



TOWN OF CORTLANDT
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP
Director

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Town Supervisor
Richard H. Becker, MD

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

MEMO

TO: Dr. Richard H. Becker, Town Supervisor
Members of the Town Board

Steven Kessler, Chairperson
Members of the Planning Board

FROM: Chris Kehoe, AICP *CK*
Director of Planning & Community Development

RE: Annual Planning Board Report - 2022

DATE: February 2, 2023

Please find attached a copy of the 2022 Annual Planning Board Report

CRK/crk

Enc.

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

2022 ANNUAL REPORT - PLANNING BOARD

2022 MAJOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2022 MAJOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2022 MINOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

PB 2022-3 - Connolly – 2 lots, 49 Dutch St. – **PB Res. 16-22**

2022 MINOR SUBDIVISIONS GRANTED FINAL APPROVAL

PB 2022- 3 Connolly – 2 lots, 49 Dutch St. – **PB Res. 16-22**

2022 PRELIMINARY SUBDIVISION APPROVAL TIME EXTENSIONS

None

2022 FINAL SUBDIVISION APPROVAL TIME EXTENSIONS

1. PB 13-05	Mill Court Crossing PB Res 2-22, 6-22, 7-22 & 13-22	4 extensions
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2022 AMENDED SUBDIVISION APPROVALS

None

2022 PERFORMANCE SECURITY REDUCTIONS

None

2022 SPECIAL PERMITS WITH SITE DEVELOPMENT PLAN APPROVAL

- 1) PB 2020-10 – Cortlandt CSG, LLC, 2.3 MW solar power system – **PB Res. 8-22**
- 2) PB 2020-6 – Palisades Enterprises, LLC – Gas Station & Convenience Store - **PB Res. 4-22**

2022 SPECIAL PERMIT RENEWALS

- 1) PB 2021-6 - Yeshiva Ohr Hamier – **PB Res. 1-22**

2) PB 2022-7 - MCAS Roofing, Rt. 9A – **PB Res. 12-22**

3) PB 2022-9 - Brookfield Junkyard Special Permit, Rt. 9A – **PB Res. 17-22**

2022 SPECIAL PERMIT RECOMMENDATION TO TOWN BOARD

None

2022 SITE DEVELOPMENT PLAN APPROVALS

1) PB 2022-6 - Albert Picarello, Down Cycles, Rt. 9A – **PB Res. 9-22**

2022 SITE DEVELOPMENT PLAN AMENDMENTS

1) PB 2022-8 – Assumption Cemetery, seasonal chapel, 1055 Oregon Rd. – **Approved by motion**

2022 SITE DEVELOPMENT PLAN TIME EXTENSIONS

1) PB 2019-14 2 Bayview, LLC – **PB Res. 3-22**

2) PB 2019-10 – Custom Marine Boat Storage, 6th St. Verplanck – **PB Res. 5-22**

3) PB 2021-1; NRP Properties, 119 Oregon Rd. – **PB Res. 14-22**

4) PB 2020-3 Classic Car Storage, Lexington Avenue – **PB Res. 15-22**

2022 SITE PLAN TIME EXTENSIONS TO OBTAIN BUILDING PERMIT

None

2022 CELL TOWER SPECIAL PERMIT & SITE PLAN & RECERTIFICATIONS

1) PB 2022-5 - Crown Castle, Cell Tower Co-Location, 3105 E. Main St. – **PB Res. 10-22**

2) PB 2021-4 Danish Home Cell Tower Recertification – **PB Res. 11-22**

2022 CORRESPONDENCE ITEMS

1) PB 16-99 Hollowbrook Golf Club 2021 Annual Water Monitoring Report

2) PB 2020-14 Teatown, Cliffdale Meadow Revegetation Update

3) PB 2020-6, Approval of Modifications to the Palisades Enterprises, LLC Site Plan

4) PB 2021-6, Yeshiva Special Permit, Yearly Update

2022 ACCESSORY APARTMENTS

None

2022 WETLAND PERMITS

None

2022 STEEP SLOPE PERMITS

- 1) PB 2020-6 – Palisades Enterprises, LLC – Gas Station & Convenience Store
- 2) PB 2020-10 – Cortlandt CSG, LLC, 2.3 MW solar power system

2022 TREE REMOVAL PERMITS

- 1) PB 2020-6 – Palisades Enterprises, LLC – Gas Station & Convenience Store
- 2) PB 2020-10 – Cortlandt CSG, LLC, 2.3 MW solar power system

2022 SEQR DEIS/FEIS REVIEW

None

ANNUAL REPORT- 2022 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>	<u>2022</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	1
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	2
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	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	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	0
Time Extensions Denied					1																		
Amendments	1	2		3	1	1		2	2		1												
Denials					2						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>	<u>2022</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	1
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	2
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	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	0
Condominium Units/ NYS Section 278																							
Reapproval		5		85	30			147	92		16		147				56**						
Final Subdivision		2	4	8	3	1	2	2	15	14	13	9	16	20	17	8	8	7	8	7	5	8	4
Time Extensions																							
Time Extensions Denied																							
																							1

* 2 lot commercial subdivision

** Pondview Commons

PLANNING BOARD: SITE DEVELOPMENT PLAN APPROVALS

	<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>2022</u>
<u>Site Development Plans (SDP)</u>	5	3	2*	4	7	6	9	4	4	1	1	4	4	1	2	6	5	1	4	2	1
<u>SDP Amendments</u>	2	7	9	3	2	2	3	1	1	1	2	3	1	2	2	9	15	6	6	0	1
<u>SDP with Special Permit</u>	3	2		1	4	1	1	2	3	1	1		1	1	2	2	1	2	3	1	2
<u>SDP TOTALS</u>	10	12	11	8	11	9	13	7	8	3	4	7	6	4	6	17	21	9	13	3	4
<u>SDP Time Extensions</u>	8	2	3	2	3	4	5	7	5	2	1	1	0	0	1	1	1	1	0	5	4
<u>SDP Time Extensions Denied</u>																					
<u>SDP Denials</u>				1																	
<u>Cell Towers (Co-Locate, Re-Cert, New)</u>																	7	2		2	2
<u>Solar Energy Systems SDP & Special Permit</u>																					1
<u>Zoning Code Amendment Recommendations</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>2022</u>
	2	3	2	2	3	4	1	3	2	2			1	0	1						
<u>Wetland Permits</u>	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	2
<u>Steep Slope Permits</u>	3	2	4	4	2	4	5	1	2	1	1			1	2	2		0	2	1	2
<u>Special Permits Renewals</u>	1	2		1		1		0	3		1	3		1	3					2	3
<u>Special Permit Recommendations</u>										1**				0	0					1	
<u>Lot Line Adjustments</u>	8	4			3	2	2	0	1	1			2	3	2		2		2		
<u>Lot Line Adj. Time Extensions</u>							2	0	0				1	0	1						
<u>Performance Security Reductions</u>	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>	2							0	0					0	0						
<u>DEIS Scopes</u>	1			2		3		0	1	1	1			0	0						

*Includes Jacobs Hill Village PVD 103 Apartments and 58 Condominiums
 **RRUSP Pondview Recommendation