

Right to Know/FOIL

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TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

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Director – D.O.T.S

Chris Kehoe, AICP
Deputy Director – Planning

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Cortlandt Manor, NY 10567
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Town Supervisor
Linda D. Puglisi

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

MEMORANDUM

TO: Planning Board Members

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

SUBJECT: PB 2018-15 Application of Cortlandt Town Center LLC for Site Development Plan approval for the construction of an approximately 3,725 sq. ft. bank building proposed in the area of the vacant Piazza Roma building located at the Cortlandt Town Center.

DATE: July 31, 2018

1. The Planning Division conducted a review of the subject application consisting of a 9 page set of drawings entitled "Site Plan Application-Cortlandt Town Center-Chase Bank" prepared by Gerhard Schwalbe, P.E. dated June 27, 2018.
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. A complete landscape plan shall be submitted for the subject site with number, size and species of the proposed plantings.
3. The applicant is seeking amended site plan approval for the demolition of the existing Piazza Roma restaurant building (approximately 6,688 sq. ft.) and the construction of an approximately 3,725 sq. ft. Chase Bank with a proposed drive thru. The proposed bank is located within the interior of the Cortlandt Town Center Shopping Center adjacent to the existing Applebee's Restaurant and in the vicinity of the existing Pier One Imports Store. The general internal traffic network is proposed to remain as is with the exception of the new traffic pattern required for the drive-thru. The entire Cortlandt Town Center site is zoned CD, Designed Commercial and totals approximately 122 acres.

(continued on page 2)

4. A complete set of building elevations was submitted with the application and will be referred to the Architectural Review Council for their review and comment.
5. The proposed drive-thru generally aligns with an existing maneuvering aisle for the parking lot across the internal ring road creating a 4 way intersection.
6. The site for the proposed bank has sufficient parking in the immediate vicinity, approximately 377 spaces. Overall the Cortlandt Town Center has approximately 3,700 parking spaces. The elimination of the restaurant square footage and the replacement with the proposed bank results in a net positive of 47 spaces due to the different parking requires per use.
7. 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.
8. 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.
9. Referrals of this application include, the Town Engineering Division, the Architectural Advisory Council and the Fire Advisory Board.

CRK/crk
attachments

cc: Linda D. Puglisi, Town Supervisor
Richard H. Becker, Town Board Liaison
Michael Cunningham, Esq., Assistant Town Attorney
Michael Preziosi, P.E., Director, DOTS
Gerhard Schwalbe, P.E.
Matt Steinberg, AICP
Cortlandt Town Center, LLC

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | |
|---|--|--|---------------------------------|
| Name of Action or Project: Chase Bank - Cortlandt Town Center | | | |
| Project Location (describe, and attach a location map): 3131 E Main Street (Cortlandt Boulevard), Mohegan Lake, New York | | | |
| Brief Description of Proposed Action: Demolish an existing and outdated 6,688 square foot restaurant building and construct a new 3,725 square foot commercial building for Chase Bank where restaurant was previously located. The bank will include a drive-through ATM to the west of the building. Existing utilities will be modified and connected to the building. There will be no loss in parking spaces. | | | |
| Name of Applicant or Sponsor: Cortlandt Town Center, LLC | | Telephone: | |
| | | E-Mail: | |
| Address: 51 Madison Avenue | | | |
| City/PO: New York | | State: NY | Zip Code: 10010 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 38.05 acres *Development area is 0.5 acres | |
| b. Total acreage to be physically disturbed? | | 0.5 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | ±124.0 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>School</u> | | | |
| <input type="checkbox"/> Parkland | | | |

| | | |
|---|--|--|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |

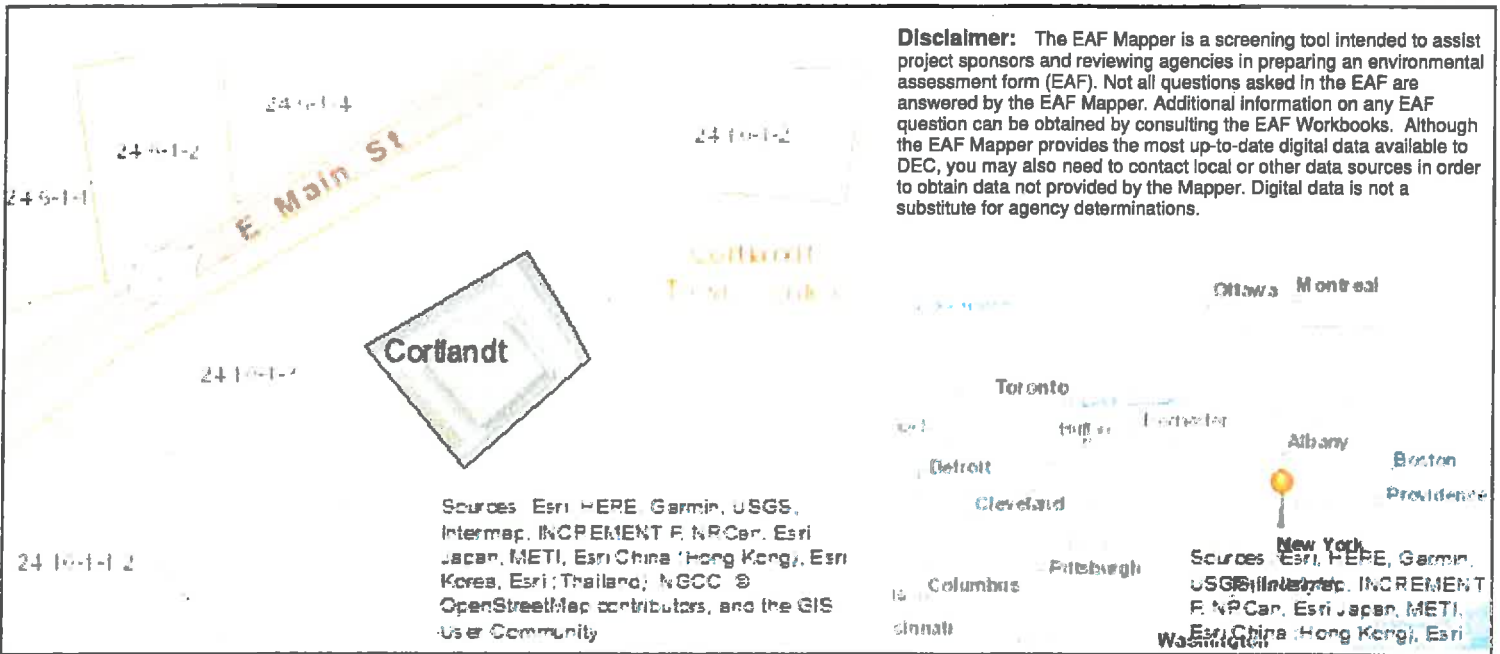
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Cortlandt Town Center, LLC

Date: 06/27/18

Signature: 

Gerhard M. Schwalbe, P.E.
Partner, Divney Tung Schwalbe, LLP



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National Register of Historic Places] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |



Town of Cortlandt

Legend

- Parcels
- Road Labels

SITE

Notes

1:1,125



187.5 0 93.75 187.5 Feet

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."



August 22, 2018

Hon. Loretta Taylor
Chairperson of the Town of Cortlandt Planning Board
and Members of the Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Re: Cortlandt Town Center
Chase Bank Site Development Plan
(former Piazza Roma site)

Dear Chairman Taylor and Members of the Planning Board:

On behalf of Cortlandt Town Center, LLC (the "Applicant") we are pleased to submit supplemental information in support of the referenced application for a proposed Chase Bank at Cortlandt Town Center (the "Project"). Based discussions with the Planning Board at its July 10, 2018 meeting and a memo from Chris Kehoe, AICP, Deputy Director DOTS, Planning Division, dated July 31, 2018 we have enclosed fourteen sets of the revised site development plan drawings for your consideration. The drawing set has been updated to include the following:

- Sheet SP-4.0, *Landscape Plan* that includes the quantity, size and species of proposed trees, shrubs and grasses for the proposed site development. As shown on the Landscape Plan, the Applicant has proposed shrubs to provide visual interest and screening of the trash enclosure and ATM lanes from adjacent uses. Additionally, shrubs and ornamental grasses are proposed adjacent to the proposed bank building to provide visual interest and screen the building foundation and utility meters.
- Sheet SP-5.0, *Site Lighting Plan* that proposes new post top walkway lights adjacent to the proposed building and sidewalks, upgrade of existing parking lot fixtures with single or double-headed LED fixtures, and new area downlight fixtures and poles adjacent to the ATM lane. The proposed lights are consistent with those used within the Cortlandt Town Center property. The number of fixtures and lighting levels have

Copies 1 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

 Sent 8/22/18

Hon. Loretta Taylor and Members of the Planning Board
Re: Cortlandt Town Center Chase Bank Site Plan

August 22, 2018
Page 2

been proposed to provide the minimum light necessary to provide for the safety and comfort of Chase's clients, including the footcandle levels required for ATMs that will be designed to comply with New York State law.

Sheets SP-1.0, *Site Plan*, SP-2.0, *Site Grading & Utility Plan*, and SP-3.1 through 3.2, *Site Details* have been updated to be consistent with the added landscape and lighting plans.

We look forward to continuing our review of the Project with the Planning Board.

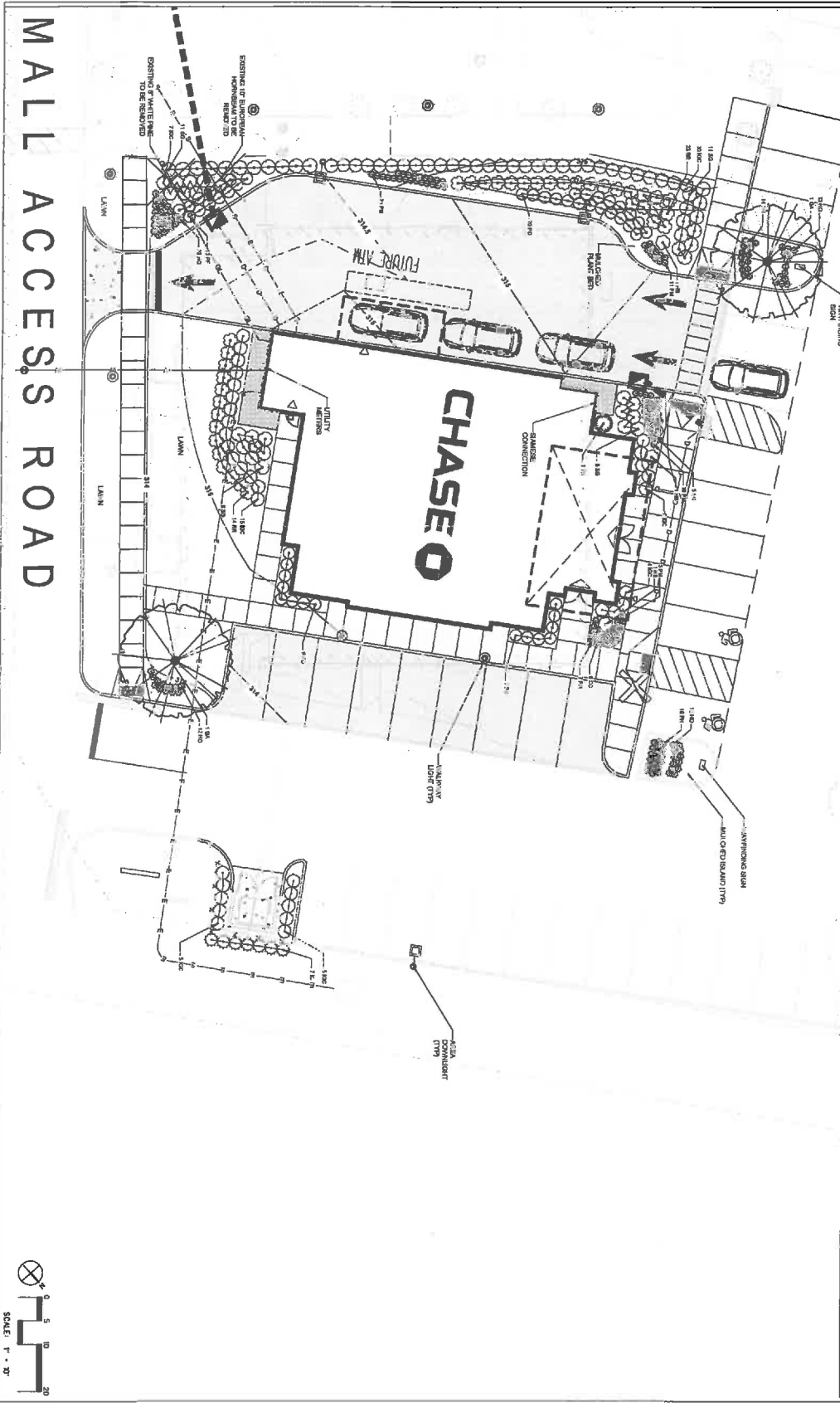
Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Matthew N. Steinberg, AICP
Associate

Enclosures
File 828



PLANT SCHEDULE

| SYMBOL | PLANT NAME | PLANT SPECIES | PLANT SIZE | PLANT QUANTITY | PLANT NOTES |
|--------|---------------|---------------|------------|----------------|-------------|
| 1 | PLANT SPECIES | PLANT SPECIES | PLANT SIZE | PLANT QUANTITY | PLANT NOTES |
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CHASE BANK
AT
CORRLAND TOWN CENTER
 2115 South Main Street
 Corraland, NY 12038

NEW YORK LIFE INVESTORS, LLC
 51 Madison Avenue
 New York, NY 10022

SITE/CIVIL ENGINEER:
LANDSCAPE ARCHITECT:
DWYER • TING • SCHWABE
 200 West 11th Street
 New York, NY 10011

ARCHITECT:
 TPO Architecture, LLP
 31 Penn Plaza
 132 West 31st Street, 5th Floor
 New York, NY 10001

SURVEYOR:
 GALLS SURVEYING GROUP
 2885 US Route 1
 North Brunswick, NJ 08901

Tax Map 24.10
 Block 1
 Lot 3

LANDSCAPE PLAN

SP-4.0