

Right to Know / FOIL

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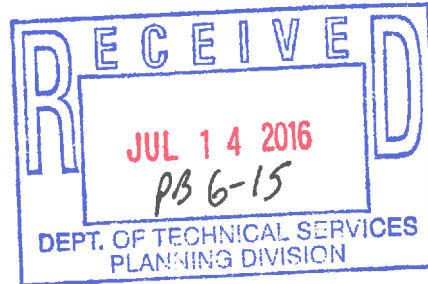
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

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

July 13, 2016



Via Email

Re: Hudson Ridge Wellness Center, Inc.
Section 79.11, Block 1 Lot 18
2016 Quaker Ridge Road
Town of Cortlandt, New York

Dear Chris:

We reviewed the minutes of the August 4, 2015 meeting of the Planning Board when the above matter was last on the Planning Board's agenda.

At that meeting the planning Board referred the matter to staff for a review. Since that meeting the Town Board enacted a moratorium on such uses that has now expired.

Therefore, we request that you continue with the staff review and report. It is not necessary for us to appear before the Planning Board until your review is complete.

We will then have the opportunity to respond to staff comments for a future Planning Board meeting.

Sincerely,

Ralph G. Mastromonaco

Copies 7
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 7/20/16



TOWN OF CORTLANDT PLANNING BOARD

LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN BOARD MEMBERS

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Debra A. Costello
Francis X. Farrell
Seth M. Freach

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chrisk@townofcortlandt.com

Loretta Taylor
Chairperson
Thomas A. Bianchi
Vice-Chairperson

Members:
James Creighton
Peter Daly
Robert Foley
Steven Kessler
Jeff Rothfeder

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE, that the **PLANNING BOARD** of the **TOWN OF CORTLANDT** will conduct a Public Hearing pursuant to Chapter 307 (Zoning) on the application of Ananda Salon & Spa, for Site Development Plan approval and a Tree Removal Permit 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.

The subject property of approximately 2.2 acres is zoned CC, Community Commercial, is located at 100 Oregon Road and is designated on the Town of Cortlandt Tax Maps as Section 23.06 Block 2, Lot 8.

Pursuant to 6 NYCRR Part 617 of the State Environmental Quality Review Regulations the subject application is an unlisted action for which Part One of the Short Environmental Assessment Form was submitted.

Persons may review said application and drawings at the Planning Office in the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York, between the hours of 8:30 A.M. and 4:00 P.M., Monday through Friday, except holidays.

SAID HEARING will be conducted in the Vincent F. Nyberg General Meeting Room at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on **Tuesday evening, August 2, 2016 at 7:00 P.M.**, or as soon thereafter as possible, at which time all interested persons will be heard.

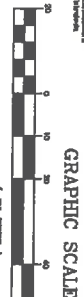
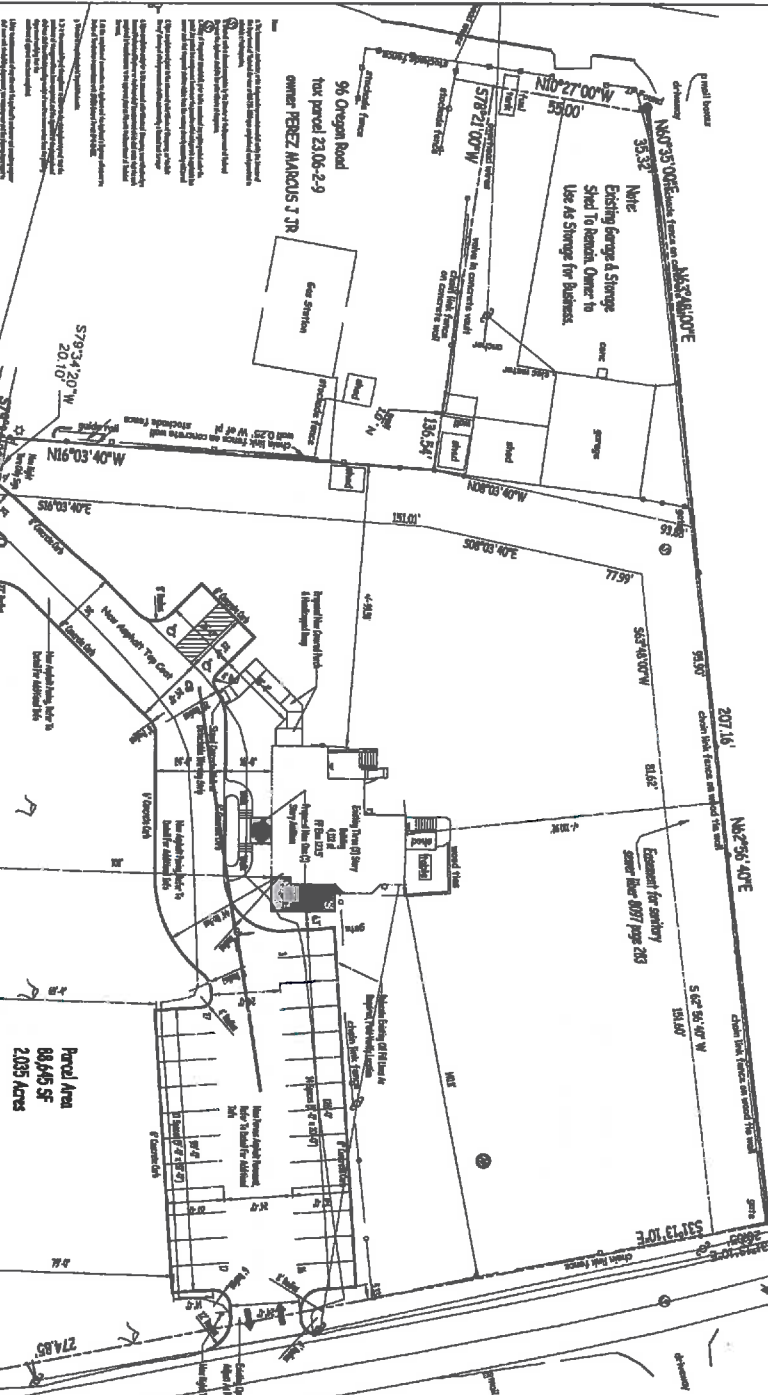
Dated: July 18, 2016
Cortlandt Manor, New York
PB 3-16

PLANNING BOARD
TOWN OF CORTLANDT

Loretta Taylor (CK)
Loretta Taylor
Chairperson

10 South Road
 tax parcel 23.06-2-10
 owner DEBORA CARL & SIMON ANNE MARIE

21 Pump House Rd
 tax parcel 23.06-2-11
 owner RUFF ARTHUR D JR



Site Data

Tax Parcel	23.06-2-14
Zoning	R-2
Lot Area	7,200 SF
Lot Dimensions	120' x 60'
Setbacks	10' Front, 5' Side, 5' Rear
Proposed	120' x 60' x 10' (1,200 SF)
Provided	120' x 60' x 10' (1,200 SF)

Off Street Parking	25	1 space per 500 SF of General Use
Medical Building Footings	25	1 space per 500 SF of General Use
Medical Landscaping Allowance	88,645 SF	25% of 88,645 SF = 22,161 SF
Medical Building Footings	300	1 space per 500 SF of General Use
Medical Landscaping Allowance	4,322 SF	25% of 17,289 SF = 4,322 SF
Medical Building Footings	4,322 SF	1 space per 500 SF of General Use = 8 spaces
Medical Landscaping Allowance	1,950 SF	25% of 7,800 SF = 1,950 SF
Medical Building Footings	12	1 space per 500 SF of General Use
Medical Landscaping Allowance	87	25% of 348 SF = 87 SF



Proposed Site Plan

Proposed Name: **Ananda Salon & Spa**
 320 Oregon Road
 Cortland, New York

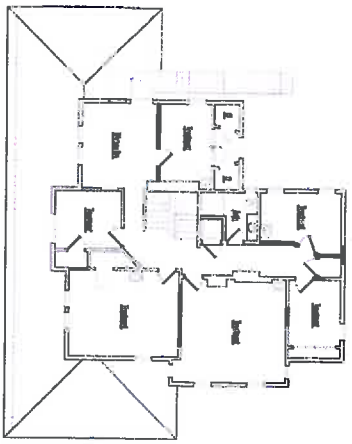
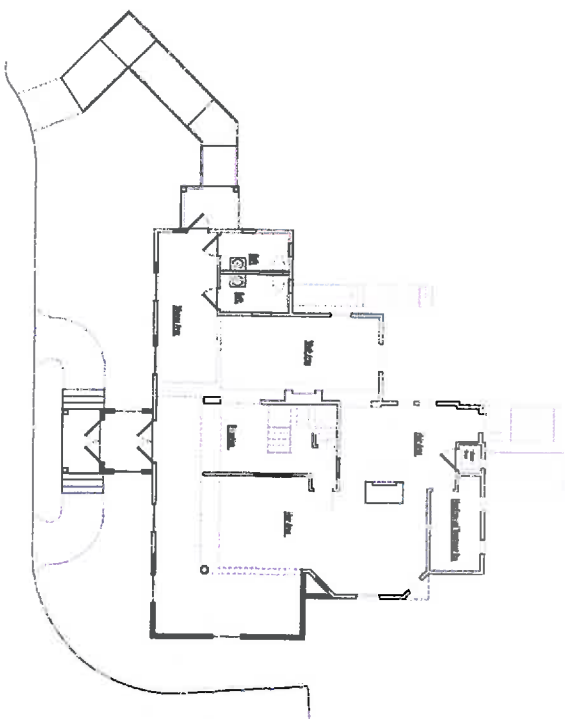
Date: **May 23, 2005**
 Scale: **1/8" = 1'-0"**

Sheet: **SP-1**

Michael R. Borta, AIA
 Architecture & Planning
 7 Robert Road
 Cortland, NY 13814
 607.755.1038

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The drawings of this project are preliminary and are not to be used for construction purposes. They are provided for informational purposes only. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any construction or other costs associated with this project.

Do Not Scale Prints

Project: **Pre-1**
 Date: **06/11/2015**

Client: **Ananda Salon & Spa**
 Address: **100 Oregon Road, Cortlandt, New York**

Proposed Preliminary Plan
 Project Name: **Ananda Salon & Spa**
 Address: **100 Oregon Road, Cortlandt, New York**

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NO.	REVISION	DATE

These plans are not valid for a building permit unless specifically signed and sealed by the Architect.

Michael R. Berta, AIA
 Architecture & Planning
 7 Robert Road
 Poughkeepsie, NY 12601
 845.489.1638



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PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE, that the **PLANNING BOARD** of the **TOWN OF CORTLANDT** will conduct a Public Hearing pursuant to Chapters 307 and 307-65.6 of the Town of Cortlandt Code (Zoning) on the application of Michael Casolaro, as contract vendee for the property of Maria Tamaoka, for Site Development approval and a Special Permit for a Specialty Trade Contactor 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.

The subject property of approximately .4 acres 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.

Pursuant to 6 NYCRR Part 617 of the State Environmental Quality Review Regulations the subject application is an unlisted action for which Part One of the Short Environmental Assessment Form was submitted.

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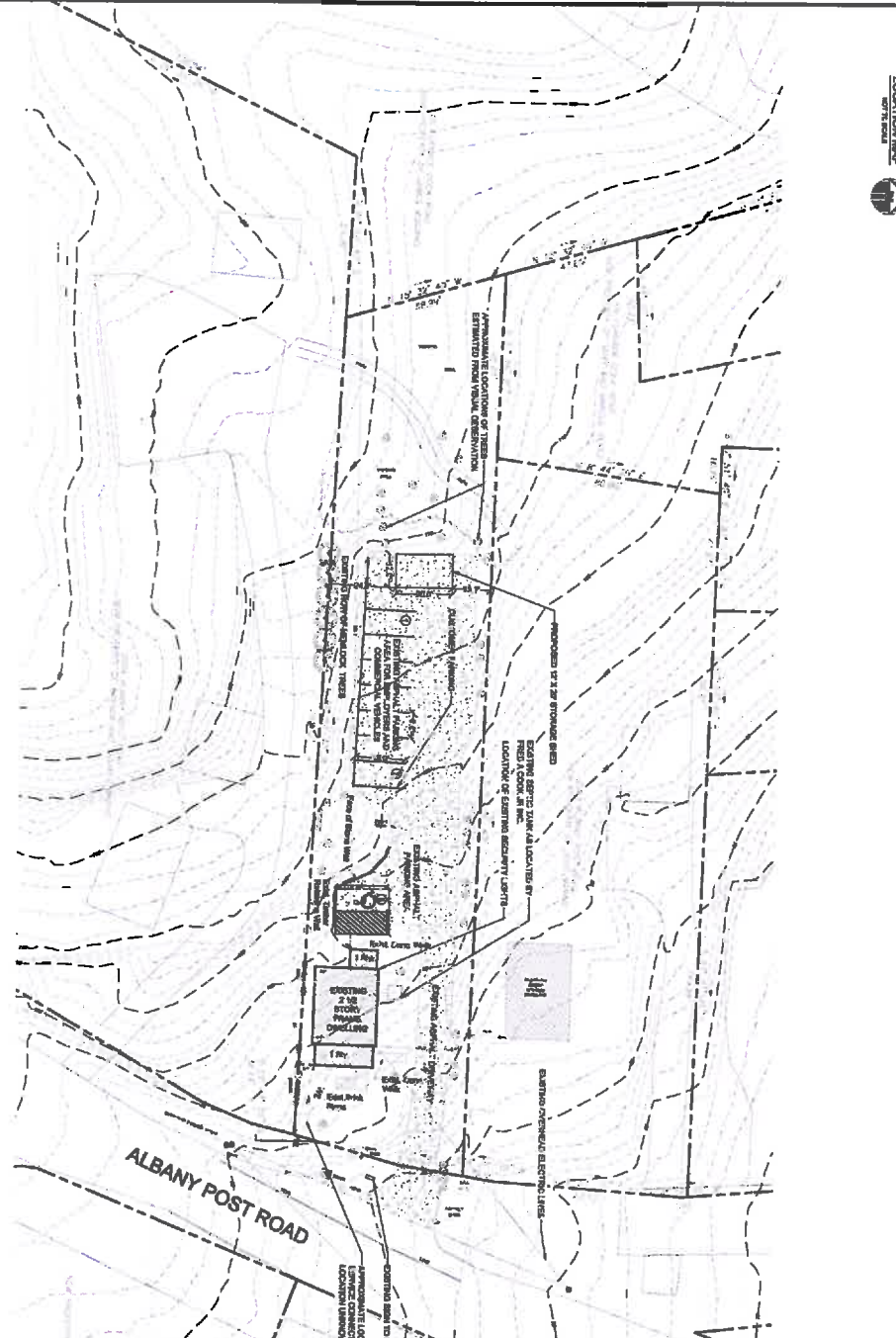
SAID HEARING will be conducted in the Vincent F. Nyberg General Meeting Room at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on **Tuesday evening, August 2, 2016 at 7:00 P.M.**, or as soon thereafter as possible at which time all interested persons will be heard.

**PLANNING BOARD
TOWN OF CORTLANDT**

Loretta Taylor (circ)

**Loretta Taylor
Chairperson**

**Dated: July 18, 2016
Cortlandt Manor, New York
PB 4-16**



LOCALITY MAP
PROJECT LOCATION

SITE DATA

OWNER/GENERAL CONTRACTOR: MCAS ROOFING & CONTRACTING INC.
 PROJECT LOCATION: 206 ALBANY POST ROAD
 DISTRICT/TOWN ZONING: R-1
 TOWN ENGINEER: JAMES J. COUGHLIN, P.E.
 DATE: 11/15/16
 PROJECT NO: 16-001

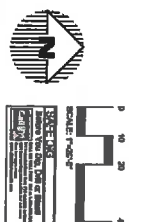
ZONING SCHEDULE

INDIVIDUAL REGULATIONS	REQUIRED	PERMITTED	VIOLATION PENALTIES
MINIMUM SETBACK FROM LOT	20 FT.	15 FT. OR 50% OF LOT WIDTH, WHICHEVER IS GREATER	200 FT. OR MORE
MINIMUM SETBACK FROM ADJACENT LOT	10 FT.	5 FT. OR 25% OF LOT WIDTH, WHICHEVER IS GREATER	100 FT. OR MORE
MINIMUM FRONT YARD SETBACK	20 FT.	10 FT. OR 50% OF LOT WIDTH, WHICHEVER IS GREATER	100 FT. OR MORE
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT. OR 25% OF LOT WIDTH, WHICHEVER IS GREATER	50 FT. OR MORE
MINIMUM REAR YARD SETBACK	5 FT.	5 FT. OR 25% OF LOT WIDTH, WHICHEVER IS GREATER	50 FT. OR MORE
MAXIMUM HEIGHT OF LOT TO BE OCCUPIED	20 FT. OR LOT AREA, 42' 6" OR LOT AREA	35 FT. MAX. 3 TO 50' MAX.	NONE
MAXIMUM BUILDING COVERAGE	30% OF LOT AREA	42' 6" OR LOT AREA	NONE
MAXIMUM NUMBER OF BUILDINGS PER LOT	1	1	NONE
MAXIMUM NUMBER OF BUILDINGS PER LOT	1	1	NONE

PARKING SCHEDULE

REQUIRED PARKING	PROPOSED PARKING
1 SPACE PER 100 SF OF BUILDING & 1 SPACE PER 100 SF OF OTHER USES	15 SPACES
TOTAL PROPOSED PARKING	15 SPACES

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Sheet 1 of 2

SITE PLAN
 PREPARED FOR
MCAS ROOFING & CONTRACTING INC.
 2006 ALBANY POST ROAD
 Town of Cortland
 Westchester Co., New York

SITE PLAN

SCALE	1" = 20'
DATE	11/15/16
BY	JRC
CHECKED BY	JRC
DATE	11/15/16

Prepared by
 Joseph C. Riser, P.E.
 SITE No. 16-001

Site Design Consultants
 Civil Engineers • Land Planners
 251-P Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 • Fax: (914) 962-7386
 www.sitedesignconsultants.com

PROJECT # 16-001