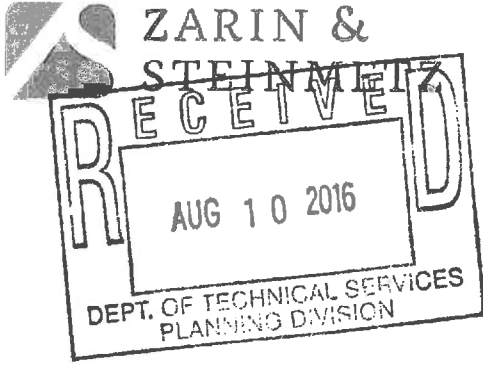


### Right to Know / FOIL

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information, neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and do not become final until approved by a majority of the Board.



Copies.....7  
 ..... Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 August 9, 2016..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 8/10/16

David J. Cooper  
 Jody T. Cross •  
 Michael J. Cunningham •  
 Marsha Rubin Goldstein  
 Helen Collier Mauch •  
 Zachary R. Mintz •  
 Matthew R. Pisciotta •  
 Daniel M. Richmond  
 Kate Roberts  
 Brad K. Schwartz  
 Lisa F. Smith •  
 David S. Steinmetz •  
 Michael D. Zarin

• Also admitted in D.C.  
 • Also admitted in CT  
 • Also admitted in NJ

**By Regular Mail and Email**

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: Hanover Estates (PB No. 1-11)**  
**Request for Second Extension of Preliminary Subdivision Approval**

Dear Chairman Taylor and Members of the Planning Board:

We represent Croton Realty & Development, Inc. in connection with the Hanover Estates Subdivision. The Planning Board granted Preliminary Subdivision Plat Approval by Resolution No. 13-15, adopted on September 1, 2015.

The Applicant respectfully requests its second 6-month extension of Preliminary Subdivision Plat approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of Preliminary Approval, including securing approval from the County to include the property within the Peekskill Sanitary Sewer District.

Respectfully submitted,  
 ZARIN & STEINMETZ  
 By:   
 David S. Steinmetz  
 Brad K. Schwartz

cc: Mr. Seth Jacobson  
 Tim Cronin, III, P.E./Keith Staudohar, CPESC CPSWQ  
 John J. Klarl, Esq.  
 Chris Kehoe, AICP  
 Michael Preziosi, P.E.

WHEREAS, the application of **Croton Realty & Development Inc.** 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 26 lot major subdivision (25 building lots and 1 conservation parcel) of a 35.9 acre parcel of property located on the east side of Croton Avenue, approximately 400 feet north of Furnace Dock Road, as shown on a 6 page set of drawings entitled "Subdivision Plan for Hanover Estates" prepared by Timothy L. Cronin III, P.E. latest revision dated March 17, 2015 was approved by Planning Board Resolution No. 13-15 adopted on September 1, 2015, and

WHEREAS, the subject property of approximately 35.9 acres is located on the east side of Croton Avenue, approximately 400 feet north of Furnace Dock Road and is bounded on the west by Croton Avenue, on the north by the Apple Hill Subdivision, on the east by lands of the Lakeland Central School District, and on the south by a residential lot and is designated on the Town of Cortlandt Tax Maps as Section 34.14, Block 2, Lot 28, and

WHEREAS, the subject property received the 1<sup>st</sup> six-month time extension by Resolution 8-16 adopted on March 1, 2016, and

WHEREAS, by a letter dated August 9, 2016 Brad K. Schwartz, Esq. requested the 2<sup>nd</sup> six-month time extension of Preliminary Plat approval in order to perfect the application prior to submitting for final approval.

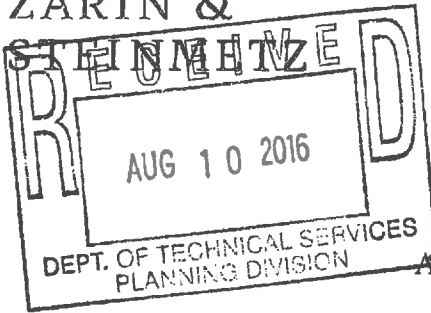
**NOW THEREFORE BE IT RESOLVED**, that the request of Brad K. Schwartz, Esq. for the 2<sup>nd</sup> six-month time extension of the above referenced Preliminary Plat is **approved** said extension to expire on March 1, 2017.

**TO BE CONSIDERED FOR ADOPTION: SEPTEMBER 6, 2016**



ZARIN &

STEINMETZ



August 9, 2016

Copies ..... 7 ..... Planning Board

- ..... Town Board David J. Cooper  
Jody T. Cross
- ..... Zoning Board Michael J. Cunningham  
Marsha Rubin Goldstein  
Helen Collier Mauch
- ..... Legal Dept. Zachary R. Mintz  
Matthew R. Pisciotta
- ..... DOTS Director Daniel M. Richmond
- ..... C.A.C. Kate Roberts
- ..... A.R.C. Brad K. Schwartz
- ..... Applicant Lisa F. Smith  
David S. Steinmetz  
Michael D. Zarin

- Also admitted in D.C.
- Also admitted in CT
- Also admitted in NJ

Sent 8/10/16

**By Regular Mail and Email**

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

**Re: Kirquel Development, Ltd. (PB No. 13-05)**  
**Request for First Extension of Final Plat Approval**

Dear Chairman Taylor and Members of the Planning Board:

We represent Kirquel Development, Ltd. in connection with its residential subdivision located at the south end of Mill Court Crossing. The Planning Board granted Final Plat Approval by Resolution No. 10-16, adopted on March 1, 2016.

The Applicant respectfully requests its first 90-day extension of Final Plat approval. The reason for this request is that the Applicant is continuing to work with its consultants to satisfy the conditions of Preliminary Approval. The Applicant has petitioned the Town Board, for example, to establish the Mill Court Crossing Drainage District and the Mill Court Crossing Sewer District. The Town Board is scheduled to conduct a Public Hearing on this matter on August 16, 2016.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_  
 David S. Steinmetz  
 Brad K. Schwartz

cc: Mr. Michael Sheber  
 Tim Cronin, III, PE  
 John J. Klarl, Esq.  
 Chris Kehoe, AICP  
 Michael Preziosi, PE

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

**DRAFT**

**RESOLUTION NO. 18-16**

**WHEREAS**, the application of **Kirquel Development LTD** for Final 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 for Phase II of the Mill Court Crossing Subdivision, a proposed 14 lot major subdivision (13 building lots and 1 open space parcel) of a 38.28 acre parcel of property located at the south end of Mill Court as shown on an 21 page set of drawings entitled "Site Development and Subdivision for Residences at Mill Court Crossing" prepared by Cronin Engineering, P.E., P.C. latest revision dated January 22, 2016 and on a Plat entitled "Mill Court Crossing Subdivision" prepared by Fehringer Surveying, P.C. latest revision dated October 28, 2015 was approved by the Planning Board by Resolution 10-16 adopted on March 1, 2106, and

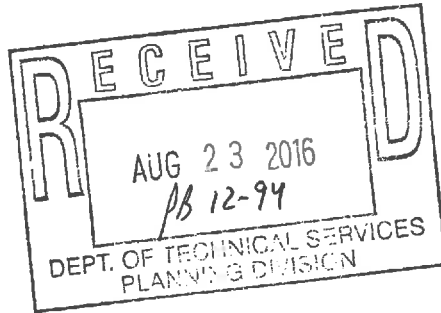
**WHEREAS**, the subject property is located at the south end of Mill Court, is zoned R-40, single family residential requiring 40,000 square feet per lot and is designated on the Town of Cortlandt Tax Maps as Section 13.18, Block 2, Lot 2.5, and

**WHEREAS**, by letter dated August 9, 2016 Brad K. Schwartz, Esq. requested the 1<sup>st</sup> 90-day time extension to satisfy conditions of said approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Brad K. Schwartz, Esq. for the 1<sup>st</sup> 90-day time extension of the above referenced Final Plat is approved said extension to expire on November 30, 2016.

**TO BE CONSIDERED FOR ADOPTION: SEPTEMBER 6, 2016**

August 23, 2016



Copies <sup>7</sup>..... Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 8/27/16

Loretta Taylor  
 Chairperson  
 Town of Cortlandt  
 1 Heady Street  
 Cortlandt Manor N.Y. 10567

Dear Mrs. Taylor,

I was in front of planning the planning board back in March 2016. Received approval for a 6 month period in July 2016 to park in a defined area in the back of Walmart.

I have not received any complaints or violations in the past 6 months.

In talking with Thomas Eikhof we have reached an agreement for a long term lease.

Thank you for your time and consideration .

Sincerely yours,

Joseph Marazino



August 22, 2016

Chris Kehoe, AICP  
Deputy Director, Planning Division  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: September 6, 2016 Planning Board Meeting

Chris,

Given the Town of Cortlandt is in agreement, this letter is to serve as notification that Acadia Cortlandt LLC will enter into formal Long Term lease discussions with Get It And Go Inc.

The lease will include the interior rental of space # 34, Building C and those parking spaces as indicated on the attached site map.

Should you require any additional assistance or information, please do not hesitate to contact me.

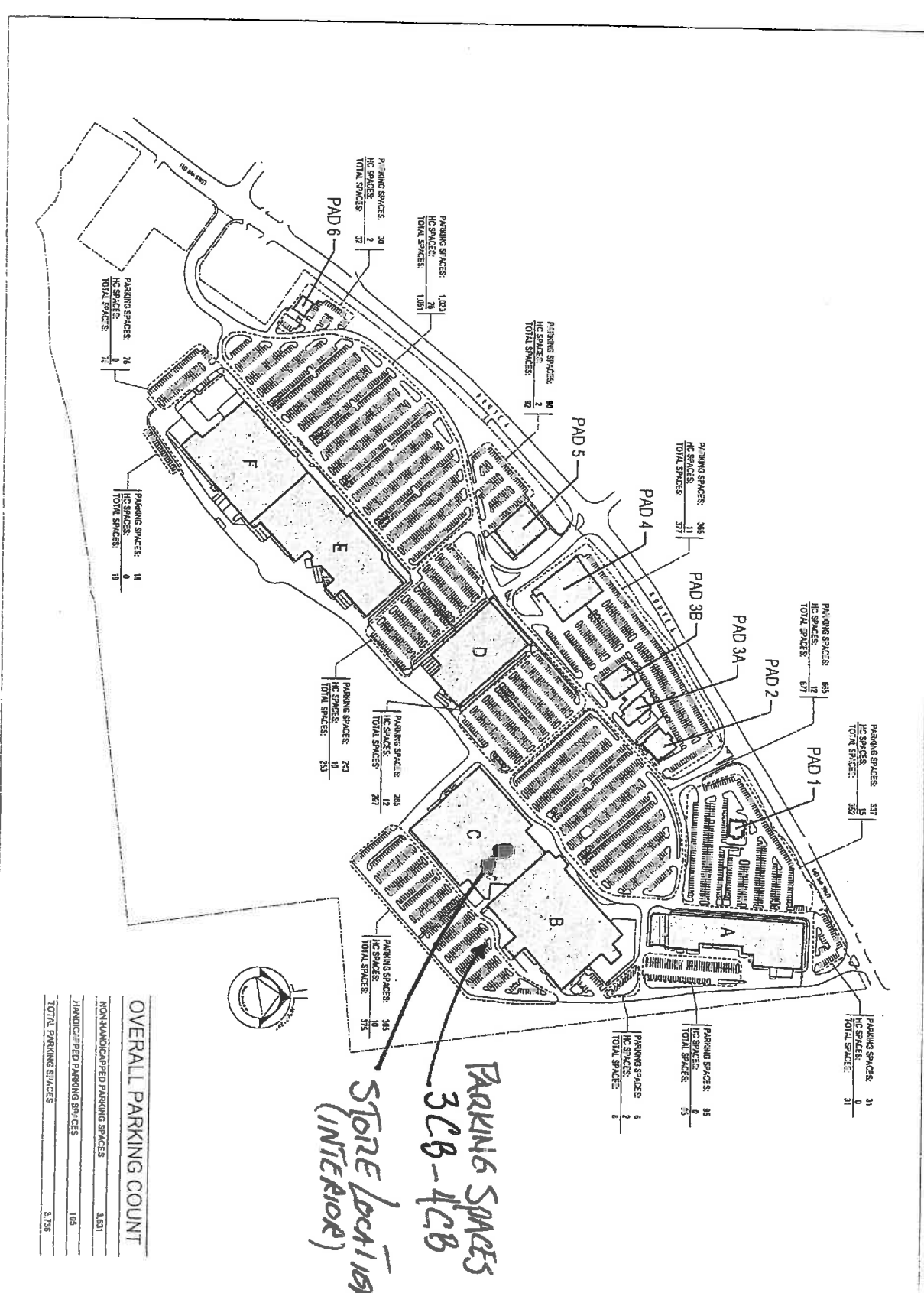
Best regards,



Thomas Eikhof CSM  
Regional Property Manager  
Acadia Realty Trust

cc: M. Harrison  
K. Holbrook  
M. O' Connor

# CORILLANT TAUUKI CENTER



**PARKING SPACES**  
**3CB-4CB**  
**STORE LOCATION (INTERIOR)**

**OVERALL PARKING COUNT**

NON-HANDICAPPED PARKING SPACES	3,531
HANDICAPPED PARKING SPACES	105
<b>TOTAL PARKING SPACES</b>	<b>3,736</b>

DATE: 11/11/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: PC-1






# TOWN OF CORTLANDT

TOWN HALL  
1 HEADY STREET  
CORTLANDT MANOR, N.Y. 10567-1254  
(914) 734-1020 – FAX: (914) 734-1102  
townofcortlandt.com

JO-ANN DYCKMAN  
TOWN CLERK

## MEMORANDUM

TO: Chairperson Loretta Taylor  
Members of the Planning Board

FROM: Jo-Ann Dyckman   
Town Clerk

RE: Application for proposed Zoning Map change for property located at 2226 Crompond Road (Route 202) from R-20, Residential to CC, Community Commercial and for a Zoning Text Amendment to define Physical Fitness Facility for the proposed Cortlandt Pitch Site Plan.

DATE: August 12, 2016

Please find enclosed herewith a Petition for Zoning Map and Text Amendments, a conceptual site plan, the Full EAF, deed and survey for the above referenced application. This information is referred to the Planning Board for coordinated review and Lead Agency determination as required by 6 NYCRR Part 617.6. The Town of Cortlandt Town Board declared their intent to be Lead Agent at their meeting on July 19, 2016. Pursuant to SEQR please submit any written comments to the Cortlandt Town Board within the next thirty (30) days.

If you have any questions concerning this application please contact my office.

JD/CRK/crk  
enclosures

cc: w/out encs. Linda D. Puglisi, Town Supervisor  
Members of the Town Board  
Thomas Wood, Esq., Town Attorney  
Michael Preziosi, P.E., Director of DOTS  
John Klarl, Esq., Deputy Town Attorney  
Chris Kehoe, AICP, Deputy Planning Director

**WHEREAS**, an application for Planning Board approval of a Site Development Plan and a Special Permit for a Specialty Trade Contractor pursuant to Chapter 307 and Chapter 307-65.6 (Zoning) of the Town of Cortlandt Code was submitted by Michael Casolaro, as contract vendee for the property of Maria Tamaoka, for a Specialty Trade Contractor for MCAS Roofing and Contracting, Inc. as shown on a 2 page set of drawings entitled "Site Plan, MCAS Roofing & Contracting, Inc." prepared by Joseph Riina, P.E. latest revision dated June 23, 2016.

**WHEREAS**, the subject property is approximately 17,933 sq. ft. in area, is zoned HC, highway commercial, is located at 2006 Albany Post Road (Route 9A) and is designated on the Town of Cortlandt Tax Maps as Section 67.06, Block 2, Lot 15, and

**WHEREAS**, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated May 24, 2016, and

**WHEREAS**, the subject site is currently developed with a converted residential building, that housed a retail establishment, and a paved parking area, and

**WHEREAS**, the applicant is proposing to use the facility as an office for his roofing company and to park vehicles on the site and to install a small shed to store materials associated with his specialty trade contracting business, and

**WHEREAS**, the applicant is proposing no changes to the exterior of the existing building, and

**WHEREAS**, a specialty trade contractor is permitted by Special Permit in the HC, highway commercial zone, and

**WHEREAS**, the Planning Board reviewed the applicant's proposal with the required conditions of Section 307-65.6 (Specialty Trade Contractors) and the general Special Permit conditions of Section 307-40, 307-41 & 307-42 (Zoning) of the Town of Cortlandt Code and found the proposal to be consistent with the standards and conditions thereof, 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 August 2, 2016, and

**WHEREAS**, the Public Hearing Notice for this application was 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 applicant has applied for area variances for lot area and for side yard setbacks associated with the storage shed from the Zoning Board of Appeals, and

**WHEREAS**, the subject application was referred to the Town Engineering Division, the Fire Advisory Board and the Village of Croton-on-Hudson, 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 conducted a site inspection of the subject premises.

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.
3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.

(continued on page 3)

4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Sustainable Comprehensive Master Plan and Town Zoning Ordinance.
5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.
12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and **FURTHER BE IT RESOLVED** that the Planning Board as lead agency in this matter finds that based on Part 1 of the Short Environmental Assessment Form (EAF) prepared by Michael Casolaro dated May 24, 2016 and Part II of the Short EAF prepared by the Planning Division dated September 6, 2016 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact

(continued on page 4)

upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

**FURTHER BE IT RESOLVED** that the application of Michael Casolaro, as contract vendee for the property of Maria Tamaoka, for Site Development Plan and a Special Permit for a Specialty Trade Contractor pursuant to Chapter 307 and Chapter 307-65.6 (Zoning) of the Town of Cortlandt Code as shown on a 2 page set of drawings entitled "Site Plan, MCAS Roofing & Contracting, Inc." prepared by Joseph Riina, P.E. latest revision dated June 23, 2016 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

**FURTHER BE IT RESOLVED** that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for a maximum of two (2) additional years, granted in one year intervals, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension**, and

**FURTHER BE IT RESOLVED** that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension**.

**CONDITIONS AND MODIFICATIONS:**

1. **Add the appropriate signature block to the subject drawing and obtain the required signatures from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit two paper prints and the mylar of**

said drawing to the Planning Office following the Chairman's signature on the site plan mylar.

2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.
3. The applicant under the direction of the Town's consulting arborist shall manicure the existing trees adjacent to the parking area in the rear of the lot to the satisfaction of the Director of Technical Services. All consulting fees associated with said work shall be paid for by the applicant.
4. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required State, County and Town permits obtained prior to beginning any related work on the subject property.
5. The applicant is advised that the design of any signage proposed for the building and/or the site is subject to the review and comments of the Architectural Advisory Committee.
6. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$5,000. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements, submission of the required as-built survey and an inspection by the Town. Prior to the release of the signed Site Development Plan by the Planning Division said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.
7. The applicant shall add the following notes to the site plan:
  - a) The subject Special Permit expires on September 6, 2019. The applicant shall submit an application to the Planning Board for renewal of the subject Special Permit at the June 2019 Planning Board meeting.
  - b) No outside storage of materials is permitted.
  - c) The Decision and Order number and date the variance was granted from the Zoning Board of Appeals.

8. Prior to the Chairperson signing the Site Plan the applicant shall submit a letter of approval or a no objection letter for the change of use from the County Health Department.

9. The applicant shall obtain all necessary building permits to perform the site improvements (i.e., stripe the parking lot and appropriately delineate the proposed handicapped space) and receive certificate of completion(s) or occupancy to the satisfaction of the Director of Technical Services prior to use and occupancy of the site.

**TO BE CONSIDERED FOR ADOPTION: SEPTEMBER 6, 2016**

**WHEREAS**, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) and for a Tree Removal Permit pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code was submitted by Ananda Salon & Spa, for the property of SMS Heating & Consulting, for a change of use from a daycare center to a spa for property located at 100 Oregon Road as shown on a 9 page set of drawings entitled "Proposed Site Plan for Ananda Salon & Spa" prepared by Michael Berta, R.A. latest revision dated June 22, 2016 and a 4 page set of drawings also entitled "Proposed Site Plan for Ananda Salon & Spa" prepared by Berger Engineering and Surveying" latest revision dated June 22, 2016, and

**WHEREAS**, the subject property of approximately 2.03 acres is located at 100 Oregon Road, is zoned CC, Community Commercial and is designated on the Town of Cortlandt Tax Maps as Section 23.06, Block 2, and

**WHEREAS**, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated May 23, 2016, and

**WHEREAS**, the subject site is currently developed with a converted residential building that housed a daycare center and a paved parking area, and

**WHEREAS**, the applicant is proposing to use the facility as a spa providing cosmetology and massage therapy as described in a memo dated June 22, 2016, and

**WHEREAS**, the applicant is proposing to rehabilitate and enhance the existing structure and add a new entry vestibule to the front of the structure and a one-story addition on the northeast side of the building and the proposed changes were reviewed by the Town Architectural Advisory Council, and

**WHEREAS**, the applicant also proposes to repave the existing parking area, relocate the handicapped spaces nearer to the building and provide a covered porch and handicapped ramp on the southwest corner of the site, and

**WHEREAS**, the applicant is proposing to remove 5 regulated trees from the front of the property which require a tree removal permit as per Chapter 283 of the Town Code, and

(continued on page 2)



**WHEREAS**, the Town Consulting Arborist visited the site and submitted a report dated July 22, 2016, and

**WHEREAS**, the applicant submitted his own Arborist Report completed by Steven Knapp also dated July 22, 2016, and

**WHEREAS**, both arborist reports noted some defects in the existing trees due to storm damage, sap suckers, carpenter ants, etc., and

**WHEREAS**, both arborists visited the site with Town staff on August 17, 2016 and determined that of the seven (7) trees located along Oregon Road and in front of the structure two (2) trees (a Sugar Maple and Spruce) located by Pump House Road as noted in a letter report prepared by Michael Berta dated August 22, 2016 and as shown on a plan prepared by Michael Berta (received by the Planning Division on August 24, 2016) could be preserved and that the remaining 5 trees should be removed, and

**WHEREAS**, the remaining trees on the subject property will remain and in addition the applicant submitted a proposed landscape plan that shows the planting of 21 additional trees and a variety of shrubs and cover, and

**WHEREAS**, the Planning Board considered trees which will be removed from the subject property due to the proposed action and trees to be saved pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code, and

**WHEREAS**, the applicant submitted a drainage evaluation prepared by Berger Engineering & Surveying that proposes using permeable pavement for the subject parking areas, and

**WHEREAS**, the subject drainage evaluation was reviewed by the Director of Technical Services, 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 August 2, 2016, adjourned to September 6, 2016, and

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

**WHEREAS**, the subject Public Hearing Notice was mailed to adjacent and across the street

(continued on page 3)

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 Engineering Division, the Fire Advisory Board and the Architectural Advisory Council, 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 conducted individual site inspections of the subject premises.

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.
3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.
4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Sustainable Comprehensive Master Plan and Town Zoning Ordinance.
5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.

(continued on page 4)

6. The proposed action will not significantly impact the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.
9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.
11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.
12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and

**FURTHER BE IT RESOLVED** that the Planning Board as lead agency in this matter finds that based on Part 1 of the Short Environmental Assessment Form (EAF) prepared by Michael Berta dated May 23, 2016 and Part II of the Short EAF prepared by the Planning Division dated September 6, 2016 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II of the Short EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

**FURTHER BE IT RESOLVED** that the application of Ananda Salon & Spa, for the property of SMS Heating & Consulting, for Site Development Plan pursuant to Chapter 307 (Zoning) and for

a Tree Removal Permit pursuant to Chapter 283 (Trees) of the Town of Cortlandt Code for a change of use from a daycare center to a spa for property located at 100 Oregon Road as shown on a 9 page set of drawings entitled "Proposed Site Plan for Ananda Salon & Spa" prepared by Michael Berta, R.A. latest revision dated June 22, 2016 and a 4 page set of drawings also entitled "Proposed Site Plan for Ananda Salon & Spa" prepared by Berger Engineering and Surveying" latest revision dated June 22, 2016 is hereby **approved**, and

**FURTHER BE IT RESOLVED** that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for a maximum of two (2) additional years, granted in one year intervals, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension**, and

**FURTHER BE IT RESOLVED** that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.**

**CONDITIONS AND MODIFICATIONS:**

- 1. Add the appropriate signature block to the subject drawing and obtain the required signatures from the Director of Technical Services and the Director of Environmental Services on a mylar of the subject drawing and submit (a) two prints and the mylar of said drawing to the Planning Office following the Chairman's signature on the site plan mylar.**
- 2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.**
- 3. Add the most recent Town signature block to the site plan drawings.**
- 4. Posting of a combined soil erosion security and maintenance security pursuant to**

(continued on page 6)

Section 307-73.1 of the Town Code in the amount of \$7,500. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements, submission of the required as-built survey and an inspection by the Town. Prior to the release of the signed Site Development Plan by the Planning Division said security shall be submitted to and approved by the Town Department of Law which will then be forwarded to the Town Clerk and a copy to the Planning Division. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code and as per Town Board Resolution 190-04.

5. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required State, County and Town permits obtained prior to beginning any related work on the subject property.
6. Payment of a 5% inspection construction monitoring fee to the town based on the on-site and off-site construction costs including grading, roads, soil and erosion controls, utilities, site clearing, tree removal, planting and all other improvements pursuant to Resolution 114-00 of the Cortlandt Town Board.
7. The applicant shall submit the details, including the proposed colors and materials, of the freestanding and wall signs (if any) for the review and comment by the Architectural Advisory Council.
8. Note on the Site Plan that a building permit shall be obtained within one (1) year of the Planning Board Chairman's signature on the subject Site Plan.
9. Submit a revised full sized Landscape Plan (SP-2) that reflects the August 17, 2016 site visit with the Town consulting arborist.
10. Submit to the satisfaction of the Director of Technical Services a revised comprehensive Site Plan (including all utilities and easement) to be reviewed and approved by Director at the time of filing for a building permit. The plan shall show the repair and replacement of the existing sidewalk along Oregon Road as required by the Director of DOTS.
11. Submit to the satisfaction of the Director of Technical Services a final Stormwater

(continued on page 7)

**Pollution Prevention Plan (SWPPP) which shall include an erosion and sedimentation control plan.**

**12. All fill material brought to site must meet the material testing requirements as per the Town of Cortlandt soil testing policy.**

**13. The site plan shall be revised to show a refuse collection area and add a note that all refuse shall be serviced by private a carting company.**

**TO BE CONSIDERED FOR ADOPTION: SEPTEMBER 6, 2016**



ZARIN &  
STEINMETZ

David J. Cooper  
Jody T. Cross •  
Michael J. Cunningham •  
Marsha Rubin Goldstein  
Helen Collier Mauch •  
Zachary R. Mintz •  
Matthew R. Pisciotta •  
Daniel M. Richmond  
Brad K. Schwartz  
Lisa F. Smith •  
David S. Steinmetz •  
Michael D. Zarin

---

• Also admitted in D.C.  
• Also admitted in CT  
• Also admitted in NJ

July 1, 2016

**Via Hand Delivery**

Hon. Linda Puglisi and the  
Members of the Town Board  
Town of Cortlandt Town Hall  
One Heady Street  
Cortlandt Manor, New York 10567

**Re: NY Indoor Sports, Inc. Petition for Zoning Map and Text Amendments**

Dear Supervisor Puglisi and Members of the Town Board:

By this letter, New York Indoor Sports, Inc. respectfully submits its Petition for Zoning Map and Text Amendments (the "Petition"), along with the accompanying enclosures, for the Town Board's consideration. The enclosures to this package include ten (10) copies of: this cover letter, the Petition, the Deed containing the site description, the Survey, and the Conceptual Site Plan.

As fully set forth in the enclosed Petition, Petitioner is respectfully requesting a zoning map change for its property located at 2226 Crompond Road from its current R-20 zone to the CC zone. Petitioner is also requesting a zoning text amendment to define the term "Physical Fitness Facility" in the Town of Cortlandt's zoning ordinance.

We look forward to appearing before your Board at your earliest possible meeting to answer any questions you may have, and to formally commence this process. In the interim, as always, please do not hesitate to contact us with any questions or comments.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

David S. Steinmetz

Michael J. Cunningham

DSS/mth

encs.

cc: Hon. Jo-Ann Dyckman  
Chris Kehoe, AICP  
Michael Preziosi, PE  
Martin Russo, Esq.  
Thomas Wood, Esq.



TOWN BOARD OF THE TOWN OF CORTLANDT  
WESTCHESTER COUNTY, STATE OF NEW YORK

-----X  
In the Application of :  
 :  
NY INDOOR SPORTS, INC. :  
 :  
For an Amendment to the Zoning Map and text of :  
Chapter 307 of the Code of the Town of Cortlandt. :  
-----X

**VERIFIED PETITION  
FOR ZONING  
MAP AND TEXT  
AMENDMENTS**

Petitioner NY INDOOR SPORTS, INC., by its attorneys, Zarin & Steinmetz, located at 81 Main Street, Suite 415, White Plains, New York 10601, as and for its Verified Petition (the "Petition") requesting (i) an Amendment to the Town of Cortlandt (the "Town") Zoning Map to change the zoning classification of 2226 Crompond Road (the "Parcel") from R-20 to CC, and (ii) an Amendment to the Town Zoning Ordinance (the "Zoning Ordinance") to include a definition of the term "Physical Fitness Facility," respectfully alleges as follows:

**INTRODUCTION**

1. Petitioner NY Indoor Sports, Inc. is a corporation organized under the laws of the State of New York, with the mailing address: c/o Martin P. Russo, Esq., Gusrae Kaplan Nusbaum PLLC, 120 Wall Street, New York, NY 10005. Petitioner was incorporated on March 27, 2014.

2. NY Indoor Sports, Inc. owns the Parcel that is the subject of this Petition. The Parcel, which measures approximately six (6) acres, is located on the north side of Route 202/35 directly east of the Cortlandt Lanes bowling alley. It is presently located in the Town's R-20 zoning district.

3. Petitioner proposes to develop an indoor/outdoor recreational sports facility on the Parcel. The facility would be for sports, agility and related fitness training, as well as for competitive game play. The facility would include a building approximately 56,000 square feet in size, containing, among other things, a high-quality, ecologically sound turf field, a sports specific weight training and cardio room, a flexibility and core training room, an accessory sports supply booth, kids' zone, a coaching/training staff office, a small concession and reception area, ADA compliant bathrooms, a party room, a climate controlled seating and spectator area with long tables on the mezzanine level, an isolated field area for players and coaches, warm-up and waiting areas, and video games ("the Project"). The Project will also include an outdoor playing field located above the septic area, as well as a lighted parking lot.

4. In furtherance of the Project, Petitioner is seeking an amendment to the Zoning Map to change the zoning classification of the Parcel from an R-20 District to the CC (Community Commercial) District because the CC Zone allows Physical Fitness Facilities as-of-right. Moreover, Petitioner seeks an amendment to the Zoning Ordinance to include a definition of the term "Physical Fitness Facility."

#### **PROPOSED ZONING MAP CHANGE**

5. Petitioner seeks a Zoning Map amendment in order to implement and facilitate the Project.

6. Petitioner seeks to avail itself of the Physical Fitness Facility use (listed under the subcategory of "Institutional, Recreational and Public Uses" in the Table of Permitted Uses attached to the Zoning Ordinance), which is permitted by right in the CC District, but is not permitted in the R-20 District.

7. Importantly, the proposed Zoning Map change would be fully consistent with the pattern of zoning and development in the immediate area and is consistent with the longstanding plan of the Town in the 2004 Comprehensive Master Plan to create a Community Commercial area between the Bear Mountain Parkway and Croton Avenue. (2004 Plan at 3-7, 3-15).

8. The property directly adjacent to the Parcel is Cortlandt Lanes, located at 2192 Crompond Road. That bowling alley is currently in the CC District.

9. In addition, the two properties located across from the Parcel on the south side of Crompond Road (i.e., 2225 Crompond Road and 2229 Crompond Road) are also both in a CC District. These properties are used as a gas station and a small office building, respectively.

10. Any potential residential development of the Parcel in accordance with its current R-20 zoning would be inconsistent with and out of character from these surrounding commercial properties.

11. Accordingly, rezoning the Parcel from R-20 to CC would bring the Parcel into harmony with the existing zoning and land uses in the vicinity, and encourage a more appropriate use of the Parcel.

#### **DEFINITION OF PHYSICAL FITNESS FACILITY**

12. A Physical Fitness Facility is permitted by right in the CC District pursuant to the Table of Permitted Uses attached to the Zoning Ordinance. The term "Physical Fitness Facility", however, is not defined in the Zoning Ordinance. While it appears that the Project would fit within any plain English meaning of a Physical Fitness Facility, Petitioner respectfully requests that the Town Board amend the Zoning Ordinance to include a clear definition to avoid any potential confusion.

13. More specifically, Petitioner proposes to amend Section 307-4 (“Definitions”) of the Zoning Ordinance to provide the following definition of a Physical Fitness Facility:

A privately owned and operated indoor and/or outdoor recreation facility for physical fitness and sports activities, including, but not limited to, group and private instruction or training, as well as competitions or games. Customary accessory uses incidental to a Physical Fitness Facility may include: a) a snack bar; b) the sale of items such as sports apparel and/or equipment; c) physical therapy and/or sports treatments; d) party or general recreation and assembly space; e) baby-sitting services for use solely by patron or employee children; and f) arcade games and vending machines.

**PROPOSED AMENDMENTS ARE CONSISTENT  
WITH THE TOWN’S FINAL ADOPTED  
2016 SUSTAINABLE COMPREHENSIVE PLAN**

14. Petitioner is also aware that the Town has recently completed the (award winning) Final Adopted 2016 Sustainable Comprehensive Plan entitled “Envision Cortlandt: 2016 Sustainable Comprehensive Plan” (the “2016 Plan”). Petitioner thus reviewed the 2016 Plan, and respectfully submits that the Project would also be consistent with the carefully crafted policy recommendations set forth in the 2016 Plan.

15. The 2016 Plan emphasizes that the Town has made it a priority to improve access to sports fields, and to ameliorate existing adverse traffic conditions in the Parcel’s vicinity.

16. The 2016 Plan states, for example, that “[a]s part of the Envision Cortlandt townwide survey, the community indicated its desire for the Town to continue to preserve, maintain, and improve existing open space for trails, neighborhood parks, and sportsfields.” (2016 Plan at 88).

17. Consistent with this goal, the Project would add much needed recreational fields to support the needs of Town residents. The weather at the end of November generally requires soccer players to stop playing outdoors, so the indoor soccer season begins in full effect. Local players yearn for spaces to play but constantly run into the problem of a lack of available playing facilities. Soccer players often start playing on hard floors in gyms that have no resemblance to the natural grass and turf fields they experience outdoors. Travel soccer teams look to participate in tournaments on the limited supply of indoor turf fields, as these fields most closely resemble outdoor soccer matches.

18. The new fields will support the local soccer community. The Town of Cortlandt youth travel soccer teams will have the opportunity to play on a local turf field and help hone their skills. This will have the effect of keeping local Town of Cortlandt soccer players engaged in soccer throughout the year and improving their skill level in all seasons. The effects will be evident in the future by increasing the competitiveness of the soccer programs for the Lakeland Central School District and the Hendrick Hudson School District.<sup>1</sup>

19. The Project's contemplated traffic improvements would also advance the Town's goals for safer traffic conditions. The 2016 Plan observes that "[a]long Routes 35 and 202 there is a general trend toward increasing traffic volumes compared with the 2004 Master Plan [and] [m]ost of the Route 35/202 accidents occurred at or near the intersections of the Bear Mountain Parkway, Lexington Avenue, Lafayette Avenue, and Croton Avenue." (2016 Plan at 72). The Parcel is located on Route 202 between the Bear Mountain Parkway and Croton Avenue.

20. The improvements to the Parcel, as set forth on the accompanying Conceptual Site Plan, will create safer ingress and egress, improving safety and traffic flow. As

---

<sup>1</sup> While the present intention of Petitioner is to focus on soccer, the proposed facility would undoubtedly be capable of being utilized for other types of field sports within the space and size limitations of the facility and fields.

Petitioner will explain during the planning and environmental review process, modification to the site access and circulation, as well as the potential elimination of the Cortlandt Lanes bowling alley driveway connection to Route 202, will vastly improve vehicular and pedestrian circulation and safety. (See Conceptual Site Plan prepared by Divney Tung & Schwalbe).

### SEQRA

21. In accordance with the New York State Environmental Quality Review Act ("SEQRA"), the proposed action is an Unlisted Action. Petitioner has elected to submit a Long Environmental Assessment Form in order to demonstrate to the Town that the proposed amendments to the Zoning Map and Zoning Ordinance, and the Project that would be facilitated as a result of such amendments, would not result in any potentially significant adverse environmental impacts.

22. Petitioner acknowledges that the proposed zoning map change and text amendments will be referred for review to other agencies, including the Town Planning Board and the Department of Technical Services.

23. Petitioner submits that all relevant areas of environmental concern will be identified, analyzed, and where appropriate, mitigated to the extent requested by any reviewing agency.

24. Petitioner respectfully requests that the Town Board declare itself Lead Agency and conduct a coordinated SEQRA review of the proposed zoning amendments and the Project.

REQUESTED RELIEF

25. Petitioner respectfully requests that the Town Board of the Town of Cortlandt:

- i. Schedule, notice and conduct a Public Hearing on the Petition at the earliest possible date;
- ii. Amend the zoning classification of the Parcel from R-20 to CC; and
- iii. Amend Section 307-4 of the Zoning Ordinance to include a definition for Physical Fitness Facility as proposed above.

**WHEREFORE**, it is respectfully requested that the instant matter be placed on the earliest possible agenda of the Town of Cortlandt Town Board, and that the relief sought herein be, in all respects, granted.

Dated: June 21, 2016  
White Plains, New York

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

David S. Steinmetz, Esq.  
Michael J. Cunningham, Esq.  
*Attorneys for Petitioner*  
81 Main Street, Suite 415  
White Plains, New York 10601  
(914) 682-7800

VERIFICATION

STATE OF NEW YORK            )  
  )  
COUNTY OF WESTCHESTER    )

s.s.:

Martin Russo, hereby deposes and says that he is a Shareholder of NY INDOOR SPORTS, INC., the Petitioner, and says that he has reviewed the foregoing Verified Petition and that the foregoing Verified Petition is true to his own knowledge, and authorizes Zarin & Steinmetz to submit the foregoing Verified Petition to the Town Board of the Town of Cortlandt on Petitioner's behalf.

NY INDOOR SPORTS, INC.

By:



Name: Martin Russo

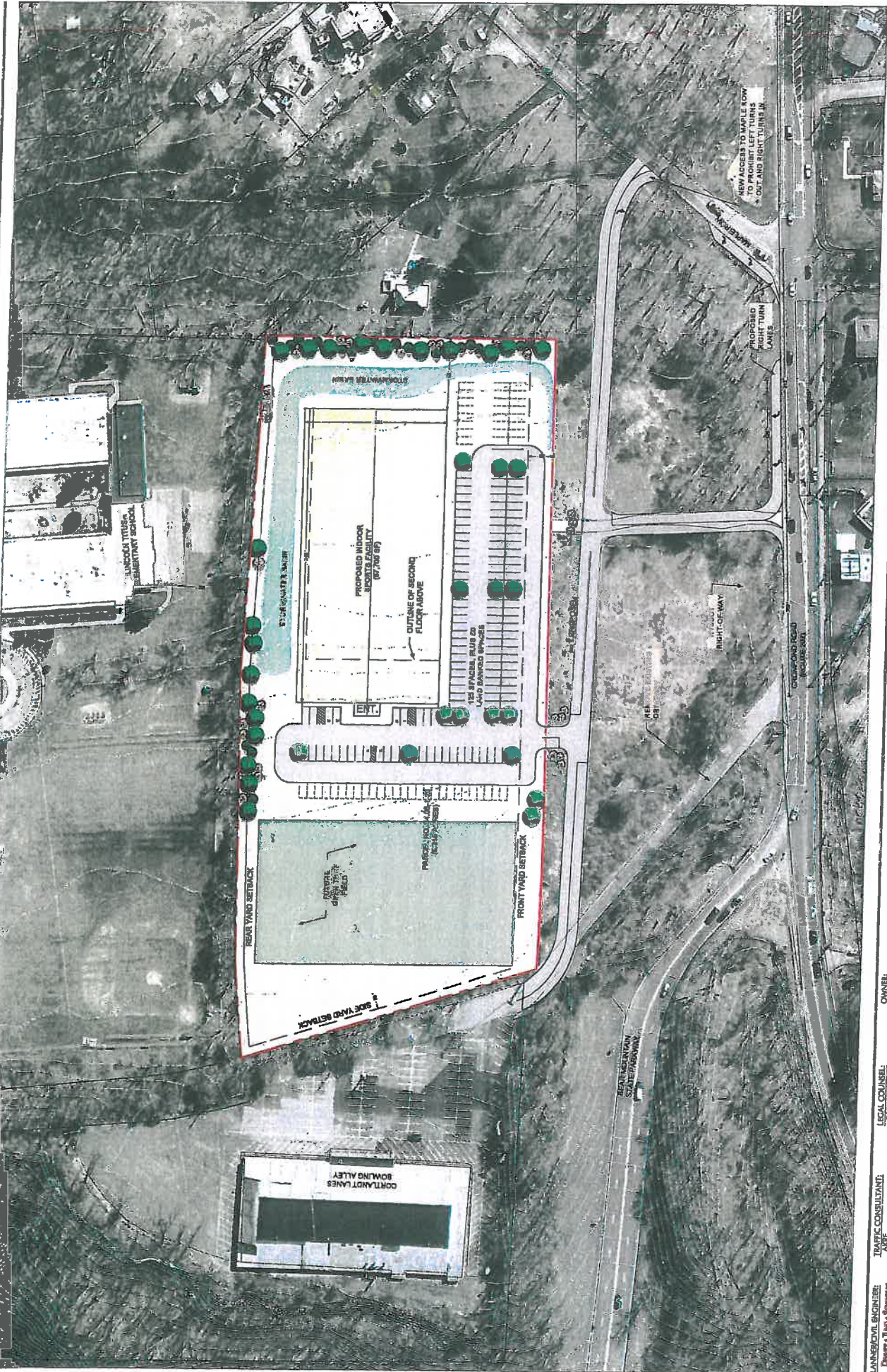
Title: General Counsel & Shareholder

Sworn to before me this  
22nd day of June, 2016

  
\_\_\_\_\_  
Notary Public

**MARLEN KRUSHKOV**  
Notary Public, State of New York  
No. 02KR6326037  
Qualified in New York County  
Commission Expires June 08, 2019





Conceptual Site Plan  
July 1, 2016

OWNER:  
NY INDOOR SPORTS, INC.  
c/o Gianni Kaplan Holdings LLC, c/o Martin P. Remo  
120 West Street, 25th Floor  
New York, NY 10005

LEGAL COUNSEL:  
ZARIN & STERNKREITZ  
81 Wall Street, Suite 415  
White Plains, New York 10601

TRAFFIC CONSULTANT:  
34 South Broadway, Suite 401  
White Plains, New York 10601

PLANNING ENGINEER:  
OWNER'S USE ONLY  
DATE: 7/1/16  
SCALE: AS SHOWN



# Michael R. Berta, AIA

## Architecture & Planning

August 22, 2016

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

Re: Ananda Salon & Spa  
100 Oregon Rd  
Cortlandt Manor, NY



- Copies.....? Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept
- ..... DOTS Director
- ..... C.A.G. via e-mail
- ..... A.R.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_

Dear Ms. Taylor & Members of the Board;

Thank you and the other members of the board for your time.

On August 17, 2016 a meeting was held with the town consultants, (Mr. Kehoe, Mr. Spreziosi & Mr Hall) 8/27/16  
Mr. Knapp (On Earth Arborist) and Mr. Sams (owner) on site to discuss the existing trees.

During the meeting it was agreed to have the Sugar Maple, the 2 pears, the 2 dead trees in front of the building and the Sugar Maple furthest from Pump House Road are to be removed.

The other two trees (sugar maple & Spruce) by Pump House road will be preserved. It was also agreed that the 12" Norway Maple, 8" Red Maple tree, the 22" Krimson King and the 24" Magnolia trees be saved.

If you refer to the proposed planting plan you will see that we are planting 21 new trees, which is more than 3x the number of trees that are being removed.

I have attached a revised plan showing the location of the trees and the proposed planting plan.

Once again ,Thank you for taking the time to review our application and we look forward to working with you and the other members.

Sincerely Yours;

Michael R. Berta, AIA  
Architect

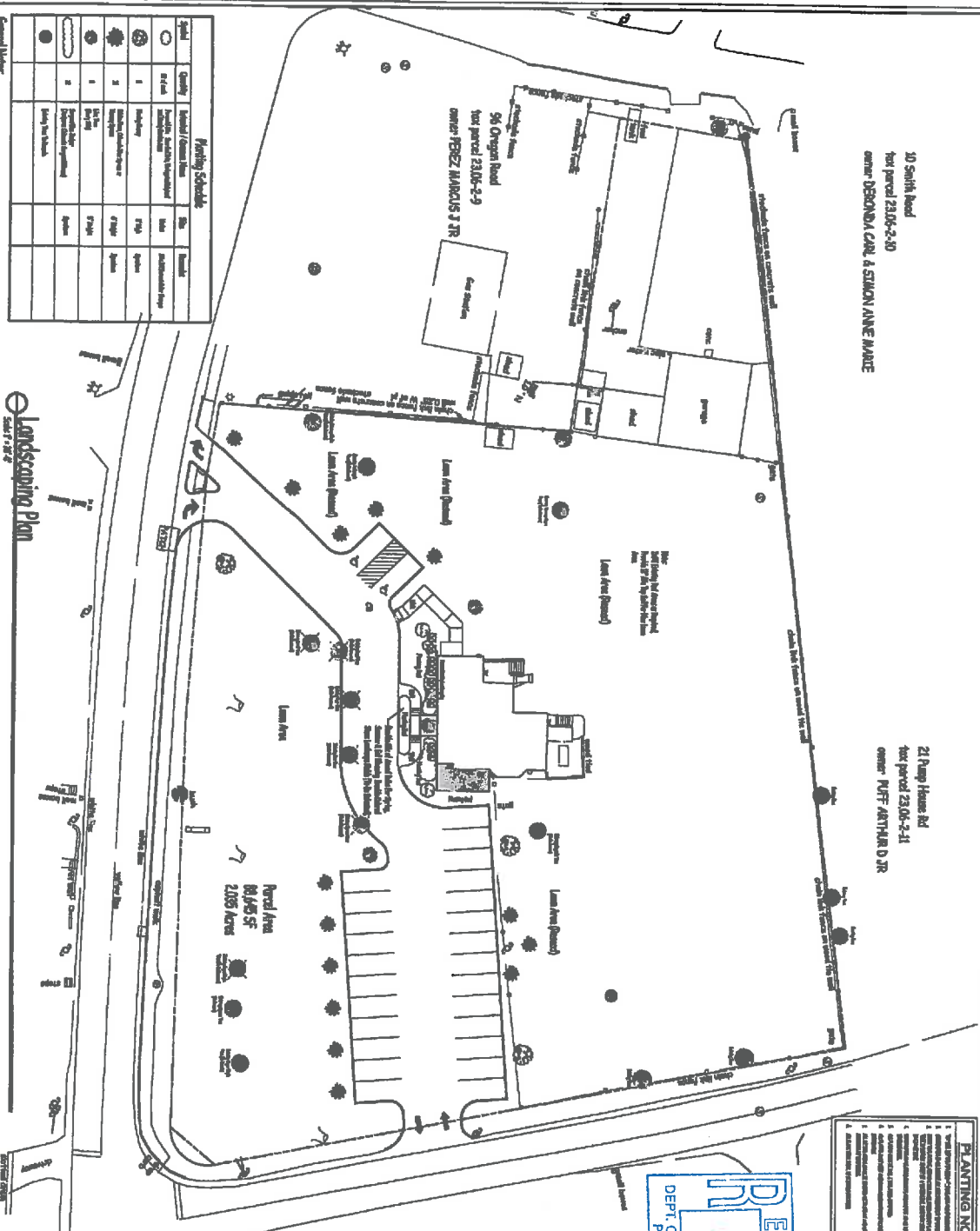
30 Smith Road  
 Tax parcel 2306-2-10  
 owner: DEBORAH CARL & SIMON ANNE MADE

21 Ramp House Rd  
 Tax parcel 2306-2-11  
 owner: PUFFY ANTHON D JR

Plant	Quantity	Material / Comments	Size	Location
1	1	Large tree (see schedule)	18"	Northwest corner
2	2	Medium tree (see schedule)	12"	West side
3	1	Small tree (see schedule)	8"	East side
4	2	Large tree (see schedule)	18"	Southwest corner
5	1	Medium tree (see schedule)	12"	West side
6	2	Small tree (see schedule)	8"	East side
7	1	Large tree (see schedule)	18"	Northwest corner
8	1	Medium tree (see schedule)	12"	West side
9	1	Small tree (see schedule)	8"	East side
10	1	Large tree (see schedule)	18"	Northwest corner
11	1	Medium tree (see schedule)	12"	West side
12	1	Small tree (see schedule)	8"	East side
13	1	Large tree (see schedule)	18"	Northwest corner
14	1	Medium tree (see schedule)	12"	West side
15	1	Small tree (see schedule)	8"	East side

**Landscaping Plan**  
 Scale: 1" = 20'

1. This plan is a conceptual landscape design and does not constitute a contract. It is subject to change without notice. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for providing all materials and labor. The client shall be responsible for providing all necessary site information and existing conditions. The contractor shall be responsible for providing all necessary site information and existing conditions. The client shall be responsible for providing all necessary site information and existing conditions. The contractor shall be responsible for providing all necessary site information and existing conditions.



**PLANTING NOTES**

1. All plants shall be installed in accordance with the manufacturer's instructions.
2. All plants shall be installed in accordance with the manufacturer's instructions.
3. All plants shall be installed in accordance with the manufacturer's instructions.
4. All plants shall be installed in accordance with the manufacturer's instructions.
5. All plants shall be installed in accordance with the manufacturer's instructions.

**RECEIVED**  
 DEPT. OF TECHNICAL SERVICES  
 DEPT. OF PLANNING DIVISION  
 AUG 24 2015  
 Tropical Islands and Tiki Bar

**General Notes**

1. The contractor shall be responsible for providing all materials and labor.
2. The contractor shall be responsible for providing all materials and labor.
3. The contractor shall be responsible for providing all materials and labor.
4. The contractor shall be responsible for providing all materials and labor.
5. The contractor shall be responsible for providing all materials and labor.

**Planting Schedule**

**Site Preparation**

**Soil and Fertilization**

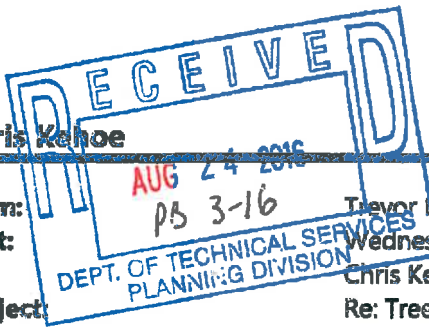
**Planting and Watering**

**Final Inspection**

**Michael R. Berta, AIA**  
 Architects & Planning  
 7 Robert Road  
 Monticello, NY 13854  
 518-456-1650

**Michael R. Berta, AIA**  
 Architects & Planning  
 7 Robert Road  
 Monticello, NY 13854  
 518-456-1650

**Michael R. Berta, AIA**  
 Architects & Planning  
 7 Robert Road  
 Monticello, NY 13854  
 518-456-1650



Chris Kehoe

From: Trevor Hall <thall@Bartlett.com>  
Sent: Wednesday, August 24, 2016 9:08 AM  
To: Chris Kehoe  
Subject: Re: Trees

Hi Chris

The attached documents accurately reflect our conversation on site. It seems they have added the other trees to the plan that are going to commit to be preserved and added the additional decayed maple as a removal. Let me know if you have any further questions or comments for me to address.

Thanks.

Trevor.

Sent from my iPhone

On Aug 24, 2016, at 8:58 AM, Chris Kehoe <[ChrisK@townofcortlandt.com](mailto:ChrisK@townofcortlandt.com)> wrote:

Can you please take a very quick look at this submission from the applicant's architect. I think the Planning Board will want a brief response from you, only a sentence or two, acknowledging the site visit and concurring (I think) with the applicant's memo.

Thanks,

Chris Kehoe, AICP  
Deputy Director, Planning Division  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567  
914-734-1080

Copies ..... 1 Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.G. via e-mail  
..... A.B.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 8/25/16

From: Michael R. Berta [<mailto:mike@bertaarchitects.com>]  
Sent: Tuesday, August 23, 2016 7:49 PM  
To: Chris Kehoe; [sharif10@optonline.net](mailto:sharif10@optonline.net)  
Subject: RE: Trees

Chris

Attached is the revised landscaping plan and summary letter.

Please call with questions.

Thanks

Mike

Michael R. Berta, AIA



# TOWN OF CORTLANDT ARCHITECTURAL ADVISORY COMMITTEE

LINDA D. PUGLISI  
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567

**TOWN BOARD MEMBERS**

Richard H. Becker  
Francis X. Farrell  
Seth Freach  
Debra Costello

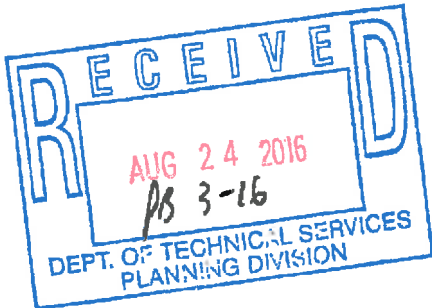
914-734-1080  
FAX 914-788-0294  
[www.townofcortlandt.com](http://www.townofcortlandt.com)  
Planning Staff e-mail:  
chrisk@townofcortlandt.com

Arthur Clements, AIA  
Chairman

Members:  
Christopher Borchardt, AIA  
Michael Lenihan, RA  
Kimberly Miller, AIA  
Daniel Shure

Memorandum To: Ms. Loretta Taylor, Chairperson and, Members of The Planning Board  
From: Arthur Clements  
Subject: Ananda Salon & Spa  
Date: August 24, 2016

The Architectural Advisory Committee has reviewed the Floor Plans and Elevations dated June 1, 2016, (Rev 6/22/2106) as prepared by Michael R. Berta, AIA, and the Site Plan dated May 23, 2016 (rev 6/22/2016) and we are pleased to endorse this Project as shown on these drawings.



Copies ..... 7 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 8/24/16



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

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**  
 Linda D. Puglisi

Chris Kehoe, AICP  
 Deputy Director – Planning

**Town Board**  
 Richard Becker  
 Debra A. Costello  
 Francis X. Farrell  
 Seth M. Freach

Planning Staff  
 Michelle Robbins, AICP  
 Rosemary Boyle-Lasher

**MEMORANDUM**

**TO:** Planning Board Members

**FROM:** Mike Preziosi, P.E., Director   
 Department of Technical Services

Chris Kehoe, AICP, Deputy Director *CK*  
 Department of Technical Services, Planning Division

**SUBJECT:** PB 6-15 Application of Hudson Ridge Wellness Center, Inc. for Site Development Plan approval and a Special Permit to reuse the seven existing buildings located at the former Hudson Institute property to provide a 92 bed private residential treatment program for individuals who are recovering from chemical dependency on a 20.83 acre property located at 2016 Quaker Ridge Road as shown on a drawing entitled “Site Plan, Hudson Ridge Wellness Center” prepared by Ralph G. Mastromonaco, P.E. dated July 16, 2015. (see prior PB 49-86)

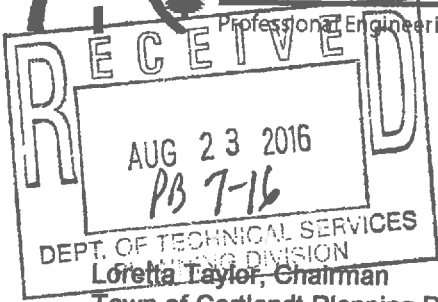
**DATE:** August 12, 2016

As you know this application was submitted in August 2015 and the applicant introduced the case to the Planning Board at the August 4, 2015 meeting. The application was referred back to staff for a review memo. Subsequent to that referral the Town Board adopted a moratorium regarding certain special permits, including hospitals, therefore the staff review of the application was put on hold during the moratorium. The moratorium expired on June 30, 2016.

The application seeks Site Plan approval and a Special Permit for a hospital as per Section 307-59 of the Town Zoning Code. Section 307-59 (9) requires that hospitals are “Only permitted on a lot in residential zones which fronts on a state road”. Quaker Ridge Road is not a state road and therefore the application cannot be further processed by the Planning Board.

MP/CRK/crk  
 attachment

cc: Linda D. Puglisi, Town Supervisor  
 Richard H. Becker, Town Board Liaison  
 Tom Wood, Esq., Town Attorney  
 John Klarl, Esq. Deputy Town Attorney  
 Hudson Ridge Wellness Center, Inc.  
 Robert Davis, Esq.  
 Ralph G. Mastromonaco, P.E.



August 22, 2016

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

**Re: Amended Site Development Plan  
Paraco Fuel Corporation  
8 and 14 Bay View Road**

Dear Chairman Taylor and Members of the Planning Board:

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

1. Application fee of \$500.
2. Planning Board Application.
3. Letter of Authorization.
4. List of Officers of the Corporation.
5. Adjoining Property Owners List.
6. Short Environmental Assessment Form.
7. Property Deeds.
8. Copy of the survey.
9. Copy of the 1982 Site Plan.
10. Site photos.
11. Fourteen (14) copies of the "Site Plan", dated August 22, 2016.

This office has been retained by the Applicant, Paraco Gas Corporation, to seek Amended Site Development Plan Approval from the Planning Board for their existing propane fuel storage and distribution operation on the subject property, which is located in the M-1 (Light Industrial) Zoning District at 8 & 14 Bay View Road.

We respectfully request placement of the application on the Planning Board's September 6, 2016 meeting agenda.

**PROJECT NARRATIVE**

Paraco Gas Corporation currently operates a gas storage and distribution facility at 8 & 14 Bay View Road. The site contains two, 30,000 gallon propane storage tanks that are refilled every day or at least every other day. The Owner/Applicant runs 6 fuel trucks daily along with two service trucks daily. The office also has one or sometimes two employees when the regional managers visit the site, therefore, there is approximately 8-10 employees that visit the site per day. Of those, the trucks are generally out on the road for the majority of the day, returning to the site late afternoon, leaving generally one employee on site all day.

The site is approximately 90% impervious and has been that way for decades. This project does not propose any new structures other than the ADA ramp. The existing office building will require a new foundation raised to a higher elevation, the existing sign needs to be relocated and the ADA parking

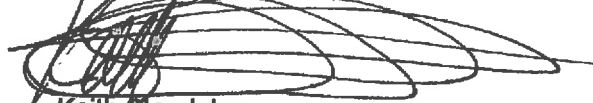
Copies..... <sup>7</sup> Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 8/24/16

space will need to be ramped to the existing sidewalk. No other construction is proposed as part of this application. All other existing site improvements and operations are to remain as is.

Therefore, this project is for an Amended Site Plan for the re-construction of an existing replacement office building which was installed after the original office building had to be removed as a result of Super Storm Sandy in 2012. The current office building replacement is to be provided with a proper foundation and the finished floor elevation will also be raised to elevation 11.0 or 2.0' above the 100-year flood elevation of 9.0.

We look forward to appearing before the Planning Board to discuss the project on September 6, 2016. 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,

A handwritten signature in black ink, appearing to read 'Keith Staudohar', written over a horizontal line.

Keith Staudohar  
Cronin Engineering, P.E., P.C.

cc: David Latourall, Paraco Gas w/ encl.

Paraco-site plan-letter-initial submission-20160822

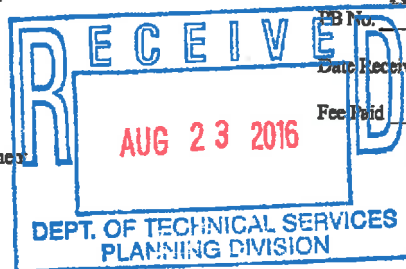


**TOWN OF CORTLANDT  
PLANNING BOARD APPLICATION**

**CHECK APPROVAL (S) REQUESTED**

- Lot Line Adjustment
- Preliminary Subdivision
- Conventional
- Cluster-open space
- Final Subdivision
- Site Development Plan
- Site Development Plan Amendment
- Special Permit
- Wetlands Permit
- Steep Slopes Permit

For Official Use Only:



7-16  
 PB No. \_\_\_\_\_  
 Date Received 8/23/16  
 Fee Paid \$500

1. Name of Proposed Development Amended Site Plan for Paraco Fuel Corporation
2. Name of Applicant Paraco Gas Corp. (fka Paraco Fuel Corp.) Phone 914-686-8200  
 Address 14 Bay View Road, Cortlandt Manor NY 10567  
 Street No. & Name      Town      State      Zip
3. Owner of Record Paraco Gas Corp. (fka Paraco Fuel Corp.) Phone 914-686-8200  
 Address 14 Bay View Road, Cortlandt Manor NY 10567  
 Street No. & Name      Town      State      Zip
4. Engineer/Architect Cronin Engineering, P.E., P.C. Phone 736-3664  
 Address 39 Arlo Lane      Cortlandt Manor      New York      10567  
 Street No. & Name      Town      State      Zip
5. Land Surveyor Link Land Surveyors, P.C. Phone 845-628-5857  
 Address 21 Clark Place, Suite 1B, Mahopac      New York      10541  
 Street No. & Name      Town      State      Zip
6. Attorney tbd Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Street No. & Name      Town      State      Zip
7. Site Location: On the West side of Bay View Road  
 (direction)      (street)  
200 feet South of Roa Hook Road  
 (direction)      (street)
8. Tax lot designation: Section: 22-19 Block 01 Lot(s) 02, 03
9. Total Area: 67,350 SF No. of Lots 1 Sq. Ft. of Building 1,325 (existing)  
 Zoning Dist. M-1 Proposed Use Gas/Utility No. Of Parking Spaces +/-20
10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: N/A Res. # \_\_\_\_\_

**PLEASE CHECK APPROPRIATE SPACE:** I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4. YES  NO

CONFIRMATION ALL TAXES PAID: \_\_\_\_\_ Date: \_\_\_\_\_  
 Receiver of Taxes

STATE OF NEW YORK: )  
 COUNTY OF WESTCHESTER: ) SS  
 TOWN OF CORTLANDT )

I, Joe Armentano hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address \_\_\_\_\_ SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_

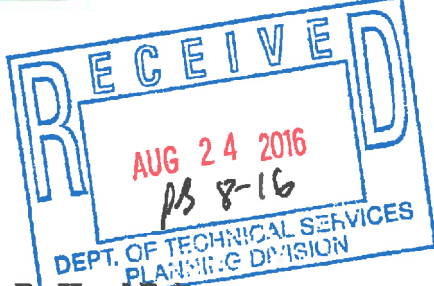
\_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

SEE PAGE 2 →





ZARIN &  
STEINMETZ



By Hand Delivery

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

7  
Copies ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C. via e-mail  
August 24, 2016  
..... A.R.C.

David J. Cooper  
Jody T. Cross  
Michael J. Cunningham  
Marsha Rubin Goldstein  
Helen Collier Mauch  
Zachary R. Mintz  
Matthew R. Pisciotta  
Daniel M. Richmond  
Kate Roberts  
Brad K. Schwartz  
Lisa F. Smith  
David S. Steinmetz  
Michael D. Zarin

▲ Also admitted in D.C.  
● Also admitted in CT  
▲ Also admitted in NJ

..... Applicant  
.....  
.....  
Sent 8/24/16

**Re: Brookfield Resource Management, Inc. (PB No. 13-13)  
Application for Renewal of Junkyard Special Permit and  
Discontinuance of Quarterly Traffic Report Requirement**

Dear Chairman Taylor and Members of the Planning Board:

We represent Brookfield Resource Management, Inc. ("Brookfield") in connection with its recycling facility along Albany Post Road. Enclosed please find a completed Application for Special Permit renewal for the above referenced facility, together with a copy of the approved Site Development Plan and \$500 fee.

By this letter, Brookfield respectfully requests the renewal of the Special Permit pursuant to Section 307-61 of the Zoning Ordinance. The Special Permit is set to expire on December 7, 2016. The Special Permit was originally granted by the Board pursuant to Resolution No. 56-10, adopted on December 7, 2010, and was subsequently renewed for another three (3) years by Resolution No. 44-13 in 2013.

Brookfield respectfully requests a renewal of its Junkyard Special Permit for another period of three (3) years. Brookfield has operated in compliance with the terms and conditions of the Special Permit requirements during the present permit period. See Zoning Ordinance § 307-61(9). We are timely submitting this extension request three months prior to the expiration of the Permit, pursuant to Condition No. 1 in the Resolution.

Brookfield also respectfully requests that the Planning Board discontinue the requirement to submit quarterly traffic updates, as required by Condition No. 3 in the Resolution.

The results of the previous quarterly traffic reports demonstrate that Brookfield's recycling operations have not caused any adverse traffic impacts along Albany Post Road. The daily traffic activity at the site has proven to be consistent with the activity forecasted in the Traffic Impact Study prepared for this use. Therefore, Brookfield believes that continued quarterly monitoring is unnecessary, and an inefficient use of its time and resources.

Please notify us when this matter will appear on your agenda.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

David S. Steinmetz

Brad K. Schwartz

cc: Mr. Thomas Malone  
John J. Klarl, Esq.  
Chris Kehoe, AICP  
Michael Preziosi, P.E.

**TOWN OF CORTLANDT  
PLANNING BOARD APPLICATION**

**CHECK APPROVAL (S) REQUESTED**

- Lot Line Adjustment
- Preliminary Subdivision
- Conventional
- Cluster-open space
- Final Subdivision
- Site Development Plan
- Site Development Plan Amendment
- Special Permit
- Wetlands Permit
- Steep Slopes Permit



For Official Use Only: 8-16

FB No. \_\_\_\_\_  
Date Received 8/29/16  
Fee Paid \$ 500.00

Copies ..... 7 Planning Board

1. Name of Proposed Development Brookfield Resource Management, Inc.
2. Name of Applicant Brookfield Resource Management, Inc Phone 914 592 5250  
Address 100 Lamont St. Elmsford NY 10523  
Street No. & Name Town State Zip ..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C. via e-mail  
..... A.P.C.
3. Owner of Record 2114 APR LLC Phone 914 592 5250  
Address 100 Lamont St, Elmsford NY 10523  
Street No. & Name Town State Zip ..... Applicant
4. Engineer/Architect Nosek Engineering Phone 845 457 8141  
Address 201 Ward St, Suite G Montgomery NY 12549  
Street No. & Name Town State Zip
5. Land Surveyor Contractors Line and Grade Phone 914 682 7800  
Address 9 N. Goodwin Ave Ste 3 Elmsford NY 10523  
Street No. & Name Town State Zip ..... Sent 8/29/16
6. Attorney Zarin & Steinmetz Phone 914 682 7800  
Address 81 Main St. Ste 415 White Plains NY 10601  
Street No. & Name Town State Zip
7. Site Location: On the East side of NYS Route 9A  
(direction) (street)  
550 feet North of Dutch Street  
(direction) (street)
8. Tax lot designation: Section: 54.08 Block 2 Lot(s) 29 & 30
9. Total Area: 8.73 Ac No. of Lots 2 Sq. Ft. of Building 1800  
Zoning Dist HC/9A; M1 Proposed Use Recycling No. Of Parking Spaces 20
10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: NA Res. # \_\_\_\_\_

MARY E. BREINING

**PLEASE CHECK APPROPRIATE SPACE:** I consent to the extension of the 62-day Public Hearing and review of Taxes, Town of Cortlandt instructions item # 4.

CONFIRMATION ALL TAXES PAID: Mickelle Lewis Receiver of Taxes Date: AUG 24 2016

STATE OF NEW YORK; )  
COUNTY OF WESTCHESTER: ) SS  
TOWN OF CORTLANDT )

I, [Signature] hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address  
100 Lamont Street  
Elmsford NY  
10523

SWORN to before me this  
23 day of August, 2016

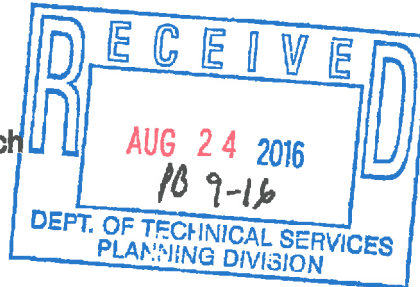
NOTARY PUBLIC [Signature]  
**ROBERT F. LOCKWOOD**  
NOTARY PUBLIC, State of New York  
No. 60-4747274  
County of Westchester  
Comm. Expires March 30, 2019



August 24, 2016

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

Re: Seventh Day Adventist Church  
2158 Crompond Road  
Cortlandt Manor, NY 10567  
TM # 34.5-6-1



- Copies ..... 7
- ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_
- Sent 8/24/16

Dear Ms. Taylor and Members of the Board,

As you may recall the above mentioned property, known as the Todd House, was used as a physical therapist facility operated by Stanley Arno. Mr. Arno unfortunately passed away and his wife Arlene has a contract for sale with the Seventh Day Adventist Church.

Except for a second entrance door in place of a window, there will be no changes to the exterior of the building or the site.

We look forward to discussing this project with you at your next meeting on Tuesday September 6, 2016.

Very truly yours,

*Joel Greenberg*  
Joel Greenberg

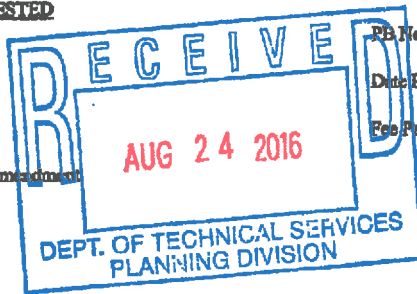


**TOWN OF CORTLANDT  
PLANNING BOARD APPLICATION**

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

**CHECK APPROVAL (S) REQUESTED**

- \_\_\_ Lot Line Adjustment
- \_\_\_ Preliminary Subdivision
- \_\_\_ Conventional
- \_\_\_ Cluster-open space
- \_\_\_ Final Subdivision
- \_\_\_ Site Development Plan
- XX** Site Development Plan Amendment
- \_\_\_ Special Permit
- \_\_\_ Wetlands Permit
- \_\_\_ Steep Slopes Permit



For Official Use Only:

PB No. 9-16  
 Date Received 8/24/16  
 Fee Paid \$500

1. Name of Proposed Development SEVENTH DAY ADVENTISTS

2. Name of Applicant LLOYD SCHARFFENBERG c/o SEVENTH DAY ADVENTISTS Phone 516 467-5201  
 Address P.O. BOX 5029, MANHASSET, NY 11030-5029  
 Street No. & Name Town State Zip

3. Owner of Record TODD BLDG. ASSOC. INC. c/o Phone 914 245-1314 Sent 8/24/16  
 Address ARLENE ARNO 1485 BAPTIST CHURCH ROAD, YORKTOWN HTS., NY 10598  
 Street No. & Name Town State Zip

4. Engineer/Architect JOEL GREENBERG Phone \_\_\_\_\_  
 Address 2 MUSCOOT RD. NO. MAHOPAC, NY 10541  
 Street No. & Name Town State Zip

5. Land Surveyor N/A Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Street No. & Name Town State Zip

6. Attorney N/A Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Street No. & Name Town State Zip

7. Site Location: On the NORTH side of CROMPOND ROAD ( 2158 )  
 (direction) (street)  
0 feet -- of ARLD LANE  
 (direction) (street)

8. Tax lot designation: Section 34.5 Block 6 Lot(s) 1  
0.76 ACRES

9. Total Area: 33,014 SF No. of Lots 1 Sq. Ft. of Building 6650 SF  
 Zoning Dist. R-20 Proposed Use CHURCH No. Of Parking Spaces 37

10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: \_\_\_\_\_ Res. # \_\_\_\_\_

**PLEASE CHECK APPROPRIATE SPACE:** I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4. YES **XX** NO \_\_\_

CONFIRMATION ALL TAXES PAID: \_\_\_\_\_ Date: \_\_\_\_\_  
 Receiver of Taxes

STATE OF NEW YORK; )  
 COUNTY OF WESTCHESTER: ) SS  
 TOWN OF CORTLANDT )

I, JOEL GREENBERG do hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

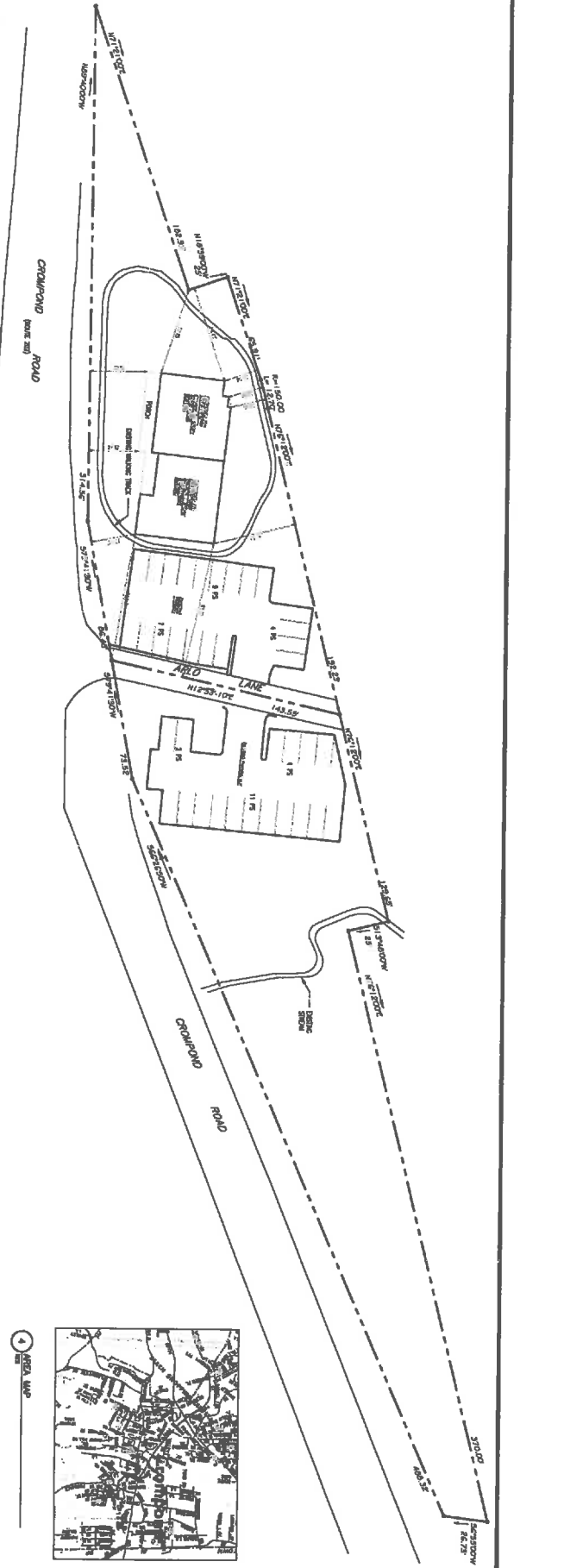
Mailing Address  
2 MUSCOOT RD. NO.  
MAHOPAC, NY 10541

SWORN to before me this  
18 day of August, 2016

NOTARY PUBLIC Tina M. Zubradt Joel Greenberg  
 Project Architect

TINA M. ZUBRADT  
 Notary Public, State of New York  
 No. 01ZU6103694  
 Qualified in Dutchess County 20  
 Commission Expires January 5, 2018

1 SITE PLAN



4 AREA MAP



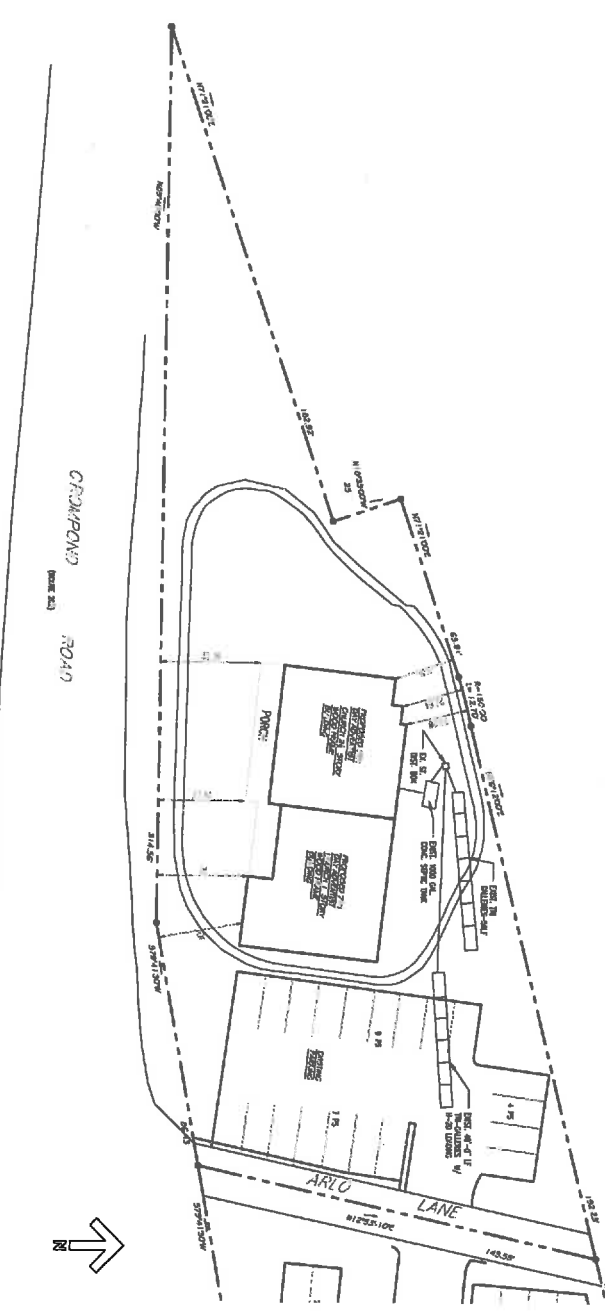
**DEFINITIONS**

1. **IMPERVIOUS COVERING** - ANY SURFACE WHICH DOES NOT PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.
2. **PERMEABLE COVERING** - ANY SURFACE WHICH DOES PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.
3. **IMPERVIOUS COVERING** - ANY SURFACE WHICH DOES NOT PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.
4. **PERMEABLE COVERING** - ANY SURFACE WHICH DOES PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.
5. **IMPERVIOUS COVERING** - ANY SURFACE WHICH DOES NOT PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.
6. **PERMEABLE COVERING** - ANY SURFACE WHICH DOES PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.
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10. **PERMEABLE COVERING** - ANY SURFACE WHICH DOES PERMIT WATER TO PENETRATE TO THE GROUND SURFACE.

**ZONING COMPLIANCE**

REQUIREMENT	MINIMUM	PROPOSED	STATUS
SETBACK FROM FRONT LOT LINE	10 FT.	10 FT.	COMPLIES
SETBACK FROM SIDE LOT LINE	5 FT.	5 FT.	COMPLIES
SETBACK FROM REAR LOT LINE	5 FT.	5 FT.	COMPLIES
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.	COMPLIES
MAXIMUM LOT COVERAGE	40%	40%	COMPLIES
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	COMPLIES
MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.	COMPLIES
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.	COMPLIES
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.	COMPLIES
MINIMUM FRONT SETBACK	10 FT.	10 FT.	COMPLIES
MINIMUM SIDE SETBACK	5 FT.	5 FT.	COMPLIES
MINIMUM REAR SETBACK	5 FT.	5 FT.	COMPLIES
MINIMUM FRONT SETBACK	10 FT.	10 FT.	COMPLIES
MINIMUM SIDE SETBACK	5 FT.	5 FT.	COMPLIES
MINIMUM REAR SETBACK	5 FT.	5 FT.	COMPLIES

2 SITE PLAN



<b>PROJECT:</b> THOMAS ADVENTIST CHURCH	
PREPARED BY: POLITECHNICAL ENGINEERING ARCHITECTURE PLANNING DATE: 10/15/2023	
<b>SITE PLAN</b>	
SHEET NO. <b>A-103</b>	TOTAL SHEETS 10