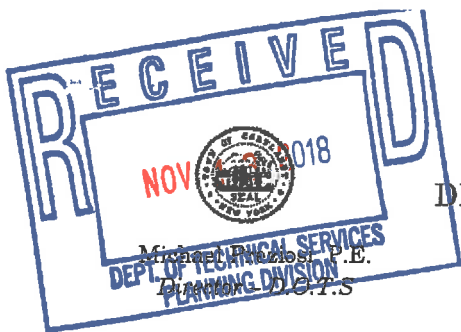


### **Right to Know/FOIL**

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**TOWN OF CORTLANDT**  
DEPARTMENT OF TECHNICAL SERVICES  
ENGINEERING DIVISION

Town Hall, 1 Heady Street  
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D.O.T.S - Engineering

Town Supervisor  
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Town Board  
Richard Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

**REVIEW MEMORANDUM**

Copies ..... 1 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... SJB Architecture  
.....  
Sent 11/13/18

To: Town of Cortlandt Planning Board  
Cc: Chris Kehoe, AICP – Deputy Director – Planning, Department of Technical Services  
Tom Wood / Michael Cunningham ESQ. – Town Attorney / Asst. Town Attorney  
From: Michael Preziosi, P.E. – Director, Department of Technical Services  
*Michael Preziosi, P.E.*  
Date: November 8, 2018  
RE: PB 2018-22 Appian Way Ventures, LLC  
Amended Site Plan for 2<sup>nd</sup> Chance Rescue  
260 6<sup>th</sup> Street

I have reviewed the Existing Site Plan, Location Map and Zoning Map, prepared by Steven J. Basini, R.A. dated September 4, 2018 and offer the following comments.

1. The proposed play area is inaccessible by staff. 2<sup>nd</sup> Chance Rescue occupies a 2<sup>nd</sup> story tenant space. The proposed play area is in the lower yard. A stairwell is proposed for access. Applicant must provide details of the stairwell including plans to re-grade. It is recommended a ramp or alternative means of access be provided.
2. Provide revised details for outdoor play areas including techniques to screen the enclosure and to dampen noise. Open chain link with no roof structure will not minimize noise. It is recommended plantings be installed around the play areas and in between play areas utilized by the adjoining tenant Canine Kindergarten.
3. During a site inspection, it was observed that chain link crates are stored and washed outside in the gravel area. These crates vary in size. The Applicant shall indicate if outdoor storage is proposed as part of this application. Furthermore due to the size of the crates, the use of the garage door would be required to place them into the building.
4. Means and methodology of washing, storing and handling waste shall be provided in narrative form. Based upon observation, washing occurs outside with a garden hose.

5. Based upon field observation, the garage door has a chain link fence with double swing gate. Applicant shall clarify if the overhead door is kept open and animals are transported through this door.
6. Applicant shall provide updated written narrative outlining their approach to animal care and management. The narrative at minimum shall identify, hours of operations, total number of animals to be cared for, grooming and waste disposal, exercise and walking schedules and transport policy.
7. Applicant shall submit floor plan of intended use of space.
8. Applicant shall submit details as to soundproofing kennel space.
9. It is recommended that funding for a noise study be provided by either the Applicant or Owner. The purpose of the noise study will be to identify sources and levels of noise emanating from the project site. Specifically to determine whether noise is continuous or intermittent and associated with outdoor use of the property for play areas.

Additional comments may arise during subsequent review. Error or omission of a comment does not mean acceptance by the Town of Cortlandt.

Cc: Applicant  
SJB Architecture