

October 19, 2022

Chris Kehoe,
Director, Town of Cortlandt
Department of Planning & Community Development
1 Heady Street
Cortlandt Manor, New York 10567
914-734-1081
(e) ChrisK@townofcortlandt.com



Re: Narrative for Site Plan
Cortlandt Manor Hotel – 2054 East Main Street, Cortlandt, NY 10567

Dear Mr. Kehoe,

The Applicant, Bilal Ahmad, is seeking site plan review and approval for a new 91-room flagged hotel at the property located at 2054 East Main Street (US Route 6), identified on the Town of Cortlandt (“Town”) tax map as Section 23.20 Block 1 Lots 2 and 3 (the “Property”). The Property is bound by East Main Street, Jacob’s Hill Road, and Bear Mountain State Parkway. The proposed development consists of a 91-room hotel, complete with amenities that include a cantilevered courtyard deck, fitness center, indoor swimming pool, professional conference room, full bar and grill, and commercial kitchen to serve hotel patrons (the “Project”). The Project will have 101 parking spaces, adequate and code compliant lighting, walks around the building on all sides, a screened waste enclosure, tiered retaining walls, guardrails, ornamental fencing, a code compliant entry sign, and tree and shrub plantings. Access to the roof deck will be from the building and site alike. Stormwater will be conveyed through the site by means of sheet drainage into structures that in turn fill a subsurface storm chamber system. The water will be outlet from the chambers in a controlled flow volume into the current outlet location, a low point along East Main Street. The proposed project has adequate circulation to accommodate the Town of Cortlandt fire vehicles, and will undergo review to finalize this aspect of design. The development is compliant with current zoning classification but will require variances and the consolidation of the two (2) tax maps parcels into a single property.

Existing Conditions

Located along East Main Street, the site is 2.41 acres in size and currently hosts a small commercial business with two (2) drive accesses from Jacob’s Hill Road. There are several characteristics of the site that make this development challenging. These include a majority of slopes on site being greater than 10%, the relative shallow depth to bed rock and evidence of rock outcroppings, aligning the proposed access drive on site with access across Jacob’s Hill Road, and Property’s non rectilinear shape resulting in a limited location for adequate building envelope. Existing traffic volumes for the intersection of Jacob’s Hill Road and East Main Street are being determined by the design teams traffic engineer. A geotechnical report and traffic study of the site will be provided to the Planning Board. Adjacent to the East Main Street property line, an existing low point and stormwater outfall is to be mapped by the Town’s consultant for wetlands.

Hotel Background

The Project will require a high cost of construction due to this project’s substantial grading and building of engineered retaining walls, therefore 91 rooms will be necessary to recoup project cost. The current 91 room building footprint includes a basement along with a 4th story, which requires a variance. While the entire basement is not subsurface, the average proposed elevation of the finish grade around the basement

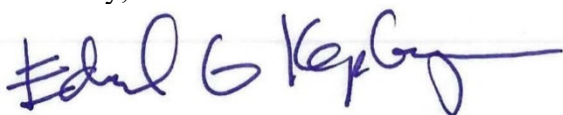
is greater than half the height of the basement level, thus abiding by town code. In addition, after taking into account setbacks (per Town Code Attachment 307-5) and required buffer areas, locating the buildable envelope to comply with Town Code is challenging. Utilizing the most compliant option, the Applicant will require two (2) side yard setback variances (5' and 6' into setback), and landscape buffer variances (Town Code Section 307-21-2). The development team also requests a parking landscape area variance, part of Town Code Section 307-22. In order to mitigate the lack of landscape for buffering and inside parking areas, significant care will be taken to design a full and expressive landscape area along East Main Street, as well as tree plantings along Jacob's Hill Road and Bear Mountain Parkway. In addition, plantings will be utilized to soften the hardscape between tiered retaining walls. Due to existing site conditions and the tying in of proposed contours, steep slopes will be needed in the Project as well. Slopes greater than 3:1 will be calculated and shown on the site plans. It is the understanding of our development team that, pursuant to the Town Code, if our plans label areas of steep slope and determine interventions to protect these slopes from erosion, a variance may not be necessary. Finally, our team requests relief from the additional zoning buffer, per Town Code Section 307-23 'Buffering Requirements,' which totals a 50'-0" landscape buffer along boundary lines abutting residentially zone properties. The Property's northwesterly boundary lines abuts a vacant parcel located within the Town's Planned Village Development (PVD) Districts. Although this vacant parcel is not used for traditional residential purposes, which the previously referenced landscape buffer is meant to protect, the parcel will be separated by 2 retaining walls, tiered and filled with planting along with a slope of around 16' of vertical grade change. The residences located further north of the Property (not adjacent to the Property) will not be impacted by the buffer adjustments as the views from these residences are uphill from the top of wall, meaning any buffer adjustments below the top of the upper wall would not have visual impacts anyway. As such, we respectfully request that these measures be considered adequate to satisfy the additional landscape buffer requirement set forth in Town Code Section 307-23.

Item	Variance Required
Building Height	1 Story
Side Yard Setback 1	5 feet (50' total)
Side Yard Setback 2	6 feet (50' total)
Landscape Buffer	All sides (25' total)
Parking Landscape Area	Yes (5% internal green space)
Steep Slopes	To be designated on plan Will request without ZBA, per code
Zoning use buffer	Will request without ZBA, per code

Visual Obstructions and Viewsheds

Attached in our submission are views from a contextual model the design team created to offer some understanding of what the proposed hotel will look like from Route 6, neighboring parcels, and in relation to landscaping, retaining walls, and grading. While these views were created utilizing public contour data that is more appropriate for a larger scale, the general intent of the views is helpful for understanding spatial relationships for the project.

Sincerely,



Edward G. Keplinger RLA, ASLA