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WHEREAS, the Planning Board approved a Site Plan, PB Case 30-91 AFCA Auto Parts, for a retail car parts store located at 2064 East Main Street (Route 6) on January 29, 1992, and

WHEREAS, the subject premise is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 3, Lots 13 & 14 and is currently approved for two apartments and an office on the second floor and retail use on the first floor, and

WHEREAS, a letter application was submitted by Erica Rampersad, for the property of Dominick and Debbie Santucci, dated September 21, 2011 seeking Planning Board Approval for a Change of Use pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code from a retail use to a health and social services use (Day Care Center) to be located in the first floor, and

WHEREAS, the applicant is proposing to rent the first floor of the subject building totaling approximately 2,100 sq. ft. for a day care center to serve a maximum of 40 children between the ages of 6 weeks old and 12 years old, and

WHEREAS, submitted with the letter is a drawing entitled "Proposed Plot Plan" prepared by Gemmola & Associates" latest revision dated December 19, 2011 and a drawing entitled "Renovation for Dominick & Debra Santucci, 2064 East Main Street" prepared by Luigi Demasi, R.A. dated November 25, 2011, and

WHEREAS, a new door is proposed in the front elevation of the building to provide access to a new 19'-6" by 40' play area in front of the building that is to be enclosed by a 6' high black chain link fence and a single row of 8' arborvitae as shown on the subject renovation drawing, and

WHEREAS, the subject site plan drawing shows a total of 17 proposed parking spaces and according to the Town Code 7 spaces are required for the proposed day care center and 2 spaces are required for the two approved apartments and 1 space is required for the office in the building for a total of 10 required spaces, and

WHEREAS, the subject application is considered a Type II action under Article 8 of the New York State Environmental Conservation, and

WHEREAS, the requirements of Chapter 307 (for a change of use) of the Town of Cortlandt Code have been met by said application, and

WHEREAS, the subject application was referred to the Town of Cortlandt Conservation

Advisory Council (CAC), the Fire Advisory Board and the Architectural Advisory Council, and
WHEREAS, the Planning Board conducted a site inspection of the subject premises, and
WHEREAS, all responses, if any, to the above mentioned referrals was considered by the
Planning Board.

THEREFORE BE IT RESOLVED that the letter application submitted by Erica Rampersad
for the property of Dominick and Debbie Santucci, dated September 21, 2011 seeking Planning
Board Approval for a Change of Use pursuant to Chapter 307 (Zoning) of the Town of Cortlandt
Code from a retail use to a health and social services use (Day Care Center) to be located in the
first floor for property located at 2064 East Main Street is **APPROVED** subject to the conditions
listed below, and

CONDITIONS AND MODIFICATIONS:

1. **Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid in compliance with Section 77A-3 of the Town Code.**
2. **The applicant is advised any proposed sign for the subject tenant is subject to the review and comments of the Architectural Advisory Council prior to installation.**
3. **The subject site plan drawing shall be revised to show additional pavement markings and signage in the parking lot to improve traffic movement to the satisfaction of the Director of Technical Services.**

TO BE CONSIDERED FOR ADOPTION: February 7, 2012

2011 ANNUAL REPORT - PLANNING BOARD

Copies 7 Planning Board
..... 5 Town Board
..... Zoning Board
..... 1 Legal Dept.
..... 1 DOTS Director
..... 1 C.A.C.
..... 1 A.R.C.
..... Applicant
.....
.....
Sent 1/24/11

2011 MAJOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

1. PB 21-08	Nida Associates	3 lots *
2. PB 4-08	Kevin Gragert	2 lots
	TOTAL	5 lots

2011 MAJOR SUBDIVISIONS GRANTED FINAL APPROVAL

1. PB 9-99	Furnace Dock Inc.	16 lots
2. PB 20-06	Joseph Picciano	4 lots
	TOTAL	20 lots

* Corrected and
re-sent, 2/3/12

2011 MINOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2011 MINOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2011 SUBDIVISION RE-APPROVALS

None

2011 PRELIMINARY SUBDIVISION APPROVAL TIME EXTENSIONS

1. PB 5-08	Percy & Barbara Montes	2 extensions
2. PB 43-06	Michael Ryan	2 extensions
3. PB 23-08	Cipriano	2 extensions
4. PB 21-08	Nida Associates	1 extension

* Commercial subdivision of existing lots

2011 FINAL SUBDIVISION APPROVAL TIME EXTENSIONS

- | | | |
|-------------|---------------------|--------------|
| 1. PB 21-05 | Hillside Estates | 4 extensions |
| 2. PB 37-06 | Kings Ferry Commons | 1 extension |
| 3. PB 7-10 | Valeria | 2 extensions |
| 4. PB 20-06 | Picciano | 2 extensions |

2011 AMENDED SUBDIVISION APPROVALS

None

2011 PERFORMANCE SECURITY REDUCTIONS

- | | |
|------------|---------|
| 1. PB 9-99 | Valeria |
|------------|---------|

2011 SPECIAL PERMITS WITH SITE DEVELOPMENT PLAN APPROVAL

- | | | |
|------------|-----------------------|--|
| 1. PB 5-11 | Hollowbrook Golf Club | 1,600 sq. ft. pool, 1,500 sq. ft. locker room building |
|------------|-----------------------|--|

2011 SPECIAL PERMIT RECOMMENDATION TO TOWN BOARD

- | | | |
|------------|------------------|---|
| 1. PB 3-09 | Pondview Commons | Recommendation to the Town Board for a RRUSP for 56 residential units |
|------------|------------------|---|

2011 SITE DEVELOPMENT PLAN APPROVALS

- | | | |
|-------------|---------|--|
| 1. PB 12-00 | Gasland | 1,805 sq. ft. gas station/convenience store with 3 pumps islands and canopy. |
|-------------|---------|--|

2011 SPECIAL PERMITS

None

2011 SITE DEVELOPMENT PLAN AMENDMENTS

- | | | |
|-------------|-------------------|-------------------------|
| 1. PB 13-10 | Vinter Automotive | Used Car lot for 4 cars |
|-------------|-------------------|-------------------------|

2011 SITE DEVELOPMENT PLAN TIME EXTENSIONS

- 1. PB 18-07 Ranjor Saini 1 extension
- 2. PB 7-09 Yeshiva 1 extension

2011 WETLAND PERMITS

- 1. PB 4-08 Kevin Gragert
- 2. PB 25-93 Roundtop Revised Wetland Permit due to approved site changes to protect existing tree buffer along Route 9A

2011 STEEP SLOPE PERMITS

- 1. PB 4-08 Kevin Gragert

2011 TREE REMOVAL PERMITS

- 1. PB 4-08 Kevin Gragert

2011 SEQR DEIS REVIEW

None

2011 TOWN BOARD RECOMMENDATIONS

- 1. PB 6-11 Outdoor Storage
- 2. PB 7-11 Parking Special Permit

2011 LOT LINE ADJUSTMENTS

- 1. PB 3-11 Mengel

ANNUAL REPORT-2011 PLANNING BOARD

PLANNING BOARD- PRELIMINARY PLAT APPROVALS

	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
<u>Minor Subdivisions</u>																	
Number of Plats	3	4	4	3	3	2	3	1	1	4	6	6	0	1	0	0	0
Number of Lots	6	8	8	6	6	2	2	2	2	6	6	6	0	2	0	0	0
<u>Major Subdivisions</u>																	
Number of Plats	8	3	2	2	6	6	2	5	2	3	5	3	4	5	0	2	2
Number of Lots	25	18	15	5	27	21	4	15	38	8	11	8	26	15	0	20	5
Condominium Units (NYS Section 278)						5*	92**		115		147						
Preliminary Subdivision Time Extensions	12	9	8	2	5	9	5	7	6	8	11	15	17	12	17	11	7
Time Extensions Denied					2	2				1							
Amendments						1	2		3	1			2	2			
Denials			1							2						1	1

PLANNING BOARD: FINAL SUBDIVISION APPROVALS

	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
<u>Minor Subdivision</u>																	
Number of Plats	3	4	4	0	3	2	3	1	1	1	4	6	2	0	0	2	0
Number of Lots	6	8	8	0	6	4	2	2	2	4	8	6	4	0	0	4	0
<u>Major Subdivision</u>																	
Number of Plats	3	9	3	3	3	6	2	4	3	2	0	6	5	4	2	2	2
Number of Lots	7	53	99	21	10	23	8	11	11	32	0	20	11	5	8	6	4
Condominium Units (NYS Section 278)																	
Reapproval	3	2	2	1	1		5*		85	30			147	92**			16***
Final Subdivision							2									3	
Time Extension	9	6	3	5		2	4	8	3	1	2	2	7	15	14	13	9

*Rental dwelling units- Mark Picucci, U.M.I. Corp.

**Roundtop- 92 apartments

*** Furnace Dock Inc. Cluster

PLANNING BOARD: SITE DEVELOPMENT PLAN APPROVALS

	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
<u>Site Development Plans (SDP)</u>	9	2	6	3	8	7	5	5	3	2*	4	7	6	9	4	4	1
<u>SDP Amendments</u>	16	7	18	7	7	3	4	2	7	9	3	2	2	3	1	1	1
<u>SDP and Special Permits</u>	1	5	2	5	3	3	2	3	2		1	4	1	1	2	3	1
SDP TOTALS	26	14	26	15	18	13	11	10	12	11	8	11	9	13	7	8	3
<u>SDP Time Extensions</u>	6	5	3	3	2	1	5	8	2	3	2	3	4	5	7	5	2
<u>SDP Time Extensions Denied</u>						1											
<u>SDP Denials</u>						2					1						
PLANNING BOARD: OTHER APPROVALS																	
<u>Zoning Code Amendment Recommendations</u>	5	1	1	2	1	2			2	3	2	3	4	1	3	2	2
<u>Wetland Permits</u>	3	2	3	2	3	3	2	3	2	1	4	4	4	5	2	3	2
<u>Tree Removal Permits **</u>																5	1
<u>Steep Slope Permits</u>	4	1	2	1	3	2	2	3	2	4	4	2	4	5	1	2	1
<u>Special Permits</u>	1		1		1	2		1	2		1		1		0	3	
<u>Special Permit Recommendations</u>																	1***
<u>Lot Line Adjustments</u>	5	1	3	4	1	3	1	8	4		3	2	2	0	1	1	1
<u>Lot Line Adj. Time Extensions</u>					3	3	2						2	0	0		
<u>Performance Security Reductions</u>			1	5	4	4	1	2	1	3	2			0	1		
<u>Cluster Development Recommendations</u>			2			1	2							0	0		
<u>DEIS Scopes</u>					7	2	2	1		2		3		0	1		

*Includes Jacobs Hill Village PVD 103 Apartments and 58 Condominiums

** Began tracking in 2010

*** RRUSP Pondview Recommendation