

### Right to Know / FOIL

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**MGM BURBON LLC  
JOHN ALFONZETTI, P.E.**



*P.O. Box 136  
AMAWALK, NEW YORK 10501  
PHONE: 914-245-2400  
FAX: 914-455-4230*

August 19, 2014

Town of Cortlandt  
Planning Board  
Ms. Loretta Taylor, Chairperson  
1 Heady Street  
Cortlandt Manor, N.Y. 10567



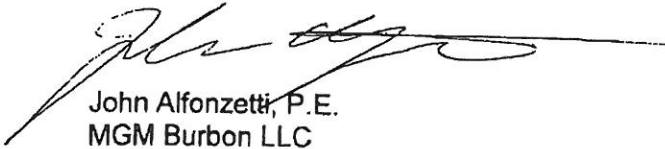
Re: Preliminary Subdivision Plan, PB 23-08  
Mountain View Estates  
Property of Angelo Cipriano  
Sec: 68.10 Blk.: 01 Lots: 27 & 28.1.

Dear Ms. Taylor,

We are hereby requesting a 90 day extension of the Final Plat Approval granted by Resolution 8-13 adopted on March 5, 2013.

Thank you for your assistance. If there are any questions, please do not hesitate to contact me.

Thank You,

  
John Alfonzetti, P.E.  
MGM Burbon LLC

7  
Copies ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.G.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 8-20-14

**PERCY & BARBARA MONTES**

7 Kingston Avenue  
Cortlandt Manor, NY 10567

August 18, 2014

Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor, NY 10567



Ref: PB 5-08 - 9th request for time extension

Dear Planning Board Members,

We are writing to request a time extension. We were approved by resolution 6-12 on March 6, 2012.

Thank you for attention to this matter.

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..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
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Sent 8-19-14

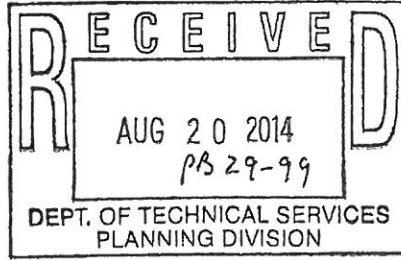
Sincerely,

A handwritten signature in cursive script that reads "Percy &amp; Barbara Montes".

Percy and Barbara Montes



Larson Design Group



August 19, 2014

Loretta Taylor  
Chairperson  
Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor, NY 10567

**RE: Retro Fitness at Kohl's Plaza, 3008 East Main Street, Cortlandt Manor, NY 10567**

Dear Chris,

A prospective franchisee for Retro Fitness, Thomas Bernik, has selected a location, approximately 12,119 square feet, in the Kohl's Plaza in Cortlandt Manor for the new fitness center. This project will be a full interior fit out of the existing "Party Stop" tenant space, including a change of use from Mercantile (M) occupancy to an Assembly (A-3) occupancy. This work will also include only minor work to the exterior of the premises. Please, see the list of exterior changes and improvements that we would like to make:

- New exterior signage on the building awning
- New pylon signage next to East Main Street
- Replace existing roof top units with slightly larger units
  - All units will be set in same location as existing
- Replace existing stairs at rear of premises with a new code complaint means of egress

Please refer to included drawings for all changes listed above.

If you have any questions, please feel free to contact me at LDG's Williamsport office at 570-323-6603 or via email to [dbalzer@larsondesigngroup.com](mailto:dbalzer@larsondesigngroup.com).

Sincerely,

LARSON DESIGN GROUP

David I. Balzer, LEED AP, Project Manager

Copies ..... <sup>7</sup> Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 8/21/14

An employee owned company

1000 Commerce Park Drive, Suite 201, Williamsport, PA 17701  
 (570) 323-6603 (877) 323-6603 (570) 323-9902  
[www.larsondesigngroup.com](http://www.larsondesigngroup.com)



# TOWN OF CORTLANDT ARCHITECTURAL ADVISORY COMMITTEE

LINDA D. PUGLISI  
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567

914-734-1080  
FAX 914-788-0294  
[www.townofcortlandt.com](http://www.townofcortlandt.com)  
Planning Staff e-mail:  
chrisk@townofcortlandt.com

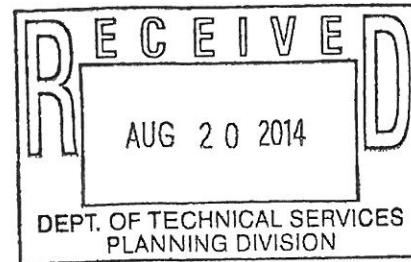
Arthur Clements, AIA  
Chairman

**TOWN BOARD MEMBERS**

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

Members:  
Christopher Borchardt, AIA  
Michael Lenihan, RA  
Kimberly Miller, AIA  
Daniel Shure

Memorandum To: Chris Kehoe  
From: Art Clements *pb 6-14*  
Subject: 2081 Main Street  
Doan Properties, Inc  
(Former Lakeland Sleep Shop)  
Date: August 20, 2014



We have reviewed the photos of this building before and after the recent alterations. It is our opinion that this building might look better if it were all one color (including the faux columns) or, possibly having the walls on either side of the entrance the same color from the ground to the roof and the wall above the entrance another complimentary color.

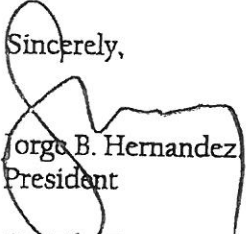
We recommend that the applicant have color renderings prepared in order to explore and evaluate these options.

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..... C.A.C.  
..... A.R.C.  
..... Applicant - via e-mail  
..... *John Lenihan* via e-mail  
.....  
Sent 8/20/14

Additionally, due to the projects proximity to nearby bodies of water under NYCDEP jurisdiction, our team met with local NYCDEP Representatives. As a result of that meeting, we have located and surveyed the closest surface stream and its' 300Ft. buffer. We also determined and located the existing paved area at the site, and lastly, have taken the aforementioned NYCDEP information and incorporated it into our design.

Should you have any further questions or concerns, please contact our office at (914) 944-3377.

Sincerely,



Jorge B. Hernandez R.A.  
President

Cc: File Copy - JBH-1147

100 EXECUTIVE BOULEVARD, SUITE 204  
OSSINING, NY 10562  
Phone: (914) 944-3377  
Fax: (866) 567-6240