

Right to Know/FOIL

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June 21, 2018

Chris Kehoe, Planning Department

Town of Cortlandt Town Hall

Re: New Business

Dear Mr. Kehoe:

Thank you for taking the time to assist me in understanding what is necessary regarding new business in the Town of Cortlandt.

The business of intention is titled, The Indigo Helm, Inc. I, Lisa Leardi -Lake serve as President and sole owner.

The intended location is 2050 East Main Street, Cortlandt Manor, NY.

The Indigo Helm is based on a book I Authored in 2017 titled, Indigo Pure.

The business will comprise of a retail store that includes books on health based living, spiritual items, workshops on nutrition and a yoga studio.

The hours of operation will be 8am to 9pm. The average expected traffic at a given time would be 10 persons.

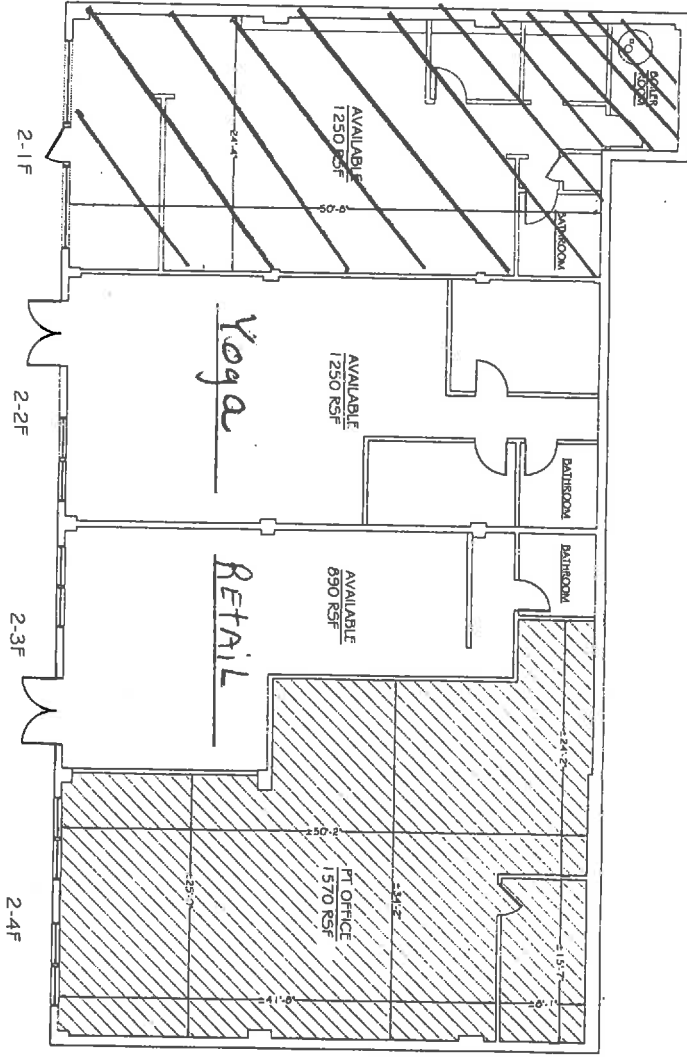
The business will have 3 employees.

I appreciate your consideration and time. I look forward to opening a new business in the Town of Cortlandt, the town I was raised in.

Regards,

A handwritten signature in black ink, appearing to read 'Lisa Leardi-Lake', with a large, stylized flourish extending to the right.

Lisa Leardi-Lake



RSF = RENTABLE SQUARE FEET

BUILDING 2 - FIRST FLOOR

Scale 3/16"=1'-0"



Dynamic Structures Inc.
 739 Vanlers Avenue, Suite L.L.I
 Yonkers, NY 10704
 Tel 914-975-1198
 Fax 914-975-1197

Client:
 c/o Prime Locations Inc.
 733 Vanlers Avenue
 Yonkers, NY 10704
 Attn: Mr. Lloyd Amster

REVISIONS:

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

SITE PLAN
 SHEET 1.1

PROJECT:
 PIKE PLAZA
 2050 EAST MAIN STREET
 COAST HAVEN CENTER
 NEW YORK, 10527

DRAWING TITLE:
 BUILDING 2
 1ST FLOOR PLAN

DATE:
 JUNE 15, 2016

DRAWING #:
 A-1

SCALE:
 As Noted

1 OF 1

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2018-17**

RESOLUTION NO. 25-18

WHEREAS, by letter dated June 21, 2018 Lisa Leardi-Lake requested Planning Board approval for a change of use from a retail use to a personal services facility and a retail use for two (2) existing tenant spaces at Pike Plaza for a proposed Yoga Studio and a retail store selling books on health, spiritual items, healthy living etc., and

WHEREAS, the subject property is located at 2050 E. Main Street (Pike Plaza) and is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lot 4, and

WHEREAS, the proposed change of use will not have any adverse impact on the parking at the center as sufficient parking exists in the vicinity of the tenant space, 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 Lisa Leardi-Lake for a change of use from a retail use to a personal services facility and a retail use for two (2) existing tenant spaces at Pike Plaza for a proposed Yoga Studio and a retail store selling books on health, spiritual items, healthy living etc. is hereby **approved** subject to the conditions listed below:

CONDITIONS AND MODIFICATIONS:

- 1. The requested change of use is approved subject to the completion of a building inspection by the Town Fire Inspector and compliance with all applicable state building codes.**
- 2. The applicant is advised a building permit is required prior to the installation of any signs.**
- 3. The building owner is hereby advised that all changes of use as defined within Chapter 307 (Zoning) of the Town of Cortlandt Code require Planning Board approval.**

TO BE CONSIDERED FOR ADOPTION: JULY 10, 2018