



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

Michael Preziosi, P.E.  
*Director – D.O.T.S*

Chris Kehoe, AICP  
Deputy Director – Planning

Planning Staff  
Michelle Robbins, AICP  
Rosemary Boyle-Lasher

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**Town Supervisor**  
Linda D. Puglisi

**Town Board**  
Richard Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

**MEMO**

**TO:** Linda D. Puglisi, Town Supervisor  
Members of the Town Board  
  
Loretta Taylor, Chairperson  
Members of the Planning Board

**FROM:** Chris Kehoe, AICP *CK*  
Deputy Planning Director

**RE:** Annual Planning Board Report - 2019

**DATE:** January 22, 2020

Please find attached a copy of the 2019 Annual Planning Board Report

CRK/crk

Enc.

cc: Michael Preziosi, P.E., Director DOTS  
Thomas Wood, Esq., Town Attorney  
Michael Cunningham, Esq., Deputy Town Attorney  
Art Clements, AAC  
David Douglas, CAC  
Michael Huvane, PRC  
Laroue Shatzkin, Town Clerk

# **2019 ANNUAL REPORT - PLANNING BOARD**

## **2019 MAJOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL**

None

## **2019 MAJOR SUBDIVISIONS GRANTED FINAL APPROVAL**

1. PB 1-11 Croton Realty, Hanover Estates – 27 lot subdivision

## **2019 MINOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL**

None

## **2019 MINOR SUBDIVISIONS GRANTED FINAL APPROVAL**

None

## **2019 PRELIMINARY SUBDIVISION APPROVAL TIME EXTENSIONS**

None

## **2019 FINAL SUBDIVISION APPROVAL TIME EXTENSIONS**

- |             |                     |              |
|-------------|---------------------|--------------|
| 1. PB 9-99  | Furnace Dock Inc.   | 3 extensions |
| 2. PB 13-05 | Mill Court Crossing | 4 extensions |
| 3. PB 1-11  | Hanover Estates     | 2 extensions |

## **2019 AMENDED SUBDIVISION APPROVALS**

None

## **2019 PERFORMANCE SECURITY REDUCTIONS**

1. PB 3-09 Pondview Commons
2. PB 14-13 Cortlandt Crossing
3. PB 23-08 Mountainview Estates

## **2019 SPECIAL PERMITS WITH SITE DEVELOPMENT PLAN APPROVAL**

1. PB 2018-12 Dr. Ravikumar, Medical Office
2. PB 2019-13 MCAS Roofing, special permit renewal and 1,160 sq. ft. storage shed

**2019 SPECIAL PERMIT RENEWALS**

1. PB 2019-17 Brookfield Junkyard Special Permit Renewal
2. PB 2018-27 Yeshiva Special Permit Renewal

**2019 SPECIAL PERMIT RECOMMENDATION TO TOWN BOARD**

1. PB 2019-11 Dimension Energy, LLC – Croton Ave. Solar

**2019 SITE DEVELOPMENT PLAN APPROVALS**

1. PB 2018-28, 2131 Albany Post Road, Montrose Hair Salon

**2019 SITE DEVELOPMENT PLAN AMENDMENTS**

1. Appian Way Ventures, LLC – 2<sup>nd</sup> Chance Rescue, dog runs
2. PB 2019-6 Pad C – Cortlandt Crossing
3. PB 2019-9 – New York Presbyterian Hospital, 408 sq. ft. MRI Trailer
4. PB 2019-14 Two Bayview, LLC, 8,000 sq. ft. mechanic shop
5. PB 2019-4, McDonald’s Freezer
6. PB 2019-2, 2305 Crompond Road Recreation Uses

**2019 SITE DEVELOPMENT PLAN TIME EXTENSIONS**

1. PB 3-09 - Pondview Commons

**2019 SITE PLAN TIME EXTENSIONS TO OBTAIN BUILDING PERMIT**

None

**2019 CELL TOWER SPECIAL PERMIT & SITE PLAN APPROVALS**

1. PB 2019-19 Recertification of Cell Tower, 5742 Albany Post Road
2. PB 2018-26 Montrose Fire Dept. Cell Tower Co-Location, 2143 Albany Post Road

**2019 CORRESPONDENCE ITEMS**

1. PB 12-94, Bed, Bath & Beyond Outdoor Storage
2. PB 2018-5, 3120 Lexington Ave. Ace Hardware, Outdoor Storage and Propane Tanks
3. PB 16-99, Modifications to Monitoring Protocol, Hollowbrook Golf Club

**2019 ACCESSORY APARTMENTS**

1. PB 2019-12 Brenda Timm, 176 Furnace Dock Road

**2019 WETLAND PERMITS**

None

**2019 STEEP SLOPE PERMITS**

None

**2019 TREE REMOVAL PERMITS**

1. PB 2018-12 Dr. Ravikumar, Medical Office

**2019 SEQR DEIS/FEIS REVIEW**

None

**2019 LOT LINE ADJUSTMENTS**

Total Application Fees Collected: **\$54,805**

Total 5% Construction Inspection Fees Collected: **\$15,824.62**

Total 10% Administration Fees Collected: **\$6,382**

ANNUAL REPORT- 2019 PLANNING BOARD

PLANNING BOARD PRELIMINARY PLAT APPROVALS

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
<b>Minor Subdivisions</b>																					
Number of Plats	2	3	1	1	4	6	6	0	1	0	0	0	0	0	0	1	0	1	0	0	0
Number of Lots	2	2	2	2	6	6	6	0	2	0	0	0	0	0	0	2	0	2*	0	0	0
<b>Major Subdivisions</b>																					
Number of Plats	6	2	5	2	3	5	3	4	5	0	2	2	0	0	0	1	0	0	0	0	0
Number of Lots	21	4	15	38	8	11	8	26	15	0	20	5	0	0	0	27	0	0	0	0	0
Condominium Units (NYS Section 278)	5	92		115		147															
Preliminary Subdivision Time Extensions Time Extensions Denied	9	5	7	6	8	11	15	17	12	17	11	7	3	2	2	2	2	2	2	2	0
Amendments	1	2		3	1			2	2		1										
Denials											1										

PLANNING BOARD FINAL PLAT APPROVALS

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
<b>Minor Subdivision</b>																					
Number of Plats	2	3	1	1	1	4	6	2	0	0	2	0	0	0	0	0	1	1	0	0	0
Number of Lots	4	2	2	2	0	8	6	4	0	0	4	0	0	0	0	0	2	2*	0	0	0
<b>Major Subdivision</b>																					
Number of Plats	6	2	4	3	2	0	6	5	4	2	2	2	5	2	1	0	1	0	0	0	1
Number of Lots	23	8	11	11	32	0	20	11	5	8	6	4	13	151	4	0	14	0	0	0	27
Condominium Units/ NYS Section 278				85	30			147	92												
Reapproval		2									3							56**			
Final Subdivision Time Extensions	2	4	8	3	1	2	2	7	15	14	13	9	16	20	17	8	8	7	8	7	7

\* 2 lot commercial subdivision  
 \*\* Pondview Commons

**PLANNING BOARD: SITE DEVELOPMENT PLAN APPROVALS**

	<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>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<u>Site Development Plans (SDP)</u>	5	5	3	2*	4	7	6	9	4	4	1	1	4	4	1	2	6	5	1
<u>SDP Amendments</u>	4	2	7	9	3	2	2	3	1	1	1	2	3	1	2	2	9	15	6
<u>SDP with Special Permit</u>	2	3	2		1	4	1	1	2	3	1	1		1	1	2	2	1	2
<u>SDP TOTALS</u>	11	10	12	11	8	11	9	13	7	8	3	4	7	6	4	6	17	21	9
<u>SDP Time Extensions</u>	5	8	2	3	2	3	4	5	7	5	2	1	1	0	0	1	1	1	1
<u>SDP Time Extensions Denied</u>																			
<u>SDP Denials</u>					1														
<u>Cell Towers (Co-Locate, Re-Cert, New)</u>																		7	2
<u>Zoning Code Amendment Recommendations</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>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
<u>Wetland Permits</u>	2	3	2	1	4	4	4	5	2	3	2	1	1	2	1	2	1	1	
<u>Tree Removal Permits</u>										5	1			2	1	3	2	4	1
<u>Steep Slope Permits</u>	2	3	2	4	4	2	4	5	1	2	1	1		1	1	2	2		
<u>Special Permits Renewals</u>		1	2		1		1		0	3			3		1				
<u>Special Permit Recommendations</u>											1**								
<u>Lot Line Adjustments</u>	1	8	4			3	2	2	0	1	1			2	3	2		2	
<u>Lot Line Adj. Time Extensions</u>	2					2			0	0			1***		0	1			
<u>Performance Security Reductions</u>	1	2	1	3	2				0	1	1	1		2	2	1	1	1	
<u>Accessory Apartments</u>																	1	2	1
<u>Cluster Recommendations</u>	1	2							0	0					0	0			
<u>DEIS Scores</u>	2	1			2	3			0	1	1	1			0	0			

\*Includes Jacobs Hill Village PVD 103 Apartments and 58 Condominiums

\*\*RRUSP Pondview Recommendation

\*\*\* Harbolic Lot-Line Re-Approval

**2019 10% ADMINISTRATION FEES**

<b>CASE</b>	<b>PB NUMBER</b>	<b>AMOUNT</b>	<b>DATE</b>	<b>PURPOSE</b>
Khoury	PB 2019-7	\$122.50	12/3/2019	Wetlands
Khoury	PB 2019-7	\$147	10/24/2019	Bio-diversity/Trees
Khoury	PB 2019-7	\$45	10/3/2019	Trees
Gasland	PB 2019-1	\$1,300	3/18/2019	Traffic
Gasland	PB 2019-1	\$63	12/5/2019	Wetlands
Gasland	PB 2019-1	\$40	6/19/2019	Trees
Gasland	PB 2019-1	\$97.50	6/14/2019	Wetlands
Mahlab	PB 2018-23	\$300	2/1/2019	Trees
Mahlab	PB 2018-23	\$105	2/4/2019	Wetlands
ARSA	PB 2018-13	\$180	2/1/2019	Trees
Hudson National	PB 1-14	\$63	2/22/2019	Wetland
Hudson National	PB 1-14	\$63	12/13/2019	Wetland
Cortlandt Crossing	PB 14-13	\$31.50	2/22/2019	Wetland
Dimension Energy, LLC	PB 2019-11	\$31.50	6/5/2019	Wetland/Bio-Diversity
Pondview	PB 3-09	\$50	6/27/2019	Trees
3120 Lexington, LLC	PB 2018-5	\$40	2/4/2019	Trees
Ace Hardware				
Hudson Ridge Wellness	PB 6-15	\$924.50	4/18/2019	Traffic
Hudson Wellness Wellness	PB 6-15	\$1,278.50	4/9/2019	Well Impacts
Cortlandt Engine Company	PB 2018-26	\$750	2/6/2019	Cell Tower Consultant
Cell Tower – Co-Locate				
Bero – 52 Montrose Station Rd.	PB 2019-5	\$750	2/26/2019	Cell Tower Consultant
New Cell Tower		\$6,382		

**DOTS 5% CONSTRUCTION INSPECTION FEES**

**2019**

<b>CASE</b>	<b>PB NUMBER</b>	<b>RESOLUTION</b>	<b>AMOUNT</b>	<b>DATE</b>
Croimpond Road, LLC	PB 2018-30	52-18	\$150	1/10/2019
Central Turf	PB 2017-4	49-18	\$233.50	2/1/2019
Pago Properties	PB 2018-28	50-18	\$1,500	2/19/2019
ARSA	PB 2018-13	48-18	\$3,525	3/28/2019
Meenan Oil	PB 2017-6	21-18	\$5,000	5/2/2019
Home Depot	PB 2018-9	40-18	\$3,631.37	7/1/2019
Burger King	PB 2018-21	41-18	\$1,784.75	9/30/2019
			<b>\$15,824.62</b>	