

JOHN A. LENTINI ARCHITECT
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November 21, 2020

TOWN OF CORTLANDT
PLANNING BOARD
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Attn: Chris Kehoe

Re: 1 Jerome Drive, Cortlandt Manor, NY Dentist office PBCK-23-2

Dear Mr. Kehoe:

Our application for seeking a permit, for the referenced project involves an expansion and relocation of an existing business located at 50 Dayton Lane, Peekskill, NY. The existing business, Gentile Care Pediatric Dentistry Pc is owned and managed by Jaish Markos, DDS and his wife Ms Jennie Thomas. The current business serves mostly young children, however, there has been a desire to expand to serve all.

The existing Dentil office, at 1 Jerome Drive, has 4 Operation Rooms and other Lab and X Ray areas that do not meet the needs of a modern Dentil Office. The referenced property was acquired in 2022. The proposed addition is required in order to add 5 more Operation Rooms and accommodate the equipment required today. There will be an increase of employees for part or full time duties. A single dentist will normally operate with patients in several Operation Rooms at the same time. There will not be 9 Dentists. The second (attic) level has been used as a residence for the former operator, I believe, however, current plans propose use as the owners office. The attic will only require minor upgrades. The site has been composed of two (2) lots 24.13-4-1 and 24.13-4-52. The lots are in the same ownership and are being combined.

Respectfully

JOHN A. LENTINI ARCHITECT



John A. Lentini RA NY # 23755

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