

Right to Know/FOIL

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WHEREAS, an application was submitted by Richard Gladstone of TSG GRAT #7, LLC for Planning Board approval of an amended Site Development Plan, as per Chapter 307 (Zoning) of the Town of Cortlandt Code, for a change of use from a retail space to a medical office for Caremount Medical as shown on a 4 page set of drawings entitled “Existing/Proposed Plot Plan” prepared by Edmond Gemmola, R.A. dated December 19, 2017, and

WHEREAS, the subject property of approximately 47,000 sq. ft. is located at 2084 East Main Street, contains an existing commercial building of approximately 13,000 sq. ft. currently occupied by “Home & Hearth” and a vacant tenant space, is zoned CD, Designed Commercial and is designated on the Town of Cortlandt Tax Maps as Section 24.13, Block 2, Lot 10, and

WHEREAS, the subject change of use is considered a Type II action under the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the applicant is seeking Planning Board approval for a change of use from a retail use to a medical use, and for landscape improvements, new signage and façade improvements, and

WHEREAS, the subject site plans shows 64 parking spaces proposed with 62 required, and

WHEREAS, the request was referred to the Architectural Advisory Council (AAC) and by a memo dated January 20, 2018 the AAC responded they had no objection to the requested façade changes and recommended approval as presented.

NOW THEREFORE BE IT RESOLVED, that the request of Richard Gladstone of TSG GRAT #7, LLC for Planning Board approval of an amended Site Development Plan, as per Chapter 307 (Zoning) of the Town of Cortlandt Code, for a change of use from a retail space to a medical office for Caremount Medical as shown on a 4 page set of drawings entitled “Existing/Proposed Plot Plan” prepared by Edmond Gemmola, R.A. dated December 19, 2017 is hereby **approved** subject to the conditions listed below, 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 obtain the required permits from the Town Division of Code Enforcement and Administration. If there is no substantial change in the condition of the site and/or its environs, the Amended Site Development Plan Approval may be extended by the Planning Board for one (1)

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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.

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 to obtain any required building permits. 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. Add the appropriate signature block (attached) and obtain the required signatures from the Director of Technical Services, Director of Environmental Services and the Planning Board Chairperson on the subject drawing(s) and submit (4) four prints of the signed site plan drawing set.
2. Prior to obtaining any building permits, the Applicant to the satisfaction of the Director of Technical Services, shall provide a written "no objection" letter from the Westchester County Department of Health for the continued use of the existing OWTS or make application to connect to the Town's sanitary sewer system.
3. The applicant is required to obtain all necessary permits (i.e. building, electrical, sign, etc.) from the Department of Technical Services, Division of Code Administration and Enforcement.
4. The subject landscape plan shall be referred to the Town Conservation Advisory Council for review and comment.
5. Submit a revised site plan addressing the comments as outlined in the Director of Technical Services review memorandum dated 1/29/2018.
6. Submit a 5% construction inspection fee for all proposed site improvements pursuant to Resolution 114-00 of the Cortlandt Town Board.
7. Posting of a combined soil erosion security and maintenance security pursuant to Section 307-73.1 of the Town Code in the amount of \$2,500. Said security to be in effect for a period of not less than two years from the date thereof at which time the applicant can request the release of the security based upon completion of all required improvements, submission of the

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required as-built survey and an inspection by the Town. Prior to the release of the signed Site Development Plan by the Planning Division said security shall be submitted to and approved

8. An “as-built” survey shall be submitted at the completion of construction and prior to the issuance of any certificate of occupancy.

TO BE CONSIDERED FOR ADOPTION: FEBRUARY 6, 2018

gammola & associates architects/planners
 201 Madison Avenue, New York, NY 10017
 Project No. 17-086
 Date: 01/17/08
 Drawing No. 101-01



Program No.	010
Date	01/17/08
Time	10:00
By	gpc
Job No.	17-086

DATE	BY	DESCRIPTION

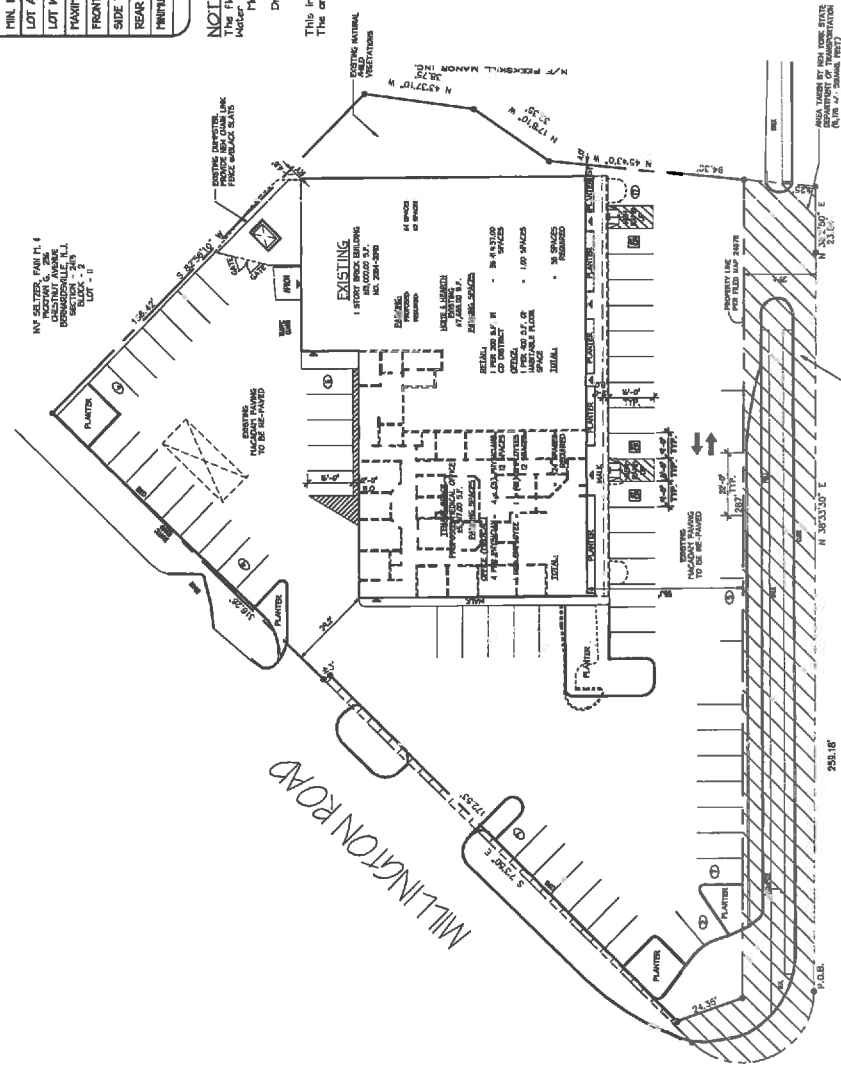
SPECIAL NOTES
 1. The owner is to provide all necessary permits and fees for the proposed work.
 2. The architect assumes no responsibility for the accuracy of the information provided by the owner.
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ZONING TABULATION		
ZONE	CD ZONE	DESIGNATED COMMERCIAL DISTRICT
MIN. REQUIREMENTS	REQUIRED	EXISTING
LOT AREA	50,000 SF	547,194.00 SF
LOT WIDTH (FEET)	200'	250.15'
MINIMUM HEIGHT	3 STORIES / 30'	1 1/2 STORIES / 31'
FRONT YARD	75'	250.34'
SIDE YARD	50'	54.21'
REAR YARD	50'	54.64'
MINIMUM LANDSCAPE COVERAGE	25%	15.40%
		27.46%

NOTE:
 Calculations for septic for the building as prescribed by NYS DEC Waste Water Manual:
 Medical office spaces of 5,317 s.f., with 15 employees: 225 GPD
 (with low fixtures, 20% reduction) - 45 GPD
 Dry retail space of 7,465 s.f.: 485 GPD
 TOTAL DAILY USAGE: 948 GPD

This information was taken from a notice provided by Melitonen Engineering, P.C., dated 01/16/10.
 The architect assumes no responsibility for its accuracy.

NOTES:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN OBTAINED FROM A SURVEY MAP PREPARED BY "SURPHIT LAND SURVEYING P.C.", DATED JANUARY 17, 2008. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. ALL UTILITIES SERVICING THE SUBJECT PROPERTY ARE EXISTING.
 3. PROJECTED HOURS OF OPERATION WILL BE 9:00 AM TO 6:00 PM MONDAY - FRIDAY WITH EVENING HOURS TO 9:00 PM AT LEAST TWO DAYS PER WEEK.
 4. WEEKEND HOURS WILL OCCUR FROM 9:00 AM TO 1:00 PM ON SUNDAY. ALL WASTE OILS, GREASE, AND HAZARDOUS WASTE WILL BE HANDLED BY A NEW YORK STATE LICENSED MEDICAL WASTE HAULER. TYPICALLY THE WASTE IS BODILY FLUIDS.



EAST MAIN STREET
 EXISTING/PROPOSED PLOT PLAN
 SCALE: 1" = 20'-0"

