

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 2019-6**

**RESOLUTION NO. 13-19**

**WHEREAS**, an application was submitted by Acadia Cortlandt Crossing, LLC for amended Site Development Plan approval pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code for parking and driveway modifications to retail building “Pad C” to include a new drive-through lane for customer food pick-up and modifications to parking, walkways, landscaping and the refuse container storage area for property located at 3144 E. Main St. (Cortlandt Boulevard) as shown on a 15 page set of drawings entitled “Cortlandt Crossing – Pad C Site Plan Amendment” prepared by Gerhard Schwalbe, P.E. dated March 20, 2019 and as shown on a 6 page set of renderings and elevations prepared by SBLM Architects dated April 18, 2019, and

**WHEREAS**, the subject building of approximately 6,107 sq. ft. is proposed as an out building within the Cortlandt Crossing Shopping Center located at 3144 E. Main St. (Cortlandt Boulevard) is zoned CD, designed-commercial and is designated on the Town of Cortlandt Tax Maps as Section 24.06, Block 1, Lot 4, and

**WHEREAS**, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant completed and submitted Part 1 of the Short Environmental Assessment Form dated March 20, 2019, and

**WHEREAS**, the Planning Board previously granted site plan approval(s) for the subject property, by Planning Board Case 14-13 and PB Resolution 12-16 granting approval to the entire shopping center totaling approximately 130,000 which included Pad C, and

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**WHEREAS**, at this time specific tenants have been identified for the building which necessitated modifications to the area for a proposed driveway through, a relocated refuse container storage area, modifications to parking areas and sidewalks and additional details regarding the architectural treatments for the proposed building, and

**WHEREAS**, the elevations and renderings were reviewed by the Town's Architectural Advisory Council who recommended approval.

**NOW THEREFORE BE IT RESOLVED**, that the request of Acadia Cortlandt Crossing, LLC for amended Site Development Plan approval pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code for parking and driveway modifications to retail building "Pad C" to include a new drive-through lane for customer food pick-up and modifications to parking, walkways, landscaping and the refuse container storage area for property located at 3144 E. Main St. (Cortlandt Boulevard) as shown on a 15 page set of drawings entitled "Cortlandt Crossing – Pad C Site Plan Amendment" prepared by Gerhard Schwalbe, P.E. dated March 20, 2019 and as shown on a 6 page set of renderings and elevations prepared by SBLM Architects dated April 18, 2019 is hereby **approved**, and

**FURTHER BE IT RESOLVED** that approval of said Amended Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for a maximum of two (2) additional years, granted in one year intervals, **upon timely application by this applicant and a written**

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**explanation of the reasons for the delay which require the granting of a time extension, and FURTHER BE IT RESOLVED** that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.**

**CONDITIONS AND MODIFICATIONS:**

- 1) (a) Submit a paper set of plans and obtain the signature of the Planning Board Chairman and the required Department Heads after all Planning Board Conditions have been met (b) Submit four sets of prints of said drawing set with the required signatures to the Planning Office.**
- 2) The applicant is required to receive all required building permits from the Department of Technical Services Division of Code Administration and Enforcement within 12 months of the date of this resolution.**
- 3) The applicant is advised that this approval is subject to the review and comment by the Department of Technical Services during the building permit review process.**

**TO BE CONSIDERED FOR ADOPTION: MAY 7, 2019**