



August 31, 2020

Mr. Chris Kehoe, AICP, Deputy Director of Planning
Town of Cortlandt
One Heady Street
Cortlandt Manor, New York 10567

Re: Lot Line Adjustment Application
Richard R. Ryan Jr. & Laurie Ryan (10 Sniffen Mountain Road)
Richard R. Ryan Jr., Kathleen Ryan & Maribeth Ryan-Zatet (12 Sniffen Mountain Road)
Cortlandt, New York
Tax Map Designation:
45.13-4-39 (10 Sniffen Mountain Drive)
45.13-4-38 (12 Sniffen Mountain Drive)

Copies ⁷ Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
Sent 9/23/20

Dear Chris:

Find enclosed the following information for the above-referenced application:

1. Application fee: \$300 (Lot Line Adjustment)
2. Letter of Authorization
3. Planning Board Application
4. Two (2) copies of the "Lot Line Adjustment Sketch", dated August 31, 2020

This office has been retained by the applicants, Richard R. Ryan Jr. & Laurie Ryan and Richard R. Ryan Jr., Kathleen Ryan & Maribeth Ryan-Zatet, to seek approval for a lot line adjustment between properties known as 45.13-4-39 (Ryan Residence at 12 Sniffen Mountain Road) and 45.13-4-38 (Ryan Residence-10 Sniffen Mountain Road). It is proposed to adjust the common lot line between the two (2) properties. The common lot line will be rotated at the mid-point in order to make it more perpendicular to the front and rear lot lines. This will not result in a change in the lot area of either lot. Lot 1 will remain 50,992 sf (1.1706 acres) and Lot 38 will remain 40,196 sf (0.9228 acres).

The Ryan's are anxious to complete the lot line adjustment due to a pending sale of the lot 38 that is in contract. Therefore, I have submitted the lot line adjustment sketch in the hope that the Town staff can review the project and provide any comments they may have. I have been in contact with Tony Kunny at the WCDH and his preliminary review comments have been incorporated into the sketch plan (i.e. prove out and locate an expansion area for lot 38 and adjust the existing expansion area on lot 39 as necessary). The Ryan's have hired TC Merritts Land Surveyors, P.C. to prepare an official survey/lot line

adjustment plat, which will be submitted as soon as it is received. In the meantime, we are hopeful Town staff can review the sketch plan and provided any comments in time to make a formal submission for the October 6, 2020 Planning Board meeting. We would respectfully request that this be handled the same way the Weinheim application for lot line adjustment was in that it was ready for approval by the Planning Board at the initial meeting.

Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

enclosures

cc: Richard R. Ryan Jr. & Laurie Ryan, Applicant, w/enclosures
Kathleen Ryan, Applicant w/enclosures
Maribeth Ryan-Zatet, Applicant w/enclosures
Daniel McCarthy, Esq., The McCarthy Law Firm w/enclosures
File: *Ryan-10 & 12 Sniffen Mtn Rd-Cortlandt-Lot Line Adj-Letter-Kehoe-20200828*

August 24, 2020

Ms. Loretta Taylor, Planning Board Chair
Town of Cortlandt
One Heady Street
Cortlandt Manor, New York 10567



Re: Lot Line Adjustment Application
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Richard R. Ryan Jr., Kathleen Ryan & Maribeth Ryan-Zatet (12 Sniffen Mountain Road)
Cortlandt, New York
Tax Map Designation:
45.13-4-38 (12 Sniffen Mountain Drive)
45.13-4-39 (10 Sniffen Mountain Drive)

Dear Chair Taylor and members of the Planning Board:

Please accept this letter as our confirmation that we acknowledge and approve of the application that has been submitted for a lot line adjustment between the properties as referenced above.

We look forward to of the application being considered at the Planning Board meeting.

Sincerely,

Kathleen Ryan

Maribeth Ryan-Zatet

cc: Richard R. Ryan Jr. & Laurie Ryan

TOWN OF CORTLANDT – PLANNING BOARD APPLICATION

CHECK TYPE OF APPROVAL(S) REQUESTED

- Preliminary Subdivision Conventional Cluster
 Lot Line Adjustment Change of Use
 Site Development Plan Site Plan Amendment
 Special Permit Wetlands Permit
 Steep Slopes Permit Tree Removal Permit
 Cell Tower Accessory Apartment

For Official Use Only
PB Case No. 2020-15
Date Received: 9/1/20
Fee Paid: 5300

Check # 411

NOTE: Please see INSTRUCTIONS AND CHECKLIST



NAME OF PROJECT: Ryan Lot Line Adjustment

SBL: 45.13-4-38 & 45.13-4-39

ADDRESS OF PROJECT: 10 & 12 Sniffen Mountain Rd

OR SITE LOCATION: ON THE

North Sniffen Mountain Road
DIRECTION SIDE OF STREET

ZONING DISTRICT: R40

OWNER:

NAME: Richard R. Ryan Jr. & Laurie Ryan and Kathleen Ryan and Maribeth Ryan-Zatet

MAILING ADDRESS: 10 Sniffen Mountain Rd, Cortlandt Manor, NY 10567

EMAIL: rryan863@gmail.com

TELEPHONE #: (914) 450-0364

APPLICANT: (*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)

NAME: Richard R. Ryan Jr. & Laurie Ryan

MAILING ADDRESS: 10 Sniffen Mountain Rd, Cortlandt Manor, NY 10567

EMAIL: rryan863@gmail.com

TELEPHONE #: (914) 450-0364

ENGINEER/ARCHITECT

NAME: Cronin Engineering, P.E., P.C.

ADDRESS: 39 Arlo Lane, Cortlandt Manor, NY 10567

EMAIL: jim@croninengineering.net

TELEPHONE #: (914) 736-3664

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION

NAME: n/a

ADDRESS: n/a

EMAIL: n/a

TELEPHONE #: n/a

SCOPE/DESCRIPTION OF PROJECT

Lot line adjustment - adjustment of common lot line between Tax ID: 45.13-4-38 & 45.13-4-39 with no net change in lot size/area of either lot

(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)

CONTINUED ON BACK.....

CONFIRMATION OF ALL TAXES PAID:

J. Brining
RECEIVER OF TAXES

9-24-2020
DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

I Richard R. Ryan Jr. hereby depose and say that the above statements and the statements contained in the papers submitted in association with this application are true.

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE

Richard R. Ryan Jr.

If signing on behalf of an entity*: _____

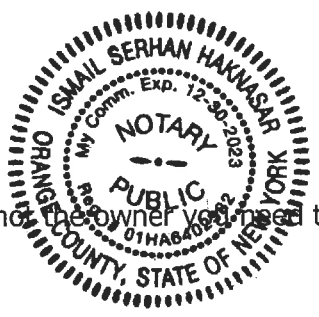
NAME TITLE

PLEASE PRINT

NAME: Richard R. Ryan Jr. DATE: _____

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 26th day of August, 2020, before me a notary public, the undersigned personally appeared Richard R. Ryan Jr. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal. Ismail Serhan Haknasar
Notary Public.



Ismail Serhan Haknasar
NOTARY PUBLIC

*If you are not the owner you need to fill out a separate "Owner Authorization" form.