

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
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

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

Chris Kehoe, AICP
Deputy Director – Planning

Planning Staff
Michelle Robbins, AICP
Rosemary Boyle-Lasher

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Linda D. Puglisi

Town Board
Richard Becker
Debra A. Costello
James F. Creighton
Francis X. Farrell

MEMO

TO: Linda D. Puglisi, Town Supervisor
Members of the Town Board

Loretta Taylor, Chairperson *ck*
Members of the Planning Board

FROM: Chris Kehoe, AICP
Deputy Planning Director

RE: **Annual Planning Board Report - 2018**

DATE: January 22, 2019

Please find attached a copy of the 2018 Annual Planning Board Report

CRK/crk

Enc.

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

ANNUAL REPORT - 2018 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>Minor Subdivisions</u>																			
Number of Plats	2	3	1	1	4	6	6	0	1	0	0	0	0	0	0	1	0	1	0
Number of Lots	2	2	2	2	6	6	6	0	2	0	0	0	0	0	0	2	0	0	0
<u>Major Subdivisions</u>																			
Number of Plats	6	2	5	2	3	5	3	4	5	0	2	2	0	0	0	1	0	0	0
Number of Lots	21	4	15	38	8	11	8	26	15	0	20	5	0	0	0	27	0	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
Time Extensions Denied					1														
Amendments	1	2		3	1			2	2		1								
Denials											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>Minor Subdivision</u>																			
Number of Plats	2	3	1	1	1	4	6	2	0	0	2	0	0	0	0	0	1	1	0
Number of Lots	4	2	2	2	0	8	6	4	0	0	4	0	0	0	0	0	2	2	0
<u>Major Subdivision</u>																			
Number of Plats	6	2	4	3	2	0	6	5	4	2	2	2	5	2	1	0	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
Condominium Units/ NYS Section 278		5		85	30			147	92		3	16		147				56**	
Reapproval		2																	
Final Subdivision Time Extensions	2	4	8	3	1	2	2	7	15	14	13	9	16	20	17	8	8	7	8

* 2 lot commercial subdivision
 ** Pondview Commons

PLANNING BOARD: SITE DEVELOPMENT PLAN 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>Site Development Plans (SDP)</u>	7	5	5	3	2*	4	7	6	9	4	4	1	1	4	4	1	2	6	5
<u>SDP Amendments</u>	3	4	2	7	9	3	2	2	3	1	1	1	2	3	1	2	2	9	15
<u>SDP with Special Permit</u>	3	2	3	2		1	4	1	1	2	3	1	1		1	1	2	2	1
<u>SDP TOTALS</u>	13	11	10	12	11	8	11	9	13	7	8	3	4	7	6	4	6	17	21
<u>SDP Time Extensions</u>	1	5	8	2	3	2	3	4	5	7	5	2	1	1	0	0	1	1	1
<u>SDP Time Extensions Denied</u>	1																		
<u>SDP Denials</u>						1													
<u>Cell Towers (Co-Locate, Re-Cert, New)</u>																			7
<u>Zoning Code Amendment Recommendations</u>	2			2	3	2	3	4	1	3	2	2			1	0	1		
<u>Wetland Permits</u>	3	2	3	2	1	4	4	4	5	2	3	2	1	1	2	1	2	1	1
<u>Tree Removal Permits</u>											5	1			2	1	3	2	4
<u>Sleep Slope Permits</u>	2	2	3	2	4	4	2	4	5	1	2	1	1	1		1	2	2	
<u>Special Permits Renewals</u>	2		1	2		1		1		0	3		1	3		1	3		
<u>Special Permit Recommendations</u>												1**				0	0		
<u>Lot Line Adjustments</u>	3	1	8	4		3	2	2	2	0	1	1			2	3	2		2
<u>Lot Line Adj. Time Extensions</u>	3	2						2		0	0			1***	0	1			
<u>Performance Security Reductions</u>	4	1	2	1	3	2				0	1		1		2	2	1	1	1
<u>Accessory Apartments</u>																			1
<u>Cluster Recommendations</u>		1	2							0	0					0	0		
<u>DEIS Scores</u>	2	2	1			2		3		0	1		1			0	0		

*Includes Jacobs Hill Village PVD 103 Apartments and 58 Condominiums

**RRUSP Pondview Recommendation

*** Harbolic Lot-Line Re-Approval

2018 SITE DEVELOPMENT PLAN APPROVALS

- | | |
|---|---|
| 1. PB 2017-6 Meenan Oil | Reconstruction of existing garage |
| 2. PB 2018-1 Sustainable Materials Management | Organic composting facility |
| 3. 2018-6 The Sentinel at Mohegan Lake | Renovation and expansion of existing assisted living facility |
| 4. PB 2018-5 3120 Lexington, LLC | Conversion of existing facility into a Hardware Store |
| 5. PB 2018-15 Chase Bank | Approval for a bank branch at the location of a former restaurant |

2018 SITE DEVELOPMENT PLAN AMENDMENTS

- | | |
|---|--|
| 1. PB 2017-24, 2093 E. Main St. | Change of use to a hair salon |
| 2. PB 2017-23 TSG Grat, LLC | Change of Use from retail to medical office (Caremount Medical) |
| 3. PB 2017-22 Tracy Cong | Conversion of retail space to restaurant |
| 4. PB 2018-3, 2055 Albany Post Rd. | Change of use for a drumming school |
| 5. PB 2018-4, 2055 Albany Post Rd. | Change of use for a Yoga Studio |
| 6. PB 2018-7, 4 Crestview Avenue | Change of use for a personal services facility |
| 7. PB 2018-16, 7 Trinity Avenue | Above ground oil tank |
| 8. PB 2018-17, 2050 E. Main St. | Change of use from retail use to a personal services facility, yoga studio |
| 9. PB 2018-28 Pago Properties | Change of use from a professional office to a personal services facility, beauty salon/barber shop |
| 10. PB 2018-30 Crompond Rd., LLC | Exterior and interior alterations to an existing retail building |
| 11. PB 2018-21 Carrols Corporation
Burger King | New Walk-In freezer |

- | | |
|--------------------------------------|-----------------------------------|
| 12. PB 2018-9 Home Depot | New Outdoor Storage areas |
| 13. PB 2018-24, 2055 Albany Post Rd. | Change of use to a gym/play space |
| 14. PB 2018-25 Springvale | Property enhancements |
| 15. PB 2018-11 Andi Gamboa | Change of use to insurance office |

2018 SITE DEVELOPMENT PLAN TIME EXTENSIONS

1. PB 2017-8 Cortlandt/Peekskill Animal Hospital

2018 SITE PLAN TIME EXTENSIONS TO OBTAIN BUILDING PERMIT

None

2018 CELL TOWER SPECIAL PERMIT & SITE PLAN APPROVALS

1. PB 2017-19, 5742 Albany Post Road – Co-Locate
2. PB 2017-20, 451 Yorktown Road – Co-Locate
3. PB 2017-18, 1033 Oregon Road, Tower-Recertification
4. PB 2018-2, 451 Yorktown Road, Tower-Recertification
5. PB 2018-10, 260 Croton Avenue – Co-Locate
6. PB 2018-19, 51 Scenic Drive, Tower Recertification
7. PB 2018-20, 3105 E. Main St., Co-Location (Home Depot)

2018 CORRESPONDENCE ITEMS

1. PB 25-92 & PB 14-13 Shoprite outdoor display and sales
2. PB 2017-4 Covering of material bins, 2711 Lexington Avenue
3. PB 25-06 Monteverde Tent
4. PB 2018-14 Allan Carpet interior alterations, Cortlandt Town Center
5. PB 14-13 Approval of signage, Shoprite at Cortlandt Crossing

2018 ACCESSORY APARTMENTS

1. PB 2018-8 Renato & Doris Capalbi, 189 Frederick Street
2. PB 2018-17 Jonathan Cruz, 1 Lisa Court

2018 WETLAND PERMITS

1. PB 2018-5, 3120 Lexington Avenue, LLC

2018 STEEP SLOPE PERMITS

None

2018 TREE REMOVAL PERMITS

1. PB 2018-1 Sustainable Materials Management
2. PB 2018-12 A Rising Star Children's Academy
3. PB 2018-5, 3120 Lexington Avenue, LLC
4. PB 2018-6 The Sentinel at Mohegan Lake

2018 SEQR DEIS/FEIS REVIEW

None

2018 LOT LINE ADJUSTMENTS

1. PB 2018-29 Robert Kelleher

Total Application Fees Collected: **\$31,740.25**

Total Construction Inspection Fees Collected: **\$62,292.50**

2018 CONSTRUCTION INSPECTION FEES

CASE	PB NUMBER	RESOLUTION	AMOUNT	DATE
Mikiko Ino	PB 2017-5	Res. 28-17	\$4,292.50	2/21/18
Caremount Medical	PB 2017-23	Res. 6-18	\$4,750	4/3/18
3120 Lexington, LLC	PB 2018-5	Res. 31-18	\$6,250	9/24/18
The Sentinel	PB 2018-6	Res. 30-18	\$40,000	11/2/18
Sustainable Materials	PB 2018-1	Res. 29-18	\$7,000	11/28/18
			\$62,292.50	

Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567-1254
(914) 734-1010

Fee Receipts Log

Fee Receipts Entered By: CHRIS

Date: 6/27/2018

Payor	Fee	Check #	Receipt #	Amount
CROMPOND ROAD LLC	Application Fee	5809	2018-8987	\$250.00
KELLEHER ROBERT J	Application Fee	7883	2018-8988	\$300.00
TUSCAN GARDENS LLC	Application Fee	23841	2018-8989	\$150.00
BEAVER BROOK CORTLANDT L	Application Fee	1192	2018-8990	\$150.00
JOHN P. CARBONE	Application Fee	167	2018-8986	\$250.00
CONGREGATION YESHIVATH	Application Fee	23874	2018-8985	\$500.00
SPRINGVALE APTS LLC	Application Fee	2120	2018-8733	\$250.00
MAHLAB FAMILY REALTY LLC	Application Fee		2018-8689	\$3,000.00
BC DEVELOPMENT CO LLC	Application Fee	98	2018-8690	\$250.00
CORTLANDT ENGINE CO INC	Application Fee	4767	2018-8691	\$5,000.00
CROTON REALTY &	Application Fee	1287	2018-8692	\$1,000.00
APPIAN WAY VENTURES LLC	Application Fee	1055	2018-8319	\$250.00
POUGHKEEPSIE SHOPPING CT	Application Fee	777	2018-8320	\$250.00
CORTLANDT TOWN CENTER LL	Application Fee	35130544	2018-8302	\$5,000.00
CRUZ JONATHAN	Application Fee	1581	2018-8131	\$250.00
SCENIC RIDGE AT AMBERLAND	Application Fee	084924	2019-9331	\$500.00
FIRST HEBREW CONGREGATIO	Application Fee	8867	2018-7658	\$500.00

Date Printed: 1/18/2019

Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567-1254
(914) 734-1010

Fee Receipts Log

Fee Receipts Entered By: CHRIS

Date: 1/19/2018

Payor	Fee	Check #	Receipt #	Amount
CORTLANDT TOWN CENTER LL	Application Fee	001767	2018-7727	\$558.75
2141 CROMPOND RD LLC	Application Fee	25126072	2018-7552	\$250.00
DELORENZO RICHARD A	Application Fee	1601	2018-7553	\$1,000.00
First Hebrew Congregation	Application Fee	8856	2018-7554	\$1,170.00
CLEAR CREST VIEW LLC	Application Fee	1227	2018-7242	\$250.00
CAPALBI RENATO & DORIS	Application Fee	155	2019-9329	\$250.00
BC DEVELOPMENT CO LLC	Application Fee	1147	2018-6985	\$250.00
BC DEVELOPMENT CO LLC	Application Fee	1020	2018-6986	\$250.00
MOHEGAN GROUP LLC	Application Fee	002	2018-6990	\$7,661.50
3120 LEXINGTON LLC	Application Fee	1031	2018-6997	\$500.00
3120 LEXINGTON LLC	Application Fee	1031	2019-9333	\$500.00
PONY MOTOR CARS INC	Application Fee	083768	2018-6574	\$500.00
TWO BAYVIEW ROAD LLC	Application Fee	5682	2018-6216	\$500.00
TSG GRAT #7 LLC	Application Fee	635	2018-6134	\$250.00

Total: \$31,740.25

Date Printed: 1/18/2019