

Right to Know/FOIL

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TOWN OF CORTLANDT
PLANNING BOARD APPLICATION

RECEIVED

CHECK APPROVAL (S) REQUESTED

- Lot Line Adjustment
- Preliminary Subdivision
- Conventional
- Cluster-open space
- Final Subdivision
- Site Development Plan
- Site Development Plan Amendment
- Special Permit
- Wetlands Permit
- Steep Slopes Permit

For Official Use Only: 2018-3

PB No. _____

Date Received 4/16/18

Fee Paid 1250.00

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

1. Name of Proposed Development Simon Boyar School of Drums AND Percussion, LLC
2. Name of Applicant Simon Boyar Phone 914 481-2383
Address 3199 ALBANY Post Rd # 301B BUCHANAN, NY 10511
Street No. & Name Town State Zip
3. Owner of Record B.C Development Co. LLC Phone 914 941-3166
Address 100 EXECUTIVE BLVD Suite # 201 Ossining, NY 10562
Street No. & Name Town State Zip
4. Engineer/Architect _____ Phone _____
Address _____
Street No. & Name Town State Zip
5. Land Surveyor _____ Phone _____
Address _____
Street No. & Name Town State Zip
6. Attorney _____ Phone _____
Address _____
Street No. & Name Town State Zip
7. Site Location: On the EAST side of ALBANY Post Rd.
(direction) (street)
Corner of South of Deerhault Dr.
(direction) (street)
8. Tax lot designation: Section: 55 Block 13 Lot(s) 3-1
9. Total Area: 1,9832 Acres No. of Lots 1 Sq. Ft. of Building ± 19,200 Sq. Ft.
Zoning Dist. HC9A Proposed Use Music School No. Of Parking Spaces _____
10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: N/A Res. # _____

PLEASE CHECK APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4.

YES _____ NO _____

CONFIRMATION ALL TAXES PAID

Margaret E. Ragani
Receiver of Taxes

Date: APR 16 2018

STATE OF NEW YORK;)
COUNTY OF WESTCHESTER;) SS
TOWN OF CORTLANDT)
OSSINING

MARY E. BREINING
Receiver of Taxes, Town of Cortlandt

I, Simon Boyar hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address Simon Boyar
3199 Albany Post Rd # 301B
Buchanan, NY 10511

SWORN to before me this 16th day of April, 2018

NOTARY PUBLIC Margaret E. Ragani

MARGARET E. RAGANI
Notary Public, State of New York
No. 01RAG030292
Qualified in Westchester County
Commission Expires September 7, 2019
September 7, 2019
3091

GENERAL INSTRUCTIONS

P L E A S E R E A D

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers and major stockholders of each corporation must be attached. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.
 2. If the applicant is a **tenant** submit a copy of the lease agreement and have the owner of the property sign and have notarized the statement below.
 3. The applicant shall submit a list of the names and addresses of all **adjoining property owners** and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of Cortlandt current Tap Map Section, Block and Lot designation for each parcel.
 4. NYS Town Law obligates the Planning Board to conduct a Public Hearing with respect to a preliminary or final subdivision plat, conforming to local requirements, within 62 days following receipt of same by the Planning Board Clerk. Likewise, NYS Town Law requires the Planning Board to approve, disapprove or approve with modifications, a proposed site plan within 62 days after same has been filed with the Planning Board or, if a Public Hearing was held on the plan within 62 days after such hearing. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and, therefore, not ready for Public Hearing nor Planning Board approval. Thus a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within the 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items as soon as possible.
- In light of the above, you are asked to indicate, by checking the appropriate box on the front page of this application, whether you consent to the extension of the 62 day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Clerk of the Planning Board whereupon your plat, or site plan or special permit proposal will be scheduled for the next regularly scheduled meeting of the Planning Board.
5. For procedures, design standards, specifications for drawings and other information see the following chapters in the Town of Cortlandt Code; for subdivisions Chapter 265, for site development plans, zoning and special permits Chapter 307, for wetland permits Chapter 179 and for steep slope permits Chapter 259.
 6. Please be advised that the site development plan, subdivision or special permit process often involves engineering, legal and other professional skills. While Planning Board staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of your proposed development plan, is upon you and your professional advisors, and not upon the Planning Board itself or staff.
 7. The applicant shall also submit the following: a completed **environmental assessment form** as required by SEQR for the proposed project; **2 copies of a recent survey**, **14 sets of FOLDED plans**, an **electronic copy of all plans on a CD in .jpg, .tif or .gif format**, a **colored map of the project showing wetlands and steep slopes** pursuant to the attached guideline, a **check to the Town of Cortlandt** for the application fee as indicated below.
 8. The applicant shall be responsible for **posting and removing a sign** on their property concerning their application as required by the Planning Board and provided by the Planning Division.

FEE SCHEDULE

LOT LINE ADJUSTMENT	-----	\$300
SUBDIVISION	-----	Preliminary (major) \$750 + \$750 for each building lot
	-----	Preliminary (minor) \$500 + \$500 for each building lot
	-----	Final approval - \$1000
SITE PLAN	-----	\$150 for each 1000 sq. ft. of proposed floor areas + \$5 for each proposed parking space. Minimum \$500
SITE PLAN AMENDMENT	-----	Same as above, minimum fee \$250.
SPECIAL PERMIT	-----	\$500

STATE OF NEW YORK;)
COUNTY OF WESTCHESTER:) SS
TOWN OF CORTLANDT)
TOWN OF BOSSINNYUS

I, Michael Boldetti, understand that as the owner of the subject property I authorize the tenant to make this application and I also understand that I as well as the tenant will be bound with the Planning Boards' Resolution of approval including all conditions of such approval.

Mailing Address
100 Executive Blvd
Ossining NY 10562

SWORN to before me this
10th day of APRIL, 2008

NOTARY PUBLIC Margaret E. Ragaine

MARGARET E. RAGAIN
Notary Public, State of New York
No. 01136030292
Qualified in Westchester County
Commission Expires September 7, 2011



Devotion Yoga of Westchester
2055 Albany Post Road
Croton on Hudson, NY 10520
914-930-7707

April 17, 2018

Ms. Loretta Taylor
Chairperson, Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Dear Ms. Taylor –

I come before the Board as Owner of Devotion Yoga of Westchester seeking approval for change of use of the space that I occupy at 2055 Albany Post Road, AT-4, Croton on Hudson NY 10520. The space was previously used as a business office, its currently being used as a Yoga Studio.

The hours of operation are as follows:

Monday 9:00am-12:00pm
Tuesday 9:00am – 12:00pm, 6:00pm-9:00pm
Closed on Wednesday
Thursday 9:00am – 12:00pm, 6:00pm-9:00pm
Friday 9:00am-12:00pm
Saturday 9:00am-12:00pm
Sunday 4:00pm – 8:30pm

At times, we do host Workshops in areas of interest on Saturday afternoons.

I offer Kundalini Yoga, Sound Healing and Meditation. I am a Certified Level 1 Kundalini Instructor and RYT 200. My classes serve between 5-8 students at a time.

Devotion Yoga is a unique place for students to gather as a community in a safe and peaceful environment. It is an essential business to this area since no other studio offers authentic Kundalini Yoga.

Attached are a few pictures of the interior and exterior space.

Please feel free to contact me at any time with any further questions.

Best,

Barbara Burns

Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... 1 Legal Dept.
..... 1 DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... _____
..... _____
Sent 4/19/18

RECEIVED
APR 1 2018

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

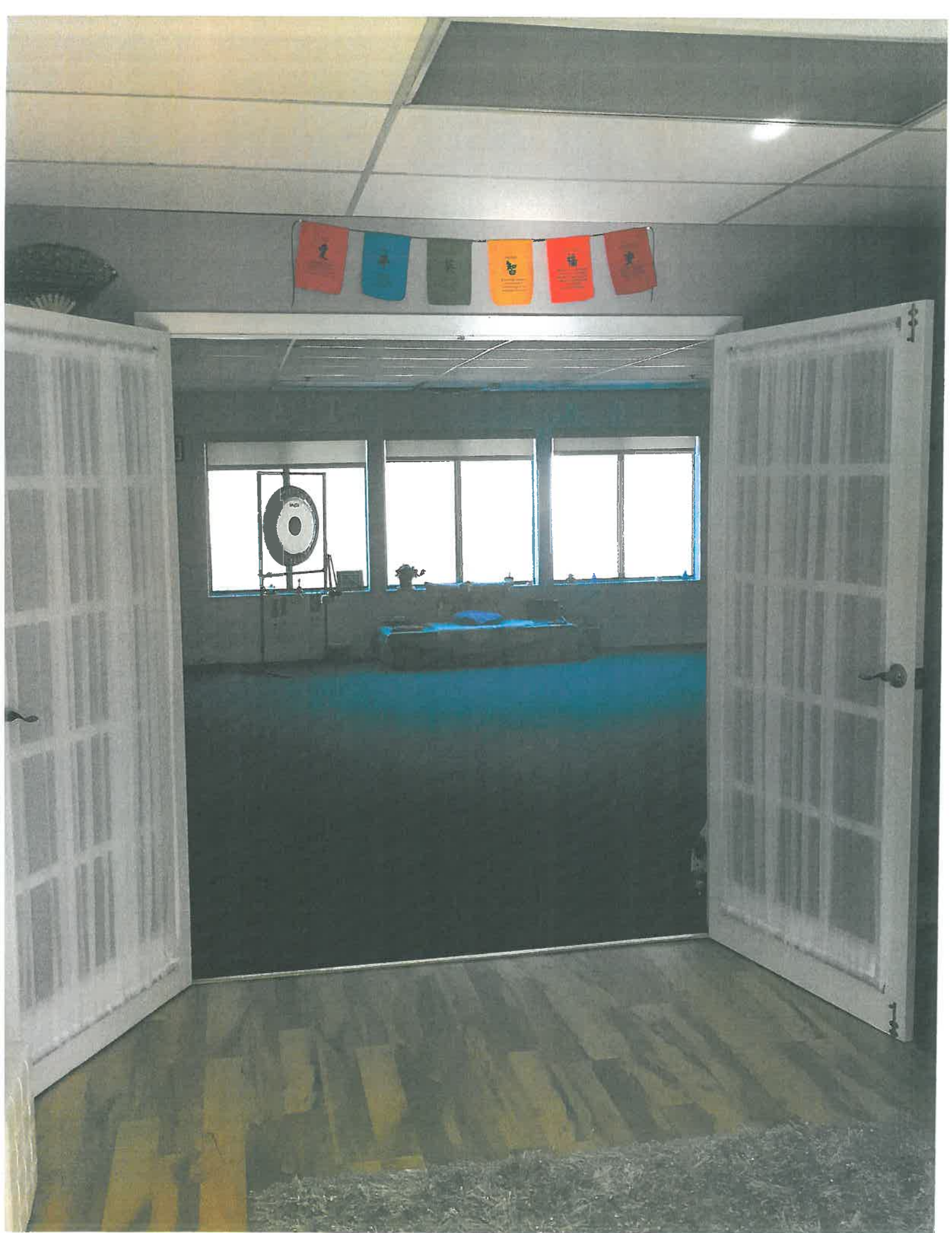
2018-4

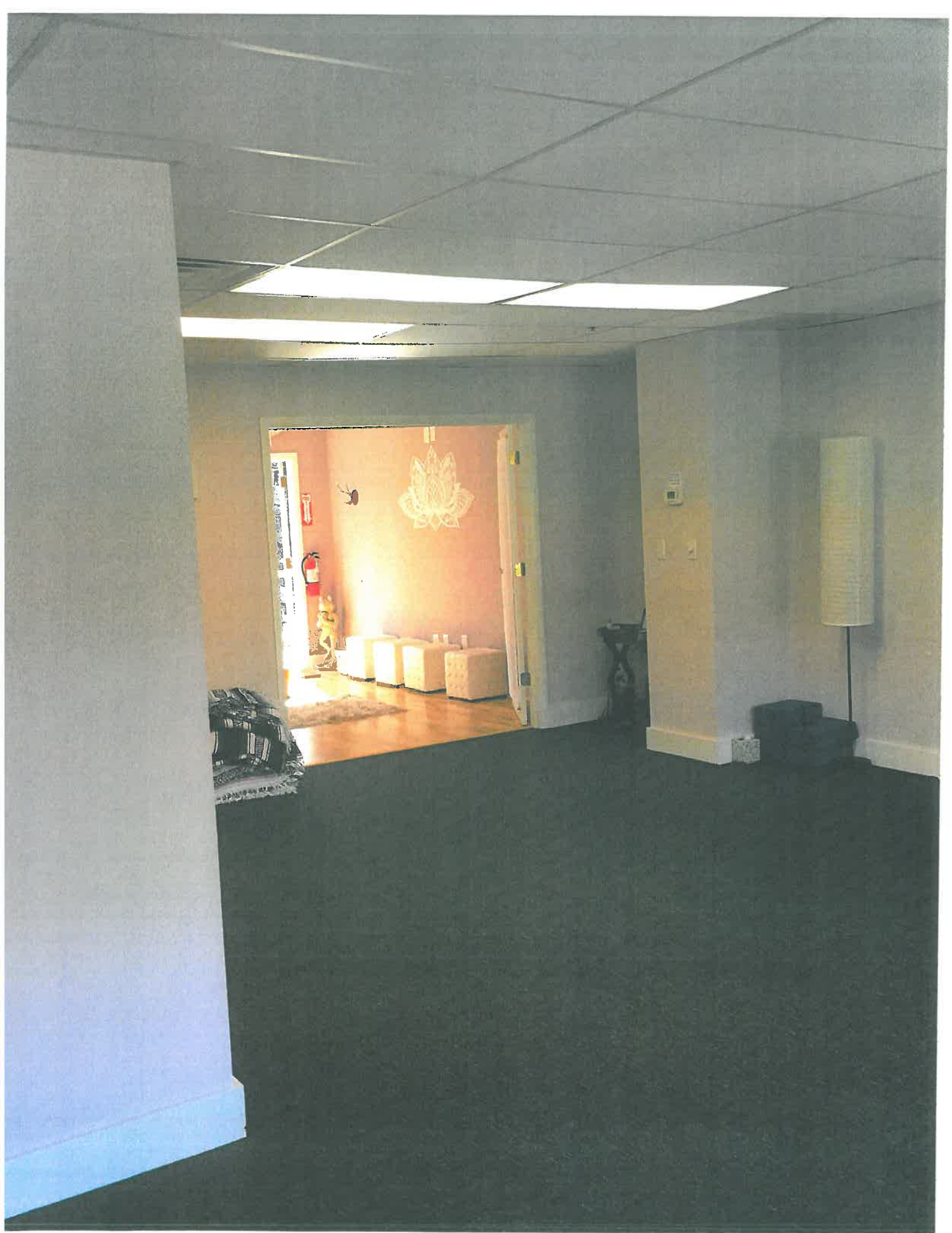


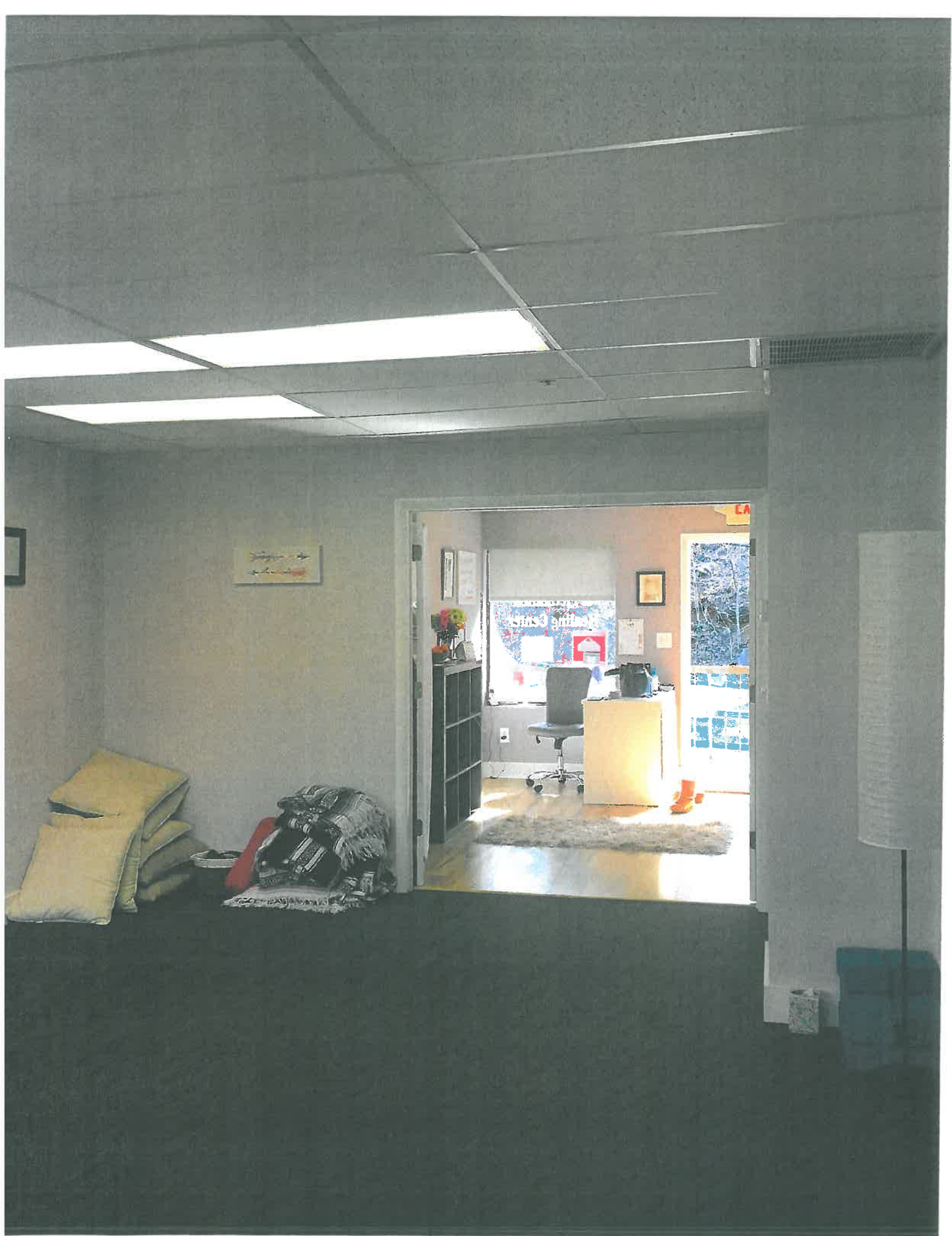
Kundalini
& Meditation
Healing Center

Open
1000 Lakeside Park East
Columbus, OH 43260
www.kundalinyoga.com
938-830-7700

OPEN







TOWN OF CORTLANDT
PLANNING BOARD APPLICATION

CHECK APPROVAL (S) REQUESTED

- Lot Line Adjustment
- Preliminary Subdivision
- Conventional
- Cluster-open space
- Final Subdivision
- Site Development Plan
- Site Development Plan Amendment
- Special Permit
- Wetlands Permit
- Steep Slopes Permit

For Official Use Only:
PB No. 2018-4
Date Received 4/17/18
Fee Paid \$ 250.00

1. Name of Proposed Development Devotion Yoga
2. Name of Applicant Barbara Burns Phone 914-705-1870
Address 2055 Albany Post Rd., Croton-on-Hudson, N.Y. 10520
Street No. & Name Town State Zip
3. Owner of Record B.C. Development Co., LLC Phone 914-941-3166
Address 100 Executive Boulevard, Suite 201 Ossining, N.Y. 10522
Street No. & Name Town State Zip
4. Engineer/Architect _____ Phone _____
Address _____
Street No. & Name Town State Zip
5. Land Surveyor _____ Ph _____
Address _____
Street No. & Name Town State Zip
6. Attorney _____ Phone _____
Address _____
Street No. & Name Town State Zip
7. Site Location: On the East side of Albany Post Rd.
(direction) (street)
_____ feet of _____
(direction) (street)
8. Tax lot designation: Section: 55.13 Block 3 Lot(s) 1
9. Total Area: 1.9832 No. of Lots 1 Sq. Ft. of Building 19,200 sq. ft.
Zoning Dist. HC9A Proposed Use Yoga Studio No. Of Parking Spaces _____
10. If this application is for a cluster-open space subdivision give date and
Resolution number of Town Board authorization. Date: _____ Res. # _____

RECEIVED
APR 1 2018
DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

PLEASE CHECK APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4. YES ___ NO ___

CONFIRMATION ALL TAXES PAID: _____ Date: _____
Receiver of Taxes

STATE OF NEW YORK;)
COUNTY OF WESTCHESTER;) SS
TOWN OF CORTLANDT)

I, Barbara Burns hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address
2055 Albany Post Rd.
Croton on Hudson
NY 10520

SWORN to before me this
17th day of April, 2018
NOTARY PUBLIC Jane R. [Signature]

LANE R. SCHORSCH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6241903
Qualified in Putnam County
My Commission Expires May 31, 2019

GENERAL INSTRUCTIONS

P L E A S E R E A D

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COUNTY OF WESTCHESTER:) SS
TOWN OF CORTLANDT)

I Michael Boldo understand that as the owner of the subject property I authorize the tenant to make this application and I also understand that I as well as the tenant will be bound with the Planning Boards' Resolution of approval including all conditions of such approval.

Mailing Address
BC Davidson & Co LLC
100 Executive Blvd
Ossining NY 10562

SWORN to before me this
16th day of APRIL, 2002018

NOTARY PUBLIC Margaret E. Rogain

MARGARET E. ROGAIN
Notary Public, State of New York
No. 01RAG030292
Qualified in Westchester County
Commission Expires September 7, 202019