

### **Right to Know/FOIL**

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and do not become final until approved by a majority of the Board.

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 2018-21**

**DRAFT**

**RESOLUTION NO. 41-18**

**WHEREAS**, an application for Amended Site Development Plan approval was submitted by Steve Markham of Carrols Restaurant Group, Inc. for the property of Poughkeepsie Shopping Center, Inc., for a proposed 24' by 9' walk-in freezer to be located at the existing Burger King Restaurant at 2040 E. Main St. (Cortlandt Boulevard) as shown on a 4 page set of drawings entitled "Burger King 2379-Site Plan" prepared by Lauer-Manguso Architects dated September 6, 2018, and

**WHEREAS**, the subject property is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lots 5 & 6, and

**WHEREAS**, the applicant requests Planning Board approval for a 24' by 9' walk in freezer to be located on the west side of the building, underneath the existing building overhang, accessible only from the in-side of the restaurant, and

**WHEREAS**, the proposed freezer does not add any more impervious area to the site plan nor change the existing travel pattern around the restaurant and through the existing drive-thru, and

**WHEREAS**, the subject request is considered a Type II action under the State Environmental Quality Review Act (SEQRA).

**NOW THEREFORE BE IT RESOLVED**, that the request of Steve Markham of Carrols Restaurant Group, Inc. for the property of Poughkeepsie Shopping Center, Inc. for Amended Site Development Plan approval for a proposed 24' by 9' walk-in freezer to be located at the existing Burger King Restaurant at 2040 E. Main St. (Cortlandt Boulevard) as shown on a 4 page set of drawings entitled "Burger King 2379-Site Plan" prepared by Lauer-Manguso Architects dated September 6, 2018, is hereby **approved** subject to the conditions listed below:

**CONDITIONS AND MODIFICATIONS:**

**1. (a) Obtain the signature of the Planning Board Chairperson and the required Department Heads on a paper set of prints. Following the signatures submit four paper sets of prints with signatures to the Planning Office, (b) After the Planning Board Chairperson's signature submit an electronic version, .pdf is acceptable, of the entire drawing set (c) Upon completion of all improvements submit a comprehensive as-built survey in hard copy, AutoCAD and PDF formats.**

**(continued on page 2)**

2. **Revise the subject drawings to reconfigure the eastern access to the site to improve the right turn in movement from Route 6 (Cortlandt Boulevard) to the satisfaction of the Director of Technical Services and the New York State Department of Transportation. Obtain all necessary permits with the NYSDOT. Plans shall be revised prior to the issuance of a building permit and constructed prior to the issuance of a Certificate of Occupancy for the walk-in freezer.**
3. **The applicant must obtain all required permits from the Town Office of Code Administration and Enforcement within 12 months of the date of this resolution.**

**TO BE CONSIDERED FOR ADOPTION: NOVEMBER 7, 2018**