

Right to Know / FOIL

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**TOWN OF CORTLANDT
PLANNING BOARD
PB 1-13**

DRAFT

RESOLUTION NO. 11-13

WHEREAS, an application for Planning Board approval for the renewal of a Special Permit pursuant to Chapter 307-50 (University, College or Seminary) of the Town of Cortlandt Zoning Ordinance was submitted by the **Yeshiva Ohr Hameir** for the continued operation of the Yeshiva Ohr Hameir school as described in a letter dated January 10, 2013 from David Steinmetz, Esq. and as shown on a 3 page set of drawings entitled "Site Plan" prepared by Ciarcia Engineering, P.C. latest revision dated July 25, 2012, and

WHEREAS, the subject property of 37.32 acres is zoned R-40, Single Family Residential, is located at 141 Furnace Woods Road and is designated on the Town of Cortlandt Tax Maps as Section 44.12, Block 1, Lot 3, and

WHEREAS, a university, college or seminary is permitted by Special Permit in the R-40 Single-Family Residential Zoning District, and

WHEREAS, by Planning Board Resolution 1-10 adopted on January 13, 2010 the Planning Board granted the required Special Permit and conditional Site Development Plan approval for site improvements including the construction of a new on-site wastewater treatment plant and for the renovation/reconstruction of the existing Dodge City Building for classroom and dormitory space, and

WHEREAS, by Resolution PB 18-12 adopted on July 10, 2012 the Planning Board conditionally approved a modification to the approved Site Plan that eliminated the on-site wastewater treatment plant and approved an on-site pump station for a sewer line and for a gravel service road to access the pump station, and

WHEREAS, the subject property has received the required time extensions of the conditionally approved Site Development Plan, and

WHEREAS, the applicant has received Demolition Permit #20120349 required to demolish the Dallas Building, and

WHEREAS, as per condition No. 2 of PB Resolution 1-10 and carried over as Condition #3 of PB Resolution 18-12 the subject Special Permit for a (University, College or Seminary) is valid for three years and expired on January 13, 2013 at which time the applicant was required to apply

(continued on page 2)

for a renewal of the subject Special Permit, and

WHEREAS, the Special Permit shall remain in full force and effect until a final determination by Planning Board Resolution on any Special Permit renewal application, and

WHEREAS, previously the Planning Board as lead agency in this matter completed an environmental analysis of the proposed Site Development Plan and Special Permit and adopted a Negative Declaration, dated January 13, 2010, and that no Draft Environmental Impact Statement is required with regard to this matter, and

WHEREAS, the subject application, as per 6 N.Y.C.R.R. 617.5(c)(26), as a permit renewal with no change in conditions of the site or any violations of the Special Permit, is considered a Type II action under SEQR requiring and no further environmental analysis, and

WHEREAS, a Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on March 5, 2013, and

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

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

WHEREAS, the subject application was referred to the Town of Cortlandt Conservation Advisory Council (CAC), the Town Engineering Division and the Westchester County Planning Department, and

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

WHEREAS, the Planning Board considered the issuance of the subject Special Permit pursuant to the requirements, conditions and standards contained in Sections 307-40, 307-41, 307-42 and 307-50 of the Town of Cortlandt Zoning Ordinance for a University, college or seminary, and

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 307-50(B), Standards and

Conditions the Planning board finds that:

1. The minimum lot area is greater than 25 acres.
2. The minimum frontage is greater than 200 feet.
3. An existing building on the Yeshiva property is located closer than 100 feet to a lot line. However, no additions or modifications are proposed to this building.
4. The building coverage is less than 25%
5. The minimum landscape coverage is greater than 50%
6. The parking area lot line is setback more than 50 feet from the property line.
7. The maximum height of buildings is less than 70 feet.
8. The Zoning Board of Appeals granted a variance from the requirement that “access to the premises shall be via State or County highways only” as per a Decision & Order adopted on March 17, 2010 and the Yeshiva is permitted to continue its present access to its premises from Furnace Woods Road (a Town Road).
9. The proposed improvements to the existing Dodge City Building and other proposed site improvements will be located far enough away from neighboring properties and landscape improvements are proposed so as to protect neighboring property from adverse impacts and conforms to the standards established in Sections 307-21B and 307-22 of the Zoning Code.

NOW THEREFORE BE IT RESOLVED, that this application for a renewal of the previously issued Special Permit is a Type II action under SEQR and no further environmental review is required, and

FURTHER BE IT RESOLVED that the application of Yeshiva Ohr Hameir for the renewal of a Special Permit pursuant to Chapter 307-50 (University, College or Seminary) of the Town of Cortlandt Zoning Ordinance to allow the continued operation of the yeshiva Ohr Hamier is **approved** for a period of three years subject to the conditions listed below, and

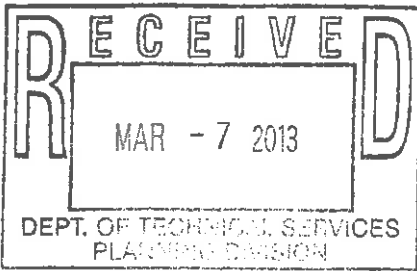
FURTHER BE IT RESOLVED, that the granting of this special permit is in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood and will not change the character thereof, or otherwise be detrimental to the public welfare.

(continued on page 4)

CONDITIONS AND MODIFICATIONS:

- 1. The applicant is to reapply for renewal of said permit three months prior to April 2, 2016 which is the expiration date of the Special Permit issued by this Resolution.**
- 2. The applicant shall submit a letter in October for presentation at the Planning Board meeting in November 2013, November, 2014 and November 2015 (or such other dates as scheduled by the Planning Board) updating the Planning Board on any issues with the operation of the Yeshiva. By October 15 of each year, the Planning Board shall receive reports from Town staff as to the operation of the site and determine whether any substantial code violations exist affecting health, safety and general welfare. If the Planning Board determines that the code violations reported in the yearly reports are substantial, a Special Permit renewal application may be required before the 3 year term noted above.**
- 3. The applicant shall maintain the property in compliance with all laws, regulations and ordinances of the Town of Cortlandt as determined by the Department of Technical Services, Code Enforcement Division and all other governmental agencies having jurisdiction.**

TO BE CONSIDERED FOR ADOPTION: APRIL 2, 2013



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

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

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

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

March 6, 2013

Copies ¹..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... MEREDITH BLACK*
..... DAVID J. COOPER
..... JODY T. CROSS*
..... JEREMY PHOENIX
..... MARGHA RUBIN GOLDSTEIN
..... HELEN COLLIER MAUCH^
..... LISA E. SMITH*
Sent 3/20/13 OF COUNSEL

By Overnight Mail

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

Re: PB 1-07 Upland Estates Subdivision

Dear Chairman Taylor and Members of the Planning Board:

We represent Upland Lane, LLC (Mark Giordano), the Applicant for the above-referenced 6-lot subdivision of a 23.4-acre parcel on Upland Lane.

We are writing to confirm that this Application has not been withdrawn. As you may recall, the Board adopted a Scoping Document on December 7, 2010. The delay in submitting a DEIS has been largely attributable to recent economic times. The Applicant intends to come back before the Board and submit a DEIS this year. The Applicant has been evaluating the project, including how best to address the items identified in the Scope. The Board should know that the Applicant also has been in discussions the past few months with Mr. Vergano regarding the project.

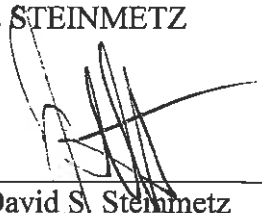
Please let us know if there is anything else the Board needs at this time to ensure that this Application remains active.

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Respectfully submitted,

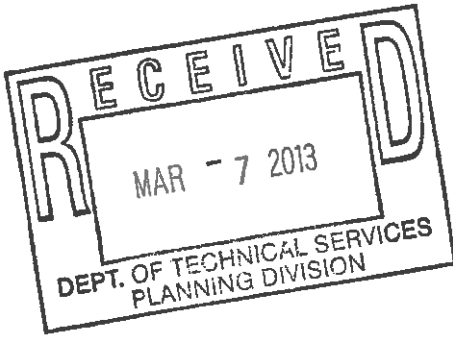
ZARIN & STEINMETZ

By: _____



David S. Steinmetz
Brad K. Schwartz

cc: Mr. Mark Giordano



Kirquel Development. Ltd.
3489 Lexington Avenue
Mohegan Lake, NY 10547
(914) 528-1261

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..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 3/20/13

March 7, 2013

Via E-mail

Chairwoman Loretta Taylor and Members of the Town Planning Board
Town Of Cortlandt
1 Heady Street, Town Hall
Cortlandt Manor, NY 10587

Re: Residences at Mill Court Crossing, PB13-5

Dear Chairman Taylor and Members of the Board:

Kirquel is still engaged in preparing its plat for final approval of the mandated plan and requires addition time to complete the process. Therefore, Kirquel asks that the PB, at its next meeting, extend Kirquel's time to file its final plat to on or before July 1, 2013.

This is Kirquel's third extension request. Please also be advised that Kirquel has paid the outstanding bills, for the Town's consultants, as set forth in the letter from the Planning Board, dated January 11, 2013.

In order to expedite the completion of the plat for final approval Kirquel would like to meet with the Planning Board, at a work session, to discuss the issues set forth in our letter, dated August 21, 2012 to the Planning Board. In addition we would like to discuss the changes to the approval resolution mandated by the New York State courts and the possibility of phasing the final approval process.

Kirquel Development Ltd.
By: Michael Sheber

cc: Ed Vergano- Director of Office of Technical Services
John Klarl, Esq.-Attorney for the Planning Board
Jo Ann Dyckman- Town Clerk

**TOWN OF CORTLANDT
PLANNING BOARD
PB 13-05**

DRAFT

RESOLUTION NO. 12-13

WHEREAS, the application of **Kirquel Development** for Preliminary Plat Approval pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code and for permits pursuant to Chapter 259 (Steep Slopes), Chapter 179 (Wetlands) and Chapter 283 (Trees) for a proposed 22 lot major subdivision of a 52.78 acre parcel of property as shown on a 15 page set of drawings entitled "Subdivision and Site Development for Residences at Mill Court Crossing" prepared by Cronin Engineering, P.E., P.C. latest revision dated July 8, 2009 and on drawings entitled "Preliminary Landscape Plan" and "Stone Wall Plan" both prepared by Tim Miller Associates, Inc. and dated July 21, 2009 was approved by Planning Board Resolution No. 52-10 adopted on November 3, 2010 as a 16 lot subdivision, and

WHEREAS, the subject property is located on the west side of Lexington Ave. and at the south end of Mill Court, is zoned R-40, single family residential and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2, and

WHEREAS, by Resolution 20-12 the Planning Board granted the first 6-month time extension to meet the conditions of preliminary plat approval, and

WHEREAS, by Resolution 1-13 the Planning Board granted a 90-day time extension of Preliminary Plat approval and required the applicant pay outstanding fees owed Town for various consulting fees associated with the review of the application and return to the Planning Board to request a second 90-day time extension at the April 2, 2013 Planning Board meeting, and

WHEREAS, the applicant has paid the required fees, and

WHEREAS, by a letter dated March 7, 2013 Michael Sheber requested the second 90-day time extension of Preliminary Plat approval in order to perfect the application prior to submitting for final approval.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the second 90-day time extension of Preliminary Plat approval, said extension to expire on July 7, 2013

TO BE CONSIDERED FOR APPROVAL: APRIL 2, 2013

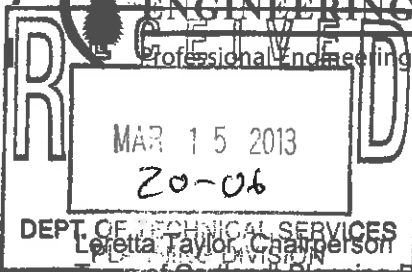
CRONIN

ENGINEERING P.E., P.C.

Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567

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



March 15, 2013

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

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

Sent via email ChrisK@townofcortlandt.com

Re: **PB 20-06** Joseph Picciano
Resolution No. 3-13
8th Time Extension
Maple Avenue Subdivision

Sent 3/15/13

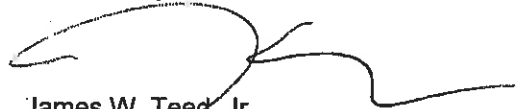
Dear Madam Taylor and Members of the Planning Board:

The above referenced project received Final Plat Approval from your board on January 5, 2011 via Resolution number 26-11. At this time, we are requesting an 8th ninety (90) day time extension from the 7th ninety (90) day time extension which was issued at the January 8, 2013 Planning Board meeting by resolution number 3-13.

The applicant continues working on the completion of the conditions of the Subdivision Plat approval. Most of the currently outstanding conditions are legal, and we believe that the conditions will be satisfied in the near future.

I would kindly request that this item be placed on the April 2, 2013 Planning Board agenda for consideration. If you have any questions or require additional information please contact me at the above number. Thank you for your time and assistance in this matter.

Respectfully submitted,


James W. Teed, Jr.
Project Designer

cc: Joe Picciano

Planning Board-Picciano-Maple Ave-Sub-Time Ext-JWT-20130315.doc

**TOWN OF CORTLANDT
PLANNING BOARD
PB 20-06**

DRAFT

RESOLUTION NO. 13-13

WHEREAS, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code was submitted by **Joseph Picciano** for a 4 lot major subdivision of of a 16.55 acre parcel of property as shown on a Final Plat entitled "Four Lot Subdivision prepared for Joseph Picciano" prepared by Donald D. Coleman, P.L.S. dated June 21, 2010 and on a 4 page set of drawings entitled "Integrated Plot Plan for Joseph V. Picciano" prepared by Cronin Engineering, P.E., P.C. latest revision dated October 13, 2010 was approved by Planning Board Resolution 2-11 adopted on January 5, 2011, and

WHEREAS, the subject property is located on the south side of Maple Avenue at the intersection with Furnace Woods Road and is designated on the Town of Cortlandt Tax Maps as Section 44.08, Block 6, Lot 9, and

WHEREAS, by Resolutions 16-11, 26-11, 2-12, 10-12, 19-12, 28-12 & 3-13 the Planning Board previously granted seven (7) 90-day time extensions the latest of which expired on March 26, 2013, and

WHEREAS, by a letter dated March 15, 2013 James W. Teed, Jr. requested the 8th 90-day time extension of Final Plat Approval to satisfy conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of James W. Teed, Jr. for the 8th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire June 24, 2013.

TO BE CONSIDERED FOR ADOPTION: APRIL 2, 2013



CRONIN

ENGINEERING P.E., P.C.

Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567

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

March 20, 2013

- Copies 7 Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 3/20/13

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



Re: Time Extension, Final Subdivision Plat
Michael Ryan
109 Watch Hill Road
PB 43-06

Dear Ms. Taylor and Members of the Planning Board:

This letter is written to request a third ninety day time extension of the Final Subdivision Plat approval granted by the Planning Board on April 4, 2012 via Resolution No. 9-12. Two ninety day time extension of Final Plat approval has already been granted to this project on October 2, 2012 in Resolution No. 30-12, and on January 9, 2013 in Resolution No. 2-13.

We have a plat prepared with the Health Department endorsement on it and we have the majority of the conditions of the original Plat approval resolved. The outstanding work to be completed involves providing declarations for maintenance of the stormwater facilities to the satisfaction of the Town's Legal Department and the Director of Technical Services. The applicant has been working toward satisfying this condition and hopes to have it completed within the next ninety days.

Please place this item on the agenda of the April 2nd Planning Board meeting for approval of the extension request. Should you have any questions or require any additional information, please do not hesitate to contact me at the above number.

Respectfully submitted,

Ronald Wegner, P.E.
Project Engineer

Cc: Michael Ryan via e-mail
File

**TOWN OF CORTLANDT
PLANNING BOARD
PB 43-06**

DRAFT

RESOLUTION NO. 14-13

WHEREAS, the application of **Michael Ryan** for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) for a 3 lot major subdivision of a 4.33 acre parcel of property as shown on a final plat entitled "Subdivision Map prepared for Michael Ryan" prepared by William J. Simmons, L.S. latest revision dated February 9, 2012 and on a 4 page set of drawings entitled "Integrated Plot Plan" prepared by Timothy L. Cronin, III, P.E. latest revision dated December 21, 2011 was approved by Planning Board Resolution 9-12 adopted on April 3, 2012, and

WHEREAS, the subject property is located on the west side of Watch Hill Road at the intersection of John Alexander Drive and is designated on the Town of Cortlandt Tax Maps as Section 55.10, Block 3, Lot 8, and

WHEREAS, by Resolutions 30-12 & 2-13 the Planning Board previously granted the two (2) 90-day time extension of the final plat approval which will expire on April 2, 2013, and

WHEREAS, by a letter dated March 20, 2013 Ronald Wegner, P.E. requested the 3rd 90-day time extension to satisfy the conditions of that approval.

NOW THEREFORE BE IT RESOLVED that the request of Ronald Wegner, P.E. for the 3rd 90 day time extension for the above mentioned Final Plat is hereby granted said time extension to expire on July 1, 2013.

TO BE CONSIDERED FOR ADOPTION: APRIL 2, 2013

Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
FRANK S. McCULLOUGH (1905-1888)
JAMES V. BREWSTER (1820-2005)
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 3/20/13
MGS#2224.03

McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 340
WHITE PLAINS, NEW YORK
10605
(914) 939-6400
FAX (914) 939-2510
WWW.MCCULLOUGHGOLDBERGER.COM

FRANK S. McCULLOUGH, JR.
CHARLES A. GOLDBERGER
JAMES STAUDT
LINDA S. WHITEHEAD
SETH M. MANDELBAUM
JOANNA C. FELDMAN
DEBORAH A. GOLDBERGER
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
ALICE D. KORNFELD
RUTH F.-L. POST

March 20, 2013

Chairperson Loretta Taylor and
Members of the Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

PB 9-99

**Re: Application of Beaver Brook Cortlandt, LLC (formerly Furnace Dock, Inc.),
16 lot cluster subdivision, Furnace Dock Road**

Dear Chairperson Taylor and Members of the Planning Board:

As you will recall, by Resolution No. 17-11 dated July 6, 2011, the Planning Board granted conditional final plat approval for the above referenced application. You have previously granted five (5) ninety (90) day extensions of the conditional approval.

We hereby request a sixth (6th) ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval. I have been advised that some additional changes were requested to the plans. We are hopeful this may be the last required extension.

We would appreciate if this extension request could be placed on the agenda for your April 2, 2013 meeting. Thank you for your consideration

Very truly yours,

Linda B. Whitehead, Esq.
Linda B. Whitehead, Esq.
By: My-Hanh Retherford, Legal Assistant

cc: Ron York
Cosmo Marfione, P.E.
Dan Ciarcia, P.E.

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 9-99**

RESOLUTION NO. 15-13

WHEREAS, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code submitted by **Beaver Brook Cortlandt, LLC** for a 16 lot cluster subdivision of a 42.43 acre parcel of property as shown on a Final Plat entitled “Subdivision Plat for Furnace Dock, Inc” latest revision dated April 11, 2011 prepared by Scott B. Gray, L.S and on a 12 page set of improvement drawings entitled “Furnace Dock Subdivision” prepared by Dan Ciarcia PE, latest revision dated April 14, 2011 was approved by Planning Board Resolution 17-11 adopted on July 6, 2011, and

WHEREAS, the subject property is located on the north side of Furnace Dock Road, 1,500 feet east of Albany Post Road and is designated on the Town of Cortlandt Tax Maps as Section 55.19, Block 1, Lot 1, and

WHEREAS, by Resolutions 3-12, 11-12, 21-12, 29-12 & 4-13 the Planning Board previously granted five (5) 90-day time extensions the latest of which will expire on April 2, 2013, and

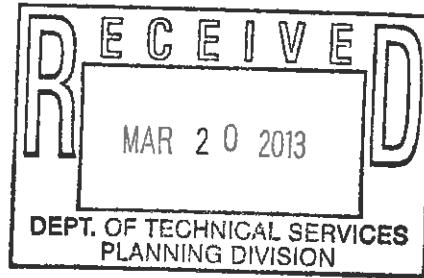
WHEREAS, by a letter dated March 20, 2013 Linda Whitehead, Esq. requested the 6th 90-day time extension of Final Plat Approval to satisfy conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of Linda Whitehead, Esq. for the 6th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire July 1, 2013.

TO BE CONSIDERED FOR ADOPTION: APRIL 2, 2013

March 18, 2013

To: Zoning Board of Appeals
Town of Cortland



Ref: **Project Narrative**

Project name: Professional Office

Project Owner: Cortlandt Realty, Corp.

Project address: 2121 Albany Post Rd Montrose, NY

Due to disrepair and years of neglect the building is in dire need of repair. The interior space has been gutted and a new floor layout for a professional office space has been designed.

General scope of work include:

1. Existing windows are old and its size and locations does not work with new floor plan. New windows and a new store front entry door will be installed.
2. Exterior finish for front, rear and side walls will be stucco.
3. Roof structure will be upgraded.
4. Flat roof is kept and new flat roofing and leaders will be installed.
5. Fake mansard roof and soffit will receive new fiber cement shakes and soffit. New fiber cement shakes will match the fire house as shown on the photo.
6. New lighting fixture will be installed.
7. New HVAC system will be installed. Air handler unit will be place outside at the rear of the property.
8. We plan to run new ConEd gas line, and install gas boiler for providing heat and hot water.

On our client's behalf, I would like to thank the Board for jts consideration of this matter.

Sincerely,


Mondana Rezania, RA, LEED AP

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 26-00**

RESOLUTION NO. 16-13

WHEREAS, a letter application was submitted by **Mondana Rezania, Architect for the property of Edward D. Schmitt & Associates, P.C.** for Planning Board approval of a change of use from a retail establishment to an office and for building alterations pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code as shown on a 3 page set of drawings entitled "Existing Floor Plan, Demolition and Proposed Floor Plan" prepared by Mondana Rezania, Architect, P.C. dated March 2013, and

WHEREAS, the subject property is located at 2121 Albany Post Road at the intersection of Route 9A and Victoria Avenue and is designated on the Town of Cortlandt Tax Maps as Section 54.08, Block 2, Lot 35, and

WHEREAS, the Planning Board previously granted Site Development Plan approval for the subject site by Resolution 15-01 for Gail Banker, Florist and all conditions of the subject Planning Approval were met and the subject Site Development Plan was signed by the Planning Board Chairman on July 27, 2001, and

WHEREAS, the current applicant is proposing no site plan changes but is proposing modifications to the building elevations to convert the building to a law office, and

WHEREAS, the Town of Cortlandt Zoning Code (Chapter 307) requires Planning Board approval of changes of use, and

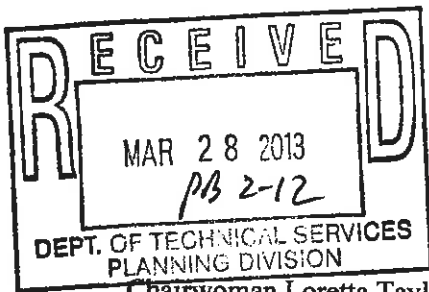
WHEREAS, an updated boundary survey prepared by Badey & Watson entitled "Survey of Property, Cortlandt Realty Corp." dated January 14, 2013 was submitted, and

WHEREAS, the subject building elevations have been referred to the Town Engineering Division and to the Town Architectural Advisory Council for review and comment, and

WHEREAS, the applicant will be required to obtain all necessary permits from the Town Division of Code Enforcement for the building renovations.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby approves the required change of use subject to the review and comment on the building elevations by the Town Architectural Advisory Council.

TO BE CONSIDERED FOR APPROVAL: APRIL 2, 2013



Dick and Bernis Nelson
 Valeria 40
 341 Furnace Dock Road
 Cortlandt Manor, New York 10567

Copies 1 Planning Board
 Town Board
 Zoning Board
 1 Legal Dept.
 1 DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 1 Steve Coleman

March 28, 2013

Chairwoman Loretta Taylor and
 Members of the Planning Board
 Town of Cortlandt
 1 Heady Street
 Cortlandt Manor, New York 10567

Mr. Edward Vergano, P.E.
 Director of Technical Services
 Mr. Chris Kehoe
 Deputy Director of Technical Services - Planning
 Town of Cortlandt
 1 Heady Street
 Cortlandt Manor, New York 10567

Re: Valeria – PB 2-12 – Amended Site Plan and Subdivision Plat Review
 Valeria Box Turtle Protection and Management Plan Part 4/1/13

Dear Chairwoman Taylor, Members of the Planning Board, and Messrs. Vergano and Kehoe:

In supplement to our letter of March 21, we have further reviewed the above-referenced Amended Site Plan submitted to you on March 20 and have the following additional comments to facilitate adherence to the provisions of the Valeria Box Turtle Protection and Management Plan:

1. The perimeter protection fence notes on the Erosion and Sediment Control Plans for Sections III and IV (sheets C-106 and C-107) should be amended to both reference and conform with the permanent exclusionary fence language set forth in Section (4) of the Valeria Box Turtle Protection and Management Plan Amendment dated September 26, 2011 which reads as follows:

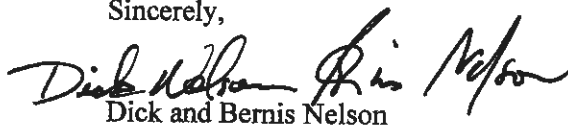
(4) Prior to construction activities commencing in Sections III and IV of the subdivision, a permanent exclusionary fence, consisting of Super Silt Fencing and Standard Silt Fence, shall be installed around the perimeter of the construction zone at the established limit of disturbance, per the approved site plans (except where topographic conditions preclude such installation). The exclusionary fencing is designed to inhibit any turtles and other wildlife from entering the active construction zone.

2. The exclusion rock wall note on the Grading Plan Section IV (sheet C-111) should be reviewed for consistency with the exclusionary fence language in Section (4) of the Valeria Box Turtle Protection and Management Plan Amendment as cited above. Such exclusion rock wall note on sheet C-111 reads as follows:

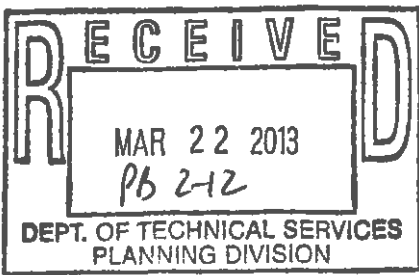
Permanent machine laid exclusion rock wall for Herptile species to be installed before final c/o is issued. Exact location to be determined by field personnel with the consultants input.

Thank you for your review of our comments.

Sincerely,


 Dick and Bernis Nelson

cc: James Fitzpatrick, Assistant Vice President, Toll Brothers
 Kyler Cragolin, President, Dickerson Pond Association Inc.



Dick and Bernis Nelson
Valeria 40
341 Furnace Dock Road
Cortlandt Manor, New York 10567

March 21, 2013

Copies 1
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director

Chairwoman Loretta Taylor and
Members of the Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

Mr. Edward Vergano, P.E.
Director of Technical Services
Mr. Chris Kehoe
Deputy Director of Technical Services - Planning
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

..... C.A.C.
..... A.R.C.
..... Applicant
..... Glen Watson, PLS
.....
Sent 3/22/13

Re: Valeria – PB 2-12 – Amended Site Plan and Subdivision Plat Review

Dear Chairwoman Taylor, Members of the Planning Board, and Messrs. Vergano and Kehoe:

We are pleased to see that Toll Brothers has incorporated earthtone colored windows in their latest elevation plans submitted to you on March 20.

Regarding the amended Site Plan and Subdivision Plat also submitted to you on March 20, we have the following comments:

Site Plan – the Utility Plans (sheets C-112 through C-115) should be revised to show the locations of the proposed natural gas utility lines.

Subdivision Plat – certain incorrect or incomplete language carried over from the Plat filed in 2008 and 2010 should be replaced with the following wording:

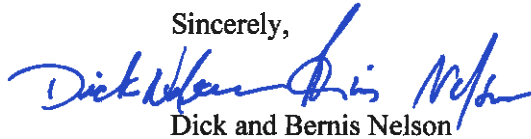
<u>Sheet</u>	<u>Replace</u>	<u>With</u>
1 of 5	<i>Open Space Parcel "C" (Remainder of Lands)</i>	<i>Open Space Parcel "C" (Remainder of Lands) to be Conveyed to Dickerson Pond Association Inc.</i>
2 of 5 & 3 of 5	<i>Utility Easement to be Dedicated to Dickerson Pond Associates Inc. (Note: Dickerson Pond Associates was original developer at Valeria in 1980's; Dickerson Pond Association Inc. is master HOA; Development Agreement between Developer and Dickerson Pond Association Inc. provides for deed of this Utility Easement Area and the Access Easement Area to Dickerson Pond Association Inc.)</i>	<i>Utility Easement Area to be Conveyed to Dickerson Pond Association Inc.</i>
	<i>Lot 152 Open Space B To Be Conveyed to Dickerson Pond Associates Inc.</i>	<i>Lot 152 Open Space B to be Conveyed to Dickerson Pond Association Inc.</i>
	<i>Access Easement to be Dedicated to Dickerson Pond Associates Inc.</i>	<i>Access Easement Area to be Conveyed to Dickerson Pond Association Inc.</i>

Chairwoman Taylor and Members of the Planning Board
Mr. Edward Vergano and Mr. Chris Kehoe
March 21, 2013
Page Two

<u>Sheet</u>	<u>Replace</u>	<u>With</u>
4 of 5	<i>Dickerson Pond Associates Inc. Recreation (2 places) Lot 151 Open Space Parcel B to be Conveyed to Dickerson Pond HOA (For Future Recreation) (Note: Dickerson Pond HOA does not exist) Open Space Parcel "C" (Remainder of Valeria Lands)</i>	<i>Dickerson Pond Association Inc. Recreation (2 places) Lot 151 Open Space Parcel B to be Conveyed to Dickerson Pond Association Inc. (For Future Recreation) Open Space Parcel "C" (Remainder of Valeria Lands) to be Conveyed to Dickerson Pond Association Inc.</i>
5 of 5	<i>Dickerson Pond Associates Inc. Recreation – A Lot 151 Open Space B to be Conveyed to Dickerson Pond Associates Inc. (For Future Recreation)</i>	<i>Dickerson Pond Association Inc. Recreation Lot 151 Open Space B to be Conveyed to Dickerson Pond Association Inc. (For Future Recreation)</i>

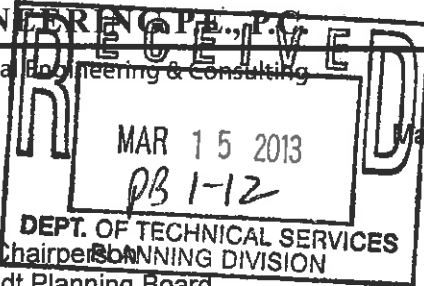
Thank you for your review of our comments.

Sincerely,



Dick and Bernis Nelson

cc: James Fitzpatrick, Assistant Vice President, Toll Brothers
Kyler Cragolin, President, Dickerson Pond Association Inc.



March 15, 2013

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

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 - Legal Dept.
 - DOTS Director
 - C.A.C.
 - A.R.C.
 - Applicant

Re: PB 1-12
Springvale Apartments
Section: 55.17, Block: 3, Lot: 2
Site Plan Approval

Dear Madam Taylor and Members of the Planning Board:

Pursuant of a review memorandum from the Town of Cortlandt Planning Division & Department of Technical Services dated September 4, 2012, please find enclosed the following information regarding an application for site plan approval at the above referenced location:

1. Fourteen (14) sets of Site Development Plans prepared by this office and dated as revised March 14, 2013.
2. Ten (10) copies of Part 1 of the Short Environmental Assessment Form.

These documents were prepared by Cronin Engineering, P.E., P.C. for the purpose of obtaining site plan approval for the construction of a new parking area and also for stormwater drainage improvements in an existing parking lot on site.

Based on the information previously submitted and the new information submitted herein, we believe that the plans and project are ready for the Planning Board to proceed with scheduling a site walk as well as a public hearing. We respectfully request to be placed on the April 2, 2013 Planning Board agenda for consideration.

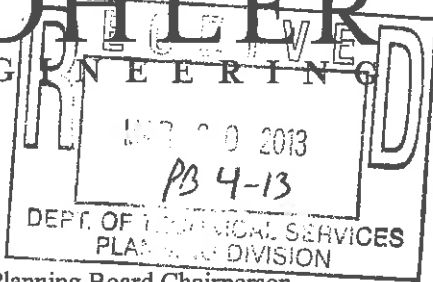
Kindly review this information. Should you have any questions or require any additional information prior to the Planning Board meeting, please feel free to contact me at the above number. Thank you for your time and consideration in regard to this matter.

Respectfully submitted,

James W. Teed, Jr.
Project Designer



BOHLER ENGINEERING



5 Computer Drive West, Suite 203
Albany, NY 12205
PHONE 518.438.9900
FAX 518.438.0900

- Copies *1*..... Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____

March 19, 2013

Loretta Taylor, Planning Board Chairperson
Town of Cortlandt
1 Heady Street
Cortlandt, New York 10567

Re: Cortlandt Carwash (Shell) Improvements
3017 East Main Road - Town of Cortlandt, New York

Dear Ms. Taylor:

On behalf of our client, Mr. Sammy Musa El Jamal (3017 E. Main St. Realty, Inc.) we are pleased to submit the enclosed Planning Board Application materials for the Site Development ~~Plan Amendment~~ ^{Sent 3-20-13} at the existing Cortlandt Carwash located at 3017 East Main Street. The project involves the construction of a new access drive on the South side of the site from the Cortlandt Town Center Access Drive and site improvements including an approximate 1,200 SF carwash building addition and a 1,728 SF proposed convenience store. The project has been before the Planning Board in 2006 and again in 2009. The plan has evolved based on comments from the Boards and Town Staff through many revisions and alterations. A Project Narrative is included in this submittal which discusses the project and history in greater detail.

Enclosed please find the following items:

- Ten (10) copies of the Project Narrative
- One (1) Planning Board Application
- One (1) Short Environmental Assessment Form
- One (1) check for Planning Board Application Fee - (\$500.00)
- Two (2) copies of map titled "Boundary and Topographic Survey", dated August 23, 2007
- Two (2) Full size copies of the Concept Plan for the project, dated February 23, 2006
- Ten (10) 11x17 size copies of the Concept Plan for the project, dated February 23, 2006
- One (1) CD containing an electronic copy of the Site Plan

We look forward to discussing the project in greater detail at the next available Planning Board meeting, which we understand to be April 2, 2013. In the meantime, if you have any questions, feel free to call me at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING, LLC

James Gillespie

cc: Sammy Musa El Jamal, 3019 E Main St. Realty, Inc.

OTHER OFFICE LOCATIONS:

- Southborough, MA
508.480.9900
- Ronkonkoma, NY
631.738.1200
- Warren, NJ
908.668.8300
- Center Valley, PA
610.709.9971
- Chalfont, PA
215.996.9100
- Philadelphia, PA
267.402.3400
- Towson, MD
410.821.7900
- Sterling, VA
703.709.9500
- Warrenton, VA
540.349.4500
- Bowie, MD
301.809.4500
- Fort Lauderdale, FL
954.202.7000
- Tampa, FL
813.379.4100



7

Copies Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 _____
 _____
 Sent 3/21/13

March 20, 2013

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

RE: Renovation of Burger King #317 located at 2040 East Main St, Peekskill, NY 10566

Ms. Taylor:

The Project I am submitting this Application for is the remodel of an existing Burger King Restaurant. The foot print of the building will not be changed. We will be removing the glass-enclosed green house, but will be keeping the floor space. It will be replaced with framed walls and storefront glass windows. The interior will be remodeled with new seating, décor and ADA accessible restrooms. A portion of the mansard roof will be removed and the façade of the building be altered. This will give the building a more appealing look and will conform to Burger King Corporation’s standards.

We would like to increase the signage on the building to include a “Home of the Whopper” sign and an additional Logo sign, detailed cut sheets enclosed. A portion of the parking lot will be re-graded and striped to comply with ADA requirements for handicap parking.

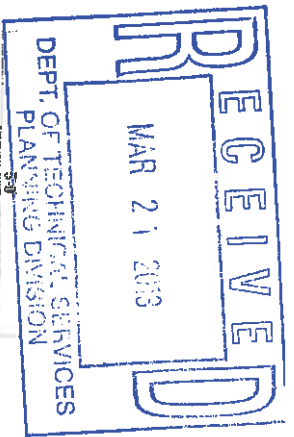
We would also like to install a cut-thru in the front yard, which will improve the flow of traffic on the property and will facilitate access to the drive thru area.

Please contact me with any questions at 315-263-1395.

Sincerely,

Paul Lenowicz
 Paul Lenowicz
 Construction Manager
 Carrols Corporation

PL/sg

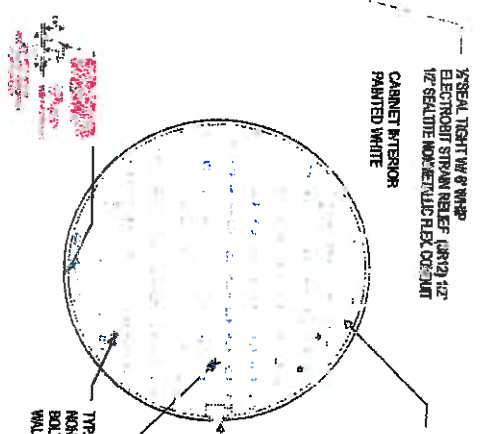


3/8" REINFORCED
400 ALUMINUM

FRONT ELEVATION
SCALE: 1/2"=1'-0"



SIDE ELEVATION
SCALE: 1/2"=1'-0"

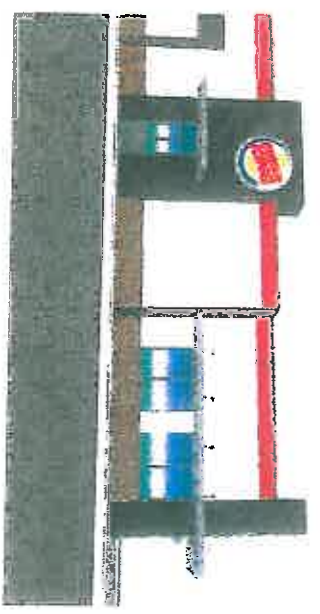


3/8" X 1/2" TYPICAL NIGHT W/ 8 W/ 100
ELECTRONIC STRIP W/ 120V
1/2" SEALING MODIFIED REX CO. MOUNT

LED OPTION
WHITE LED
(TYPICAL LAYOUT EXACT LED PATH
CONTINGENT ON CONSISTENT AND
EVEN FACE ILLUMINATION TO BE
DETERMINED AT PHOTO TYPE STAGE)

ALL SIGNS EQUIPPED W/
UL APPROVED
DISCONNECT SWITCH
(20 AMP / 120 VOLT)
ELECTRIC STUD
TOP (TOP & BOTTOM)
NON-CORROSIVE 316 LASS OR THRU
BOLTS AS REQ'D. CONTINGENT ON
WALL TYPE

CABINET TO BE FABRICATED OF ROLLED ALUMINUM FRAME W/ .080 BACKS &
JMS RETURNING. WELDED CONSTRUCTION ALUMINUM ANGLE BRACING.
ACCESS INSIDE CABINET BY FACE REGIONAL RETURNERS TO BE .080 ALUMINUM
ROLLED RETURNERS TO BE APPROXIMATELY BRUSHED ALUMINUM TO
MATCH RETURNERS. CABINET INTERIOR TO BE LINED W/ LIGHT ENHANCING FILM
OR PAINT. ALL HARDWARE TO BE CORROSION RESISTANT.
ILLUMINATION INTERNALLY BY WHITE LED MOUNTED TO BACK PANEL.
ALL HARDWARE & CONNECTIONS TO BE TO BE UL APPROVED
ELECTRICAL 120 VOLT 20 AMP PRIMARY ELECTRIC CIRCUITS BROUGHT TO BASE OF
SIGN AND PANEL CONNECTION BY BUYER
FACE TO BE .177 CLEAR SOLAR GRADE POLYCARBONATE W/ UV
INTEGRATOR W/ CLAMP FORMED TO CREATE CONVEY DOME SHAPE.
DECORATIVE GRAPHICS TO BE 3M OR ORACAL TRANSLUCENT
VINYL ON 2ND SURFACE W/ WHITE SPRAYED DEFUSER.



LEFT SIDE ELEVATION Not To Scale



RIGHT SIDE ELEVATION Not To Scale



FRONT ELEVATION Not To Scale



This Drawing is the property of the Copyrighted
Property of Burger King. The production, copying, or
use hereof is prohibited without written consent.
Any infringement will be subject to legal action.

Special Considerations
The BURGER KING, BURGER KING Sun Halves and Crescent Logo, HOME OF THE WHOPPER, BK Fleming, BK
Corporation trademarks may not be registered or available in all countries. For trademark updates, please
contact Patricia Gonzales in the BICO Reg. & Department at 305-378-3855.

Project Information
BURGER KING
Custom Exterior Signage Systems
T-193 S-11 LED 0FT - RB
Design DJS Date 1/11/10



Letter Face:
Brushed Aluminum Letter Face and
Letter Returns with Silver Finish

Note:
Memphis Letter Font Specified for the
"HOME OF THE WHOPPER" text.

23'-6" - To Be Verified with Finished Art from Burger King

13'-9 1/2" - Left Side Raceway Mounting Channel

10'-1 1/4" - Right Side Raceway Mounting Channel

HOME OF THE WHOPPER

Note: "H" indicates to be seen with canopy

Panel Size

Panel Size

Mounting Channel
Letter Face
Letter Returns
Letter Returns

8" x 3"

Building Canopy

Side View
Scale 1/2" = 1'-0"

Front View - S-3 "Home of the Whopper" Dimensional Letters
Scale 1/2" = 1'-0"

Raceway Mounted Channel Letters

Scale 1/2" = 1'-0"

Construction Detail

1/2" thick Aluminum Panel with 3083
Precision Cut Aluminum finished details
1st surface, Brushed Aluminum, Clear Coat Finish.
Attach to Letter Return with 1/2" Dia. Aluminum
Sleeve and All Thread Screws. Seal with
Weather and Lock Nut.

Side View
Scale 1/2" = 1'-0"

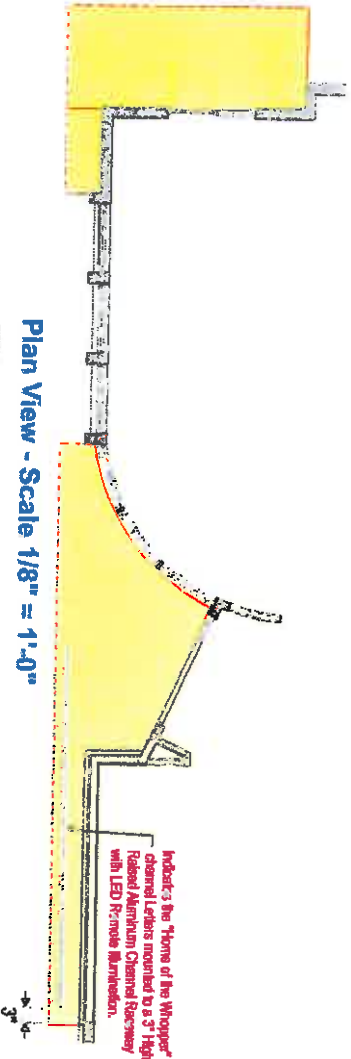
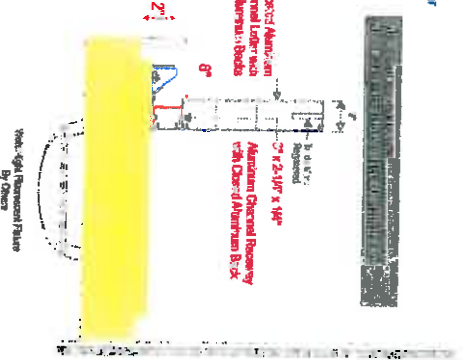
Manufacturing Specifications:
■ Fabricated Aluminum Construction Horizontal Grain
Brushed Aluminum Letter Face and Returns with Clear
Finish.

125" Letter Face
3083 Letter Returns
1040" Letter Beads

Remove Acrylic Lens Cover
for source to be LED

Flexible Acrylic Lens Cover
Sprinkle White LED
3083 Aluminum Corner Frame
Brushed Aluminum Finish

LED Illuminated Border
Sylvania 470x200 White LED H22 ChannelWV3-880VA
2x WATTS, 6500K Color
Module Length 12 feet, 36 LEDs, 120 Volt, 1.06 Amps per Module
White LED Exterior Illumination with Flexible Acrylic Lens Cover
Powered by 48V51 4 Power Supply



Side View Attachment Detail
Building Canopy Support
Scale 1" = 1'-0"

Plan View - Scale 1/8" = 1'-0"
FOR NEW CONSTRUCTION ONLY



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Property of Burger King. The production, copying, or
use hereof is prohibited without written consent.
Any infringement will be subject to legal action.

The BURGER KING, BURGER KING Bun Holes and Crescent Logo, HOME OF THE WHOPPER, BK Flaming
Crescent logo and HAVE IT YOUR WAY marks all use a ® in the U.S. only. These and other Burger King
Corporation trademarks may not be registered or available in all countries. For trademark updates, please
contact Patricia Gonzales in the BKC legal department at 305-378-3855.

BURGER KING
Custom Exterior Signage Systems
The "HOME OF THE WHOPPER" BY Design DUS Item #V110

S-3 "Home Of The Whopper"
Reverse Channel Non-Illuminated
Dimensional Letters with Closed Backs
Rev. A - 1/1/2010
page 6