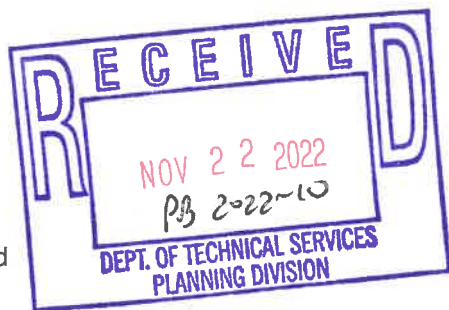




Copies 8
 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 *David Skinnetz*
 *Developer/Farmer*
 Sent 11/22/22



November 22, 2022

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

**RE: Engineering Review
PB 2022-10 Application of Bilal Ahmad
2054 East Main Street
Town of Cortlandt, Westchester County, New York
LaBella Project #2221772.08**

Ms. Taylor and Members of the Planning Board:

LaBella Associates, DPC (LaBella) has conducted an engineering review of the submitted engineering plans for PB 2022-10 Application of Bilal Ahmad for site plan approval for the construction of a new four-story hotel to be located on two (2) parcels of property located at 2054 East Main Street and designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lot 3 and Section 23.20, Block 1, Lot 2. LaBella offers the following information for your use in your decision.

1. In accordance he "Zoning Map" Approved by the Town Board, Town of Cortlandt by Resolution No. 84-07 adopted on February 26, 2007, the parcels are located within Zoning District CD. Zoning District CD, in accordance with "Table of Dimensional Regulations, Noresidential Districts" has a minimum lot area requirements of 80,000 square feet, a minimum lot width of 200 feet and a maximum buildable height of 35 feet above grade. Furthermore, minimum yard requirements shall be 75 feet (front), 50 feet (side) and 50 feet (rear). Applicant shall ensure that the maximum building height of 35 feet above shall be maintained and that minimum yard setbacks shall be maintained unless approved by the Town Zoning Board of Appeals.
 - a. Applicant proposes four (4) stories and a basement. According to Town Code 307.4, a basement is counted as a story "if the finished floor immediately above is more than seven feet above the level from which the height of the building is measured or if it is used for business purposes other than storage or for dwelling purposed by other than a janitor or watchman". Proposed hotel is five (5) stories
 - b. Current proposed front yard setback does not meet Town Code Attachment 307-5. Minimum front yard setback is seventy-five (75) feet. Proposed is forty-five (45) feet, creating a variance of thirty (30) feet. Applicant is asking for a variance to this requirement.
 - c. Current proposed side yard setback does not meet Town Code Attachment 307-5. Minimum side yard setback is fifty (50) feet. Proposed side yard setback is forty-four (44) feet, creating a variance of six (6) feet. Applicant is asking for a variance to this requirement.



- d. Current zoning buffer does not meet Town Code Section 307-23 which requires fifty (50) feet of landscape buffer along the boundaries of residentially zoned properties. Applicant is asking for variance to this requirement
2. Applicant shall ensure that provisions be made for 1 space per room plus 1 space per employee on maximum work shift for parking per “Table of Required Off-Street Parking Spaces” Section 307-29. Requirements may be adjusted by the planning board based upon written request by applicant subject to review and approval by the Planning Board’s planning engineering professional. Dimensions of parking spaces shall be as indicated in Town Code Section 307-33 – Dimensions of parking spaces. Required number of handicapped parking spaces shall be as determined by the Town’s Code Enforcement Officer in accordance with the requirements of the New York State Uniform Code.
 - a. Current proposed parking lot does not meet Town Code 307-21-B which requires a portion of required landscaping to be within parking areas. Applicant is asking for a variance for this requirement.
3. Applicant shall be required to meet the standards set forth in Chapter 157 – Excavations and Topsoil Removal should publication of this chapter become available during the design process at the discretion of the Town Planning Board.
4. Sanitary Sewer connections:
 - a. Building connection shall be as per the requirements of Chapter 219 – Plumbing.
 - b. Sanitary sewer piping shall be CL Class 52 Ductile Iron Pipe (DIP).
 - c. A downstream assessment of the existing sanitary sewer between the location of the tie in and McGregor Brook Interceptor shall be performed prior to the issuance of approval from the Planning Board.
 - d. Applicant shall receive approval from the Westchester County Department of Health (WCDOH) prior to the installation of any sanitary sewer.
 - e. Applicant shall receive approval and permit from the New York State Department of Transportation (NYSDOT) prior to the installation of any sanitary sewer within the rights-of-way of the NYSDOT.
5. A global stability analysis through the site shall be prepared for the proposed grading and retaining walls. Analysis shall be signed and sealed by a Professional Engineer licensed in the State of New York. Applicant shall receive a permit from the Zoning Board of Appeals for the disturbance or alteration of any steep slopes.
6. All proposed import fill must be tested and certified as unrestricted, suitable for residential use in accordance with Town Policy. Certification must be provided by a licensed professional. All certifications shall be addressed “Joseph M. Fusillo, PE, ENV SP”. All soil analytics and reports will be forwarded to the Town’s Planning Board Engineer for review and approval.
7. A Road Opening Permit shall be received from the Town Highway Department prior to any curb removal for parking area. Any curbing removed shall be replaced in kind. All excavations shall be in accordance Section 261-13 of the town Code.
8. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by a landscape architect, certified professional or professional engineer and must be signed by the professional preparing the plan, who shall certify that the design of all stormwater management practices



meets all requirements and submitted to the Town Planning Board for review and approval by the Town's Planning Board Engineer prior to site plan approval.

9. Potable water:

- a. Applicant shall provide a current Cortlandt Consolidated Water District approval for the connection to the existing water district. Potable water service connection must be type k-copper or CL 54 DIP.
- b. Applicant must provide a separate fire service using CL Class 54 DIP. A service saddle, with a pressure rating of 200 psi and tested at 150% of water line pressure, shall be required.
- c. Applicant shall receive approval from the Westchester County Department of Health (WCDOH) prior to the installation of any potable water or fire service.
- d. Applicant shall receive approval and permit from the New York State Department of Transportation (NYSDOT) prior to the installation of any potable water or fire service within the rights-of-way of the NYSDOT

10. Applicant shall provide a complete Traffic Impact Study beginning at Conklin Avenue and ending at Locust Avenue. This study will need to be submitted to the New York State Department of Transportation (NYSDOT).

11. Applicant shall provide a current approved permit from the New York State Department of Transportation (NYSDOT) prior to the beginning of any work.

12. Prior to the issuance of the Certificate of Occupancy (C.O.), the Town will require a certification from a NYS Engineer that the completed site work and drainage improvements will not cause an adverse impact to adjoining or downstream properties.

13. Applicant is aware that Town of Cortlandt extension fees may be required when water and sewer utilities are ready for dedication.

Respectfully submitted,

LaBella Associates

Joseph M. Fusillo, PE, ENV SP
Senior Civil Engineer, Regional Civil Leader
Town Planning Board Engineer

Cc: Chris Kehoe, AICP – Director, Dept. of Planning & Community Development
Michael Preziosi, PE – Director, D.O.T.S
Martin Rogers, PE – Director of Code Enforcement