



TOWN OF CORTLANDT PLANNING BOARD

Steven Kessler
Chairperson

Thomas A. Bianchi
Vice-Chairperson

David Douglas
Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder

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Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

You are invited to a Zoom webinar.
When: Feb 6, 2024 06:30 PM Eastern Time (US and Canada)
Topic: 2024 February 6 Planning Board Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/81930387402?pwd=TElFY0xUVHhOWEYxdFFWaXc4WmY3UT09>

Passcode: 639232

Or One tap mobile:

+16469313860, 81930387402#, *639232# US
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Dial (for higher quality, dial a number based on your current location):

+1 646 931 3860 US

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Webinar ID: 819 3038 7402

Passcode: 639232

WORK SESSION.....FEBRUARY 6, 2024 6:00 PM

1. Discuss February 6, 2024 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING
FEBRUARY 6, 2024**

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETING OF JANUARY 9, 2024

5. CORRESPONDENCE

- PB 2022-4** a. Letter dated January 26, 2024 from Matthew Steinberg, AICP, requesting the 1st, one-year time extension of Conditional Site Plan approval for the Gurdjieff Foundation, Inc. located at 1065 Quaker Bridge Road East.
- PB 8-03** b. Letter dated January 30, 2024 from David Steinmetz, Esq. requesting Planning Board approval for a proposed 2,400 sq. ft. storage building located at Dakota Supply at 2099 Albany Post Rd.
- c. Receive and file the 2023 Planning Board Annual Report

6. OLD BUSINESS

- PB 2023-6** a. Application of Heike Schneider on behalf of 3120 Lexington, LLC for Amended Site Plan approval and a Wetland Permit for a proposed 2,088 sq. ft. building addition to the existing Ace Hardware Store located at 3120 Lexington Avenue. Drawings latest revised November 1, 2023 (see prior PB 2018-5)
- PB 2023-1** b. Application of Ryan Main, LLC for Site Development Plan Approval and a Residential Reuse Special Permit (RRUSP) and for Steep Slope, Wetland and Tree Removal Permits for an additional 13 rental units at Meadowbrook Commons on the Boulevard (formerly Pondview) located on Route 6, west of Regina Avenue. Drawings latest revised November 26, 2023. (see prior PB 3-09 & 2020-11)

7. ADJOURNMENT

Next Regular Meeting; TUESDAY, MARCH 5, 2024 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
January 9, 2024
6:25 p.m. - 6:32 p.m.

January 9, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Deputy Town Attorney

Joseph Fusillo, P.E., Planning Board Engineer

1 January 9, 2024

2 (The board meeting commenced at 6:25 p.m.)

3 MR. STEVEN KESSLER: For January 9th,
4 2024. Please rise for the pledge.

5 MULTIPLE: I pledge allegiance to the
6 flag of the United States of America and to the
7 Republic for which it stands, one nation under
8 God, indivisible, with liberty and justice for
9 all.

10 MR. CHRIS KEHOE: Mr. Kabasa?

11 MR. KEVIN KABASA: Here.

12 MR. KEHOE: Mr. Rothfeder?

13 MR. JEFFREY ROTHFEDER: Here.

14 MR. KEHOE: Mr. Kessler?

15 MR. KESSLER: Here.

16 MR. KEHOE: Mr. Bianchi?

17 MR. THOMAS BIANCHI: Here.

18 MR. KEHOE: Mr. Douglas?

19 MR. DAVID DOUGLAS: Here.

20 MR. KEHOE: Mr. McKinley?

21 MR. PETER MCKINLEY: Here.

22 MR. KEHOE: Ms. Hildinger noted as
23 absent.

24 MR. KESSLER: Thank you. We have no

1 January 9, 2024

2 changes to the agenda this evening and can I
3 please have a motion for the adoption of the
4 minutes of the meeting of December 5, 2023?

5 MR. KOBASA: So moved.

6 MR. KESSLER: Second, please?

7 MR. MCKINLEY: Second.

8 MR. KESSLER: On the question, all in
9 favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed? All right, we're
12 going to start with old business first and then
13 we'll come back to the public hearing. So the
14 first item under old business is the application
15 of Heike Schneider on behalf of 3120 Lexington
16 LLC, for amended site plan approval and a wetland
17 permit for a proposed 2088 square foot building
18 addition to the existing Ace Hardware Store
19 located at 3120 Lexington Avenue, drawings latest
20 revised November 1, 2023. We were supposed to
21 have a site inspection for this application this
22 past Sunday, but due to the weather, we had to
23 postpone that, and so we're going to entertain a
24 motion to reschedule that site inspection. Kevin.

1 January 9, 2024

2 MR. KOBASA: Uh, I think David had that.

3 MR. KESSLER: Oh, I'm sorry, David, I'm
4 sorry.

5 MR. DOUGLAS: Okay. I move that we
6 reschedule the site visit for February 4th at
7 9:45 a.m.

8 MR. KESSLER: Second, please.

9 MR. MCKINLEY: Second.

10 MR. KESSLER: And on the question, all
11 in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? Thank you. Next
14 item under old business is the application of
15 Ryan Main LLC for site development plan approval
16 and a residential reuse special permit for a
17 steep slope wetland and tree removal permits for
18 an additional 13 rental units at Meadowbrook
19 Commons on the Boulevard, formerly Pondview,
20 located on Route 6, west of Regina Avenue.
21 Drawings latest revised November 26, 2023. As
22 with the prior application, this was also
23 scheduled for a site visit this past Sunday, and
24 again now needs to be rescheduled, so Peter.

1 January 9, 2024

2 MR. MCKINLEY: I move to set a site
3 visit for February 4th at 9:00 a.m. for the
4 application of PB 2023-1B, application of Ryan
5 Main LLC.

6 MR. KESSLER: Second, please?

7 MR. ROTHFEDER: Second.

8 MR. KESSLER: And on the question? All
9 in favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed? Okay, thanks.

12 MR. MICHAEL CUNNINGHAM: And Mr.
13 Chairman, I'll just make a note for the record
14 that Vice-Chairman Bianchi is able to participate
15 remotely because the town passed a local law and
16 he's ill and can't be here tonight.

17 MR. KESSLER: Okay. Thank you. All
18 right, so our next item and final item of the
19 evening is a public hearing. It is the
20 application of Cronin Engineering for the
21 property of Riverview Industrial Park LLC for
22 amended site development plan approval for
23 modifications to the existing industrial building
24 and site located at 260 6th Street, drawings

1 January 9, 2024

2 latest revised November 29, 2023. Good evening.

3 MR. KEITH STAUDOCHAR: Good evening,
4 Keith Staudohar with Cronin Engineering
5 representing the applicant Riverview Industrial
6 Park LLC. This site is about a two-and-a-half
7 acre site located at 260 6th Street down in
8 Verplanck. It contains an existing 40,000 plus or
9 minus industrial building. This amendment to the
10 site plan is to provide for contractor storage in
11 the northeast corner of the building. And along
12 with that, we have some parking and an access
13 road to get to it. And we've modified some
14 drainage improvements on the plan. And that's
15 about what we have.

16 MR. KESSLER: And, and as we've
17 discussed in the past, and everybody's -- the DEC
18 and everybody is now satisfied with everything?
19 Is that part of this?

20 MR. STAUDOCHAR: No.

21 MR. KESSLER: Am I wrong here?

22 MR. KEHOE: No. There hasn't been any
23 really outside agency review of this.

24 MR. KESSLER: Oh, no? Maybe I'm

1 January 9, 2024

2 confusing this one.

3 MR. KEHOE: Well, it has been before you
4 for 20 years for a variety of different PB
5 numbers, so maybe it's sometime in the past.

6 MR. KESSLER: Okay. I'm confused. Any --
7 I see nobody from the public here to comment on
8 this. Anybody from the board have any commentary?

9 MR. KEHOE: And just double check Zoom.

10 MR. KESSLER: Oh.

11 MR. CUNNINGHAM: If anyone on Zoom would
12 like to participate, please hit the raise your
13 hand function. No hands are raised.

14 MR. KESSLER: No hands raised.

15 MR. BIANCHI: Just a second, just a
16 second. That's me. Question, on the plan it says
17 dog run to be relocated. Has that been relocated?
18 When will that be relocated?

19 MR. STAUDOCHAR: When or where?

20 MR. BIANCHI: Where?

21 MR. STAUDOCHAR: The run is going to be
22 in the southeast corner of the site near the
23 existing refuse enclosure.

24 MR. KEHOE: Yeah, they're --

1 January 9, 2024

2 MR. STAUDOCHAR: See the small
3 rectangular -- Chris --

4 MR. KEHOE: There is a note on the plan.

5 MR. BIANCHI: There is? Okay. I didn't
6 see it.

7 MR. STAUDOCHAR: Right there.

8 MR. KESSLER: And I think we discussed
9 in the past now we're going to have a much better
10 parking delineation here at this site?

11 MR. STAUDOCHAR: Well, there's a parking
12 plan, yes. I mean but there's nothing striped out
13 in the field because a lot of the parking area is
14 like millings.

15 MR. KESSLER: Oh, it's like gravel?

16 MR. STAUDOCHAR: Gravel, and yes, and so
17 the idea was to put in curb stops, wheel stops,
18 along the building.

19 MR. KESSLER: Thanks. Any other
20 comments? If not, Kevin?

21 MR. KOBASA: All right, I'd like to make
22 a motion to adopt a resolution number 124.

23 MR. KESSLER: No, no.

24 MR. KEHOE: You should close the public

1 January 9, 2024

2 hearing first.

3 MR. KOBASA: Oh, sorry. Motion to close
4 the public hearing.

5 MR. KESSLER: Second, please.

6 MR. ROTHFEDER: Second.

7 MR. BIANCHI: Second.

8 MR. KESSLER: And on the question, all
9 in favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed. Okay. Again,
12 Kevin.

13 MR. KOBASA: I'd like to make a motion
14 to adopt Resolution number 124 for amended site
15 development plan at 260 6th Street.

16 MR. MCKINLEY: Second.

17 MR. KESSLER: Okay, second, please.

18 MR. MCKINLEY: Second.

19 MR. KESSLER: And on the motion, any
20 questions? All in favor?

21 MULTIPLE: Aye.

22 MR. KESSLER: Opposed? That's it. Motion
23 adopted.

24 MR. STAUDOCHAR: Great. Thank you very

1 January 9, 2024

2 much. Happy New Year Everybody.

3 MR. KOBASA: The time is 6:32. The
4 meeting has ended.

5 (The public board meeting concluded at
6 6:32 p.m.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the Planning Board Meeting of the Town of Cortlandt on January 9, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: January 22, 2024

GENEVAWORLDWIDE, INC
228 Park Ave S - PMB 27669
New York, NY 10003

January 26, 2024

Chairman Steven Kessler
and Members of the Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Re: The Gurdjieff Foundation, Inc.
1065 Quaker Bridge Road East

On behalf of The Gurdjieff Foundation, Inc. (the "Applicant", or "Foundation"), owner of the above-referenced property, we write to respectfully request an extension of the Planning Board's February 7, 2023 site plan approval. The Applicant has worked to complete the conditions in accordance with the Board's approval resolution (Resolution No. 2-23). We offer the following update regarding the conditions that remain to be satisfied.

- Condition 1: *Add the latest signature block (attached) to the first page of the drawing set (b) Obtain the signature of the Chairman of the Planning Board and the appropriate Department Heads on a paper set of drawings (c) After the Planning Board Chairperson and staff all sign submit four (4) paper prints of the signed drawing set and an electronic version, .pdf is acceptable, of the entire signed drawing set.*

The required signature block has been added to the drawing set and submitted to the Department of Planning and Community Development. Signatures from the Chairman of the Planning Board and appropriate department heads will be obtained once all other conditions have been met.

- Condition 10: *Submit documentation, to the satisfaction of the town Legal Department, regarding the proposed approximately 19-acre preservation area and approximately 3-acre non-disturbance area and file with the Westchester County Land Records.*

The documentation was submitted to the Town's Legal Department and is pending review. Once deemed acceptable by the Town, the Applicant will file the documentation on the Westchester County Land Records and submit proof to the Board.

Chairman Steven Kessler and Members of the Planning Board
Re: The Gurdjieff Foundation, Inc.

January 26, 2024
Page 2

- Condition 11: *The applicant shall obtain approval from Westchester County Department of Health for a new or enlarged onsite wastewater treatment system and well or a letter of no objection to the continued use of existing system.*

The Applicant has been coordinating with the Westchester County Department of Health (DOH) and has received a verbal approval for the onsite wastewater treatment system. The Applicant is currently in the process of scheduling a final water system inspection in February 2024 for the onsite well. The Applicant anticipates that DOH will issue its final approval for the wastewater treatment system and well following acceptance of the inspection. The DOH approval documentation will be submitted to the Board.

Following the Planning Board's approval, the Applicant has been in the process of grounds-keeping, cleaning, repairing and furnishing the existing facilities on the property. The Applicant has also been working with its professional engineers and the Town's Building Department to address building safety systems. No Foundation or public events have been held on the property. However, as required by Condition 2, the enclosed *Summary of Activities at Croton Study House through 12/31/23* shows the number of attendees and cars parked on-site for the maintenance activities described above.

We appreciate your continued consideration of this matter.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Matthew N. Steinberg, AICP
Associate

Enclosure(s)

cc: The Gurdjieff Foundation, Inc
Stenger, Glass, Hagstrom, Lindars & Iuele LLP
File 900

Summary of Activities at Croton Study House through 12/31/23

| DATE | Attendees | Cars |
|----------|-----------|------|
| 04/15/23 | 24 | 17 |
| 04/16/23 | 19 | 12 |
| 05/20/23 | 16 | 10 |
| 05/28/23 | 29 | 18 |
| 06/24/23 | 19 | 10 |
| 06/25/23 | 18 | 9 |
| 07/08/23 | 17 | 12 |
| 07/09/23 | 14 | 10 |
| 07/14/23 | 18 | 11 |
| 07/15/23 | 14 | 10 |
| 07/22/23 | 15 | 10 |
| 07/23/23 | 17 | 12 |
| 07/29/23 | 16 | 12 |
| 07/30/23 | 15 | 10 |
| 08/05/23 | 28 | 16 |
| 08/09/23 | 15 | 11 |
| 08/13/23 | 12 | 9 |
| 08/16/23 | 19 | 12 |
| 08/17/23 | 18 | 11 |
| 10/07/23 | 13 | 10 |
| 10/08/23 | 15 | 12 |
| 06/10/24 | 20 | 9 |
| 08/19/24 | 19 | 11 |
| 08/26/24 | 23 | 20 |
| 09/17/24 | 25 | 18 |
| 10/01/24 | 54 | 24 |
| 10/15/24 | 26 | 21 |
| 11/05/24 | 31 | 18 |
| 11/11/24 | 52 | 23 |
| 12/02/24 | 20 | 12 |

| Summary | |
|---------------|-----------|
| Attendees | Count |
| Up to 20 | 21 |
| >20 | 9 |
| Total: | 30 |

On-site activities included grounds-keeping, cleaning, repairing and furnishing the existing facilities on the property by Foundation members and/or its consultants/contractors.

Activities typically took place during daytime hours - half days or full days (9:00 am to 4:00pm)

January 30, 2024

Via Email

Hon. Steven Kessler, Chairman
And Members of the Planning Board
Town of Cortlandt
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Re: Dakota Supply Corp. – 2099 Albany Post Road

Dear Chairman Kessler and Members of the Planning Board:

Our firm represents Jay Bilotta and Dakota Supply Corp. with regard to the property located at 2099 Albany Post Road, upon which Mr. Bilotta currently operates a masonry yard with associated improvements.

Our client proposes to erect a modest metal butler building on the southwest corner of its property, approximately 60' x 40', for the storage of materials in connection with an existing operation. A Site Plan and construction drawings are hereby submitted.

We believe that amended site development plan approval from your board may not actually be required for the erection of this building pursuant to Section 307-66 of the Town Code. This is because: a) there is no site work or infrastructure involved; b) there will be no reduction in allowable and available parking; and c) there is no intensification of use. This is literally an enclosed or indoor pure storage area with no plumbing or even electrical inside the building. Nonetheless, should your Board determine that Amended Site Plan Approval is appropriate here, we would respectfully request to appear on the February 6th meeting agenda.

I am submitting herewith (and uploading to the portal) a Site Plan and Foundation Plan prepared by George Mottarella, PE, and construction details generated directly by Butler Manufacturing.

If you have any questions, please do not hesitate to contact me. We would appreciate it if Chris Kehoe and/or Michael Cunningham would inform us if we need to appear on 2/6/24.

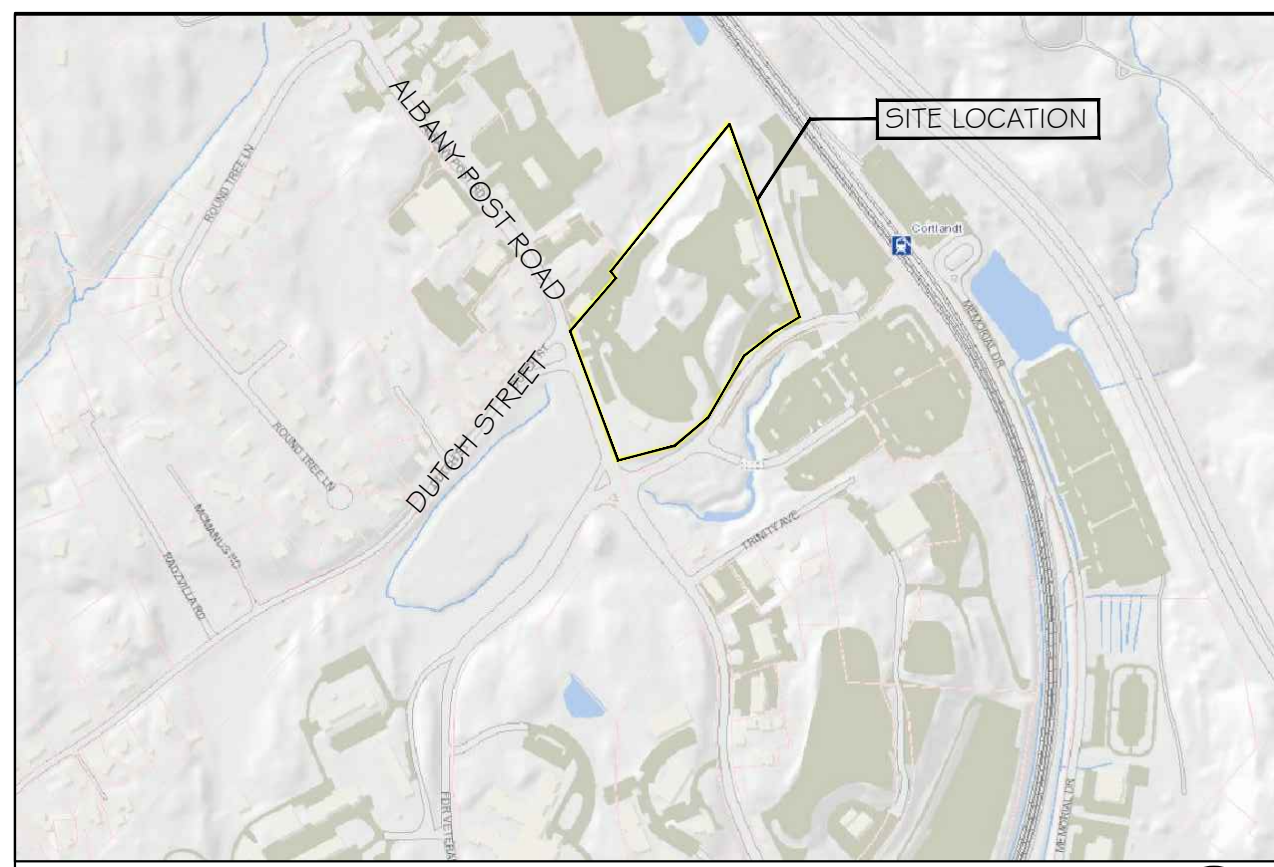
Very truly yours,

ZARIN & STEINMETZ LLP

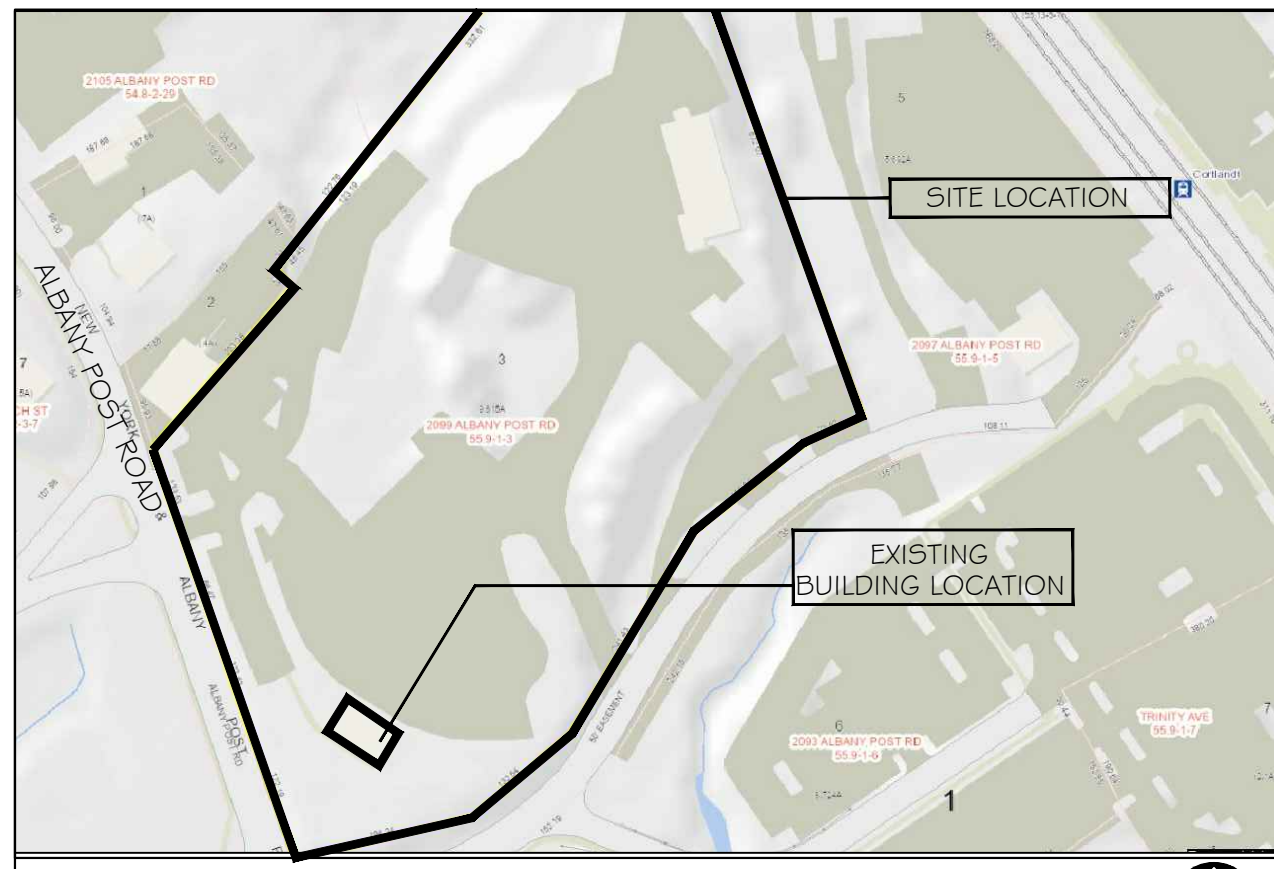


By: _____
David S. Steinmetz

cc: *via email*
Jay Bilotta
Michael Cunningham, Esq.
Chris Kehoe, AICP



LOCATION MAP - not to scale



PLOT PLAN - not to scale



AERIAL VIEW - not to scale

DAKOTA SUPPLY CORP.

2099 Albany Post Road
Montrose, NY 10548

SITE DESIGN & FOUNDATION PLAN BY:
George J. Mottarella PE, LS, PC
23 Rose Avenue
Harrison, NY

METAL BUILDING DESIGN:
KYLE ANDREW SCHLICHT, PE
BUTLER MANUFACTURING
1540 Genessee Street
Kansas City, MO

2020 BC OF NYS COMPLIANCE

| <p>CHAPTER 3 - Use & Occupancy Classification</p> <p>Mixed Use Existing Building - Business Group - 'B' Proposed Building - Storage Group 'S-2' - Low-hazard</p> | <p>CHAPTER 4 - Special Detailed Requirements Based on Occupancy and Use</p> <p>Not Applicable</p> | <p>CHAPTER 5 - General Building Heights and Areas</p> <p>SECTION 504 - BUILDING HEIGHT & NUMBER OF STORIES TABLE 504.3 ALLOWABLE BUILDING HEIGHT Occupancy M & S2 - TYPE VB - 40 Feet max Existing Building Height - 31.0 ft Proposed Building Height - 21.6 ft</p> <p>TABLE 504.4 ALLOWABLE NUMBER OF STORIES Occupancy B - No Sprinkler - Type VB - 2 Stories Maximum Occupancy S2 - No Sprinkler - Type IIB - 4 Stories Maximum Type VB Governs - 2 Stories Maximum Existing Building - 2 Stories Proposed Building - 1 Story</p> <p>SECTION 506 - BUILDING AREA TABLE 506.2 ALLOWABLE BUILDING AREA Occupancy B - Type VB Construction Governs 9,000 SF Maximum Area Existing Building Area = 2,458 SF Proposed Additional Building Area = 2,350 SF Total Proposed Building Area = 4,808 SF < 9,000 SF</p> | <p>CHAPTER 6 - Types of Construction</p> <p>TABLE 601 - Fire Resistance Rating Requirements for Building Elements Existing Building - B Use - Type VB Proposed Building - S2 Use - Type IIB GOVERNING CONSTRUCTION TYPE - TYPE VB No Fire resistance rating requirements for elements in either building.</p> <p>TABLE 602 Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance Separation between existing and proposed buildings = 13 ft Required Rating for IIB and VB between 10 ft and 30 ft = 0</p> | <p>CHAPTER 7 - Fire & Smoke Protection Features</p> <p>Under Separate Cover</p> | <p>CHAPTER 8 - Interior Finishes</p> <p>Not Applicable</p> | <p>CHAPTER 9 Fire Protection & Life Safety Systems</p> <p>Sprinkler System not required for B or S2 Occupancies as proposed.</p> <p>Fire Alarm & Detection System Notes:</p> <p>A licensed Fire Alarm Contractor shall inspect the existing alarm system within the modified space and install or relocate all necessary visual and audible warning devices, pull boxes and control units to conform to the 2020 BC OF NYS, 2020 IEBC and 2016 NFPA 13.</p> <p>Smoke Detectors and Carbon Monoxide Detectors shall be installed in accordance to the 2020 BC OF NYS.</p> <p>Fire Extinguisher layout to be provided under separate cover.</p> | <p>CHAPTER 10 - Means of Egress</p> <p>SECTION 1004 - OCCUPANT LOAD</p> <p>TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT</p> <p>30 occupants (See table same page for calculations and drawing A-101 for key plan)</p> <p>SECTION 1005 - MEANS OF EGRESS SIZING</p> <p>1005.3.2 Exception 1 - Other egress components = .15 inches width per occupant - 30 occupants x .15 inches = 4.5 inches Egress from existing building = 72" Egress from proposed building = 72"</p> <p>1005.5 - Distribution of minimum width and required capacity.</p> <p>Where more than one exit, or access to more than one exit, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not reduce the available capacity or width to less than 50 percent of the required capacity or width.</p> <p>SECTION 1006 - EXIT ACCESS</p> <p>1006.2.1 Egress based on occupant load and common path of egress travel distance.</p> <p>Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.</p> <p>TABLE 1006.2.1 'B' Business Use Max. Occupant Load = 49 w/ (1) EXIT Max. Common Path of Egress Travel Distance w/o Sprinkler System (<= 30 Occupants) = 100 feet. PROPOSED OCCUPANCY FOR BUSINESS BLDG. = 22</p> <p>'S2' Storage Use Max. Occupant Load = 29 w/ (1) EXIT Max. Common Path of Egress Travel Distance w/o Sprinkler System (<= 30 Occupants) = 100 feet. PROPOSED OCCUPANCY FOR STORAGE BLDG. = 8</p> <p>MORE THAN ONE EXIT IS PROVIDED</p> <p>SECTION 1008 - MEANS OF EGRESS ILLUMINATION SECTION 1013 - EXIT SIGNS</p> <p>Design Electrical and Egress Illumination under separate cover</p> <p>SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE</p> <p>TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE Occupancy 'B' Business w/o sprinkler system - 200 feet. Occupancy 'S2' Storage w/o sprinkler system - 300 feet</p> | <p>CHAPTER 29 - Plumbing Systems</p> <p>SECTION 2902 - MINIMUM PLUMBING FACILITIES</p> <p>TABLE 2902.1 Minimum Number of Required Plumbing Fixtures</p> <p>Occupancy - Business 'B' & Storage 'S2' See Calculations on drawings same page</p> <p>Required and Proposed fixtures - see Calculations same page</p> <p>2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.</p> <p>Exception #3 - Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.</p> <p>Exception #4 - Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.</p> <p>Separate facilities are not required however they are provided.</p> | <p>PLUMBING CALCULATIONS</p> <p>TOTAL - 30 OCCUPANTS</p> <p>PLUMBING 30 / 2 (Men / Women) = 15</p> <p>WATER CLOSETS Male 1/125 = 15/125 = 0.12 Women 1/65 = 15/65 = 0.23</p> <p>LAVATORIES Male/Female 1/200 = 15/200 = .08</p> <p>PROVIDED - GROUND FLOOR - (2) SEPARATE ACCESSIBLE BATHROOMS W/ (1) LAV AND (1) WC - SECOND FLOOR - BATH W/ (1) LAV AND (1) WC</p> | <p>EMERGENCY LIGHTING AND EXIT SIGNS:</p> <p>A licensed electrician shall provide all necessary emergency egress lighting and illuminated exit signs to comply with Chapter 10 - Section 1008 of the 2020 BC OF NYS.</p> | <p>EMERGENCY EVACUATION PLAN</p> <p>(Shall be prepared and submitted prior to issuance of Certificate of Occupancy)</p> <p>Emergency evacuation plan must comply with Section 403 and 404 of the 2020 NYS Fire Code and must include comprehensive directions for both the tenant space and the site.</p> | <p>FIRE EXTINGUISHERS AND FIRE ALARM SYSTEM TESTING</p> <p>All extinguishers shall be hung, tagged with recent inspection tag, and have appropriate fire extinguisher sign above it.</p> <p>Fire alarm system and water flow for sprinkler shall be tested on day of final inspection. Most recent detailed testing report and detailed fire alarm testing report shall also be provided at final inspection.</p> | <p>EMERGENCY LIGHTING</p> <p>All emergency lighting and exit light battery backup will be tested at the final inspection. The relative breaker on the electrical panel shall be labeled for ease of testing.</p> | <p>SITE ACCESS FOR INSPECTIONS</p> <p>Tenant or Contractor shall provide a temporary key for "Knox Box" during renovation and a Final Key and contact information upon final inspection.</p> | <p>GENERAL NOTES</p> <ol style="list-style-type: none"> VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE. SET ALL WORK STRAIGHT, PLUMB AND LEVEL OR WITH INDICATED SLOPE. ALL CONTRACTORS AND/OR SUBCONTRACTORS ARE TO USE THE APPROVED STANDARDS: A.I.S.C., FEDERAL, U.S., ETC., AND THE HIGHEST STANDARDS OF THEIR TRADES. ALL CONSTRUCTION SHALL BE PERFORMED TO THESE STANDARDS. ALL WORK SHALL CONFORM TO THE 2020 BUILDING CODE OF NYS AND ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL RULES AND REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD FOR DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION. ANY UNSEEN CONDITIONS OR VARIATIONS FROM DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST WATER LEAKAGE, DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE. DO NOT SCALE DRAWINGS. | <p>OCCUPANT LOAD NOTE:</p> <p>AS PER SECTION 1004.5 CHAPTER 10 IN THE 2020 BC OF NYS:</p> <p>The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5</p> <p>EXCEPTION: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building area is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.</p> | <p>OCCUPANCY CALCULATIONS</p> <table border="1"> <thead> <tr> <th>OCCUPANCY</th> <th>COUNT</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td></td> </tr> <tr> <td>BUSINESS AREA</td> <td>3.7</td> </tr> <tr> <td>STORAGE EXISTING</td> <td>0.99</td> </tr> <tr> <td>MERCANTILE</td> <td>10.4</td> </tr> <tr> <td>STORAGE - PROPOSED</td> <td>7.8</td> </tr> <tr> <td>SECOND FLOOR</td> <td></td> </tr> <tr> <td>BUSINESS</td> <td>6.5</td> </tr> <tr> <td>TOTAL OCCUPANT COUNT</td> <td>29.39 (30)</td> </tr> </tbody> </table> | OCCUPANCY | COUNT | GROUND FLOOR | | BUSINESS AREA | 3.7 | STORAGE EXISTING | 0.99 | MERCANTILE | 10.4 | STORAGE - PROPOSED | 7.8 | SECOND FLOOR | | BUSINESS | 6.5 | TOTAL OCCUPANT COUNT | 29.39 (30) |
|---|--|---|--|--|---|---|--|---|---|---|--|--|---|---|---|--|---|-----------|-------|--------------|--|---------------|-----|------------------|------|------------|------|--------------------|-----|--------------|--|----------|-----|----------------------|------------|
| OCCUPANCY | COUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GROUND FLOOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUSINESS AREA | 3.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STORAGE EXISTING | 0.99 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MERCANTILE | 10.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STORAGE - PROPOSED | 7.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SECOND FLOOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUSINESS | 6.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL OCCUPANT COUNT | 29.39 (30) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PROJECT INFORMATION DATA:

- MUNICIPALITY: TOWN OF CORTLANDT
- VILLAGE TAX MAP DESIGNATION: SHEET: SBL - 55.9 - 1 - 3
- ZONING DISTRICT: M1 / HC-9A
- OWNER: BRIGA ENTERPRISES INC
- APPLICANT: DAKOTA SUPPLY CORP.
- SITE LOCATION: 2009 Albany Post Road, Montrose, NY 10548

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

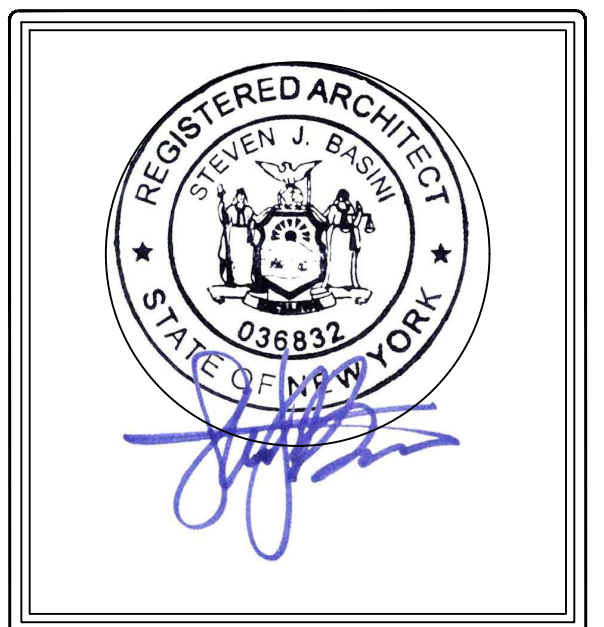
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: Checked by:

Project # Dwg. Date

Revisions

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

SJB
Architecture + Design

sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: **DAKOTA SUPPLY CORP.**

Project: **PROPOSED BUILDING ADDITION**

2099 Albany Post Road
Montrose, NY

Dwg. Name: **CODE COMPLIANCE NOTES LOCATION MAPS**

Sheet #: **A-100**

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

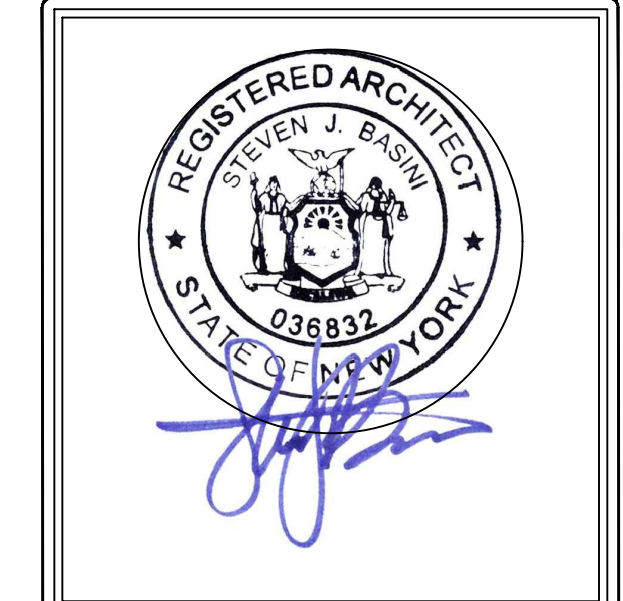
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

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Project # Dwg. Date

Revisions

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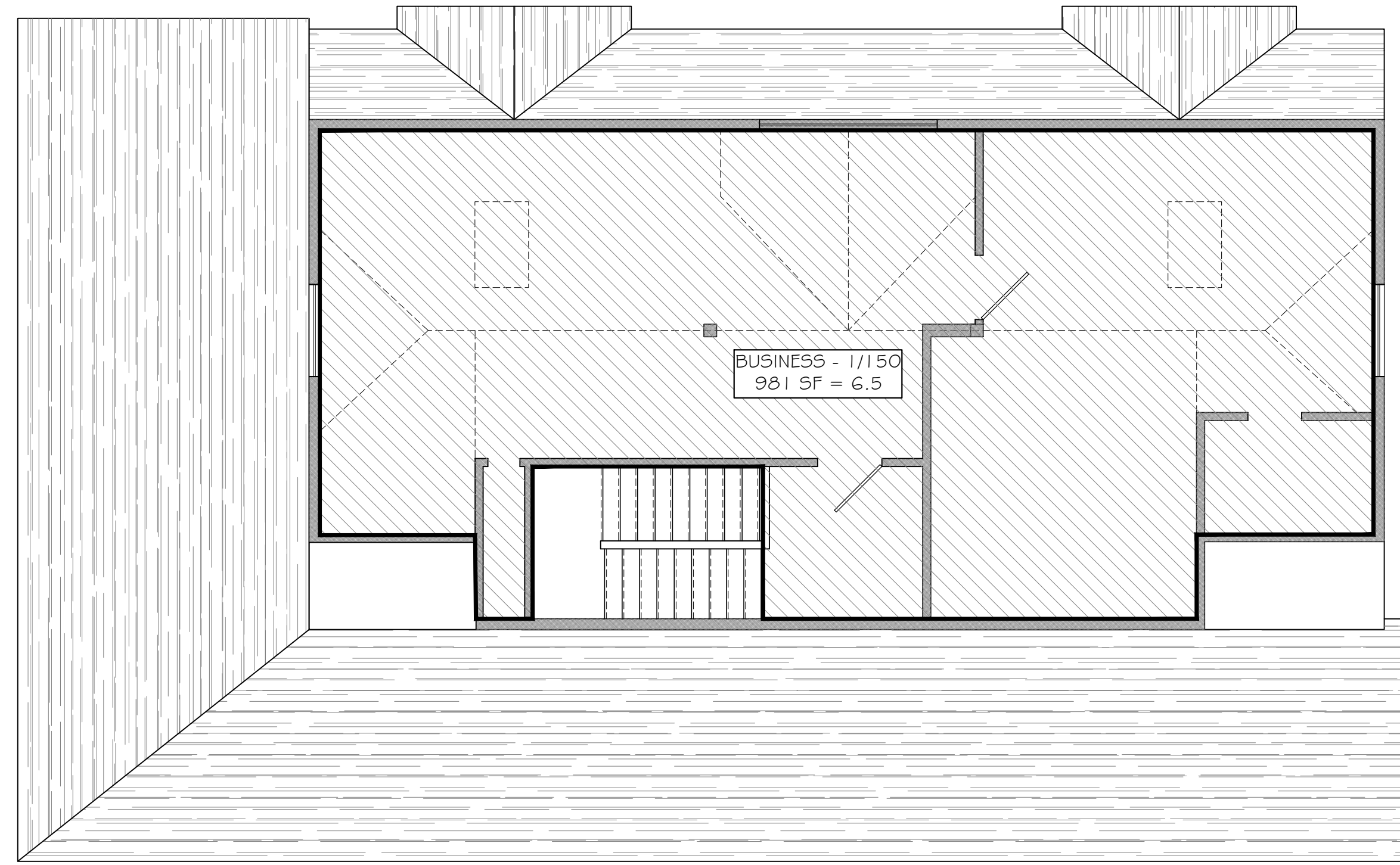
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: **DAKOTA SUPPLY CORP.**

Project: **PROPOSED BUILDING ADDITION**
2099 Albany Post Road
Montrose, NY

Dwg. Name: **OCCUPANCY KEY PLAN CALCULATIONS**

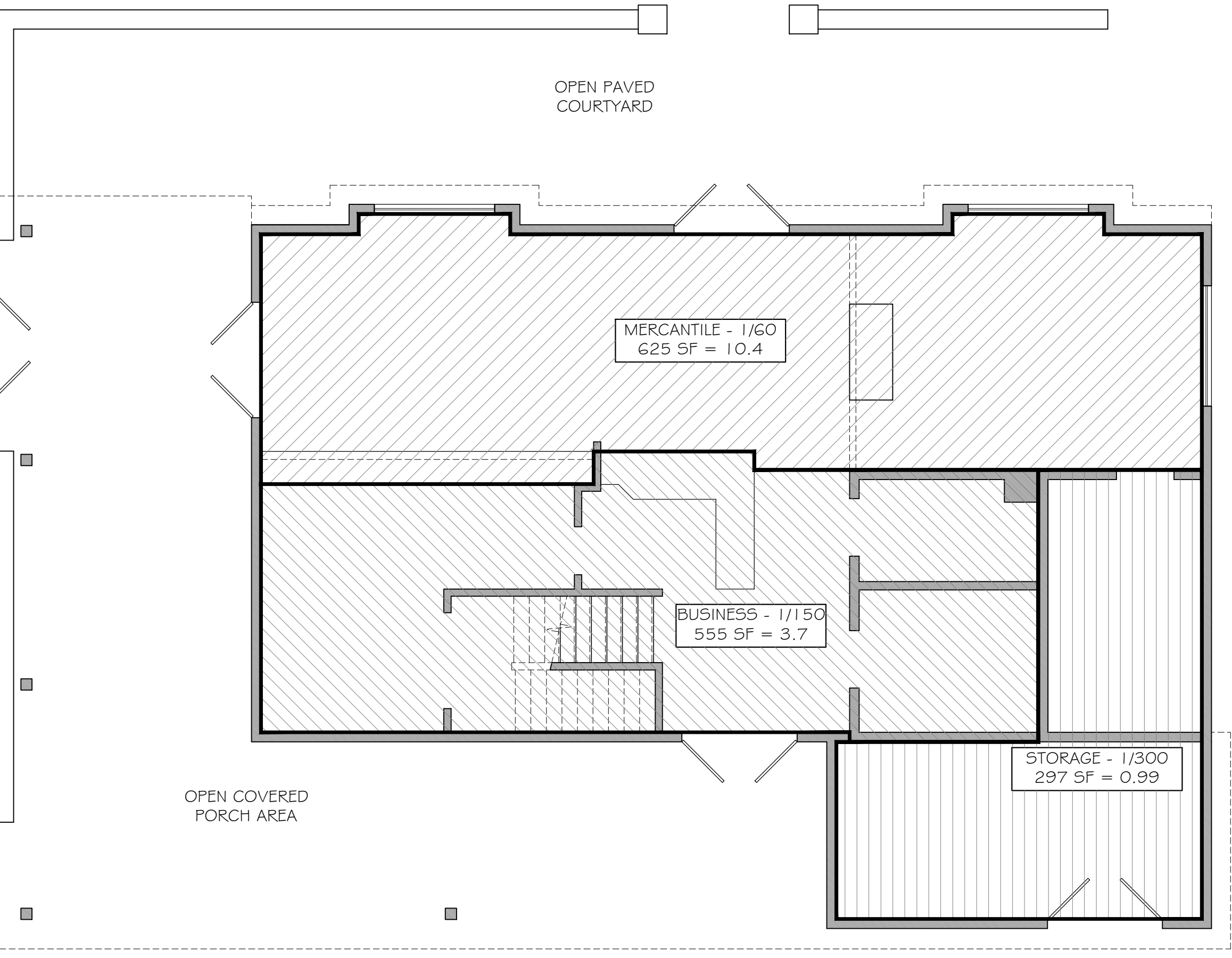
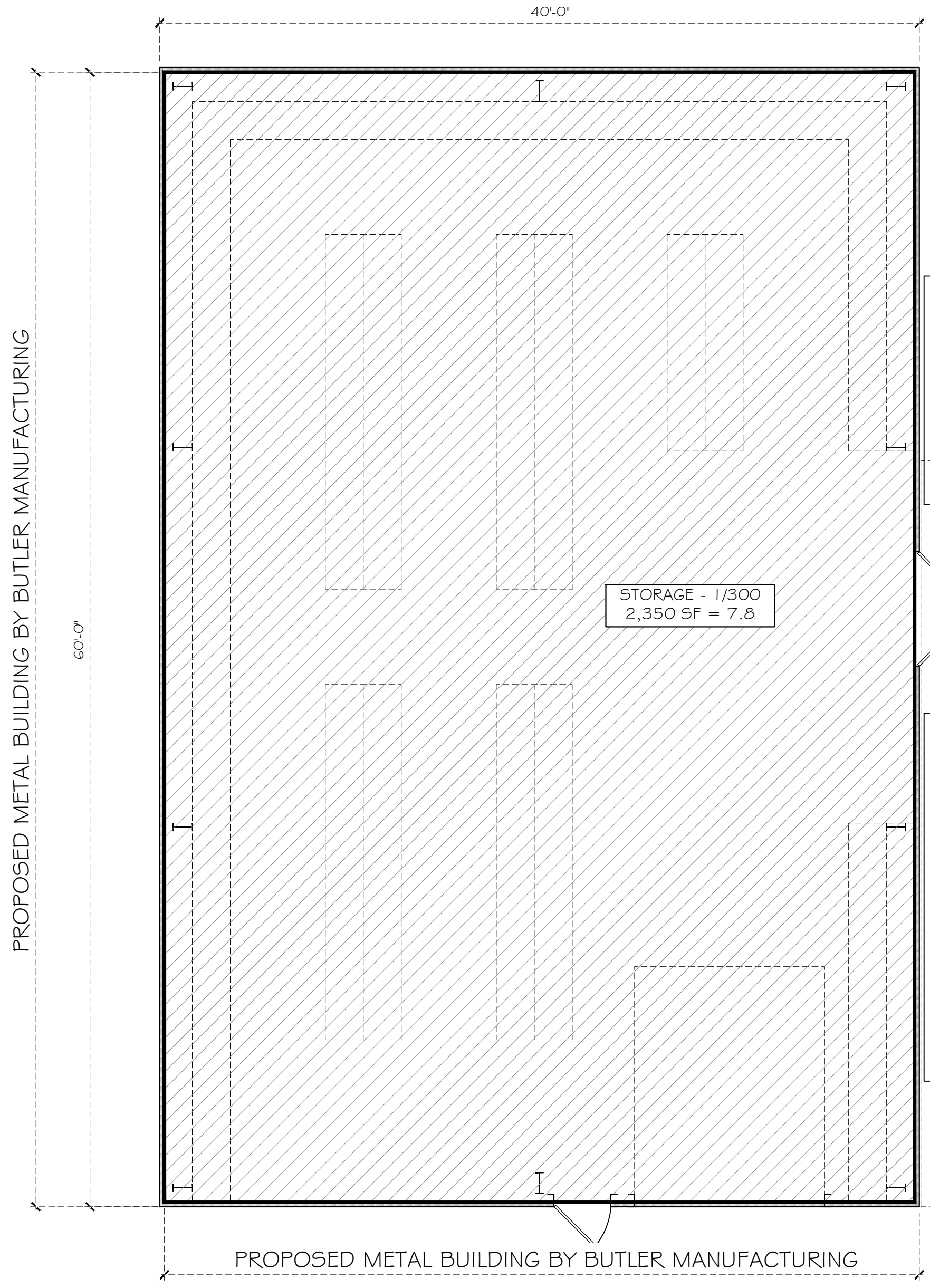
Sheet #: **A-101**



② SECOND FLOOR - OCCUPANCY KEY PLAN
SCALE - 3/16" = 1'-0"

OCCUPANT LOAD NOTE:
AS PER SECTION 1004.5 CHAPTER 10 IN THE 2020 BC OF NYS:
The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5
- EXCEPTION: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building area is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

| OCCUPANCY CALCULATIONS | |
|-----------------------------|-------------------|
| OCCUPANCY | COUNT |
| GROUND FLOOR | |
| BUSINESS AREA | 3.7 |
| STORAGE EXISTING | 0.99 |
| MERCANTILE | 10.4 |
| STORAGE - PROPOSED | 7.8 |
| SECOND FLOOR | |
| BUSINESS | 6.5 |
| TOTAL OCCUPANT COUNT | 29.39 (30) |



① GROUND FLOOR - OCCUPANCY KEY PLAN
SCALE - 3/16" = 1'-0"

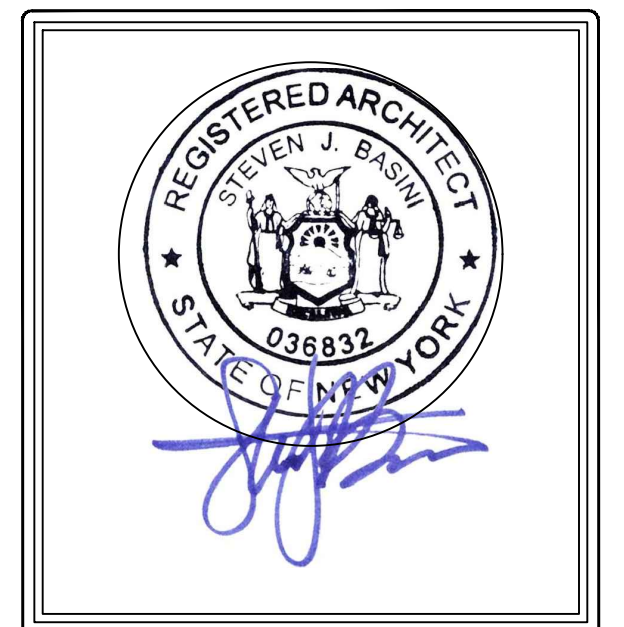
UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: Checked by:

Project # Dwg. Date

| Revisions | |
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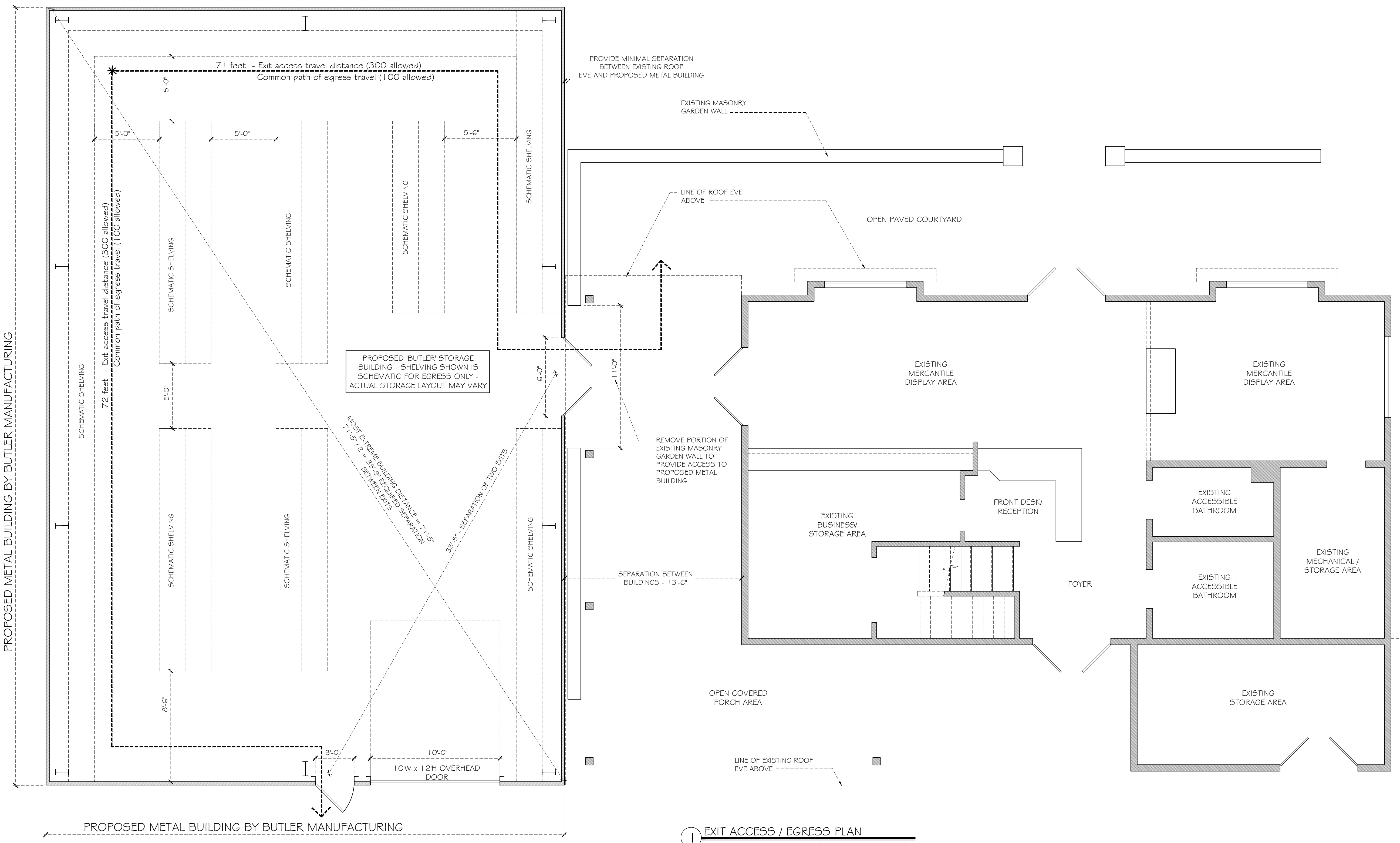
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client: **DAKOTA SUPPLY CORP.**

Project: **PROPOSED BUILDING ADDITION**
2099 Albany Post Road
Monroe, NY

Dwg. Name: **EXIT ACCESS EGRESS FLOOR PLAN**

Sheet #: **A-102**



1 EXIT ACCESS / EGRESS PLAN
SCALE - 1/4" = 1'-0"

CHAPTER 10 - Means of Egress

SECTION 1006 - EXIT ACCESS

1006.2.1 Egress based on occupant load and common path of egress travel distance.

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.

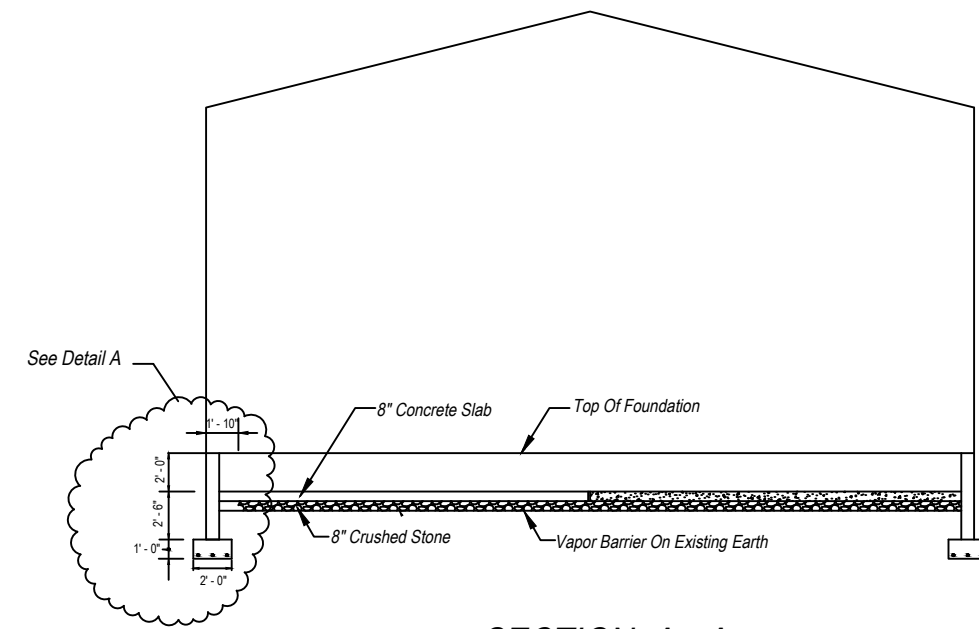
SEE CODE COMPLIANCE SHEET A-100

ONLY (1) EXIT REQUIRED

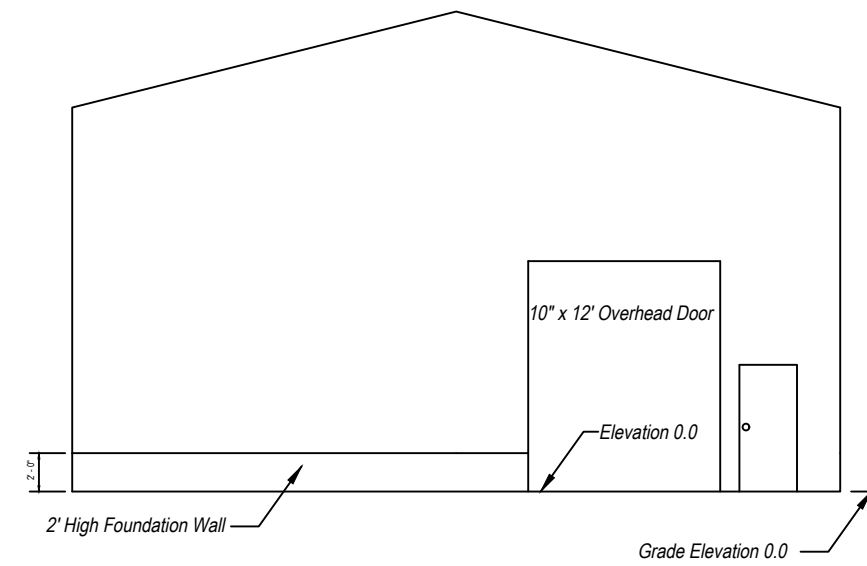
(2) EXITS PROPOSED

PROPOSED METAL BUILDING BY BUTLER MANUFACTURING

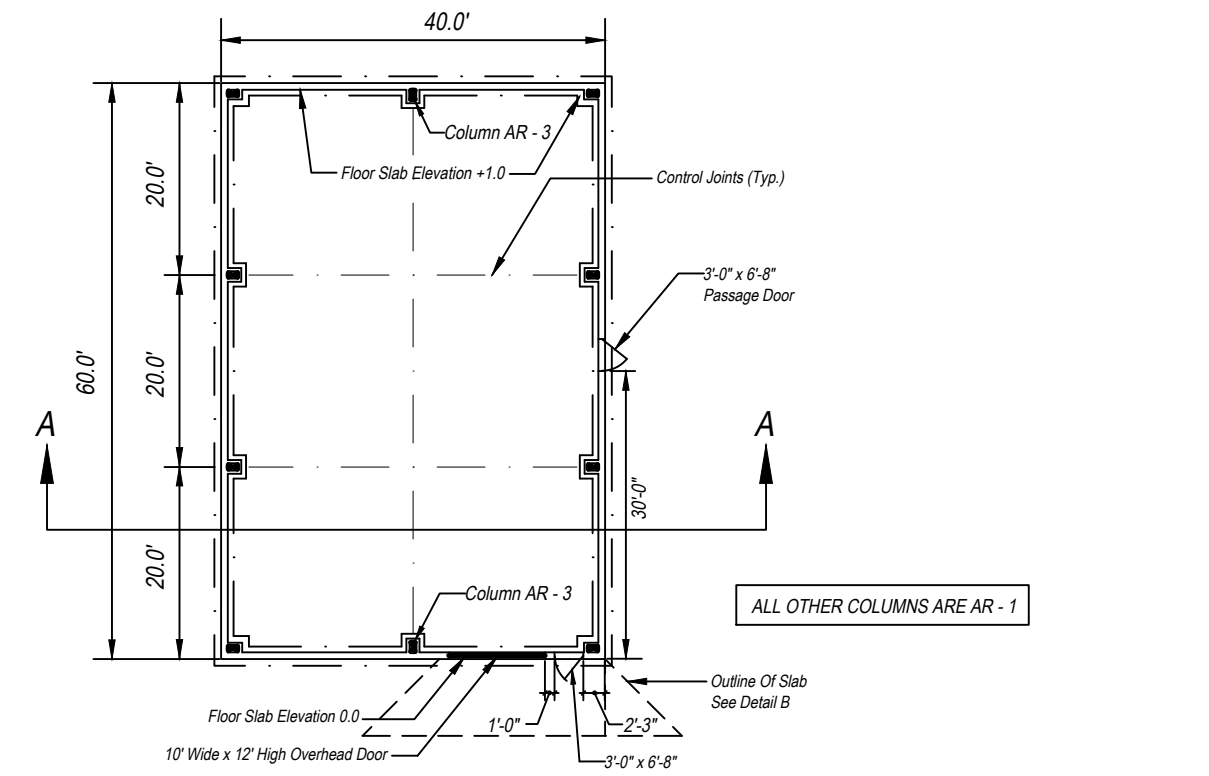
PROPOSED METAL BUILDING BY BUTLER MANUFACTURING



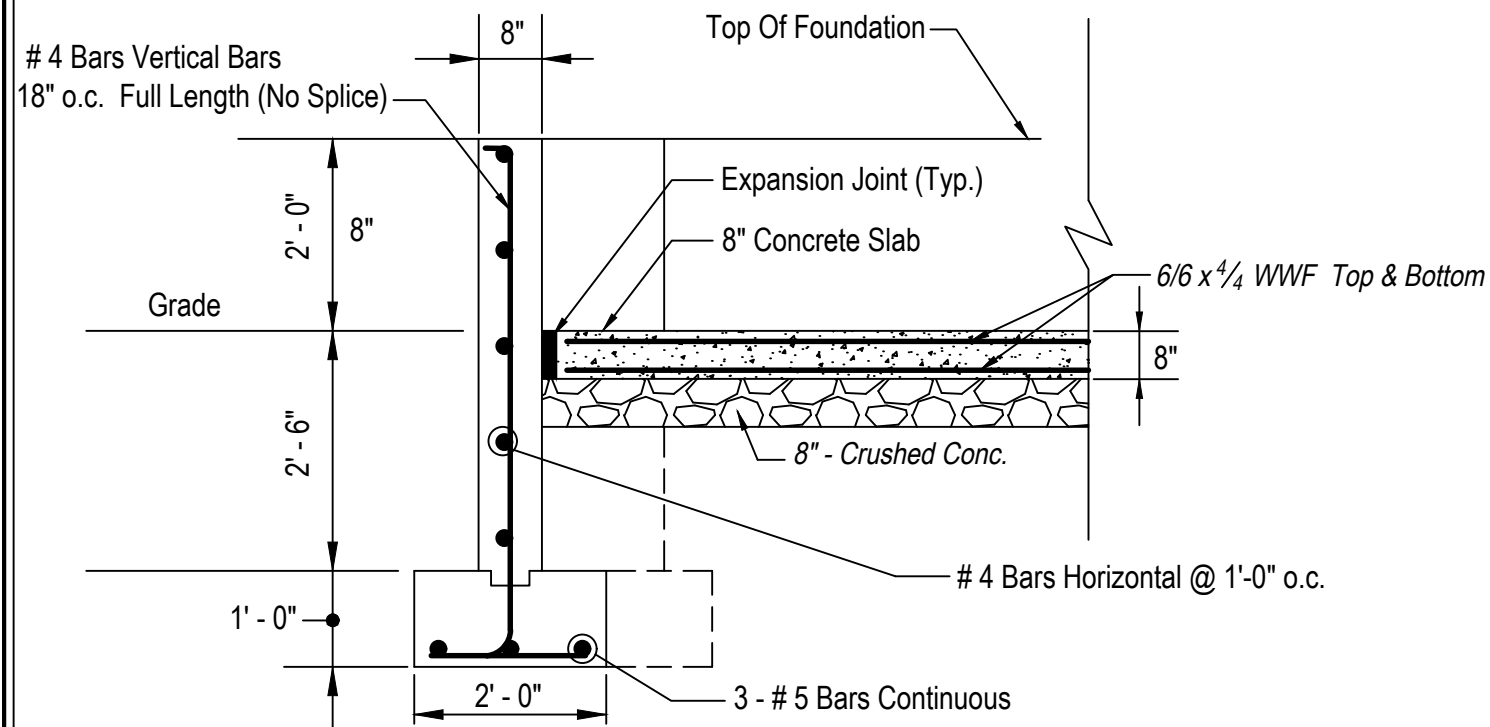
SECTION A - A
NTS



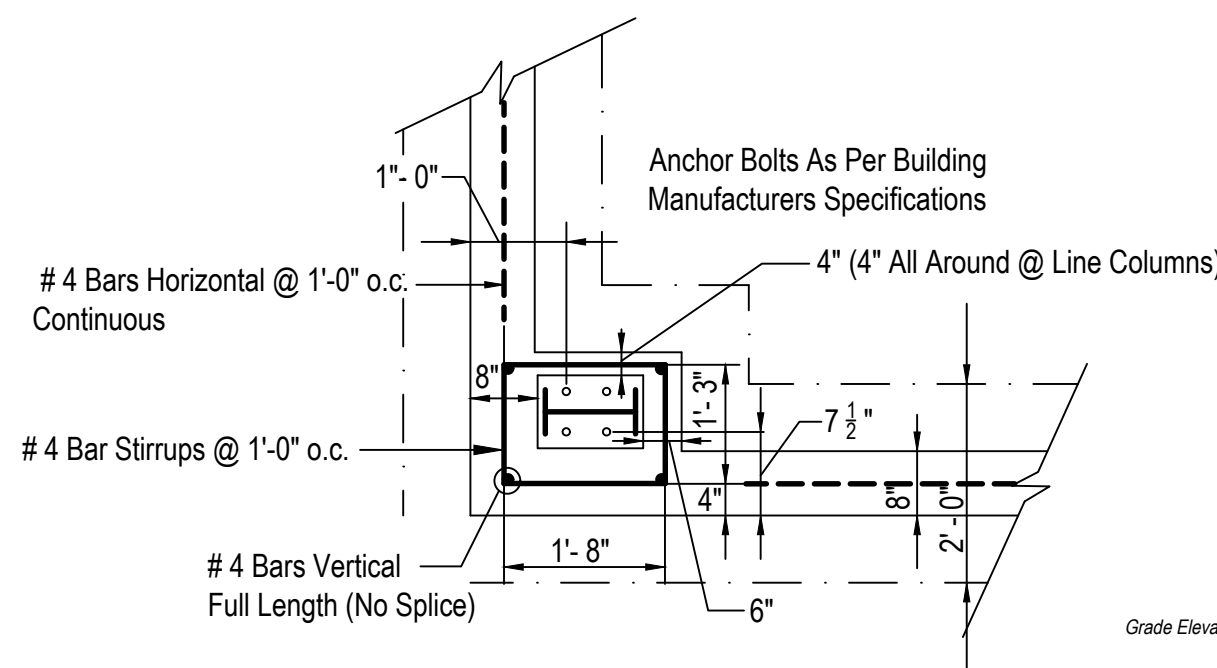
FRONT ELEVATION
NTS



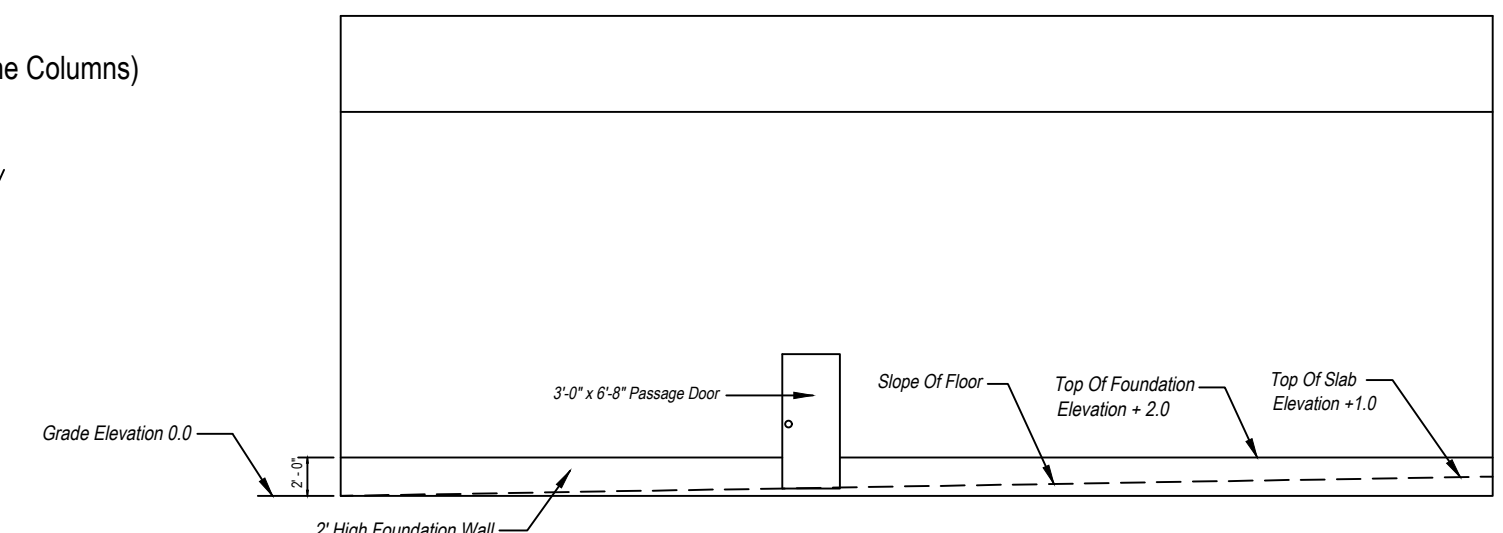
PLAN
1" = 15'



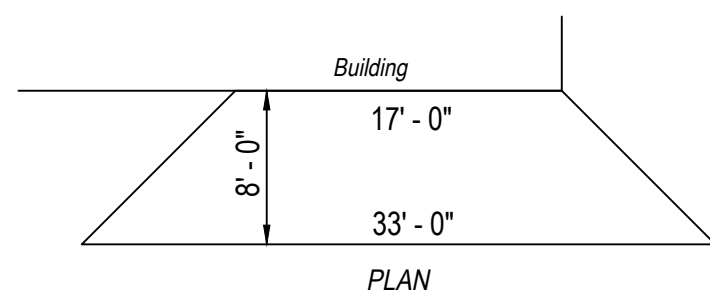
DETAIL A
NTS



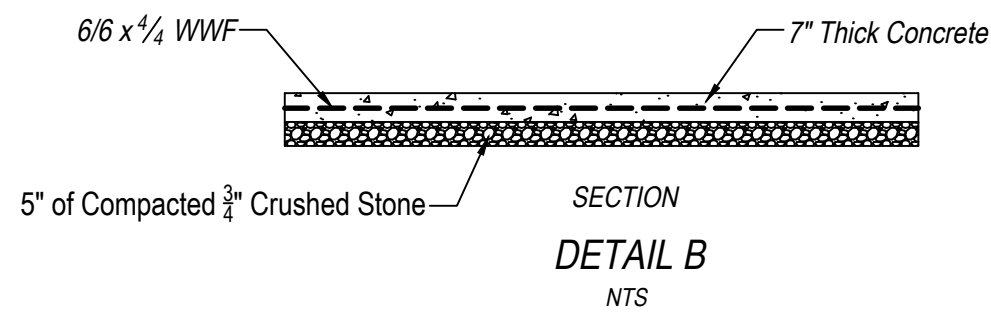
COLUMNS AR-1 (Corners & Side Lines)
TYPICAL REINFORCING UNDER
COLUMN ANCHOR BOLTS
NTS



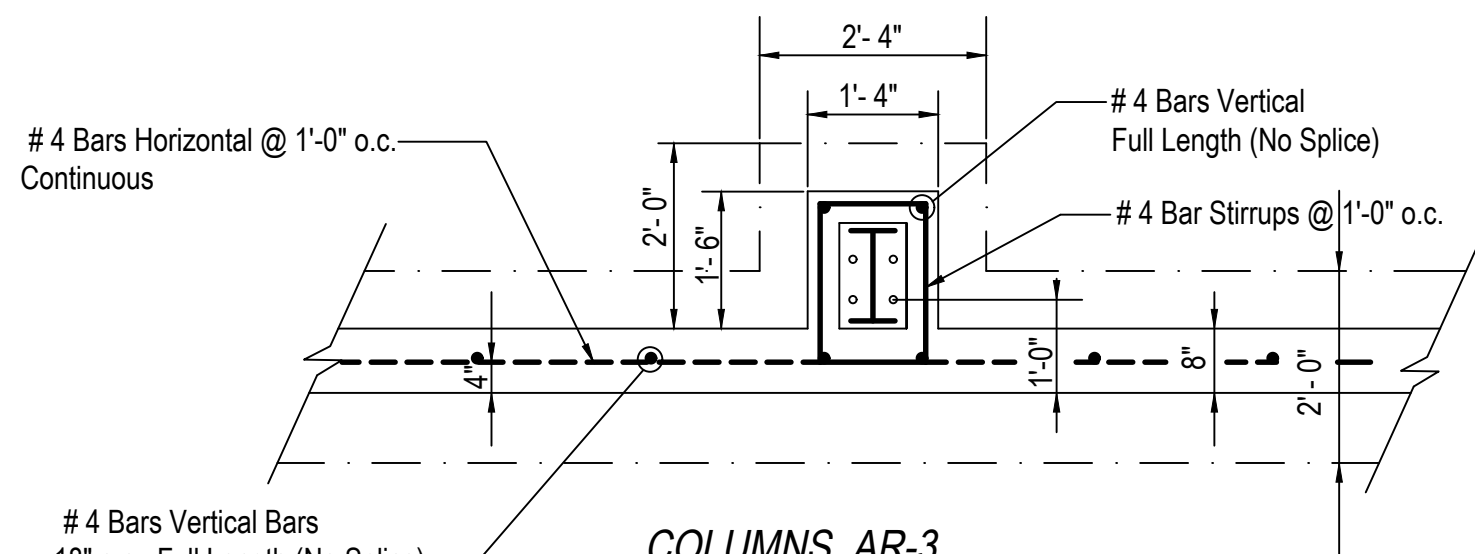
RIGHT SIDE ELEVATION
NTS



PLAN



SECTION
DETAIL B
NTS



COLUMNS AR-3
TYPICAL REINFORCING UNDER
COLUMN ANCHOR BOLTS
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS AND INSPECTIONS AND APPROVALS AS REQUIRED.
2. THE CONTRACTOR SHALL LAY OUT EACH STAGE OF THE WORK TO VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ENGINEER OF ANY SIGNIFICANT DISCREPANCIES, PRIOR TO BEGINNING SAID WORK.
3. BUILDING SETBACKS ARE TO BE COMPUTED BY A STATE OF NEW YORK LICENSED SURVEYOR TO VERIFY CODE CONFORMANCE PRIOR TO BEGINNING ANY WORK.
4. FINISHED GRADES SHALL SLOPE AWAY FROM BUILDING FOUNDATION.
- 5.

FOUNDATION NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" LATEST EDITION.
2. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE.
3. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 42" BELOW FINAL GRADE.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI315, LATEST EDITION).
6. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185, WITH A MINIMUM YIELD STRENGTH OF 70,000 psi.
7. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS PER (N.Y.S. BUILDING CODE TABLE 1907.7.1
8. ALL BARS, EXCEPT AS OTHERWISE NOTED, SHALL BE CONTINUOUS AND SHALL BE RUN CONTINUOUS AROUND CORNERS, LAPPED AT NECESSARY SPLICES, AND HOOKED DISCONTINUOUS ENDS. LAPS SHALL BE 30 - BAR DIAMETER MINIMUM, UNLESS OTHERWISE NOTED.
9. IF ROCK IS ENCOUNTERED AT FOOTINGS, ROCK SHALL BE BENCHED. # 5 DOWELS SHALL BE DRILLED INTO THE ROCK AT 24" O.C. A MINIMUM OF 12" DEEP, AND GROUTED OR EPOXIED IN PLACE. THE DOWELS SHALL EXTEND INTO THE FOOTING A MINIMUM OF 8".

DO NOT SCALE DRAWINGS

| No. | DESCRIPTION | DATE |
|----------------------|-------------|------|
| - REVISIONS - | | |

CLIENT
DAKOTA SUPPLY CORP.
2099 ALBANY POST ROAD
MONTROSE, NY

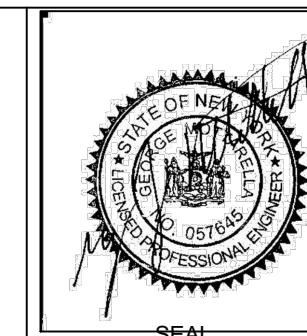
PROJECT
**PROPOSED 40' X 60'
METAL STORAGE BUILDING**

DRAWING TITLE
FOUNDATION PLAN

George J. Mottarella P.E. L.S.
CONSULTING ENGINEER & LAND SURVEYOR

23 Rose Avenue
Harrison, New York 10528
(914) 755-1262

George J. Mottarella, P.E. COPYRIGHT 2023



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DATE : 12/18/23
SCALE : AS NOTED
DRAWN BY : G.M.
CHECKED BY : G.M.
Drawing : FP-1

TAX ID : 55.9-1-3



TOWN OF CORTLANDT
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP
Director

Planning Staff
Michelle Robbins, AICP
Rosemary Boyle-Lasher

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

MEMO

TO: Dr. Richard H. Becker, Town Supervisor
Members of the Town Board

Steven Kessler, Chairperson
Members of the Planning Board

FROM: Chris Kehoe, AICP *Ck*
Director of Planning & Community Development

RE: Annual Planning Board Report - 2023

DATE: February 1, 2024

Please find attached a copy of the 2023 Annual Planning Board Report

CRK/crk

Enc.

cc: Thomas Wood, Esq., Town Attorney
Michael Cunningham, Esq., Deputy Town Attorney
Michael Preziosi, P.E., Director DOTS
Art Clements, AAC
Wendy Talio, CAC
Tino Martin, PRC
Laroue Shatzkin, Town Clerk

2023 ANNUAL REPORT - PLANNING BOARD

2023 MAJOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

PB 1-16 Pomona Development – 3 lots, Revolutionary Road, PB Res. 9-23

2023 MAJOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2023 MINOR SUBDIVISIONS GRANTED PRELIMINARY APPROVAL

None

2023 MINOR SUBDIVISIONS GRANTED FINAL APPROVAL

None

2023 PRELIMINARY SUBDIVISION APPROVAL TIME EXTENSIONS

1) PB 2022-3, Connolly – 2 lot subdivision, Sycamore Court, PB Res. 4-23

2023 FINAL SUBDIVISION APPROVAL TIME EXTENSIONS

None

2023 AMENDED SUBDIVISION APPROVALS

None

2023 PERFORMANCE SECURITY REDUCTIONS

None

2023 SPECIAL PERMITS WITH SITE DEVELOPMENT PLAN APPROVAL

1) PB 6-15 – Hudson Wellness, 2016 Quaker Ridge Road, PB Res. 7-23

2) PB 2022-4 – Gurdjieff Foundation (Danish Home), 1065 Quaker Bridge Road, PB Res. 2-23

3) PB 2023-3 – NK Electric, 465 Yorktown Rd, (Route 129) PB Res. 13-23

2023 SPECIAL PERMIT RENEWALS

None

2023 SPECIAL PERMIT RECOMMENDATION TO TOWN BOARD

None

2023 SITE DEVELOPMENT PLAN APPROVALS

1) PB 2022-10 – Bilal Ahmad, Ace Sport Realty, Marriot Hotel, 2054 E. Main St., **PB Res. 10-23**

2023 SITE DEVELOPMENT PLAN AMENDMENTS

1) PB 2023-2 – JJM Summit Realty, Dental Office, 1 Jerome Dr., **PB Res. 14-23**

2023 SITE DEVELOPMENT PLAN TIME EXTENSIONS

1) PB 2022-6 Down Cycle, 2015 Albany Post Road, **PB Res. 5-23**

2) PB 2020-10, Cortlandt CSG, LLC, Solar Energy System, Lexington Avenues, **PB Res. 6-23**

3) PB 2017-3, VS Construction Corp., for the property of Roa Hook Road Associates, Inc., **PB Res. 8-23 & 12-23**

4) PB 2021-1, NRP Properties, 119 Oregon Rd. – **PB Res. 11-23**

5) PB 2017-3, VS Construction Corp., 180 Roa Hook Rd., **PB Res. 12-23**

2023 SITE PLAN TIME EXTENSIONS TO OBTAIN BUILDING PERMIT

None

2023 CELL TOWER SPECIAL PERMIT & SITE PLAN APPROVAL

1) PB 2019-5 New Cell Tower, Homeland Towers, 52 Montrose Station Road, **PB Res. 1-23**

2023 CORRESPONDENCE ITEMS

1) PB 16-99 Hollowbrook Golf Club 2022 Annual Water Monitoring Report, **Receive and File**

2) PB 2020-14 Teatown, Cliffdale Meadow Revegetation Update, **Receive and File**

3) PB 2020-6, Approval of Modifications to the Palisades Enterprises, LLC Site Plan, **Approve by Motion**

- 4) PB 2021-6, Yeshiva Special Permit, Yearly Update, **Receive and File**
- 5) PB 2018-5, Ace Hardware, Outdoor Storage Racks, **Approve by Motion**
- 6) PB 2019-11, Croton Solar Farm, Annual Report, Croton Ave., **Receive and File**
- 7) PB 2019-5, Cell Tower, Consultant Memo on Condition #18, 52 Montrose Station Road, **Receive and File**

2023 ACCESSORY APARTMENTS

- 1) PB 2022-11 Pearlman, **PB Res. 3-23**

2023 WETLAND PERMITS

- 1) PB 1-16 Pomona Development – 3 lots, Revolutionary Road, **PB Res. 9-23**
- 2) PB 2022-10 – Bilal Ahmad, Ace Sport Realty, Marriot Hotel, 2054 E. Main St., **PB Res. 10-23**

2023 STEEP SLOPE PERMITS

- 1) PB 1-16 Pomona Development – 3 lots, Revolutionary Road, **PB Res. 9-23**
- 2) PB 2022-10 – Bilal Ahmad, Ace Sport Realty, Marriot Hotel, 2054 E. Main St., **PB Res. 10-23**

2023 TREE REMOVAL PERMITS

- 1) PB 1-16 Pomona Development – 3 lots, Revolutionary Road, **PB Res. 9-23**
- 2) PB 2022-10 – Bilal Ahmad, Ace Sport Realty, Marriot Hotel, 2054 E. Main St., **PB Res. 10-23**

2023 SEQR DEIS/FEIS REVIEW

None

ANNUAL REPORT- 2023 PLANNING BOARD

PLANNING BOARD PRELIMINARY PLAT APPROVALS

| | <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>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Minor Subdivisions | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Plats | 3 | 1 | 1 | 4 | 6 | 6 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 |
| Number of Lots | 2 | 2 | 2 | 6 | 6 | 6 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2* | 0 | 0 | 0 | 0 | 2 | 0 |
| Major Subdivisions | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Plats | 2 | 5 | 2 | 3 | 5 | 3 | 4 | 5 | 0 | 2 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Number of Lots | 4 | 15 | 38 | 8 | 11 | 8 | 26 | 15 | 0 | 20 | 5 | 0 | 0 | 0 | 27 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 3 |
| Condominium Units (NYS Section 278) | 92 | | 115 | | 147 | | | | | | | | | | | | | | | | | | |
| Preliminary Subdivision Time Extensions | 5 | 7 | 6 | 8 | 11 | 15 | 17 | 12 | 17 | 11 | 7 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 1 |
| Time Extensions Denied | | | | 1 | | | | | | | | | | | | | | | | | | | |
| Amendments | 2 | | 3 | 1 | | | 2 | 2 | | 1 | | | | | | | | | | | | | |
| Denials | | | | 2 | | | | | | 1 | | | | | | | | | | | | | |

PLANNING BOARD FINAL PLAT APPROVALS

| | <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>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Minor Subdivision | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Plats | 3 | 1 | 1 | 1 | 4 | 6 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 |
| Number of Lots | 2 | 2 | 2 | 0 | 8 | 6 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | 2* | 0 | 0 | 0 | 0 | 2 | 0 |
| Major Subdivision | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Plats | 2 | 4 | 3 | 2 | 0 | 6 | 5 | 4 | 2 | 2 | 2 | 5 | 2 | 1 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 |
| Number of Lots | 8 | 11 | 11 | 32 | 0 | 20 | 11 | 5 | 8 | 6 | 4 | 13 | 151 | 4 | 0 | 14 | 0 | 0 | 27 | 3 | 0 | 0 | 0 |
| Condominium Units/ NYS Section 278 | 5 | | 85 | 30 | | | 147 | 92 | | | 16 | | 147 | | | | 56** | | | | | | |
| Reapproval | 2 | | | | | | | | | 3 | | | | | | | | | | | | | |
| Final Subdivision Time Extensions | 4 | 8 | 3 | 1 | 2 | 2 | 7 | 15 | 14 | 13 | 9 | 16 | 20 | 17 | 8 | 8 | 7 | 8 | 7 | 5 | 8 | 4 | 0 |
| Time Extensions Denied | | | | | | | | | | | | | | | | | | | | | | | 1 |

* 2 lot commercial subdivision

** Pondview Commons

PLANNING BOARD: SITE DEVELOPMENT PLAN APPROVALS

| | <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>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <u>Site Development Plans (SDP)</u> | 3 | 2* | 4 | 7 | 6 | 9 | 4 | 4 | 1 | 1 | 4 | 4 | 1 | 2 | 6 | 5 | 1 | 4 | 2 | 1 | 1 |
| <u>SDP Amendments</u> | 7 | 9 | 3 | 2 | 2 | 3 | 1 | 1 | 1 | 2 | 3 | 1 | 2 | 2 | 9 | 15 | 6 | 6 | 0 | 1 | 1 |
| <u>SDP with Special Permit</u> | 2 | | 1 | 4 | 1 | 1 | 2 | 3 | 1 | 1 | | 1 | 1 | 2 | 2 | 1 | 2 | 3 | 1 | 2 | 3 |
| <u>SDP TOTALS</u> | 12 | 11 | 8 | 11 | 9 | 13 | 7 | 8 | 3 | 4 | 7 | 6 | 4 | 6 | 17 | 21 | 9 | 13 | 3 | 4 | 5 |
| <u>SDP Time Extensions</u> | 2 | 3 | 2 | 3 | 4 | 5 | 7 | 5 | 2 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 5 | 4 | 6 |
| <u>SDP Time Extensions Denied</u> | | | | | | | | | | | | | | | | | | | | | |
| <u>SDP Denials</u> | | | 1 | | | | | | | | | | | | | | | | | | |
| <u>Cell Towers (Co-Locate, Re-Cert, New)</u> | | | | | | | | | | | | | | | 7 | 2 | | | 2 | 2 | 1 |
| <u>Solar Energy Systems SDP & Special Permit</u> | | | | | | | | | | | | | | | | | | | | | 1 |
| <u>Zoning Code Amendment Recommendations</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>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
| | 2 | 3 | 2 | 3 | 4 | 1 | 3 | 2 | 2 | | | 1 | 0 | 1 | | | | | | | 1*** |
| <u>Wetland Permits</u> | 2 | 1 | 4 | 4 | 4 | 4 | 5 | 2 | 3 | 2 | 1 | 2 | 1 | 2 | 1 | 1 | 0 | 5 | 0 | | 2 |
| <u>Tree Removal Permits</u> | | | | | | | | 5 | 1 | | | 2 | 1 | 3 | 2 | 4 | 1 | 6 | 1 | 2 | 2 |
| <u>Steep Slope Permits</u> | 2 | 4 | 4 | 2 | 4 | 5 | 1 | 2 | 1 | 1 | | | 1 | 2 | 2 | | 0 | 2 | 1 | 2 | 2 |
| <u>Special Permits Renewals</u> | 2 | | 1 | | 1 | | 0 | 3 | | 1 | 3 | | 1 | 3 | | | | | 2 | 3 | |
| <u>Special Permit Recommendations</u> | | | | | | | | | 1** | | | | 0 | 0 | | | | | | 1 | |
| <u>Lot Line Adjustments</u> | 4 | | | 3 | 2 | 2 | 0 | 1 | 1 | | | 2 | 3 | 2 | | | | | | | |
| <u>Lot Line Adj. Time Extensions</u> | | | | | | 2 | | 0 | 0 | | | 1 | 0 | 1 | | | | | | | |
| <u>Performance Security Reductions</u> | 1 | 3 | 2 | | | | 0 | 1 | 1 | 1 | | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 2 | | |
| <u>Accessory Apartments</u> | | | | | | | | | | | | | | | 1 | 2 | 1 | 2 | 1 | | 1 |
| <u>Cluster Recommendations</u> | | | | | | | 0 | 0 | | | | | 0 | 0 | | | | | | | |
| <u>DEIS Scopes</u> | | | 2 | | 3 | | 0 | 1 | 1 | 1 | | 0 | 0 | 0 | | | | | | | |

*Includes Jacobs Hill Village PVD 103 Apartments and 58 Condominiums

**RRUSP Pondview Recommendation

*** RRUSP Amendment Recommendation to Town Board