

Copies .....1... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 10/22/19



82 Furnace Dock Road  
Croton-on-Hudson, NY 10520  
October 22, 2019

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

RE: PB 23-08 MountainView Estates  
Security Release

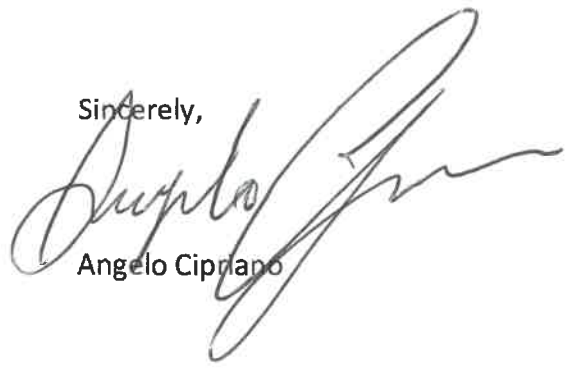
Dear Ms. Taylor,

I am in the process of requesting the Town of Cortlandt to accept the road and infrastructure and creation of the drainage district for the project known as PB 23-08 MountainView Estates. All of the required improvements were completed in accordance with the approved plans.

I am requesting that the Town of Cortlandt release the remaining security, approximately \$35,000, which I was required to put in escrow at the time the subdivision was approved.

If you have any questions, please do not hesitate to contact me, my email is [Mcipri7283@aol.com](mailto:Mcipri7283@aol.com).

Thank you.

Sincerely,  
  
Angelo Cipriano

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 23-08**

**RESOLUTION NO. 25-19**

**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 **John P. Alfonzetti, P.E., for the property of Angelo Cipriano**, for a 4 lot major subdivision of 9.25 acres as shown on a Final Plat entitled “Subdivision Plat for Mountain View Estates” prepared by John Muldoon, PLS, latest revision dated December 21, 2012 and on an 8 page set of drawings entitled “Integrated Plat Plan” prepared by John Alfonzetti, P.E latest revision dated December 3, 2012, and

**WHEREAS**, as required by condition #7 of Planning Board Resolution No. 8-13 Angelo Cipriano posted a \$60,000 performance bond guaranteeing the completion of all site improvements and the certified installation of the proposed monuments which was accepted by Town Board Resolution 303-14 adopted on November 18, 2014, and

**WHEREAS**, by PB Resolution 23-16 and Town Board Resolution 259-16 the \$60,000 security was previously reduced to \$35,000, and

**WHEREAS**, by a letter dated October 22, 2019 Maria Cipriano requests the release of the remaining \$35,000 security, and

**WHEREAS**, Michael Preziosi, PE, Director of the Department of Technical Services has reviewed the request recommends that the \$35,000 security may be released subject to the following:

**CONDITIONS AND MODIFICATIONS:**

- 1) Applicant shall complete the formation of the drainage district and file a map plan and**

**(continued on page 2)**

**report to the satisfaction of the Director of Technical Services and Legal Department.**

**2) Applicant shall remove any permanent features (stone columns and wing walls) located within the right-of-way proposed for dedication.**

**3) Applicant shall revise and re-submit the as-built survey to the satisfaction of the Director of Technical Services.**

**4) Applicant shall submit written acceptance of the roadway top course and curbs from the Director of Environmental Services.**

**5) The applicant is advised that until such time as the Town Board accepts the road the Town will not pick-up garbage or plow the road.**

**TO BE CONSIDERED FOR ADOPTION: NOVEMBER 6, 2019**