



Town Clerk
LAROUÉ R. SHATZKIN

Deputy Town Clerk
AMANDA SHAFIULLAH

TOWN OF CORTLANDT

OFFICE OF THE TOWN CLERK

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
P: 914-734-1020 F: 914-734-1102
www.townofcortlandt.com/townclerk

Town Supervisor
RICHARD H. BECKER, MD

Town Board Members
JAMES F. CREIGHTON
CRISTIN JACOBY
ROBERT E. MAYES
JOYCE C. WHITE

NOTICE:

Clickable Agenda from Town Clerk, Laroue Shatzkin

Dear Viewer,

In an effort to make online information easier to access and interact with, the Agenda has been updated to be “Clickable”. You can access these features in two ways.

1. From any device, click directly on the Agenda Item you wish to view, and you will be taken to that page of the packet.
2. If accessing from a computer, through the town website, you will have a Table of Contents and thumbnails available.
 - a. Open your options using this button on the top left of the screen: 
 - b. Thumbnails should automatically appear. To see the table of contents, click this button: 
 - c. and this will pop up: 
 - d. Click the arrow next to the word Agenda, and a fully clickable Table of Contents becomes available.
3. If you have downloaded the Agenda, you can click directly on the Agenda item, or access the table of contents by opening the bookmarks, which look like this: 

I hope you enjoy these features as I continue to work to improve your experience. Please feel free to reach out to me at the office if you have feedback or suggestions.

Warmly,

Laroue Shatzkin



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SPECIAL MEETING

TOWN BOARD AGENDA DECEMBER 1, 2025

PLACE:

TOWN HALL

TIME:

6:00 PM

ORDER OF BUSINESS

MEETING CALLED TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

PUBLIC HEARING

1. Public Hearing with Respect to The General Municipal Law and The Tax Cap
 - a. Close Public Hearing.
 - b. Adopt Local Law.
2. Public Hearing to consider the adoption of the 2026 Budget.
 - a. Close Public Hearing.
 - b. Adopt Resolution Setting 2026 Salaries for Elected Officials.
 - c. Amend Preliminary Budget.

- d. Adopt 2026 Town Budget.
 - e. Authorize the Library Budget.
3. Public Hearing to consider the Benefit Unit Assessment Roll of the Town of Cortlandt.
- a. Close Public Hearing
 - b. Receive and File Two Memorandums from Director of the Department of Technical Services on All Benefit Unit Assessment Rolls.
 - c. Approve All Benefit Unit Assessment Rolls, including Cortlandt Boulevard Central, East and West Sewer Improvement Areas and Dickerson Pond Sewer District.

ADJOURNMENT

NEXT TOWN BOARD MEETING

December 9, 2025 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com

RESOLUTION

NUMBER 302-25

**(SCHEDULE A PUBLIC HEARING FOR DECEMBER 1, 2025 WITH RESPECT TO
THE GENERAL MUNICIPAL LAW AND THE TAX CAP)**

WHEREAS, in conjunction with its yearly budget Public Hearing, the Town of Cortlandt will also be holding a Public Hearing on the potential exceedance of the tax cap pursuant to Section 3-C of the General Municipal Law; and

WHEREAS, the Town Board will consider a Local Law at its December 1, 2025 meeting to exceed the tax cap;

NOW, THEREFORE, BE IT RESOLVED that a Public Hearing on potentially exceeding the tax cap is scheduled for December 1, 2025 at 6:00 PM at Town Hall, 1 Heady Street, Cortlandt Manor, New York 10567.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted November 10, 2025
At a Special Meeting
Held at Town Hall**

DRAFT

LOCAL LAW OF 2025
AUTHORIZING THE TOWN TO EXCEED THE TAX CAP FOR 2026

SECTION ONE – LEGISLATIVE INTENT

For Fiscal Year 2026, the Town Board wishes to authorize sufficient funding in order to ensure that the Town keeps the same level of services for residents in line with historical precedent. Inflationary factors have increased costs for the Town and are outside of the Town's control. The Town Board believes that the public interest and safety will be possibly best served by increasing the annual budget by 5.48%. The annual effect on the average household in Unincorporated Cortlandt, using an average assessment of 7,500, is an increase in Town Taxes of \$69.38 for the entire year. An increase of \$69.38 per household for the entire year is equivalent to a weekly increase of \$1.34 per household.

SECTION TWO – OVERRIDE

Pursuant to the provisions of General Municipal Law Section 3-C, the tax levy for 2026 may exceed the limits set forth therein.

SECTION THREE- SEVERABILITY

If any provisions of this local law are held to be unconstitutional or otherwise invalid by any Court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

SECTION FOUR - EFFECTIVE DATE

This Local Law will take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 1, 2025
At a Special Meeting
Held at Town Hall**

RESOLUTION

NUMBER 300-25

**(RE: SCHEDULE A PUBLIC HEARING TO BE HELD DECEMBER 1, 2025 TO
CONSIDER THE ADOPTION OF THE PRELIMINARY BUDGET FOR THE
FISCAL YEAR BEGINNING JANUARY 1, 2026)**

WHEREAS, pursuant to Section 108 of the NYS Town Law, that the **PROPOSED BUDGET OF THE TOWN OF CORTLANDT**, including ALL SPECIAL DISTRICTS, Westchester County, State of New York, for the fiscal year beginning January 1, 2026 has been completed and filed in the Office of the Town Clerk of said Town at the Town Hall located at 1 Heady Street, Cortlandt Manor, New York where it is available for inspection by any interested persons during regular office hours, 8:30 a.m. to 4:00 p.m., Monday through Friday (except holidays); and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Cortlandt will meet and conduct a PUBLIC HEARING thereon at the Town Hall located in said Town on Tuesday, December 1, 2025 at 6:00 p.m. (Prevailing Time) or as soon thereafter as possible, in the Vincent F. Nyberg General Meeting Room of the Town Hall located at 1 Heady Street, Cortlandt Manor, NY; and that at such Public Hearing any person may be heard in favor of or against any items contained therein; and

BE IT FURTHER RESOLVED, pursuant to Section 108 of the NYS Town Law, that the following are proposed yearly salaries of the following Town Officers of this Town, not to exceed; to wit;

Council Members (4) each	\$	28,559.00
Supervisor	\$	186,000.00
Town Clerk	\$	137,138.00
Town Justice(s)	\$	51,598.00
Receiver of Taxes	\$	145,370.00

and;

BE IT FURTHER RESOLVED, all interested parties will be heard in regard to the proposed 2026 Budget, including all Special Districts, and a Local Law pursuant to Section 3-c of the General Municipal Law pertaining to overriding the limit upon real property taxes levied for the Town of Cortlandt at the time, date and place specified above which is a handicapped accessible facility.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

Adopted on November 10, 2025

**At a Special Meeting
Held at Town Hall**

Please note, the budget of the Town of Cortlandt for 2026 can be accessed here:

<https://www.townofcortlandtny.gov/documents/compt/2026%20Proposed%20Budget.pdf>

Further, a new interactive Digital Budget Book is available and can be accessed here:

<https://town-cortlandt-ny-clear.doc.cleargov.com/19906/754168/d>

DRAFT

RESOLUTION

NUMBER X-25

(AMENDING THE 2026 PRELIMINARY BUDGET)

WHEREAS, the Town Board received the Supervisor's Tentative Budget; and

WHEREAS, the Tentative Budget upon receipt became the Preliminary Budget; and

WHEREAS, after Town Board discussions and a vote on a local law with respect to the General Municipal Law and the Tax Cap, the Town Board is prepared to adopt its budget;

NOW, THEREFORE, BE IT RESOLVED, that the 2026 Preliminary Budget is amended in accordance with the tax cap set forth in the Local Law Adopted on December 1, 2025.

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**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 1, 2025
At a Regular Meeting
Held at Town Hall**

DRAFT

RESOLUTION

NUMBER X-25

(ADOPTING THE 2026 BUDGET)

WHEREAS, the Town Board of the Town of Cortlandt has met at the time and place specified in the Notice of Public Hearing on the Preliminary Budget for 2026 and has heard all persons desiring to be heard thereon;

NOW THEREFORE BE IT RESOLVED, that the Town Board does hereby ADOPT the Amended Budget as authorized by Local Law; and

BE IT FURTHER RESOLVED, that the Supervisor will deliver a warrant for the collection of the taxes authorized therein for the Town Budget and Special Districts including the Fire Districts to the Receiver of Taxes for collection, and

BE IT FURTHER RESOLVED, that such Budget, as so adopted, be entered in detail in the minutes of the proceedings of the Town Board.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 1, 2025
At a Regular Meeting
Held at Town Hall**

RESOLUTION

DRAFT

NUMBER X-25

(RE: ADOPTION OF THE LIBRARY BUDGET)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby adopt the 2026 Library Budget.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted on December 1, 2025
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER 301-25

**(SCHEDULE A PUBLIC HEARING TO NOW BE HELD DECEMBER 1, 2025 ON THE
BENEFIT UNIT ASSESSMENT ROLL OF THE TOWN PURSUANT TO NEW YORK
STATE TOWN LAW § 231 ET AL.)**

**(SCHEDULE A PUBLIC HEARING TO NOW BE HELD DECEMBER 1, 2025 ON THE
BENEFIT UNIT ASSESSMENT ROLL OF THE TOWN PURSUANT TO NEW YORK
STATE TOWN LAW § 231 ET AL.)**

WHEREAS, the Town uses a Benefit Assessment Roll to collect costs and charges on properties within the Dickerson Pond Sewer District, Cortlandt Boulevard Central Sewer Improvement Area, and the Cortlandt Boulevard West Sewer Improvement Area; and

WHEREAS, the Public Hearing will address the number of units assigned to each property, and the owners or their agents may be present and be heard;

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing is scheduled for December 1, 2025 at 6:00 PM at Town Hall, 1 Heady Street, Cortlandt Manor, New York 10567 for the Public Hearing for the Benefit Assessment Roll of the Town pursuant to New York State Town Law § 231 et al.

**A COPY OF THE BENEFIT ASSESSMENT ROLL IS AVAILABLE IN THE
OFFICE OF THE TOWN CLERK FOR INSPECTION BY THE PUBLIC.**

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted November 10, 2025
At a Speical Meeting
Held at Town Hall**



TOWN OF CORTLANDT

DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director – D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Dr. Richard H. Becker

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

Memorandum

To: Dr. Richard Becker – Town Supervisor
Town Board

Cc: Town Clerk
Town Legal Department
Town Comptroller / Receiver of Taxes / Assessor

From: Michael Preziosi, P.E. – Director, Department of Technical Services
Michael Preziosi, P.E.

Re: **Cortlandt Boulevard Sewer Improvement Area
2025 Annual Benefit Unit Assessment Roll**

Date: Nov. 26, 2025

Supervisor Becker and Members of the Town Board,

As part of the Cortlandt Crossing Development, two sanitary improvements were constructed, consistent with the description provided in the Cortlandt Crossing SEQRA Statement of Findings dated March 15, 2016. Sanitary infrastructure was installed within the site, through the Cortlandt Town Center, Westbrook Drive and within the Town's Community Center. Along with Cortlandt Crossing, these sewer improvements serve Cortlandt Crossing properties adjacent, and contiguous to the sanitary route, as well as parcels located on Cortlandt Boulevard from Locust Avenue to Westbrook Drive.

Sanitary district expense is distributed by assigning benefit assessment units, which are numerical values assigned to each tax parcel, derived from water consumption with one unit equal to 330 gallons per day (gpd) of metered water flow. Benefit units for certain types of commercial wastewater generators (e.g. restaurants, laundromats) are applied multipliers to account for fats, oils, greases and soaps, which impact the sanitary system.

A public hearing is scheduled for Monday Dec. 1, 2025 for parcels within the district to discuss their benefit unit assessment.

Northern Westchester Joint Water Works (NWJWW) assists the Town and quarterly bills the district.

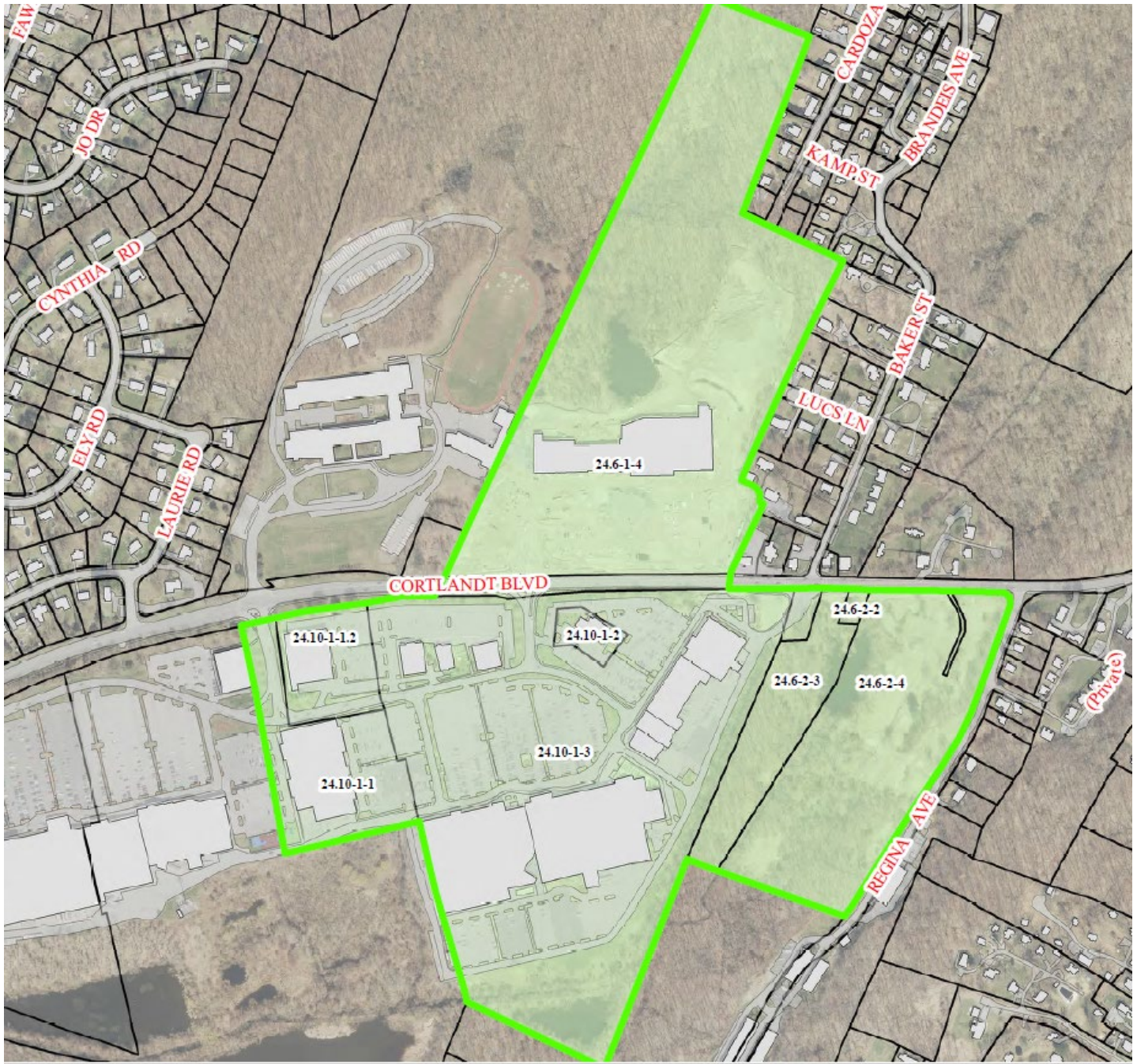


Figure 1: Aerial and GIS Map of Cortlandt Boulevard Central Sewer Improvement Area

The Central Improvement Area consists of the Cortlandt Crossing Site, Pondview Commons and portions of the Cortlandt Town Center. A single out of district user (44 Regina Avenue) also contributes to flow.

The proposed 2026 operating budget which includes operations and maintenance along with debt service is \$182,125.10 which is a minor decrease from last year. There are 419.50 benefit units in this district equating to a cost of \$434.15 / benefit unit.

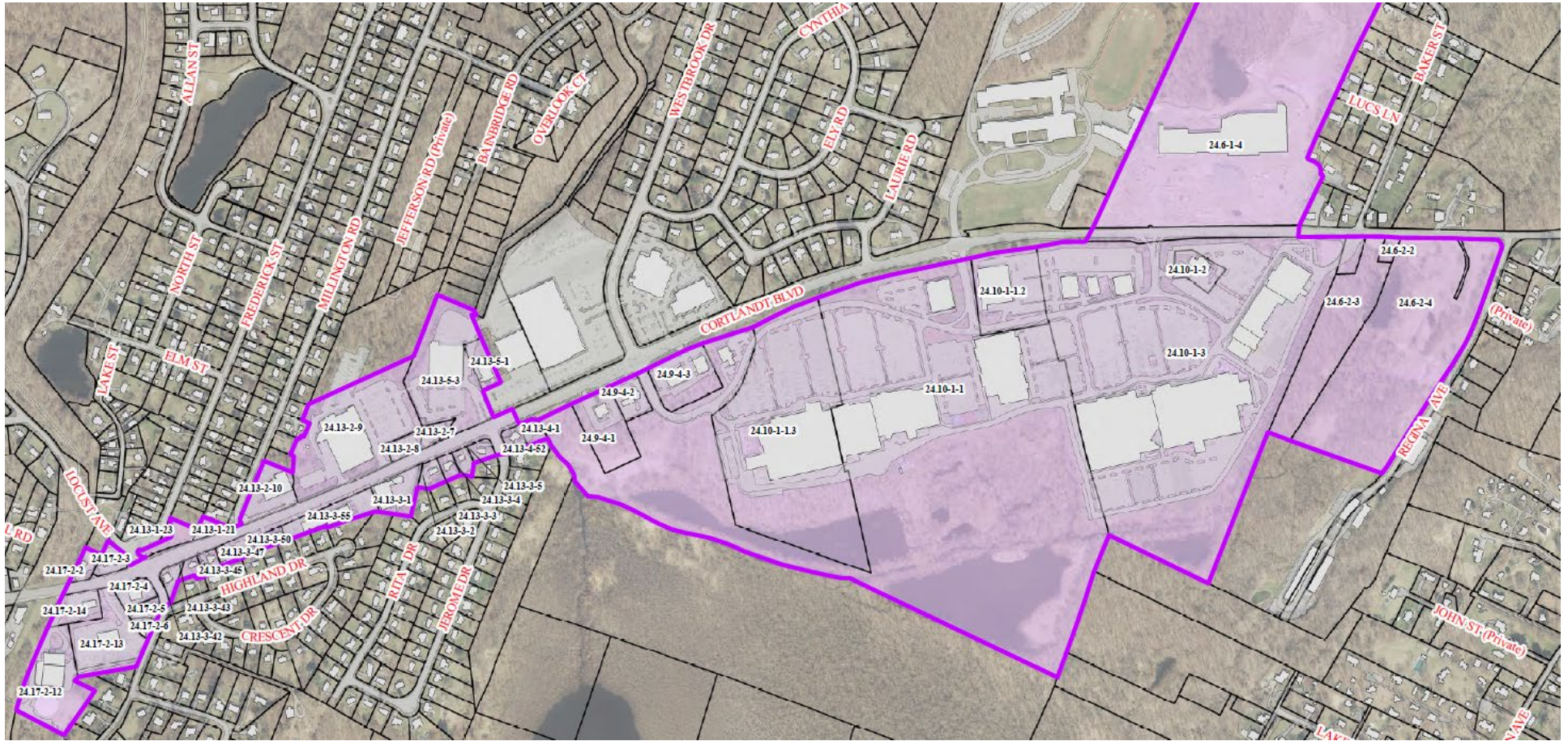


Figure 2: Aerial and GIS Map of Cortlandt Boulevard West Sewer Improvement Area

The Central Improvement Area consists of the Cortlandt Crossing Site, Pondview Commons the Cortlandt Town Center and commercial properties along Route 6 from Locust Avenue to Westbrook Drive.

The proposed 2026 operating budget which includes operations and maintenance along with debt service is \$192,175.00. There are 620.25 benefit units in this district equating to a cost of \$309.83 / benefit unit. Properties located in the Cortlandt Boulevard Central and East Sewer Improvement Areas also benefit from the Cortlandt Boulevard West Central Sewer Improvement Area infrastructure and are also taxed accordingly.

The East Improvement Area consists of the Cortlandt Pondview Commons and a single out of district user 44 Regina Avenue, tax map 24.10-1-4.



Figure 3: Aerial and GIS Map of Cortlandt Boulevard East Sewer Improvement Area

Parcels within the East Sewer Improvement Area also benefit from the Central and West Sewer Improvement Areas. The 2026 operating budget is \$3,200.00. There are 59.50 benefit units in this district equating to a cost of \$309.83 / benefit unit.

Attached hereto are the proposed assessment rolls and associated assessment unit calculation summary.

 Town of Cortlandt PRELIMINARY Benefit Unit Assessment Roll 2026 Cortlandt Boulevard East Sewer Improvement Area						
Tax ID		Owner		Property Address		Assessment Units
24.10-1-4		Cortlandt Self Storage, LP.		44 Regina Ave		2.50
24.6-2-2		Town of Cortlandt		0 E. Main Street		0.00
24.6-2-4		Ryan Main, LLC.		3195 E. Main Street		57.00
District Totals						59.50
Rate Per Assessment Unit						\$53.78

 Town of Cortlandt PRELIMINARY Benefit Unit Assessment Roll 2026 Cortlandt Boulevard Central Sewer Improvement Area					
Tax ID		Owner		Property Address	Assessment Units
24.10-1-4		Cortlandt Self Storage, LP.		44 Regina Ave	2.50
24.6-2-2		Town of Cortlandt		0 E. Main Street	0.00
24.6-2-4		Ryan Main, LLC.		3195 E. Main Street	57.00
24.6-1-4		Acadia Realty Trust (Homesense - Metro PT)		3130-3138 E. Main Street	86.25
24.6-1-4		Acadia Realty Trust (ShopRite Supermarkets, Inc.)		3140 E. Main Street	49.00
24.6-1-4		Acadia Realty Trust (Chipotle / Aspen Dental)		3144 E. Main Street	19.50
24.6-1-4		Acadia Realty Trust (Verizon Wireless - Jersey Mike's)		3150 E. Main Street	8.25
24.6-1-4		Acadia Realty Trust (Hudson Valley Credit Union)		3160 E. Main Street	1.25
24.10-1-3		Cortlandt Town Center (Marshalls / Walmart / Regal)		3121 - 3131 E. Main Street	116.25
24.10-1-1.2		Cortlandt Town Center - Chase Bank		3129 E. Main Street	1.25
24.10-1-1.2		Cortlandt Town Center - Applebee's		3127 E. Main Street	25.75
24.10-1-1.2		Cortlandt Town Center - Vacant		3125 E. Main Street	0.50
24.10-1-1.2		Cortlandt Town Center - Best Buy		3105 E. Main Street	1.50
24.10-1-2		McDonalds		3039 E. Main Street	17.50
24.10-1-1		Cortlandt Town Center (B&N / Ashley Furniture)		3089 - 3095 E. Main Street	3
24.10-1-1		Cortlandt Town Center (Designer Shoe Warehouse)		3091 E. Main Street	1.5
24.10-1-1		Cortlandt Town Center		3093 E. Main Street	7.5
24.10-1-1		Cortlandt Town Center (PetSmart)		3131 E. Main Street	21
District Totals					419.50
Rate Per Assessment Unit					\$434.15



Town of Cortlandt
PRELIMINARY Benefit Unit Assessment Roll 2026
Cortlandt Boulevard West Sewer Improvement Area

Tax ID	Owner	Legal Address	Assessment Units
24.10-1-4	Cortlandt Self Storage, LP.	44 Regina Ave	2.50
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	57.00
24.6-1-4	Acadia Realty Trust (Homesense - Metro PT)	3130-3138 E. Main Street	86.25
24.6-1-4	Acadia Realty Trust (ShopRite Supermarkets, Inc.)	3140 E. Main Street	49.00
24.6-1-4	Acadia Realty Trust (Chipotle / Aspen Dental)	3144 E. Main Street	19.50
24.6-1-4	Acadia Realty Trust (Verizon Wireless - Jersey Mike's)	3150 E. Main Street	8.25
24.6-1-4	Acadia Realty Trust (Hudson Valley Credit Union)	3160 E. Main Street	1.25
24.10-1-3	Cortlandt Town Center (Marshalls / Walmart / Regal)	3121 - 3131 E. Main Street	116.25
24.10-1-1	Cortlandt Town Center (Panera / Urgent Care)	3105 E. Main Street	27.00
24.10-1-1	Cortlandt Town Center (B&N / Ashley Furniture)	3089 - 3095 E. Main Street	3.00
24.10-1-1	Cortlandt Town Center (Designer Shoe Warehouse)	3091 E. Main Street	1.50
24.10-1-1	Cortlandt Town Center (Child Time / Vacant)	3093 E. Main Street	7.25
24.10-1-1	Cortlandt Town Center (Petsmart)	3131 E. Main Street	21.00
24.10-1-1	Hudson City Savings Bank	3105 E. Main Street	2.00
24.10-1-1.2	Cortlandt Town Center - Chase Bank	3129 E. Main Street	1.25
24.10-1-1.2	Cortlandt Town Center - Applebee's	3127 E. Main Street	25.75
24.10-1-1.2	Cortlandt Town Center - Vacant	3125 E. Main Street	0.50
24.10-1-1.2	Cortlandt Town Center - Best Buy	3105 E. Main Street	1.50
24.10-1-2	McDonalds	3039 E. Main Street	17.50
24.10-1-1	Cortlandt Town Center - ACME	3105 E. Main Street	13.75
24.10-1-1	Cortlandt Town Center (Mohegan Wine and Liquor)	3105 E. Main Street	1.25



Town of Cortlandt
PRELIMINARY Benefit Unit Assessment Roll 2026
Cortlandt Boulevard West Sewer Improvement Area

24.10-1-1		Cortlandt Town Center - Allen Carpet		3105 E. Main Street	1.50
24.10-1-1		Cortlandt Town Center (Home Goods)		3105 E. Main Street	1.25
24.10-1-1		Cortlandt Town Center - Vacant		3105 E. Main Street	0.50
24.10-1-1.3		Home Depot		3051 E. Main Street	17.25
24.13-1-21		Empire Men's Shop Inc.		2074 E. Main Street	1.00
24.13-2-10		TSG Grat #7, LLC		2084-2090 E. Main Street	2.25
24.13-2-7		DB Real Estate Assests, LLC.		2102 E. Main Street	8.50
24.13-2-8		2098 East Main Street, LLC.		2098 E. Main Street	1.25
24.13-2-9		Oakland Realty, LLC.		2094 E. Main Street	0.50
24.13-3-1		2093 Realty, LLC.		2093 E. Main Street	7.00
24.13-3-2		J C Wong Management Corp.		3001 E. Main Street	1.25
24.13-3-3		Rolando R. Delacruz		3003 E. Main Street	1.50
24.13-3-4		Michael F. X. Ryan		3005 E. Main Street	1.25
24.13-3-42		IBIM, LLC.		99 Locust Avenue	2.75
24.13-3-43		Amarasuriya Gayathrie		2073 E. Main Street	3.00
24.13-3-45		Daniel Montroy		2075 E. Main Street	3.50
24.13-3-47		Iaropolic Const. Corp.		2077 E. Main Street	1.25
24.13-3-5		Dominick Otice		3007 E. Main Street	1.50
24.13-3-50		Doan Property, Inc.		2081 E. Main Street	1.25
24.13-3-55		AAK Realty, LLC.		2085 E. Main Street	5.50
24.13-4-1		Arnold Schonberg		0 E. Main Street	0.50
24.13-4-52		JJM Summit Realty, LLC.		1 Jerome Drive	2.00
24.13-5-1		Yorkon Properties Inc. - Key Bank		3000 E. Main Street	1.50
24.13-5-3		Yorkon Properties Inc. - Albert Phelps Inc.		2990 E. Main Street	1.50
24.17-2-12		NWJWW		2065 E. Main Street	0.00
24.17-2-13		JFC Properties		2069 E. Main Street	20.00
24.17-2-14		Con Edison of NY		2067 E. Main Street	0.50



Town of Cortlandt
PRELIMINARY Benefit Unit Assessment Roll 2026
Cortlandt Boulevard West Sewer Improvement Area

24.17-2-2		Marpen, Inc.		2068 E. Main Street		3.75
24.17-2-3		GTY NY Leasing, Inc.		2072 E. Main Street		1.50
24.17-2-4		2071 E. Main, LLC.		2071 E. Main Street		1.50
24.17-2-5		100 Locust Avenue, LLC.		100 Locust Avenue		0.50
24.17-2-6		100 Locust Avenue, LLC.		0 Locust Avenue		1.25
24.9-4-1		Hudwen, LLC.		3009 E. Main Street		9.50
24.9-4-2		3017 E. Main St. Realty, LLC		3017 E. Main Street		26.75
24.9-4-3		Cortlandt Manor EQ II, LLC		3025 E. Main Street		22.50
District Totals						620.25
Rate Per Assessment Unit						\$309.83



TOWN OF CORTLANDT

DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director – D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Dr. Richard H. Becker

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

Memorandum

To: Dr. Richard Becker – Town Supervisor
Town Board

Cc: Town Clerk
Town Legal Department
Town Comptroller / Receiver of Taxes / Assessor

From: Michael Preziosi, P.E. – Director, Department of Technical Services
Michael Preziosi, P.E.

Re: **Dickerson Pond Sewer District – 2025 Annual Benefit Unit Assessment Roll**

Date: Nov. 26, 2025

Supervisor Becker and Members of the Town Board,

The Dickerson Pond Sewage Treatment Plant (Plant) and collection system services the Valeria Development, which is categorized by four distinct construction phases.

Phase I – 47, 1, 2 & 3 bedroom units commonly referred to as Historic Valeria.

Phase II – 34, 1, 2 & 3 bedroom units commonly referred to as Lakeside.

Phases III and IV – 147, 2-bedroom townhome units constructed by Toll Brothers, DPA II.

The plant was refurbished and upgraded to accommodate Phase III and IV in 2017 and is currently permitted and licensed by the Westchester County Department of Health and New York State Department of Environmental Conservation. The Town of Cortlandt obtained ownership of the Plant in late 2020. The daily operation of the Plant is managed by H2O Innovation, contracted by the Town now reporting to the Department of Technical Services.

The expense to operate the treatment plant and infrastructure is borne by the units and two (2) community buildings that directly benefit. The 2025 annual operating budget has been established at \$481,907 which is a 5.48% increase over the 2024 operating budget. The annual budget includes, operations, maintenance and debt service and is evaluated annually.

The 2025 operating budget was increased to continue payment of debt service and increases in costs of chemicals. The purpose of this memo is outline how benefit units have were derived.

Each dwelling unit (227 total) and two (2) community buildings are assessed one benefit unit. The total number of benefit units are divided into the operating budget to establish the cost per benefit unit.

The management companies of Phase I & II are billed directly and the sanitary sewer cost is paid by each owner through their common charges. Phases III & IV are billed directly to the property owner. Northern Westchester Joint Water Works (NWJWW) assists the Town and quarterly bills the district.

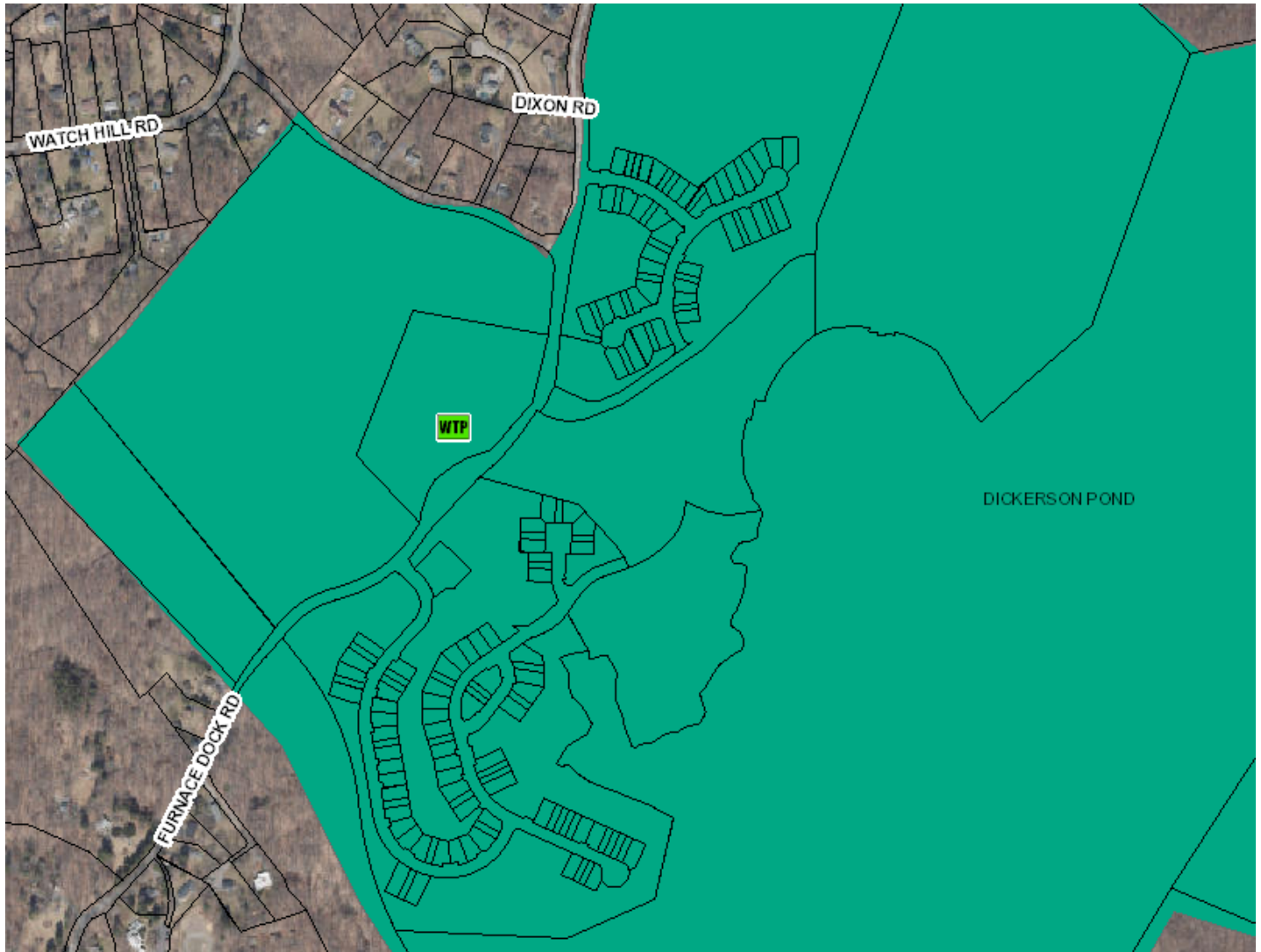


Figure 1: GIS Overlay of Dickerson Pond Sewer District

Attached hereto is the 2025 Benefit Unit Assessment Roll.

A public hearing is scheduled for Monday Dec. 1, 2025 for parcels within the district to discuss their benefit unit assessment.



Town of Cortlandt
PRELIMINARY 2026 Benefit Unit Assessment Roll
Dickerson Pond Sewer District

FSBL		Street No.	Street Name	Assessment Units
45.17-1-1.2	Town of Cortlandt Dickerson Pond Sewage Works Facility	343	Furnace Dock Rd	0
Phase I	Historic			
45.18-1-1	Larkin, Amy	34103	Furnace Dock Rd	1
45.18-1-2	Murphy, Michael W.	34102	Furnace Dock Rd	1
45.18-1-3	Bacci, Ingrid L.	34101	Furnace Dock Rd	1
45.18-1-4	Seeger, Michael & Jane	34117	Furnace Dock Rd	1
45.18-1-5	Jackson, Joanne	34107	Furnace Dock Rd	1
45.18-1-6	De Freitas, Robert D.	34108	Furnace Dock Rd	1
45.18-1-7	Landsman, Ian	34109	Furnace Dock Rd	1
45.18-1-8	Bless, Stephan J.	34110	Furnace Dock Rd	1
45.18-1-9	Kissner, Lauren Michelle	34111	Furnace Dock Rd	1
45.18-1-10	McTernan, Margaret	34112	Furnace Dock Rd	1
45.18-1-11	Hauben, Richard & Ellen	34114	Furnace Dock Rd	1
45.18-1-12	Flanders, Martha	34115	Furnace Dock Rd	1
45.18-1-13	Kojen, Irene	34116	Furnace Dock Rd	1
45.18-1-14	Tanay-Costa Living Trust	34118	Furnace Dock Rd	1
45.18-1-15	Treadwell, D.	34119	Furnace Dock Rd	1
45.18-1-16	Frising, Susan J.	34120	Furnace Dock Rd	1
45.18-1-17	Glass, David	34130	Furnace Dock Rd	1
45.18-1-18	Cragolin, Elvira & Kyler	34129	Furnace Dock Rd	1
45.18-1-19	Knock, Gary & Barbara	34128	Furnace Dock Rd	1
45.18-1-20	Murphy, Timothy S.	34127	Furnace Dock Rd	1
45.18-1-21	Larkin, Lynne & Livesey, William	34126	Furnace Dock Rd	1
45.18-1-22	Alexander, Patricia	34125	Furnace Dock Rd	1
45.18-1-23	Wang Xiao-Lei	34121	Furnace Dock Rd	1
45.18-1-24	Macri, Elvira	34122	Furnace Dock Rd	1
45.18-1-25	Bloom, Janet K.	34104	Furnace Dock Rd	1
45.18-1-26	Lee, Harry W.	34105	Furnace Dock Rd	1
45.18-1-27	Trinkoff, Donna & Lloyd	34106	Furnace Dock Rd	1
45.18-1-28	Holland, Jacqueline	34131	Furnace Dock Rd	1
45.18-1-29	Adinero, Joseph	34132	Furnace Dock Rd	1
45.18-1-30	Bittner Irrevoc Trust, Penny Rosemary Schmelkin	34133	Furnace Dock Rd	1
45.18-1-31	Paris Revocable Trust, Elaine Jennifer Grossman	34134	Furnace Dock Rd	1
45.18-1-32	Garcia, Dulce Maria	34135	Furnace Dock Rd	1
45.18-1-33	Kelly, Timothy John & Caroline Viola	34136	Furnace Dock Rd	1
45.18-1-34	Cohen, Steven	34139	Furnace Dock Rd	1
45.18-1-35	Scala, Nancy	34138	Furnace Dock Rd	1
45.18-1-36	Takaoka, Akira	34137	Furnace Dock Rd	1
45.18-1-37	Di Leone, Florence	34143	Furnace Dock Rd	1
45.18-1-38	Nelson, Bernis Elizabeth & Nelson II, Charles R.	34140	Furnace Dock Rd	1
45.18-1-39	Mandelkow, Thomas & Buttonshon, Karen	34144	Furnace Dock Rd	1
45.18-1-40	Lattanzi, Michele	34141	Furnace Dock Rd	1
45.18-1-41	Loprete, Barbara	34148	Furnace Dock Rd	1
45.18-1-42	Braunstein, L. Carol M.	34149	Furnace Dock Rd	1
45.18-1-43	Sinha, Frances	34145	Furnace Dock Rd	1
45.18-1-44	Swanson, Michele	34146	Furnace Dock Rd	1
45.18-1-45	Rosenbach, Nancy	34147	Furnace Dock Rd	1
45.18-1-46	Stolowitz, Laurie	34142	Furnace Dock Rd	1
45.18-1-47	Williams, Betsy	34123	Furnace Dock Rd	1
			Phase I Totals	47



Town of Cortlandt
PRELIMINARY 2026 Benefit Unit Assessment Roll
Dickerson Pond Sewer District

Phase II		Lakeside		
45.17-2-2	Irrev Trust of Michael Chaney, Davis & Gilbert LLP, Herbert Nass	34150	Furnace Dock Rd	1
45.17-2-2.1	Schifano Trust, Natalie Schifano Trustee	34151	Furnace Dock Rd	1
45.17-2-2.2	Hillis, John T.	34152	Furnace Dock Rd	1
45.17-2-2.3	Tortorella, Anthony F.	34153	Furnace Dock Rd	1
45.17-2-2.4	Drezga Lyerka B	34154	Furnace Dock Rd	1
45.17-2-2.5	Seminatore, Martha	34155	Furnace Dock Rd	1
45.17-2-2.6	Miller Family Trust, Miller Colin King	34156	Furnace Dock Rd	1
45.17-2-2.7	Galezo Living Trust, Galezo Marco Trustee	34157	Furnace Dock Rd	1
45.17-2-2.8	Di Michele Revoc Trust, Di Michele, John F.	34158	Furnace Dock Rd	1
45.17-2-2.9	Suzana Bily Potene Rev Trust	34159	Furnace Dock Rd	1
45.17-2-2.10	G & JA Goldsmith III Revoc Trust	34160	Furnace Dock Rd	1
45.17-2-2.11	Carlson, Linda E.	34161	Furnace Dock Rd	1
45.17-2-2.12	Robert Karas Trust, Karas, Robert A.	34162	Furnace Dock Rd	1
45.17-2-2.13	Zeliger, Martin & Mona	34163	Furnace Dock Rd	1
45.17-2-2.14	Bitkower, Sheldon J & Elsie	34164	Furnace Dock Rd	1
45.17-2-2.15	Gerrish, Donald L. & Jones, Lynda	34165	Furnace Dock Rd	1
45.17-2-2.16	Moshman Stephen E. & Norma R.	34166	Furnace Dock Rd	1
45.17-2-2.17	Tricamo Living Trust, Tricamo, Sal M.	34167	Furnace Dock Rd	1
45.17-2-2.18	Paice, Thomas Gerald & Rebecca Sue	34168	Furnace Dock Rd	1
45.17-2-2.19	Hoye L.E. Ann, Hoye, John E., et al	34169	Furnace Dock Rd	1
45.17-2-2.20	Skrivanek Trust Elaine, Skrivane Trust Joseph	34170	Furnace Dock Rd	1
45.17-2-2.21	Liebersohn, Daniel & Julie	34171	Furnace Dock Rd	1
45.17-2-2.22	Lehmeier, Ilse C.	34172	Furnace Dock Rd	1
45.17-2-2.23	Rickett, Stuart H. & Tina C.	34173	Furnace Dock Rd	1
45.17-2-2.24	Orton Wanda Cope Trust, Vosick A. Orton & WC Trustees	34174	Furnace Dock Rd	1
45.17-2-2.25	Cathy J. Karas Revoc Trust, Karas, Cathy J.	34175	Furnace Dock Rd	1
45.17-2-2.26	Ioffe, Leonid	34176	Furnace Dock Rd	1
45.17-2-2.27	Rivera, Uriel & Alice	34177	Furnace Dock Rd	1
45.17-2-2.28	Whitney, Eric & Hogquist, Mary	34178	Furnace Dock Rd	1
45.17-2-2.29	Green, Mark & Karen	34179	Furnace Dock Rd	1
45.17-2-2.30	Psomas Living Trust, Anna Psomas Trustee	34180	Furnace Dock Rd	1
45.17-2-2.31	Bardach, Robert S.	34181	Furnace Dock Rd	1
45.17-2-2.32	Eichenberg, Charles J.	34182	Furnace Dock Rd	1
Phase II Totals				33



Town of Cortland
PRELIMINARY 2026 Benefit Unit Assessment Roll
 Dickerson Pond Sewer District

Phase III	Toll Brothers Phase III - Townhomes			
45.19-1-1.1	Mazzacone, Ralph & Linda	1	Goldman Ct	1
45.19-1-1.2	Malang, Janet M.	3	Goldman Ct	1
45.19-1-1.3	Schettino, Marc & Tara	5	Goldman Ct	1
45.19-1-1.4	Ambrogio Revocable Liv Trust, Ambrogio, Cynthia B. Trustee	7	Goldman Ct	1
45.19-1-1.5	Goldfarb, Richard M. & Marnie S.	9	Goldman Ct	1
45.19-1-1.6	Gardner, Beverly	11	Goldman Ct	1
45.19-1-1.7	Tuite, Claudette & Peter	12	Goldman Ct	1
45.19-1-1.8	Benson, Lawrence	10	Goldman Ct	1
45.19-1-1.9	Ciffone, Angela	8	Goldman Ct	1
45.19-1-1.10	Apostolos Paul Vellios Rev Trust, Leslie Rose Vellios Rev Trust	6	Goldman Ct	1
45.19-1-1.11	Donofrio, Mario R. & Frances A.	4	Goldman Ct	1
45.19-1-1.12	Hampton, Stephen & Youngju	2	Goldman Ct	1
45.19-1-1.13	Kahn, David I & Diane A.	1	Langeloth Dr	1
45.19-1-1.14	Clarke, Will A. & Danielle M.	3	Langeloth Dr	1
45.19-1-1.15	Dharmaraj, Glory & Jacob	5	Langeloth Dr	1
45.19-1-1.16	Moorehouse, George E. & Ann M.	7	Langeloth Dr	1
45.19-1-1.17	Wagner, Gary B.	9	Langeloth Dr	1
45.19-1-1.18	Bartok, Frank P. & Mary Terry	11	Langeloth Dr	1
45.19-1-1.19	Lois, Joseph & Jacqueline	12	Bernheimer Ln	1
45.19-1-1.20	Malerba, Joseph F. & Jie Y.	10	Bernheimer Ln	1
45.19-1-1.21	Bassen, Stanley M. & Susan	8	Bernheimer Ln	1
45.19-1-1.22	Sharp, James F. & Marks Melissa	6	Bernheimer Ln	1
45.19-1-1.23	Brilla, Robert P.	4	Bernheimer Ln	1
45.19-1-1.24	Gray, Michael	2	Bernheimer Ln	1
45.19-1-1.25	Shoaib Daniyal & Ding Ding	1	Bernheimer Ln	1
45.19-1-1.26	Rosen, Alan & Hoyte-Rosen, Gilliam	3	Bernheimer Ln	1
45.19-1-1.27	Gruenwald, Abraham & Laurel	5	Bernheimer Ln	1
45.19-1-1.28	Sweitzer, Ronald & Dania	7	Bernheimer Ln	1
45.19-1-1.29	Carmody, William F. & Anne D.	9	Bernheimer Ln	1
45.19-1-1.30	Grusko, Robin & Barry	11	Bernheimer Ln	1
45.19-1-1.31	Rodenberger, Barbara	13	Bernheimer Ln	1
45.19-1-1.32	Lambert, Luke & Kelley	15	Bernheimer Ln	1
45.19-1-1.33	Marino, Louis V. & Linda	17	Bernheimer Ln	1
45.19-1-1.34	Coxen, Ryan J.	19	Bernheimer Ln	1
45.19-1-1.35	Hudzik Living Trust, Hudzik, Michael John Trustee	21	Bernheimer Ln	1
45.19-1-1.36	Leonard, Brian & Lawrence, Shaylyn	13	Langeloth Dr	1
45.19-1-1.37	Drubin Family Revoc Living Trust, Drubin Daniel T. Trustee	15	Langeloth Dr	1
45.19-1-1.38	Lee, Cheol W. & Huh, Yoo Jin	17	Langeloth Dr	1
45.19-1-1.39	Jack W. Mikaloff Revoc Trust, Frances T. Mikaloff Revoc Trust	19	Langeloth Dr	1
45.19-1-1.40	Alfred C. Sylvain Revoc Trust, Michelle B. Sylvain Revoc Trust	21	Langeloth Dr	1
45.19-1-1.41	Taurone, Paul M. & Deborah A.	23	Langeloth Dr	1
45.19-1-1.42	Oh, Jin Hwan & Kim, Inyong	25	Langeloth Dr	1
45.19-1-1.43	Cherian, Lincy & Hartman, Michael	27	Langeloth Dr	1
45.19-1-1.44	Kodner, Anatoly & Tatyana	24	Langeloth Dr	1
45.19-1-1.45	Van Slyke, Alexandra K.	22	Langeloth Dr	1
45.19-1-1.46	Blumenstock, John & Pousada, Lidia	20	Langeloth Dr	1
45.19-1-1.47	Mohrmann, Laurel & McAuliffe, James	18	Langeloth Dr	1
45.19-1-1.48	Varianides, Jason S.	16	Langeloth Dr	1
45.19-1-1.49	Penichter, David & Karen	14	Langeloth Dr	1
45.19-1-1.50	Vrutsky, Mykola	12	Langeloth Dr	1
45.19-1-1.51	Pumarejo, Amanda V. & Mintz, Joseph	10	Langeloth Dr	1
45.19-1-1.52	Zito, Joelle	8	Langeloth Dr	1
45.19-1-1.53	Giffuni, Christopher & Kathy	6	Langeloth Dr	1
45.19-1-1.54	Provenzano, Salvatore	4	Langeloth Dr	1
45.19-1-1.55	Loia, Karen	2	Langeloth Dr	1



Town of Cortlandt
PRELIMINARY 2026 Benefit Unit Assessment Roll
Dickerson Pond Sewer District

Phase III Totals

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Town of Cortland
PRELIMINARY 2026 Benefit Unit Assessment Roll
 Dickerson Pond Sewer District

Phase IV	Toll Brothers Phase IV - Townhomes			
45.19-1-1.56	Vallabhajosula, Shankar & Brigitte	1	Bonham Ln	1
45.19-1-1.57	Peterson, Craig D. & Sara M.	3	Bonham Ln	1
45.19-1-1.58	Konopka, Anthony J. & Cheryl L.	5	Bonham Ln	1
45.19-1-1.59	Greenberg Rev Asset Mgmt Trust, Greenberg, Carol Ann Trustee	7	Bonham Ln	1
45.19-1-1.60	Yang Yong & Wu Hong	9	Bonham Ln	1
45.19-1-1.61	Parida Ptitish Ranjan & Deb Devdutta	11	Bonham Ln	1
45.19-1-1.62	Marinaccio, Christopher J. & Jo-ann	13	Bonham Ln	1
45.19-1-1.63	Braham, Edson O. & Sonia E.	15	Bonham Ln	1
45.19-1-1.64	Baldasaro, Carol Lynn	17	Bonham Ln	1
45.19-1-1.65	Riker, William & Debra	19	Bonham Ln	1
45.19-1-1.66	Levin, Ryan A. & Mark	21	Bonham Ln	1
45.19-1-1.67	Hirsch Family Trust	23	Bonham Ln	1
45.19-1-1.68	Cohen, Steven & Eileen	25	Bonham Ln	1
45.19-1-1.69	Bonnie J. Franks Revoc Trust, Sidney N. Franks Revoc Trust	27	Bonham Ln	1
45.19-1-1.70	Morganstein, Edward & Adrienne	29	Bonham Ln	1
45.19-1-1.71	Lamantia, Susan Patricia & Joseph	31	Bonham Ln	1
45.19-1-1.72	Sander, Leonard M. & Ellen S.	33	Bonham Ln	1
45.19-1-1.73	Rosenberg, Robert J.	35	Bonham Ln	1
45.19-1-1.74	Cohen, Robert & Mills-Cohen, Sara	37	Bonham Ln	1
45.19-1-1.75	Caterina, Paul & Bonnie	39	Bonham Ln	1
45.19-1-1.76	Bencivenga, Leonard & Kathleen	41	Bonham Ln	1
45.19-1-1.77	Rosenblatt, Stewart & Kombert-Rosenblatt, Mindy	43	Bonham Ln	1
45.19-1-1.78	Zimble-Arditti Family Trust, Sanfratello, Andrew Trustee	45	Bonham Ln	1
45.19-1-1.79	Dugan Sean FX & Lianne Hales	47	Bonham Ln	1
45.19-1-1.80	Michael A. Coffey Revoc Trust, Sandra M. Coffey Revoc Trust	9	Deforest Dr	1
45.19-1-1.81	Simpson, Adam Edward	11	Deforest Dr	1
45.19-1-1.82	Gabovich, Aleksandr & Adamov, Ksenia	13	Deforest Dr	1
45.19-1-1.83	Smith, Lester M. & Phyllis A.	15	Deforest Dr	1
45.19-1-1.84	Flanders, Susan E. & Dickerson, Michael	17	Deforest Dr	1
45.19-1-1.85	Kessler & Hall Revoc Living Trust, Kessler Penni Meryl Trustee	19	Deforest Dr	1
45.19-1-1.86	Khoury Living Trust, Khouri Peter T. Trustee	21	Deforest Dr	1
45.19-1-1.87	Schwartz, Edwin I. & Debra F.	23	Deforest Dr	1
45.19-1-1.88	Demartino, James L. & Julie A.	25	Deforest Dr	1
45.19-1-1.89	Rehring, Andrew & Harkins, Lauren	27	Deforest Dr	1
45.19-1-1.90	Schoenholt, Helene	29	Deforest Dr	1
45.19-1-1.91	Peloso, Jon D. & Rosemarie	31	Deforest Dr	1
45.19-1-1.92	Burke, Jr., William J. & Diana H.	33	Deforest Dr	1
45.19-1-1.93	Kalapatapu, Kumar & Sudha	35	Deforest Dr	1
45.19-1-1.94	Patel, Milap	37	Deforest Dr	1
45.19-1-1.95	Sherman, Joan	39	Deforest Dr	1
45.19-1-1.96	Markoe, Martin & Augenbraun, Leah	41	Deforest Dr	1
45.19-1-1.97	Curtin, Thomas & Eileen	1	Hedges Ct	1
45.19-1-1.98	Talbot, William & Patricia	3	Hedges Ct	1
45.19-1-1.99	Paulenoff Alan S. & Cheryl G.	5	Hedges Ct	1
45.19-1-1.100	Ding, Ding & Shoaib, Daniya	7	Hedges Ct	1
45.19-1-1.101	Diggle, Bruce & Patricia	9	Hedges Ct	1
45.19-1-1.102	Dolan Revoc Living Trust, Bamberger Revoc Living Trust	11	Hedges Ct	1
45.19-1-1.103	Blumen, Michael & Susan	12	Hedges Ct	1
45.19-1-1.104	Halsall, Thomas & Doreen	10	Hedges Ct	1
45.19-1-1.105	Pellegrino, John J. & Anita	8	Hedges Ct	1
45.19-1-1.106	Ball, David S. & Schaeffer, Debra B.	6	Hedges Ct	1
45.19-1-1.107	Merdinger, Lauren C.	4	Hedges Ct	1
45.19-1-1.108	Nei Wei & Xiuquan Shi	2	Hedges Ct	1
45.19-1-1.109	Kressner, Michael & Debra	12	Binger Way	1



Town of Cortlandt
PRELIMINARY 2026 Benefit Unit Assessment Roll
Dickerson Pond Sewer District

45.19-1-1.110	Zammit, Victor J. & Kathleen A.	10	Binger Way	1
45.19-1-1.111	Pyramid 8 Trust, Pyramid 8 LLC	8	Binger Way	1
45.19-1-1.112	Greene 2020 Revoc Trust Norman & Loren	6	Binger Way	1
45.19-1-1.113	Bortniker, Steven & Sheila	4	Binger Way	1
45.19-1-1.114	Cohen, Warren & Roberta	2	Binger Way	1
45.19-1-1.115	Wudali Rajeevalochan & Karlapalem Jyothsna	7	Binger Way	1
45.19-1-1.116	Morganstern, David Aaron & Schwartz, Elaine M.	5	Binger Way	1
45.19-1-1.117	Fichtel Family Trust, Giusto, Alexandra	3	Binger Way	1
45.19-1-1.118	Cui Yanning & Yang Xiaomen	1	Binger Way	1
45.19-1-1.119	Tochilin Living Trust, Tochilin, Steven Trustee	32	Deforest Dr	1
45.19-1-1.120	Linda S. Bernbach Revoc Trust, Bernbach, Linda S. Trustee	30	Deforest Dr	1
45.19-1-1.121	Lorch, Christopher Lee	28	Deforest Dr	1
45.19-1-1.122	Hamroff, Glenn	26	Deforest Dr	1
45.19-1-1.123	Mondry, Jeff Curt & Janice	24	Deforest Dr	1
45.19-1-1.124	Grant, Craig & Russell, Jennifer Nicole	22	Deforest Dr	1
45.19-1-1.125	Riccio, Matthew & Stephanie	20	Deforest Dr	1
45.19-1-1.126	Lynch, Jon & Cari	18	Deforest Dr	1
45.19-1-1.127	Mikalonis, Edward & Joyce	16	Deforest Dr	1
45.19-1-1.128	Thomas Goodwin Revoc Trust, ElaineH. Goodwin Revoc Trust	14	Deforest Dr	1
45.19-1-1.129	Chertoff, Cori E. & Richard E.	12	Deforest Dr	1
45.19-1-1.130	Mastrocola Thomas & Lynn	10	Deforest Dr	1
45.19-1-1.131	Garcia, Paul & Meera	8	Deforest Dr	1
45.19-1-1.132	Garcia, Meera & Paul	6	Deforest Dr	1
45.19-1-1.133	Gaine, John P. & Denise K.	4	Deforest Dr	1
45.19-1-1.134	Elias Family Irrevoc Trust, Elias, Adam B. Trustee	2	Deforest Dr	1
45.19-1-1.135	Miller, Robert & Maureen	1	Deforest Dr	1
45.19-1-1.136	Mann, Kenneth Andrew & Pellis, Mark	3	Deforest Dr	1
45.19-1-1.137	Lazzarino, Paul J. & Ann N.	5	Deforest Dr	1
45.19-1-1.138	Levitz, Paul	7	Deforest Dr	1
45.19-1-1.139	Soracco, Nelson & Valentin-Soracco Evelyn	18	Bonham Ln	1
45.19-1-1.140	Johnson, Michael & Sharon	16	Bonham Ln	1
45.19-1-1.141	Davis, Sorin & Claire L.	14	Bonham Ln	1
45.19-1-1.142	Ryder, Jr., Theodore & Sandra M.	12	Bonham Ln	1
45.19-1-1.143	Grashow, Laura	10	Bonham Ln	1
45.19-1-1.144	Nguyen, Peter & Praggastis, Maria A.	8	Bonham Ln	1
45.19-1-1.145	Bernbach, Eric & Susan L.	6	Bonham Ln	1
45.19-1-1.146	Berman, Stephen & Jill H.	4	Bonham Ln	1
45.19-1-1.147	Karen M. Bradley Revoc Trust, Bradley, Karen M. Trustee	2	Bonham Ln	1
Phase IV Total				92



Town of Cortlandt
PRELIMINARY 2026 Benefit Unit Assessment Roll
Dickerson Pond Sewer District

Common				
45.17-2-1	Clubhouse and Pool Dickerson Pond Association, Inc., Ferrara Mgmt. Group	0	Furnace Dock Rd	1
45.19-1-1.148	Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.149	Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.150	Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.151	Open Space Dickerson Pond Assoc Inc., Ferrara Mgmt. Group	0	Furnace Dock Rd	0
45.19-1-1.152	Clubhouse Dickerson Pond Assoc Inc., Ferrara Mgmt. Group	1	Furnace Dock Rd	1
45.19-1-1.153	Detention Pond Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.154	Open Space Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.161	Open Space Dickerson Pond Assoc Inc., Ferrara Mgmt. Group	0	Furnace Dock Rd	0
Common Totals				2
SUMMARY OF DICKERSON POND SEWER DISTRICT ALLOCATION				
Historic				47
Lakeside				33
Phase III				55
Phase IV				92
Common				2
District Totals				229
Cost Per A/U				\$2,104.40

DRAFT

RESOLUTION

NUMBER X-25

(RE: ADOPTION OF THE BENEFIT UNIT ASSESSMENT ROLLS FOR THE TOWN OF CORTLANDT)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby adopt the Benefit Unit Assessment Roll for Cortlandt Boulevard Central, West, and East Sewer Improvement Areas, and Dickerson Pond Sewer District.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted on December 1, 2025
At a Regular Meeting
Held at Town Hall**



Town of Cortlandt
PRELIMINARY 2026 Benefit Unit Assessment Roll
Dickerson Pond Sewer District

FSBL		Street No.	Street Name	Assessment Units
45.17-1-1.2	Town of Cortlandt Dickerson Pond Sewage Works Facility	343	Furnace Dock Rd	0
Phase I	Historic			
45.18-1-1	Larkin, Amy	34103	Furnace Dock Rd	1
45.18-1-2	Murphy, Michael W.	34102	Furnace Dock Rd	1
45.18-1-3	Bacci, Ingrid L.	34101	Furnace Dock Rd	1
45.18-1-4	Seeger, Michael & Jane	34117	Furnace Dock Rd	1
45.18-1-5	Jackson, Joanne	34107	Furnace Dock Rd	1
45.18-1-6	De Freitas, Robert D.	34108	Furnace Dock Rd	1
45.18-1-7	Landsman, Ian	34109	Furnace Dock Rd	1
45.18-1-8	Bless, Stephan J.	34110	Furnace Dock Rd	1
45.18-1-9	Kissner, Lauren Michelle	34111	Furnace Dock Rd	1
45.18-1-10	McTernan, Margaret	34112	Furnace Dock Rd	1
45.18-1-11	Hauben, Richard & Ellen	34114	Furnace Dock Rd	1
45.18-1-12	Flanders, Martha	34115	Furnace Dock Rd	1
45.18-1-13	Kojen, Irene	34116	Furnace Dock Rd	1
45.18-1-14	Tanay-Costa Living Trust	34118	Furnace Dock Rd	1
45.18-1-15	Treadwell, D.	34119	Furnace Dock Rd	1
45.18-1-16	Frising, Susan J.	34120	Furnace Dock Rd	1
45.18-1-17	Glass, David	34130	Furnace Dock Rd	1
45.18-1-18	Cragolin, Elvira & Kyler	34129	Furnace Dock Rd	1
45.18-1-19	Knock, Gary & Barbara	34128	Furnace Dock Rd	1
45.18-1-20	Murphy, Timothy S.	34127	Furnace Dock Rd	1
45.18-1-21	Larkin, Lynne & Livesey, William	34126	Furnace Dock Rd	1
45.18-1-22	Alexander, Patricia	34125	Furnace Dock Rd	1
45.18-1-23	Wang Xiao-Lei	34121	Furnace Dock Rd	1
45.18-1-24	Macri, Elvira	34122	Furnace Dock Rd	1
45.18-1-25	Bloom, Janet K.	34104	Furnace Dock Rd	1
45.18-1-26	Lee, Harry W.	34105	Furnace Dock Rd	1
45.18-1-27	Trinkoff, Donna & Lloyd	34106	Furnace Dock Rd	1
45.18-1-28	Holland, Jacqueline	34131	Furnace Dock Rd	1
45.18-1-29	Adinero, Joseph	34132	Furnace Dock Rd	1
45.18-1-30	Bittner Irrevoc Trust, Penny Rosemary Schmelkin	34133	Furnace Dock Rd	1
45.18-1-31	Paris Revocable Trust, Elaine Jennifer Grossman	34134	Furnace Dock Rd	1
45.18-1-32	Garcia, Dulce Maria	34135	Furnace Dock Rd	1
45.18-1-33	Kelly, Timothy John & Caroline Viola	34136	Furnace Dock Rd	1
45.18-1-34	Cohen, Steven	34139	Furnace Dock Rd	1
45.18-1-35	Scala, Nancy	34138	Furnace Dock Rd	1
45.18-1-36	Takaoka, Akira	34137	Furnace Dock Rd	1
45.18-1-37	Di Leone, Florence	34143	Furnace Dock Rd	1
45.18-1-38	Nelson, Bernis Elizabeth & Nelson II, Charles R.	34140	Furnace Dock Rd	1
45.18-1-39	Mandelkow, Thomas & Buttonshon, Karen	34144	Furnace Dock Rd	1
45.18-1-40	Lattanzi, Michele	34141	Furnace Dock Rd	1
45.18-1-41	Loprete, Barbara	34148	Furnace Dock Rd	1
45.18-1-42	Braunstein, L. Carol M.	34149	Furnace Dock Rd	1
45.18-1-43	Sinha, Frances	34145	Furnace Dock Rd	1
45.18-1-44	Swanson, Michele	34146	Furnace Dock Rd	1
45.18-1-45	Rosenbach, Nancy	34147	Furnace Dock Rd	1
45.18-1-46	Stolowitz, Laurie	34142	Furnace Dock Rd	1
45.18-1-47	Williams, Betsy	34123	Furnace Dock Rd	1
			Phase I Totals	47



Town of Cortlandt
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 Dickerson Pond Sewer District

Phase II		Lakeside		
45.17-2-2	Irrev Trust of Michael Chaney, Davis & Gilbert LLP, Herbert Nass	34150	Furnace Dock Rd	1
45.17-2-2.1	Schifano Trust, Natalie Schifano Trustee	34151	Furnace Dock Rd	1
45.17-2-2.2	Hillis, John T.	34152	Furnace Dock Rd	1
45.17-2-2.3	Tortorella, Anthony F.	34153	Furnace Dock Rd	1
45.17-2-2.4	Drezga Lyerka B	34154	Furnace Dock Rd	1
45.17-2-2.5	Seminatore, Martha	34155	Furnace Dock Rd	1
45.17-2-2.6	Miller Family Trust, Miller Colin King	34156	Furnace Dock Rd	1
45.17-2-2.7	Galezo Living Trust, Galezo Marco Trustee	34157	Furnace Dock Rd	1
45.17-2-2.8	Di Michele Revoc Trust, Di Michele, John F.	34158	Furnace Dock Rd	1
45.17-2-2.9	Suzana Bily Potene Rev Trust	34159	Furnace Dock Rd	1
45.17-2-2.10	G & JA Goldsmith III Revoc Trust	34160	Furnace Dock Rd	1
45.17-2-2.11	Carlson, Linda E.	34161	Furnace Dock Rd	1
45.17-2-2.12	Robert Karas Trust, Karas, Robert A.	34162	Furnace Dock Rd	1
45.17-2-2.13	Zeliger, Martin & Mona	34163	Furnace Dock Rd	1
45.17-2-2.14	Bitkower, Sheldon J & Elsie	34164	Furnace Dock Rd	1
45.17-2-2.15	Gerrish, Donald L. & Jones, Lynda	34165	Furnace Dock Rd	1
45.17-2-2.16	Moshman Stephen E. & Norma R.	34166	Furnace Dock Rd	1
45.17-2-2.17	Tricamo Living Trust, Tricamo, Sal M.	34167	Furnace Dock Rd	1
45.17-2-2.18	Paice, Thomas Gerald & Rebecca Sue	34168	Furnace Dock Rd	1
45.17-2-2.19	Hoye L.E. Ann, Hoye, John E., et al	34169	Furnace Dock Rd	1
45.17-2-2.20	Skrivanek Trust Elaine, Skrivane Trust Joseph	34170	Furnace Dock Rd	1
45.17-2-2.21	Liebersohn, Daniel & Julie	34171	Furnace Dock Rd	1
45.17-2-2.22	Lehmeier, Ilse C.	34172	Furnace Dock Rd	1
45.17-2-2.23	Rickett, Stuart H. & Tina C.	34173	Furnace Dock Rd	1
45.17-2-2.24	Orton Wanda Cope Trust, Vosick A. Orton & WC Trustees	34174	Furnace Dock Rd	1
45.17-2-2.25	Cathy J. Karas Revoc Trust, Karas, Cathy J.	34175	Furnace Dock Rd	1
45.17-2-2.26	Ioffe, Leonid	34176	Furnace Dock Rd	1
45.17-2-2.27	Rivera, Uriel & Alice	34177	Furnace Dock Rd	1
45.17-2-2.28	Whitney, Eric & Hogquist, Mary	34178	Furnace Dock Rd	1
45.17-2-2.29	Green, Mark & Karen	34179	Furnace Dock Rd	1
45.17-2-2.30	Psomas Living Trust, Anna Psomas Trustee	34180	Furnace Dock Rd	1
45.17-2-2.31	Bardach, Robert S.	34181	Furnace Dock Rd	1
45.17-2-2.32	Eichenberg, Charles J.	34182	Furnace Dock Rd	1
Phase II Totals				33



Town of Cortland
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 Dickerson Pond Sewer District

Phase III	Toll Brothers Phase III - Townhomes			
45.19-1-1.1	Mazzacone, Ralph & Linda	1	Goldman Ct	1
45.19-1-1.2	Malang, Janet M.	3	Goldman Ct	1
45.19-1-1.3	Schettino, Marc & Tara	5	Goldman Ct	1
45.19-1-1.4	Ambrogio Revocable Liv Trust, Ambrogio, Cynthia B. Trustee	7	Goldman Ct	1
45.19-1-1.5	Goldfarb, Richard M. & Marnie S.	9	Goldman Ct	1
45.19-1-1.6	Gardner, Beverly	11	Goldman Ct	1
45.19-1-1.7	Tuite, Claudette & Peter	12	Goldman Ct	1
45.19-1-1.8	Benson, Lawrence	10	Goldman Ct	1
45.19-1-1.9	Ciffone, Angela	8	Goldman Ct	1
45.19-1-1.10	Apostolos Paul Vellios Rev Trust, Leslie Rose Vellios Rev Trust	6	Goldman Ct	1
45.19-1-1.11	Donofrio, Mario R. & Frances A.	4	Goldman Ct	1
45.19-1-1.12	Hampton, Stephen & Youngju	2	Goldman Ct	1
45.19-1-1.13	Kahn, David I & Diane A.	1	Langeloth Dr	1
45.19-1-1.14	Clarke, Will A. & Danielle M.	3	Langeloth Dr	1
45.19-1-1.15	Dharmaraj, Glory & Jacob	5	Langeloth Dr	1
45.19-1-1.16	Moorehouse, George E. & Ann M.	7	Langeloth Dr	1
45.19-1-1.17	Wagner, Gary B.	9	Langeloth Dr	1
45.19-1-1.18	Bartok, Frank P. & Mary Terry	11	Langeloth Dr	1
45.19-1-1.19	Lois, Joseph & Jacqueline	12	Bernheimer Ln	1
45.19-1-1.20	Malerba, Joseph F. & Jie Y.	10	Bernheimer Ln	1
45.19-1-1.21	Bassen, Stanley M. & Susan	8	Bernheimer Ln	1
45.19-1-1.22	Sharp, James F. & Marks Melissa	6	Bernheimer Ln	1
45.19-1-1.23	Brilla, Robert P.	4	Bernheimer Ln	1
45.19-1-1.24	Gray, Michael	2	Bernheimer Ln	1
45.19-1-1.25	Shoaib Daniyal & Ding Ding	1	Bernheimer Ln	1
45.19-1-1.26	Rosen, Alan & Hoyte-Rosen, Gilliam	3	Bernheimer Ln	1
45.19-1-1.27	Gruenwald, Abraham & Laurel	5	Bernheimer Ln	1
45.19-1-1.28	Sweitzer, Ronald & Dania	7	Bernheimer Ln	1
45.19-1-1.29	Carmody, William F. & Anne D.	9	Bernheimer Ln	1
45.19-1-1.30	Grusko, Robin & Barry	11	Bernheimer Ln	1
45.19-1-1.31	Rodenberger, Barbara	13	Bernheimer Ln	1
45.19-1-1.32	Lambert, Luke & Kelley	15	Bernheimer Ln	1
45.19-1-1.33	Marino, Louis V. & Linda	17	Bernheimer Ln	1
45.19-1-1.34	Coxen, Ryan J.	19	Bernheimer Ln	1
45.19-1-1.35	Hudzik Living Trust, Hudzik, Michael John Trustee	21	Bernheimer Ln	1
45.19-1-1.36	Leonard, Brian & Lawrence, Shaylyn	13	Langeloth Dr	1
45.19-1-1.37	Drubin Family Revoc Living Trust, Drubin Daniel T. Trustee	15	Langeloth Dr	1
45.19-1-1.38	Lee, Cheol W. & Huh, Yoo Jin	17	Langeloth Dr	1
45.19-1-1.39	Jack W. Mikaloff Revoc Trust, Frances T. Mikaloff Revoc Trust	19	Langeloth Dr	1
45.19-1-1.40	Alfred C. Sylvain Revoc Trust, Michelle B. Sylvain Revoc Trust	21	Langeloth Dr	1
45.19-1-1.41	Taurone, Paul M. & Deborah A.	23	Langeloth Dr	1
45.19-1-1.42	Oh, Jin Hwan & Kim, Inyong	25	Langeloth Dr	1
45.19-1-1.43	Cherian, Lincy & Hartman, Michael	27	Langeloth Dr	1
45.19-1-1.44	Kodner, Anatoly & Tatyana	24	Langeloth Dr	1
45.19-1-1.45	Van Slyke, Alexandra K.	22	Langeloth Dr	1
45.19-1-1.46	Blumenstock, John & Pousada, Lidia	20	Langeloth Dr	1
45.19-1-1.47	Mohrmann, Laurel & McAuliffe, James	18	Langeloth Dr	1
45.19-1-1.48	Varianides, Jason S.	16	Langeloth Dr	1
45.19-1-1.49	Penichter, David & Karen	14	Langeloth Dr	1
45.19-1-1.50	Vrutsky, Mykola	12	Langeloth Dr	1
45.19-1-1.51	Pumarejo, Amanda V. & Mintz, Joseph	10	Langeloth Dr	1
45.19-1-1.52	Zito, Joelle	8	Langeloth Dr	1
45.19-1-1.53	Giffuni, Christopher & Kathy	6	Langeloth Dr	1
45.19-1-1.54	Provenzano, Salvatore	4	Langeloth Dr	1
45.19-1-1.55	Loia, Karen	2	Langeloth Dr	1



Town of Cortlandt
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Dickerson Pond Sewer District

Phase III Totals

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Town of Cortland
PRELIMINARY 2026 Benefit Unit Assessment Roll
 Dickerson Pond Sewer District

Phase IV	Toll Brothers Phase IV - Townhomes			
45.19-1-1.56	Vallabhajosula, Shankar & Brigitte	1	Bonham Ln	1
45.19-1-1.57	Peterson, Craig D. & Sara M.	3	Bonham Ln	1
45.19-1-1.58	Konopka, Anthony J. & Cheryl L.	5	Bonham Ln	1
45.19-1-1.59	Greenberg Rev Asset Mgmt Trust, Greenberg, Carol Ann Trustee	7	Bonham Ln	1
45.19-1-1.60	Yang Yong & Wu Hong	9	Bonham Ln	1
45.19-1-1.61	Parida Ptitish Ranjan & Deb Devdutta	11	Bonham Ln	1
45.19-1-1.62	Marinaccio, Christopher J. & Jo-ann	13	Bonham Ln	1
45.19-1-1.63	Braham, Edson O. & Sonia E.	15	Bonham Ln	1
45.19-1-1.64	Baldasaro, Carol Lynn	17	Bonham Ln	1
45.19-1-1.65	Riker, William & Debra	19	Bonham Ln	1
45.19-1-1.66	Levin, Ryan A. & Mark	21	Bonham Ln	1
45.19-1-1.67	Hirsch Family Trust	23	Bonham Ln	1
45.19-1-1.68	Cohen, Steven & Eileen	25	Bonham Ln	1
45.19-1-1.69	Bonnie J. Franks Revoc Trust, Sidney N. Franks Revoc Trust	27	Bonham Ln	1
45.19-1-1.70	Morganstein, Edward & Adrienne	29	Bonham Ln	1
45.19-1-1.71	Lamantia, Susan Patricia & Joseph	31	Bonham Ln	1
45.19-1-1.72	Sander, Leonard M. & Ellen S.	33	Bonham Ln	1
45.19-1-1.73	Rosenberg, Robert J.	35	Bonham Ln	1
45.19-1-1.74	Cohen, Robert & Mills-Cohen, Sara	37	Bonham Ln	1
45.19-1-1.75	Caterina, Paul & Bonnie	39	Bonham Ln	1
45.19-1-1.76	Bencivenga, Leonard & Kathleen	41	Bonham Ln	1
45.19-1-1.77	Rosenblatt, Stewart & Kombert-Rosenblatt, Mindy	43	Bonham Ln	1
45.19-1-1.78	Zimble-Arditti Family Trust, Sanfratello, Andrew Trustee	45	Bonham Ln	1
45.19-1-1.79	Dugan Sean FX & Lianne Hales	47	Bonham Ln	1
45.19-1-1.80	Michael A. Coffey Revoc Trust, Sandra M. Coffey Revoc Trust	9	Deforest Dr	1
45.19-1-1.81	Simpson, Adam Edward	11	Deforest Dr	1
45.19-1-1.82	Gabovich, Aleksandr & Adamov, Ksenia	13	Deforest Dr	1
45.19-1-1.83	Smith, Lester M. & Phyllis A.	15	Deforest Dr	1
45.19-1-1.84	Flanders, Susan E. & Dickerson, Michael	17	Deforest Dr	1
45.19-1-1.85	Kessler & Hall Revoc Living Trust, Kessler Penni Meryl Trustee	19	Deforest Dr	1
45.19-1-1.86	Khoury Living Trust, Khouri Peter T. Trustee	21	Deforest Dr	1
45.19-1-1.87	Schwartz, Edwin I. & Debra F.	23	Deforest Dr	1
45.19-1-1.88	Demartino, James L. & Julie A.	25	Deforest Dr	1
45.19-1-1.89	Rehring, Andrew & Harkins, Lauren	27	Deforest Dr	1
45.19-1-1.90	Schoenholt, Helene	29	Deforest Dr	1
45.19-1-1.91	Peloso, Jon D. & Rosemarie	31	Deforest Dr	1
45.19-1-1.92	Burke, Jr., William J. & Diana H.	33	Deforest Dr	1
45.19-1-1.93	Kalapatapu, Kumar & Sudha	35	Deforest Dr	1
45.19-1-1.94	Patel, Milap	37	Deforest Dr	1
45.19-1-1.95	Sherman, Joan	39	Deforest Dr	1
45.19-1-1.96	Markoe, Martin & Augenbraun, Leah	41	Deforest Dr	1
45.19-1-1.97	Curtin, Thomas & Eileen	1	Hedges Ct	1
45.19-1-1.98	Talbot, William & Patricia	3	Hedges Ct	1
45.19-1-1.99	Paulenoff Alan S. & Cheryl G.	5	Hedges Ct	1
45.19-1-1.100	Ding, Ding & Shoaib, Daniya	7	Hedges Ct	1
45.19-1-1.101	Diggle, Bruce & Patricia	9	Hedges Ct	1
45.19-1-1.102	Dolan Revoc Living Trust, Bamberger Revoc Living Trust	11	Hedges Ct	1
45.19-1-1.103	Blumen, Michael & Susan	12	Hedges Ct	1
45.19-1-1.104	Halsall, Thomas & Doreen	10	Hedges Ct	1
45.19-1-1.105	Pellegrino, John J. & Anita	8	Hedges Ct	1
45.19-1-1.106	Ball, David S. & Schaeffer, Debra B.	6	Hedges Ct	1
45.19-1-1.107	Merdinger, Lauren C.	4	Hedges Ct	1
45.19-1-1.108	Nei Wei & Xiuquan Shi	2	Hedges Ct	1
45.19-1-1.109	Kressner, Michael & Debra	12	Binger Way	1



Town of Cortlandt
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45.19-1-1.110	Zammit, Victor J. & Kathleen A.	10	Binger Way	1
45.19-1-1.111	Pyramid 8 Trust, Pyramid 8 LLC	8	Binger Way	1
45.19-1-1.112	Greene 2020 Revoc Trust Norman & Loren	6	Binger Way	1
45.19-1-1.113	Bortniker, Steven & Sheila	4	Binger Way	1
45.19-1-1.114	Cohen, Warren & Roberta	2	Binger Way	1
45.19-1-1.115	Wudali Rajeevalochan & Karlapalem Jyothsna	7	Binger Way	1
45.19-1-1.116	Morganstern, David Aaron & Schwartz, Elaine M.	5	Binger Way	1
45.19-1-1.117	Fichtel Family Trust, Giusto, Alexandra	3	Binger Way	1
45.19-1-1.118	Cui Yanning & Yang Xiaomen	1	Binger Way	1
45.19-1-1.119	Tochilin Living Trust, Tochilin, Steven Trustee	32	Deforest Dr	1
45.19-1-1.120	Linda S. Bernbach Revoc Trust, Bernbach, Linda S. Trustee	30	Deforest Dr	1
45.19-1-1.121	Lorch, Christopher Lee	28	Deforest Dr	1
45.19-1-1.122	Hamroff, Glenn	26	Deforest Dr	1
45.19-1-1.123	Mondry, Jeff Curt & Janice	24	Deforest Dr	1
45.19-1-1.124	Grant, Craig & Russell, Jennifer Nicole	22	Deforest Dr	1
45.19-1-1.125	Riccio, Matthew & Stephanie	20	Deforest Dr	1
45.19-1-1.126	Lynch, Jon & Cari	18	Deforest Dr	1
45.19-1-1.127	Mikalonis, Edward & Joyce	16	Deforest Dr	1
45.19-1-1.128	Thomas Goodwin Revoc Trust, ElaineH. Goodwin Revoc Trust	14	Deforest Dr	1
45.19-1-1.129	Chertoff, Cori E. & Richard E.	12	Deforest Dr	1
45.19-1-1.130	Mastrocola Thomas & Lynn	10	Deforest Dr	1
45.19-1-1.131	Garcia, Paul & Meera	8	Deforest Dr	1
45.19-1-1.132	Garcia, Meera & Paul	6	Deforest Dr	1
45.19-1-1.133	Gaine, John P. & Denise K.	4	Deforest Dr	1
45.19-1-1.134	Elias Family Irrevoc Trust, Elias, Adam B. Trustee	2	Deforest Dr	1
45.19-1-1.135	Miller, Robert & Maureen	1	Deforest Dr	1
45.19-1-1.136	Mann, Kenneth Andrew & Pellis, Mark	3	Deforest Dr	1
45.19-1-1.137	Lazzarino, Paul J. & Ann N.	5	Deforest Dr	1
45.19-1-1.138	Levitz, Paul	7	Deforest Dr	1
45.19-1-1.139	Soracco, Nelson & Valentin-Soracco Evelyn	18	Bonham Ln	1
45.19-1-1.140	Johnson, Michael & Sharon	16	Bonham Ln	1
45.19-1-1.141	Davis, Sorin & Claire L.	14	Bonham Ln	1
45.19-1-1.142	Ryder, Jr., Theodore & Sandra M.	12	Bonham Ln	1
45.19-1-1.143	Grashow, Laura	10	Bonham Ln	1
45.19-1-1.144	Nguyen, Peter & Praggastis, Maria A.	8	Bonham Ln	1
45.19-1-1.145	Bernbach, Eric & Susan L.	6	Bonham Ln	1
45.19-1-1.146	Berman, Stephen & Jill H.	4	Bonham Ln	1
45.19-1-1.147	Karen M. Bradley Revoc Trust, Bradley, Karen M. Trustee	2	Bonham Ln	1
Phase IV Total				92



Town of Cortlandt
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Dickerson Pond Sewer District

Common				
45.17-2-1	Clubhouse and Pool Dickerson Pond Association, Inc., Ferrara Mgmt. Group	0	Furnace Dock Rd	1
45.19-1-1.148	Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.149	Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.150	Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.151	Open Space Dickerson Pond Assoc Inc., Ferrara Mgmt. Group	0	Furnace Dock Rd	0
45.19-1-1.152	Clubhouse Dickerson Pond Assoc Inc., Ferrara Mgmt. Group	1	Furnace Dock Rd	1
45.19-1-1.153	Detention Pond Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.154	Open Space Valeria Homeowner's Assoc II Inc.	0	Furnace Dock Rd	0
45.19-1-1.161	Open Space Dickerson Pond Assoc Inc., Ferrara Mgmt. Group	0	Furnace Dock Rd	0
Common Totals				2
SUMMARY OF DICKERSON POND SEWER DISTRICT ALLOCATION				
Historic				47
Lakeside				33
Phase III				55
Phase IV				92
Common				2
District Totals				229
Cost Per A/U				\$2,104.40

 Town of Cortlandt PRELIMINARY Benefit Unit Assessment Roll 2026 Cortlandt Boulevard Central Sewer Improvement Area					
Tax ID		Owner		Property Address	Assessment Units
24.10-1-4		Cortlandt Self Storage, LP.		44 Regina Ave	2.50
24.6-2-2		Town of Cortlandt		0 E. Main Street	0.00
24.6-2-4		Ryan Main, LLC.		3195 E. Main Street	57.00
24.6-1-4		Acadia Realty Trust (Homesense - Metro PT)		3130-3138 E. Main Street	86.25
24.6-1-4		Acadia Realty Trust (ShopRite Supermarkets, Inc.)		3140 E. Main Street	49.00
24.6-1-4		Acadia Realty Trust (Chipotle / Aspen Dental)		3144 E. Main Street	19.50
24.6-1-4		Acadia Realty Trust (Verizon Wireless - Jersey Mike's)		3150 E. Main Street	8.25
24.6-1-4		Acadia Realty Trust (Hudson Valley Credit Union)		3160 E. Main Street	1.25
24.10-1-3		Cortlandt Town Center (Marshalls / Walmart / Regal)		3121 - 3131 E. Main Street	116.25
24.10-1-1.2		Cortlandt Town Center - Chase Bank		3129 E. Main Street	1.25
24.10-1-1.2		Cortlandt Town Center - Applebee's		3127 E. Main Street	25.75
24.10-1-1.2		Cortlandt Town Center - Vacant		3125 E. Main Street	0.50
24.10-1-1.2		Cortlandt Town Center - Best Buy		3105 E. Main Street	1.50
24.10-1-2		McDonalds		3039 E. Main Street	17.50
24.10-1-1		Cortlandt Town Center (B&N / Ashley Furniture)		3089 - 3095 E. Main Street	3
24.10-1-1		Cortlandt Town Center (Designer Shoe Warehouse)		3091 E. Main Street	1.5
24.10-1-1		Cortlandt Town Center		3093 E. Main Street	7.5
24.10-1-1		Cortlandt Town Center (PetSmart)		3131 E. Main Street	21
District Totals					419.50
Rate Per Assessment Unit					\$434.15

 Town of Cortlandt PRELIMINARY Benefit Unit Assessment Roll 2026 Cortlandt Boulevard East Sewer Improvement Area						
Tax ID		Owner		Property Address		Assessment Units
24.10-1-4		Cortlandt Self Storage, LP.		44 Regina Ave		2.50
24.6-2-2		Town of Cortlandt		0 E. Main Street		0.00
24.6-2-4		Ryan Main, LLC.		3195 E. Main Street		57.00
District Totals						59.50
Rate Per Assessment Unit						\$53.78



Town of Cortlandt
PRELIMINARY Benefit Unit Assessment Roll 2026
Cortlandt Boulevard West Sewer Improvement Area

Tax ID	Owner	Legal Address	Assessment Units
24.10-1-4	Cortlandt Self Storage, LP.	44 Regina Ave	2.50
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	57.00
24.6-1-4	Acadia Realty Trust (Homesense - Metro PT)	3130-3138 E. Main Street	86.25
24.6-1-4	Acadia Realty Trust (ShopRite Supermarkets, Inc.)	3140 E. Main Street	49.00
24.6-1-4	Acadia Realty Trust (Chipotle / Aspen Dental)	3144 E. Main Street	19.50
24.6-1-4	Acadia Realty Trust (Verizon Wireless - Jersey Mike's)	3150 E. Main Street	8.25
24.6-1-4	Acadia Realty Trust (Hudson Valley Credit Union)	3160 E. Main Street	1.25
24.10-1-3	Cortlandt Town Center (Marshalls / Walmart / Regal)	3121 - 3131 E. Main Street	116.25
24.10-1-1	Cortlandt Town Center (Panera / Urgent Care)	3105 E. Main Street	27.00
24.10-1-1	Cortlandt Town Center (B&N / Ashley Furniture)	3089 - 3095 E. Main Street	3.00
24.10-1-1	Cortlandt Town Center (Designer Shoe Warehouse)	3091 E. Main Street	1.50
24.10-1-1	Cortlandt Town Center (Child Time / Vacant)	3093 E. Main Street	7.25
24.10-1-1	Cortlandt Town Center (Petsmart)	3131 E. Main Street	21.00
24.10-1-1	Hudson City Savings Bank	3105 E. Main Street	2.00
24.10-1-1.2	Cortlandt Town Center - Chase Bank	3129 E. Main Street	1.25
24.10-1-1.2	Cortlandt Town Center - Applebee's	3127 E. Main Street	25.75
24.10-1-1.2	Cortlandt Town Center - Vacant	3125 E. Main Street	0.50
24.10-1-1.2	Cortlandt Town Center - Best Buy	3105 E. Main Street	1.50
24.10-1-2	McDonalds	3039 E. Main Street	17.50
24.10-1-1	Cortlandt Town Center - ACME	3105 E. Main Street	13.75
24.10-1-1	Cortlandt Town Center (Mohegan Wine and Liquor)	3105 E. Main Street	1.25



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24.10-1-1		Cortlandt Town Center - Allen Carpet		3105 E. Main Street	1.50
24.10-1-1		Cortlandt Town Center (Home Goods)		3105 E. Main Street	1.25
24.10-1-1		Cortlandt Town Center - Vacant		3105 E. Main Street	0.50
24.10-1-1.3		Home Depot		3051 E. Main Street	17.25
24.13-1-21		Empire Men's Shop Inc.		2074 E. Main Street	1.00
24.13-2-10		TSG Grat #7, LLC		2084-2090 E. Main Street	2.25
24.13-2-7		DB Real Estate Assests, LLC.		2102 E. Main Street	8.50
24.13-2-8		2098 East Main Street, LLC.		2098 E. Main Street	1.25
24.13-2-9		Oakland Realty, LLC.		2094 E. Main Street	0.50
24.13-3-1		2093 Realty, LLC.		2093 E. Main Street	7.00
24.13-3-2		J C Wong Management Corp.		3001 E. Main Street	1.25
24.13-3-3		Rolando R. Delacruz		3003 E. Main Street	1.50
24.13-3-4		Michael F. X. Ryan		3005 E. Main Street	1.25
24.13-3-42		IBIM, LLC.		99 Locust Avenue	2.75
24.13-3-43		Amarasuriya Gayathrie		2073 E. Main Street	3.00
24.13-3-45		Daniel Montroy		2075 E. Main Street	3.50
24.13-3-47		Iaropolic Const. Corp.		2077 E. Main Street	1.25
24.13-3-5		Dominick Otice		3007 E. Main Street	1.50
24.13-3-50		Doan Property, Inc.		2081 E. Main Street	1.25
24.13-3-55		AAK Realty, LLC.		2085 E. Main Street	5.50
24.13-4-1		Arnold Schonberg		0 E. Main Street	0.50
24.13-4-52		JJM Summit Realty, LLC.		1 Jerome Drive	2.00
24.13-5-1		Yorkon Properties Inc. - Key Bank		3000 E. Main Street	1.50
24.13-5-3		Yorkon Properties Inc. - Albert Phelps Inc.		2990 E. Main Street	1.50
24.17-2-12		NWJWW		2065 E. Main Street	0.00
24.17-2-13		JFC Properties		2069 E. Main Street	20.00
24.17-2-14		Con Edison of NY		2067 E. Main Street	0.50



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24.17-2-2		Marpen, Inc.		2068 E. Main Street		3.75
24.17-2-3		GTY NY Leasing, Inc.		2072 E. Main Street		1.50
24.17-2-4		2071 E. Main, LLC.		2071 E. Main Street		1.50
24.17-2-5		100 Locust Avenue, LLC.		100 Locust Avenue		0.50
24.17-2-6		100 Locust Avenue, LLC.		0 Locust Avenue		1.25
24.9-4-1		Hudwen, LLC.		3009 E. Main Street		9.50
24.9-4-2		3017 E. Main St. Realty, LLC		3017 E. Main Street		26.75
24.9-4-3		Cortlandt Manor EQ II, LLC		3025 E. Main Street		22.50
District Totals						620.25
Rate Per Assessment Unit						\$309.83