



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 #: 914-734-1080

Town Supervisor
Richard H. Becker, MD

Chris Kehoe, AICP
Deputy Director – Planning

Town Board
James F. Creighton
Francis X. Farrell
Cristin Jacoby

Planning Staff
Michelle Robbins, AICP
Rosemary Boyle-Lasher

MEMO

TO: Richard H. Becker, 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 - 2021

DATE: January 18, 2022

Please find attached a copy of the 2021 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
CAC
Michael Huvane, PRC
Laroue Shatzkin, Town Clerk

2021 ANNUAL REPORT - PLANNING BOARD

2021 MAJOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2021 MAJOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2021 MINOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2021 MINOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2021 PRELIMINARY SUBDIVISION APPROVAL TIME EXTENSIONS

None

2021 FINAL SUBDIVISION APPROVAL TIME EXTENSIONS

- | | | |
|---------------|------------------------|--------------|
| 1. PB 13-05 | Mill Court Crossing | 4 extensions |
| 3. PB 2019-16 | Bastys/Nida Associates | 4 extensions |

2021 AMENDED SUBDIVISION APPROVALS

None

2021 PERFORMANCE SECURITY REDUCTIONS

1. PB 3-09 Pondview, Route 6
2. PB 2-12 Valeria, Furnace Dock Road

2021 SPECIAL PERMITS WITH SITE DEVELOPMENT PLAN APPROVAL

- 1) PB 2020-18 High Q Electric, Dogwood Road

2021 SPECIAL PERMIT RENEWALS

1) PB 2020-14 Teatown Summer Programs, Teatown Road

2) PB 2021-5 - Little Lamb Daycare, Radio Terrace

2021 SPECIAL PERMIT RECOMMENDATION TO TOWN BOARD

1) AJ Cortlandt, LLC, Furnace Dock Road

2021 SITE DEVELOPMENT PLAN APPROVALS

1) PB 2020-19 Arlo Lane Self Storage, Arlo Lane

2) PB 2021-1, NRP Group, 135 Unit Senior Living Facility, Oregon Road.

2021 SITE DEVELOPMENT PLAN AMENDMENTS

None

2021 SITE DEVELOPMENT PLAN TIME EXTENSIONS

1) PB 2019-1 Gasland, Route 6

2) PB 2021-7 Westchester Auto Exchange, Route 202

3) PB 2020-8, Hudson Valley Hospital Parking Lot, Route 202

4) PB 2020-3 Classic Car Storage, Lexington Avenue

5) PB 2019-10 Custom Marine Boat Storage, 6th Street

2021 SITE PLAN TIME EXTENSIONS TO OBTAIN BUILDING PERMIT

None

2021 CELL TOWER SPECIAL PERMIT & SITE PLAN & RECERTIFICATIONS

1) PB 2021-4 Danish Home Cell Tower Recertification, Quaker Bridge Road

2) PB 2020-12 Mohegan Fire House Cell Tower Recertification, Croton Avenue

2021 CORRESPONDENCE ITEMS

- 1) PB 16-99 Hollowbrook Golf Club 2020 Annual Water Monitoring Report
- 2) PB 2020-7 Little Kings & Queens Daycare Modifications, Route 6

2021 ACCESSORY APARTMENTS

- 1) Jacqueline Millar Accessory Apartment

2021 WETLAND PERMITS

None

2021 STEEP SLOPE PERMITS

- 1) NRP Group, Senior Living Facility, Oregon Road

2021 TREE REMOVAL PERMITS

- 1) NRP Group, Senior Living Facility, Oregon Road

2021 SEQR DEIS/FEIS REVIEW

None

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>2020</u>	<u>2021</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	4	2
<u>SDP Amendments</u>	4	2	7	9	3	2	2	3	1	1	1	2	3	1	2	2	9	15	6	6	0
<u>SDP with Special Permit</u>	2	3	2		1	4	1	1	2	3	1	1		1	1	2	2	1	2	3	1
<u>SDP TOTALS</u>	11	10	12	11	8	11	9	13	7	8	3	4	7	6	4	6	17	21	9	13	3
<u>SDP Time Extensions</u>	5	8	2	3	2	3	4	5	7	5	2	1	1	0	0	1	1	1	1	0	5
<u>SDP Time Extensions Denied</u>																					
<u>SDP Denials</u>					1																
<u>Cell Towers (Co-Locate, Re-Cert, New)</u>																	7		2		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>2020</u>	<u>2021</u>
<u>Wetland Permits</u>	2	3	2	1	4	4	4	5	2	3	2	1	1	2	1	2	1	1	0	5	0
<u>Tree Removal Permits</u>										5	1			2	1	3	2	4	1	6	1
<u>Steep Slope Permits</u>	2	3	2	4	4	2	4	5	1	2	1	1		1	1	2	2		0	2	1
<u>Special Permits Renewals</u>		1	2		1		1		0	3		1	3		1	3					2
<u>Special Permit Recommendations</u>											1**				0	0					1
<u>Lot Line Adjustments</u>	1	8	4			3	2	2	0	1	1			2	3	2		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	1	1	2
<u>Accessory Apartments</u>																	1	2	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

ANNUAL REPORT- 2021 PLANNING BOARD

PLANNING BOARD PRELIMINARY PLAT APPROVALS

	<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>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Minor Subdivisions																						
Number of Plats	2	3	1	1	4	6	6	0	1	0	0	0	0	0	0	1	0	1	0	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	0
Major Subdivisions																						
Number of Plats	6	2	5	2	3	5	3	4	5	0	2	2	0	0	0	1	0	0	0	0	2	0
Number of Lots	21	4	15	38	8	11	8	26	15	0	20	5	0	0	0	27	0	0	0	0	5	0
Condominium Units (NYS Section 278)	5	92		115		147																
Preliminary Subdivision Time Extensions	9	5	7	6	8	11	15	17	12	17	11	7	3	2	2	2	2	2	2	0	0	0
Time Extensions Denied					1						1											
Amendments	1	2		3	1	1		2	2		1											
Denials											1											

PLANNING BOARD FINAL PLAT APPROVALS

	<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>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Minor Subdivision																						
Number of Plats	2	3	1	1	1	4	6	2	0	0	2	0	0	0	0	0	1	1	0	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	0
Major Subdivision																						
Number of Plats	6	2	4	3	2	0	6	5	4	2	2	2	5	2	1	0	1	0	0	1	1	0
Number of Lots	23	8	11	11	32	0	20	11	5	8	6	4	13	151	4	0	14	0	0	27	3	0
Condominium Units/ NYS Section 278																						
Reapproval		5		85	30			147	92		3	16	147					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	5	8
Time Extensions Denied																						1

* 2 lot commercial subdivision
** Pondview Commons

Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567-1254
(914) 734-1010

Fee Receipts Log

Fee Receipts Entered By: CHRIS

Date: 1/21/2021

Payor	Fee	Check #	Receipt #	Amount
SCENIC RIDGE AT AMBERLAND	Application Fee	2921	2021-14249	\$200.00
TUSCAN GARDENS LLC	Application Fee	26240	2021-14011	\$1,300.00
CONGREGATION YESHIVATH	Application Fee	26211	2021-13850	\$500.00
	Application Fee	1589921	2021-13669	\$150.00
SCENIC RIDGE AT AMBERLAND	Application Fee	2888	2021-13670	\$200.00
MONTES PERCY & BARBARA	Application Fee	1075	2021-13679	\$500.00
DANISH HOME FOR AGED INC	Application Fee	5716	2021-13329	\$2,500.00
TUSCAN GARDENS LLC	Application Fee	26191	2021-13330	\$1,300.00
PARACO FUEL CORP	Application Fee	418728	2021-12308	\$250.00
TUSCAN GARDENS LLC	Application Fee	26138	2021-12101	\$1,300.00
MILLAR JACQUELINE	Application Fee	184	2021-11430	\$250.00
TERRACE MGMT INC	Application Fee	40660	2021-11441	\$20,980.00
TUSCAN GARDENS LLC	Application Fee	26025	2021-11265	\$1,300.00
RYAN MAIN LLC	Application Fee	1301	2021-11243	\$150.00
MF POINT LLC	Application Fee	55256	2021-11244	\$250.00

Total: \$31,130.00

Date Printed: 12/1/2021

DOTS 5% CONSTRUCTION INSPECTION FEES

2021

CASE	PB NUMBER	RESOLUTION	AMOUNT	DATE
Mahlab	PB 2018-23	10-20	\$592.50	4/9/2021
High Q Electric	PB 2020-18	7-21	\$1,400	7/20/21
Westchester Auto Exchange Khoury	PB 2019-7	9-20	\$2,500	12/6/2021