

Right to Know/FOIL

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ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Walsh

CASE NO.: 2018-20

Name of Applicant: **Pike Plaza Associates, LLC**
Owner: **Same**
Address of property: **2050 East Main St. Cortlandt Manor NY**
SBL: **Section 23.20 Block 2 Lot 4**
Prior ZBA Case No.: **NA**
Zone: **CD, Designed Commercial**
Lot Size:

Request: Area variance for a freestanding sign located at the Pike Plaza Shopping Center.

Staff Comments: The previously existing Pike Plaza (66 sq. ft.) sign was hit by a car and removed. A temporary replacement sign (78 sq. ft.) was installed. The applicant is requesting a 90 sq. ft. sign. 48 sq. ft. is permitted.

	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
Sign Area Variance	48 sq. ft.	90 sq. ft.	53% (42 sq.ft.)

SEQR: TYPE II – No further compliance required

Map from WebGIS:



Google Street View:





TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

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

Martin G. Rogers, P.E.
Director of Code Enforcement/D.O.T.S.

Ken Hoch
Assistant to the Director/D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1010
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Town Supervisor
Linda D. Puglisi

Town Board
Richard Becker
Debra A. Costello
Francis X. Farrell
Seth M. Freach

Date: Sept. 11, 2018

To: Chris Kehoe

From: Ken Hoch

Re: Pike Plaza
2050 E Main St.



Freestanding Sign

Building Permit #22084 was issued 12/19/97 to erect a main directory sign at the Route 6 entrance. A Certificate of Compliance #20060193 was issued 8/7/2006. That permit file cannot be located. There is no record of a variance for the sign.

Building Permit #20110677 was issued 12/9/11 to replace existing freestanding and directional signs. The freestanding sign drawing showed the sign at 65 square feet. A Certificate of Compliance #20120168 was issued 5/15/12.

K*

2047 Main St



Image capture: Oct 2017 © 2018 Google

Cortlandt, New York



Street View - Oct 2017



Google Maps Main St



Image capture: Oct 2017 © 2018 Google

Cortlandt, New York

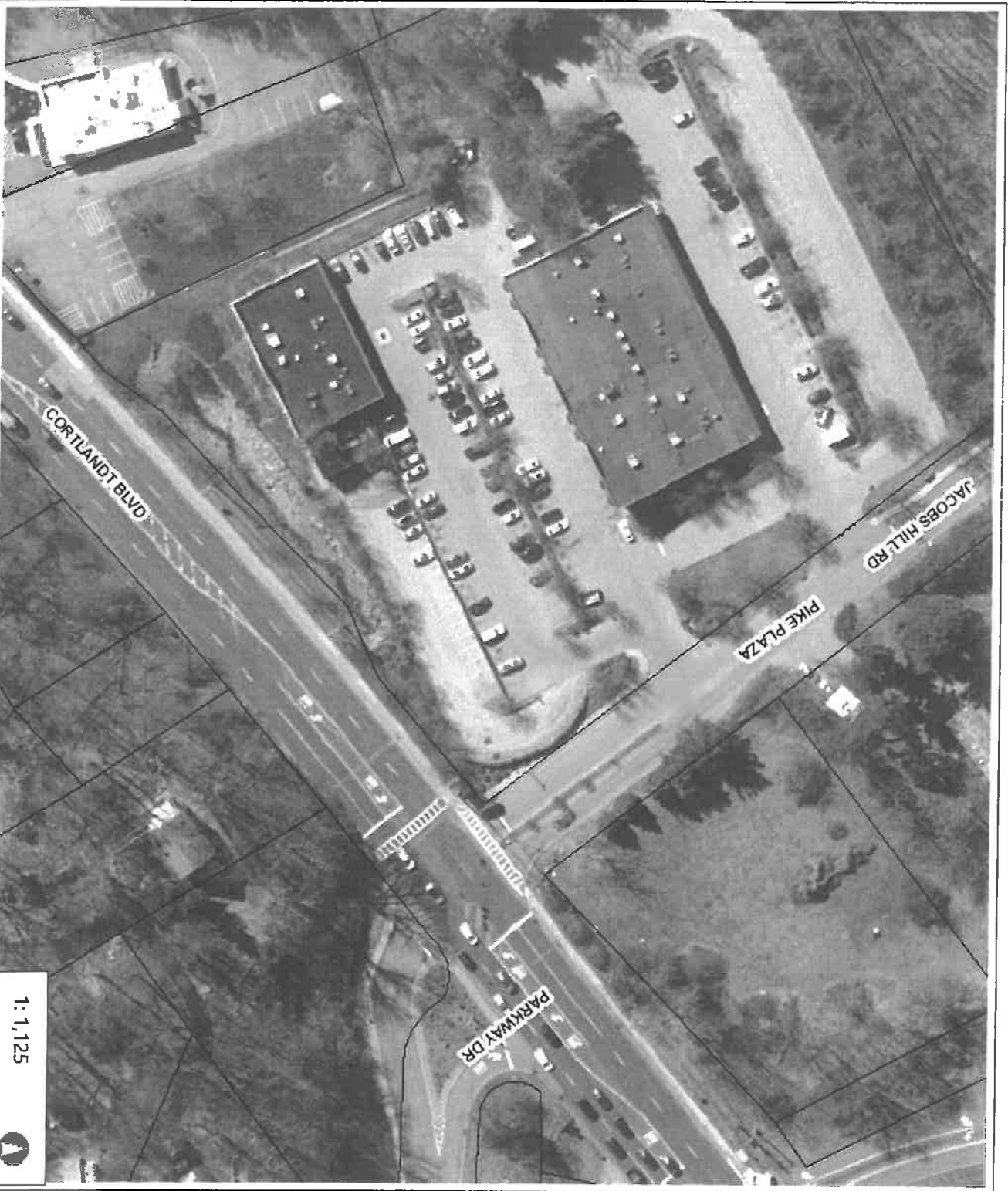


Street View - Oct 2017



KING BUFFET
THE BACK NINE
ACCESS
PHYSICAL THERAPY
& WELLNESS
CLEAR NAIL SPA
Domino's
Hudson Valley Podiatry
Davita Peekskill Dialysis
NYRX LONG TERM
CARE PHARMACY
COMING SOON
EMPIRE NORTH CROSSFIT
SPACE AVAILABLE
RETAIL, MEDICAL OFFICE
914-425-5050
LA^{co} PLmanagement.com

ZONING BOARD PUBLIC HEARING
TOWN OF ORTLAND
FOR THE PROPERTY
2015
CALL 8 Town of Orland
CONTACT TOWN OF ORTLAND
WWW.TOWNOFORTLAND.NY.GOV



187.5
0
93.75
187.5 Feet

Map produced by: user

1:1,125

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Town of Cortlandt

- Legend
- Parcels
 - Road Labels

Notes