

November 21, 2022

Chairperson Lorretta Taylor
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"), contract-vendee of the above-referenced property, we are pleased to submit the enclosed revised full-size drawings, prepared by DTS Provident Design Engineering, LLP, in support of the proposed site plan and special permit on the subject property. We also offer the following additional information, to address certain topics raised by the Planning Board and concerned parties, for your consideration.

Proposed Site Plan & Lighting Plan

As previously discussed with the Board at its March 1 and May 3 meetings, the Applicant does not propose additional site disturbances as part of this site development plan and special use permit application and plans to maintain the existing improvements shown on the enclosed drawing SP-1, *Site Plan*. However, based on discussions with neighboring property owners the Foundation has indicated that they have no current plans to expand, but that any potential future additions or new construction would be limited to an estimated 10,000 square feet of floor area for member gathering and/or dining space. It is anticipated that any potential future additions or new construction would be located to the west and north of the existing main structure, located over 900 feet and 200 feet from adjacent neighboring properties to the south and east, respectively, as illustrated on drawing SP-5, *Non-Disturbance Declaration and Preservation Area Plan*. There are no proposed changes to the program discussed previously with the Board. Any proposed site development plan modifications would be subject to approval by the Town of Cortlandt.

As shown on SP-4, *Site Lighting Plan*, the Applicant proposes to replace approximately seven existing light fixtures, including several existing flood lights, with downlight fixtures. The replacement locations, and an example of the proposed fixture, are shown on SP-4. The proposed light fixture

complies with International Dark-Sky Association (IDA) standards so that the light source is fully shielded, minimizes the amount of blue light in the nighttime environment, and reduces light trespass and skyglow.

Proposed Non-Disturbance Declaration and Preservation Area

The Foundation aims to maintain the existing buildings and grounds to provide an atmosphere of quiet and contemplation. As illustrated on drawing SP-5, *Non-Disturbance Declaration and Preservation Area Plan*, the Foundation proposes to record a ± 3 -acre non-disturbance declaration on an area extending 100 feet into the property running along approximately 1,200 feet of the property's southern boundary. Additionally, the Applicant proposes that a ± 19 -acre portion of the property north of the non-disturbance declaration area and abutting the Old Croton Aqueduct State Historic Park to the west will be maintained as preserved area as a voluntary condition of the special use permit. The existing trees and vegetation within the non-disturbance declaration and preservation areas would be preserved to maintain the viewshed from off-site vantage points, particularly for visitors along the adjacent Old Croton Aqueduct trail and residents of adjacent properties. Together, the non-disturbance declaration and preservation areas would also provide a sound buffer for the Aqueduct trail and adjacent residents. No fences would be constructed adjacent to the trail. Maintenance, upkeep, repairs, and other similar activities within the non-disturbance and preservation areas will be specified in a manner that would maintain and protect the natural character and environmental systems.

Proposed Foundation Programs

The enclosed Exhibit A, *Sample Annual Calendar* and Exhibit B, *Estimated Events Summary*, updated from documents previously submitted to the Town, provide an estimate of the types, attendance, hours, and frequency of Foundation activities on the property. The activities would range from some weeknight meetings of approximately 12 attendees to weeklong workshops with approximately 90 attendees. During the year there may be one or two workshops that include members of the public, and these events would be coordinated with the Town so as not to exceed the number of attendees or vehicles described in this submission.

For many reasons, the Foundation intends to keep traffic into and out of the property at the lowest practical levels. To accomplish this the Foundation proposes to implement the following practices and strategies, particularly during certain day, weekend and weeklong programs when the most attendees are expected:

- Designate a transportation coordinator – Foundation members plan each event, decide on a program and determine who will attend. For larger events, the Foundation would also designate a member to serve as a transportation coordinator to manage the implementation of the practices

described below.

- Limit the number of vehicles on the property – The Foundation is committed to limiting the number of parked vehicles in order to reduce the number of trips in and out of the property. Based on its experience and through the implementation of the practices described above, the Foundation anticipates that the 37 existing paved parking areas adjacent to the main building and barn should be sufficient for most programs. When additional parking is needed, the Foundation would utilize the unpaved areas adjacent to the roadway leading from the main building to the barn. Overall, the Foundation proposes to limit parking to 50 vehicles for most events listed on the Exhibit C, *Estimated Summary of Events*. Drawing SP-3, *Concept Parking Layout* attached was previously prepared at the request of the Town's Traffic Consultant illustrating how 135 cars could park on-site, if ever necessary, following the parking methodology utilized by the Danish Home.
- Encourage the use of public transit – Based on the proximity of the property to the Croton train station, the Foundation would encourage members to make use of public transit.
- Utilize a van or bus for arrivals/departures for events with more than 75 participants – The Foundation would secure the use of a van or bus to shuttle multiple participants from the train station or other central locations to limit the number of vehicles entering and exiting the property.
- Encourage carpooling – Based on the Foundation's experience at its other existing properties in New York City and Sullivan County many members are expected to carpool from their homes with other members and/or pick up others at the train station. The Foundation will encourage carpooling to sustain an average occupancy of 1.5 people in each vehicle arriving or departing for events with more than 30 participants.
- Stagger arrivals and departures –The transportation coordinator will work with participants to stagger arrivals and departures to the maximum extent practicable based on the program agenda.
- Staffing – The Foundation does not plan to employ staff, but a caretaker may reside on the property. As shown on Exhibit B, *Sample Annual Calendar*, it is anticipated that only one-third of the days each year would include Foundation meetings and programs. On the remaining two-thirds of the days each year, the caretaker (and possibly its family) would be the only ones entering and exiting the property. Contractors would be hired to perform maintenance and

Chairperson Lorretta Taylor and Members of the Planning Board
Re: The Gurdjieff Foundation, Inc.

November 21, 2022
Page 4

repairs on an as-needed basis.

- Contact with neighbors – The Foundation would designate a member to serve as the point of contact for neighbors should issues arise during or between events. The Foundation anticipates keeping in contact with immediate neighbors to inform them about upcoming events.

We appreciate your continued consideration and look forward to continuing our review of this application with the Planning Board, thank you.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP



Matthew N. Steinberg, AICP
Associate

Enclosure(s)

cc: The Gurdjieff Foundation, Inc; Stenger Diamond & Glass, LLP
File 900

JANUARY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
26	27	28	29	30	31	01
02	03 Meetings 6:00 - 9:00 PM 12 - 12 people	04	05	06	07	08
09	10	11	12	13	14	15
16	17	18 Meetings 6:00 - 9:00 PM 12 - 12 people	19	20 Meetings 6:00 - 9:00 PM 12 - 12 people	21	22
23	24 Meetings 6:00 - 9:00 PM 12 - 12 people	25	26	27	28 Day-long Workshop 8:30 AM - 5:00 PM 30 - 50 people	29
30	31	01	02	03	04	05

FEBRUARY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
30	31	01 Meetings 6:00 - 9:00 PM 12 - 12 people	02	03	04	05
06	07 Meetings 6:00 - 9:00 PM 12 - 12 people	08	09	10 Meeting 7:00 - 9:00 PM 30 - 30 people	11	12 Day-long Workshop 8:30 AM - 5:00 PM 30 - 50 people
13	14	15 Meetings 6:00 - 9:00 PM 12 - 20 people	16	17	18	19
20	21 Meetings 6:00 - 9:00 PM 12 12 people	22	23 Meetings 6:00 - 9:00 PM 12 - 12 people	24	25 Weekend Seminar 8:30 AM Saturday - 4:00 PM Sunday 25 - 45 people (overnight)	
27	28	01	02	03	04	05
06	07	08	09	10	11	12

MARCH

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
27	28	01 Meetings 6:00 - 9:00 PM 12 - 12 people	02	03	04	05
06	07 Meetings 6:00 - 9:00 PM 12 - 12 people	08	09	10 Meeting 7:00 - 9:00 PM 30 - 30 people	11	12 Day-long Workshop 8:30 AM - 5:00 PM 30 - 50 people
13 Meetings 6:00 - 9:00 PM 12 - 12 people	14	15 Meetings 6:00 - 9:00 PM 12 - 12 people	16	17	18	19
20	21 Meetings 6:00 - 9:00 PM 12 - 12 people	22	23	24	25	26
				Weekend Seminar 8:30 AM Friday - Noon Sunday 25 - 70 people (up to 60 overnight)		
27	28	29	30	31	01	02
Spring Recess - No on-site activities						
03	04	05	06	07	08	09

APRIL

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
27	28	29	30	31	01	02
03	04	05	06	07	08	09
Spring Recess - No on-site activities						
10	11	12 Meetings 6:00 - 9:00 PM 12 - 12 people	13	14	15 Day-long Workshop 8:30 AM - 5:00 PM 30 - 50 people	16
17	18 Meetings 6:00 - 9:00 PM 12 - 12 people	19	20 Meetings 6:00 - 9:00 PM 12 - 12 people	21	22	23
24	25	26 Meetings 6:00 - 9:00 PM 12 - 12 people	27	28	29	30
01	02	03	04	05	06	07
Weekend Seminar 5:00 PM Saturday - 4:00 PM Sunday 30 - 90 people (up to 70 overnight)						

MAY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
01	02 Meetings 6:00 - 9:00 PM 12 - 12 people	03	04	05	06	07
				Long Weekend Seminar 5:00 PM Wednesday - 2:00 PM Sunday 30 - 70 people		
08	09	10 Meetings 6:00 - 9:00 PM 12 - 12 people	11	12 Meeting 7:00 - 9:00 PM 30 - 30 people	13 Day-long Workshop 8:30 AM - 5:00 PM 30 - 50 people	14
15	16 Meetings 6:00 - 9:00 PM 12 - 12 people	17	18	19	20	21
				Weekend Seminar 5:00 PM Saturday - 4:00 PM Sunday 30 - 70 people		
22 Meetings 6:00 - 9:00 PM 12 - 12 people	23	24	25	26	27	28
29	30 Meetings 6:00 - 9:00 PM 12 - 12 people	31	01	02	03	04
05	06	07	08	09	10	11

JUNE

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
29	30	31	01	02 Meeting 7:00 - 9:00 PM 30 - 40 people	03	04
05	06 Meetings 6:00 - 9:00 PM 12 - 20 people	07 Meetings 6:00 - 9:00 PM 12 - 20 people	08	09	10	11
12	13 Meetings 6:00 - 9:00 PM 12 - 20 people	14	15	16	17	18
19	20	21	22	23	24	25
Weeklong Workshop 6:00 PM Sunday - 4:00 PM Sunday 30 - 70 people (overnight)						
26	27	28	29	30	01	02
03	04	05	06	07	08	09

JULY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
26	27	28	29	30	01	02
03	04	05	06	07	08	09
10	11	12	13	14	15	16
Weeklong Workshop 6:00 PM Saturday - Noon Saturday 30 - 50 people (overnight)						
17	18	19	20	21	22	23
24	25	26	27	28	29	30
Long weekend Conference 4:00 PM Wednesday - Noon Sunday 30 - 60 people (overnight)						
31	01	02	03	04	05	06

AUGUST

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
31	01	02	03	04	05	06
07	08	09	10	11	12	13
Weeklong Workshop 6:00 PM Saturday - Noon Saturday 50 - 90 people (up to 75 overnight)						
14	15	16	17	18	19	20
Weeklong Workshop 6:00 PM Saturday - Noon Saturday 30 - 60 (overnight)						
21	22	23	24	25	26	27
Weeklong Workshop 3:00 PM Sunday - Noon Sunday 35 - 60 people (overnight)						
28	29	30	31	01	02	03
04	05	06	07	08	09	10

SEPTEMBER

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
28	29	30	31	01	02	03
04	05	06 Meetings 6:00 - 9:00 PM 12 - 12 people	07	08	09	10
11 Meetings 6:00 - 9:00 PM 12 - 12 people	12	13	14	15	16	17 Day-long Workshop 8:30 AM - 5:00 PM 50 - 85 people
18	19	20 Meetings 6:00 - 9:00 PM 12 - 12 people	21	22	23	24
25 Meetings 6:00 - 9:00 PM 12 - 12 people	26	27	28	29	30	01
				Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 40 - 60 people		
02	03	04	05	06	07	08

OCTOBER

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
25	26	27	28	29	30	01
				Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 40 - 60 people (overnight)		
02	03	04	05	06	07	08
		Meetings 6:00 - 9:00 PM 12 - 12 people		Meeting 7:00 - 9:00 PM 30 - 40 people		
09	10	11	12	13	14	15
	Meetings 6:00 - 9:00 PM 12 - 12 people				Day-long Workshop 8:30 AM - 5:00 PM 40 - 70 people	
16	17	18	19	20	21	22
Meetings 6:00 - 9:00 PM 12 - 12 people		Meetings 6:00 - 9:00 PM 12 - 12 people				
23	24	25	26	27	28	29
	Meetings 6:00 - 9:00 PM 12 - 12 people			Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday		
30	31	01	02	03	04	05

NOVEMBER

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
30	31	01 Meetings 6:00 - 9:00 PM 12 - 12 people	02	03 Meeting 7:00 - 9:00 PM 30 40 people	04 Day-long Workshop 8:30 AM - 5:00 PM 50 - 85 people	05	
06	07 Meetings 6:00 - 9:00 PM 12 - 12 people	08 - 12 National/International Conference 4:00 PM Wednesday - 10:00 AM Sunday 80 people					12
13	14	15 Meetings 6:00 - 9:00 PM 12 - 12 people	16	17	18	19	
20 Meetings 6:00 - 9:00 PM 12 - 12 people	21	22	23	24	25	26	
27	28 Meetings 6:00 - 9:00 PM 12 - 12 people	29	30	01	02	03	
04	05	06	07	08	09	10	

DECEMBER

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
27	28	29	30	01 Meeting 7:00 - 9:00 PM 30 - 40 people	02	03
04 Meetings 6:00 - 9:00 PM 12 - 12 people	05	06 Meetings 6:00 - 9:00 PM 12 - 12 people	07	08 - 10 Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 30 - 50 People (overnight)		
11	12 Meetings 6:00 - 9:00 PM 12 - 12 people	13	14	15	16	17
18	19	20	21	22	23	24
Winter Break - No on-site activities						
25	26	27	28	29	30	31
Winter Break - No on-site activities						
01	02	03	04	05	06	07

Summary of events by month:

	Attendees		Number of Events												
	Typ.	Max.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Meetings	12	20	4	6	6	4	6	4			4	6	6	4	50
Days	50	100	1	1	1	1	1				1	1	1		8
Weekends	50	100		1	1	1	1				1	2		1	8
Weeks	60	100						1	2	3					6
Conferences	80	100					1						1		2

Event hours:

- Meetings: *An hour to an hour and a half between 6:00 and 9:00 PM*
- Days: *8 AM to 5 PM*
- Weekends: *Mostly 6:00 PM Friday to Noon Sunday*
- Weeks: *Saturday to Saturday or Sunday to Sunday - no more than 4 buses total for the year*
- Conferences: *Wednesday or Thursday evening until Sunday afternoon*

Event Counts:

- <20 people 50
- 0-50 8
- 50 -75 12
- 75 - 100 4

There may be a one day event with up to 300 people occurring once every several years. Parking will be limited to 100 vehicles. Arrivals and departures will be staggered.

During conferences and weekend or week-long events, most participants will be staying overnight. Some attendees may leave the event early or arrive late, but once they have arrived will stay on the property until their departure. A very small number may stay elsewhere overnight, involving at most five vehicles. Other traffic during events will typically be limited to deliveries and occasional trips from the property to run errands.