

Right to Know/FOIL

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Chris Kehoe

From: John Lentini <pencilbase@aol.com>
Sent: Friday, January 26, 2018 1:08 AM
To: Chris Kehoe; tracytom888@gmail.com
Subject: Vape Rest, 2081 E. Main Str PB 2017-22
Attachments: VAPEREST01242018.pdf; VAPEREST01252018.pdf

Chris,

I have attached digital image of the re submission , of the subject site, dropped off (10 copies PB1 &2, 2 copies of the survey and 3 pictures) at your office on January 24, 2018. The images ,also attached, were taken on 1/24/2018. I believe that the images clearly show the adjoining commercial properties and residential properties to the rear.

Please note, we have decided not to alter the physical site , by adding a parking space, and have, instead proposed to eliminate former parking space number 1 in order to accommodate the trash enclosure. I have calculated the need for 12 customer spaces and have added 2 employee spaces., The loft/mezzanine does not meet the standards of habitable or occupied and has a low ceiling. There is only a need for one employee parking space for each business. Please note there is public transportation nearby and sidewalks that serve the site. The employees are driven there or car pool.

The owner is not adverse to providing new landscaping if it is a requirement of our application, however, if we do not disturb the site the landscaping may not be mandatory. I believe that your comments , relative to landscaping , resulted from our previous proposal to remove part of the lawn in order to provide a parking space and the potential for non conformity of required landscape area.

Please also note, I simply pasted the contents of a past approval, for the sewerage pumping system, and did not alter the site as proposed before. On retrospect I can see where this might cause confusion because the indicated parking spaces shown are erroneous now.. I can remove the parking spaces from the digital and submit additional plans if you feel that it is necessary. In any event the full site plan at the top of the page is our proposal. The partial site plan indicating the sewer details is only provided for the proposed means to connect to the available sewer.

With the exception of the landscaping I have endeavored to address all of your comments. Your review and direction is greatly appreciated.

Yours truly

John Lentini, RA



DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

- Copies 1 Planning Board
- Town Board
- Zoning Board
- 1 Legal Dept.
- 1 DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 1/26/18

LOT SIZE 1,841 SF
 BUILDING AREA 390 SF
 MEZZANINE AREA 575 SF
 WALKWAY AREA 241B - 3
 LANDSCAPE AREA 2,025 SF

cross building areas -
 2,555 sf of grade level
 1,500 sf of mezzanine
 3,105 sf

SECTION 3043 DEP. B
 EXISTING SMOKE SHOP 2,656 SF
 PROPOSED ADDITION TO 116 SF
 MEZZ. STORAGE TO SMOKE SHOP 592 SF
 TOTAL 3,364 SF

SECTION 3043 DEP. B
 PROPOSED FOOD TREATMENT 1,140 SF
 PARKING PER ZONING CODE
 CUSTOMER SALES AREA - 1,140 SF
 PROPOSED FOOD SHOP 1,140 SF
 PROPOSED FOOD SHOP 1,140 SF

CUSTOMER WAITING & DRINK AREA - 840 SF
 OFFICE - 120 SF
 TOTAL PARKING REQUIRED - 16 SPACES

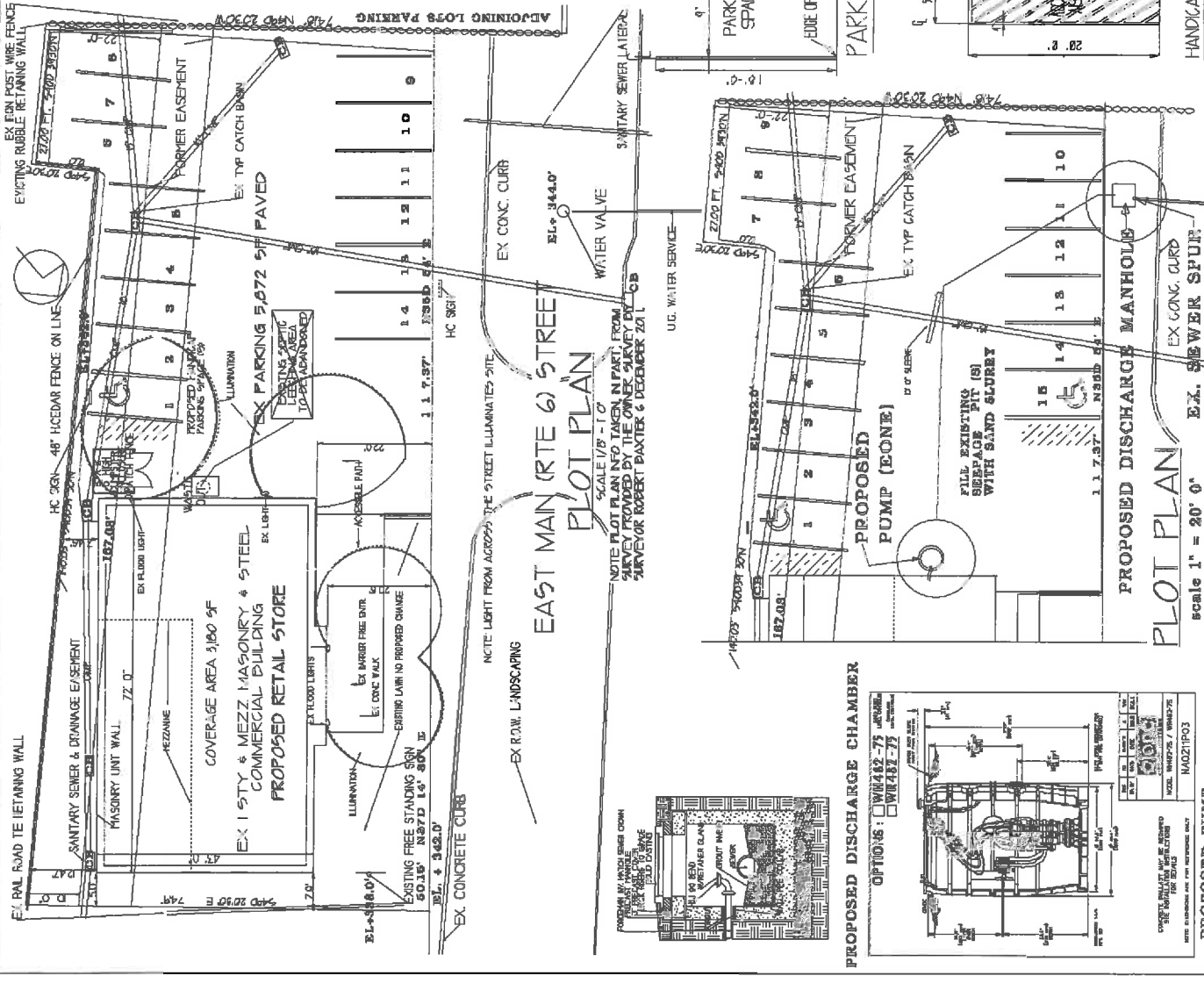
NOTE: NO CHANGE TO SETBACKS OR COVERAGE
 NO. EX. - NO INCREASE IN MINIMUM COVERAGE PROPOSED

ZONING INFO ZONE HC

LOT AREA	2,000 SF	ACTUAL	1,841 SF	REMAINDER	159 SF
LOT DEPTH	10 LF	127 LF	127 LF	OK	
FRONT YARD	30 LF	20.60 LF	18.25 LF	OK	
REAR YARD	30 LF	20.00 LF	18.25 LF	OK	
SIDE YARD	30 LF	3.000 LF	3.000 LF	OK	
MAX. BLDG. HEIGHT	35 FT	28 FT 6 IN	28 FT 6 IN	OK	
MAX. BLDG. AREA	3,500 SF	3,364 SF	3,364 SF	OK	
MAX. PARKING	16 SPACES	16 SPACES	16 SPACES	OK	

NOTE: IT IS UNLAWFUL TO ALTER THE ZONING DESIGN OR PROFESSIONAL RESPONSIBILITY OF A U.C. ENGINEER OR ARCHITECT.

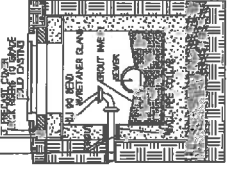
NOTE: CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL SETBACKS TO THE PROPERTY LINE. THE DESIGNER WILL BE RESPONSIBLE FOR VERIFYING ALL SETBACKS TO THE PROPERTY LINE. THE DESIGNER WILL BE RESPONSIBLE FOR VERIFYING ALL SETBACKS TO THE PROPERTY LINE.



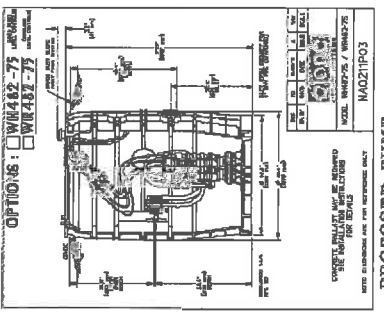
EAST MAIN (RTE 6) STREET PLOT PLAN
 SCALE 1/8" = 1'-0"

NOTE: PLOT PLAN INFO TAKEN IN PART FROM SURVEY PROVIDED BY THE OWNER SURVEY DATED JANUARY 11, 2017 FOR ROBERT DIAMETER & DECEMBER 2011 FOR

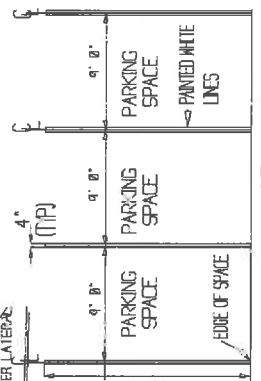
PLOT PLAN
 scale 1" = 20'-0"



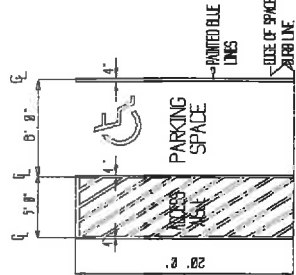
PROPOSED DISCHARGE CHAMBER



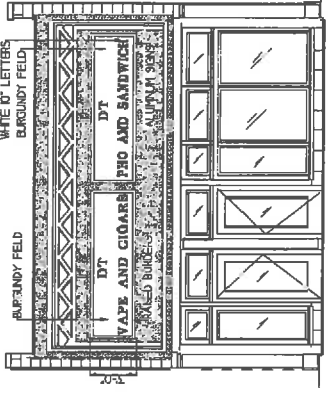
PROPOSED PUMP



PARKING SPACE DETAIL



HANDICAPPED SPACE DETAIL



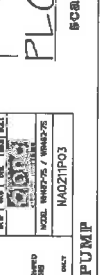
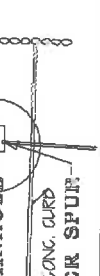
PART FRONT ELEVATION
 SCALE 1/4" = 1'-0"

TRACY GONG & COMPANY
 2028 E MAIN STREET
 CORTLAND MANOR, NY 13567

DRAWING DATE 9/3/2017 FOR J.H.K.

PROJECT NO. 2017-22
 PROJECT NAME: TRACY GONG & COMPANY

ZONE HC

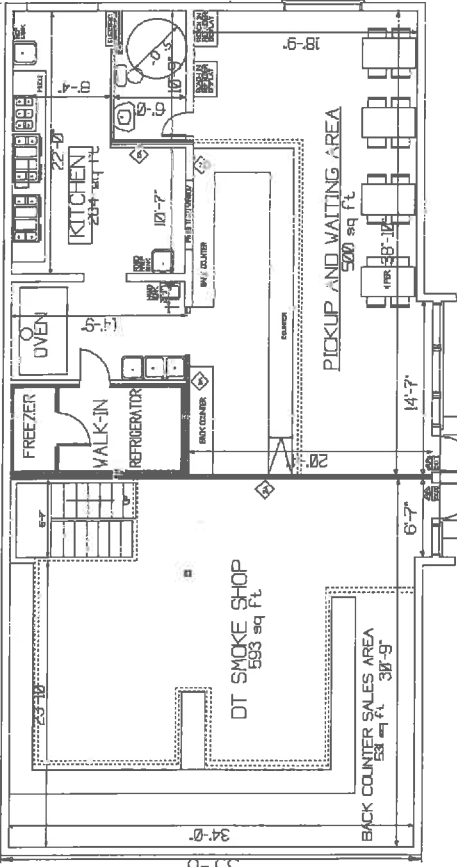


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10/27/17

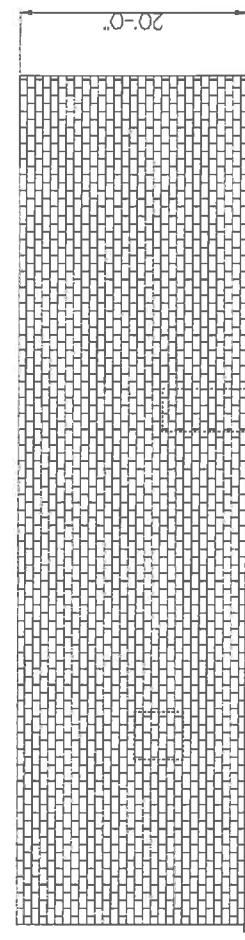
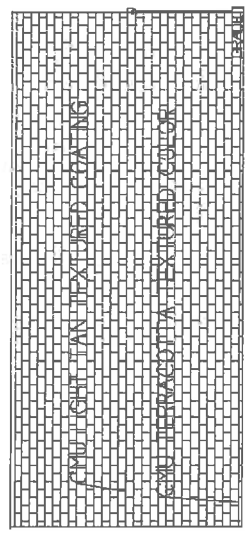
SCALE 3/16" = 1'-0"

7'-11-0"



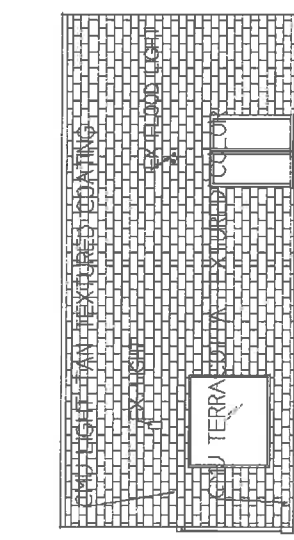
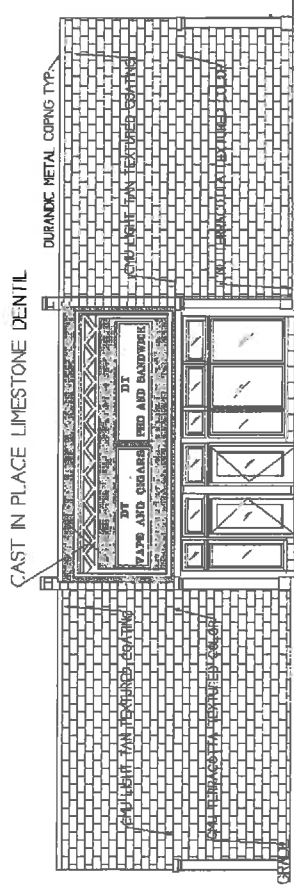
FIRST FLOOR PLAN

MEZZANINE PLAN



LEFT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION

REVISION DATE	DESCRIPTION	BY	CHK
01-23-2016	TOWN COMMENTS 12/27/16	JL	JL
TRACY CONG & DOAN, TOM DTYAPE SHOP		DATE	01/31/2017
LOCATION 208 E MAIN STREET CORTLANDT MANOR, NY 10567		DRAWING	PB 2017-22
ZONE HC		ARCHITECT	JOHN A. LENTINI ARCHITECT
SBL 2413-3-50		ADDRESS	124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614
		PHONE	(914) 737-2690
		FAX	-1915
		DRAWING NUMBER	08017



John A. Lentini

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TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

MICHAEL PREZIOSI, P.E.
Director

LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1080
FAX 914-788-0294
www.townofcortlandt.com

CHRIS KEHOE, AICP
Deputy Director

TOWN BOARD MEMBERS

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

Planning Staff e-mail:
chris@townofcortlandt.com

MICHELLE ROBBINS
Assistant Planner, AICP

ROSEMARY BOYLE LASHER
Assistant to Director of DOTS

MEMORANDUM

TO: Planning Board Members

FROM: Chris Kehoe, AICP, Deputy Director *CK*
Department of Technical Services, Planning Division

SUBJECT: PB 2017-22 Application of Tracy Cong for Amended Site Plan approval for the conversion of a portion of an existing retail store (DT Vape Shop) to a take-out restaurant for property located at 2081 E. Main St. (Cortlandt Boulevard).

DATE: December 20, 2017

1. The Planning Division conducted a review of the subject application consisting of a drawing entitled "Plot Plan, 2081 E. Main St." prepared by John A. Lentini, R.A. dated 9/31/2017.
2. Based on a review of the above mentioned drawing and application, the following information as required by Chapter 307-71 of the Town of Cortlandt (Zoning) and other regulations should be submitted for the subject application unless waived by the Planning Board at the applicant's request.
 - a. The applicant should submit one print of photographs showing the site and nearby buildings on adjacent properties. This data is supplemental and will not be made an integral part of the approved site development plan.
 - b. A zoning data chart shall be added to the subject drawing.
 - c. The subject drawing should show the proposed location, direction, power and time of any existing and proposed outdoor lighting.
 - d. The floor plans and elevation drawings shall be placed on separate drawing sheets. In addition, the applicant shall submit elevation drawings for all four (4) building elevations.
 - e. The front elevation drawing shall be revised to show how the signage for the two (2) different businesses.

(continued on page 2)

- f. The subject drawing should show a complete landscape plan with the types, sizes and locations of all existing and proposed plantings. Quantify on the subject site plan all proposed areas of landscape coverage.
 - g. Show all required building setback lines on the subject drawing.
 - h. The subject drawing shall show the existing sewage disposal system. The applicant's engineer has indicated that the subject property is currently using a septic system but a connection to public sewer is possible. The subject drawing shall be revised to show the proposed connection with pipe sizes, grades, manholes and other facilities as required.
 - i. The subject drawing shows 15 parking spaces and one handicapped space. Parking for the existing Vape Shop should be based on 1 space/ 300 sq. ft. of habitable ground floor space and 1 space/500 sq. ft. of habitable floor space on the upper floor. Parking for the restaurant should be based on 1 space/50 sq. ft. of dining area and such employee parking as determined by the Planning Board. A parking chart with these calculations should be added to the drawing for the Board to determine if sufficient parking exists on site.
 - j. The subject drawing shall be revised to show a screened garbage enclosure. Currently dumpsters are located adjacent the building, unscreened, in the area shown on the plan as parking space #1.
 - k. The subject drawing should be revised to show the approximate locations of adjacent homes and dwellings. The drawing shall also show the existing fence located behind the building and parking area that screens the adjacent residences on Crescent Dr.
 - l. Show the approximate location of the existing water line servicing the subject building.
 - m. Provide two copies of a recent boundary survey for the subject property and add the metes and bounds and survey reference to the subject site plan.
3. The applicant is seeking amended site plan approval for the conversion of a portion of the existing Smoke and Vape shop into a restaurant, providing mainly take-out food, with seating proposed for 16 people. After dividing the building the Vape Shop will be reduced to 1,115 sq.ft. on the first floor with a 550 sq. ft. mezzanine and the restaurant will be approximately 1,140 sq. ft. The subject parcel of approximately 11,841 sq. ft. is zoned HC, highway commercial. The property received a Certificate of Occupancy in 1977 and is considered pre-existing non-conforming as the HC zoning district requires a minimum lot size of 20,000 sq. ft.

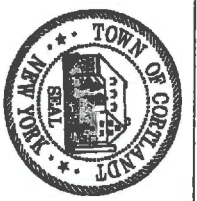
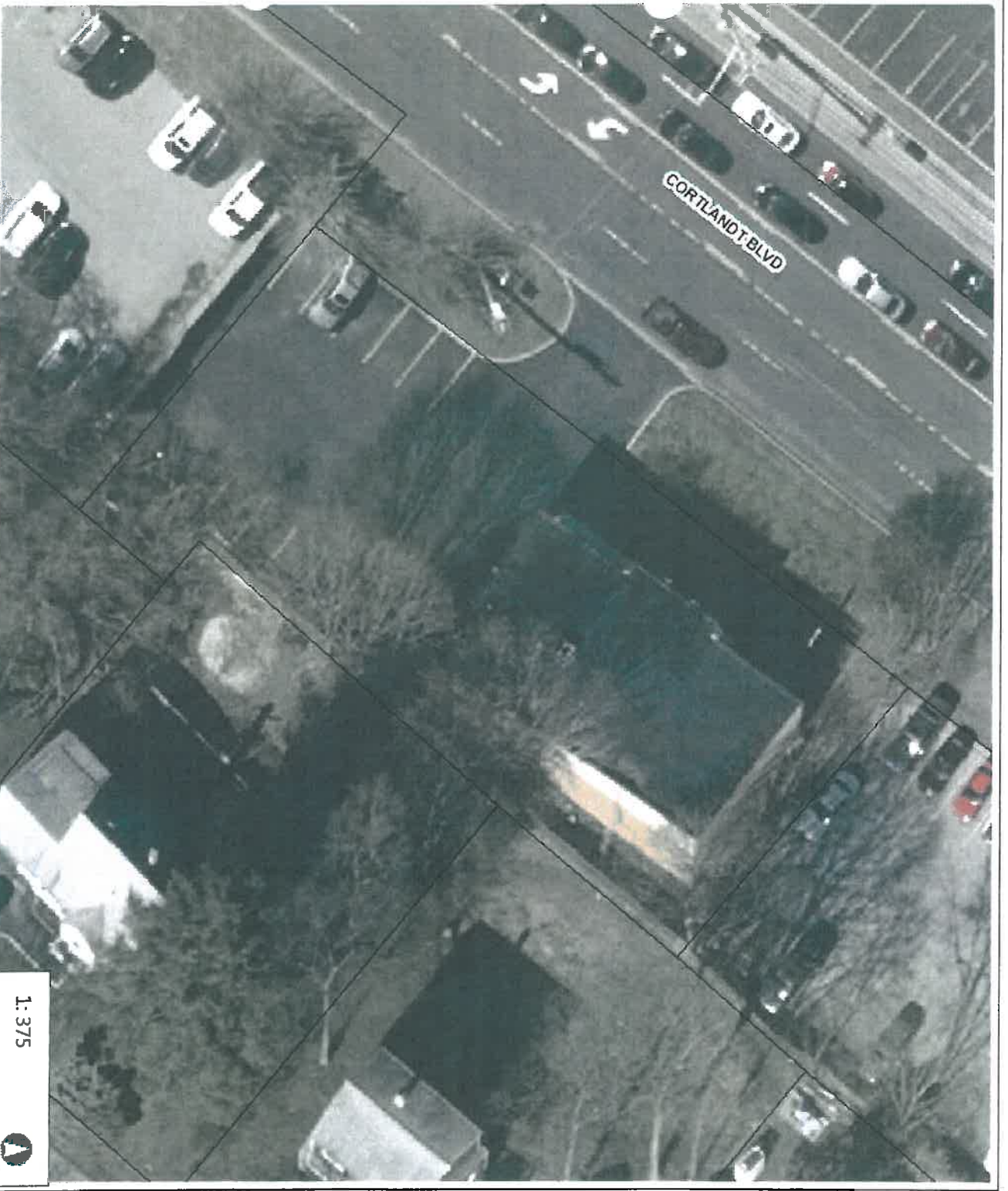
(continued on page 3)

4. Add the dimensions of the parking spaces to the subject drawing. Revise the handicapped space as per New York State Code. The handicapped space is proposed in an existing grass area parallel to Route 6 near the access to the site. The proposed space should be re-located to the satisfaction of the Director of Technical Services as the proposed location has the potential to cause traffic conflicts.
5. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Short Environmental Assessment Form (attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project.
6. Enclosed is an aerial view of the subject site. A site plan drawing was transmitted to the members of the Planning Board at the time the application was submitted.
7. Referrals of this application include, the Town Engineering Division, the Code Enforcement Division, the Fire Advisory Board and the Architectural Advisory Council.

CRK/crk

attachments

cc: Linda D. Puglisi, Town Supervisor
Richard H. Becker, Town Board Liaison
John Klarl, Esq. Deputy Town Attorney
Michael Preziosi, P.E., Director, DOTS
Doan Properties
John Lentini, R.A.



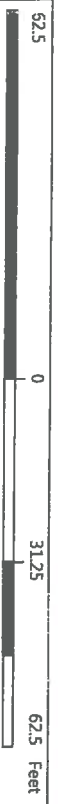
Town of Cortlandt

Legend

- Parcels
- Road Labels
- 2016 Aerial Photos
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

1: 375



Map produced by: user

Disclaimer: "The information contained in this data is NOT to be construed as a "legal description". The Town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."