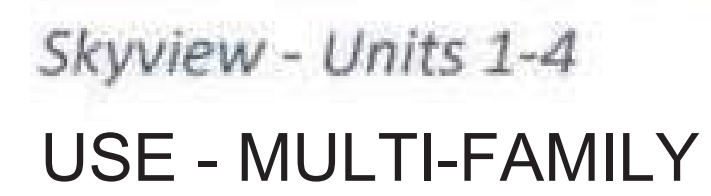
Structural Engineer: _____

MEP Engineer: _____

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan



Unit increase is limited to 20% more than existing
Existing Units = 58

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[illegible]

EXISTING
BUILDINGS & USES -
PROJECT SITE

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

G05

Scale	N.T.S.
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3/31/2025 2:34:58 PM



SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: _____

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:

DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

SURVEYOR: _____

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Structural Engineer:

MEP Engineer:

LANDSCAPE Architect:

CONSTRUCTION Manager

Key Plan



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[illegible]

EXISTING
BUILDINGS & USES -
NEIGHBORING
PROPERTIES

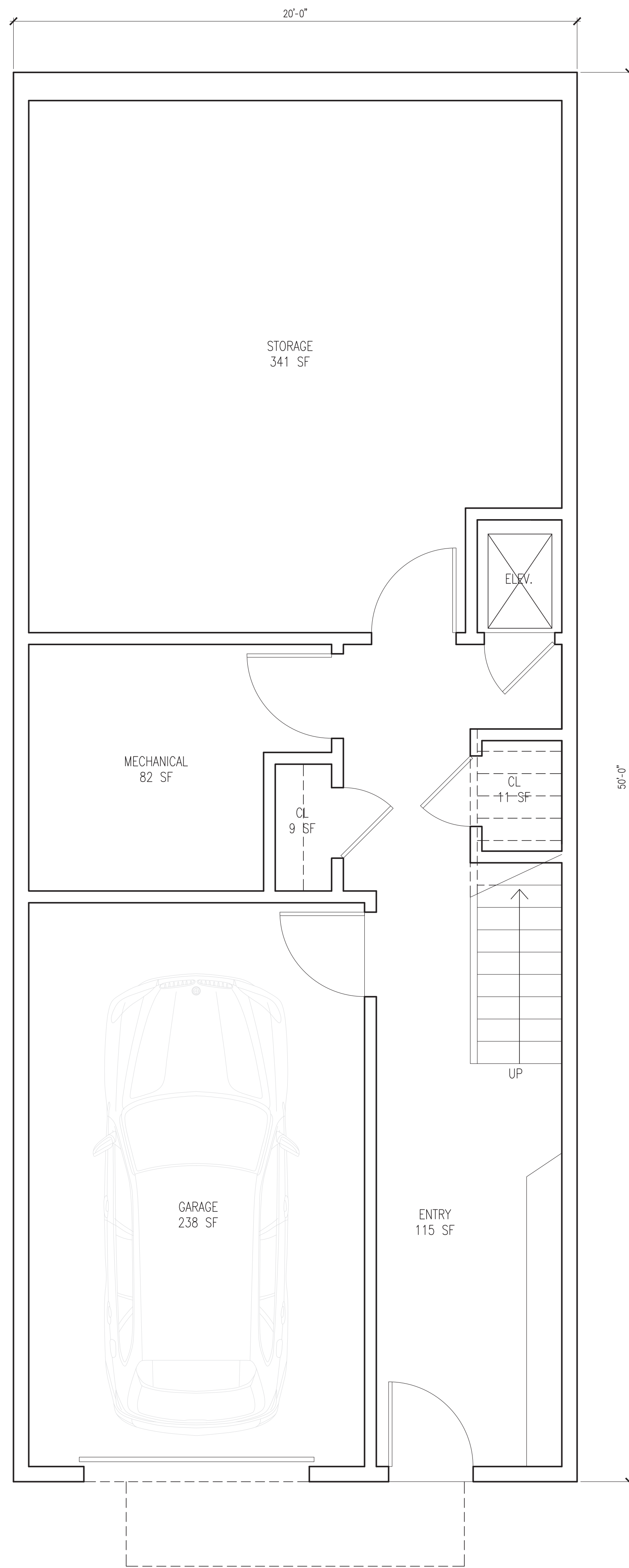
Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

G06

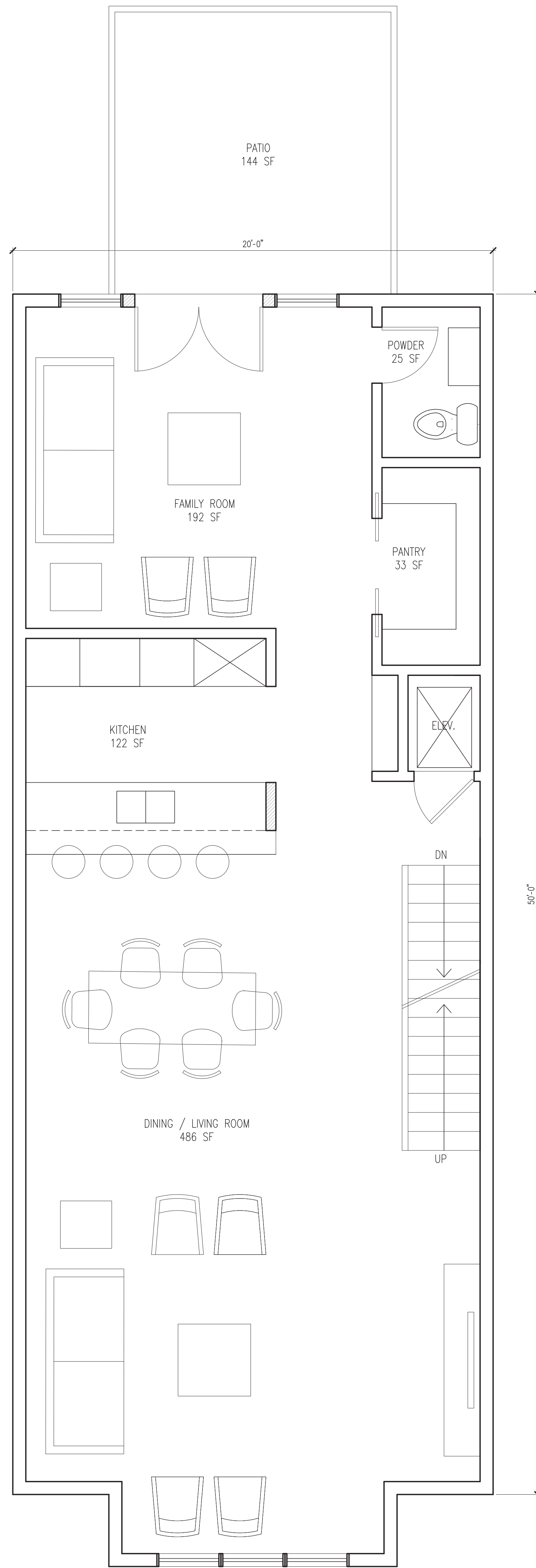
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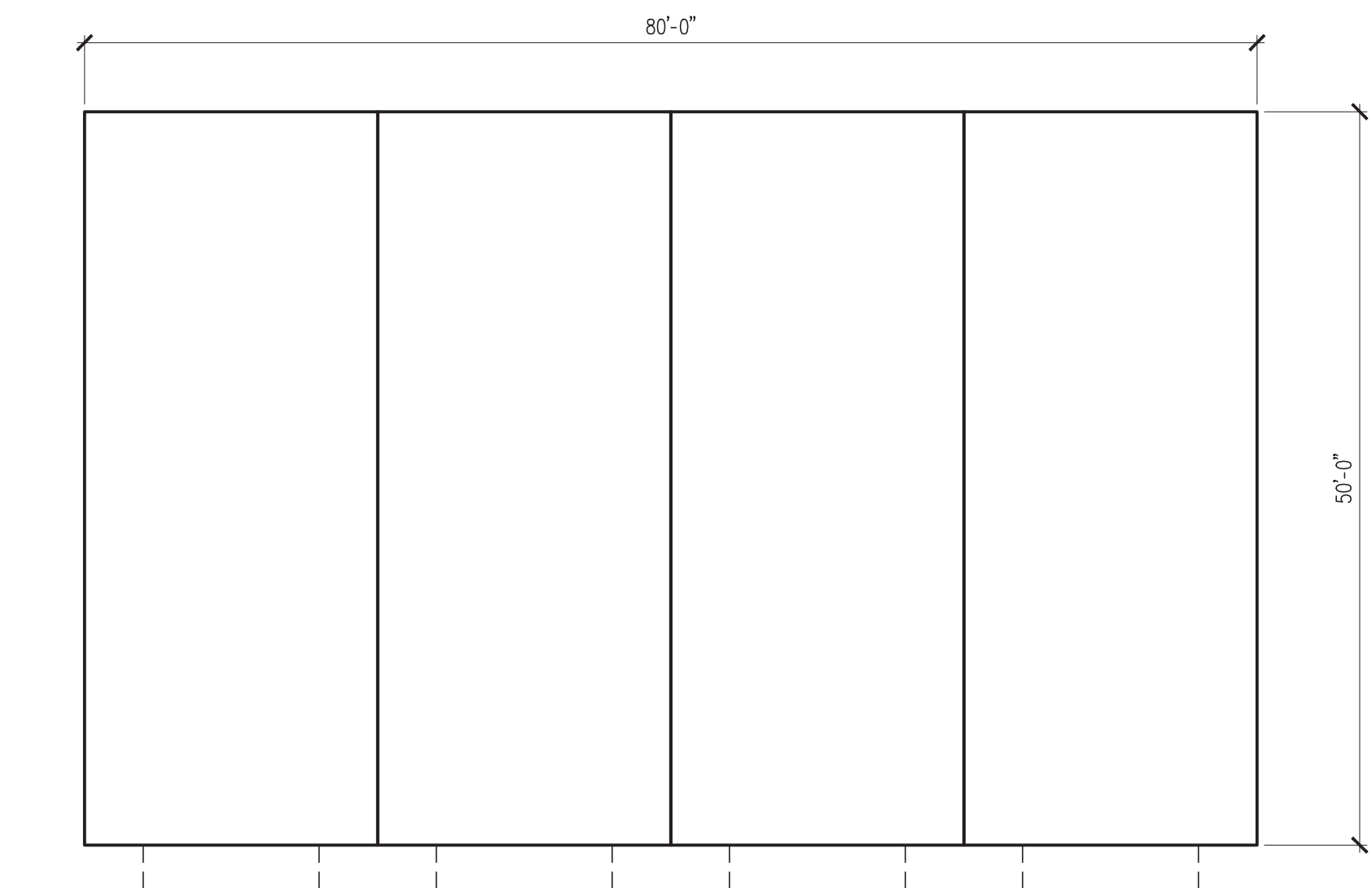
TYPE A UNITS -- UPHILL	
3 BEDROOM	
2.5 BATHROOM	
LOWER LEVEL AREA	1,000 SF
MAIN LEVEL AREA	1,036 SF
UPPER LEVEL AREA	1,036 SF
TOTAL AREA	3,072 SF
FOOTPRINT (ONE UNIT)	
QUANTITY TYPE B UNITS	48



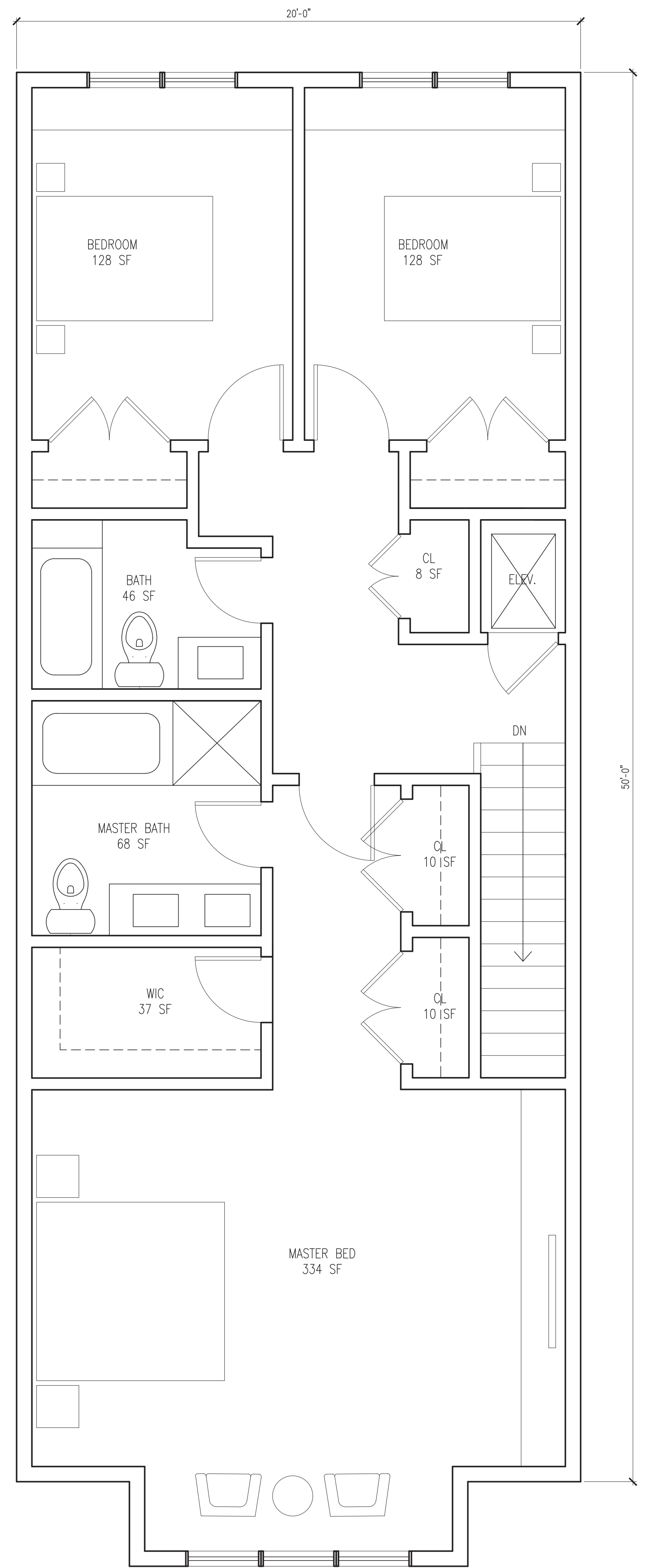
1 LOWER LEVEL PLAN
SCALE 1/4" = 1' - 0"



2 MAIN LEVEL PLAN
SCALE 1/4" = 1' - 0"



4 TYPICAL CLUSTER PLAN
SCALE 3/32" = 1'-0"



3 UPPER LEVEL PLAN
SCALE 1/4" = 1' - 0"

SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner:

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050

Architect:

GB^{ds}
GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer: _____
DTS Provident Design Engineering

One North Broadway
White Plains, NY 10601

SURVEYOR: _____

Gallas Surveying Group, LLC
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
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Key Plan



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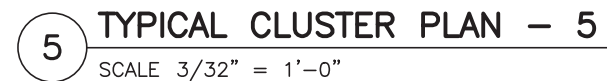
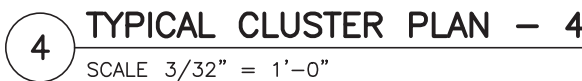
TYPE A - UPHILL FLOOR PLANS

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

A10

Scale	AS NOTED
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<u>TYPE B UNITS - DOWNHILL</u>	
2 BEDROOM	
3.5 BATHROOM	
LOWER LEVEL AREA	800 SF
MAIN LEVEL AREA	800 SF
UPPER LEVEL AREA	836 SF
TOTAL AREA	2,436 SF
FOOTPRINT (ONE UNIT)	800 SF
QUANTITY TYPE B UNITS	22

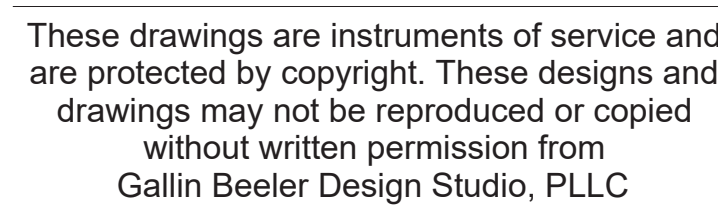


3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main S
Cortlandt, New York

GB^{ds}

ATTORNEY:
Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601

Key Plan

A11

Scale	AS NOTED
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3291 Lexington Avenue, 5 Skyview Road,
39 Regina Avenue, 3211/3219 East Main St.
ndt, New York

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

DTS Provident Design Engineering
One North Broadway
White Plains, NY 10601

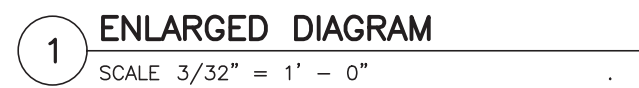
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White Plains, NY 10601



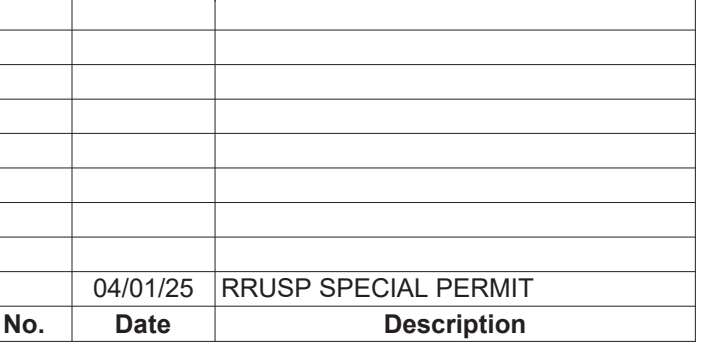
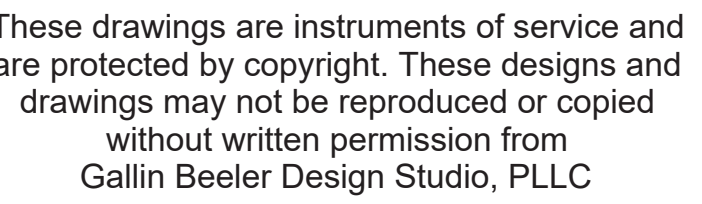
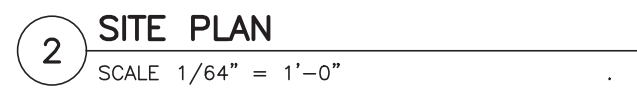
E B - DOWNHILL UNITS



TYPE B - DOWNHILL UNITS



PROPOSED BUILDING HEIGHT CALCULATION					
ITEM	SECTION	PROPOSED AVERAGE GRADE ELEVATION	20' FROM BUILDING	PROPOSED TOP OF ROOF ELEVATION	PROPOSED BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	307 ATTACHMENT 5	NORTH ELEVATION	408.00	NORTH ELEVATION	439.66
		EAST ELEVATION	409.33	EAST ELEVATION	439.66
		SOUTH ELEVATION	401.50	SOUTH ELEVATION	439.66
		WEST ELEVATION	401.00	WEST ELEVATION	439.66
					NORTH 31.66 EAST 30.33 SOUTH 38.16 WEST 38.66 AVERAGE 34.70



Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

Scale	AS NOTED
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SKYVIEW

3275/3291 Lexington Avenue, 5 Skyview Road,
9/17/19 Regina Avenue, 3211/3219 East Main St.
Cortlandt, New York

Owner: _____

BEB Capital
26 Harbor Park Drive
Port Washington, NY 11050
Architect:

GB^{ds}

GALLIN BEELER DESIGN STUDIO
23 Washington Ave, Pleasantville, NY 10570

CIVIL Engineer:

DTS Provident Design Engineering

One North Broadway
White Plains, NY 10601

SURVEYOR: _____

Gallas Surveying Group, LLC

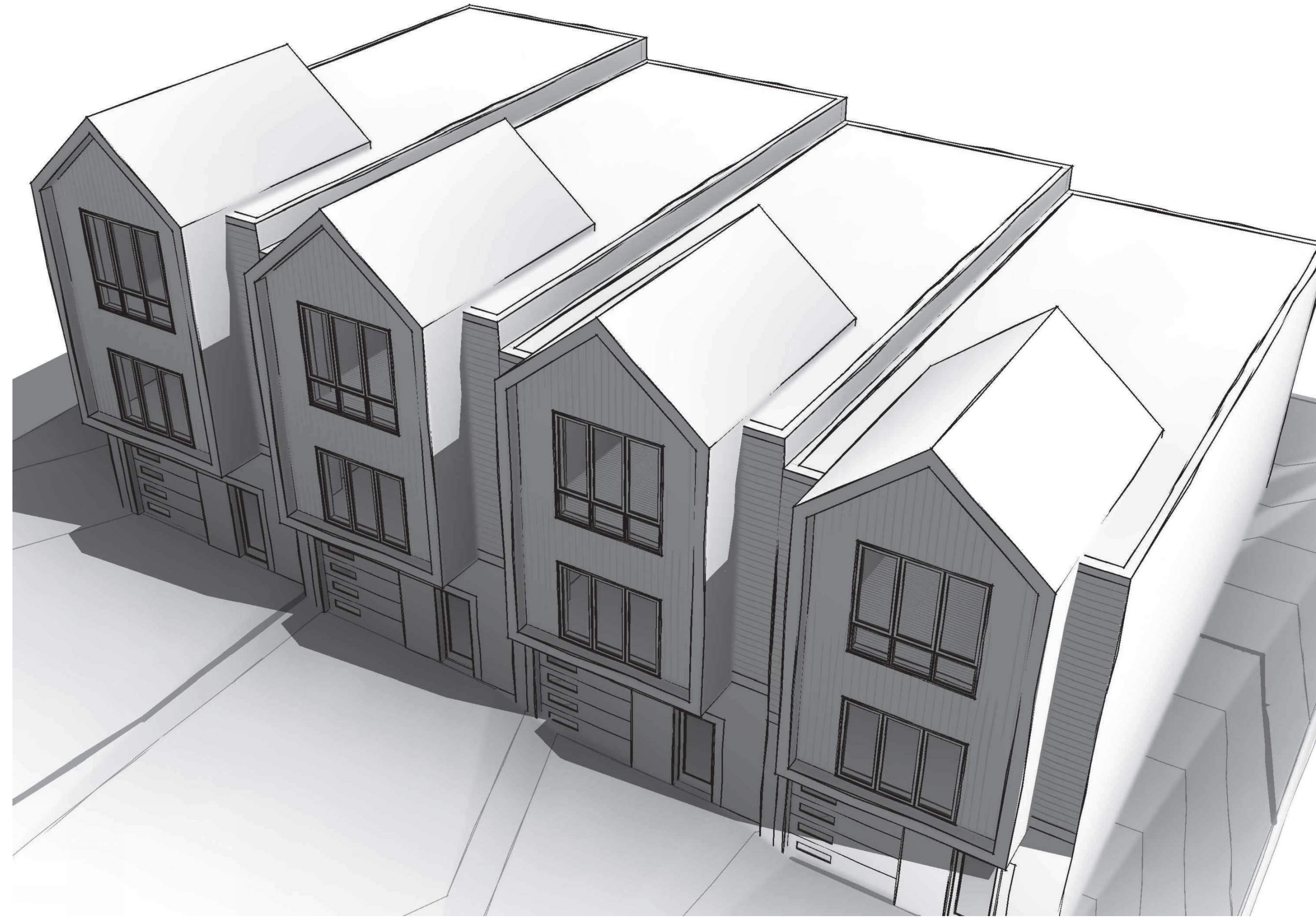
2865 US Route 1
North Brunswick, NJ 08902

ATTORNEY:

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601



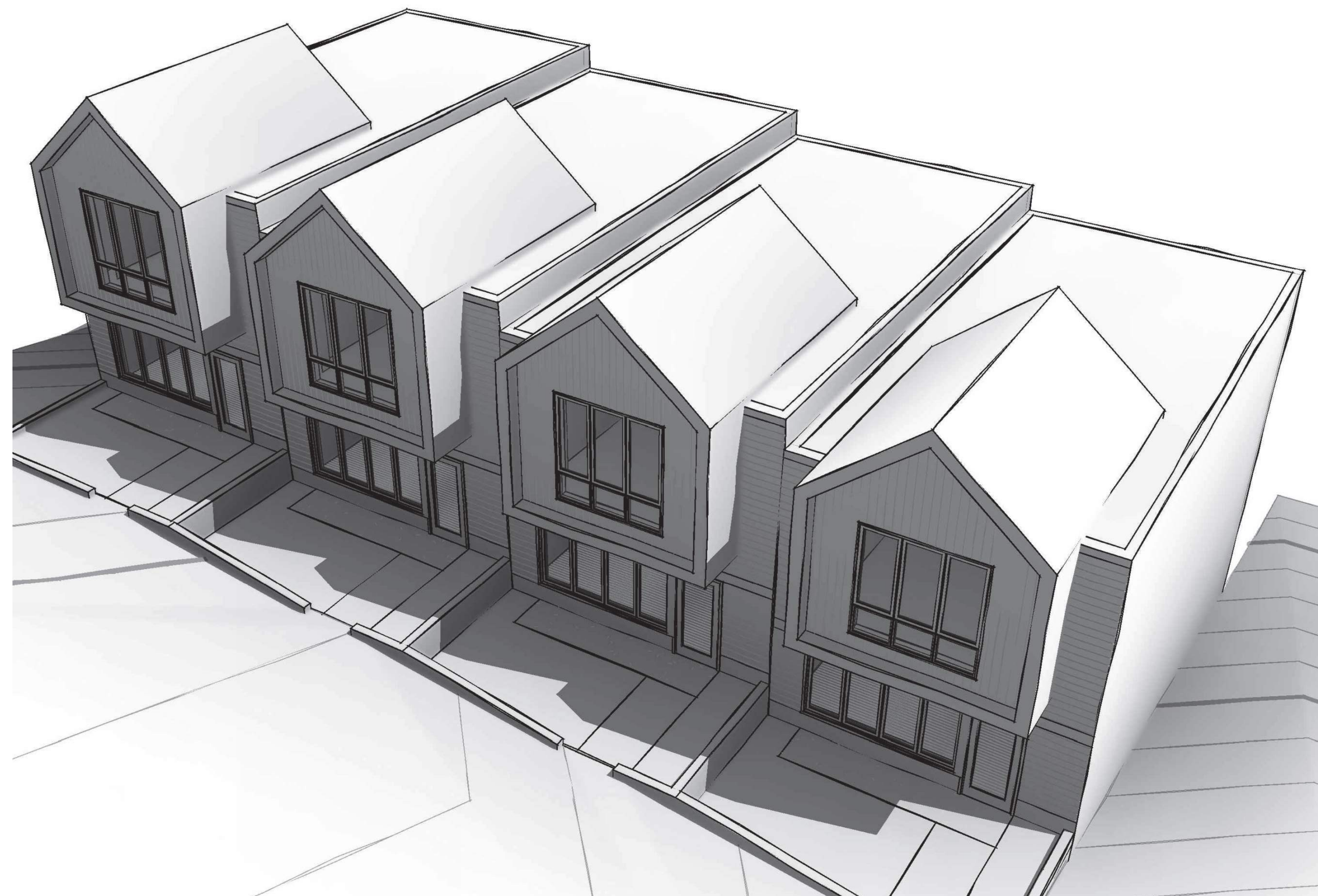
1 TYPE A - UPHILL APPROACH
SCALE N.T.S.



2 TYPE A - UPHILL AERIAL
SCALE N.T.S.



3 TYPE B - DOWNHILL APPROACH
SCALE N.T.S.



4 TYPE B - DOWNHILL AERIAL
SCALE N.T.S.



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EXTERIOR CHARACTER STUDY

Project number	2329
Date	4/1/25
Drawn by	KG
Checked by	RB

A21

Scale

AS NOTED

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Skyview		
Project Location (describe, and attach a general location map): 3275 Lexington Avenue (tax parcel ID 24.11-1-2), 5 Skyview Avenue (24.7-2-4), 9 Regina Avenue (24.7-2-2), 17 Regina Avenue (24.7-2-21), 19 Regina Avenue (24.7-2-20), 3211 East Main Street (24.7-1-1) 3219 East Main Street (24.7-1-2), Town of Cortlandt, New York		
Brief Description of Proposed Action (include purpose or need): Proposed redevelopment of existing 58 cottages under the Town's Residential Reuse Special Permit (RRUSP) with 70 townhouses and associated improvements. A zoning text amendment is proposed to §307-94.2 of the Town Code to allow the Town Board to increase the maximum building coverage and total number of bedrooms under a RRUSP.		
Name of Applicant/Sponsor: BEB Capital, LLC	Telephone: E-Mail:	
Address: 26 Harbor Park Drive		
City/PO: Port Washington	State: NY	Zip Code: 11050
Project Contact (if not same as sponsor; give name and title/role): Dan Penaro	Telephone: 516-207-7442 E-Mail: dpenaro@bebcapital.com	
Address: 26 Harbor Park Drive		
City/PO: Port Washington	State: NY	Zip Code: 11050
Property Owner (if not same as sponsor): Eastview/Southview Realty, LLC (3275 Lexington Avenue; 9, 17, 19 Regina Avenue) and Skyview/Westview, LLC (3211, 3219 East Main Street; 5 Skyview Avenue)	Telephone: 516-207-7442 E-Mail: dpenaro@bebcapital.com	
Address: C/O Beb Capital, LLC		
City/PO: Port Washington	State: NY	Zip Code: 11050

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Special Permit Application Approval, Town Sewer District (extension or creation), Zoning Text Amendment	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Development Plan, Special Permit Application, Tree Removal, Steep Slopes	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County DOH - Water main and Sanitary Sewer Westchester County Department of Planning - GML239 Referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES Stormwater General Permit NYSDOT - Highway Work Permit Perm 33	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

If Yes, what is the zoning classification(s) including any applicable overlay district?

R-40 (Single-Family Residential) and CD (Designed Commercial)

b. Is the use permitted or allowed by a special or conditional use permit? Residential Reuse Special Permit (RRUSP) ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Lakeland Central School District

NYS Police & Westchester County DPS

Mohegan Fire Department

Muriel H. Morabito Community Center, Michael C Mongero Veterans Memorial Park

D. Project Details

D.1. Proposed and Potential Development

Residential

b. Total acreage to be physically disturbed?	<u>±9</u>	acres
--	-----------	-------

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	±19.5	acres
--	-------	-------

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units,

square feet)? % _____ Units: _____

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	70 (townhomes)

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 20,680 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Cortlandt Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Exptension of lines in order to supply the proposed project
- Source(s) of supply for the district: Northern Westchester Joint Waterworks

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 22,750 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Peekskill Wastewater Treatment Facility
- Name of district: Peekskill Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No

	<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
	If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
Extension of sewer mains from existing sewer located in Regina Avenue within area previously identified as future Cortlandt Blvd East Sewer Improvement Area		
iv.	Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v.	If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi.	Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e.	Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>±4.3</u> acres (impervious surface) _____ Square feet or <u>15.6</u> acres (parcel size) ii. Describe types of new point sources. <u>inlets, catch basins, stormwater basins</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>On-site stormwater detention systems, other on-site infrastructure, storm sewer in public right-of-way</u> 	
	If to surface waters, identify receiving water bodies or wetlands: _____ _____	
	Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv.	Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f.	Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g.	Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:*</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations: Residential: 24 hours per day / 7 days a week</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:*</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 AM - 7:00 PM • Saturday: _____ 8:00 AM - 7:00 PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations: Residential: 24 hours per day / 7 days a week</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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*Per Town Code Chapter 197

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="text-align: center;">TBD</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site																																							
<p>a. Existing land uses.</p> <p>i. Check all uses that occur on, adjoining and near the project site.</p> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) </div> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ </div> <p>ii. If mix of uses, generally describe: _____</p>																																							
<p>b. Land uses and covertypes on the project site.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Land use or Covertypes</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 20%;">Acreage After Project Completion</th> <th style="width: 25%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td style="text-align: center;">±2</td> <td style="text-align: center;">±4.3</td> <td style="text-align: center;">±2.3</td> </tr> <tr> <td>• Forested</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> </tr> <tr> <td>• Other Describe: <u>Wooded areas, landscape areas, lawn areas</u></td> <td style="text-align: center;">±13.6</td> <td style="text-align: center;">±11.3</td> <td style="text-align: center;">±(2.3)</td> </tr> </tbody> </table>				Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	±2	±4.3	±2.3	• Forested	--	--	--	• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	--	• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	--	• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	--	• Wetlands (freshwater or tidal)	--	--	--	• Non-vegetated (bare rock, earth or fill)	--	--	--	• Other Describe: <u>Wooded areas, landscape areas, lawn areas</u>	±13.6	±11.3	±(2.3)
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<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> The Sentinel of Mohegan Lake (senior assisted living located over 900 feet northeast of the Project Site)</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ > 6 _____ feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0.7 _____ %	
c. Predominant soil type(s) present on project site:	
Paxton fine sandy loam (PnC)	27.8 %
Charlton fine sandy loam (ChC)	14.3 %
Charlton-Chatfield complex (CrC)	34.9 %
d. What is the average depth to the water table on the project site? Average: _____ > 6 _____ feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site <div style="margin-left: 100px;"><input type="checkbox"/> Moderately Well Drained: _____ % of site</div> <div style="margin-left: 100px;"><input type="checkbox"/> Poorly Drained _____ % of site</div>	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 14 % of site <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 10-15%: _____ 17 % of site</div> <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 15% or greater: _____ 69 % of site</div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? *Wetlands located over 400 feet west of the Project Site * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: typical suburban species _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Taconic State Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic byway</u> iii. Distance between project and resource: <u>1.75</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information


Attach any additional information which may be needed to clarify your project.

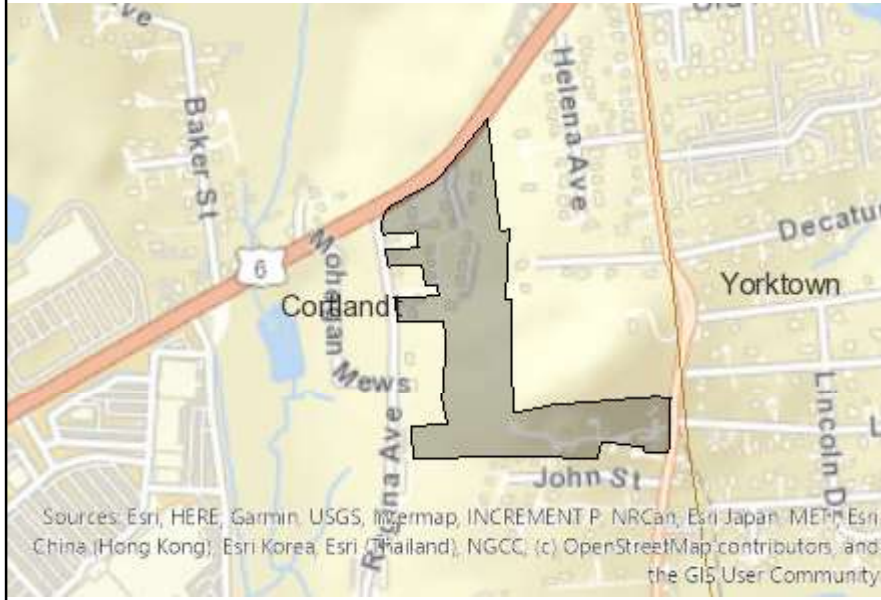
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BEB Capital, LLC Date 4/4/2025

Signature  Matthew N. Steinberg, AICP Title Senior Associate
DTS Provident Design Engineering, LLP



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.




B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

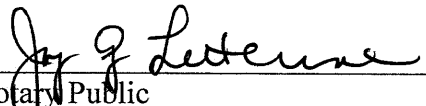
OWNER AUTHORIZATION

EASTVIEW/SOUTHVIEW REALTY LLC is the owner of property located in the Town of Cortlandt, New York and identified on the Town of Cortlandt Tax Maps as Section 24.11 Block 1 Lot 2 and Section 24.7 Block 2, Lots 2, 20 and 21. I, Lee J. Brodsky, am the Vice President of Skyview Cottage Associates, Inc., which is the Manager of Skyview/Westview, LLC, the sole Member of Eastview/Southview Realty LLC. By signing below, I authorize Zarin & Steinmetz LLP, and DTS Provident Design Engineering LLP to submit any application, petition or request for any documents to the Town of Cortlandt, Westchester County, or any other agency requiring submissions and/or approval authority in connection with the proposed Residential Reuse Special Permit application and associated development and use of the above-cited property. I understand that any permission granted and any conditions imposed by such agencies will accrue to the above-cited property and will be the responsibility of the property owner.

EASTVIEW/SOUTHVIEW REALTY LLC

By: 
Lee J. Brodsky
Vice President of Skyview Cottage Associates, Inc.,
which is the Manager of Skyview/Westview, LLC,
the sole Member of Eastview/Southview Realty LLC

Sworn to before me this 4th day of April, 2025

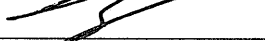

Notary Public

JOY G. LITTERINE
Notary Public - State of New York
No. 01LI6300712
Qualified in Nassau County
Commission Expires April 7, 2026

OWNER AUTHORIZATION

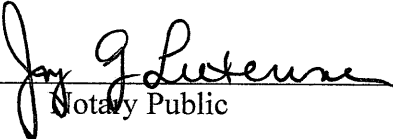
SKYVIEW/WESTVIEW LLC is the owner of property located in the Town of Cortlandt, New York and identified on the Town of Cortlandt Tax Maps as Section 24.7 Block 2, Lot 4 and Section 24.7 Block 1 Lots 1 and 2. I, Lee J. Brodsky, am the Vice President of Skyview Cottage Associates, Inc., which is the Manager of Skyview/Westview, LLC. By signing below, I authorize Zarin & Steinmetz LLP, and DTS Provident Design Engineering LLP to submit any application, petition or request for any documents to the Town of Cortlandt, Westchester County, or any other agency requiring submissions and/or approval authority in connection with the proposed Residential Reuse Special Permit application and associated development and use of the above-cited property. I understand that any permission granted and any conditions imposed by such agencies will accrue to the above-cited property and will be the responsibility of the property owner.

SKYVIEW/WESTVIEW LLC

By: 

Lee J. Brodsky
Vice President of Skyview Cottage
Associates, Inc., Manager of
Skyview/Westview, LLC

Sworn to before me this 4th
day of April, 2025



Notary Public

JOY G. LITTERINE
Notary Public - State of New York
No. 01LI6300712
Qualified in Nassau County
Commission Expires April 7, 2026

SKYVIEW**OWNERS OF ADJACENT PROPERTIES**

Parcels 24.07-1-1, 1-2, 2-2, 2-4, 2-20, 1-21, 24.11-1-2

Owner of Record	Parcel Address		Mailing Address					Tax Parcel ID
	Number	Street	Number	Street / PO Box	City	State	ZIP	
3200 Mohegan Lake LLC	3200	E Main Street	72	Eileen Drive	Cedar Grove	NJ	07009	24.6-1-23
Joseph M Bagala	11	Regina Avenue	11	Regina Avenue	Mohegan Lake	NY	10547	24.7-2-3
BSI Lexington Ave LLC	3291	Lexington Avenue	26	Harbor Park Drive	Port Washington	NY	11050	24.7-2-14
Cortlandt Self-Storage LP	44	Regina Avenue	2727	LBJ Freeway Suite 80	Dallas	TX	75234	24.10-1-4
Gabrielle & Carl Ferrari	18	Helena Avenue	18	Helena Avenue	Mohegan Lake	NY	10547	24.7-1-8
GG and KE Realty Corp Inc	27	Regina Avenue	1234	Lincoln Terrace	Peekskill	NY	10566	24.7-2-18
Malkie Lebrecht	3311	Lexington Avenue	3311	Lexington Avenue	Mohegan Lake	NY	10547	24.7-2-13
James F McPartlan & Theresa S McPartlan	31	Regina Avenue	31	Regina Avenue / PO Box 520	Mohegan Lake	NY	10547	24.7-2-17
Lexington Ave Route 6 LLC		Lexington Avenue	100	Carver Terrace	Yonkers	NY	10710	24.6-1-30
Mohegan Community Park Inc & Victoria A Becerra	3241	Lexington Avenue	2	Coyote Court	Brewster	NY	10509	24.11-1-6
Belford Rivera	5	Regina Avenue	5	Regina Avenue	Mohegan Lake	NY	10547	24.7-2-1
Evigaldy Rodriguez & Penelope Lara Rodrigues	3254	Lexington Avenue	3254	Lexington Avenue	Mohegan Lake	NY	10547	24.11-2-3
Maria Rosselli	3249	Lexington Avenue		PO Box 273	Jefferson Valley	NY	10535	24.11-1-4
Ryan Main LLC	3195	E Main Street	111	Brook Street	Scarsdale	NY	10583	24.6-2-4
Derrick Quiles & Dahiana Quiles	3259	Lexington Avenue	3259	Lexington Avenue	Mohegan Lake	NY	10547	24.11-1-3
Town of Cortlandt	23	Regina Avenue	1	Heady Street	Cortlandt Manor	NY	10567	24.7-2-19
Brent Poleski & Michele Heitman	24	Helena Avenue	24	Helena Avenue	Mohegan Lake	NY	10547	24.7-1-3
Carlos Ivan Zhunio	9	Decatur Road	9	Decatur Road	Mohegan Lake	NY	10547	24.7-2-5

Source: Town of Cortlandt Assessor, 2024 Final Roll

OWNERS OF ADJACENT PROPERTIES - TOWN OF YORKTOWN

Christopher A. Geiseler	1804	Lawrence Road	1804	Lawrence Road	Mohegan Lake	NY	10547	25.07-1-8
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Source: Town of Yorktown Assessor, 2024 Final Roll

Metropolitan Abstract Corporation

100 Jericho Quadrangle, Suite 134, Jericho, NY 11753 • Phone No. 516-741-5474 • Fax No. 516-877-1195

Title Number W352963

APPLICANT

Joi Aberle, Esq.
BEB Capital, LLC
26 Harbor Park Drive
Port Washington, New York 11050

Phone: 516-207-7412
Fax:
Email: JAberle@bebcapital.com

Reference: Eastview/Southview Realty, LLC (as to parcels 1-4), etal.

REPORTS HAVE BEEN SENT TO

PROPERTY INFORMATION

3275 Lexington Avenue, Cortlandt, NY

Tax ID Sec. 24.11 Block 1 Lot 2

17 Regina Avenue, Cortlandt, NY

Tax ID Sec. 24.7 Block 2 Lot 21

19 Regina Avenue, Cortlandt, NY

Tax ID Sec. 24.7 Block 2 Lot 20

9 Regina Avenue, Cortlandt, NY

Tax ID Sec. 24.7 Block 2 Lot 2

3211 East Main Street, Cortlandt, NY

Tax ID Sec. 24.7 Block 1 Lot 1

3219 East Main Street, Cortlandt, NY

Tax ID Sec. 24.7 Block 1 Lot 2

5 Skyview Avenue, Cortlandt, NY

Tax ID Sec. 24.7 Block 2 Lot 4

PARTIES

Owner(s): Eastview/Southview Realty, LLC (as to parcels 1-4) & Skyview/Westview, LLC (as to Parcels 5-7)

SERVICES

Examination of Title
Certificate of Occupancy, Housing and Building Violation Report, Fire Department Report, Emergency Repair Lien Report, Health Department Report, Sewer Search, Street Report

SEARCH CHARGES

Date	Charge Description	Amount	Sales Tax*	Payments	Balance
3/18/2025	Examination of Title (9/22/21)	\$750.00	\$62.81		\$812.81
3/18/2025	Add'l Chains (9/22/21)	\$600.00	\$50.25		\$650.25
3/18/2025	Tax Search	\$280.00	\$23.45		\$303.45
3/18/2025	Commercial Municipal Searches (9/22/21)	\$2,825.00	\$236.59		\$3,061.59
3/18/2025	Updated Title Report	\$750.00	\$62.81		\$812.81
3/18/2025	Tax Search	\$280.00	\$23.45		\$303.45
3/18/2025	Updated Commercial Municipal Searches	\$2,825.00	\$236.59		\$3,061.59

* Sales Tax for Westchester - Non-Specific - 8.375%

Metropolitan Abstract Corporation

100 Jericho Quadrangle, Suite 134, Jericho, NY 11753 • Phone No. 516-741-5474 • Fax No. 516-877-1195

					Title Number W352963
TOTALS:		\$8,310.00	\$695.95	\$0.00	\$9,005.95

* Sales Tax for Westchester - Non-Specific - 8.375%

Metropolitan Abstract Corporation

Title Number: **W352963**

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Schedule A

Title Number: **W352963**

Effective Date: **2/20/2025**

Premises: **3275 Lexington Avenue, Cortlandt, NY (Parcel 1)**
17 Regina Avenue, Cortlandt, NY (Parcel 2)
19 Regina Avenue, Cortlandt, NY (Parcel 3)
9 Regina Avenue, Cortlandt, NY (Parcel 4)
3211 East Main Street, Cortlandt, NY (Parcel 5)
3219 East Main Street, Cortlandt, NY (Parcel 6)
5 Skyview Avenue, Cortlandt, NY (Parcel 7)

County: **Westchester**

City:

Town: **Cortlandt**

Village:

Tax ID: **Section 24.11 Block 1 Lot 2 (Parcel 1)**
Section 24.7 Block 2 Lot 21 (Parcel 2)
Section 24.7 Block 2 Lot 20 (Parcel 3)
Section 24.7 Block 2 Lot 2 (Parcel 4)
Section 24.7 Block 1 Lot 1 (Parcel 5)
Section 24.7 Block 1 Lot 2 (Parcel 6)
Section 24.7 Block 2 Lot 4 (Parcel 7)

The estate or interest in the land described or referred to in this Certificate and covered herein is:
Fee Simple

Title to said estate or interest in said land at the effective date hereof is vested in:

**EASTVIEW/SOUTHVIEW REALTY, LLC (AS TO PARCELS 1-4) AND
SKYVIEW/WESTVIEW, LLC (AS TO PARCELS 5-7)**

Source of Title:

As to Parcel 1 (Section 24.11, Block 1, Lot 2):

Eastview/Southview LLC acquired Title from Marain T. Brenish by Deed dated November 6, 2000 and recorded January 18, 2001 in the Office of the Clerk of the County of Westchester in Control No. 410090245 as corrected to change the Grantee's name to 'Eastview/Southview Realty, LLC', by Correction Deed dated November 9, 2001 and recorded May 3, 2002 in Control No. 420800187.

As to Parcels 2, 3 and 4 (Section 24.7, Block 2, Lots 21, 20 and 2):

Eastview/Southview Realty, LLC acquired Title from First Regina Realty Corp. by Deed dated December 29, 2000 and recorded February 7, 2001 in the Office of the Clerk of the County of Westchester in Control No. 410270093.

Metropolitan Abstract Corporation

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As to Parcel 5 (Section 24.7, Block 1, Lot 1):

Skyview/Westview, LLC acquired Title from William D. Catucci by Deed dated March 30, 2000 and recorded November 13, 2000 in the Office of the Clerk of the County of Westchester in Control No. 402920502 as corrected for 'description purposes' by Correction Deed dated July 26, 2001 and recorded October 12, 2001 in Control No. 412770370.

As to Parcel 6 (Section 24.7, Block 1, Lot 2) and Parcel 7 (Section 24.7, Block 2, Lot 4):

Skyview/Westview, LLC acquired Title from Skyview Cottage Associates Inc. by Deed dated March 30, 2000 and recorded November 13, 2000 in the Office of the Clerk of the County of Westchester in Control No. 402920495 as corrected for 'description purposes' by Correction Deed dated July 26, 2001 and recorded October 12, 2001 in Control No. 412770358 and by Confirmation Deed dated July 26, 2001 and recorded October 12, 2001 in Control No. 412770381.

Recertified Date: ____/____/____

Title Recertified In:

The land referred to in this Certificate is described as follows:

SCHEDULE "A" – ATTACHED HERETO

SCHEDULE A DESCRIPTION

PARCEL 1 – 3275 LEXINGTON AVENUE:

ALL that tract or parcel of land, situate in the Town of Cortlandt, County of Westchester and State of New York, and being part of said Town and being more particularly described as follows:

BEGINNING at a point in the westerly road boundary of Lexington Avenue at its intersection with the southeasterly corner of lands now or formerly owned by BSI Lexington Ave. LLC as recorded in the Westchester County Clerk's Office as Control No. 510103519;

RUNNING THENCE southerly along the westerly road boundary of said Lexington Avenue the following five (5) courses and distances:

(1) South 18 degrees 31 minutes 02 seconds West, a distance of 56.57 feet to a point;

(2) South 14 degrees 52 minutes 27 seconds West, a distance of 40.41 feet to a point;

(3) South 10 degrees 51 minutes 27 seconds West, a distance of 97.67 feet to a point;

(4) South 14 degrees 12 minutes 27 seconds West, a distance of 35.65 feet to a point;

(5) South 25 degrees 18 minutes 27 seconds West, a distance of 15.29 feet to its intersection with the northeasterly corner of lands now or formerly owned by Howard and Phillipa Sheard as recorded in the Westchester County Clerk's Office as Control No. 410940426;

THENCE westerly along the northerly line of said lands of Sheard the following seven (7) courses and distances:

(1) North 77 degrees 45 minutes 43 seconds West, a distance of 6.64 feet to a point;

(2) North 87 degrees 51 minutes 13 seconds West, a distance of 45.44 feet to a point;

(3) North 77 degrees 45 minutes 43 seconds West, a distance of 40.00 feet to a point;

(4) North 59 degrees 11 minutes 33 seconds West, a distance of 25.00 feet to a point;

(5) North 12 degrees 14 minutes 17 seconds East, a distance of 15.47 feet to a point;

(6) North 74 degrees 23 minutes 23 seconds West, a distance of 68.91 feet to a point;

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(7) North 66 degrees 37 minutes 33 seconds West, a distance of 122.22 feet to a point said point being the northwesterly corner of said lands of Sheard;

THENCE South 22 degrees 36 minutes 37 seconds West along the westerly line of said lands of Sheard, a distance of 80.56 feet to its intersection with the northerly line of lands now or formerly owned by Maria Rosselli as recorded in the Westchester County Clerk's Office as Control No. 500133431;

THENCE North 74 degrees 10 minutes 33 seconds West along the northerly line of said lands of Rosselli and the northerly line of lands now or formerly owned by Mohegan Community Park, Inc., as recorded in the Westchester County Clerk's Office in Liber 6994 of Deeds at Page 526, a distance of 163.93 feet to a point;

THENCE easterly continuing along the northerly line of said lands of Mohegan Community Park, Inc., the following five (5) courses and distances:

(1) North 71 degrees 15 minutes 33 seconds West, a distance of 73.25 feet to a point;

(2) North 77 degrees 44 minutes 33 seconds West, a distance of 98.26 feet to a point;

(3) North 81 degrees 52 minutes 33 seconds West, a distance of 183.87 feet to a point;

(4) North 80 degrees 17 minutes 33 seconds West, a distance of 70.33 feet to a point;

(5) North 79 degrees 40 minutes 13 seconds West, a distance of 237.89 feet to its intersection with the easterly line of lands now or formerly owned by Cortlandt Self-Storage, L.P., as recorded in the Westchester County Clerk's Office in Liber 12327 of Deeds at Page 331;

THENCE North 09 degrees 43 minutes 40 seconds East along the easterly line of said lands of Cortlandt Self-Storage, L.P., a distance of 39.22 feet to a point;

THENCE North 08 degrees 24 minutes 00 seconds East continuing along the easterly line of said lands of Cortlandt Self-Storage, L.P., a distance of 136.66 feet to a point;

THENCE South 81 degrees 59 minutes 00 seconds East, a distance of 143.70 feet to a point;

THENCE South 71 degrees 18 minutes 00 seconds East, a distance of 14.06 feet to a point;

THENCE South 86 degrees 53 minutes 00 seconds East, a distance of 139.60 feet to a point;

Metropolitan Abstract Corporation

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THENCE South 87 degrees 31 minutes 00 seconds East, a distance of 160.67 feet to its intersection with the southwesterly corner of said lands of BSI Lexington Ave. LLC;

THENCE easterly along tile southerly line of said lands of BSI Lexington Ave. LLC the following four (4) courses and distances:

(1) South 85 degrees 47 minutes 10 seconds East, a distance of 126.96 feet to a point;

(2) South 82 degrees 51 minutes 10 seconds East, a distance of 152.41 feet to a point;

(3) South 81 degrees 58 minutes 10 seconds East, a distance of 183.00 feet to a point;

(4) South 79 degrees 34 minutes 10 seconds East, a distance of 252.22 feet to the point of BEGINNING.

Containing 5.736 acres or 249.845 square feet of land more or less.

PARCELS 2 AND 3 – 17 AND 19 REGINA AVENUE:

ALL that tract or parcel of land, situate in the Town of Cortlandt, County of Westchester and State of New York, and being part of said Town and Lots 9 and 10 of Map No. 1 of the Westview Gardens as recorded in the Westchester County Clerk's Office on July 3, 1946 as Map No. 6109 and being more particularly described as follows:

BEGINNING at the intersection formed by the easterly road boundary of Regina Avenue and the southerly road boundary of Skyview Avenue said point being the northwesterly corner of said Lot No. 9;

RUNNING THENCE South 82 degrees 18 minutes 00 seconds East along the southerly road boundary of said Skyview Avenue, a distance of 200.00 feet said point being the northeasterly corner of said Lot No. 9;

THENCE South 03 degrees 12 minutes 00 seconds West, a distance of 100.00 feet to its intersection with the northeasterly corner of lands now or formerly owned by the Town of Cortlandt;

THENCE North 82 degrees 18 minutes 00 seconds West along the northerly line of said lands of the Town of Cortlandt, a distance of 200.00 feet to its intersection with the easterly road boundary of said Regina Avenue said point being the southwesterly corner of said Lot No. 10;

THENCE North 03 degrees 12 minutes 00 seconds West along the easterly road boundary of said Regina Avenue a distance of 100.00 feet to the point of BEGINNING.

Containing 0.458 acres or 19.938 square feet of land more or less.

Metropolitan Abstract Corporation

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PARCEL 4 – 9 REGINA AVENUE:

ALL that tract or parcel of land, situate in the Town of Cortlandt, County of Westchester and State of New York, and being part of Lots Nos. 4 and 5 of Map No. 1 of the Westview Gardens as recorded in the Westchester County Clerk's Office on July 3, 1946 as Map No. 6109 and being more particularly described as follows:

BEGINNING at a point in the easterly road boundary of Regina Avenue at its intersection with the northwesterly corner of lands now or formerly owned by Albert Lee Holmes as recorded in the Westchester County Clerk's Office in Liber 6998 of Deeds at Page 290 said point being 92.50 feet northerly from the northerly road boundary of Skyview Avenue;

RUNNING THENCE North 03 degrees 12 minutes 00 seconds East along the easterly road boundary of said Regina Avenue, a distance of 75.00 feet to its intersection with the southwesterly corner of lands now or formerly owned by Belford Rivera as recorded in the Westchester County Clerk's Office as Control No. 461290548;

THENCE South 82 degrees 18 minutes 00 seconds East along the southerly line of said lands of Rivera, a distance of 150.00 feet to a point;

THENCE South 03 degrees 12 minutes 00 seconds West, a distance of 75.00 feet to its intersection with the northeasterly corner of said lands of Holmes;

THENCE North 82 degrees 18 minutes 00 seconds West along the northerly line of said lands of Holmes, a distance of 150.00 feet to the point of BEGINNING.

Containing 0.257 acres or 11,215 square feet of land more or less.

PARCEL 5 – 3211 EAST MAIN STREET:

ALL that tract or parcel of land, situate in the Town of Cortlandt, County of Westchester and State of New York, and being Lots Nos. 1, 2 and part of Lot No. 3 of Map No. 1 of the Westview Gardens as recorded in the Westchester County Clerk's Office on July 3, 1946 as Map No. 6109 and being more particularly described as follows:

BEGINNING at a point in the southeasterly road boundary of East Main Street at its intersection with the northeasterly corner of said Lot No. 1;

RUNNING THENCE South 06 degrees 41 minutes 10 seconds West along the easterly line of said Lot No. 1, a distance of 218.59 feet to the southeasterly corner of said Lot No. 1;

THENCE North 79 degrees 29 minutes 20 seconds West along the southerly line of said Lot No. 1, a distance of 50.11 feet to its intersection with the southeasterly corner of said Lot No. 2;

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THENCE North 88 degrees 27 minutes 40 seconds West along the southerly line of said Lot No. 2, a distance of 13.40 feet to a point;

THENCE North 82 degrees 18 minutes 00 seconds West continuing along the southerly line of said Lot No. 2, a distance of 50.00 feet to its intersection with the easterly line of lands now or formerly owned by Belford Rivera as recorded in the Westchester County Clerk's Office as Control No. 461290548;

THENCE North 03 degrees 12 minutes 00 seconds East along the easterly line of said lands of Rivera, a distance of 7.51 feet to the northeasterly corner of said lands of Rivera;

THENCE North 82 degrees 18 minutes 00 seconds East along the northerly line of said lands of Rivera, a distance of 149.79 feet to its intersection with the easterly road boundary of Regina Drive;

THENCE northeasterly on a curve to the right having a radius of 131.84 feet an arc distance of 160.02 feet to a point of tangency in the southeasterly road boundary of said East Main Street;

THENCE easterly along the southeasterly road boundary of said East Main Street the following three (3) courses and distances:

(1) North 76 degrees 00 minutes 00 seconds East, a distance of 2.80 feet to a point;

(2) North 73 degrees 29 minutes 00 seconds East, a distance of 55.20 feet to a point;

(3) North 71 degrees 28 minutes 40 seconds East, a distance of 138.09 feet to the point of BEGINNING.

Containing 0.880 acres or 38.333 square feet of land more or less.

PARCELS 6 AND 7 – 3219 EAST MAIN STREET AND 5 SKYVIEW AVENUE (WITHOUT OVERLAP):

ALL that tract or parcel of land, situate in the Town of Cortlandt, County of Westchester and State of New York, and being part of said Town and being more particularly described as follows:

BEGINNING at the intersection formed by the southeasterly road boundary of East Main Street and the westerly road boundary of Hillside Avenue;

RUNNING THENCE South 05 degrees 35 minutes 40 seconds West along the westerly road boundary of said Hillside Avenue, a distance of 452.64 feet to a point;

Metropolitan Abstract Corporation

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THENCE South 78 degrees 17 minutes 50 seconds East along the southerly road boundary of said Hillside Avenue, a distance of 30.17 feet to its intersection with the northwesterly corner of lands now or formerly owned by Carlos Ivan Zhunio as recorded in the Westchester County Clerk's Office as Control No. 551523717;

THENCE South 16 degrees 30 minutes 20 seconds West along a westerly line of said lands of Zhunio, a distance of 308.01 feet to a point;

THENCE South 78 degrees 19 minutes 20 seconds East along a southerly line of said lands of Zhunio, a distance of 28.85 feet to a point;

THENCE South 13 degrees 37 minutes 00 seconds West along an easterly line of said lands of Zhunio and the easterly line of lands now or formerly owned by Howard Martin as recorded in the Westchester County Clerk's Office as Control No. 462830871, a distance of 236.85 feet to its intersection with the northwesterly corner of lands now or formerly owned by BSI Lexington Ave. LLC;

THENCE South 09 degrees 56 minutes 50 seconds West along the westerly line of said lands of BSI Lexington Ave. LLC, a distance of 144.07 feet to a point;

THENCE North 82 degrees 18 minutes 00 seconds West, a distance of 312.45 feet to its intersection with the southeasterly corner of lands now or formerly owned by James F. and Theresa S. McPartlan as recorded in the Westchester County Clerk's Office in Liber 7946 of Deeds at Page 673;

THENCE North 15 degrees 57 minutes 00 seconds East along the easterly line of said lands of McPartlan and the easterly line of lands now or formerly owned by GG and KE Realty Corp., Inc., as recorded in the Westchester County Clerk's Office in Liber 12239 of Deeds at Page 136 and the easterly line of lands owned by the Town of Cortlandt, a distance of 270.81 feet to a point;

THENCE North 03 degrees 12 minutes 00 seconds East along the easterly line of said lands of Town of Cortlandt and the easterly line of lands owned by others, a distance of 238.12 feet to the northeasterly corner of Skyview Avenue;

THENCE North 82 degrees 18 minutes 00 seconds West along the northerly road boundary of said Skyview Avenue, a distance of 50.00 feet to its intersection with the southeasterly corner of lands now or formerly owned by Albert Lee Holmes as recorded in the Westchester County Clerk's Office in Liber 6998 of Deeds at Page 290;

THENCE North 03 degrees 12 minutes 00 seconds East along the easterly line of said lands of Holmes and the easterly line of lands owned by others, a distance of 230.00 feet to a point;

Metropolitan Abstract Corporation

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THENCE South 82 degrees 18 minutes 00 seconds East, a distance of 50.00 feet to a point;

THENCE South 88 degrees 27 minutes 40 seconds East, a distance of 13.40 feet to a point;

THENCE South 79 degrees 29 minutes 20 seconds East, a distance of 50.11 feet to a point;

THENCE North 06 degrees 41 minutes 10 seconds East, a distance of 214.20 feet to its intersection with the southwesterly road boundary of said East Main Street;

THENCE North 60 degrees 56 minutes 40 seconds East along the southeasterly road boundary of said East Main Street, a distance of 202.06 feet to a point;

THENCE North 51 degrees 09 minutes 40 seconds East continuing along the southeasterly road boundary of said East Main Street, a distance of 135.69 feet to the point of BEGINNING.

Containing 7.732 acres or 323.765 square feet of land more or less.

PARCELS NO. 6 AND 7 – 3219 EAST MAIN STREET AND 5 SKYVIEW AVENUE (INCLUDING OVERLAP):

ALL that tract or parcel of land, situate in the Town of Cortlandt, County of Westchester and State of New York, and being part of said Town and being more particularly described as follows:

BEGINNING at the intersection formed by the southeasterly road boundary of East Main Street and the westerly road boundary of Hillside Avenue;

RUNNING THENCE South 05 degrees 35 minutes 40 seconds West along the westerly road boundary of said Hillside Avenue, a distance of 452.64 feet to a point;

THENCE South 78 degrees 17 minutes 50 seconds East along the southerly road boundary of said Hillside Avenue, a distance of 30.17 feet to its intersection with the northwesterly corner of lands now or formerly owned by Carlos Ivan Zhunio as recorded in the Westchester County Clerk's Office as Control No. 551523717;

THENCE South 16 degrees 30 minutes 20 seconds West along a westerly line of said lands of Zhunio, a distance of 308.01 feet to a point;

THENCE South 78 degrees 19 minutes 20 seconds East along a southerly line of said lands of Zhunio, a distance of 28.85 feet to a point;

Metropolitan Abstract Corporation

Title Number: **W352963**

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THENCE South 13 degrees 37 minutes 00 seconds West along an easterly line of said lands of Zhunio and the easterly line of lands now or formerly owned by Howard Martin as recorded in the Westchester County Clerk's Office as Control No. 462830871, a distance of 236.85 feet to its intersection with the northwesterly corner of lands now or formerly owned by BSI Lexington Ave. LLC;

THENCE South 09 degrees 56 minutes 50 seconds West along the westerly line of said lands of BSI Lexington Ave. LLC, a distance of 244.96 feet to a point;

THENCE North 87 degrees 31 minutes 00 seconds West, a distance of 160.67 feet to a point;

THENCE North 86 degrees 53 minutes 00 seconds West, a distance of 139.60 feet to a point;

THENCE North 03 degrees 28 minutes 54 seconds East, a distance of 126.92 feet to its intersection with the southeasterly corner of lands now or formerly owned by James F. and Theresa S. McPartlan as recorded in the Westchester County Clerk's Office in Liber 7946 of Deeds at Page 673;

THENCE North 15 degrees 57 minutes 00 seconds East along the easterly line of said lands of McPartlan and the easterly line of lands now or formerly owned by GG and KE Realty Corp., Inc., as recorded in the Westchester County Clerk's Office in Liber 12239 of Deeds at Page 136 and the easterly line of lands owned by the Town of Cortlandt, a distance of 270.81 feet to a point;

THENCE North 03 degrees 12 minutes 00 seconds East along the easterly line of said lands of Town of Cortlandt and the easterly line of lands owned by others, a distance of 238.12 feet to the northeasterly corner of Skyview Avenue;

THENCE North 82 degrees 18 minutes 00 seconds West along the northerly road boundary of said Skyview Avenue, a distance of 50.00 feet to its intersection with the southeasterly corner of lands now or formerly owned by Albert Lee Holmes as recorded in the Westchester County Clerk's Office in Liber 6998 of Deeds at Page 290;

THENCE North 03 degrees 12 minutes 00 seconds East along the easterly line of said lands of Holmes and the easterly line of lands owned by others, a distance of 230.00 feet to a point;

THENCE South 82 degrees 18 minutes 00 seconds East, a distance of 50.00 feet to a point;

THENCE South 88 degrees 27 minutes 40 seconds East, a distance of 13.40 feet to a point;

Metropolitan Abstract Corporation

Title Number: **W352963**

Page **9**

THENCE South 79 degrees 29 minutes 20 seconds East, a distance of 50.11 feet to a point;

THENCE North 06 degrees 41 minutes 10 seconds East, a distance of 214.20 feet to its intersection with the southwesterly road boundary of said East Main Street;

THENCE North 60 degrees 56 minutes 40 seconds East along the southeasterly road boundary of said East Main Street, a distance of 202.06 feet to a point;

THENCE North 51 degrees 09 minutes 40 seconds East continuing along the southeasterly road boundary of said East Main Street, a distance of 135.69 feet to the point of BEGINNING.

Containing 8.234 acres or 358,692 square feet of land more or less.

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

Metropolitan Abstract Corporation

Title Number: **W352963**

Page **1**

Schedule B

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

DISPOSITION

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein (none). Detailed statement herein.
3. Rights of tenants or persons in possession.
4. Any state of facts which an accurate survey might show
OR
Survey exceptions set forth herein.
5. Covenants, conditions, easements, leases, agreements of record, if any.
 - a. Utility Easements recorded in Liber 4414 Cp. 103.
 - b. Reservation for Utilities recorded in Liber 4358 Cp. 202.
 - c. Covenants and Restrictions recorded in Liber 5113 Cp. 140 (copy herein).
 - d. Agreement for Possible Encroachment recorded in Liber 5293 Cp. 72 (affects Regina Avenue).
6. Proposed mortgagors, Eastview/Southview Realty, LLC and Skyview/Westview, LLC, have been searched for Judgments, Federal Tax Liens and UCC's in the County. Returns as follows – no returns.

NOTE: Upon request, searches may be conducted in the State at an additional fee.

Metropolitan Abstract Corporation

Title Number: **W352963**

Page **2**

7. Title to the subject premises is certified in a Limited Liability Company. The following proofs are required: (a) Proof of due formation; (b) Proof of filing of the Articles of Organization with the Secretary of State; (c) Proof that there has been no change in the make-up or composition of the Organization, and that there have been no amendments made to the Articles of Organization or Operating Agreement; and (d) Proof of payment of New York State Franchise Fees (See Tax Law 658-C) and New York City Annual Fee (See Tax Law 1304-C), if applicable.

NOTE: Operating Agreement to be produced prior to closing, further exceptions may be raised.

8. Proof is required that the person(s) executing closing documents has been authorized to bind.
9. Updated survey and survey reading to follow.

NOTE: Any municipal searches reported herein are furnished "FOR INFORMATION ONLY". They are not insured and the company assumes no liability for the accuracy thereof.

NOTE: All checks in excess of \$500.00 for payment of closing must be Certified or Bank Check payable to Metropolitan Abstract Corporation unless other arrangements have been made with this Company prior to closing.

NOTE: If Power of Attorney is to be used in this transaction, please contact this company prior to closing.

NOTE: All documents to be recorded in the Office of the Clerk/Register or filed in the Registrar's Office must be executed in BLACK INK ONLY or this company will assume no responsibility for the recording of same.

NOTE: Policy excepts any consequences that may arise due to the fact that the instruments submitted for recording are rejected by the County Clerk or Register because the instruments are illegible.

MORTGAGE SCHEDULE

NO MORTGAGES OF RECORD

Title Company will require a written payoff statement prior to closing

These mortgage returns, unless the mortgage is to be insured, will appear as exceptions from coverage. The information set forth herein is obtained from the recorded instrument. Sometimes the provisions of a mortgage may be modified by agreements which are not recorded. We suggest that you communicate with the mortgagee if you desire any additional information. If there has been a change in the owners and holders of the mortgage, such information should be furnished to us promptly to enable further searches to be made.

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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

3275 LEXINGTON AVENUE, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.11 BLOCK: 1 LOT: 2

ASSESSMENT:

ASSESSED OWNER(S): EASTVIEW SOUTHVIEW REALTY

PROPERTY CLASS: 418

LAND: 2,775 STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 16,975

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$10,933.76	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$26,614.13	
1ST HALF	DUE:	9/1/2024	\$13,307.06	PAID
2ND HALF	DUE:	1/1/2025	\$13,307.07	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

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ACCOUNT TYPE: WATER**DISTRICT:** CONSOLIDATED WATER DISTRICT**ACCOUNT #:** 303190-0**AMOUNT:** \$1,075.82 OPEN**PERIOD COVERED**

PERIOD BEGIN DATE: 2/3/2025

PERIOD END DATE: 2/28/2025

NEXT BILL OUT APRIL 2025.

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

Receiver of Taxes

1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>

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PREPARED BY

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983

[illegible]

SPECIAL DISTRICTS	
HOBBS DISTRICT	LAFAYETTE CENTRAL
MURKIN DISTRICT	CENTRAL SUBURBAN
PATTON DISTRICT	EAST AND SOUTHWEST
DARTMOUTH DISTRICT	NORTHWEST
RAND DISTRICT	BRIGHTON
VICTORY DISTRICT	

LEGEND									
TOWN LINE	----	1	PLANN DISTRICT LINE	-----	1	CALCULATED ACRES	(TAX)		
PROPERTY LINE	-----	2	HISTORICAL DISTRICT LINE	-----	2	DEED NUMBER	134		
NORTH OF RAIL LINE	-----	3	WATER DISTRICT LINE	-----	3	SCALES DIMENSION	300		
EASTWEST	-----	4	TAX MAP BLOCK NO.	④		DEED NUMBER	200		
BLVD LIMIT	-----	5	COORDINATE LOCATION	*		DENOTES COMMON OWNER	2		

SHEET INDEX	
24.06	24.07
24.10	X
24.14	24.15

24.11

TAX MAP
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

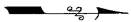
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MAP DATE APR 07



E 204500 M
N 275400

E 204300 M
N 274800 M



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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

17 REGINA AVENUE, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.7 BLOCK: 2 LOT: 21

ASSESSMENT:

ASSESSED OWNER(S): EASTVIEW SOUTHVIEW REALTY

PROPERTY CLASS: 210

LAND: 350

STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 3,100

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$2,011.48	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$4,860.31	
1ST HALF	DUE:	9/1/2024	\$2,430.15	PAID
2ND HALF	DUE:	1/1/2025	\$2,430.16	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

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ACCOUNT TYPE: WATER**DISTRICT:** CONSOLIDATED WATER DISTRICT**ACCOUNT #:** 303516-0**AMOUNT:** \$200.64 OPEN**PERIOD COVERED**

PERIOD BEGIN DATE: 2/3/2025

PERIOD END DATE: 3/10/2025

NEXT BILL OUT APRIL 2025.

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

Receiver of Taxes

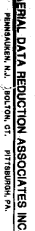
1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>

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PREPARED BY _____

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983

REVISION TABLE	
DATE	MADE BY CHANGES OR ADDITIONS

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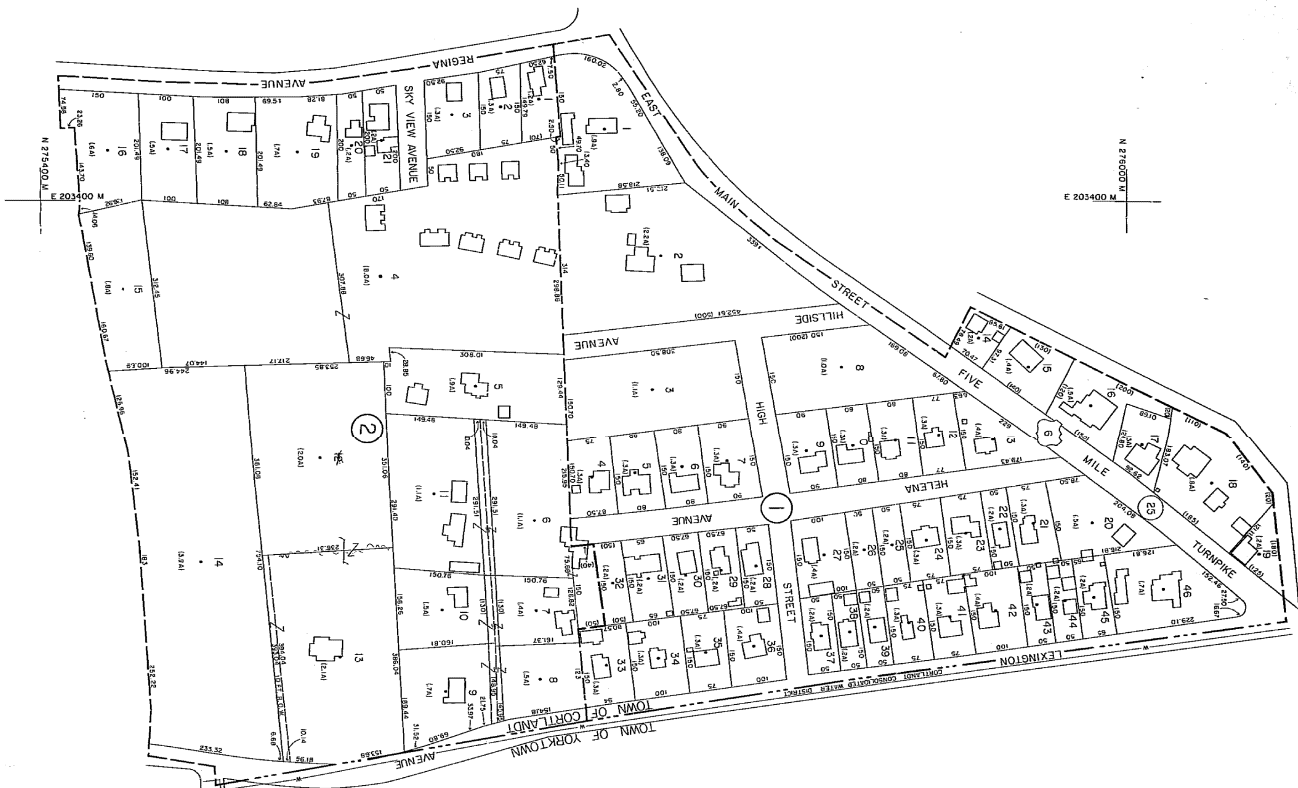
SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAKE AND CENTRAL
SEWER DISTRICT	PERKINS SANITARY
WATER DISTRICT	COUNTY WATER CONTROL DISTRICT
LIGHTING DISTRICT	MOOREMAN
PARK DISTRICT	
RAILROAD DISTRICT	

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SHEET INDEX	
13.18	13.19
24.06	X
24.10	24.11

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

24.07



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E 204500 M
N 276000 M



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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

19 REGINA AVENUE, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.7 BLOCK: 2 LOT: 20

ASSESSMENT:

ASSESSED OWNER(S): EASTVIEW SOUTHVIEW REALTY

PROPERTY CLASS: 210

LAND: 350

STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 1,300

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$859.77	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$2,038.20	
1ST HALF	DUE:	9/1/2024	\$1,019.10	PAID
2ND HALF	DUE:	1/1/2025	\$1,019.10	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

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ACCOUNT TYPE: WATER**DISTRICT:** CONSOLIDATED WATER DISTRICT**ACCOUNT #:** 303519-0**AMOUNT:** \$200.89 OPEN**PERIOD COVERED**

PERIOD BEGIN DATE: 11/20/2024

PERIOD END DATE: 2/21/2025

NEXT BILL OUT JUNE 2025.

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

Receiver of Taxes

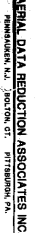
1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>

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PREPARED BY _____

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.

[illegible][illegible]

SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAKE AND CENTRAL
SEWER DISTRICT	PERKINS SANITARY
WATER DISTRICT	COUNTY WATER CONTROL DISTRICT
LOGGING DISTRICT	MOOREMAN
PARK DISTRICT	
STATISTIC DISTRICT	

[illegible]

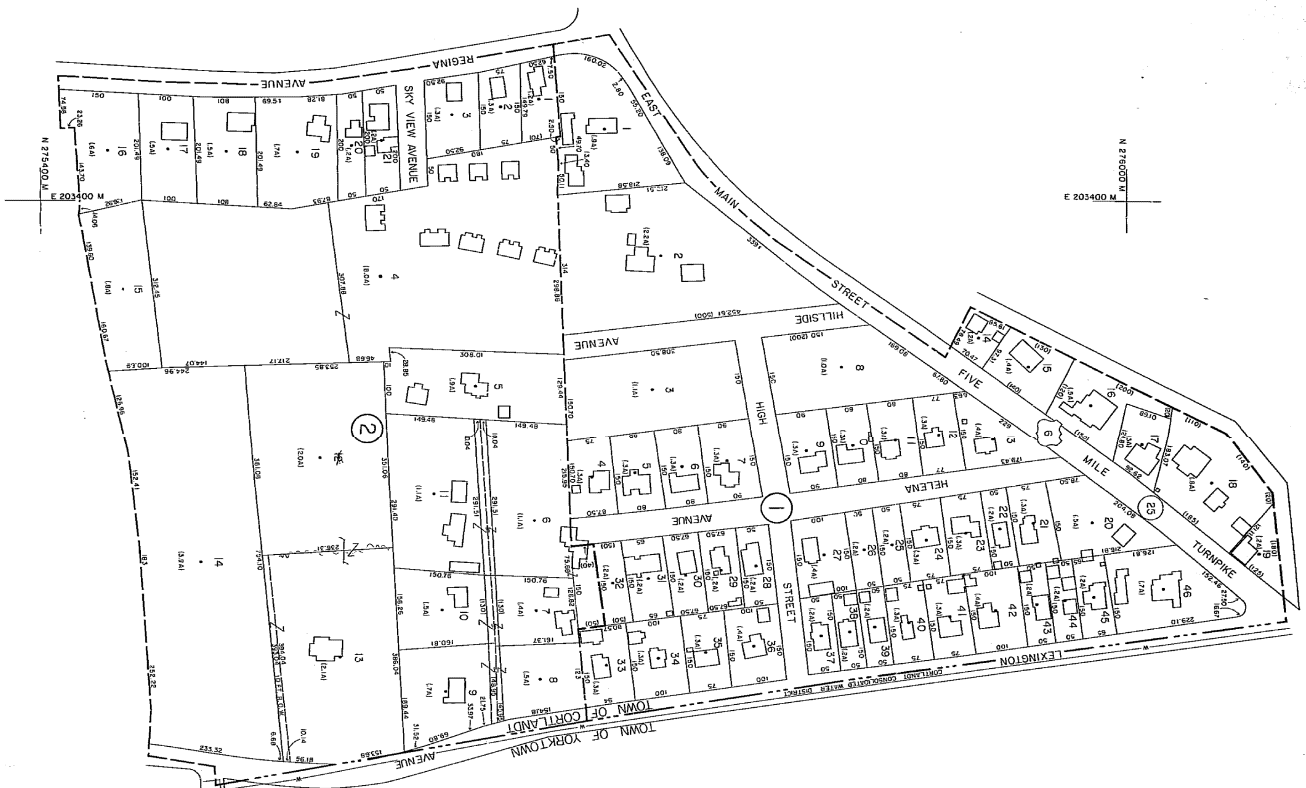
SHEET INDEX	
13.18	13.19
24.06	X
24.10	24.11

TAX MAP
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

24.07

MAP DATE APR 80

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0 1 MILE



N 276000 M
E 203400 M



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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

9 REGINA AVENUE, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.7 BLOCK: 2 LOT: 2

ASSESSMENT:

ASSESSED OWNER(S): EASTVIEW SOUTHVIEW REALTY

PROPERTY CLASS: 210

LAND: 475

STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 2,300

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$1,499.60	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$3,606.04	
1ST HALF	DUE:	9/1/2024	\$1,803.02	PAID
2ND HALF	DUE:	1/1/2025	\$1,803.02	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

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T. 516.663.0600 F. 657.205.3795 E. All.NY.Customer.Service@datatracetitle.com

ACCOUNT TYPE: WATER**DISTRICT:** CONSOLIDATED WATER DISTRICT**ACCOUNT #:** 303473-0**AMOUNT:** \$1,528.27 OPEN**PERIOD COVERED**

PERIOD BEGIN DATE: 11/20/2024

PERIOD END DATE: 2/21/2025

NEXT BILL OUT JUNE 2025.

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

Receiver of Taxes

1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>

The above is provided for informational purposes only. There is no liability assumed.



PREPARED BY _____

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.

[illegible][illegible]

SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAKE AND CENTRAL
SEWER DISTRICT	PERKINS SANITARY
WATER DISTRICT	COUNTY WATER CONTROL DISTRICT
LOGGING DISTRICT	MOOREMAN
PARK DISTRICT	
STATISTIC DISTRICT	

LEGEND					
TOWN LINE	---	SCH	PARK DISTRICT LINE	-----	CALCULATED ADJACENT
NORTH OF MAY LINE	---	R	HIGH SCHOOL DISTRICT LINE	- - - - -	DIED ADJACENT
EAST OF MAY LINE	---	W	TAX MAP BLOCK NO.	(3)	BUILD DEDICATED
ROAD LANE	---	L	TAX MAP PARCEL NO.	*	DEAD F-5-SUBMIT
	---	F	COORDINATE LOCATION	#	DEVELOP COMMON OWNER

SHEET INDEX	
13.18	13.19
24.06	X
24.10	24.11

24.07.

TAX MAP

TOWN OF CORTLAND

WESTCHESTER COUNTY, NEW YORK

100 FT

0 100 200 300 400 500 600 700 800 900 1000 Feet

MAP DATE APR 82



N 276000 M
E 203400 M

E 204500 M
N 276000 M



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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

3211 EAST MAIN STREET, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.7 BLOCK: 1 LOT: 1

ASSESSMENT:

ASSESSED OWNER(S): SKYVIEW WESTVIEW LLC

PROPERTY CLASS: 280

LAND: 1,675

STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 9,700

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$6,234.36	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$15,208.07	
1ST HALF	DUE:	9/1/2024	\$7,604.03	PAID
2ND HALF	DUE:	1/1/2025	\$7,604.04	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN

DATATRACE INFORMATION SERVICES, LLC. DISCLAIMS ANY AND ALL LIABILITY TO ANY PERSON OR ENTITY FOR THE PROPER PERFORMANCE OF SERVICES REFLECTING THE CONDITION OF TITLE TO REAL PROPERTY. THIS SEARCH WAS COMPILED FROM PUBLIC RECORDS MADE AVAILABLE FROM VARIOUS COUNTY AND MUNICIPAL OFFICES, AGENCIES AND DEPARTMENTS. THE SERVICES ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTIES BASED ON COURSE OF DEALING OR USAGE IN TRADE OR ERRORS OR OMISSIONS RESULTING FROM NEGLIGENCE, MIS-INDEXING, MIS-POSTING OR ITEMS THAT ARE AFTER THE EFFECTIVE DATE OF THE SEARCH. THIS IS NOT AN INSURED SERVICE. THIS DISCLAIMER SUPERSEDES ALL PRIOR AND CONTEMPORANEOUS UNDERSTANDINGS. THE SERVICES ARE EXCLUSIVELY FOR THE DATATRACE CLIENT AND NOT FOR THE BENEFIT OF ANY THIRD PARTIES.



T. 516.663.0600 F. 657.205.3795 E. All.NY.Customer.Service@datatracetitle.com

ACCOUNT TYPE: WATER**DISTRICT:** CONSOLIDATED WATER DISTRICT**ACCOUNT #:** 303526-0**AMOUNT:** \$557.25 OPEN + PEN**PERIOD COVERED**

PERIOD BEGIN DATE: 2/3/2025

PERIOD END DATE: 3/10/2025

NEXT BILL OUT APRIL 2025.

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

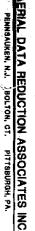
Receiver of Taxes

1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>**The above is provided for informational purposes only. There is no liability assumed.**



PREPARED BY _____

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983

REVISION TABLE	
DATE	MADE BY CHANGES OR ADDITIONS

[illegible]

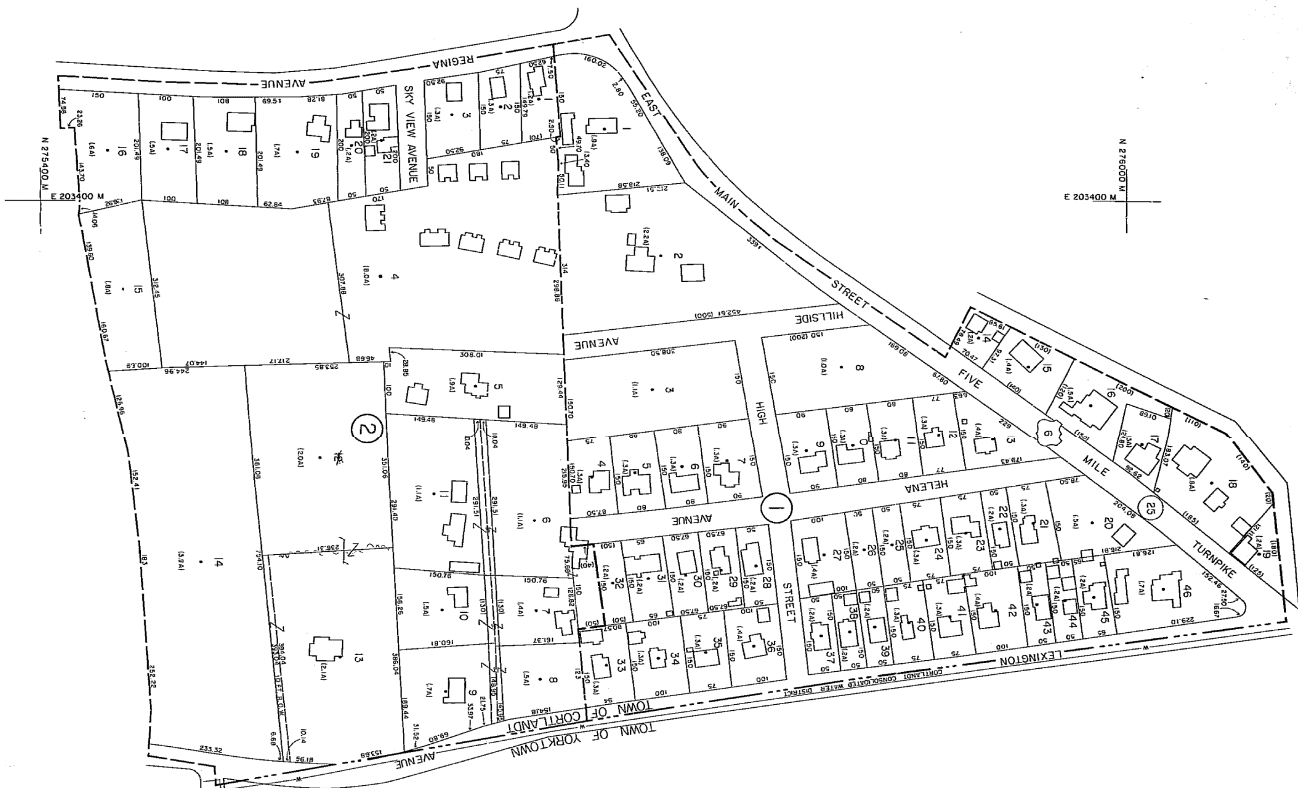
SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAKE AND CENTRAL
SEWER DISTRICT	PERKINS SANITARY
WATER DISTRICT	COUNTY WATER CONTROL DISTRICT
LIGHTING DISTRICT	MOOREMAN
PARK DISTRICT	
RAILROAD DISTRICT	

[illegible]

SHEET INDEX	
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24.10	24.11

TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

24.07



N 276000 M

E 204500 M
N 276000 M



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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

3219 EAST MAIN STREET, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.7 BLOCK: 1 LOT: 2

ASSESSMENT:

ASSESSED OWNER(S): SKYVIEW WESTVIEW LLC

PROPERTY CLASS: 280

LAND: 2,475

STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 13,650

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$8,761.68	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$21,401.05	
1ST HALF	DUE:	9/1/2024	\$10,700.52	PAID
2ND HALF	DUE:	1/1/2025	\$10,700.53	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

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ACCOUNT TYPE: WATER

NO ACCOUNT FOUND

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:

**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

Receiver of Taxes

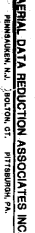
1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>

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PREPARED BY _____

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.

[illegible][illegible]

SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAKE AND CENTRAL
SEWER DISTRICT	PERKINS SANITARY
WATER DISTRICT	COUNTY WATER CONTROL DISTRICT
LIGHTING DISTRICT	MOOREMAN
PARK DISTRICT	
RAILROAD DISTRICT	

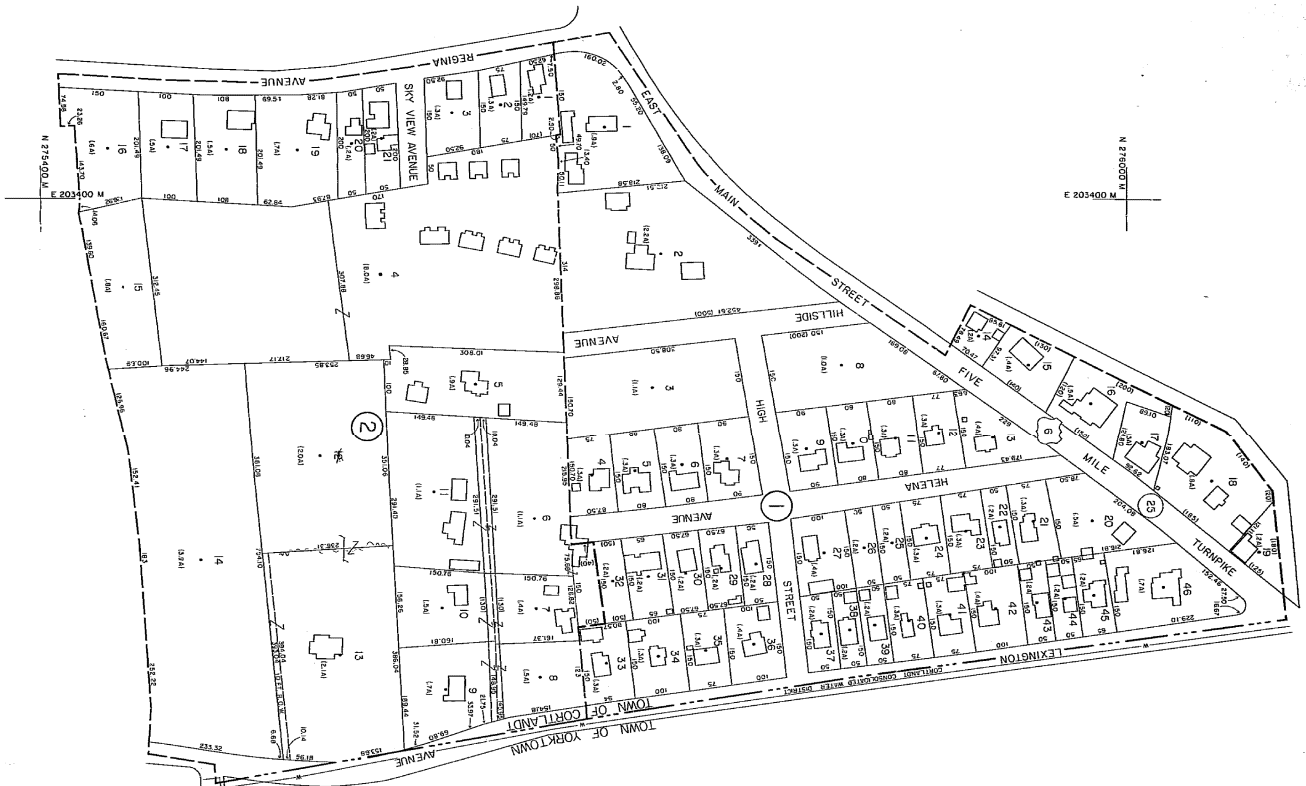
LEGEND					
TOWN LINE	---	SCH	PARK DISTRICT LINE	-----	CALCULATED AVERAGE
NORTH OF MAY LINE	---	R	HIGH SCHOOL DISTRICT LINE	- - - - -	DIED AVERAGE
EAST OF MAY LINE	---	W	TAX MAP NO.	(3)	BUILD DIRECTION
ROAD LANE	---	L	TAX MAP PARCEL NO.		DIED F-50000
COOR LANE	---	F	COORDINATE LOCATION	*	DEVELOP COMMON OWNER

SHEET INDEX	
13.18	13.19
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TAX MAP
TOWN OF CORTLAND
WESTCHESTER COUNTY, NEW YORK

24.07.

map DATE APRIL



N 276000 M
E 203400 M



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Tax Search

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

5 SKY VIEW AVENUE, CORTLANDT

STATE: NY COUNTY: WESTCHESTER TOWN: CORTLANDT

SECTION: 24.7 BLOCK: 2 LOT: 4

ASSESSMENT:

ASSESSED OWNER(S): SKYVIEW WESTVIEW LLC

PROPERTY CLASS: 260

LAND: 3,175

STATE SWIS CODE: 552289

SCHOOL DISTRICT: LAKELAND

TOTAL: 10,800

ACREAGE: NA LOT SIZE: NA

Note: A separate \$5.00 check is required for all tax payments to the Town Of Cortlandt Receiver of Taxes if being paid without original bill.

2024 TOWN/COUNTY TAX PERIOD 1/1/2024 - 12/31/2024

NO EXEMPTIONS FOUND

FULL TAX	DUE:	4/1/2024	\$6,938.16	PAID
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2024/2025 SCHOOL TAX PERIOD 7/1/2024 - 6/30/2025

NO EXEMPTIONS FOUND

	TOTAL TAX:		\$16,932.70	
1ST HALF	DUE:	9/1/2024	\$8,466.35	PAID
2ND HALF	DUE:	1/1/2025	\$8,466.35	PAID

ARREARS NONE FOUND

RECOMMEND THAT CUSTOMER CONFIRM AT CLOSING THAT OWNER HAS NOT RECEIVED NOTICE OF SPECIAL ASSESSMENTS (I.E., SIDEWALK REPAIRS, LOT CLEARANCE, EMERGENCY REPAIRS, ETC.). SEARCH MAY NOT INCLUDE EXISTENCE OF SUCH NOTICES. EXEMPT PROPERTY RESTORED FACTORS (IF ANY) SHOWN ABOVE REPRESENT THE DIFFERENCE BETWEEN THE ACTUAL TAX SHOWN AND WHAT THE TAX WOULD HAVE BEEN HAD THERE BEEN NO EXEMPTION. RESTORED TAX IS FIGURED ON A PRO-RATA BASIS FROM DATE OF DEED TO END OF FISCAL YEAR OF EACH TAX SO AFFECTED. METHOD OF COLLECTION OF RESTORED TAX IS NOT UNIFORM FOR ALL MUNICIPALITIES. SEARCH DOES NOT INCLUDE LEVIES OF RESTORED TAXES NOT YET POSTED BY MUNICIPALITY. SOME ITEMS RETURNED MAY HAVE BEEN PAID BUT NOT OFFICIALLY POSTED BY MUNICIPALITY. RECOMMEND THAT CUSTOMER OBTAINS RECEIPTS FOR SUCH ITEMS AT CLOSING. TAX DUE DATES MAY VARY ANNUALLY. RECOMMEND THAT CUSTOMER CONFIRM DUE DATES WITH THE APPROPRIATE MUNICIPALITY. SEARCH MAY NOT INCLUDE ITEMS NOT A LIEN UP TO THE DATE SHOWN. SEARCH DOES NOT INCLUDE ARREARS FILED AGAINST ANY NAME OTHER THAN THE ASSESSED OWNER AS SHOWN ABOVE. THE RETURNS ARE SPECIFIC TO SECTION, BLOCK AND LOT.

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ACCOUNT TYPE: WATER

DISTRICT: CONSOLIDATED WATER DISTRICT

ACCOUNT #: 303508

PERIOD ENDING

AMOUNT: \$2,686.48 OPEN + PEN

PERIOD END DATE: 3/10/2025

NEXT BILL OUT 04/15/2025.

NOTE: FINAL READ/ UP-TO-DATE BILL OR RECEIPT MUST BE PRODUCED AT CLOSING. SUBJECT TO PRIOR CHARGES NOT ENTERED AND SUBSEQUENT CHARGES SINCE DATE OF LAST READING.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

PAYMENT INFORMATION:

**TOWN AND SCHOOL TAX
COLLECTOR**

TOWN OF CORTLANDT

Receiver of Taxes

1 Heady St.

Cortlandt Manor , NY 10567

PHONE: 914-734-1030

For tax payment information visit: <http://orps1.orpts.ny.gov/cfapps/MuniPro/swis/>

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PREPARED BY _____

NOTE: METRIC GRID BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983

[illegible][illegible]

SPECIAL DISTRICTS	
SCHOOL DISTRICT	LAUREL AND CRESTA
SEWER DISTRICT	GENERAL BAYVIEW
WATER DISTRICT	CONCRETE CONNECTIONED
PARK DISTRICT	MORRISAN
LIGHTING DISTRICT	
PARK DISTRICT	
HISTORIC DISTRICT	

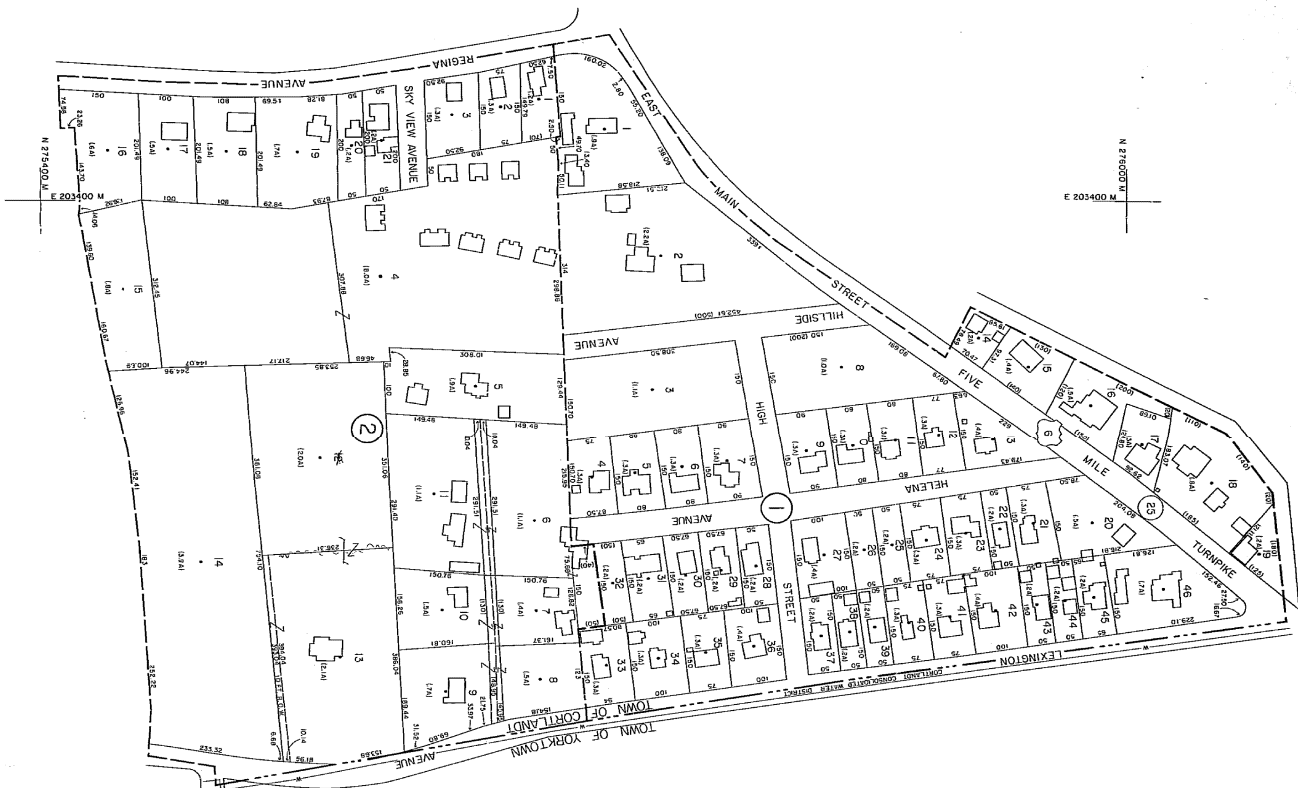
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SHEET INDEX	
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24.10	24.11

24.07

TAX MAP
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

map DATE APR 87



N 276000 M

E 204500 M
N 276000 M



LIBER 5113 PAGE 140

LIBER 5009 PAGE 107

✓
8.4
Revenue Stamps Attached

THIS INDENTURE, made the 27th day of June nineteen hundred and fifty-one
BETWEEN MOHEGAN REALTY CO., INC., a domestic corporation having
its principal place of business at Crompond Road, (no number) in
the Town of Yorktown, County of Westchester and State of New York.

party of the first part, and RAY W. RUMERY, residing at (no number)
Oregon Corners in Putnam Valley, State of New York, and MARGARET
RUMERY, his wife, also residing at (no number) Oregon Corners in
the Town of Putnam Valley, County of Putnam and State of New York,
said Ray W. Rumery, being also known as Ray William Rumery,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Hundred (\$100.00)

-----dollars,
lawful money of the United States, and other good valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part,

their heirs, executors, administrators and assigns forever.

ALL that certain lot, piece or parcel of land with the buildings and
improvements thereon erected, situate, lying and being in the Town
of Cortlandt, County of Westchester and State of New York, bounded
and described as follows:

BEGINNING at a point on the easterly side of Regina Avenue distant
137.50 feet southerly as measured along said easterly side of
Regina Avenue from the southerly end of a curve rounding into said
easterly side of Regina Avenue from the southerly side of Five Mile
Turnpike, said point of beginning being the southwesterly corner of
the premises hereby described; running thence along said easterly
side of Regina Avenue N. 3° 12' E. 75.00 feet to a point; running
thence S. 82° 18' E. 150.00 feet to another point; running thence
S. 3° 12' W. 75.00 feet to another point; and running thence N. 82°
18' W. 150.00 feet to the easterly side of Regina Avenue aforesaid
at the point and place of beginning

✓
TOGETHER with right, title and interest of, in and to any land lying
in the bed of any street, road or avenue, opened or proposed, abut-
ting the said described premises to the center line thereof.

SUBJECT to a state of facts which an accurate survey may show.

SUBJECT to covenants and easements and restrictions set forth in
prior instruments now of record.

SUBJECT to a state of facts which a personal examination may dis-
close.

SUBJECT to existing lease and tenancy.

RECORDED

RIDER

TOGETHER with a permanent and perpetual easement and right of way, in, over and upon the road known as Westview Road, as relocated on other lands of the party of the first part to the lake or pond abutting said road; and TOGETHER with a permanent and perpetual easement to the use of said lake or pond for boating, bathing and swimming, said lake or pond being a portion of the premises heretofore conveyed to Mohegan Realty Co., Inc. by Frederick M. Rauch and wife by deed dated January 31, 1945 and recorded February 2, 1945 in Liber 4227 of deeds at page 65; reserving however to the grantor herein, its successors and assign the perpetual right and easement to the use of the said lake or pond for boating, bathing and swimming.

The parties of the second part covenant and agree, however, to pay a maintenance charge for the up-keep of said lake or pond and its beach said charge to be determined by the party of the first part herein annually and to be paid within 30 days after said charge shall have been determined. The said charge annually, however, shall not exceed the sum of \$25.00.

TOGETHER with all the right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their heirs, executors, administrators and assigns forever,



AND the party of the first part covenants as follows:

FIRST—That the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

SECOND—That, in compliance with Section 13 of the Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the party of the first part will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has executed this deed the day and year first above written.

IN PRESENCE OF:

MOHEGAN REALTY COMPANY, INC.

By *Alex Lloyd*
ALEX LLOYD, SECRETARY

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss.:

On the 28th day of May, nineteen hundred and fifty-two before me personally came ALEX LLOYD, to me known, who, being by me duly sworn, did depose and say that he resides at (no street number) Diamond Avenue; Town of Cortlandt, County of Westchester, New York, to me known to be the individual described in and who executed the foregoing instrument, and

that he is the Secretary of Mohegan Realty Company, Inc. the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Jerome J. Hersh
JEROME J. HERSH
Notary Public in the State of New York
No. 60-072223
Qualified in Westchester County
Exp. filed in Putnam County # 231
Term Expires March 30, 1954

STATE OF NEW YORK, COUNTY OF WESTCHESTER

55.2

LIBER 5009 PAGE 409

On the 28 day of June, nineteen hundred and fifty-one
before me personally came ALEX LLOYD

to me known, who, being by me duly sworn, did depose and say that he resides at No. (no street address) Diamond Avenue, Town of Cortlandt, County of Westchester and State of New York that he is the President of Mohegan Realty Company, Inc. the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

James B. Hersh

JAMES B. HERSH
Notary Public
Westchester County
Commission Expires March 30, 1953

LIBER 5113 PAGE 133

Recorded in the Office of the Clerk of the County of Westchester
(Division of Land Records) on May 2, 1951
at 10:45 AM, in Liber 5009 - Page 407 of Deeds.
Witness my hand and Official Seal:

Robert J. Field
Clerk

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the TOWN OF CORTLANDT County of Westchester, N. Y. A true copy of the original DEED RERECORDED July 3, 1952 at 1 PM at request of HUFFCUT & McDERMOTT

FEE: \$ 7.35

No. 23600

ROBERT J. FIELD, County Clerk.

Metropolitan Abstract Corporation

Title Number: **W352963**

Page **1**

MUNICIPAL, DEPARTMENTAL AND OTHER INFORMATIONAL SEARCHES

Any searches or returns reported herein are furnished **FOR INFORMATION ONLY**. They will not be insured and the company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

THE FOLLOWING MUNICIPAL SEARCHES HAVE BEEN ORDERED FOR THIS REPORT AND ARE ATTACHED HERewith UNLESS OTHERWISE INDICATED:

- ☐ **Certificate of Occupancy**
- ☐ **Housing and Building Violation Report**
- ☐ **Fire Department Report**
- ☐ **Emergency Repair Lien Report**
- ☐ **Highway Department Report**
- ☒ **Street Report**
- ☐ **Sewer Report**
- ☐ **Health Department Report**

CENTRAL VIOLATIONS BUREAU

In New York City, since about July 1, 1961, only the Fire Department, The Department of Health, the Department of Air Pollution Control and the Department of Water Supply, Gas and Electricity have been reporting violations issued by them affecting multiple dwellings to the Central Violations Bureau established pursuant to Section 328 of the Multiple Dwelling Law. In its report to its search for violations the Department of Buildings includes such violations affecting multiple dwellings filed by the aforesaid departments in the central bureau.



T. 516.663.0600 F. 657.205.3795 E. All.NY.Customer.Service@datatracetitle.com

Street Maintenance Report

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

3275 LEXINGTON AVENUE, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.11 **Block:** 1 **Lot:** 2

DEPARTMENT OF HIGHWAYS

Please be advised that the above-mentioned street is:

A public road.

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Street Maintenance Report

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

17 REGINA AVENUE, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.7 **Block:** 2 **Lot:** 21

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Street Maintenance Report

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

19 REGINA AVENUE, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.7 **Block:** 2 **Lot:** 20

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Street Maintenance Report

TITLE #: W352963

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PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

9 REGINA AVENUE, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.7 **Block:** 2 **Lot:** 2

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Street Maintenance Report

TITLE #: W352963

DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

3211 EAST MAIN STREET, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.7 **Block:** 1 **Lot:** 1

DEPARTMENT OF HIGHWAYS

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Street Maintenance Report

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ORDER ID: 12171290

PREMISES:

3219 EAST MAIN STREET, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.7 **Block:** 1 **Lot:** 2

DEPARTMENT OF HIGHWAYS

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Street Maintenance Report

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DATE: 3/18/2025

PREPARED FOR: METROPOLITAN ABSTRACT CORP. (MET)

ORDER ID: 12171290

PREMISES:

5 SKY VIEW AVENUE, CORTLANDT

State: NY **County:** WESTCHESTER **Town:** CORTLANDT

Section: 24.7 **Block:** 2 **Lot:** 4

DEPARTMENT OF HIGHWAYS

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